AGENDA
Board of Supervisors Meeting

March 16, 2021

7:00 PM

Moment of Silence

A. Call to Order and Pledge of Allegiance of the United States of America

B. Adoption of Agenda – Additions or Deletions

C. Adoption of Resolutions re: Special Recognition of Captain Wayne D. Dodson and Captain Richard M. Fletcher

D. Public Comment Period (60 Minute Time Limit)

E. Warren County Planning Commission 2020 Annual Report – Taryn Logan

F. Reports – Board Members, Interim County Administrator, Interim County Attorney

G. Appropriations and Transfers

H. Approval of Accounts

I. Approval of Minutes – Regular Meeting of March 2, 2021

NEW BUSINESS

J. Consent Agenda

1. Adoption of a Resolution Proclaiming March as National Red Cross Month – Sunora Wilbar/Emily Ciarrocchi
2. Adoption of a Resolution to Educate Warren County Residents and the Medical Community on the Risks of Traveling to China for Organ Transplant – Tony Carter
3. Approval of Salary for Assistant Commonwealth's Attorney – John Bell
4. Request to Purchase a 2021 Ford Explorer for the Building Inspections Department – David Beahm
5. Request to Purchase a 2021 Ford Explorer for the Planning Department – Taryn Logan
6. Authorization to Advertise for Public Hearing – Conditional Use Permit 2021-03-02, Raymond Ditto for a Guesthouse – Joe Petty
7. Authorization to Advertise for Public Hearing – Conditional Use Permit 2021-03-07, Frank O'Reilly for a Short-Term Tourist Rental – Matt Wendling
8. Authorization to Advertise for Public Hearing – Conditional Use Permit 2021-03-08, Frank O'Reilly for a Short-Term Tourist Rental – Matt Wendling

9. Authorization to Advertise for Public Hearing – Conditional Use Permit 2021-03-09, Frank O'Reilly for a Short-Term Tourist Rental – Matt Wendling
10. Authorization to Advertise for Public Hearing – Conditional Use Permit 2021-03-10, Frank O'Reilly for a Short-Term Tourist Rental – Matt Wendling
11. Authorization to Advertise for Public Hearing – Conditional Use Permit 2021-03-11, George Lombardi for Private Use Camping – Matt Wendling
12. Coyote Bounty – Michael Mitchell (1) – $50.00 Each – Animal Control

7:30 PM

K. Public Hearings

1. Marlow and Silek Investments, LLC for the Amendment of Proffers (R2004-09-01, R2005-12-01, R2006-05-01, and R2007-05-01) – Taryn Logan
2. Modification Request for Conditional Use Permit 84-03-01, Shenandoah Valley Golf Club for a 27 Hole Golf Course and Related Facilities to add Canoe/Kayak/Tube Rentals – Matt Wendling
3. Conditional Use Permit 2021-01-01, Justin and Felicia Katzovitz for a Short-Term Tourist Rental – Matt Wendling
4. Conditional Use Permit 2021-01-02, John and Sheila Kirkpatrick for a Guesthouse – Matt Wendling
5. Conditional Use Permit 2021-01-03, Carl and Jennifer Ey for a Short-Term Tourist Rental – Joe Petty
6. Conditional Use Permit 2021-01-04, Carl and Jennifer Ey for a Short-Term Tourist Rental – Joe Petty

L. Memorandum of Agreement with Town of Front Royal – Front Royal/Warren County Wayfinding Signs Award – Taryn Logan

M. Approval of the FY 2019-2020 Audit – Keith McLiverty

N. Request – Adoption of a Resolution Authorizing the Issuance of School Refunding Bonds – Ted Cole, Davenport & Company

O. Closed Session – Section 2.2-3711(A)(1) of the Virginia Freedom of Information Act Personnel re: Economic Development Authority Board of Directors and the Parks and Recreation Commission

P. Additional New Business (If Needed)

Q. Adjournment

COUNTY OF WARREN, VIRGINIA

BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:	PAGE 1 OF
March 16, 2021	C	Resolutions Honoring Captain Wayne D. Dodson and Captain Richard M. Fletcher	

EXPLANATION & SUMMARY:

Attached are two resolutions honoring retiring Captains of the Department of Fire and Rescue Services, Wayne D. Dodson and Richard M. Fletcher. Captain Dodson has over twenty two (22) years of service to the Front Royal/Warren County community, and Captain Fletcher has over twenty (20) years of service.

COST & FINANCING: N/A

PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors adopt the proposed resolutions honoring Captain Wayne D. Dodson and Captain Richard M. Fletcher for their years of service to the Front Royal/Warren County community with the Department of Fire and Rescue Services.

SUBMITTED BY:	DISPOSITION OF BOARD: ☐ APPROVED ☐ OTHER (DESCRIBE)	PROCESSED BY:
James Bonzano, Chief of Fire and Rescue Services		

RESOLUTION

of the Board of Supervisors of Warren County Honoring

Wayne D. Dodson, Fire/Rescue Captain

WHEREAS ***Wayne D. Dodson*** was hired as one of the first Firefighter Paramedics of the Warren County Department of Fire and Rescue Services on October 1, 1998; and

WHEREAS ***Wayne D. Dodson*** served in the position of Training Officer and was responsible for the training and education of our community's career and volunteer firefighters and future leaders of our organization; and

WHEREAS ***Wayne D. Dodson*** served at the rank of Captain and fostered an environment that supported the Departmental slogan of *"One Department – One Mission"* which exemplifies the Department's Mission Statement of *"To serve the community as one single department with a common mission. To deliver the highest level of services and perform at our best to those in need at their worst"*; and

WHEREAS ***Wayne D. Dodson*** has announced his retirement as Captain of the Department of Fire and Rescue Services, effective April 1, 2021.

NOW, THEREFORE, BE IT RESOLVED that the Warren County Board of Supervisors expresses its sincere appreciation to ***Wayne D. Dodson*** for the outstanding leadership and service which he has unselfishly given on behalf of the citizens of Warren County for the past twenty-two years and six months; and

BE IT FURTHER RESOLVED that the Warren County Board of Supervisors holds ***Wayne D. Dodson*** in the highest esteem as an honorable member of the Warren County Department of Fire and Rescue Services who has repeatedly demonstrated his commitment to the citizens of Warren County; and

BE IT FURTHER RESOLVED that the Warren County Board of Supervisors and the Department of Fire and Rescue Services extend to ***Wayne D. Dodson*** their deep personal appreciation and sincere gratitude for his dedicated efforts on behalf of the community for the benefit of all its citizens; and

BE IT FINALLY RESOLVED that the Warren County Board of Supervisors and the Department of Fire and Rescue Services affirm that ***Wayne D. Dodson*** is worthy of receiving the Department of Fire and Rescue Services' highest award and hereby confer the Distinguished Service Award upon ***Captain Dodson.***

Adopted this 16th day of March, 2021

Attest:

_____

Dr. Edwin C. Daley, Interim Clerk
Board of Supervisors
County of Warren, Virginia

_____

Cheryl L. Cullers, Chair
Board of Supervisors
County of Warren, Virginia

RESOLUTION

of the Board of Supervisors of Warren County Honoring

Richard M. Fletcher, Fire/Rescue Captain

WHEREAS ***Richard M. Fletcher*** was hired as one of the first Firefighter Paramedics of the Warren County Department of Fire and Rescue Services on October 10, 2000; and

WHEREAS ***Richard M. Fletcher***, through both his character and performance, has significantly contributed to the advancement of the fire and rescue protection of Warren County; and

WHEREAS ***Richard M. Fletcher*** served at the rank of Captain and fostered an environment that supported the Departmental slogan of *"One Department – One Mission"* which exemplifies the Department's Mission Statement of *"To serve the community as one single department with a common mission. To deliver the highest level of services and perform at our best to those in need at their worst"*; and

WHEREAS ***Richard M. Fletcher*** has announced his retirement as Captain of the Department of Fire and Rescue Services, effective April 1, 2021.

NOW, THEREFORE, BE IT RESOLVED that the Warren County Board of Supervisors expresses its sincere appreciation to ***Richard M. Fletcher*** for the outstanding leadership and service which he has unselfishly given on behalf of the citizens of Warren County for the past twenty years and six months; and

BE IT FURTHER RESOLVED that the Warren County Board of Supervisors holds ***Richard M. Fletcher*** in the highest esteem as an honorable member of the Warren County Department of Fire and Rescue Services who has repeatedly demonstrated his commitment to the citizens of Warren County; and

BE IT FURTHER RESOLVED that the Warren County Board of Supervisors and the Department of Fire and Rescue Services extend to ***Richard M. Fletcher*** their deep personal appreciation and sincere gratitude for his dedicated efforts on behalf of the community for the benefit of all its citizens; and

BE IT FINALLY RESOLVED that the Warren County Board of Supervisors and the Department of Fire and Rescue Services affirm that ***Richard M. Fletcher*** is worthy of receiving the Department of Fire and Rescue Services' highest award and hereby confer the Distinguished Service Award upon ***Captain Fletcher.***

Adopted this 16th day of March, 2021

Attest:

_____

Dr. Edwin C. Daley, Interim Clerk
Board of Supervisors
County of Warren, Virginia

_____

Cheryl L. Cullers, Chair
Board of Supervisors
County of Warren, Virginia

COUNTY OF WARREN, VIRGINIA
BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:	PAGE
3/16/2021	E	Warren County Planning Commission Annual Report - 2020	1 of 1

EXPLANATION & SUMMARY:

Section 15.2-2221 of the Code of Virginia requires the local planning commission to, "make an annual report to the governing body concerning the operation of the commission and the status of planning within its jurisdiction." At the completion of each year, our planning staff develops a report of the year's activities within our department. The Planning Commission discussed and approved the report at their March 10th meeting. Please see the attached report.

PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors approve the Annual Report of the Warren County Planning Commission for the year 2020.

SUBMITTED BY:	DISPOSITION OF COMMISSION:	PROCESSED BY:
Taryn Logan, TGL Deputy County Administrator/ Planning Director	☐ APPROVED ☐ OTHER (Describe)	

Warren County
Planning Commission
Annual Report—2020







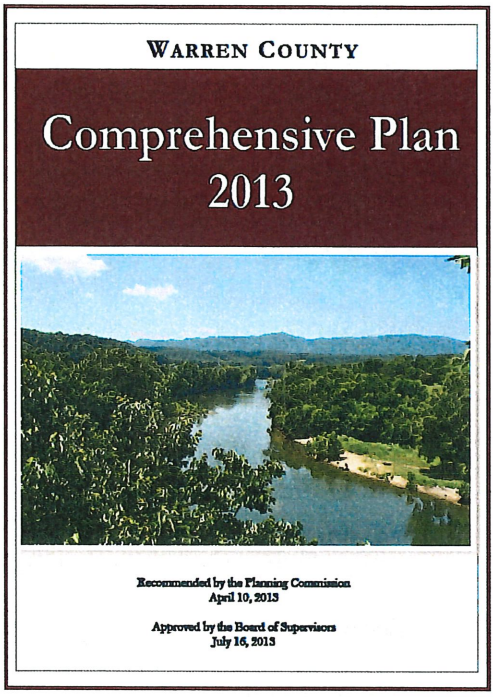
Planning Commission Members:
Robert Myers, Chairman
Hugh Henry, Vice-Chairman
Crystal Beall
Scott Kersjes
Joe Longo

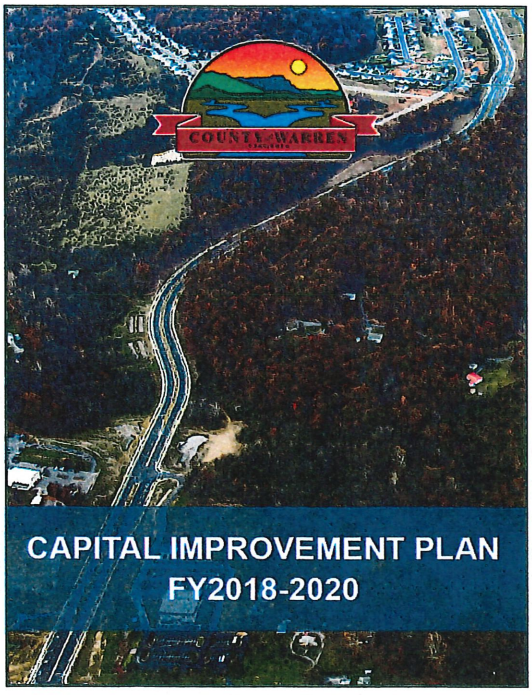
Planning Staff Members:
Taryn Logan, Planning Director
Matt Wendling, Planner II
Joe Petty, Zoning Administrator
Emma Rusnak, GIS Coordinator

Warren County Planning Commission
Annual Report - 2020

INTRODUCTION

The Warren County Planning Commission is composed of five members, one member from each of the County's five magisterial districts. Each member is appointed by the Board of Supervisors for a four-year term which runs consecutive with the Board member from their respective District. A main responsibility of the Planning Commission is the development of the County's Comprehensive Plan. The Comprehensive Plan is a long-range plan intended to guide the growth and development of a community. The Code of Virginia states that every county must have an adopted plan, which must be reviewed at least once every five years. The plan is divided into seven chapters and addresses the following topics: history/regional setting, growth trends, natural resources, growth management/land use, community facilities, economic development, and infrastructure. The latest plan was adopted by the Board of Supervisors in July 2013. In 2019, a Strategic Vision for the County was adopted to be included in the Comprehensive Plan.





The Commission is assisted by the Planning Department staff in developing ordinance revisions and in making recommendations to the Board of Supervisors for proposed amendments. The Commission is also charged with the review of development applications for conformance with the County's Zoning and Subdivision Ordinances. This involves the review of conditional use permits, rezonings, and site plans, as well as addressing other planning issues facing the community. In most instances, a recommendation is then made to the Board of Supervisors on the specific issue. The Board then makes the final decision whether to approve or deny the request.

The Planning Commission meets regularly on the second Wednesday of each month at 7:00 p.m. in the Warren County Government Center. Informal work sessions are also called from time to time to work on issues before the Commission. The Commission also conducts site visits prior to each monthly meeting to the properties that will be discussed as part of its meeting agenda.

2020 MEETING SCHEDULE

Regular Meetings		Work Sessions
1/8/2020	7/8/2020	8/12/2020
2/11/2020	8/12/2020	10/14/2020 (joint w/ Agricultural/Forestal District Committee)
3/11/2020	9/9/2020	
No April Meeting	10/14/2020	
5/13/2020	11/12/2020	
6/10/2020	12/9/2020	

2020 PLANNING COMMISSION

Name	District	Appointment	Term Expires
Robert Myers (Chairman)	Happy Creek	01/01/2010	12/31/2021
Hugh Henry (Vice-Chairman)	Happy Creek	01/01/2013	12/31/2021
Scott Kersjes	North River	01/01/2020	12/31/2024
Joseph Longo	Shenandoah	01/01/2020	12/31/2024
Crystal Beall	South River	01/01/2020	12/31/2024

PLANNING DEPARTMENT STAFF

Taryn Logan, AICP, Planning Director
Matt Wendling, CFM, Planner II
Joe Petty, Zoning Administrator
Emma Rusnak, GIS Coordinator
Cindy Kokernak, Administrative Assistant (Retired September 30, 2020)

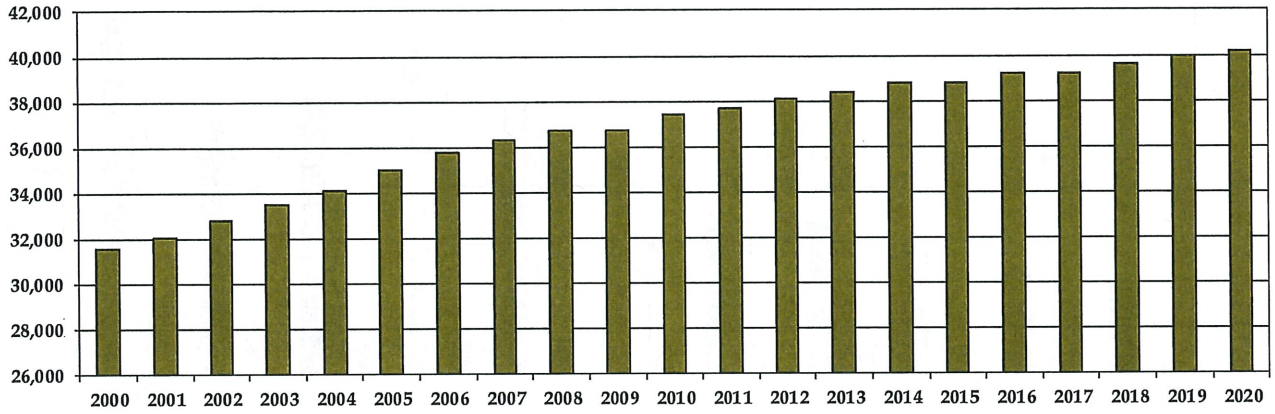


Feliciano Short-Term Tourist Rental

POPULATION

The U. S. Census Bureau and the University of Virginia's Weldon Cooper Center for Public Service are sources for accurate population growth information. In 2020, Warren County had an estimated population of 40,202 according to Weldon Cooper. Since 2000, the population of the County has increased by approximately 8,618 people. Since 2000, the County's population grew at a rate of approximately 1.4% per year. The graph below shows the population estimates for Warren County since 2000.

Population 2000-2020





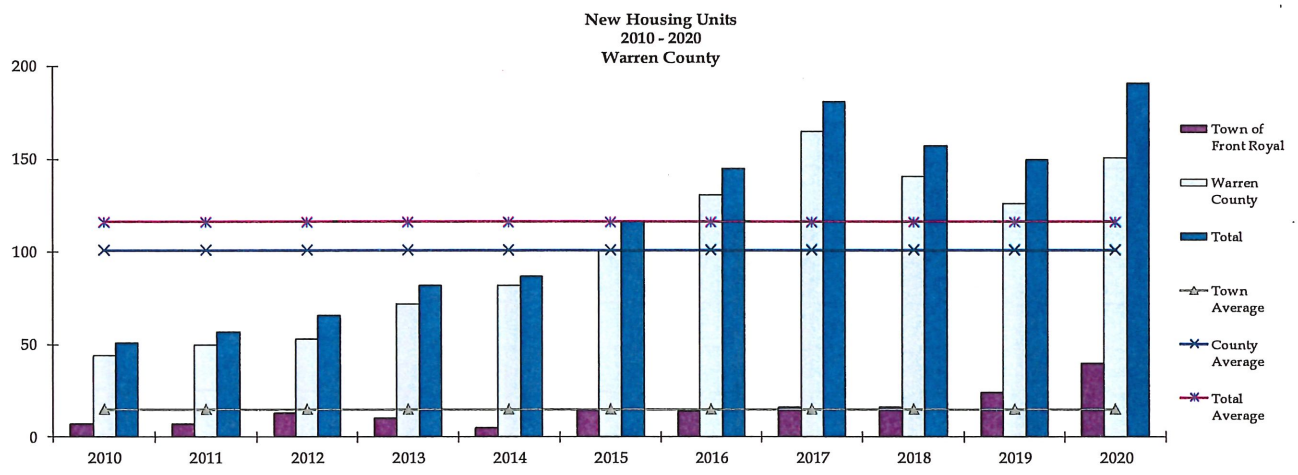
Future Site—Shelly Cook's Rural Events Facility



Multi-Tenant Building—Riverton Commons

BUILDING PERMITS

In 2020, Warren County issued 732 building permits totaling $60,103,341.28 in value for new construction. This represents a decrease of $85,249,587.81 from 2019. The increase in 2019 was mainly due to the value of construction for the new Warren Memorial Hospital. New housing unit permits totaled 191 in 2020. The eleven year total is 1,165 for an average annual increase of 106 units. The permit information in the graph below shows the new housing unit information since 2010.

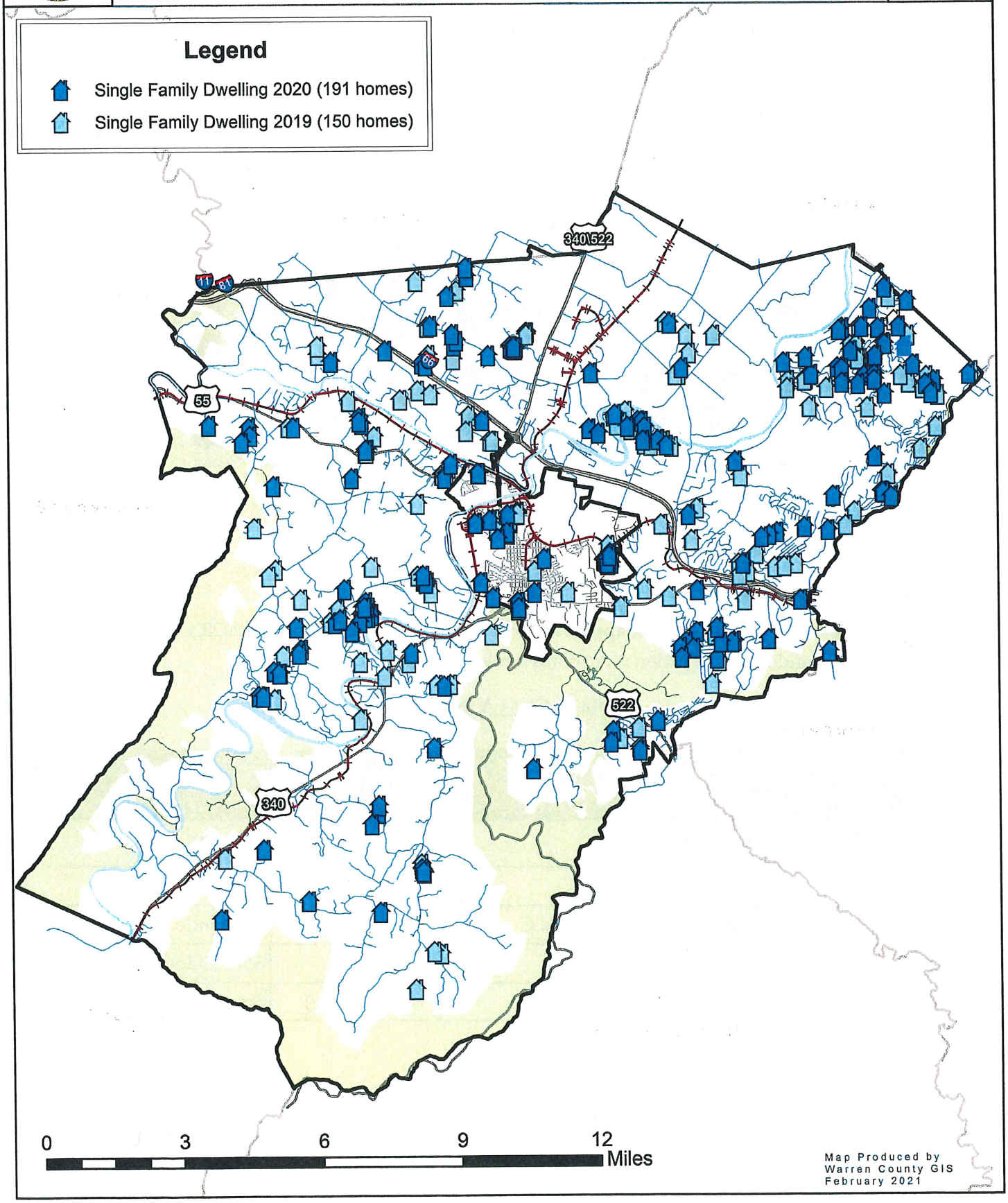


NEW RESIDENTIAL DWELLING UNITS

As mentioned, new housing unit permits totaled 191 in 2020. Forty (40) of these permits were issued within the Town of Front Royal limits and 151 were issued outside of the Town. The following map shows the location of these new residential dwellings in comparison to the location of new residential dwellings in 2019. The permits were spread across the County.

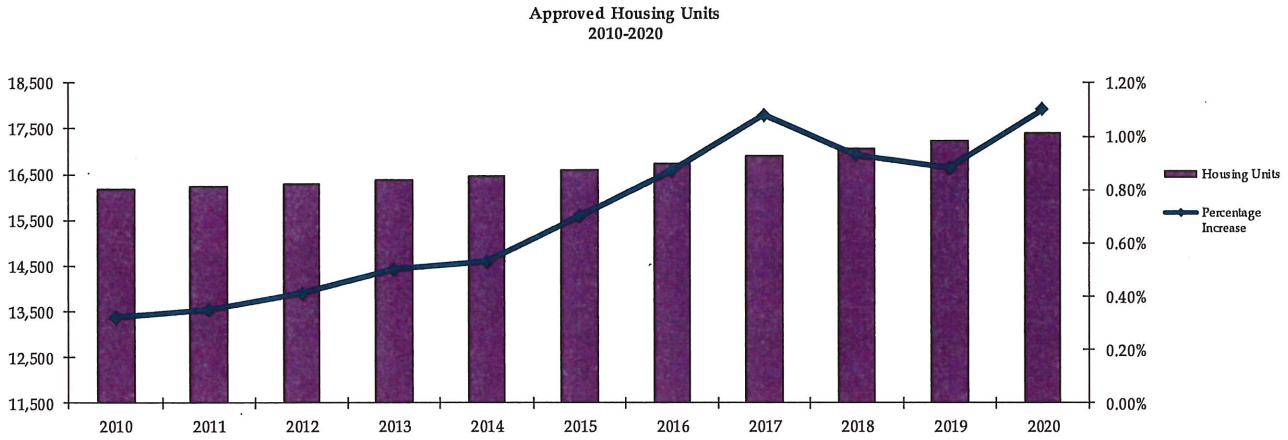
Warren County 2020 Housing Starts (Jan-Dec)

2019 Housing Starts Comparison



APPROVED HOUSING UNITS

Approved housing units totaled 17,416 in the year 2020. The graph below shows the historical trend since 2010 for approved housing units in Warren County. The graph also indicates the annual percentage increase in housing units. The highest annual increase since the Planning Department began tracking the data is 2.93%, which occurred in 2004. The annual housing unit increase for 2020 was 1.1%. This falls within the County's goal in the Comprehensive Plan to not exceed a 2% - 3% annual growth rate.



SUBDIVISION ACTIVITY

Class A Subdivisions

The Planning Department approved four (4) Class A subdivisions in 2020, creating eleven (11) new lots and one application is currently under review.

Table 1: Class A Subdivisions

FILE#	APPLICANT	NUMBER OF LOTS	MAGISTERIAL DISTRICT
S-01-2020	Bayou, LLC	4	North River
S-02-2020	Ronnie & Linda Bennett	1	South River
S-03-2020	Evergreen Construction, LLC	2	Shenandoah
S-04-2020	David Welch - LVC	4	Shenandoah
S-06-2019	Charles Woodard Jr. et als	2 (Pending)	South River

Class B Subdivisions

There was one (1) Class B subdivision application submitted in 2020 which is currently under review.

Table 2: Class B Subdivisions

FILE #	APPLICANT	NUMBER OF LOTS	MAGISTERIAL DISTRICT
S-05-2020	Madison II, LLC	16 (Pending)	Shenandoah

Class C Subdivisions

There were no Class C subdivisions approved in 2020.

Lot Consolidations

The Planning Department approved 51 lot consolidations in 2020, consolidating 156 lots into 44 lots.

Boundary Line Adjustments

The Planning Department approved 26 boundary line adjustments in 2020.

Family Subdivisions

The Planning Department approved applications for five (5) family subdivisions in 2020, creating five (5) new lots.

Table 3: Family Subdivisions

FILE #	APPLICANT	NUMBER OF LOTS	MAGISTERIAL DISTRICT
FS-01-2020	Bonnie Ritenour-Williams et als	1	Fork
FS-02-2020	Hugh B. & Stephanie D. Henry	1	Fork
FS-03-2020	Donald M. Dolly Jr.	1	Happy Creek
FS-04-2020	Brent & Sharon Greaser	1	South River
FS-05-2020	Craig & Angela Salisbury	1	Fork

Exempt Subdivisions

The Planning Department approved four (4) exempt subdivisions creating eight (8) lots in 2020. Subdivisions of lots containing 20+ acres are exempt from the Warren County Subdivision Ordinance, but still must meet zoning ordinance requirements.

Table 4: Exempt Subdivisions

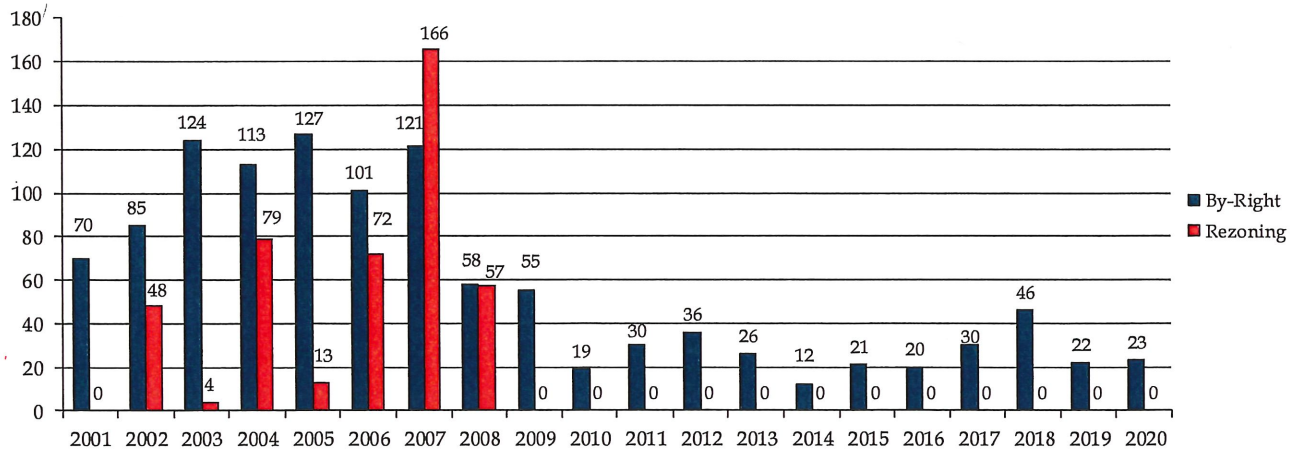
FILE #	APPLICANT	NUMBER OF LOTS	MAGISTERIAL DISTRICT
ES-01-2020	Bowman Heirs, LC	4	Shenandoah
ES-02-2020	JFP Properties, LLC	1	South River
ES-03-2020	Gary B. Wayland	1	Fork
ES-04-2020	Bowman Heirs, LC	2	Shenandoah

BY-RIGHT LOTS VS. REZONED LOTS

Properties in the County are either subdivided "by-right" (in accordance with the subdivision laws for the current zoning) or the property is "rezoned" and lots are created under the density allowed by the approved change in zoning. The following graph shows the historical trend since 2001 for approved lots subdivided by-right or subdivided as a result of a rezoning.

The graph shows that since the year 2001, **1,140** lots have been created by-right and **439** lots were created after approved rezonings. The rezoned properties included Blue Ridge Shadows, Jackson's Meadow, Freezeland Manor, and Mallard Place developments. The graph indicates that the majority of subdivisions in the County occur by lots being created by the density allowed in the underlying zoning district, instead of by a rezoning request.

Lots Created By-Right and by a Rezoning
2001-2020



SUBDIVISION VARIANCE REQUESTS

There were no subdivision variance requests in 2020.

REZONINGS

There was one (1) rezoning application received in 2020.

Table 5: Rezonings

FILE #	APPLICANT	REQUEST	Magisterial District	APPROVED/ DENIED
R2020-10-01	Dudding Commercial Development, LLC—(Sheetz)	Agricultural to Commercial	Happy Creek	Denied

CONDITIONAL USE PERMITS

There were twenty-one (21) new conditional use permit applications in 2020 of which three (3) were withdrawn before the Board of Supervisors took action and one (1) is currently in the process. The following is a list of the applicants and their requests:

Table 6: Conditional Use Permits

FILE #	APPLICANT	PROPOSED USE	Magisterial District	APPROVED/ DENIED
2020-01-01	Sean O'Reilly	Short-term Tourist Rental	Shenandoah	**Approved**
2020-02-01	Joseph W. Coleman	Short-term Tourist Rental	South River	**Approved**
2020-02-02	Jody T. Lee	Private Use Camping	Fork	**Approved**
2020-02-03	Tony & Shasta Haun	Private Use Camping	Fork	**Approved**
2020-03-01	Joseph R. Fox	Private Use Camping	Fork	Withdrawn
2020-04-01	Asad & Erica Nawaz	Short-term Tourist Rental	South River	**Approved**
2020-04-02	Matthew Pittard	Short-term Tourist Rental	South River	**Approved**
2020-05-01	Jorge P. Montalvan	Short-term Tourist Rental	Happy Creek	Withdrawn
2020-06-01	Robert & Colleen Hencken	Private School (Non-Profit)	North River	**Approved**
2020-07-01	Anthony Cappaert	Short-term Tourist Rental	Shenandoah	**Approved**
2020-07-02	Robert W. Hensley	Private Use Camping	Fork	**Approved**

Conditional Use Permits continued:

FILE #	APPLICANT	REQUEST	MAGISTERIAL DISTRICT	APPROVED/ DENIED
2020-07-03	Aaron Hike	Private Use Camping	Shenandoah	**Approved**
2020-07-04	Mario & Wendy Lounderman	Short-term Tourist Rental	Fork	**Denied**
2020-08-01	Meredith & Jay Cliett	Commercial Dog Boarding Kennel	North River	Withdrawn
2020-08-02	Luis & Tamara Feliciano	Short-Term Tourist Rental	Fork	**Approved**
2020-09-01	Kevin & Renee Roig et als	Short-term Tourist Rental	Fork	**Approved**
2020-09-02	Shelly Cook	Rural Events Facility	Fork	**Approved**
2020-10-01	David & Nita Sudlow	Church (Chapel)	Fork	**Approved**
2020-10-02	Warren County Fair Association	Outdoor Storage of Vehicles	North River	**Approved**
2020-10-03	David & Nita Sudlow	Guesthouse	Fork	**Approved**
2020-12-01	Parallel Virginia, LLC	Pharmaceutical Processing Facility	North River	Pending

BY-RIGHT APPROVALS

The Planning Commission and staff received three (3) by-right/site plan requests in 2020.

Table 7: By-Right and Site Plan Approvals

FILE #	APPLICANT	USE	MAGISTERIAL DISTRICT	APPROVED/ DENIED
2018-09-01	Holtzman Oil Company	Commuter Parking Lot	Shenandoah	**Approved**
BR2020-09-01	Orange Warehouse Corporation	Multiple Warehouse Buildings	North River	Pending
BR2020-12-01	Silent Falcon	Technology Business	Fork	**Approved**
SP2020-12-01	William Long/ Auto Care Clinic	Five-Bay Garage	North River	**Approved**

ZONING VARIANCES AND APPEALS

There were two (2) Zoning Variance requests in 2020.

Table 8: Zoning Variances and Appeals

FILE #	APPLICANT	REQUEST	MAGISTERIAL DISTRICT	APPROVED/ DENIED
BZA2020-09-01	James and Carla Barrett	Variance	Happy Creek	Denied
BZA2020-10-01	James and Carla Barrett	Variance	Happy Creek	**Approved**

WELL AND SEPTIC VARIANCES

There was one (1) Well and Septic Variance applications submitted in 2020.

Table 9: Well and Septic Variances

FILE #	APPLICANT	REQUEST	MAGISTERIAL DISTIRCT	APPROVED/ DENIED
WS2020-10-01	Jon Smith	Well to Spring Setback	South River	**Approved**

ZONING ORDINANCE AMENDMENTS

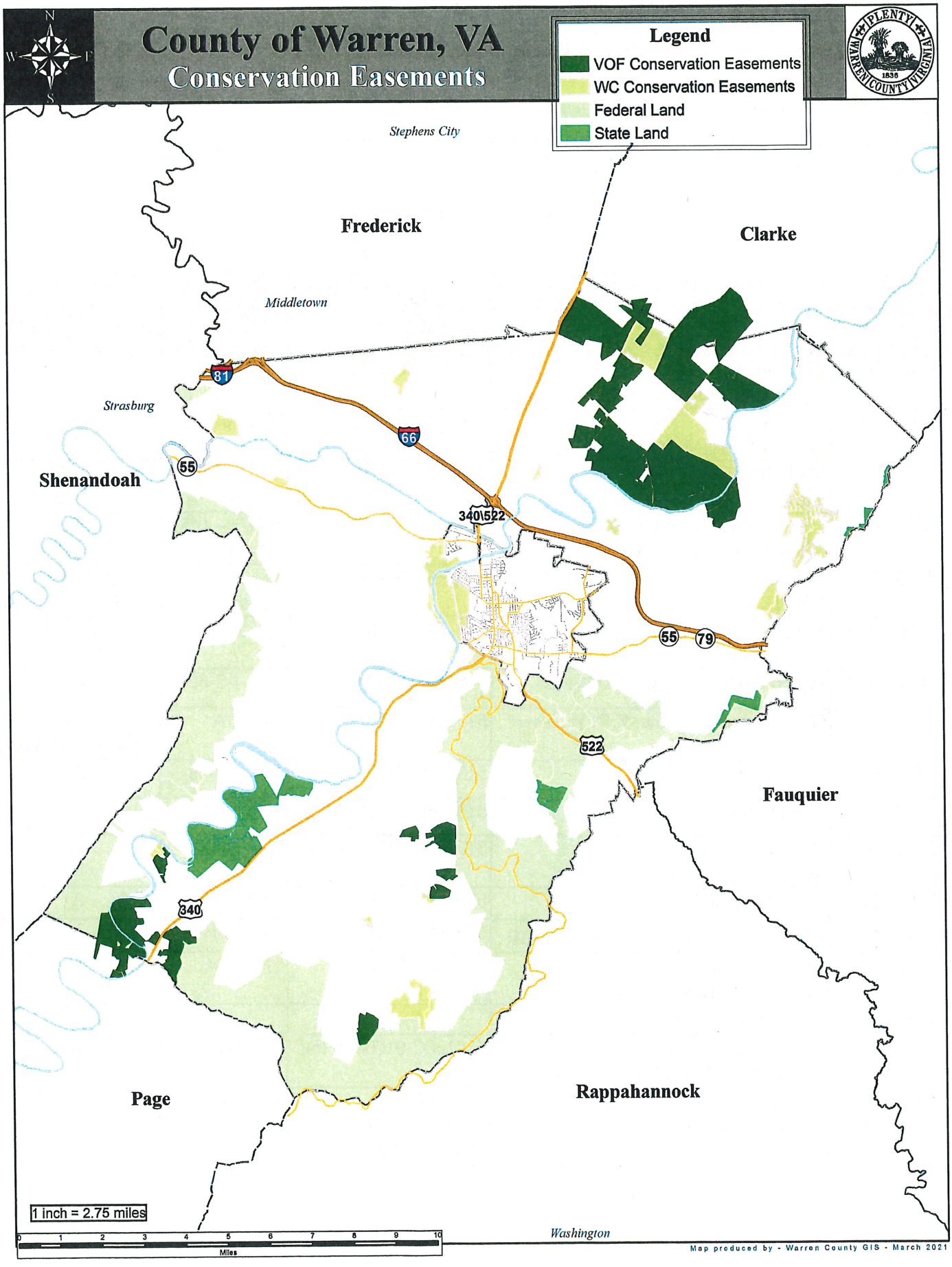
The Planning Commission reviewed three (3) zoning text amendment requests in 2020.

Table 10: Zoning Text Amendments

FILE #	APPLICANT	SUBJECT	CODE SECTION	APPROVED/ DENIED
Z2020-05-01	County of Warren	Signage Ordinance Update	Section 180-14	On Hold
Z2020-08-01	Frank Barnett	Commercial Repair Garage in the Industrial District	Section 180-28	**Approved**
Z2020-09-01	Shelly Cook	Rural Events Facility in Agricultural District	Section 180-8, 180-21 and 180-55.2	**Approved**

CONSERVATION EASEMENT PROGRAM

The Planning Department administers the County's Conservation Easement program and Purchase of Development Rights program, in conjunction with the County Attorney's office. Planning staff continues to meet with prospective applicants. This year, staff worked with a property owner in the Shenandoah Magisterial District to include 443 acres in a conservation easement held by the County. The property is located on the corner of Rockland Road and Ashby Station Road. There are currently a total of 34 conservation easements in the County, comprising 12,205 acres. The County holds 3,543 acres in conservation easement.


County of Warren, VA
Conservation Easements
Legend
VOF Conservation Easements
WC Conservation Easements
Federal Land
State Land
Stephens City
Frederick
Clarke
Middletown
Strasburg
Shenandoah
Fauquier
Page
Rappahannock
Washington
81
66
55
340\522
79
522
340
1 inch = 2.75 miles
Miles
Map produced by - Warren County GIS - March 2021

FLOODPLAIN DETERMINATIONS

The Planning Department issued thirteen (13) floodplain determinations in 2020. They also completed nine (9) map requests to property owners, accepted two (2) Letters of Map Amendments (LOMA) approved by FEMA for properties located in Warren County and approved three (3) elevation certificates for structures located in the floodplain. There were no BZA applications related to development in the Special Flood Hazard Area.

Table 11: Floodplain Determinations

FILE #	REQUESTEE	COMMUNITY PANEL #	TAX MAP #	ZONE
FP01-2020	Rick Doffermire Jr. Kevin S. & Ronnie L. Wines	510166C-0115C	28D-1-1-1	A
FP02-2020	Wanda Snead Peter & Mary Millspaugh	510166C-0116C	20A8-6-C-8 Town	AE
FP03-2020	Michelle Biller Curtis W. Adkins	510166C-0110C	13C-1-E-5A	AE/ X & X-Shaded
FP04-2020	Tracy Wenger/Luis Feliciano Wang Shuangbao	510166C-0100C	10D-1—4/5 10—-43L	A
FP05-2020	Bill Barnett John D. Duvall	510166C-0116C	20A185—7C Town	AE/Floodway X & X-Shaded
FP06-2020	Vaught Homes LLC	510166C-0130C	15B-1-1-94	AE & X & X-Shaded
FP07-2020	Welch Partners, LLC - Bo Welch	510166C-0130/0150C	15D-1-3-62A	A
FP08-2020	GAI Consultants, Inc. R.D. Weissert	510166C-0110C	4—-45A 12—-85	X - Non-Floodplain
FP09-2020	Bills Homes—Ali Billou	510166C-0100C	15D-1-3-66	A
FP10-2020	Dave Sams	510166C-0110C	13C-4-4-636	AE
FP11-2020	Vicki Llewellyn Rodger M. Vogler	510166C-0105&0110C	26B-2—1A/2	A
FP12-2020	Robert Marshall	510167C-0100C	10D-1—7	A
FP13-2020	Joe Brogan Surveying - Rufus Sharp	510166C-0115C	28—-26B	A
LOMA	Preston Humphreys Case#20-03-1098A	510166C-0100C	11E—-34	A
Flood Maps	9 Requests for SFHA Maps			
Floodplain Letter	Coleman Engineering PLC Soil Stabilization Project - Resources	510166C-0100&0115C	27G-1-7/8/9	A &X
Elevation Certificate Reviews	Welch Holdings NVA, LLC Adkins Aluminum Inc. Vaught Homes LLC	510166C0150C 510166C0110C 510166C0130C	15D-1-3-62A 13C-1-E-5A 15B-1-1-94	A A AE

FESTIVAL PERMITS

The Planning Department processed one (1) festival permit applications in 2020.

Table 12: Festival Permits

APPLICANT	DENIED/APPROVED
Warren County Fair Association—Fairgrounds	**Approved**

CERTIFICATES OF ZONING

The Planning Department issued 260 certificates of zoning in 2020 ranging from home offices to various business services. The majority of certificates of zoning are issued for home offices for contracted services.

AGRICULTURAL AND FORESTAL DISTRICTS

The Planning Department manages the County's Agricultural and Forestal Districts. We currently have three districts that were reviewed and approved for renewal in 2020. The total acreage in all three districts is 12,602 acres.

Table 13: Agricultural and Forestal Districts

DISTRICT	ACREAGE	RENEW BY
Rockland	10,248 acres	12/2030
South River	1,599 acres	12/2030
Limeton	755 acres	12/2030

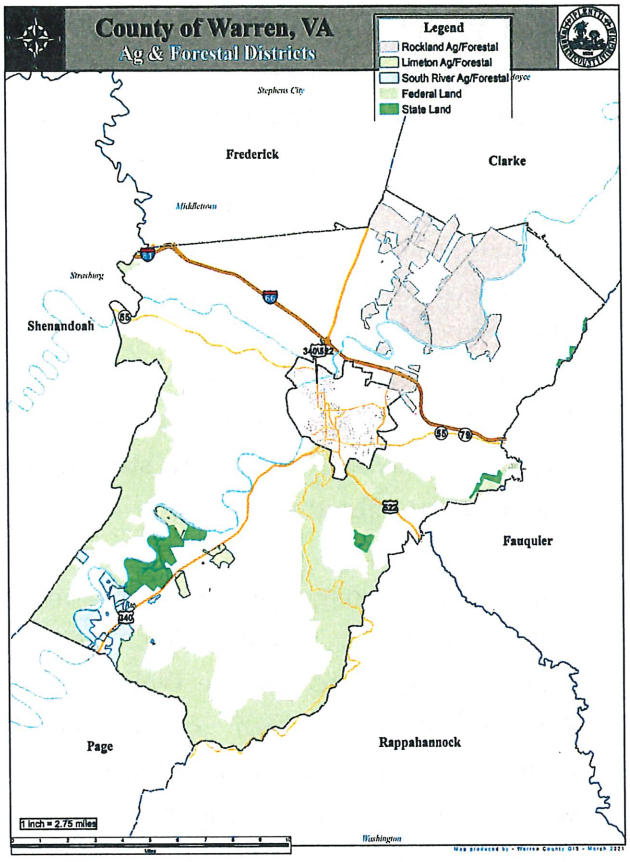
REVENUE

In 2020, the Planning Department generated $38,090 in revenue.

Table 14: Revenue

ACTIVITY	REVENUE GENERATED
Class A Subdivisions	$2,500.00
Class B Subdivisions	0.00
Class C Subdivisions	0.00
Lot Consolidations/Boundary Adjustments	$3,800.00
Family Subdivisions	$1,500.00
Zoning Text Amendments	$500.00
Conditional Use Permits	$7,050.00
Rezoning Requests	$2,000.00
Zoning Variances and Appeals	$1,010.00
Subdivision Variances	0.00
Site Plan Reviews	$1,800.00
Well & Septic Appeals	$200.00
Certificates of Zoning	$3,345.00
County Code Books/Copies/Sign Permits	0.00
Maps	$770.00
Zoning Permits (Building)	$12,830.00
Sale of Digital Data/GIS Labor	$680.00
Mobile Food Truck	0.00
Chicken Permits	$105.00
Total Revenue	**$38,090.00**

ADDITIONAL PLANNING ACTIVITIES



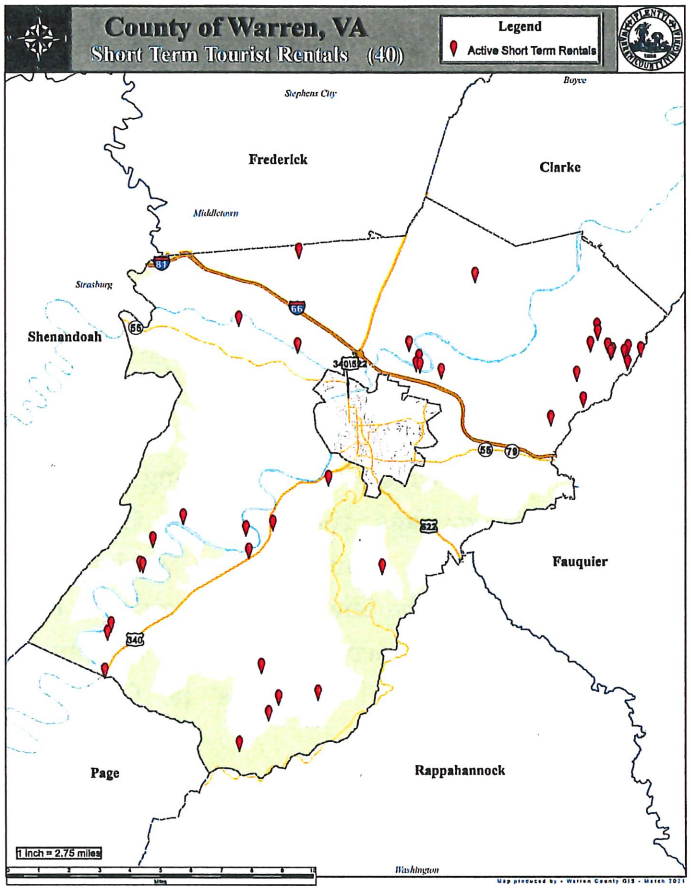
The Planning Commission and staff were busy this year reviewing a variety of Planning issues. The Commission held eleven regular meetings and two work sessions. The Planning Commission worked with the County's Agricultural and Forestal District Committee to review and renew all three of the County's Agricultural and Forestal Districts. The Rockland, South River, and Limeton Agricultural and Forestal Districts were renewed for a ten year time period through December 2030. The Districts comprise 12,602 acres. The Planning Department continues to manage the County's Conservation Easement Program. This year we worked with a property owner in the Shenandoah District to include 443 acres in an easement held by the County. The County now holds 3,543 acres in Conservation Easements.

Over the past year, the Planning Commission reviewed twenty-one (21) conditional use permits for a variety of uses. Nine (9) of these conditional use permits were for short-term tourist rentals and five (5) were for private use camping. The Commission also reviewed a request for a private school, church, and pharmaceutical processing facility. The Commission recommended approval of a zoning ordinance amendment and a conditional use permit for a rural events facility to be located in the Fork District. With the COVID-19 pandemic this year, our office issued a record number of home office permits, totaling 260 permits.

The Planning Commission and staff spent a good amount of time reviewing and responding to inquiries regarding a request from Dudding Commercial Development for a proposed rezoning from Agricultural to Commercial for a Sheetz convenience store on the corner of Interstate-66 and Apple Mountain Road in Linden.

Planning Staff worked with Chipotle and Five Guys Restaurants in the new multi-tenant building at Riverton Commons to help them obtain zoning permits and occupancy permits to open in 2020. The Planning Commission approved a site plan for an expansion of the Auto Care Clinic to add a five-bay garage. The Planning Department worked with Orange Warehouse Company on a proposed warehouse facility for property located on the corner of Baugh Drive and Fairground Road. This site plan is currently in the review process. We worked with County Staff to obtain final zoning approval for the Rivermont Fire Station. We also issued a zoning permit for a technology company, Silent Falcon, to be located at the Front Royal/Warren County Airport. Planning Staff continues to meet with prospective commercial and industrial businesses with the goal to continue to grow the tax base in the areas designated for future commercial and industrial uses.

The Planning Department continues to organize and lead the Development Review Committee, which has been a great asset in improving communication between the Town, County, and other agencies, as well as helping to streamline application processes. We also continue to represent the County on the Joint Town/County Tourism Advisory Committee. This year, the Board of Supervisors voted to hire a contractor who will perform joint Tourism services for the Town of Front Royal and the County combined. Our staff has been involved throughout this process. We are also currently involved in a community-wide Wayfinding Signage program and moving forward with this project. The Department also continues to handle the Well and Septic Appeals Board, which considered and reviewed one variance application in 2020, as well as the Board of Zoning Appeals, which reviewed two variances this year.



Our GIS Coordinator continued to work throughout this year on the next Generation 911 project in cooperation with the Warren County Sheriff's Department, Town of Front Royal, neighboring counties, and the Virginia Information Technologies Agency. This is a mandated project through the state that involves updating the current 911 call system from analog to a more modern digital system relying heavily on GIS data for 911 call routing. We also worked with the US Census Bureau this year on organizing Census awareness in the community. In 2021, we will work to incorporate the new Census data into the County's Comprehensive Plan.

The Department continues to be involved with the regional planning efforts through the Northern Shenandoah Valley Regional Commission (NSVRC). Our Planning Director became the Chair of the Regional Transportation Technical Committee this year which holds quarterly meetings. We are continuing to work with the NSVRC to develop the County's first ever bicycle and pedestrian plan. Planning staff is also involved as the County representative for the Town's Community Development Block Grant project. We continue to make planning and GIS presentations to Chamber Leadership groups, the Smithsonian Conservation Research Center, and other community groups. We have continued our internship program, which is a helpful addition to our office during the summer months. We also continue to lead the local Anti-Litter Council, with our Zoning Administrator as the President and our Planner as the Treasurer.

We welcomed three new Planning Commissioners this year: Scott Kersjes, Joe Longo, and Crystal Beall. We look forward to continuing to work with them through the years.

The Planning Commission and Planning staff look forward to working with the Board of Supervisors in the coming year reviewing land use and planning issues. We look forward to beginning the Comprehensive Plan update and recommending an updated Capital Improvement Plan. We will see the progress of several commercial and industrial projects this year and we will continue to assist the public with applications and review processes, while working to provide a high level of customer and community service.

3/11/2021
Fiscal Year 2020 - 2021

Appropriations

	31900-5410	Skyline Academy - Uniform Reimbursement	$4,253.96	Uniform Reimbursements received for Law Enforcement Basic Class #8. Posted to Account 3
	31900-3005	Skyline Academy - Contractual Services	$8,400.00	Training Reimbursements received for Police One users. Posted to Account 3-92-18990-6
	31900-3005	Skyline Academy - Contractual Services	$600	Training Reimbursements received for mentoring Underachieving Officer class. Posted to A
	31900-7010	Skyline Academy - Improvements and Betterments	$500	Appropriate security upgrade grant received from VRSA on 12/14/2020. Posted to Account
	92000-7112	HHS Complex	$125.00	Appropriate LCI services sponsorship for scoreboards at HHS Complex

Transfers

FROM:	Special Projects Parks and Rec	Bing Crosby	$19,000	Stadium Camera System
TO:	71010-5431	Parks and Rec - Security System	$19,000	Upgrade and Install Security Cameras at Bing Crosby Stadium
FROM:	Special Projects Parks and Rec	General	$5,000	
TO:	71030-7001	Parks and Rec Machinery and Equipment	$5,000	To Transfer funds for purchase of salt spreader
FROM:	33000-1003	Court Services Part Time	$20,000	
TO:	33000-7007	Sheriff's Office	$10,000	Computer Equipment for Video Magistrate & Replace outdated computers
	31020-7007	Sheriff's Office	$10,000	Computer Equipment for Video Magistrate & Replace outdated computers

3-92-18990-7

ccount 3-92-18990-6
3-92-18990-15

Warren County Delinquent Tax Collections Monthly Report

Month: February 2021

Pond Law Group:	$8,222.23
TACS:	$3,722.29

TOTAL: $11,944.52

Pond total for 2021:	$9,743.97
TACS total for 2021:	$5,180.87

Cumulative total for 2021: **$14,924.84**

Sands Anderson				
Date	**Invoice #**	**Amount**		
2/4/2019	337902	$49,781.44		
2/28/2019	338916	$50,559.83		
4/1/2019	340092	$83,053.09		
4/29/2019	343613	$97,993.94		
5/30/2019	349027	$95,751.89		
6/24/2019	353542	$105,677.60		
7/25/2019	358087	$105,344.62		
8/15/2019	363141	$132,559.98		
9/10/2019	367746	$97,055.56		
10/7/2019	214020	$1,485.00	Halasz Reporting & Video	
10/16/2019	381643	$118,603.44		
10/31/2019	977717TE1	$117,023.95	Superior Document Services	
10/31/2019	977717TE2	$6,565.00	Superior Document Services	
11/25/2019	383016	$175,313.87		
11/30/2019	977842TE1	$11,124.92	Superior Document Services	
11/30/2019	977842TE2	$6,340.00	Superior Document Services	
12/18/2019	312341	$866.25	Planet Depos	
12/23/2019	387536	$124,817.89		
12/31/2019	977957TE1	$9,086.18	Superior Document Services	
12/31/2019	977957TE2	$6,340.00	Superior Document Services	
1/13/2020	392047	$127,679.15		
1/22/2020	315265	$2,706.17	Planet Depos	
1/31/2020	978125TE1	$9,281.19	Superior Document Services	
1/31/2020	978125TE2	$6,490.00	Superior Document Services	
2/13/2020	318900	$1,175.25	Planet Depos	
2/20/2020	369533	$158,751.64		
2/29/2020	978239TE1	$9,357.94	Superior Document Services	
2/29/2020	978239TE2	$6,490.00	Superior Document Services	
3/13/2020	401012	$136,835.52		
3/31/2020	978318T	$452.79	Superior Document Services	
3/31/2020	978318TE1	$9,102.94	Superior Document Services	
3/31/2020	978318TE2	$6,490.00	Superior Document Services	
4/14/2020	415506	$119,235.96		
4/15/2020	79425	$2,400.00	Scott Insurance	
4/30/2020	978401TE	$10,778.38	Superior Document Services	
5/14/2020	423245	$135,843.50		
5/31/2020	978486TE	$11,319.00	Superior Document Services	
6/17/2020	427726	$127,987.84		
6/30/2020	978571TE	$11,067.78	Superior Document Services	
7/16/2020	428985	$130,183.76		
7/20/2020	337536	$566.18	Planet Depos	(Received on 10/13/20)
7/31/2020	978676TE	$10,298.52	Superior Document Services	
8/7/2020	433530	$133,312.50		
8/15/2020	345192	$1,120.75	Planet Depos	
8/31/2020	978747	$9,984.77	Superior Document Services	(Received on 12/9/20)
9/18/2020	442067	$138,075.97		
9/30/2020	978847	$9,739.77	Superior Document Services	(Received on 10/27/20)
10/7/2020	356355	$397.50	Planet Depos	
10/15/2020	443408	$117,141.00		

10/31/2020	978915	$9,801.20	Superior Document Services	(Received on 11/20/20)
11/17/2020	448352	$120,209.55		
11/25/2020	N/A	$10,000.00	Retainer for Experts for Mediation	
12/7/2020	CINV-011172	$5,412.68	Mediation Consultant Invoice	(Received on 3/5/21)
12/12/2020	35371	$706.00	Courier One	
12/14/2020	P0100158271	$10,166.20	KLDiscovery (formerly Superior Document Services)	
12/17/2020	453266	$113,966.75		
1/13/2021	457980	$113,124.75		
1/19/2021	CINV-011784	$15,481.96	Mediation Consultant Invoice	(Received on 3/5/21)
2/2/2021	CINV-012445	$30,542.84	Mediation Consultant Invoice	(Received on 3/5/21)
2/9/2021	339456	$1,227.05	Planet Depos	
2/9/2021	339457	$641.50	Planet Depos	
2/17/2021	462742	$133,253.39		
3/1/2021	P0100169085	$9,189.30	KLDiscovery (formerly Superior Document Services)	
Balance		**$3,413,333.39**		

WARREN COUNTY
REVENUE SUMMARY
7/1/2020-2/28/2021

	DESCRIPTION	BUDGET AMOUNT	APPROPRIATED AMOUNT	COLLECTED Y-T-D	BALANCE	% COLLECTED
FUND 001	*** GENERAL FUND ***					
11010	** REAL ESTATE TAXES **	31,054,932.00	31,054,932.00	16,294,895.66	14,760,036.34	52.47%
11020	** PUBLIC SVC PROPERTY TAX **	7,000,000.00	7,000,000.00	3,508,217.92	3,491,782.08	50.12%
11030	** PERSONAL PROPERTY TAX **	17,157,500.00	17,157,500.00	12,192,474.18	4,965,025.82	71.06%
11040	** MACHINERY & TOOLS TAX **	1,650,000.00	1,650,000.00	1,289,391.49	360,608.51	78.14%
11050	**MINERAL RIGHTS **	2,500.00	2,500.00	1,782.91	717.09	71.32%
11060	** PENALTIES AND INTEREST **	1,000,000.00	1,000,000.00	594,526.50	405,473.50	59.45%
12010	** LOCAL SALES & USE**	4,400,000.00	4,400,000.00	2,627,745.88	1,772,254.12	59.72%
12010	** COMMUNICATIONS TAX**	780,000.00	780,000.00	336,492.42	443,507.58	43.14%
12020	** UTILITY TAX **	760,000.00	760,000.00	432,051.91	327,948.09	56.85%
12030	** BUSINESS LICENSE **	875,000.00	875,000.00	626,722.92	248,277.08	71.63%
12040	** RECORDATION TAXES (GRANTEE) **	605,000.00	605,000.00	531,779.21	73,220.79	87.90%
12050	** MOTOR VEHICLE LICENSE TAX **	940,000.00	940,000.00	216,422.80	723,577.20	23.02%
12070	** RECORDATION (GRANTOR) & WILLS **	105,000.00	105,000.00	124,750.47	-19,750.47	118.81%
12080	** MEALS AND BEVERAGE TAX **	1,000,000.00	1,000,000.00	575,928.32	424,071.68	57.59%
13010	** ANIMAL LICENSE FEES **	45,000.00	45,000.00	33,314.00	11,686.00	74.03%
13030	** PERMITS & OTHER LICENSES **	756,500.00	756,500.00	422,034.20	334,465.80	55.79%
14010	** COURT FINES **	90,000.00	90,000.00	51,224.44	38,775.56	56.92%
14020	** OTHER COURT COSTS**	0.00	0.00	722.60	-722.60	0.00%
15010	** REVENUE FROM USE OF MONEY (INT)*	460,000.00	460,000.00	114,055.20	345,944.80	24.79%
15020	** REVENUE FROM USE OF PROPERTY **	384,480.00	384,480.00	201,651.67	182,828.33	52.45%
16010	** CHARGES FOR SERVICES (SHERIFF) *	0.00	0.00	2,396.05	-2,396.05	0.00%
16020	** CHARGES FOR COMM. ATTORNEY **	4,200.00	4,200.00	2,365.79	1,834.21	56.33%
16050	** CHARGES FOR CORREC. & DETEN. **	70,000.00	70,000.00	37,135.06	32,864.94	53.05%
16080	** CHGS. FOR SANI. & WASTE REM. **	1,120,000.00	1,120,000.00	616,429.25	503,570.75	55.04%
16160	** SALES OF MAPS SURVEY **	15,000.00	15,000.00	5,339.38	9,660.62	0.00%
16170	** SALE OF COPIES-COMM. OF REV **	0.00	0.00	375.00	-375.00	0.00%
16180	**TREASURER SALE OF COPIES**	0.00	0.00	0.00	0.00	0.00%
16990	**OTHER CHARGES FOR SERVICES**	57,500.00	57,500.00	27,920.00	29,580.00	48.56%
18030	** REFUNDS, LOANS, MISC. FEES **	528,000.00	528,000.00	254,499.57	273,500.43	48.20%
18990	** MISCELLANEOUS **	1,710,000.00	1,710,000.00	1,451,964.64	258,035.36	84.91%
19120	** SALE RECYCLABLE MATERIAL **	60,000.00	60,000.00	62,233.15	-2,233.15	103.72%
22010	** NON-CATEGORICAL AID **	206,000.00	206,000.00	26,403.51	179,596.49	12.82%
23010	** SHARED EXPENSES COMM. ATTY **	431,943.00	431,943.00	272,330.13	159,612.87	63.05%
23020	** SHARED EXP--SHERIFF **	1,762,633.00	1,762,633.00	987,294.54	775,338.46	56.01%
23030	** SHARED EXP-COM. OF REVENUE **	161,915.00	161,915.00	93,945.80	67,969.20	58.02%
23040	** SHARED EXP--TREASURER **	121,748.00	121,748.00	64,185.76	57,562.24	52.72%
23060	** SHARED EXP--REGISTRAR **	40,000.00	40,000.00	0.00	40,000.00	0.00%
23080	** SHARED EXP-CLERK OF COURT **	313,842.00	313,842.00	194,185.61	119,656.39	61.87%
24010	** STATE VPA/WELFARE REIMB. **	1,266,697.00	1,266,697.00	789,094.41	477,602.59	62.30%
24020	** CATEGORICAL AID **	1,040,442.00	1,040,442.00	447,510.09	592,931.91	43.01%
24040	** OTHER CATEGORICAL AID **	291,548.00	291,548.00	88,371.30	203,176.70	30.31%
31010	** REVENUE FROM THE FED. GOVMT. **	1,854,485.00	4,057,146.00	3,448,005.62	609,140.38	84.99%
33090	** CARES ACT REVENUES**	0.00	3,504,154.00	3,651,228.00	-147,074.00	0.00%
41050	** TRANSFERS FROM OTHER FUNDS **	509,700.00	509,700.00	1,545,066.05	-1,035,366.05	303.13%
130325	**WASTE PERMIT DECAL FEE**	0.00	0.00	1,380.00	-1,380.00	0.00%
312100	**LODGING TAX**	250,000.00	250,000.00	182,838.91	67,161.09	73.14%
	TOTAL GENERAL FUND	80,881,565.00	86,588,380.00	54,428,682.32	32,159,697.68	62.86%
FUND 081	** FRONT ROYAL WARREN COUNTY AIRPORT **					
15010	INTEREST ON BANK DEPOSITS	0.00	0.00	0.00	0.00	0.00%
15020	HANGAR RENTALS	194,423.00	194,423.00	115,361.54	79,061.46	59.34%
15020-10	OTHER PROPERTY RENTALS			0.00		
18990	MISCELLANEOUS INCOME	0.00	0.00	0.00	0.00	0.00%
24040	STATE GRANTS	0.00	0.00	1,365.40	-1,365.40	
31020	FEDERAL GRANTS	0.00	0.00	4,249.57	-4,249.57	0.00%
41050	TRANSFERS FROM OTHER FUNDS	0.00	0.00	0.00	0.00	0.00%
	TOTAL AIRPORT FUND	194,423.00	194,423.00	120,976.51	73,446.49	62.22%
FUND 083	** COST RECOVERY **					
16090	COST RECOVERY FEES	900,000.00	900,000.00	460,928.62	439,071.38	51.21%

WARREN COUNTY
EXPENDITURE SUMMARY
7/01/20-2/28/2021

	DESCRIPTION	BUDGET AMOUNT	APPROPRIATED AMOUNT	Y-T-D AMOUNT	BALANCE	% EXPENDED
FUND 001	GENERAL FUND					
11010	BOARD OF SUPERVISORS	1,549,632.00	1,549,632.00	1,092,255.72	457,376.28	70.48%
12020	COUNTY ADMINISTRATION	642,321.00	642,321.00	399,919.56	242,401.44	62.26%
12040	COUNTY ATTORNEY	303,066.00	303,066.00	99,885.84	203,180.16	32.96%
12090	COMMISSIONER OF REVENUE	711,665.00	711,665.00	464,642.23	247,022.77	65.29%
12110	REASSESSMENT	138,600.00	138,600.00	693.11	137,906.89	0.50%
12130	TREASURER	532,016.00	532,016.00	352,781.84	179,234.16	66.31%
12150	FINANCE AND PURCHASING	390,448.00	390,448.00	240,952.97	149,495.03	61.71%
13000	ELECTIONS	323,258.00	323,258.00	201,438.73	121,819.27	62.32%
15003	CFR-HELP AMERICA VOTE ACT	-	-	59,063.72	(59,063.72)	0.00%
21010	CIRCUIT COURT	41,991.00	41,991.00	5,530.59	36,460.41	13.17%
21020	GENERAL DISTRICT COURT	25,740.00	25,740.00	11,976.64	13,763.36	46.53%
21030	MAGISTRATES	5,839.00	5,839.00	2,827.07	3,011.93	48.42%
21050	JUVENILE AND DOMESTIC COURT	19,171.00	19,171.00	8,473.41	10,697.59	44.20%
21060	CLERK OF CIRCUIT COURT	564,125.00	564,125.00	400,421.89	163,703.11	70.98%
21080	LAW LIBRARY	52,690.00	52,690.00	38,217.84	14,472.16	72.53%
22010	COMMONWEALTH'S ATTORNEY	1,061,847.00	1,061,847.00	693,368.82	368,478.18	65.30%
25002	CFR2-JUDICAL ADMIN	-	20,000.00	10,697.86	9,302.14	0.00%
31020	SHERIFF'S DEPARTMENT	4,413,371.00	4,413,371.00	3,116,480.92	1,296,890.08	70.61%
31040	E-911 SYSTEM	620,357.00	620,357.00	468,095.35	152,261.65	75.46%
31050	SCHOOL RESOURCE	703,920.00	703,920.00	614,200.75	89,719.25	87.25%
32000	VOLUNTEER FIRE AND RESCUE	976,777.00	976,777.00	1,250,158.88	(273,381.88)	127.99%
33000	COURT SERVICES	978,287.00	978,287.00	636,436.92	341,850.08	65.06%
33030	PROBATION	67,369.00	67,369.00	3,290.52	64,078.48	4.88%
34010	BUILDING INSPECTIONS	617,829.00	617,829.00	470,806.77	147,022.23	76.20%
35001	CRF RD 1-PUBLIC SAFETY	-	864,631.00	864,631.00	-	0.00%
35002	CRF RD 2-PUBLIC SAFETY	-	2,335,616.00	2,619,588.29	(283,972.29)	0.00%
35010	ANIMAL CONTROL	603,148.00	603,148.00	388,807.24	214,340.76	64.46%
35030	MEDICAL EXAMINER	500.00	500.00	200.00	300.00	40.00%
35050	FIRE AND RESCUE DEPARTMENT	3,197,318.00	3,197,318.00	2,740,847.28	456,470.72	85.72%
41010	PUBLIC WORKS/SANITARY DISTRICTS	435,301.00	435,301.00	274,519.85	160,781.15	63.06%
41020	STREETS AND HIGHWAYS	206,001.00	206,001.00	4,673.27	201,327.73	2.27%
42030	REFUSE COLLECTION	758,940.00	758,940.00	487,076.35	271,863.65	64.18%
42035	REFUSE COLLECTION/TRANSFER STATION	211,462.00	211,462.00	127,511.88	83,950.12	60.30%
42040	REFUSE DISPOSAL	2,624,041.00	2,624,041.00	1,510,321.85	1,113,719.15	57.56%
43000	MAINTENANCE OF BLDGS. & GROUNDS	1,384,135.00	1,384,135.00	1,080,188.19	303,946.81	78.04%
51000	HEALTH	392,676.00	392,676.00	296,319.50	96,356.50	75.46%
52000	MENTAL HEALTH AND DISABILTY	366,886.00	366,886.00	199,693.00	167,193.00	54.43%
53000	SOCIAL SERVICES	4,400,883.00	4,400,883.00	2,664,603.34	1,736,279.66	60.55%
53090	OTHER SOCIAL SERVICES	121,489.00	121,489.00	73,789.00	47,700.00	60.74%
53500	COMPREHENSIVE SERVICES ACT	1,798,351.00	1,798,351.00	962,304.30	836,046.70	53.51%
55001	CRF ROUND 1-HLTH & HUM SVC	-	86,407.00	25,627.83	60,779.17	29.66%
64010	COMMUNITY COLLEGE	39,656.00	39,656.00	69,656.00	(30,000.00)	175.65%
65002	CARES-WCPS VIRTUAL INSTRUCTION	-	300,000.00	300,000.00	-	100.00%
71010	PARKS & REC. ADMINISTRATION	891,395.00	891,395.00	426,428.10	464,966.90	47.84%
71020	PARKS & REC. - REC. PROGRAM	72,814.00	72,814.00	9,292.52	63,521.48	12.76%
71030	PARKS & REC. - MAINTENANCE	1,604,999.00	1,604,999.00	923,526.22	681,472.78	57.54%
73000	LIBRARY MUSEUM CULT. ENRICH.	1,018,087.00	1,018,087.00	762,815.25	255,271.75	74.93%
81010	PLANNING AND ZONING ADMIN.	462,526.00	462,526.00	272,865.33	189,660.67	58.99%
81050	ECONOMIC DEVELOPMENT	2,139,472.00	2,139,472.00	302,193.78	1,837,278.22	14.12%
82000	ENVIRONMENTAL MANAGEMENT	40,500.00	40,500.00	20,500.00	20,000.00	50.62%
83000	VPI EXTENSION SERVICE	120,919.00	120,919.00	69,339.36	51,579.64	57.34%
85001	CFR ROUND 1- COM DEVELOPMENT	-	2,513,116.00	2,436,558.00	76,558.00	96.95%
85002	CRF ROUND 2- COM DEVELOPMENT	-	888,538.00	634,694.67	253,843.33	71.43%
91000	NON-DEPARTMENTAL	2,362,022.00	2,362,022.00	590,434.09	1,771,587.91	25.00%
92000	CAPITAL OUTLAY	15,894,521.00	15,894,521.00	15,993,734.80	(99,213.80)	100.62%
99010	TRANSFERS TO OTHER FUNDS	26,956,323.00	26,956,323.00	14,003,215.72	12,953,107.28	51.95%
	TOTAL GENERAL FUND	82,844,684.00	89,852,992.00	61,778,573.96	28,074,418.04	68.76%
FUND 081	FRONT ROYAL WARREN COUNTY AIRPORT	189,665.00	189,665.00	98,937.48	90,727.52	52.16%
	TOTAL FUND 81	189,665.00	189,665.00	98,937.48	90,727.52	52.16%
FUND 083	COST RECOVERY	900,000.00	900,000.00	533,920.32	366,079.68	59.32%

INTERIM CHECK RUN
Feb 10, 2021-Mar 9, 2021
FISCAL YEAR 2020/2021

DEPT	ACCT	VENDOR	ACCOUNT TYPE	INV. DATE	INV. NO.	AMOUNT
		BOARD OF SUPERVISORS				
11010	3002	LITTEN & SIPE L.L.P	PROFESSIONAL SERVICE	11/9/2020	15242	17,077.27
11010	3002	LITTEN & SIPE L.L.P	PROFESSIONAL SERVICE	11/9/2020	15243	768.57
11010	5504	BB&T	TRAVEL AND TRAINING	2/2/2021	9484 2/21	175.00
11010	5899	BB&T	UNCLASSIFIED	2/2/2021	9484 2/21	116.87
					Total	**18,137.71**
		COUNTY ADMINISTRATION				
12020	5411	BB&T	BOOKS AND SUBSCRIPTION	2/2/2021	9484 2/21	377.04
12020	5501	BB&T	TRAVEL AND TRAINING	2/2/2021	9484 2/21	100.00
					Total	**477.04**
		COUNTY ATTORNEY				
12040	5411	BB&T	BOOKS AND SUBSCRIPTION	2/2/2021	9484 2/21	188.52
					Total	**188.52**
		COMMISSIONER OF REVENUE				
12090	5201	BB&T	POSTAGE	2/2/2021	2530 2/21	7.85
12090	5401	BB&T	OFFICE SUPPLIES	2/2/2021	2530 2/21	144.69
12090	5411	BB&T	BOOKS AND SUBSCRIPTION	2/2/2021	9484 2/21	565.56
12090	5504	BB&T	TRAVEL AND TRAINING	2/2/2021	2530 2/21	325.00
12090	7002	BB&T	FURNITURE AND FIXTURES	2/2/2021	2530 2/21	464.18
					Total	**1,507.28**
		TREASURER				
12130	7001	BB&T	MACHINERY AND EQUIPMENT	2/2/2021	9484 2/21	136.09
					Total	**136.09**
		FINANCE AND PURCHASING				
12150	3004	BB&T	REPAIRS OFFICE EQUIPMENT	2/2/2021	9484 2/21	77.00
12150	5401	BB&T	OFFICE SUPPLIES	2/2/2021	9484 2/21	220.81
12150	5401	MILLER'S SUPPLIES	OFFICE SUPPLIES	12/7/2020	1117123	464.94
12150	5401	MILLER'S SUPPLIES	OFFICE SUPPLIES	1/20/2021	1127479	262.08
12150	5401	MILLER'S SUPPLIES	OFFICE SUPPLIES	1/20/2021	1127485	220.85
12150	5401	MILLER'S SUPPLIES	OFFICE SUPPLIES	1/25/2021	1128549	131.89
12150	5401	QUILL	OFFICE SUPPLIES	1/26/2021	14122543	148.99
12150	5401	QUILL	OFFICE SUPPLIES	1/28/2021	14203374	81.98
12150	5401	QUILL	OFFICE SUPPLIES	2/3/2021	14346149	115.67
					Total	**1,724.21**
		ELECTIONS				
13000	5203	CENTURYLINK	TELEPHONE	2/17/2021	478686816 3/21	260.60
					Total	**260.60**
		HELP AMERICA VOTE ACT-CARES: OFFICE SUPPLIES				
15003	5897	MILLER'S SUPPLIES	CARES COVID-19 EXPENSES	10/12/2020	1101669 2/21	83.88
						83.88
		MAGISTRATES				
21030	5203	CENTURYLINK	TELEPHONE	1/7/2021	309613115 2/21	126.20
21030	5203	CENTURYLINK	TELEPHONE	2/7/2021	309613115 2/21B	126.06
					Total	**252.26**
		SHERIFF'S OFFICE				
31020	3008	BB&T	LAUNDRY AND CLOTHING ALLOWANCE	2/2/2021	2794 2/21	54.45
31020	5104	COMCAST	CABLE	2/17/2021	1197 3/21	150.00
31020	5104	COMCAST	CABLE	2/5/2021	2799 2/21	149.32
31020	5201	BB&T	POSTAGE	2/2/2021	2794 2/21	15.91
31020	5203	MCI COMM SERVICE	TELEPHONE	2/17/2021	2DG20748 2/21	34.53
31020	5203	MCI COMM SERVICE	TELEPHONE	2/17/2021	2DG20749 2/21	34.53
31020	5203	MCI COMM SERVICE	TELEPHONE	2/17/2021	2DG20750 2/21	34.53
31020	5203	CENTURYLINK	TELEPHONE	1/22/2021	309830258 2/21	1,342.60
31020	5203	BB&T	TELEPHONE	2/2/2021	2794 2/21	38.00
31020	5401	BB&T	OFFICE SUPPLIES	2/2/2021	2794 2/21	580.85
31020	5408	BB&T	OPERATION OF MOTOR VEHICLE	2/2/2021	2794 2/21	830.00
31020	5409	BB&T	POLICE SUPPLIES AND AMMUNITION	2/2/2021	2794 2/21	515.10
31020	5410	BB&T	WEARING APPAREL	2/2/2021	REIMB 2/21	292.95

31020	5410	BERND, PAUL	WEARING APPAREL	2/10/2021	2794 2/21	100.00
31020	5420	BB&T	K-9 EXPENSE	2/2/2021	2794 2/21	1,284.24
31020	5801	BB&T	DUES AND MEMBERSHIP	2/2/2021	2794 2/21	265.00
31020	5899	BB&T	UNCLASSIFIED	2/2/2021	2794 2/21	221.08
31020	7005	BB&T	MOTOR VEHICLES	2/2/2021	2794 2/21	220.39
31020	7008	BB&T	COMPUTER SOFTWARE	2/2/2021	2794 2/21	51.78
31020	8001	BB&T	RENTAL OF EQUIPMENT	2/2/2021	2794 2/21	30.99
					Total	**6,246.25**
		E-911 SYSTEM				
31040	3003	CENTURYLINK	E-911 ADDRESS MAINT.	10/22/2021	309576274 3/21	3,787.36
31040	5104	SHENTEL	INTERNET/CABLE	2/15/2021	4768992/21	381.50
31040	5203	CENTURYLINK	TELEPHONE	2/22/2021	309576274 3/21	19.32
31040	5401	BB&T	OFFICE SUPPLIES	2/2/2021	2794 2/21	207.73
31040	5899	BB&T	UNCLASSIFIED	2/2/2021	2794 2/21	67.81
					Total	**4,463.72**
		VOLUNTEER FIRE AND RESCUE				
32000	5627	COMCAST	FIRE & RESCUE-CONTINGENCY	10/23/2021	7255 3/21	109.32
32000	5629	SOUTH WARREN	FIRE PROGRAM FUNDS	1/19/2021	451 2/21	33,660.07
32000	5629	NORTH WARREN	FIRE PROGRAM FUNDS	2/19/2021	2167 2/21	19,017.20
32000	5629	FRONT ROYAL	FIRE PROGRAM FUNDS	1/6/2021	2251 2/21	196,457.00
32000	5629	RAPPAHANNOCK ELECTRIC	FIRE PROGRAM FUNDS	2/11/2021	51309007 2/21B	22.05
32000	5629	RAPPAHANNOCK ELECTRIC	FIRE PROGRAM FUNDS	2/11/2021	51309008 2/21B	582.03
					TOTAL	**249,847.67**
		CORRECTIONS				
33000	5203	CENTURYLINK	TELEPHONE	2/7/2021	310372307 2/21	62.21
					Total	**62.21**
		PROBATION				
33030	5203	CENTURYLINK	TELEPHONE	1/7/2021	309714271 2/21	54.89
33030	5301	CENTURYLINK	PROBATION EXPENDITURES	2/7/2021	309714271 3/21	54.82
						109.71
		BUILDING INSPECTIONS				
34010	5205	BB&T	CELLULAR PHONE	2/1/2021	5653 2/21	144.97
34010	5408	BB&T	OPERATION OF MOTOR VEHICLE	2/1/2021	5653 2/21	35.99
34010	5801	BB&T	DUES AND MEMBERSHIP	2/1/2021	5653 2/21	560.00
					Total	**740.96**
		FIRE AND RESCUE DEPARTMENT				
35050	5203	AT&T MOBILITY	TELEPHONE	2/7/2021	734 2/21	802.74
35050	5408	BB&T	OPERATION OF MOTOR VEHICLES	2/2/2021	4656 2/21	29.47
35050	5410	BB&T	PROTECTIVE CLOTHING/UNIFORMS	2/2/2021	4656 2/21	315.00
35050	5626	BB&T	EMS FUND	2/2/2021	4656 2/21	227.50
35050	5629	BB&T	EMS FUND	2/2/2021	4656 2/21	300.00
35050	5897	BB&T	COVID-19 EXPENSES	2/2/2021	4656 2/21	39.13
35050	5899	COMCAST	UNCLASSIFIED	12/5/2020	1706 2/21	260.04
35050	5899	COMCAST	UNCLASSIFIED	2/5/2021	1706 2/21b	82.58
35050	5899	BB&T	UNCLASSIFIED	2/2/2021	4656 2/21	27.28
					Total	**2,083.74**
42030	5101	RAPPAHANNOCK ELECTRIC	ELECTRIC	2/11/2021	17146001 2/21	148.50
42030	5101	RAPPAHANNOCK ELECTRIC	ELECTRIC	2/9/2021	51309011 2/21	88.69
42030	5101	RAPPAHANNOCK ELECTRIC	ELECTRIC	1/12/2021	51309014 2/21	140.25
42030	5101	RAPPAHANNOCK ELECTRIC	ELECTRIC	2/12/2021	51309014 2/21B	146.92
42030	5101	RAPPAHANNOCK ELECTRIC	ELECTRIC	2/20/2021	51309018 3/21	111.08
42030	5899	BB&T	UNCLASSIFIED	2/2/2021	9484 2/21	69.49
					Total	**704.93**
		REFUSE DISPOSAL				
42040	5101	SHENANDOAH VALLEY	ELECTRIC	2/15/2021	1015278001 2/21	565.67
42040	5101	SHENANDOAH VALLEY	ELECTRIC	2/15/2021	1015278002 2/21	302.22
42040	5101	SHENANDOAH VALLEY	ELECTRIC	2/15/2021	1015278003 2/21	213.08
42040	5101	SHENANDOAH VALLEY	ELECTRIC	2/15/2021	1015278004 2/21	27.17
42040	5101	SHENANDOAH VALLEY	ELECTRIC	2/15/2021	1015278005 2/21	201.93
42040	5203	CENTURYLINK	TELEPHONE	2/22/2021	309548447 3/21	271.03
					Total	**1,581.10**
		MAINTENANCE OF BLDG. & GRNDS				
43000	5203	CENTURYLINK	TELEPHONE	2/22/2021	310414365 3/21	335.09
43000	5203	CENTURYLINK	TELEPHONE	2/23/2021	424997784 3/21	177.28
43000	5203	SPRINT	TELEPHONE	2/18/2021	8810 2/21B	113.01

43000	5203	RAPPAHANNOCK ELECTRIC	TELEPHONE	2/23/2021	51309022 3/21	125.96
43000	5407	RAMSEY HARDWARE	REPAIRS AND MAINT.	2/1/2021	406612	9.40
43000	5407	RAMSEY HARDWARE	REPAIRS AND MAINT.	1/19/2021	407488	18.89
43000	5407	RAMSEY HARDWARE	REPAIRS AND MAINT.	1/25/2021	407591	35.91
43000	5407	LOWE'S	REPAIRS AND MAINT.	1/20/2021	610 2/21	2,134.64
43000	5407	LOWE'S	REPAIRS AND MAINT.	11/13/2020	3171 2/21	5.31
43000	5407	LOWE'S	REPAIRS AND MAINT.	11/30/2020	6029 2/21	173.99
43000	5407	BB&T	REPAIRS AND MAINT.	2/2/2021	9484 2/21	2,331.87
					Total	**5,461.35**
		CHILDREN'S SERVICES ACT				
53500	5301	XXXXX	CSA	1/25/2021	2021 17	934.00
					Total	**934.00**
		PARKS & REC. ADMINISTRATION				
71010	3002	BB&T	PROFESSIONAL SERVICES	2/2/2021	9484 2/21	160.00
71010	5203	COMCAST	TELEPHONE	2/19/2021	926 3/21	451.18
71010	5203	COMCAST	TELEPHONE	2/19/2021	4654 3/21	545.87
71010	5203	COMCAST	TELEPHONE	2/6/2021	6246 2/21	117.29
71010	5203	COMCAST	TELEPHONE	2/12/2021	6253 2/21	205.08
71010	5203	COMCAST	TELEPHONE	2/15/2021	6295 2/21	0.05
71010	5203	COMCAST	TELEPHONE	1/27/2021	6899 2/21	292.70
71010	5203	COMCAST	TELEPHONE	2/24/2021	8581 3/21	108.35
71010	5203	COMCAST	TELEPHONE	2/5/2021	9076 2/21	109.32
71010	5203	CENTURYLINK	TELEPHONE	2/22/2021	310402045 3/21	11.93
71010	5203	SPRINT	TELEPHONE	2/18/2021	8810 2/21B	357.77
71010	5203	BB&T	TELEPHONE	2/2/2021	9484 2/21	74.23
71010	5401	BB&T	OFFICE SUPPLIES	2/2/2021	9484 2/21	796.51
71010	5411	BB&T	BOOKS AND SUBSCRIPTIONS	2/21/2021	9484 2/21	180.00
					Total	**3,410.28**
		PARKS & REC. REC. PROGRAM				
71020	5440	BB&T	COACHES CERTIFICATION	2/2/2021	9484 2/21	1,500.00
71020	5448	BB&T	SPECIAL EVENTS	2/2/2021	9484 2/21	375.69
					Total	**1,875.69**
		PARKS & REC. MAINTENANCE				
71030	5101	RAPPAHANNOCK ELECTRIC	ELECTRIC	2/23/2021	51309002 3/21	16.08
71030	5101	RAPPAHANNOCK ELECTRIC	ELECTRIC	2/11/2021	51309004 2/21	12.76
71030	5101	RAPPAHANNOCK ELECTRIC	ELECTRIC	2/11/2021	51309024 2/21	25.52
71030	5407	RAMSEY HARDWARE	REPAIRS AND MAINT.	1/25/2021	407585	49.45
71030	5407	BB&T	REPAIRS AND MAINT.	2/2/2021	9484 2/21	1,084.22
					Total	**1,188.03**
		PLANNING AND ZONING ADMIN.				
81010	7007	BB&T	COMPUTER EQUIPMENT	2/2/2021	9484 2/21	463.12
					Total	**463.12**
		ECONOMIC DEVELOPMENT				
81050	5605	FRONT ROYAL WARREN COUNTY VA	ECONOMIC DEVELOPMENT	1/19/2021	4TH 2/21B	64,645.75
						64,645.75
		VPI EXTENSION SERVICE				
83000	5203	CENTURYLINK	TELEPHONE	1/22/2021	310081090 3/21	105.84
					Total	**105.84**
		NON-DEPARTMENTAL				
91000	3010	COMCAST	MAINT. - CENTRAL COMPUTER	2/10/2021	3459 2/21	297.98
91000	3010	CENTURYLINK	MAINT. - CENTRAL COMPUTER	2/22/2021	310448646 3/21	48.87
					Total	**346.85**
		CAPITAL OUTLAY				
92000	7018	FRONT ROYAL WARREN COUNTY VA	ECONOMIC DEVELOPMENT	1/19/2021	4TH 2/21B	79,122.25
92000	7018	UNITED BANK	ECONOMIC DEVELOPMENT	2/12/2021	90978 BAUGH 321	22,450.41
92000	7105	FRONT ROYAL WARREN COUNTY VA	LEACH RUN PARKWAY	11/30/2020	3RD 2/21	50,871.00
92000	7105	FRONT ROYAL WARREN COUNTY VA	LEACH RUN PARKWAY	1/19/2021	4TH 2/21	50,871.00
					Total	**203,314.66**
		LINDEN HEIGHTS SANITARY DIST.				
32050	5445	RAMSEY HARDWARE	SNOW REMOVAL	2/1/2021	407248	(46.39)
					Total	**(46.39)**
		SHENANDOAH FARMS SANITARY DIST.				
43050	5101	RAPPAHANNOCK ELECTRIC	UTILITIES	2/10/2021	51309005 2/21	117.72
43050	5445	BB&T	SNOW REMOVAL	2/2/2021	9484 2/21	74.74
						192.46

		LAKE FRONT ROYAL SANT. DISTRICT				
54050	5101	RAPPAHANNOCK ELECTRIC	UTILITIES	2/12/2021	35997001 2/21	61.23
54050	5101	RAPPAHANNOCK ELECTRIC	UTILITIES	1/12/2021	35997001 2/21B	58.70
					Total	**119.93**
		WARREN COUNTY AIRPORT				
81060	5101	RAPPAHANNOCK ELECTRIC	ELECTRIC	2/6/2021	11244008 3/21	233.12
81060	5203	CENTURYLINK	TELEPHONE	2/9/2021	435206429 3/21	48.87
81060	5302	ELEMENT GROUP LLC	TELEPHONE	2/15/2021	514716	5,175.00
81060	5407	RAMSEY HARDWARE	REPAIRS AND MAINT.	1/8/2021	407282 2/21	(15.97)
81060	5407	RAMSEY HARDWARE	REPAIRS AND MAINT.	1/8/2021	407282	15.97
					Total	**5,456.99**
		COST RECOVERY				
35060	5812	BB&T	VDEM-GRANTS	2/2/2021	4656 2/21	(112.61)
					Total	**(112.61)**
		SHENANDOAH FARMS VFC #6				
35070	5203	COMCAST	TELEPHONE	2/17/2021	8400 2/21	262.02
35070	5405	RAPPAHANNOCK ELECTRIC	ELECTRIC	1/8/2021	51309003 2/21	109.90
35070	5405	RAPPAHANNOCK ELECTRIC	ELECTRIC	2/10/2021	51309003 2/21B	134.49
35070	5405	RAPPAHANNOCK ELECTRIC	ELECTRIC	1/8/2021	65749001 2/21	450.12
					Total	**956.53**
		NORTH WARREN VFD #10				
35071	5405	RAPPAHANNOCK ELECTRIC	ELECTRIC	2/23/2021	111790001 3/20	561.38
					Total	**561.38**
		SOUTH WARREN VFD #3				
35072	5203	CENTURYLINK	TELEPHONE	1/22/2021	309408289 2/21	81.05
35072	5203	CENTURYLINK	TELEPHONE	1/22/2021	310323829 2/21	126.34
35072	5405	RAPPAHANNOCK ELECTRIC	ELECTRIC	2/11/2021	276922002 2/21	133.82
35072	5405	SHENANDOAH VALLEY	ELECTRIC	2/15/2021	1015523 2/21	258.68
					Total	**599.89**
		SHENANDOAH SHORES VFC #5				
35073	5405	RAPPAHANNOCK ELECTRIC	ELECTRIC	2/16/2021	39260001 2/21	159.17
					Total	**159.17**
		FORTSMOUTH VFC # 8				
35075	5203	CENTURYLINK	TELEPHONE	2/7/2021	310445687 2/21	182.70
35075	5405	RAPPAHANNOCK ELECTRIC	ELECTRIC	2/10/2021	65749001 2/21B	485.22
35075	5405	RAPPAHANNOCK ELECTRIC	ELECTRIC	2/19/2021	91741001 2/21B	338.17
					Total	**1,006.09**
		SKYLINE ACADEMY				
31900	3002	ROBINSON FARMER COX	PROFESSIONAL SERVICES-OTHER	2/11/2021	73013	10,500.00
31900	3004	PINE RIDGE	REPAIRS AND MAINT.	2/15/2021	385	1,035.00
31900	3004	PINE RIDGE	REPAIRS AND MAINT.	2/15/2021	386	330.00
31900	3004	PINE RIDGE	REPAIRS AND MAINT.	2/15/2021	387	330.00
31900	3004	PINE RIDGE	REPAIRS AND MAINT.	2/22/2021	388	330.00
31900	3010	BB&T	MAINT/SERVICE CONTRACTS	2/25/2021	9697FEB2021	135.00
31900	5101	RAPPAHANNOCK ELECTRIC	ELECTRIC	2/10/2021	2001JAN2021	411.45
31900	5101	RAPPAHANNOCK ELECTRIC	ELECTRIC	2/10/2021	2002JAN2021	42.72
31900	5102	WASHINGTON GAS	HEATING SERVICES	2/24/2021	6332FEB2021	725.90
31900	5203	COMCAST	TELEPHONE	2/26/2021	9894MAR2021	292.14
31900	5203	VERIZON	TELEPHONE	2/10/2021	9873094611	194.82
31900	5401	BB&T	OFFICE SUPPLIES	2/25/2021	9697FEB2021	23.22
31900	5405	BB&T	JANITORIAL SUPPLIES	2/25/2021	9697FEB2021	21.90
31900	5405	AMAZON CAPITAL SERVICES	JANITORIAL SUPPLIES	2/15/2021	1XMYHK9GXR9R	97.97
31900	5405	AMAZON CAPITAL SERVICES	JANITORIAL SUPPLIES	2/18/2021	14FG9FVKNJ7V	100.94
31900	5405	OFFICE DEPOT	JANITORIAL SUPPLIES	2/16/2021	157063357001	21.87
31900	5409	BB&T	POLICE SUPPLIES	2/25/2021	9697FEB2021	119.36
31900	5413	BB&T	OTHER OPERATING SUPPLIES	2/25/2021	9697FEB2021	(197.48)
					Total	**14,514.81**
		ECONOMIC DEVELOPMENT AUTHORITY				
81050	5101	RAPPAHANNOCK ELECTRIC	ELECTRIC	1/25/2021	123492001 2/21	167.91
81050	5101	RAPPAHANNOCK ELECTRIC	ELECTRIC	2/13/2021	129388001 2/21	41.14
81050	5101	RAPPAHANNOCK ELECTRIC	ELECTRIC	1/26/2021	12988003 2/21	1,099.78
81050	5101	TOWN OF FRONT ROYAL - EDA	ELECTRIC	2/8/2021	265251 2/21	405.07
81050	5101	TOWN OF FRONT ROYAL - EDA	ELECTRIC	2/8/211	265300 2/21	334.02
81050	5101	TOWN OF FRONT ROYAL - EDA	ELECTRIC	2/8/2021	265302 2/21	43.94
81050	5101	TOWN OF FRONT ROYAL - EDA	ELECTRIC	2/8/2021	265303 2/21	649.88

81050	5101	TOWN OF FRONT ROYAL - EDA	ELECTRIC	2/8/2021	265304 2/21	37.00
81050	5103	TOWN OF FRONT ROYAL - EDA	WATER AND SEWER	1/29/2021	178439 2/21	545.61
81050	5103	TOWN OF FRONT ROYAL - EDA	WATER AND SEWER	2/8/2021	265300 2/21	152.99
81050	5203	COMCAST	PHONE/INTERNET	2/1/2021	116550801	196.47
81050	5203	COMCAST-EDA	PHONE/INTERNET	2/10/2021	4407 2/21	188.02
81050	5800	UNITED BANK	INTEREST EXPENSE	2/12/2021	81006 2/21	7,309.73
81050	5800	UNITED BANK	INTEREST EXPENSE	2/12/2021	91008 2/21	2,033.21
81050	5800	THE FIRST BANK & TRUST CO.	INTEREST EXPENSE	2/12/2021	218001029 2/21	20,748.56
81050	5800	FIRST BANK	INTEREST EXPENSE	1/29/2021	48682 2/21	10,330.71
					Total	**44,284.04**

Total	$ 638,045.74

FUND # - 094 **ECONOMIC DEVELOPMENT AUTHORITY**

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
000020						
2150		TENENT SECURITY DEPOSITS				
	500076	INTERCHANGE COMMERCIAL		DEPOSIT REFUND		1,000.00
					ACCOUNT TOTAL	1,000.00 *
2345		N/P - 1ST BK & TRUST-#215				
	500008	THE FIRST BANK & TRUST COM		63 2151580		15,015.95
					ACCOUNT TOTAL	15,015.95 *
					MAJOR TOTAL	16,015.95 **
					FUND TOTAL	16,015.95

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
011010	** BOARD OF SUPERVISORS **					
3002		PROFESSIONAL SERVICES				
	6302	SWAGIT PRODUCTIONS, LLC	17169			1,345.00
	414645	DEWAYNE W. COATS & ASSOC.	2021 1219			75.00
	414645	DEWAYNE W. COATS & ASSOC.	2021 1221			82.06
					ACCOUNT TOTAL	1,502.06 *
3007		ADVERTISING				
	169	WARREN SENTINEL, THE	1666603 3/21			344.00
	169	WARREN SENTINEL, THE	1666603 3/21 B			530.00
	200	NORTHERN VIRGINIA DAILY	S00218 C			1,179.20
	200	NORTHERN VIRGINIA DAILY	S00218 3/21			1,520.20
	200	NORTHERN VIRGINIA DAILY	S00218 3/21 B			699.20
					ACCOUNT TOTAL	4,272.60 *
3010		DELINQUENT TAXES				
	5238	TACS	7049			564.78
					ACCOUNT TOTAL	564.78 *
3015		EDA LITIGATION-SANDS ANDE				
	5672	PLANET DEPOS, LLC	380797			1,288.40
	5672	PLANET DEPOS, LLC	383528			673.58
	5675	STOUT RISIUS ROSS. LLC	011784			15,481.96
	9601	KLDISCOVERY ONTRACK, LLC	0100169085			9,189.30
	20211	SANDS ANDERSON PC	462742			133,253.39
					ACCOUNT TOTAL	159,886.63 *
5401		OFFICE SUPPLIES				
	8200	AMERICANA SIGNS & HOME SER	2021 0016			27.00
					ACCOUNT TOTAL	27.00 *
5899		UNCLASSIFIED				
	823	FRONT ROYAL'S FUSSELL	2444 94786			64.99
	823	FRONT ROYAL'S FUSSELL	2449 94818			79.99
	3274	COMMONWEALTH OF VA	A1914 3/21			15.00
					ACCOUNT TOTAL	159.98 *
6002		EMPLOYEE TESTING				
	757978	VALLEY HEALTH EMPLOYER HEA	98175			82.00
	757978	VALLEY HEALTH EMPLOYER HEA	99014			20.00
					ACCOUNT TOTAL	102.00 *
					MAJOR TOTAL	166,515.05 **
012020	** COUNTY ADMINISTRATION **					
5201		POSTAGE				
	2221	UNITED PARCEL SERVICE	14472F051			15.82
					ACCOUNT TOTAL	15.82 *
5203		TELEPHONE				
	2681	SAFFELLE, JODI R	0026202103			45.00
	9089	HAYES, SHELLEY	0090202103 002			45.00
					ACCOUNT TOTAL	90.00 *
5204		MOBILE RADIO				
	188	LINDEN SMR ASSOCIATES	0001202103			10.00
					ACCOUNT TOTAL	10.00 *

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
5401		OFFICE SUPPLIES				
	20055	QUILL	13758998			148.99
	20055	QUILL	13774267			13.99
	20055	QUILL	14681019			370.98
					ACCOUNT TOTAL	533.96 *
5408		OPERATION OF MOTOR VEHICL				
	5739	MANSFIELD OIL COMPANY	663838			78.85
	5739	MANSFIELD OIL COMPANY	667093			43.06
					ACCOUNT TOTAL	121.91 *
8001		EQUIPMENT RENTAL				
	6203	U.S. BANK EQUIPMENT FINANC	436235808			389.83
					ACCOUNT TOTAL	389.83 *
					MAJOR TOTAL	1,161.52 **
012040	**	COUNTY ATTORNEY **				
5201		POSTAGE				
	2221	UNITED PARCEL SERVICE	14472F051			37.97
					ACCOUNT TOTAL	37.97 *
5203		TELEPHONE				
	5879	JORDAN, CAITLIN	0058202103 002			45.00
					ACCOUNT TOTAL	45.00 *
5401		OFFICE SUPPLIES				
	20055	QUILL	14651102			221.30
	20055	QUILL	14665007			39.94
	20055	QUILL	14670265			4.40
					ACCOUNT TOTAL	265.64 *
5411		BOOKS AND SUBSCRIPTIONS				
	2098	THOMSON REUTER - WEST	0020202103	ACCT# 1003461562		310.00
					ACCOUNT TOTAL	310.00 *
					MAJOR TOTAL	658.61 **
012090	**	COMMISSIONER OF REVENUE **				
5203		TELEPHONE				
	2195	LAKE, VIVIAN	0021202103			45.00
	3800	SOURS, SHERRY T.	0038202103			45.00
	3851	FULLER, LINDA	0038202103			45.00
					ACCOUNT TOTAL	135.00 *
5401		OFFICE SUPPLIES				
	5837	J.D. POWER	69403			6,269.90
	8777	OFFICE DEPOT	155031043001			63.65
	20061	QUILL	14239535			231.95
					ACCOUNT TOTAL	6,565.50 *
5801		DUES AND MEMBERSHIPS				
	7057	VAAO	137 3/21			210.00
					ACCOUNT TOTAL	210.00 *
8001		LEASE EQUIPMENT				
	6203	U.S. BANK EQUIPMENT FINANC	436235204			268.39
					ACCOUNT TOTAL	268.39 *
					MAJOR TOTAL	7,178.89 **

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
012130	** TREASURER **					
3018		OUTSOURCE PRINTING				
	20904	BMS DIRECT, INC.	147732			1,201.18
					ACCOUNT TOTAL	1,201.18 *
5203		TELEPHONE				
	7601	SPIKER, JAMIE	0076202103 002			45.00
					ACCOUNT TOTAL	45.00 *
5401		OFFICE SUPPLIES				
	486	CHECKWRITER COMPANY	11520			299.75
	20062	QUILL	14056366			13.99
	20062	QUILL	14056993			27.98
	20062	QUILL	14069577			62.96
					ACCOUNT TOTAL	404.68 *
8001		RENTAL OF EQUIPMENT				
	6203	U.S. BANK EQUIPMENT FINANC	436235204			268.39
					ACCOUNT TOTAL	268.39 *
					MAJOR TOTAL	1,919.25 **
012150	** FINANCE AND PURCHASING **					
5401		OFFICE SUPPLIES				
	3061	SOURCE4	469320			736.70
					ACCOUNT TOTAL	736.70 *
					MAJOR TOTAL	736.70 **
013000	** ELECTIONS **					
5201		POSTAGE				
	6309	PURCHASE POWER	2321 3/21			1,294.69
	8846	PITNEY BOWES	3313105508			897.57
					ACCOUNT TOTAL	2,192.26 *
5401		OFFICE SUPPLIES				
	20064	QUILL	14600622			377.57
	20064	QUILL	14741228			26.34
					ACCOUNT TOTAL	403.91 *
5897		COVID-19 EXPENSES				
	20064	QUILL	14600622			27.28
	20064	QUILL	14741228			37.51
	20064	QUILL	14752019			12.19
					ACCOUNT TOTAL	76.98 *
					MAJOR TOTAL	2,673.15 **
021020	** GENERAL DISTRICT COURT **					
3002		COURT APPOINTED ATTORNEY				
	1911	W.C. GENERAL DISTRICT CT.	T20 5361			63.00
	1911	W.C. GENERAL DISTRICT CT.	T20 5361 B			63.00
	4960	GUNTER HENSLEY, P.C.	GC20 5097			282.05

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
	5765	WALLER DEFENSE PLLC	C20 1214			240.00
	5765	WALLER DEFENSE PLLC	GC20 4587			120.00
	5765	WALLER DEFENSE PLLC	GC20 4911			120.00
	5765	WALLER DEFENSE PLLC	GT20 4502			120.00
	6377	CAMPOLA LAW, PLC	GC20 2885			120.00
	6377	CAMPOLA LAW, PLC	GC20 4208			120.00
	6377	CAMPOLA LAW, PLC	GC20 4343			120.00
					ACCOUNT TOTAL	1,368.05 *
5401		OFFICE SUPPLIES				
	5613	VIRGINIA CLERKS ASSOCIATIO	016			196.50
	6501	SECURE SHRED, LLC	24080			219.00
	6501	SECURE SHRED, LLC	24390			69.00
	8549	MILLER'S SUPPLIES	1131791			13.57
	8549	MILLER'S SUPPLIES	1132131			5.64
	8549	MILLER'S SUPPLIES	1132438			17.91
	8549	MILLER'S SUPPLIES	1135970			30.45
	8549	MILLER'S SUPPLIES	1136174			5.61
	9218	CRYSTAL SPRINGS	20778875 022021			5.65
					ACCOUNT TOTAL	563.33 *
8001		RENTAL OF EQUIPMENT				
	3787	XEROX CORPORATION	012649235			63.40
	3787	XEROX CORPORATION	012649236			35.60
					ACCOUNT TOTAL	99.00 *
					MAJOR TOTAL	2,030.38 **
021030	**	MAGISTRATES **				
3004		REPAIR AND MAINTENANCE EQ				
	5058	RICOH USA INC.	0050202103			128.78
					ACCOUNT TOTAL	128.78 *
5203		TELEPHONE				
	5058	RICOH USA INC.	5060402074			12.40
					ACCOUNT TOTAL	12.40 *
5401		OFFICE SUPPLIES				
	2098	THOMSON REUTER - WEST	843698272			386.00
					ACCOUNT TOTAL	386.00 *
					MAJOR TOTAL	527.18 **
021050	**	JUVENILE AND DOMESTIC COURT **				
5401		OFFICE SUPPLIES				
	9218	CRYSTAL SPRINGS	20082360 022021			84.13
					ACCOUNT TOTAL	84.13 *
5411		BOOKS AND SUBSCRIPTIONS				
	2916	ASSOC OF DISTRICT COURT	FUNK 3/21			60.00
					ACCOUNT TOTAL	60.00 *
8001		EQUIPMENT RENTAL				
	2804	DE LAGE LANDEN	0028202103	25337125		544.00
	8846	PITNEY BOWES	3313032996			146.34
					ACCOUNT TOTAL	690.34 *
					MAJOR TOTAL	834.47 **

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
021060	** CLERK OF CIRCUIT COURT **					
3005		SERVICE CONTRACTS				
	861	TREASURER OF VIRGINIA	21 WARRED 0822			4,562.03
	8846	PITNEY BOWES	3313029880			151.17
					ACCOUNT TOTAL	4,713.20 *
3006		BOOKBINDING				
	144	C. W. WARTHEN COMPANY	54727			1,010.75
					ACCOUNT TOTAL	1,010.75 *
5401		OFFICE SUPPLIES				
	5772	MOORE, ANGELA	REIMB 3/21			176.22
	5772	MOORE, ANGELA	REIMB 3/21 B			226.34
	9218	CRYSTAL SPRINGS	20732804 020621			78.48
					ACCOUNT TOTAL	481.04 *
8001		RENTAL OF COPIER				
	110	KONICA MINOLTA PREMIER FIN	69676247			349.91
	110	KONICA MINOLTA PREMIER FIN	71539243			357.65
	3787	XEROX CORPORATION	012649234			57.29
					ACCOUNT TOTAL	764.85 *
					MAJOR TOTAL	6,969.84 **
021080	** LAW LIBRARY **					
5411		BOOKS AND SUBSCRIPTIONS				
	1054	RELX INC. - DBA LEXISNEXIS	0010202103	422L8P4L9		765.00
					ACCOUNT TOTAL	765.00 *
					MAJOR TOTAL	765.00 **
031020	** SHERIFF'S DEPARTMENT **					
3008		LAUNDRY AND CLOTHING ALLO				
	2732	NU LOOK 1HR CLEANERS	SHERIFF 3/21			130.25
	6168	ALTERATIONS BY MILLIE	35			74.00
	6168	ALTERATIONS BY MILLIE	44			217.00
	6168	ALTERATIONS BY MILLIE	49			142.50
					ACCOUNT TOTAL	563.75 *
3010		EQUIPMENT SERVICE CONTRAC				
	1263	DELL MARKETING L.P.	10467913407			1,892.80
					ACCOUNT TOTAL	1,892.80 *
5201		POSTAGE				
	2297	POSTAL BUSINESS CENTER	15483 3/21			35.89
					ACCOUNT TOTAL	35.89 *
5401		OFFICE SUPPLIES				
	50	QUILL	14002490			107.31
	50	QUILL	14386092			112.08
	50	QUILL	14534087			106.55
	50	QUILL	14708478			45.25
					ACCOUNT TOTAL	371.19 *
5408		OPERATION OF MOTOR VEHICL				
	263	RAMSEY HARDWARE	407872			22.54

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
	1238	ROYAL AUTOWORKS, INC	1876727			11,464.19
	2673	MIDWAY SERVICE CENTER	029205			55.00
	5305	WARREN CO. PUBLIC SCHOOLS	29167			2,778.32
	5305	WARREN CO. PUBLIC SCHOOLS	29168			295.93
	5305	WARREN CO. PUBLIC SCHOOLS	29172			218.92
	5305	WARREN CO. PUBLIC SCHOOLS	29175			61.33
	5305	WARREN CO. PUBLIC SCHOOLS	29176			45.85
	5305	WARREN CO. PUBLIC SCHOOLS	29177			46.81
	5305	WARREN CO. PUBLIC SCHOOLS	29178			186.19
	5305	WARREN CO. PUBLIC SCHOOLS	29179			370.88
	5305	WARREN CO. PUBLIC SCHOOLS	29186			502.18
	5305	WARREN CO. PUBLIC SCHOOLS	29198			215.72
	5305	WARREN CO. PUBLIC SCHOOLS	29199			346.96
	5305	WARREN CO. PUBLIC SCHOOLS	29200			418.23
	5305	WARREN CO. PUBLIC SCHOOLS	29201			246.66
	5305	WARREN CO. PUBLIC SCHOOLS	29202			288.05
	5305	WARREN CO. PUBLIC SCHOOLS	29203			27.08
	5305	WARREN CO. PUBLIC SCHOOLS	29204			709.43
	5305	WARREN CO. PUBLIC SCHOOLS	29205			920.99
	5305	WARREN CO. PUBLIC SCHOOLS	29209			195.14
	5305	WARREN CO. PUBLIC SCHOOLS	29211			253.58
	5305	WARREN CO. PUBLIC SCHOOLS	29212			183.78
	5305	WARREN CO. PUBLIC SCHOOLS	29213			506.68
	5305	WARREN CO. PUBLIC SCHOOLS	29214			560.98
	5305	WARREN CO. PUBLIC SCHOOLS	29222			1,169.27
	5305	WARREN CO. PUBLIC SCHOOLS	29223			179.47
	5305	WARREN CO. PUBLIC SCHOOLS	29225			41.56
	5305	WARREN CO. PUBLIC SCHOOLS	29240			671.09
	5305	WARREN CO. PUBLIC SCHOOLS	29241			15.82
	5869	MANSFILED OIL COMAPNY	663557			4,993.28
	5869	MANSFILED OIL COMAPNY	666801			4,869.59
	5889	AZ COMMERCIAL	2009263297			11.09
	5889	AZ COMMERCIAL	2009263512			19.98
	5889	AZ COMMERCIAL	2009264197			37.98
	5889	AZ COMMERCIAL	2009268636			7.49
	5889	AZ COMMERCIAL	2009309975			37.98
					ACCOUNT TOTAL	32,976.02 *
5409		POLICE SUPPLIES AND AMMUN				
	263	RAMSEY HARDWARE	407924			41.37
	263	RAMSEY HARDWARE	408214			5.84
	5889	AZ COMMERCIAL	2009271116			88.99
	7605	GALLS, LLC	017356637			323.80
	7605	GALLS, LLC	017462364			15.07
	7605	GALLS, LLC	017578024			246.81
	7605	GALLS, LLC	017597935			329.48
	7605	GALLS, LLC	017615533			24.39
	7605	GALLS, LLC	017632195			91.50
					ACCOUNT TOTAL	1,167.25 *
5410		WEARING APPAREL				
	7605	GALLS, LLC	017361819			241.30

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
	7605	GALLS, LLC	017405449			60.33
	7605	GALLS, LLC	017483332			82.99
	7605	GALLS, LLC	017493413			204.92
	7605	GALLS, LLC	017518802			421.77
	7605	GALLS, LLC	017616525			704.59
	7605	GALLS, LLC	017664541			101.47
	7605	GALLS, LLC	017726131			46.36
					ACCOUNT TOTAL	1,863.73 *
5420		K-9 EXPENSE				
	243	W.C. VETERINARY CLINIC	676219			81.52
	9143	JOHN DEERE FINANCIAL	0611			14.28
					ACCOUNT TOTAL	95.80 *
5899		UNCLASSIFIED				
	2673	MIDWAY SERVICE CENTER	028984			125.00
	5130	BERKELEY CLUB BEVERAGES	17 43659			74.00
	6278	TRANSUNION RISK & ALTERNAT	202102 1			107.00
	9218	CRYSTAL SPRINGS	19529599 110820			5.78
					ACCOUNT TOTAL	311.78 *
7007		COMPUTER EQUIPMENT				
	1263	DELL MARKETING L.P.	10460264416			1,575.96
	1263	DELL MARKETING L.P.	10467049340			787.98
					ACCOUNT TOTAL	2,363.94 *
7008		COMPUTER SOFTWARE				
	6207	POWERDMS, INC.	3608			6,608.14
	9248	ACME TECHNICAL GROUP LLC	19370			330.00
					ACCOUNT TOTAL	6,938.14 *
8001		RENTAL OF EQUIPMENT				
	3787	XEROX CORPORATION	012474740			234.00
	3787	XEROX CORPORATION	012474742			193.48
	3787	XEROX CORPORATION	012474743			213.69
	3787	XEROX CORPORATION	012474744			188.30
					ACCOUNT TOTAL	829.47 *
					MAJOR TOTAL	49,409.76 **
031040	** E-911 SYSTEM **					
5203		TELEPHONE				
	5250	WOODALL, ASHLEY	0052202103 002			45.00
					ACCOUNT TOTAL	45.00 *
5401		OFFICE SUPPLIES				
	50	QUILL	14649641			71.13
					ACCOUNT TOTAL	71.13 *
8001		EQUIPMENT RENTAL				
	3787	XEROX CORPORATION	012474741			176.97
					ACCOUNT TOTAL	176.97 *
					MAJOR TOTAL	293.10 **
032000	** VOLUNTEER FIRE AND RESCUE **					
5629		FIRE PROGRAMS FUND				
	105	TOWN OF FRONT ROYAL	166125 3/21			19.84
					ACCOUNT TOTAL	19.84 *
					MAJOR TOTAL	19.84 **

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
033030	** PROBATION **					
5301		PROBATION EXPENDITURES				
	6254	3RD MILLENNIUM CLASSROOMS	WARCSU 0121			60.00
					ACCOUNT TOTAL	60.00 *
					MAJOR TOTAL	60.00 **
034010	** BUILDING INSPECTIONS **					
3002		COMPUTER PROGRAM MODIFICA				
	7504	TYLER TECHNOLOGIES, INC	025 323340			318.00
					ACCOUNT TOTAL	318.00 *
5205		CELLULAR PHONE				
	5558	BEAHM, DAVID	0055202103 002			45.00
	9524	ROBINSON, MARK	0095202103 002			45.00
					ACCOUNT TOTAL	90.00 *
5401		OFFICE SUPPLIES				
	20065	QUILL	14458978			531.49
					ACCOUNT TOTAL	531.49 *
5408		OPERATION OF MOTOR VEHICL				
	5305	WARREN CO. PUBLIC SCHOOLS	29197			395.65
	5741	MANSFILED OIL COMPANY	663764			207.85
	5741	MANSFILED OIL COMPANY	667021			194.37
					ACCOUNT TOTAL	797.87 *
5805		MIDDLE DEPARTMENT INSPECT				
	5135	MIDDLE DEPT. INSPECTION	PERMITS 3/21			5,211.00
					ACCOUNT TOTAL	5,211.00 *
7007		COMPUTER EQUIPMENT				
	3271	SOUTHERN COMPUTER	678997			1,636.46
	3271	SOUTHERN COMPUTER	679026			284.66
					ACCOUNT TOTAL	1,921.12 *
					MAJOR TOTAL	8,869.48 **
035010	** ANIMAL CONTROL **					
3001		VET SERVICES				
	243	W.C. VETERINARY CLINIC	676224			1,186.43
	243	W.C. VETERINARY CLINIC	676773			572.10
	243	W.C. VETERINARY CLINIC	676840			10.00
	243	W.C. VETERINARY CLINIC	677003			279.00
	243	W.C. VETERINARY CLINIC	677040			134.62
	243	W.C. VETERINARY CLINIC	677158			366.83
	1113	TREASURER OF VIRGINIA	091576			100.00
					ACCOUNT TOTAL	2,648.98 *
5604		BOARD OF DOGS				
	177	HUMANE SOCIETY OF W.C.	0001202103			26,656.75
					ACCOUNT TOTAL	26,656.75 *
5802		CLAIMS				
	6114	MITCHELL, MICHAEL LEE	COYOTE 3/21			50.00

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#		DESCRIPTION		AMOUNT	
	8882	KUSHNER, GARY L.	COYOTE 3/21				50.00	
						ACCOUNT TOTAL	100.00	*
						MAJOR TOTAL	29,405.73	**
035050	** FIRE AND RESCUE DEPARTMENT **							
5203		TELEPHONE						
	3827	CATLETT, KEVIN	0038202103				45.00	
	3828	CROSS, RAYMOND	0038202103				45.00	
	8587	SIRNA, MICKEY	0085202103	002			45.00	
	9048	MAIATICO, GERRY R.	0090202103	002			45.00	
						ACCOUNT TOTAL	180.00	*
5401		OFFICE SUPPLIES						
	4093	NATIONAL MEDIA SERVICES,	745413				120.00	
	9048	MAIATICO, GERRY R.	REIMB 3/21				46.95	
	9122	TIAA COMMERCIAL FINANCE	0091202103	002	41387720		411.52	
	20060	QUILL	14109523				.10	
	20060	QUILL	14121336				119.67	
	20060	QUILL	14389188				367.90	
	20060	QUILL	14440682				25.99	
	20060	QUILL	14732325				31.31	
	20060	QUILL	14735743				21.56	
	20060	QUILL	14740521				206.54	
	20060	QUILL	14775247				58.46	
	20060	QUILL	14799730				40.36	
	20060	QUILL	1499730				33.41	
						ACCOUNT TOTAL	1,483.77	*
5408		OPERATION OF MOTOR VEHICL						
	7071	KEPLINGER REPAIR SERV INC	25851				191.16	
	9624	LINDSAY	333320				1.00	
	10115	DONALD B. RICE TIRE CO.	6100164				710.27	
						ACCOUNT TOTAL	902.43	*
5410		PROTECTIVE CLOTHING/UNIFO						
	3295	WILKIN'S SHOECENTER, INC.	47466 3/21				199.01	
	3501	MES - MARYLAND	1548850				455.83	
	3501	MES - MARYLAND	1548854				105.00	
	8548	MES DEPOSITORY ACCOUNT	1549721				54.32	
	610000	MARYLAND FIRE EQUIP. CORP	303875				226.62	
	610000	MARYLAND FIRE EQUIP. CORP	303996				695.31	
						ACCOUNT TOTAL	1,736.09	*
5411		BOOKS AND SUBSCRIPTIONS						
	200	NORTHERN VIRGINIA DAILY	FIRE 3/21				159.00	
						ACCOUNT TOTAL	159.00	*
5626		EMS FUND						
	6266	SAFEWARE, INC.	3865728				404.26	
	6266	SAFEWARE, INC.	3866095				237.18	
	20564	ROBERTS OXYGEN CO., INC.	39439				158.73	
	20564	ROBERTS OXYGEN CO., INC.	632509				112.47	
	20564	ROBERTS OXYGEN CO., INC.	655542				131.27	
						ACCOUNT TOTAL	1,043.91	*

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
5801		DUES AND MEMBERSHIPS				
	6566	IAAI	46804			100.00
					ACCOUNT TOTAL	100.00 *
5897		COVID-19 EXPENSES				
	8549	MILLER'S SUPPLIES	1122778			1,357.35
					ACCOUNT TOTAL	1,357.35 *
5899		UNCLASSIFIED				
	552	PICCADILLY PRINTING CO.	10069			67.12
	6267	DONAHOE'S WHIMSICAL FLOWER	055064			110.00
	9196	JOHN DEERE FINANCIAL	6676			559.86
	9625	CULLIGAN	19542			99.00
					ACCOUNT TOTAL	835.98 *
					MAJOR TOTAL	7,798.53 **
041010	**PUBLIC WORKS/SANITARY DISTRICTS**					
5203		TELEPHONE				
	4919	BERRY, MIKE	0049202103			45.00
	9267	JONES, TRAVIS	0092202103	002		45.00
	9611	COFFELT, MICHAEL	0096202103	002		45.00
					ACCOUNT TOTAL	135.00 *
5408		EQUIPMENT MAINTENANCE/OPE				
	188	LINDEN SMR ASSOCIATES	0001202103			100.00
	263	RAMSEY HARDWARE	407849			176.97
	263	RAMSEY HARDWARE	407850			4.94
	2110	LOWE'S	1857 3/21			32.72
	3952	WINCHESTER EQUIPMENT CO.	06484			317.45
	3952	WINCHESTER EQUIPMENT CO.	06488			5.65
	3952	WINCHESTER EQUIPMENT CO.	07261			472.91
	5305	WARREN CO. PUBLIC SCHOOLS	29170			1,041.23
	5789	MANSFIELD OIL COMPANY	666976			367.60
					ACCOUNT TOTAL	2,519.47 *
5451		FUEL				
	5789	MANSFIELD OIL COMPANY	661876			229.17
	5789	MANSFIELD OIL COMPANY	663724			499.53
					ACCOUNT TOTAL	728.70 *
5899		RESERVE FOR CONTINGENCIES				
	743	STOKES GENERAL STORE	JS 3/21			109.77
	743	STOKES GENERAL STORE	JS 3/21 B			120.00
					ACCOUNT TOTAL	229.77 *
					MAJOR TOTAL	3,612.94 **
042030	** REFUSE COLLECTION **					
3005		COMPACTOR OPERATION CONTR				
	8556	SHREE MAHALAKSHMI LLC	0085202103	002		250.00
					ACCOUNT TOTAL	250.00 *
3011		REFUSE COMPACTOR SERVICE				
	898	REPUBLIC SERVICES #976	4606257 3/21			14,651.75
					ACCOUNT TOTAL	14,651.75 *

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
3012		RECYCLING EXPENSES				
	898	REPUBLIC SERVICES #976	4606257 3/21			18,488.44
	7957	RIDGERUNNER CONTAINER SER	108741			188.80
	7957	RIDGERUNNER CONTAINER SER	108755			266.00
	7957	RIDGERUNNER CONTAINER SER	108761			172.80
	7957	RIDGERUNNER CONTAINER SER	110143			268.40
					ACCOUNT TOTAL	19,384.44 *
5408		OPERATION OF MOTOR VEHICL				
	5781	MANSFIELD OIL COMPANY	663602			137.37
					ACCOUNT TOTAL	137.37 *
5410		UNIFORMS				
	3243	CINTAS CORPORATION	4075385489			69.24
	3243	CINTAS CORPORATION	4075969616			69.24
	3243	CINTAS CORPORATION	4076655187			69.24
					ACCOUNT TOTAL	207.72 *
5899		UNCLASSIFIED AND SITE IMP				
	263	RAMSEY HARDWARE	407891			55.24
	1724	SHARE CORP.	159789			983.12
	9237	JOHNNY BLUE, INC.- #4391	205525			79.00
	9237	JOHNNY BLUE, INC.- #4391	205526			79.00
	9237	JOHNNY BLUE, INC.- #4391	205527			79.00
	20055	QUILL	14424276			419.34
					ACCOUNT TOTAL	1,694.70 *
8003		RENTAL OF SITES				
	8556	SHREE MAHALAKSHMI LLC	0085202103 002			250.00
					ACCOUNT TOTAL	250.00 *
					MAJOR TOTAL	36,575.98 **
042035	**	REFUSE COLLECTION/TRANS. STA. **				
3011		REFUSE COMPACTOR SERVICE				
	898	REPUBLIC SERVICES #976	4606257 3/21			3,048.06
					ACCOUNT TOTAL	3,048.06 *
3012		RECYCLING EXPENSES				
	898	REPUBLIC SERVICES #976	4606257 3/21			1,743.84
	6152	VALICOR ENVIRONMENTAL SERV	111439			575.83
	20238	BATTLE CREEK LANDFILL	556 3/21			127.06
					ACCOUNT TOTAL	2,446.73 *
5408		OPERATION OF MOTOR VEHICL				
	5305	WARREN CO. PUBLIC SCHOOLS	29210			1,940.45
	5797	MANSFIELD OIL COMPANY	663661			201.77
	5797	MANSFIELD OIL COMPANY	666912			128.52
	6499	MARSHALL, BRIAN	REIMB 3/21			60.01
					ACCOUNT TOTAL	2,330.75 *
					MAJOR TOTAL	7,825.54 **
042040	**	REFUSE DISPOSAL **				
3002		ENGINEERING SERVICES				
	400	LABELLA ASSOCIATES	134731			16,594.29
					ACCOUNT TOTAL	16,594.29 *

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT	
3013		HAULING AND DISPOSAL					
	898	REPUBLIC SERVICES #976	4720991 3/21			39,969.60	
	20238	BATTLE CREEK LANDFILL	570 3/21			76,908.34	
					ACCOUNT TOTAL	116,877.94	*
5203		TELEPHONE					
	4812	LENTZ, JAMES	0048202103			45.00	
					ACCOUNT TOTAL	45.00	*
5401		OFFICE SUPPLIES					
	20055	QUILL	14447082			30.74	
	20055	QUILL	14457902			111.01	
	20055	QUILL	14599515			27.48	
					ACCOUNT TOTAL	169.23	*
5410		UNIFORMS					
	743	STOKES GENERAL STORE	BM 3/21			100.00	
	743	STOKES GENERAL STORE	MS 3/21			100.00	
	743	STOKES GENERAL STORE	MS 3/21 B			120.00	
					ACCOUNT TOTAL	320.00	*
5415		OPERATION OF MACHINERY					
	1666	NAPA AUTO PARTS	785633			628.91	
	2125	H. N. FUNKHOUSER & CO.	87437 3/21			1,184.47	
	3952	WINCHESTER EQUIPMENT CO.	35362			669.14	
					ACCOUNT TOTAL	2,482.52	*
5899		UNCLASSIFIED					
	263	RAMSEY HARDWARE	407782			11.72	
	263	RAMSEY HARDWARE	408083			79.16	
	1666	NAPA AUTO PARTS	784825			35.91	
	1666	NAPA AUTO PARTS	785137			62.10	
	3468	OVERHEAD DOOR CO. OF	21 3050			480.00	
	7009	CARDINAL SCALE MFG CO	186518818			629.00	
	9218	CRYSTAL SPRINGS	16375631 022321			24.46	
					ACCOUNT TOTAL	1,322.35	*
7001		MACHINERY AND EQUIPMENT					
	5784	DEERE CREDIT, INC	0057202103 002			3,762.34	
					ACCOUNT TOTAL	3,762.34	*
					MAJOR TOTAL	141,573.67	**
043000	** MAINTENANCE OF BLDG. & GRNDS. **						
5101		ELECTRIC SERVICE					
	105	TOWN OF FRONT ROYAL	179112 3/21			5,120.47	
	105	TOWN OF FRONT ROYAL	334000 3/21			79.38	
	105	TOWN OF FRONT ROYAL	548000 3/21			414.88	
	105	TOWN OF FRONT ROYAL	560100 3/21			23.40	
	105	TOWN OF FRONT ROYAL	561000 3/21			233.78	
	105	TOWN OF FRONT ROYAL	562000 3/21			200.98	
	105	TOWN OF FRONT ROYAL	563000 3/21			199.03	
	105	TOWN OF FRONT ROYAL	565000 3/21			223.44	
	105	TOWN OF FRONT ROYAL	581001 3/21			2,778.36	
	105	TOWN OF FRONT ROYAL	724000 3/21			25.44	

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
	105	TOWN OF FRONT ROYAL	725000 3/21			8.50
	105	TOWN OF FRONT ROYAL	726000 3/21			8.50
	105	TOWN OF FRONT ROYAL	727000 3/21			9.59
	105	TOWN OF FRONT ROYAL	735000 3/21			606.20
	105	TOWN OF FRONT ROYAL	736000 3/21			2,562.93
	105	TOWN OF FRONT ROYAL	740000 3/21			194.08
					ACCOUNT TOTAL	12,688.96 *
5102		FUEL				
	4737	QUARLES ENERGY SERVICES	625251			233.62
	4737	QUARLES ENERGY SERVICES	625561			1,108.62
	4737	QUARLES ENERGY SERVICES	628241			205.93
	4737	QUARLES ENERGY SERVICES	630715			1,607.22
	4737	QUARLES ENERGY SERVICES	631628			902.18
	4737	QUARLES ENERGY SERVICES	631724			886.68
	4737	QUARLES ENERGY SERVICES	631828			77.66
	4737	QUARLES ENERGY SERVICES	631832			574.76
	4737	QUARLES ENERGY SERVICES	632320			1,002.52
	4738	QUARLES ENERGY SERVICES	624221			2,292.74
	4739	QUARLES ENERGY SERVICES	627615			468.73
	4739	QUARLES ENERGY SERVICES	628539			2,643.73
	4739	QUARLES ENERGY SERVICES	629130			1,766.14
					ACCOUNT TOTAL	13,770.53 *
5103		WATER SEWER GARBAGE				
	105	TOWN OF FRONT ROYAL	179111 3/21			1,280.17
	105	TOWN OF FRONT ROYAL	334000 3/21			97.68
	105	TOWN OF FRONT ROYAL	548000 3/21			75.50
	105	TOWN OF FRONT ROYAL	549000 3/21			26.66
	105	TOWN OF FRONT ROYAL	559000 3/21			26.66
	105	TOWN OF FRONT ROYAL	560000 3/21			58.73
	105	TOWN OF FRONT ROYAL	560100 3/21			14.10
	105	TOWN OF FRONT ROYAL	565000 3/21			40.76
	105	TOWN OF FRONT ROYAL	581001 3/21			577.49
	105	TOWN OF FRONT ROYAL	583000 3/21			125.17
	105	TOWN OF FRONT ROYAL	724000 3/21			26.66
	105	TOWN OF FRONT ROYAL	735000 3/21			461.29
	105	TOWN OF FRONT ROYAL	735100 3/21			81.97
	105	TOWN OF FRONT ROYAL	735111 3/21			9.92
	105	TOWN OF FRONT ROYAL	736000 3/21			248.35
	105	TOWN OF FRONT ROYAL	740000 3/21			161.29
	898	REPUBLIC SERVICES #976	4606257 3/21 B			168.60
	898	REPUBLIC SERVICES #976	514737 0020363			171.57
	898	REPUBLIC SERVICES #976	514997 0022098			175.00
					ACCOUNT TOTAL	3,827.57 *
5203		TELEPHONE				
	5379	KERNS, JAMES W	0053202103 002			45.00
	8013	HAYES, JEFFREY	0080202103 002			30.00
	8803	SHACKELFORD, DONNA	0088202103 002			45.00
					ACCOUNT TOTAL	120.00 *
5401		OFFICE SUPPLIES				
	8549	MILLER'S SUPPLIES	1132594			140.67
					ACCOUNT TOTAL	140.67 *

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION	AMOUNT
5405		SUPPLIES			
	263	RAMSEY HARDWARE	407885		20.50
	2110	LOWE'S	3364 3/21		38.42
	2110	LOWE'S	3982 3/21		192.97
	2110	LOWE'S	9891 3/21		75.68
	7977	GENERAL SALES OF VA, INC.	202102 01416		280.00
				ACCOUNT TOTAL	607.57 *
5407		REPAIRS AND MAINTENANCE			
	75	R.A.C. SECURITY SYS. INC.	11661		432.00
	263	RAMSEY HARDWARE	407754		16.70
	263	RAMSEY HARDWARE	407755		4.00
	263	RAMSEY HARDWARE	407767		14.37
	263	RAMSEY HARDWARE	407804		36.93
	263	RAMSEY HARDWARE	407865		142.18
	263	RAMSEY HARDWARE	407893		9.70
	263	RAMSEY HARDWARE	407905		7.19
	263	RAMSEY HARDWARE	407960		3.77
	263	RAMSEY HARDWARE	407961		3.14
	263	RAMSEY HARDWARE	408079		44.48
	263	RAMSEY HARDWARE	408122		9.25
	263	RAMSEY HARDWARE	408146		22.03
	263	RAMSEY HARDWARE	408153		16.70
	263	RAMSEY HARDWARE	408166		26.99
	263	RAMSEY HARDWARE	408180		65.34
	263	RAMSEY HARDWARE	408187		35.34
	263	RAMSEY HARDWARE	408196		48.56
	263	RAMSEY HARDWARE	408210		25.18
	548	SHERWIN-WILLIAMS	3473 6		9.09
	958	BEST EXTERMINATING SERV.	53121		25.00
	958	BEST EXTERMINATING SERV.	53219		10.00
	2110	LOWE'S	01523		495.00-
	2110	LOWE'S	1052 3/21		307.43
	2110	LOWE'S	1355 3/21		560.60
	2110	LOWE'S	1456 3/21		72.69
	2110	LOWE'S	1561 3/21		17.77
	2110	LOWE'S	1623 3/21		918.77
	2110	LOWE'S	17538		140.66-
	2110	LOWE'S	1801 3/21		292.05
	2110	LOWE'S	1814 3/21		81.13
	2110	LOWE'S	1863 3/21		48.72
	2110	LOWE'S	1931 3/21		24.71
	2110	LOWE'S	2725 3/21		1,092.00
	2110	LOWE'S	3582 3/21		102.98
	2110	LOWE'S	3882 3/21		77.84
	2110	LOWE'S	8743 3/21		424.94
	2568	UNIFIRST CORPORATION	1348627		158.34
	2568	UNIFIRST CORPORATION	1349835		166.29
	2568	UNIFIRST CORPORATION	1351035		153.72
	2568	UNIFIRST CORPORATION	1352217		153.72

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
	3278	DODSON PEST CONTROL	0032202103	923503		35.00
	4200	NORTHEASTERN SUPPLY INC.	2981714			82.82
	4200	NORTHEASTERN SUPPLY INC.	2983205			122.79
	4200	NORTHEASTERN SUPPLY INC.	2986328			22.24
	5156	UNIFIRST CORP.	1348684			280.20
	5156	UNIFIRST CORP.	1351093			276.06
	6233	UNIFIRST CORP.	1348859			63.60
	6233	UNIFIRST CORP.	1351266			62.66
	6563	FIDELITY POWER SYSTEMS	0040440			600.00
	7575	APV	2479			47.18
	7575	APV	2510			86.03
	7575	APV	2514			118.09
	8022	REXEL	127735285001			174.02
	8022	REXEL	127824314001			481.57
	8022	REXEL	128015069001			205.15
	8022	REXEL	129418408001			10.30
	8022	REXEL	129629602001			10.30
	8022	REXEL	129902889001			555.07
	9196	JOHN DEERE FINANCIAL	1932			719.88
	9617	ORACLE ELEVATOR HOLDCO, IN	014898			145.00
	20445	UNIFIRST CORPORATION	1348628			200.55
	20445	UNIFIRST CORPORATION	1351036			197.59
					ACCOUNT TOTAL	9,522.08 *
5408		OPERATION OF MOTOR VEHICL				
	263	RAMSEY HARDWARE	407808			35.96
	263	RAMSEY HARDWARE	407878			23.91
	1666	NAPA AUTO PARTS	785824			24.21
	5517	MANSFIELD OIL COMPANY	655049			263.05
	5517	MANSFIELD OIL COMPANY	661885			235.83
	5517	MANSFIELD OIL COMPANY	663732			332.63
					ACCOUNT TOTAL	915.59 *
5897		COVID-19 EXPENSES				
	263	RAMSEY HARDWARE	407779			316.51
	263	RAMSEY HARDWARE	407836			147.46
	263	RAMSEY HARDWARE	407837			44.95
	263	RAMSEY HARDWARE	408029			35.50
	263	RAMSEY HARDWARE	408032			43.62
	263	RAMSEY HARDWARE	408037			31.47
	263	RAMSEY HARDWARE	408045			7.74
	2110	LOWE'S	2480 3/21			291.15
	2110	LOWE'S	2794 3/21			586.72
	2110	LOWE'S	3952 3/21			75.91
	2110	LOWE'S	4081 3/21			64.03
	2110	LOWE'S	9891 3/21			49.76
	4013	STATE CHEMICAL MFG. CO.	901880409			2,128.19
	4013	STATE CHEMICAL MFG. CO.	901880413			1,876.92
	4013	STATE CHEMICAL MFG. CO.	901880418			1,338.31
	6136	SHALLOW CREEK ELECTRICAL S	4747			2,225.00
	7016	SELECT SPECIALTY PRODUCTS	52620			2,384.40

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
	7931	TRENDWAY CORPORATION	3009772			16,637.50
	7977	GENERAL SALES OF VA, INC.	20210201013			1,630.05
	8549	MILLER'S SUPPLIES	1132491			1,979.08
	8549	MILLER'S SUPPLIES	1133803			626.30
	8549	MILLER'S SUPPLIES	1134722			139.40
	8549	MILLER'S SUPPLIES	1134836			547.96
	8549	MILLER'S SUPPLIES	1135431			1,914.76
	8549	MILLER'S SUPPLIES	1136386			1,929.00
	8549	MILLER'S SUPPLIES	1136387			3,920.00
					ACCOUNT TOTAL	40,971.69 *
5899		UNCLASSIFIED				
	8831	FREDERICK ANDREAE	8831 3/21			918.75
	8831	FREDERICK ANDREAE	8831 3/21 B			87.50
					ACCOUNT TOTAL	1,006.25 *
7014		FIRE PROTECTION				
	3174	JOHNSON CONTROLS FIRE	21906315			2,870.00
					ACCOUNT TOTAL	2,870.00 *
					MAJOR TOTAL	86,440.91 **
053500	**	CHILDREN'S SERVICES ACT **				
5301		CHILDREN'S SERVICES ACT				
	2103	FAMILY PRESERVATION SERV.	0205202112645			1,068.00
	2368	GRAFTON SCHOOL, INC.	2021011175			5,277.25
	2368	GRAFTON SCHOOL, INC.	2021016737			6,710.00
	2368	GRAFTON SCHOOL, INC.	202104567925			5,407.25
	2379	CHILDREN'S SERVICES OF VA	48643			2,940.00
	2379	CHILDREN'S SERVICES OF VA	48657			2,100.00
	2431	CHILD CARE & LEARNING CTR	7233			969.00
	2431	CHILD CARE & LEARNING CTR	7261			969.00
	2492	POPLAR SPRINGS HOSPITAL	3006560046 3/21			2,561.00
	2601	INTERCEPT YOUTH SERVICES,	116125 022101			3,657.36
	2601	INTERCEPT YOUTH SERVICES,	116502 022101			5,569.36
	2618	NORTHWESTERN COMMUNITY	108			6,600.00
	2618	NORTHWESTERN COMMUNITY	109			6,600.00
	2702	UNITED METHODIST FAMILY	104232 1			4,131.36
	2702	UNITED METHODIST FAMILY	104331 1			4,368.67
	2702	UNITED METHODIST FAMILY	104331 2			5,119.74
	2702	UNITED METHODIST FAMILY	104331 3			352.71
	2702	UNITED METHODIST FAMILY	104331 4			5,119.74
	2702	UNITED METHODIST FAMILY	104331 5			156.37
	2702	UNITED METHODIST FAMILY	104331 6			5,119.74
	2702	UNITED METHODIST FAMILY	104331 7			6,088.36
	2702	UNITED METHODIST FAMILY	104331 8			6,088.36
	2702	UNITED METHODIST FAMILY	104331 9			4,368.67
	3194	VA. HOME FOR BOYS & GIRLS	7511			5,983.00
	3194	VA. HOME FOR BOYS & GIRLS	7512			2,232.00
	3194	VA. HOME FOR BOYS & GIRLS	7569			2,232.00
	3258	MATTHEWS CENTER FOR VISUAL	147510			5,614.00

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
	3258	MATTHEWS CENTER FOR VISUAL	147511			5,486.00
	3413	BLUE RIDGE EDUCATIONAL CN	389			20,200.00
	3413	BLUE RIDGE EDUCATIONAL CN	396			17,675.00
	5704	DEPAUL COMMUNITY RESOURCE	0283489			6,600.00
	6257	CHILDREN'S HOME SOCIETY	9			3,745.00
	6310	APTS	2056756			6,898.72
	6373	E.A.S. WINCHESTER. PLLC	6373 3/21			300.00
	7823	FIRST HOME CARE	7401 022101			3,136.00
	7823	FIRST HOME CARE	9239 022101			3,136.00
	8652	CCFS	881666			420.00
	8652	CCFS	881981			420.00
	9607	IMPACT LIVING SERVICES	11747 022101			5,733.00
					ACCOUNT TOTAL	181,152.66 *
5899		UNCLASSIFIED				
	6615	AMANKRAH, JESSICA	0066202103 002			45.00
					ACCOUNT TOTAL	45.00 *
					MAJOR TOTAL	181,197.66 **
071010	**	PARKS & REC. ADMINISTRATION **				
3002		PROFESSIONAL SERVICES				
	6510	W.C. HEALTH DEPARTMENT	ELF 187 4831			280.00
	8181	LPDA	190801 004			535.00
					ACCOUNT TOTAL	815.00 *
3005		MAINTENANCE SERVICE CONTR				
	3787	XEROX CORPORATION	012474749			292.31
	3787	XEROX CORPORATION	012474751			452.00
					ACCOUNT TOTAL	744.31 *
5201		POSTAGE				
	2687	U. S. POSTAL SERVICE	POSTAGE 3/21			245.00
					ACCOUNT TOTAL	245.00 *
5203		TELEPHONE				
	188	LINDEN SMR ASSOCIATES	0001202103			330.00
	2677	LENZ, DANIEL P	0026202103			45.00
	2712	RICHARDSON, ROBIN A	0027202103			45.00
	5041	WALKER, TIFFANY	0050202103			45.00
	9518	WALKER, RACHAEL E.	0095202103 002			45.00
	20908	MUNSON, ALAN	0209202103 002			30.00
					ACCOUNT TOTAL	540.00 *
5401		OFFICE SUPPLIES				
	20056	QUILL	14650722			86.91
	20056	QUILL	14664771			55.99
	20056	QUILL	14815881			48.67
	20056	QUILL	14854700			253.96
					ACCOUNT TOTAL	445.53 *
5403		BEVERAGES				
	2110	LOWE'S	0637 3/21			45.36
	9218	CRYSTAL SPRINGS	16379177 022321			27.93
					ACCOUNT TOTAL	73.29 *

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
5897		COVID-19 EXPENSES				
	20056	QUILL	14678364			53.94
					ACCOUNT TOTAL	53.94 *
					MAJOR TOTAL	2,917.07 **
071020	** PARKS & REC. - REC. PROGRAM **					
5440		COACHES CERTIFICATION				
	30951	NCSI	7931			37.00
					ACCOUNT TOTAL	37.00 *
5450		FRGC CART RENTAL				
	5127	DLL FINANCE LLC.	0051202103	101-0418904-000		1,669.95
					ACCOUNT TOTAL	1,669.95 *
					MAJOR TOTAL	1,706.95 **
071030	** PARKS & REC. MAINTENANCE **					
3005		SERVICE CONTRACTS & CLEAN				
	898	REPUBLIC SERVICES #976	513724 4771580			429.98
	898	REPUBLIC SERVICES #976	514268 4771580			467.41
	898	REPUBLIC SERVICES #976	515433 4814901			599.02
	898	REPUBLIC SERVICES #976	515675 4771580			429.98
	5127	DLL FINANCE LLC.	0051202103 002	101-0447511-000		463.30
	6216	L & B PORTABLES LLC	1847			1,662.00
					ACCOUNT TOTAL	4,051.69 *
3023		SAFETY PROGRAM				
	9196	JOHN DEERE FINANCIAL	2001			73.09
					ACCOUNT TOTAL	73.09 *
5101		ELECTRIC SERVICE				
	105	TOWN OF FRONT ROYAL	127101 3/21			20.00
	105	TOWN OF FRONT ROYAL	127102 3/21			36.59
	105	TOWN OF FRONT ROYAL	127104 3/21			20.00
	105	TOWN OF FRONT ROYAL	127105 3/21			26.66
	105	TOWN OF FRONT ROYAL	127106 3/21			11.43
	105	TOWN OF FRONT ROYAL	153000 3/21			1,818.68
	105	TOWN OF FRONT ROYAL	270101 3/21			176.50
	105	TOWN OF FRONT ROYAL	595050 3/21			26.66
	105	TOWN OF FRONT ROYAL	595075 3/21			667.55
	105	TOWN OF FRONT ROYAL	595077 3/21			20.14
	105	TOWN OF FRONT ROYAL	595101 3/21			612.73
	105	TOWN OF FRONT ROYAL	612050 3/21			18.59
	105	TOWN OF FRONT ROYAL	613100 3/21			29.92
	105	TOWN OF FRONT ROYAL	613101 3/21			81.97
	105	TOWN OF FRONT ROYAL	687200 3/21			74.79
	105	TOWN OF FRONT ROYAL	687205 3/21			26.66
	105	TOWN OF FRONT ROYAL	687210 3/21			9.92
	105	TOWN OF FRONT ROYAL	707000 3/21			20.00
	105	TOWN OF FRONT ROYAL	707100 3/21			8.50
	105	TOWN OF FRONT ROYAL	709110 3/21			88.36

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
	105	TOWN OF FRONT ROYAL	711000 3/21			32.06
	105	TOWN OF FRONT ROYAL	733006 3/21			542.22
	105	TOWN OF FRONT ROYAL	758100 3/21			81.97
	105	TOWN OF FRONT ROYAL	773100 3/21			1,247.68
	105	TOWN OF FRONT ROYAL	773101 3/21			20.00
	105	TOWN OF FRONT ROYAL	773102 3/21			65.23
	105	TOWN OF FRONT ROYAL	773102A 3/21			65.23
	105	TOWN OF FRONT ROYAL	773103 3/21			484.07
	105	TOWN OF FRONT ROYAL	773104 3/21			2,365.72
	105	TOWN OF FRONT ROYAL	773106 3/21			8.50
	105	TOWN OF FRONT ROYAL	773109 3/21			20.00
	105	TOWN OF FRONT ROYAL	773110 3/21			21.22
	105	TOWN OF FRONT ROYAL	773111 3/21			20.00
	105	TOWN OF FRONT ROYAL	773112 3/21			20.00
	105	TOWN OF FRONT ROYAL	773114 3/21			33.60
	105	TOWN OF FRONT ROYAL	773115 3/21			178.95
	105	TOWN OF FRONT ROYAL	773116 3/21			26.66
	105	TOWN OF FRONT ROYAL	773117 3/21			20.00
	105	TOWN OF FRONT ROYAL	773118 3/21			20.00
	105	TOWN OF FRONT ROYAL	773119 3/21			206.97
	105	TOWN OF FRONT ROYAL	773120 3/21			57.13
	105	TOWN OF FRONT ROYAL	773121 3/21			20.27
	105	TOWN OF FRONT ROYAL	773122 3/21			191.64
	105	TOWN OF FRONT ROYAL	773123 3/21			20.00
	105	TOWN OF FRONT ROYAL	773124 3/21			81.97
	105	TOWN OF FRONT ROYAL	773125 3/21			20.00
	105	TOWN OF FRONT ROYAL	773126 3/21			8.50
	105	TOWN OF FRONT ROYAL	773129 3/21			81.97
	105	TOWN OF FRONT ROYAL	773130 3/21			20.00
	105	TOWN OF FRONT ROYAL	773131 3/21			11.97
					ACCOUNT TOTAL	9,789.18 *
5402		AUTO MAINTENANCE				
	5305	WARREN CO. PUBLIC SCHOOLS	29111			1,886.95
	5305	WARREN CO. PUBLIC SCHOOLS	29166			150.48
	5305	WARREN CO. PUBLIC SCHOOLS	29171			50.48
	5305	WARREN CO. PUBLIC SCHOOLS	29173			85.93
	5305	WARREN CO. PUBLIC SCHOOLS	29174			155.38
	5305	WARREN CO. PUBLIC SCHOOLS	29239			620.62
					ACCOUNT TOTAL	2,949.84 *
5406		CHEMICALS				
	1724	SHARE CORP.	159768			1,028.60
	7093	SOUTHERN STATES OF F.R.	1236605			376.11
	7093	SOUTHERN STATES OF F.R.	1236841			752.22
	7093	SOUTHERN STATES OF F.R.	1237446			125.46
	7093	SOUTHERN STATES OF F.R.	1237598			817.74
					ACCOUNT TOTAL	3,100.13 *
5407		REPAIRS AND MAINTENANCE				
	263	RAMSEY HARDWARE	407800			3.77
	263	RAMSEY HARDWARE	407807			21.56

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
	263	RAMSEY HARDWARE	407902			17.51
	263	RAMSEY HARDWARE	407920			13.03
	263	RAMSEY HARDWARE	407965			11.69
	263	RAMSEY HARDWARE	407968			26.05
	263	RAMSEY HARDWARE	408015			8.07
	263	RAMSEY HARDWARE	408033			3.59
	263	RAMSEY HARDWARE	408051			17.05
	263	RAMSEY HARDWARE	408135			6.74
	746	CRIM'S TRAILER SALES INC.	45452			24.00
	746	CRIM'S TRAILER SALES INC.	45457			24.99
	1410	LEWIN-YOUNT COMPANY	33837			248.00
	1666	NAPA AUTO PARTS	785161			2.97
	1666	NAPA AUTO PARTS	785297			43.65
	1666	NAPA AUTO PARTS	785416			15.84
	2110	LOWE'S	0637 3/21			49.74
	2110	LOWE'S	1153 3/21			36.01
	2110	LOWE'S	1365 3/21			389.01
	2110	LOWE'S	1411 3/21			73.08
	2110	LOWE'S	1527 3/21			191.06
	2110	LOWE'S	1552 3/21			38.92
	2110	LOWE'S	1673 3/21			74.77
	2110	LOWE'S	1783 3/21			81.67
	2110	LOWE'S	1794 3/21			44.20
	2110	LOWE'S	1878 3/21			35.12
	2110	LOWE'S	1895 3/21			4.17
	2110	LOWE'S	2178 3/21			43.13
	2110	LOWE'S	2750 3/21			66.38
	2110	LOWE'S	4664 3/21			19.89
	2110	LOWE'S	9326 3/21			152.00
	3952	WINCHESTER EQUIPMENT CO.	06566			257.13
	3952	WINCHESTER EQUIPMENT CO.	06753			27.78
	3952	WINCHESTER EQUIPMENT CO.	06926			52.59
	3952	WINCHESTER EQUIPMENT CO.	33010			508.04
	7598	MIRACLE RECREATION	831197			338.62
	9196	JOHN DEERE FINANCIAL	4261			64.96
	9196	JOHN DEERE FINANCIAL	9697			4.99
	9626	BURKE, MARCUS	REIMB 3/21			16.84
	20629	MAX-R	710908			3,439.00
					ACCOUNT TOTAL	6,497.61 *
5408		OPERATION OF MOTOR VEHICL				
	2125	H. N. FUNKHOUSER & CO.	87419 3/21			47.20
	2125	H. N. FUNKHOUSER & CO.	87432 3/21			68.89
	2125	H. N. FUNKHOUSER & CO.	87432 3/21 B			159.70
	4737	QUARLES ENERGY SERVICES	610622			776.66
	4737	QUARLES ENERGY SERVICES	610719			301.20
	4737	QUARLES ENERGY SERVICES	630828			142.36
	5853	MANSFIELD OIL COMPANY	663572			922.48
	5853	MANSFIELD OIL COMPANY	666818			771.90
					ACCOUNT TOTAL	3,190.39 *

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
5410		UNIFORMS & WEARING APPARE				
	9196	JOHN DEERE FINANCIAL	4396			39.96
					ACCOUNT TOTAL	39.96 *
5413		OPERATING SUPPLIES				
	6329	WALMART	WCCC 3/21			300.00
	7032	FRONT ROYAL'S FUSSELL	2443 94783			54.99
					ACCOUNT TOTAL	354.99 *
5417		LIGHTING SYSTEM				
	2110	LOWE'S	1860 3/21			35.61
					ACCOUNT TOTAL	35.61 *
5420		SMALL TOOLS				
	263	RAMSEY HARDWARE	408024			22.49
	263	RAMSEY HARDWARE	408169			53.08
	1666	NAPA AUTO PARTS	785073			359.40
	9196	JOHN DEERE FINANCIAL	3733			13.98
					ACCOUNT TOTAL	448.95 *
					MAJOR TOTAL	30,531.44 **
081010	**	PLANNING AND ZONING ADMIN. **				
3007		ADVERTISING				
	169	WARREN SENTINEL, THE	1666603 3/21			132.00
	169	WARREN SENTINEL, THE	1666603 3/21 B			258.00
	200	NORTHERN VIRGINIA DAILY	S00218 C			216.00
	200	NORTHERN VIRGINIA DAILY	S00218 3/21			432.15
	200	NORTHERN VIRGINIA DAILY	S00218 3/21 B			168.00
					ACCOUNT TOTAL	1,206.15 *
5205		CELLULAR PHONE				
	3107	LOGAN, TARYN G.	0031202103			45.00
					ACCOUNT TOTAL	45.00 *
5408		OPERATION OF MOTOR VEHICL				
	5792	MANSFIELD OIL COMPANY	663687			16.39
	5792	MANSFIELD OIL COMPANY	666937			26.74
					ACCOUNT TOTAL	43.13 *
5505		TRAVEL AND TRAINING-STAFF				
	20582	UNIVERSITY OF VIRGINIA	45936			200.00
					ACCOUNT TOTAL	200.00 *
7008		COMPUTER SOFTWARE				
	3824	ESRI, INC.	93988959			8,500.00
					ACCOUNT TOTAL	8,500.00 *
					MAJOR TOTAL	9,994.28 **
091000	**	NON-DEPARTMENTAL **				
3010		MAINTENANCE - CENTRAL COM				
	906	ROYAL OAK COMPUTERS	29721574			270.00
	4092	EMEDIA WEB SERVICES, INC.	2021 896			118.75
	6203	U.S. BANK EQUIPMENT FINANC	436235808			389.83
	20531	BAI MUNICIPAL SOFTWARE	WATS2011 3700			15,621.00
					ACCOUNT TOTAL	16,399.58 *

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
8001		PUBLIC SAFETY COMM. TOWER				
	707	MOTOROLA, INC.	604203			4,298.00
					ACCOUNT TOTAL	4,298.00 *
8002		CTHSE RECORDS DIGITIZATIO				
	144	C. W. WARTHEN COMPANY	54720			12,600.00
					ACCOUNT TOTAL	12,600.00 *
					MAJOR TOTAL	33,297.58 **
092000	** CAPITAL OUTLAY **					
7025		REVENUE SHARING				
	2178	VA DEPT. OF TRANSP.	RVSH000113			1.23
	2178	VA DEPT. OF TRANSP.	RVSH000115			97,086.53
					ACCOUNT TOTAL	97,087.76 *
7042		RIVERMONT VFD				
	7112	RACEY ENGINEERING, PLLC	9696			2,364.50
	7112	RACEY ENGINEERING, PLLC	9697			350.00
	7112	RACEY ENGINEERING, PLLC	9947			550.00
	7112	RACEY ENGINEERING, PLLC	9949			632.00
	8549	MILLER'S SUPPLIES	1117454			6,184.75
	8549	MILLER'S SUPPLIES	1120810			9,016.00
	8549	MILLER'S SUPPLIES	1120811			4,663.00
					ACCOUNT TOTAL	23,760.25 *
7058		PURCHASE OF SECOND STREET				
	6044	LILLIAN SEALOCK FOX	0060202103 002	20A8		1,967.76
					ACCOUNT TOTAL	1,967.76 *
7110		DOMINION WATER PAYMENT				
	6256	DOMINION ENERGY	20200211			236,595.54
					ACCOUNT TOTAL	236,595.54 *
7111		SEPTAGE RECEIVING FACILTY				
	105	TOWN OF FRONT ROYAL	WCSH 007			63,250.00
					ACCOUNT TOTAL	63,250.00 *
					MAJOR TOTAL	422,661.31 **
					FUND TOTAL	1,246,161.81

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
043050	** SHENANDOAH FARMS SAN. DIST. **					
5203		TELEPHONE/INTERNET				
	188	LINDEN SMR ASSOCIATES	0001202103			50.00
	5444	LENTZ, TIMOTHY	0054202103 002			45.00
					ACCOUNT TOTAL	95.00 *
5407		FACILITY REPAIRS & MAINTE				
	1666	NAPA AUTO PARTS	786189			9.66
					ACCOUNT TOTAL	9.66 *
5408		EQUIPMENT MAINTENANCE/OPE				
	1666	NAPA AUTO PARTS	763602			16.30
	1666	NAPA AUTO PARTS	771759			101.55
	1666	NAPA AUTO PARTS	776218			114.55
	1666	NAPA AUTO PARTS	779957			36.00-
	1666	NAPA AUTO PARTS	780595			9.12
	1666	NAPA AUTO PARTS	780751			41.12
	1666	NAPA AUTO PARTS	780870			14.59
	1666	NAPA AUTO PARTS	784582			55.73
	1666	NAPA AUTO PARTS	784853			31.60
	1666	NAPA AUTO PARTS	785352			9.34
	2110	LOWE'S	2747 3/21			67.83
	5305	WARREN CO. PUBLIC SCHOOLS	29180			431.85
	8657	SHADE EQUIPMENT CO.	280369			510.55
	8657	SHADE EQUIPMENT CO.	280375			43.60
	8657	SHADE EQUIPMENT CO.	281113			402.00
	9196	JOHN DEERE FINANCIAL	7033			28.44
	9269	JAMES RIVER EQUIPMENT	10406			2,788.83
	9269	JAMES RIVER EQUIPMENT	40760			303.54
					ACCOUNT TOTAL	4,934.54 *
5441		DRAINAGE MAINTENANCE/REPA				
	1666	NAPA AUTO PARTS	785456			28.48
	1666	NAPA AUTO PARTS	785682			233.96
					ACCOUNT TOTAL	262.44 *
5442		MAINTENANCE - STONE				
	9223	LEHIGH HANSON	3852099			4,155.38
	9223	LEHIGH HANSON	3869119			1,915.27
	9223	LEHIGH HANSON	3871366			1,119.51
	9223	LEHIGH HANSON	3872340			844.23
	9223	LEHIGH HANSON	3873016			3,075.91
	9223	LEHIGH HANSON	3873475			3,243.88
	9223	LEHIGH HANSON	3873904			425.80
					ACCOUNT TOTAL	14,779.98 *
5445		SNOW REMOVAL				
	7093	SOUTHERN STATES OF F.R.	1234918			107.94
	9223	LEHIGH HANSON	3860823			936.88
	9223	LEHIGH HANSON	3871138			1,211.93
					ACCOUNT TOTAL	2,256.75 *
5451		FUEL				
	1666	NAPA AUTO PARTS	785609			4.22

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
	4763	VALLEY ENERGY	5899			1,033.80
	5867	MANSFIELD OIL COMPANY	661999			96.38
	5867	MANSFIELD OIL COMPANY	663842			232.87
	5867	MANSFIELD OIL COMPANY	667097			165.13
					ACCOUNT TOTAL	1,532.40 *
7057		VML LOAN - PRINCIPAL				
	30004	VML/VACO FINANCE PROGRAM	788742002 3/21			244.28
					ACCOUNT TOTAL	244.28 *
					MAJOR TOTAL	24,115.05 **
					FUND TOTAL	24,115.05

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
054050	***LAKE FRONT ROYAL SANT DIST***					
5442		MAINTENANCE-STONE				
	9223	LEHIGH HANSON	3872653			1,343.91
	9223	LEHIGH HANSON	3873475			327.25
					ACCOUNT TOTAL	1,671.16 *
5445		SNOW REMOVAL				
	4997	H B HENRY CONSTRUCTION, LL	1320			5,819.00
	6216	L & B PORTABLES LLC	1846			70.00
	9223	LEHIGH HANSON	3871138			341.30
					ACCOUNT TOTAL	6,230.30 *
5455		INTERNAL PROJECTS				
	9622	TREASURER OF WARREN COUNTY	9622 3/21			5,285.72
					ACCOUNT TOTAL	5,285.72 *
					MAJOR TOTAL	13,187.18 **
					FUND TOTAL	13,187.18

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION	AMOUNT
056050	*** WILDCAT DRIVE SANT DIST ***				
5445		SNOW REMOVAL			
	9223	LEHIGH HANSON	3871138		870.12
				ACCOUNT TOTAL	870.12 *
				MAJOR TOTAL	870.12 **
				FUND TOTAL	870.12

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
081060	** WARREN COUNTY AIRPORT EXP. **					
1001		COMPENSATION AIRPORT MANA				
	6273	CASS AVIATION	0062202103 002			1,750.00
					ACCOUNT TOTAL	1,750.00 *
5407		REPAIRS AND MAINTENANCE				
	400	LABELLA ASSOCIATES	134730			266.84
	1717	CULLIGAN OF FRONT ROYAL	0017202103	569-0009332-2		35.00
					ACCOUNT TOTAL	301.84 *
5408		OPERATION OF VEHICLES				
	5874	MANSFIELD OIL COMPANY	666834			56.66
					ACCOUNT TOTAL	56.66 *
5898		WASTE DISPOSAL				
	9448	JOHNNY BLUE, INC. - 3407	205648			85.00
					ACCOUNT TOTAL	85.00 *
					MAJOR TOTAL	2,193.50 **
					FUND TOTAL	2,193.50

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT	
035060	** COST RECOVERY **						
3003		ADMINISTRATIVE FEES					
	8594	EMS MANAGEMENT &	041848			3,304.90	
					ACCOUNT TOTAL	3,304.90	*
5401		OFFICE SUPPLIES					
	20060	QUILL	14149120			6.79	
					ACCOUNT TOTAL	6.79	*
5408		OPERATION OF MOTOR VEHICL					
	445	FORTSMOUTH VFC #8	REIMB 3/21			51.17	
	5674	FRONT ROYAL FORD LLC	19219			123.40	
	5868	MANSFIELD OIL COMPANY	663729			1,735.70	
					ACCOUNT TOTAL	1,910.27	*
					MAJOR TOTAL	5,221.96	**
					FUND TOTAL	5,221.96	

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
035070	**SHEN. FARMS VFC6 EXPENDITURES**					
5406		STATION FUEL				
	4763	VALLEY ENERGY	25704			1,453.95
					ACCOUNT TOTAL	1,453.95 *
5407		BUILDING & GROUNDS MAINTE				
	898	REPUBLIC SERVICES #976	515164 4725859			227.70
					ACCOUNT TOTAL	227.70 *
5408		REPAIRS TO MOTOR VEHICLES				
	3822	AZ COMMERCIAL	2009320458			78.09
					ACCOUNT TOTAL	78.09 *
					MAJOR TOTAL	1,759.74 **
					FUND TOTAL	1,759.74

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
035071	**N. WARRREN VFD #10 EXPENDITURES**					
5406		PROPANE				
	5553	WASHINGTON GAS	3740 3/21			479.35
					ACCOUNT TOTAL	479.35 *
5407		REPAIRS & MAINTENANCE				
	898	REPUBLIC SERVICES #976	515467 1820999			109.01
					ACCOUNT TOTAL	109.01 *
					MAJOR TOTAL	588.36 **
					FUND TOTAL	588.36

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT	
035072	**SOUTH WARREN VFC #3 EXPENDITURES*						
5406		PROPANE GAS					
	6050	HOLTZMAN PROPANE	1163266			691.93	
	6050	HOLTZMAN PROPANE	1177699			1,441.84	
					ACCOUNT TOTAL	2,133.77	*
					MAJOR TOTAL	2,133.77	**
					FUND TOTAL	2,133.77	

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT	
035073	**SHENANDOAH SHORES VFC#5 EXP**						
5406		FUEL					
	6050	HOLTZMAN PROPANE	1133145			1,266.96	
					ACCOUNT TOTAL	1,266.96	*
5407		BUILDING GROUNDS & MAINTE					
	469	FIRE PROTECTION CO. LLC	65990			637.25	
					ACCOUNT TOTAL	637.25	*
5408		VEHICLE REPAIRS					
	469	FIRE PROTECTION CO. LLC	67034			29.85	
	5674	FRONT ROYAL FORD LLC	78241			2,046.58	
					ACCOUNT TOTAL	2,076.43	*
					MAJOR TOTAL	3,980.64	**
					FUND TOTAL	3,980.64	

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
035074	**LINDEN VFC #4 EXPENSES**					
5407		BUILDING GROUNDS & MAINTE				
	3822	AZ COMMERCIAL	2009310615			15.19
					ACCOUNT TOTAL	15.19 *
5408		VEHICLE REPAIRS				
	7071	KEPLINGER REPAIR SERV INC	25842			694.51
	9240	INTERSTATE RESCUE	6077			875.02
					ACCOUNT TOTAL	1,569.53 *
7057		LOANS				
	10118	FIRST BANK	0101202103 002	# 50723		3,227.46
					ACCOUNT TOTAL	3,227.46 *
					MAJOR TOTAL	4,812.18 **
					FUND TOTAL	4,812.18

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
035075	**FORTSMOUTH VFC #8 EXPENSES**					
5406		FUEL				
	6050	HOLTZMAN PROPANE	1167455			1,204.18
					ACCOUNT TOTAL	1,204.18 *
5407		BUILDING GROUNDS & MAINTE				
	898	REPUBLIC SERVICES #976	515181 4731170			198.08
	898	REPUBLIC SERVICES #976	515181 4731170B			198.08
					ACCOUNT TOTAL	396.16 *
5408		VEHICLE REPAIRS				
	10115	DONALD B. RICE TIRE CO.	6100025			51.00
					ACCOUNT TOTAL	51.00 *
					MAJOR TOTAL	1,651.34 **
					FUND TOTAL	1,651.34

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION		AMOUNT
081050		***ECONOMIC DEVELOPMENT AUTHORITY**				
3001		PROFESSIONAL FEES- LEGAL				
	500031	UNITED BANKCARD CENTER	2178 3/21			63.87
	500044	GREEHAN, TAVES & PANDAK, P	127758			4,044.20
					ACCOUNT TOTAL	4,108.07 *
5201		POSTAGE				
	500001	HENDERSON, GRETCHEN	REIMB 3/21			11.00
	500002	PARSONS, DOUG	REIMB 3/21			48.93
	500031	UNITED BANKCARD CENTER	2178 3/21			139.25
					ACCOUNT TOTAL	199.18 *
5205		TECHNOLOGY CORE OPERATION				
	500016	QUEEN CONSULTING & TECHNOL	10352			637.67
	500053	SHOTTON DESIGN, LLC	01967			30.00
					ACCOUNT TOTAL	667.67 *
5302		PROPERTY/LIABILITY INSURA				
	500031	UNITED BANKCARD CENTER	2178 3/21			511.38
					ACCOUNT TOTAL	511.38 *
5305		BANK FEES				
	500031	UNITED BANKCARD CENTER	2178 3/21			10.41
					ACCOUNT TOTAL	10.41 *
5401		SUPPLIES				
	500001	HENDERSON, GRETCHEN	REIMB 3/21 B			43.48
	500031	UNITED BANKCARD CENTER	2178 3/21			92.74
					ACCOUNT TOTAL	136.22 *
5800		INTEREST EXPENSE				
	500008	THE FIRST BANK & TRUST COM	63 2151580			34,765.23
					ACCOUNT TOTAL	34,765.23 *
5801		DUES AND SUBSCRIPTIONS				
	500021	XEROX CORP.	012474739			166.76
	500025	AFA PROTECTIVE SYSTEMS, IN	3233573			228.54
	500028	VEDA	300004209			250.00
					ACCOUNT TOTAL	645.30 *
					MAJOR TOTAL	41,043.46 **
					FUND TOTAL	41,043.46
					TOTAL DUE	1,363,735.06

Approved at meeting of _____ on _____.

Signed _____ _____ _____
Title Date

_____ _____ _____
Title Date

_____ _____ _____
Title Date

At a regular meeting of the Board of Supervisors of Warren County held in the Warren County Government Center on March 2, 2021 at 9:00 AM.

Present: Cheryl L. Cullers, Chair (South River District); Archie A. Fox, Vice Chairman (Fork District); Tony F. Carter (Happy Creek District); Walter J. Mabe (Shenandoah District); and Delores R. Oates (North River District); also present were Edwin C. Daley, Interim County Administrator; Jason J. Ham, Interim County Attorney; Dr. Chris Ballenger, Superintendent of Warren County Public Schools; Mike Berry, Public Works Director; James Bonzano, Fire Chief; Michael Coffelt, Sanitary District Manager; Samantha Edwards, Assistant Director of Social Services; Rick Farrall, Emergency Coordinator; Caitlin Jordan, Senior Assistant County Attorney; Gerry Maiatico, Fire Marshal; Keith McLiverty, Finance Director; and Emily Ciarrocchi, Deputy Clerk of the Board

Adoption of Agenda

Dr. Daley requested to add an item to the closed session for the discussion of a legal claim regarding the Warren County Department of Social Services.

On a motion by Mr. Mabe, seconded by Mrs. Oates, and by the following vote, the Board of Supervisors adopted the agenda as amended:

Mabe, Aye; Oates, Aye; Cullers, Aye; Fox, Aye; Carter, Aye

Presentation – Community Foundation of the Northern Shenandoah Valley – Larry Weiss

Larry Weiss introduced himself as the Executive Director of the Community Foundation of the Northern Shenandoah Valley (CFNSV), a non-profit organization that strives to foster a healthy and vibrant community as a trusted steward of local and charitable assets. The CFNSV operates to the benefit of residents of the City of Winchester and the Counties of Clarke, Frederick, and Warren by connecting philanthropic entities with local charitable organizations. The CFNSV allows donors to establish permanently endowed and non-endowed funds within one foundation, which are then given back to the community annually through grants, scholarships, or other such distributions. As of December 2020, the CFNSV had over $9 million in assets comprised of 125 funds, and they gave back $522,901 in 2020 through grants, scholarships, and distributions, approximately 30% of which directly impacted Warren County. Mr. Weiss then provided an overview of the groups within the County that the CFNSV works with including, but not limited to: Beautification of Front Royal Committee, Coats for Kids program, Rotary Club of Front Royal, Humane Society of Warren County, Samuels Public Library, St. Luke Community Clinic, House of Hope, C-CAP, Warren County Educational Endowment, Wells Fargo Scholarship Program, Beth Medved Waller Fund, and Stronger Together Fund.

DRAFT

Public Comment Period (60 Minute Time Limit)

Melissa Chappell-White, 140 Dogwood Farm Road, followed up on the concerns she stated during the public comment period in a September 2020 Board meeting regarding the difficulty she was having figuring out the budget and expenditures of the Shenandoah Farms Sanitary District (SFSD). Depending on which document she reviews, there is a different amount; it is impossible to know how much money the SFSD actually has to spend on projects and programs. There needs to be some kind of audit or accounting for income and expenses for the SFSD, and there is no accountability through the Property Owners of Shenandoah Farms (POSF).

Mrs. Cullers noted she had created an ad-hoc committee to look into the POSF and SFSD budget process, which has met once already. The committee will be meeting again soon, this time including Keith McLiverty, Finance Director, to review the concerns that have been raised by some SFSD residents.

Tim Ratigan, 6079 Stonewall Jackson Highway, said the country is living in a new cancel culture, and he is anticipating the renaming of the highway on which he resides. He mentioned how recently the "Little House on the Prairie" series came under attack due to its representation of minorities, as well as how several books by Dr. Seuss will no longer be published due to certain portrayals of minorities. The individuals who are promoting this cancel culture are basically doing the same thing Nazis did during World War II when they burned books *en masse*, and he does not believe it will be long until the cancel culture and the far-left try to go after the Holy Bible. Citizens of the United States cannot allow cancel culture to continue, and they must stand up and defend the Constitution. He wondered if he was looking at a time when America's best days are behind it and entering the twilight period of the nation.

There were no further presentations from the public.

Report – Virginia Public School Authority (VPSA) Bond Refunding Update – Ted Cole

Ted Cole with Davenport & Company, the County's financial advisory consultants, reported to the Board that the County has a refunding opportunity for bonds purchased in 2014 through the VPSA spring bond sale. The County participated in the VPSA fall bond sale in 2020, but some of the 2014 bonds were not producing adequate savings and were left out of the refunding at that time. Now Davenport & Company wants to discuss going back for the VPSA spring 2021 pool to refund the remaining callable bonds. There is approximately $20 million in bonds outstanding that can be refunded with a call date of July 2024, and based on current market estimates, the County would save approximately $1.5 million in gross savings, which translates to $1.25 million in net present value savings. The plan is to have the Board consider the adoption of a resolution at its March 16, 2021 meeting with the Warren County School Board to consider adopting a similar resolution at its March 17, 2021 meeting. This resolution would be considered as the local approval should the Board choose to move forward, establishing the minimum savings thresholds.

Dr. Daley wanted to ensure the Board maintained the right to pull the plug on the bond refunding up until the date of the actual bond sale, and Mr. Cole confirmed the Board would be able to do so. The Board could remove itself from the bond sale if the potential savings are not deemed adequate, and there are parameters in the proposed resolution covering this as well. Dr. Daley followed up and asked what costs would be associated with the cancellation should the County decide to pull out. Mr. Cole replied there were three potential places for costs: Davenport, which would not charge a fee if the Board decided not to move forward; Bond Counsel, which should not charge a fee if the Board decided not to move forward; and VPSA, which he believed would charge a fee of no greater than $5,000.

Report – COVID-19 (Coronavirus) Expenditures for Warren County – Taryn Logan

Taryn Logan, Deputy County Administrator/Planning Director, reported the Planning Department has been tasked with the collection and submittal of the County's COVID-19 related expenditures for federal reimbursement. The President declared a National Emergency on March 13, 2020. This authorized for the reimbursement of Category B (emergency protective measures) under the Federal Emergency Management Agency's (FEMA's) Public Assistance grant program and permits the Commonwealth to request direct federal assistance to fill a specific gap or need related to COVID-19 at a 75% federal cost share.

Each Department has been tracking their expenses and providing information to the Department to coordinate and submit to the Virginia Department of Emergency Management (VDEM). The submittal periods are quarterly, and related documentation that must be submitted includes, but is not limited to, receipts, credit card statements, check copies, timesheets, pay rates, and contracts. The estimated total through the beginning of March 2021 is $521,494.36 spent towards the COVID-19 pandemic. The new costs since her last report are for additional personal protective equipment and preparations for the Warren County Courthouse to resume jury trials.

Report – Virginia Department of Transportation – Ed Carter

Ed Carter, Residency Administrator with the Virginia Department of Transportation (VDOT), submitted the following report to the Board of Supervisors.

<u>Maintenance</u>:

- The month of February was consumed with weather event response; mobilizing, plowing and treating roads, replenishing supplies and addressing equipment upkeep. There was little routine maintenance work accomplished.
- This month VDOT is planning to repair shoulders on various routes, grade various non-hard surfaced roads and apply stone where needed and clean out pipes stopped up from storms. They will certainly be inundated with pothole repair requests.

Board Issues:

- Met with Supervisor Cullers and County staff regarding safety concerns on Route 340 south of Front Royal. Traffic engineering will be conducting speed studies and safety audits at several intersections along the route.
- Will be discussing possible extension of road closure on Route 624 (Happy Creek Road) for project construction this summer with School administration.
- Secondary Six-Year Plan budget funding has been determined, and Mr. Carter will be presenting to Board sometime in March for comments before the proposed public hearing in May.

Supervisor Carter wondered if there was an update on VDOT's request to Warren County Public Schools (WCPS) to extend the closure of Happy Creek Road for two additional weeks for the completion of the Phase IV improvements. Dr. Daley stated VDOT and WCPS staff have discussed this request, and VDOT will be presenting the request to the Warren County School Board at a meeting later this month.

Report – Town of Front Royal – Steven Hicks

At a question from Mrs. Cullers, Ms. Ciarrocchi stated Steven Hicks, Town Manager, had indicated he would provide a budget summary and presentation to the Board for the Town report, but he did not send this summary or presentation despite Ms. Ciarrocchi reaching out to him several times.

Reports – Board Members, Interim County Administrator, Interim County Attorney

Mr. Carter reported the following:

- Had heard the bus stop at the bottom of Apple Mountain was going to be closed by the property owner and wondered what the alternative arrangements would be
- Filing deadline is March 25th for anyone seeking the Republican Committee nomination for the Supervisor position in either the Happy Creek or Fork Districts, both of which are up for election in November; he was not sure about the deadline for the Democratic Committee

Mr. Fox had nothing to report.

Mr. Mabe reported the following:

- Thanked Tim Ratigan for organizing a wonderful sendoff for Officer Dominic "Nick" Winum from the Town of Stanley, Virginia, who was killed in the line of duty during a routine traffic stop on February 26th; it was the quietest he has ever heard this town

Mrs. Oates reported the following:

- Today, March 2nd, is Read Across America Day, and she encouraged citizens to participate by reading to a child; she also quoted Dr. Seuss, "The more that you read, the more things you will know. The more that you learn, the more places you'll go" and "You're never too old, too wacky, too wild, to pick up a book and read to a child"

Mrs. Cullers reported the following:

- Wished a Happy Birthday to Dr. Seuss
- Met with VDOT, Aaron Mitchell with WCPS, and Michael Coffelt on February 24th at Skyline Caverns to discuss her concerns about the stretch of Route 340 South from Route 619 (Rivermont Drive) to KOA Drive; there are multiple left-hand turns for commercial entrances, and she would like to see the speed reduced. VDOT will be doing a speed study, and she also thanked Lieutenant Robbie Seal with the Warren County Sheriff's Office for doing research on accident statistics in the area
- Transformer fire caused some electrical issues in the Browntown area last night
- Has been speaking with a representative from the Department of Wildlife Resources (DWR) regarding the new permit requirements for using public boat landings; she does not believe people should be charged to enjoy the Shenandoah River. The DWR representative recently informed her that Virginia legislators have asked DWR to perform a feasibility study and hold off on implementing the permit until the study is complete
- Expressed her sorrow at the line of duty death of Officer Winum, which is a sensitive subject because she lost her brother in the line of duty; she encouraged the public to thank an officer for the work they do every day

Dr. Daley reported the following:

- The Economic Development Authority (EDA) Board of Directors has approved the transfer of its portion of the McKay Springs property to the County; now only the County and Town will be working to consolidate the plats. Jordan Bowman with Litten & Sipe is working to coordinate those efforts.
- Mr. McLiverty is working with Robinson, Farmer, Cox Associates (RFC) on the completion of the FY 2019-2020 audit, and a representative from RFC will be available at either the work session on March 9th or the regular meeting on March 16th for the presentation of this audit.
- The Warren County Courthouse is closed today; there was a sewer line backup on Royal Avenue and Main Street yesterday, March 1st that backed up into the Courthouse basement. The Public Works Department took care of the backup yesterday afternoon, and janitorial staff is there for cleanup today. The Courthouse should reopen tomorrow, March 3rd.
- The Public Works Department has completed installation of air purifiers in the Courthouse.

- The County is continuing to work with Valley Health and the Lord Fairfax Health District on COVID-19 vaccine distributions.
- He thanked the Public Works Department and Parks and Recreation maintenance staff for their response to the recent weather events.

Approval of Minutes

On a motion by Mrs. Oates, seconded by Mr. Mabe, and by the following vote, the Board of Supervisors approved the minutes of its joint meeting with the Warren County Planning Commission on February 10, 2021 and its regular meeting on February 16, 2021:

Carter, Aye; Fox, Aye; Cullers, Aye; Oates, Aye; Mabe, Aye

Consent Agenda

1. Use of Courthouse Grounds for the Sexual Assault Awareness Teal Ribbon Campaign, The Laurel Center – Tiffany Matthews/Emily Ciarrocchi
2. Road Naming Request – Access Road off Mountain Road as "Charlottes Lane" – Emma Rusnak
3. Road Naming Request – Access Road off Bennys Beach Road as "Madison Farm Road – Emma Rusnak
4. Revision to the Front Royal-Warren County Liaison Committee Statement and Policies – Steven Hicks/Emily Ciarrocchi
5. Authorization to Advertise for Public Hearing – Marlow and Silek Investments, LLC for the Amendment of Proffers – Taryn Logan

On a motion by Mr. Fox, seconded by Mrs. Oates, and by the following vote, the Board of Supervisors approved the Consent Agenda as presented:

Mabe, Aye; Oates, Aye; Cullers, Aye; Fox, Aye; Carter, Aye

Authorization to Submit Application to the 2020 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program – Chief James Bonzano

Chief James Bonzano reported the Department of Fire and Rescue Services is seeking approval from the Board to submit an application to FEMA's Staffing for Adequate Fire and Emergency Response (SAFER) grant program. SAFER was created to provide funding directly to fire departments and volunteer firefighter interest organizations to help them increase or maintain the number of trained, "front line" firefighters available in their communities. The goal of the program is to enhance the local fire departments' abilities to comply with staffing, response and operational standards established by the National Fire

Protection Association (NFPA) (NFPA 1710 and/or NFPA 1720). This year's grant round will provide approximately $355 million for the program, and approximately 300 awards are expected to be made. The projected award/start date for funding is September 30, 2021 and the period of performance is 36 months. This year's grant award has no matching fund requirements for the period of performance.

The Fire Chief's Advisory Committee, which met at a special meeting on February 24, 2021, voted unanimously to recommend the Fire Chief seek approval of the Board to apply for funding for eighteen (18) full-time firefighter positions. Grant funding will cover the salary and benefits for new, additional positions or the changing of status of part-time positions, but is not intended to supplant existing funding. Using the current salary and benefits rates for an entry level firefighter (Grade 6 Step A) an amount of $80,436.77 will be used for each position requested.

Any new positions that are funded through this grant program will be assigned to fire stations based on the 5-Year Staffing Plan as amended by the Fire Chiefs Advisory Staff, which includes the staffing of Fortsmouth Fire Station #8 and Shenandoah Shores Fire Station #5 (both stations are currently unstaffed and volunteer dependent) and the increase staffing at Front Royal Station #1 (currently staffed with two career staff positions daily), thus increasing their daily staffing to 4 total positions, 24/7/365.

The estimated local funding for these 18 positions for the 36 month period of performance is approximately $252,000 associated with the hiring of new positions (uniforms, personal protective equipment, physicals, etc.) with 100% of the entry level salary and benefits for this period being covered 100% by the grant funds. Once the 36 month performance period is over, the County will be responsible for 100% of the costs associated with each newly created position, if they choose to retain them.

If the County is successful in being awarded funding to implement these new positions, a grant agreement will be presented to the Board for acceptance so that members are made aware of the exact amount of local funding that will be required before making a commitment. Funding for the County's cost share will be requested through the Warren County Department of Fire and Rescue Services' budget request process.

Mrs. Oates asked if the cost for these positions be offset in some portion by the funds currently spent on Department overtime, and Chief Bonzano stated there would be no direct impact. The grant, if awarded, would specifically be used to staff the stations that currently have no career staffing as well as to up-staff Front Royal station.

On a motion by Mr. Mabe, seconded by Mr. Fox, and by the following vote, the Board of Supervisors authorized the Department of Fire and Rescue Services to submit, on behalf of the County of Warren, an application to FEMA's FY 2020 Staffing for Adequate Fire and Emergency Response (SAFER) Grant program seeking funding for eighteen (18) new full-time firefighter positions:

Carter, Aye; Fox, Aye; Cullers, Aye; Oates, Aye; Mabe, Aye

Closed Session – Sections 2.2-3711(A)(7) and (A)(8) of the Virginia Freedom of Information Act

On a motion by Mrs. Oates, seconded by Mr. Fox, and by the following vote, the Board of Supervisors entered into a closed meeting under the provisions of Sections 2.2-3711(A)(7) and (A)(8) of the Virginia Freedom of Information Act for consultation with legal counsel pertaining to actual or probable litigation and the provision of legal advice regarding the Industrial Development Authority of the Town of Front Royal and the County of Warren, Virginia (the "EDA"), the Town of Front Royal, the *EDA vs. Jennifer McDonald, et al*., the *Town of Front Royal vs. the EDA, et al*., and other potential claims and litigation relating to other possible liabilities of the EDA and the recovery of EDA funds and assets as well as a legal claim regarding the Department of Social Services:

Mabe, Aye; Oates, Aye; Cullers, Aye; Fox, Aye; Carter, Aye

On a motion by Mrs. Oates, seconded by Mr. Fox, and by the following vote, the Board of Supervisors certified to the best of each member's knowledge only public business matters lawfully exempted from open meeting requirements under Sections 2.2-3711(A)(7) and (A)(8) of the Virginia Freedom of Information Act and only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting by the public body:

Carter, Aye; Fox, Aye; Cullers, Aye; Oates, Aye; Mabe, Aye

There were no motions to come out of this closed session.

Adjournment

Mrs. Cullers adjourned the meeting at 12:07 PM.

COUNTY OF WARREN, VIRGINIA

BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:	PAGE 1 OF
March 16, 2021	**J-1**	Resolution – American Red Cross Month, March 2021	

EXPLANATION & SUMMARY:

Please see the attached resolution.

COST & FINANCING: N/A

CONSENT AGENDA MOTION:

I move that the Board of Supervisors adopt the proposed resolution proclaiming March 2021 as American Red Cross Month, encouraging all residents to reach out and support its humanitarian mission.

SUBMITTED BY:	DISPOSITION OF BOARD: ☐ APPROVED ☐ OTHER (DESCRIBE)	PROCESSED BY:
Emily M. Ciarrocchi, Deputy Clerk		

RESOLUTION

of the Board of Supervisors of Warren County Proclaiming March 2021 as American Red Cross Month

WHEREAS, March is American Red Cross Month, a special time to honor the kindness of our neighbors who aid families in need locally and across the United States and around the world. Their dedication touches millions of lives each year as they carry out the organization's 140-year mission of preventing and alleviating suffering.

WHEREAS, during the trying times of the coronavirus pandemic, people have stepped up to help others in need, whether it was responding to this year's record-breaking disasters across the country or rolling up their sleeves to give blood when our country faced a severe blood shortage.

WHEREAS, local families have relied on local volunteers for comfort and hope while coping with home fires, floods and more. The Red Cross and its local volunteers helped over 700 families impacted by home fires in Central Appalachia Region, by addressing their urgent needs like food, lodging and recovery support.

WHEREAS, volunteers have supported local families in other ways too. Last year in Central Appalachia Region, the Red Cross collected over 30,000 units of lifesaving blood while providing COVID-19 antibody testing to every donor, and provided nearly 3,000 services to military members, veterans and their families.

WHEREAS, this lifesaving work is vital to strengthening our community's resilience. Nearly 200 years since the birth of American Red Cross founder Clara Barton, we dedicate this month of March to all those who continue to advance her noble legacy, and we ask others to join in their commitment to care for people in need.

NOW, THEREFORE, BE IT RESOLVED that Board of Supervisors of the County of Warren does hereby proclaim the month of March 2021 as American Red Cross Month and encourage all residents to reach out and support its humanitarian mission.

Adopted: March 16, 2021

_____

Emily M. Ciarrocchi, Deputy Clerk
Warren County Board of Supervisors

Emily Ciarrocchi

From: Sunora Knill-Wilbar <crabbyjane@gmail.com>
Sent: Sunday, March 07, 2021 2:13 PM
To: Emily Ciarrocchi
Subject: March is American Red Cross Month

Dear Commissioner, Supervisors or Council Members

My name is Sunora Wilbar and I am a volunteer with the Greater Shenandoah Chapter of the American Red Cross of which your country is a member.

March is National Red Cross Month and I am inquiring how we can get on your March Agenda so that the Proclamation could be announced. We would either ask for a council member to read it or if possible our Chapter Executive may be able to attend.

I am also trying to put together a spreadsheet of the contact people for each of your counties, so that in the future we will be able to contact the correct person regarding any information we might want to convey from the American Red Cross and our Chapter.

I appreciate your consideration in this matter. If the March meeting has already occurred then kindly just let me know who the contact person is for future meetings. Thank you very much Sunora Wilbar
301 536 1729

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To: eciarrocchi@warrencountyva.net
From: crabbyjane@gmail.com

Message Score: 13
My Spam Blocking Level: Medium

Block this sender
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High (60): Pass
Medium (75): Pass
Low (90): Pass

This message was delivered because the content filter score did not exceed your filter level.

COUNTY OF WARREN, VIRGINIA

BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:	PAGE 1 OF
March 16, 2021	**J-2**	Resolution - Educating Warren County Residents and the Medical Community on the Risks of Traveling to China for Organ Transplant	

EXPLANATION & SUMMARY:

Please see the attached resolution.

COST & FINANCING: N/A

PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors adopt the proposed resolution regarding the education of Warren County residents and the medical community on the risks of traveling to China for organ transplant.

OR

I move that the Board of Supervisors not adopt the proposed resolution regarding the education of Warren County residents and the medical community on the risks of traveling to China for organ transplant.

OR

I move that the Board of Supervisors postpone discussion on this matter until _____.

SUBMITTED BY:	DISPOSITION OF BOARD: ☐ APPROVED ☐ OTHER (DESCRIBE)	PROCESSED BY:
Tony F. Carter, Happy Creek District Supervisor		

RESOLUTION

of the Board of Supervisors of Warren County to Educate Warren County Residents and the Medical Community on the Risks of Traveling to China for Organ Transplant in Light of Recent Reports of State-Sponsored Organ Harvesting from Prisoners of Conscience

WHEREAS, extensive and credible reports have revealed mass killing of prisoners of conscience in the People's Republic of China, primarily practitioners of the Chinese spiritual practice of Falun Gong, but also other religious and ethnic minority groups, in order to obtain organs for transplants; and

WHEREAS, The China Tribunal, an independent tribunal sitting in London chaired by Sir Geoffrey Nice QC, who was a prosecutor at the international criminal tribunal for the former Yugoslavia, concluded on June 18, 2019, in a unanimous determination at the end of its yearlong hearings, that the killing of detainees in China for organ transplants is continuing and victims include imprisoned followers of the Falun Gong movement; and

WHEREAS, the 2017 Freedom House report, "The Battle for China's Spirit", states that "available evidence suggests that forced extraction of organs from Falun Gong detainees for sale in transplant operations has occurred on a large scale and may be continuing;" and

WHEREAS, an investigative report published in June 2016 by human rights attorney David Matas, former Canadian Secretary of State for Asia-Pacific, David Kilgour, and journalist Ethan Gutmann, estimated that China is performing transplants at a rate amounting to "an industrial-scale, state-directed organ transplantation system, controlled through national policies and funding, and implicating both the military and civilian healthcare systems", as Kilgour described these practices in his speech to the European Parliament in 2016; and

WHEREAS, Falun Gong, a spiritual practice involving meditative "qigong" exercises and centered on the values of truthfulness, compassion, and forbearance, became immensely popular in China in the late 1990s with multiple estimates placing the number of practitioners at upwards of seventy million (70,000,000); and

WHEREAS, in July 1999, the Chinese Communist Party launched an intensive, nationwide persecution designed to eradicate the spiritual practice of Falun Gong. Hundreds of thousands of Falun Gong practitioners have been detained extralegally in Chinese reeducation-through-labor camps, detention centers, and prisons, where physical and mental torture is common.

WHEREAS, in June 2016, the United States House of Representatives unanimously passed House Resolution 343, condemning the systemic, state-sanctioned organ harvesting from practitioners of Falun Gong and other prisoners of conscience; and

WHEREAS, there has been little media coverage of this problem yet dozens of Warren citizens petitioned the Warren Board of Supervisors to take up this matter, and

WHEREAS, Warren residents should be fully informed of the organ source in China before they make the decision to engage in organ transplant tourism in China and Warren County Board should assist in raising awareness in this regard;

NOW THEREFORE, BE IT RESOLVED BY the Warren County Board of Supervisors, that the residents and the medical community servicing Warren and the immediate region be informed about the risks or travel to China for organ transplants to help prevent local citizens from becoming accomplices in state-sponsored forced organ harvesting from prisoners of conscience; and will provide copies of this resolution to the Governor of Virginia and Virginia Department of Health.

Adopted this 16th day of March, 2021

_____
Cheryl L. Cullers, Chair
Board of Supervisors
County of Warren, Virginia

ATTEST:

_____
Dr. Edwin C. Daley, Interim Clerk
Board of Supervisors
County of Warren, Virginia

COMMONWEALTH OF VIRGINIA
HOUSE OF DELEGATES
RICHMOND

DAVID L. BULOVA
POST OFFICE BOX 106
FAIRFAX STATION, VIRGINIA 22039

THIRTY-SEVENTH DISTRICT

COMMITTEE ASSIGNMENTS:
GENERAL LAWS (CHAIR)
EDUCATION
APPROPRIATIONS
AGRICULTURE, CHESAPEAKE AND
NATURAL RESOURCES

July 29, 2020

The Honorable Michael Pompeo
Secretary of State
United States Department of State
2201 C Street, NW
Washington, D.C. 20230

Re: Religious Persecution and Forced Organ Harvesting in the People's Republic of China

Dear Mr. Secretary:

This July marks 21 years since the Chinese Communist Party (CCP) launched an intensive, nation-wide persecution to eradicate the spiritual practice of Falun Gong. In addition to mental and physical torture, the immoral practice of non-consenting organ harvesting by the CCP has also been documented. Today, the undersigned members of the Virginia General Assembly write to request forceful, and sustained action by the United States to protect religious liberty and to bring an end to this inhumane practice.

We recognize and appreciate the bi-partisan efforts already taken to raise awareness of this tragedy, including House Resolution 343 (2016, Rep. Ros-Lehtinen) and Senate Resolution 274 (2019, Sen. Menendez). These resolutions detail in stark terms the horror being inflicted on practitioners of Falun Gong and other religious and ethnic minority groups in China. We also appreciate your statements that religious freedom is a top priority for the Administration and that the United States "will not stand idly by while abusers of this first American freedom persecute, discriminate against, and revile people because of their beliefs."[1]

While the resolutions provide the history of persecution and cite investigations by well-respected individuals and organizations, they cannot compare to the powerful, gut-wrenching stories directly from victim's families and survivors. These are just a few excerpts from a survivor now living in Fairfax, Virginia: "Left in death bed with four limbs tied." "Handcuffed and hung in painful position." "Violently force-fed." "High-voltage electric shock." "Not allowed to sleep for three days." We cannot even imagine having to endure this torture. And fortunately, from the safety of our own nation, we do not have to. But our position affords us with an even greater responsibility to act.

[1] Secretary Pompeo Tweet, June 10, 2020.

In addition, we ask that the Department of State take action here at home to help educate Americans about the practice of non-consensual organ harvesting in China. Organ transplants are a marvel of science and can be a selfless gesture that gives the gift of life. However, organ transplants should never be conducted under force or duress. We are concerned that patients from the United States who go to China for organ transplants do not know that the organs they may receive are from political prisoners. Increasing our own education efforts will help to reduce the demand for this immoral practice.

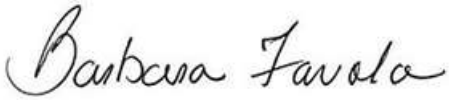
In China, people are risking their lives to raise awareness of the truth. We are writing in solidarity with the survivors and those who can no longer speak for themselves. We ask for your leadership, and the considerable leverage of the United States, to ensure that next year we are not observing 22 years of persecution.

Thank you for your consideration.

Sincerely,



David L. Bulova
37th House District



Barbara A. Favola
31st Senate District



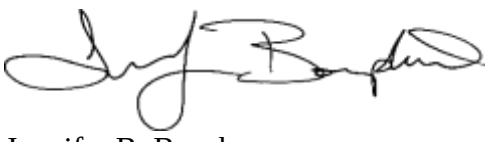
Kaye Kory
38th House District



John J. Bell
13th Senate District



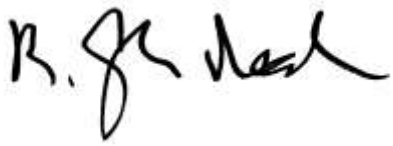
Dawn M. Adams
68th House District



Jennifer B. Boysko
33rd Senate District



Leslie (Les) R. Adams
16th House District



R. Creigh Deeds
25th Senate District



Lashrecse D. Aird
63rd House District



Siobhan S. Dunnavant
12th Senate District



John G. Avoli
20th House District



Ghazala F. Hashmi
10th Senate District



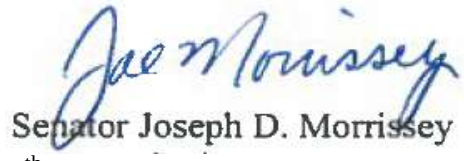
Hala S. Ayala
51st House District



David W. Marsden
37th Senate District



Robert S. Bloxom, Jr.
100th House District



16th Senate District



Ronnie Campbell
24th House District



Mark J. Peake
22nd Senate District



Mark L. Cole
88th House District



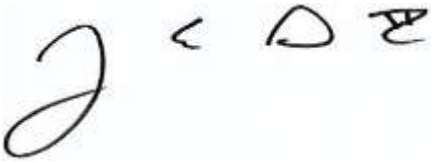
J. Chapman Petersen
34th Senate District



Karrie K. Delaney
67th House District



Scott A. Surovell
36th Senate District



James E. Edmunds, II
60th House District



Jen A. Kiggans
7th Senate District



Matthew C. Farris
59th House District



Kenneth R. Plum
36th House District



Nicholas J. Freitas
30th House District



Sam Rasoul
11th House District



Hyland F. (Buddy) Fowler
55th House District



Mark D. Sickles
43rd House District



Gwendolyn W. (Wendy) Gooditis
10th House District



Suhas Subramanyam
87th House District



Elizabeth R. Guzman
31st House District



Kathy KL Tran
42nd House District



Christopher T. Head
17th House District



Schuyler T. Van Valkenburg
72nd House District



Daniel I. Helmer
40th House District



Wendell S. Walker
23rd House District



David A. LaRock
33rd House District



Lee R. Ware
65th House District



Delores L. McQuinn
70th House District



Vivian E. Watts
39th House District



John J. McGuire, III
56th House District



Michael J. Webert
18th House District



Jason S. Miyares
82nd House District



Rodney T. Willett
73rd House District



Martha M. Mugler
91st House District



Tony O. Wilt
26th House District



Michael P. Mullin
93rd House District

Copies to:

Honorable Tim Kaine, U.S. Senator
Honorable Mark Warner, U.S. Senator
Honorable Rob Wittman, Congressman, 1st District
Honorable Elaine Luria, Congresswoman, 2nd District
Honorable Bobby Scott, Congressman, 3rd District
Honorable Donald McEachin, Congressman, 4th District
Honorable Denver Riggleman, Congressman, 5th District
Honorable Ben Cline, Congressman, 6th District
Honorable Abigail Spanberger, Congresswoman, 7th District
Honorable Don Beyer, Congressman, 8th District
Honorable Morgan Griffith, Congressman, 9th District
Honorable Jennifer Wexton, Congresswoman, 10th District
Honorable Gerry Connolly, Congressman, 11th District

COUNTY OF WARREN, VIRGINIA

BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT	PAGE 1 OF
March 16, 2021	**J-3**	Approval of Salary for Assistant Commonwealth's Attorney	

EXPLANATION & SUMMARY:

Commonwealth's Attorney John Bell is seeking to fill a vacant Assistant Commonwealth's Attorney position. This was vacated by former Assistant Commonwealth's Attorney Anna Hammond. Mr. Bell has proposed the appointment of Ilona White to this position. Ms. White has a wealth of experience (see resume) and is a resident of Warren County. Ms. White has served as Deputy Commonwealth's Attorney in Page County for seven (7) years. She has previously prosecuted in Shenandoah County, the City of Winchester, and from 2000 to 2004 here in Warren County. She was a solo practitioner with her own office from 2004 to 2013, much of that time in Warren County.

Mr. Bell has proposed appointment of Ms. White at a salary of $90,461.98, which is a Grade 20, Step O on the County's salary scale. Please note Ms. White's current salary with Page County is $92,000. Ms. Hammond's last salary in the position was $85,262.97 (Grade 20, Step J) and she served 6 years in this position. Warren County Personnel Policies (6.3), subparagraph b, require that any starting rate of pay that is more than 20% above the beginning step of the corresponding grade requires Board of Supervisors approval.

COSTS & FINANCING: No additional funding required, included in FY 2020-2021 approved budget. This position has been vacant since March 4, 2021.

PROPOSED OR SUGGESTED MOTION:

(1) I move that the Board of Supervisors approve the appointment of Ilona White as Assistant Commonwealth's Attorney effective March 26, 2021, at a salary of $90,461.98 (Grade 20, Step O).

OR

(2) I move that the Board of Supervisors not approve the appointment of Ilona White as Assistant Commonwealth's Attorney.

OR

(3) I move that this matter be postponed until _____.

SUBMITTED BY:		PROCESSED BY:
John Bell, Commonwealth's Attorney		

Ilona L. White

[redacted]

Education

University of Pittsburgh
Bachelor of Science
1990
Graduated Magna Cum Laude

University of Pittsburgh School of Law
Juris Doctor
1993

Professional Certification

Virginia State Bar

Member since 1993 to present

Experience

Page County Commonwealth Attorney's Office
Deputy Commonwealth Attorney
August 2014 - Current
Responsibilities include:
General District Court Docket for Page County, Town of Luray, Town of Shenandoah and State Trooper Dockets (including all Misdemeanors and Preliminary Hearings)
Circuit Court: Felony Cases (handle various charges, including but not limited to Aggravated (DUI & DUID Aggravated Manslaughters & Maiming / Vehicular Manslaughters / Involuntary & Voluntary Manslaughters) as well as Motions to Suppress in all areas
Juvenile & Domestic Relations Court (to cover when needed)

NOTE: Employed Part-Time while in private practice for approximately one year, during which time I handled Juvenile & Domestic Relations Court and the felonies arising from Juvenile & Domestic Relations Court

Shenandoah Commonwealth Attorney's Office

Deputy Commonwealth Attorney
April 2013 - August 2014
Responsibilities Included:
General District Court – Trooper Docket, Sheriff's Office Docket
Circuit Court – Felonies arising from General District Court, as well as assisting with Direct Indictments

Solo Practitioner

2004 - 2013
Handled cases in Warren County, Frederick County, City of Winchester, Clarke County and Northern Virginia
Responsibilities Included:
Domestic Cases
Criminal Defense Work

Warren County Commonwealth Attorney's Office

Assistant Commonwealth Attorney
2000 -2004 (Approximately)
Responsibilities Included:
Juvenile & Domestic Relations Court
Circuit Court – Felonies arising from Juvenile & Domestic Relations Court

City of Winchester Commonwealth Attorney's Office

Assistant Commonwealth Attorney
Approximately 1996 – 2000
Juvenile & Domestic Relations Court
Circuit Court: Felonies arising from Juvenile & Domestic Relations Court

Prior employment consisted of employment with the Winchester Office of the Public Defender and Winchester Department of Social Services

Teaching – Courses and Training

Conducted training throughout the Shenandoah Valley, through the course of my employment with the Page County Commonwealth Attorney's Office, in areas of Search and Seizure, Prosecution of Domestic Violence Cases, as well as courtroom and legal training for the Central Shenandoah Criminal Justice Training Academy

REFERENCES
Ilona L. White

1. **The Honorable Clark A. Ritchie**
   Judge, County of Page Circuit Court
   540-743-4064 (Office)

2. **The Honorable Dale Houff**
   Judge, County of Page General District Court
   540-743-5705 (Office)

3. **The Honorable Dennis L. Hupp**
   Judge (Retired), Circuit Court, 26th Judicial District
   dhupp@jurisdicalsoutions.com
   888-392-8742

4. **Jay Roy**
   Chief of Police, Lord Fairfax Community College
   540-244-5797 (Cell)

5. **Officer Jeremy Keyser**
   Patrol Division
   Town of Woodstock (Shenandoah County)
   540-860-2026 (Cell)

6. **Officer Aaron Cubbage**
   Town of Stanley (Page County)
   540-244-8901 (Cell)

7. **Joseph Harrington, Esquire**
   John Elledge & Associates, PC
   540-217-6086 (Office)
   757-813-7922 (Cell)

8. **Peter Baruch, Esquire**
   Parcell Webb & Baruch, P.C.
   804-358-8000 (Office)
   804-514-9065 (Cell)

COUNTY OF WARREN, VIRGINIA
BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT	PAGE 1 OF 2
03/16/2021	J-4	Vehicle Purchase State Contract – Building Inspections	

EXPLANATION & SUMMARY:

The Building Inspections Department is requesting to purchase a 2021 Ford Explorer using EVA, Virginia State contract #E194-75485. The total cost of the vehicle is $30,320.82. The price includes the base vehicle and daytime running lights as shown in the attached order spreadsheet.

This vehicle will be used by the office to perform daily job assignments which include site inspections, emergency calls, site investigations, meetings and other duties as needed.

COST & FINANCING: $30,320.82 - Total Cost
The entire cost will come from the Building Inspections Department's FY 20/21 budget line item 34010-7005. These funds will be moved from the Building Inspections Department's Special Projects funds that have been set aside from prior and current budgets. These funds will cover the costs associated with this purchase.

PROPOSED MOTION(S):

I move that the Board of Supervisors approve the request to purchase a 2021 Ford Explorer using the Virginia State Contract #E194-75485 for the Building Inspections Department at a cost of $30,320.82.

OR

I move the Board of Supervisors table this request for further consideration.

OR

I move that the Board of Supervisors deny the request to purchase a 2021 Ford Explorer o using the State Contract for the Building Inspections Department.

SUBMITTED BY:	DISPOSITION OF BOARD: □ APPROVED □ OTHER (DESCRIBE)	PROCESSED BY:
David C. Beahm Building Official		

Vehicle Order Preparation Sheet *(Use to configure vehicle before submitting purchase order. All purchase orders must be placed through the eVA electronic catalog syst* em) **DPS Contract # E194-75485** **Commodity:** 2021 Model SUV, Ford Explorer - Mid-Size, 4WD, w/Reverse Sensing Contract Period: May 20, 2020 through May 19, 2021 **eVA Vendor:** HALEY FORD SOUTH **NIGP Commodity Code:** 07180 This form may be used to order a model with the same options & configuration per row. Please complete additional spreadsheets as needed for models with different configurations/options. Complete the yellow blocks only. Any grayed lines mean the option is not available for the model. Be sure to attach all spreadsheets to your eVA Purchase Order. **The Contract # MUST be shown in the "Contract Number" Field of the eVA PO Line item.		Option / Order Code	UNIT PRICE	**Vehicle Configuration 1** ENTER QUANTITY IN YELLOW COLUMN ONLY.		**Vehicle Configuration 2** ENTER QUANTITY IN YELLOW COLUMN ONLY.	
2021 Ford Explorer 4WD, 99B 3.3L Ti-VCT V6 engine, BASE VEHICLE Price		**K8B /100A**	**$30,275.82**	1	$ 30,275.82		$ -
Additional Delivery Charges -(**Note**: 50 Miles are included in the base price of each vehicle.) Only enter miles in excess of 50. The spreadsheet will auto calculate the mileage by the qty of vehicles ordered.		*N/A*	$ 1.80		$ -		$ -
ADD-ON OPTIONS							
TOWING	Trailer Tow Package	52T	$ 710.00		$ -		$ -
MANUAL	Service Manuals	HELM	$ 340.00		$ -		$ -
SAFETY	Voice Activated Communications	STD	NC				
SAFETY	Daytime Running Lamps Continuous Non-Controlled	942	$ 45.00	1	$ 45.00		$ -
MATS	All Weather Floor Mats	16N	$ 120.00		$ -		$ -
COLOR	Color, Agate Black Metallic	UM	$ -		$ -		$ -
COLOR	Color, Ingot Silver Metallic	UX	$ -		$ -		$ -
COLOR	Color, Oxford White	YZ	$ -		$ -		$ -
				1 ea	**$ 30,320.82**	**1 ea**	**#DIV/0!**
				1	**$ 30,320.82**	**0**	**$ -**
			Grand Total of all vehicles ordered on this spreadsheet:		**$ 30,320.82**		

Standard Exterior Colors: **MUST CHOOSE ONE!**

COUNTY OF WARREN, VIRGINIA
BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT	PAGE 1 OF 1
3/16/2021	J-5	Vehicle Purchase State Contract – Planning Department	

EXPLANATION & SUMMARY:

The Planning Department is requesting to purchase a 2021 Ford Explorer using EVA, Virginia State contract #E194-75485. The total cost of the vehicle is $30,320.82. The price includes the base vehicle and daytime running lights as shown in the attached order spreadsheet.

This vehicle will be used by staff to perform their daily job assignments, which include site visits for addressing new properties, site visits for zoning inspections and conditional use permit reviews, delivering of Planning Commission packets, Planning Commission site visits and other required duties. This will replace the Department's Chevy Colorado that was purchased in March 2004.

COST & FINANCING:

$30,320.82 - Total Cost

The entire cost will come from the Planning Department's FY 20/21 budget line item 81010-7005. Funds will be transferred from the Planning Department's Special Projects funds that have been set aside from prior budgets to be used specifically for the purpose of purchasing a vehicle in the future. These funds will cover the costs associated with this purchase.

PROPOSED MOTION::

I move that the Board of Supervisors approve the request to purchase a 2021 Ford Explorer using the Virginia State Contract #E194-75485 for the Planning Department at a cost of $30,320.82.

OR

I move the Board of Supervisors table this request for further consideration.

OR

I move that the Board of Supervisors deny the request to purchase a 2021 Ford Explorer using the State Contract for the Planning Department.

SUBMITTED BY:	DISPOSITION OF BOARD: ☐ APPROVED ☐ OTHER (DESCRIBE)	PROCESSED BY:
Taryn G. Logan TGL Deputy County Administrator/Planning Director		

Vehicle Order Preparation Sheet *(Use to configure vehicle before submitting purchase order. All purchase orders must be placed through the eVA electronic catalog system)*

DPS Contract # E194-75485

Commodity: 2021 Model SUV, Ford Explorer - Mid-Size, 4WD, w/Reverse Sensing
Contract Period: May 20, 2020 through May 19, 2021
eVA Vendor: HALEY FORD SOUTH

NIGP Commodity Code: 07180

This form may be used to order a model with the same options & configuration per row. Please complete additional spreadsheets as needed for models with different configurations/options. Complete the yellow blocks only. Any grayed lines mean the option is not available for the model. Be sure to attach all spreadsheets to your eVA Purchase Order. **The Contract # MUST be shown in the "Contract Number" Field of the eVA PO Line item.

	Option / Order Code	UNIT PRICE	Vehicle Configuration 1 ENTER QUANTITY IN YELLOW COLUMN ONLY.		Vehicle Configuration 2 ENTER QUANTITY IN YELLOW COLUMN ONLY.	
2021 Ford Explorer 4WD, 99B 3.3L Ti-VCT V6 engine, BASE VEHICLE Price	**K8B /100A**	**$30,275.82**	1	$ 30,275.82		$ -
Additional Delivery Charges -(**Note:** 50 Miles are included in the base price of each vehicle.) Only enter miles in excess of 50. The spreadsheet will auto calculate the mileage by the qty of vehicles ordered.	*N/A*	$ 1.80		$ -		$ -

ADD-ON OPTIONS

TOWING	Trailer Tow Package	52T	$ 710.00		$ -		$ -
MANUAL	Service Manuals	HELM	$ 340.00		$ -		$ -
SAFETY	Voice Activated Communications	STD	NC				
SAFETY	Daytime Running Lamps Continuous Non-Controlled	942	$ 45.00	1	$ 45.00		$ -
MATS	All Weather Floor Mats	16N	$ 120.00		$ -		$ -
COLOR	Color, Agate Black Metallic	UM	$ -		$ -		$ -
COLOR	Color, Ingot Silver Metallic	UX	$ -		$ -		$ -
COLOR	Color, Oxford White	YZ	$ -		$ -		$ -
				1 ea	**$ 30,320.82**	**1 ea**	**#DIV/0!**
				1	**$ 30,320.82**	**0**	**$ -**

Standard Exterior Colors: MUST CHOOSE ONE!

Grand Total of all vehicles ordered on this spreadsheet: $ 30,320.82

COUNTY OF WARREN, VIRGINIA
BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:
03/16/21	J-6	Conditional Use Permit #2021-03-02 Raymond Ditto *Short-Term Tourist Rental*

EXPLANATION & SUMMARY:

See attached application and staff report.

General standards/conditions. In addition to the specific standards set forth hereinafter with regard to particular conditional uses, all such uses shall satisfy the following general standards:

1) The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.
2) The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3) The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4) The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or in conflict with the existing and anticipated traffic in the area.
5) Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.
6) In determining whether or not to grant a permit and in determining conditions to be imposed, the governing body shall take into consideration the objectives and intent of this chapter and may impose reasonable conditions that:
   a) Abate or restrict noise, smoke, dust or other elements that may affect surrounding properties.
   b) Establish setback, side and front yard requirements necessary for orderly expansion and to prevent traffic congestion.
   c) Provide for adequate parking and ingress and egress to public streets or roads.
   d) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered to be detrimental to adjoining property.
   e) Prevent such use from changing the character and established pattern of development of the community.

PLANNING COMMISSION STATUS:

This application is scheduled for a public hearing in front of the Planning Commission on April 14, 2021. The Board of Supervisors will have the Planning Commission's recommendation for the Board public hearing on April 20, 2021, if this is advertised.

PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors authorize the proposed Conditional Use Permit request for a Short-Term Tourist Rental for advertisement of a public hearing.

SUBMITTED BY:	**DISPOSITION OF COMMISSION:**	**PROCESSED BY:**
Joseph Petty, Zoning Administrator	☐ APPROVED ☐ OTHER (Describe)	

Conditional Use Permit: 2021-03-02 / Short-Term Tourist Rental
Raymond Ditto, *Current Owners/Applicants*
Prepared: March 10, 2021
Staff Contact: Joseph Petty, Zoning Administrator

SUMMARY OF REQUEST

The applicant is requesting a conditional use permit for a Short-Term Tourist Rental. The rental will be available for short-term visitations for individuals who will be visiting the Warren County area. The owners currently live in Washington DC and will specify cleaning/maintenance operation between reservations in the Property Management Plan.

PROPERTY INFORMATION

Property Location: 461 Thunderbird Road
Tax Map ID: 36--------31
Magisterial District: South River
Subdivision: N/A
City: Bentonville
Zoning: Residential One (R-1)
Acres: 65.447 Acres
Existing Land Use: Single-Family Dwelling

SURROUNDING ZONING DISTRICTS & USES

North: State Property — Use: Shenandoah River State Park
South: Zoned Agricultural (A) — Use: Single-Family Dwelling
East: Zoned Agricultural (A) — Use: Vacant Lot, Forest
West: Zoned Agricultural (A) — Use: Single-Family Dwelling

PROPERTY HISTORY

This property has not had any previous Conditional Use Permits issued for uses in the Residential One zoning district. The house was constructed in 1903, and does not have a record of any previous zoning violations.



COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Future Land Use Map in the Comprehensive Plan identifies this area to be used for agriculture/residential land uses. A Short-Term Tourist Rental is a use allowed by conditional use permit in the Agricultural zoning district, and is compatible with the current Warren County Zoning Ordinance.

STAFF RECOMMENDATION

APPROVE | APPROVE WITH CONDITIONS | DENY

ATTACHMENTS

- □ Agency Comments
- □ Application
- □ Health Permit
- □ Letter from Applicant
- □ Location Map
- □ Public Comments
- □ Submitted Plans
- □ Other: _____

SUPPLEMENTARY REGULATIONS
Warren County Zoning Ordinance: § 180-56.4: Short-term tourist rentals.

A. The owner of a dwelling unit to be used for a short-term tourist rental shall apply and receive a zoning permit and/or a conditional use permit from the Planning Department prior to utilizing the dwelling unit as a short-term rental. The permit shall be reviewed by planning staff on an annual basis to ensure compliance with the performance standards listed in this section, along with all conditions placed on the conditional use permit, if applicable. Warren County may revoke a permit for repeated noncompliance with these performance standards.

B. The maximum number of occupants in the dwelling unit shall be determined according to permit approval received by the Warren County Health Department; however the maximum number of occupants shall not exceed 10. **Our office is awaiting the response from the Health Department. The applicants have provided documents a four (4) person maximum, the four (4) bedrooms has been taken from the property tax records.**

C. Parking for the use shall be located in driveways or other designated and approved parking areas. The parking of vehicles is prohibited in or along all right-of-ways and in yards. **There is sufficient parking for at least four (4) vehicles in the driveway.**

D. Property boundaries, or limitations within the property's boundaries where transients are allowed, must be clearly marked at all times. **The property is situated on an interior lot, with two sides bordering adjacent properties containing a single-family dwelling. Most of the area is forest or open land, the area to the north is the Shenandoah River State Park which is heavily forested.**

E. There shall be no visible evidence of the conduct of such short-term rentals on the outside appearance of the property.

F. A fire extinguisher shall be provided and visible in all kitchen and cooking areas; smoke detectors shall be installed in all locations as identified in the Uniform Statewide Building Code, and a carbon monoxide detector must be installed on each floor in every dwelling. **The applicant shall obtain building permits to ensure the dwelling meets the current code requirements for fire protection systems.**

G. The owner of a dwelling used for short-term tourist rentals shall give the County written consent to inspect any dwelling used for short-term rental to ascertain compliance with all of the above performance standards upon a 24 hour notice.

H. A property management plan (PMP) demonstrating how the short-term tourist rental will be managed and how impacts to neighboring properties will be minimized shall be submitted for review and approval as part of the permitting process to the Planning Department. The plan shall include local points of contact available to respond immediately to complaints, clean up garbage, manage unruly tenants, utility issues, etc. It shall also be posted in a visible location in the short-term rental. The contact numbers shall be provided to county staff, public safety officials, and if applicable, the HOA/POA of the subdivision. The plan must be provided as a part of the rental contract. **The PMP is due at public hearing.**

I. If the property is located within a subdivision governed by a Home Owners Association/Property Owners Association, the Planning Department must receive a recommendation of approval or disapproval from the HOA/POA to operate the short-term tourist rental. **This property is not located within an HOA/POA.**

J. The short-term tourist rental shall have a "land-line" with local phone service. The phone number servicing the short-term tourist rental shall be included in the property management plan.

K. The owners of the tourist rental shall provide an emergency evacuation plan for the dwelling and the neighborhood. **The property shall have the evacuation plan posted in each bedroom and in the guest registration packet.**

L. A copy of Chapter 123 of the Warren County Code relative to noise must be provided at the short-term tourist dwelling. **The applicant shall have a copy of the ordinance in their guest registration packet and posted in a common area of the dwelling.**

M. Failure to comply with the approved conditions and/or supplemental regulations will subject the permit to revocation as described in §180-63 of the Warren County Zoning Ordinance.

N. All outdoor burning shall be in compliance with Chapter 92 of the Warren County Code.

O. There shall be a minimum of 100′ from the short-term tourist rental to all neighboring residences. **This short-term tourist dwelling does meet the setback requirement to adjacent single family dwellings. The closest dwelling is 1,100′ to the west.**

RECOMMENDED CONDITIONS

Planning Staff is recommending the following conditions be added to this conditional use permit if the Planning Commission chooses to recommend approval of this permit to the Board of Supervisors. *Please note that additional conditions may be added after all agency comments have been received, prior to the Planning Commission public hearing.*

1. The applicant shall comply with all Warren County Health Department, Warren County Building Inspections, and Virginia Statewide Fire Prevention Code regulations and requirements.

2. The maximum number of occupants shall not exceed four (4) as determined according to the Health Department permit for a four (4) bedroom dwelling.

3. The applicants shall provide documentation to County Staff for the maintenance of the sewage treatment system as recommended by the Warren County Health Department.

4. The applicants shall have the well water tested annually for e- coli and coliform bacteria and a copy of the results shall be submitted to the Planning and Health Departments by the end of the calendar year.

Cc: Raymond Ditto – Owner/Applicant

WCCUP-000093-2021

WARREN COUNTY
CONDITIONAL USE PERMIT APPLICATION

Application Number: 2021-03-02
Date Received: 2/16/21
Fee Amount: $ 500.00
Date Paid: _____

Applicant Information:

Raymond M Ditto
Applicant Name

461 Thunderbird Road	Bentonville	VA	22610
Address	*City*	*State*	*Zip*

Property Location for conditional use permit if Different than Applicant's Address

443-758-5013	bear@dittodc.com
Primary Contact Number	*Email*

Front Royal Parcel 1, LLC
Property Owner (if same as applicant, leave blank)

1310 T Street NW, Unit 1	Washington D.C.	MD	20009
Address	*City*	*State*	*Zip*

443-758-5013
Primary Contact Number

Respectfully request that a determination be made by the Warren County Planning Commission and Board of Supervisors on the following request for a Conditional Use Permit for the property described below.

A. Property Information:

(1) Address/Location: 461 Thunderbird Road, Bentonville, VA 22610
(2) Election District: South River
(3) Tax Map Number: 36-31
(4) Subdivision Name: Levan
(5) Total Area of Property (acres): 15.447
(6) Total Area to be Used (acres): 1
(7) Total Road Frontage (feet): accessed at end of thunderbird rd
(8) Depth of Property (feet): 1937
(9) Present Zoning: Agricultural

B. Proposed Use of Property

(1) State the proposed use(s) for the Conditional Use Permit: Tourist Short-Term Rental

(2) Current land use and condition of site: Home and Farm

(3) Zoning of surrounding land/property: _____

(4) Will development be staged? ☑ Yes ☐ No

(5) Construction Time: N/A

(6) Season, days, and hours of operation: Year Round

(7) Will there be a sign? ☐ Yes ☑ No
(If yes, please submit a sketch of the sign(s) showing size and shape and the sign permit check list with this application.)

(8) Has there been any prior application for a conditional use permit/variance for this property? (If yes, enter the permit number and/or name, date of action, action taken by the Planning Commission, Board of Zoning Appeals and/or Board of Supervisors and a description of the request.) No

(9) Number of full time employees: 0

(10) What type of sewage disposal system will be used? ☑ Private ☐ Central ☐ Public

(11) Number of persons to be served by the sewage disposal system: 1-4

(12) Number of parking spaces to be provided: Regular 4 Handicap _____

(13) What is the proposed landscaping and buffering for this property? n/a

C. Plans Prepared By

Name: Bear Hutchinson

Address: 1310 T Street, NW, Unit 1, Washington DC, 20009

Telephone Number: 443-758-5013

D. Environmental Information

(1) Will this proposed use adversely impact the community of the environment? (If yes, what are the adverse impact(s) and what is proposed to solve these adverse impacts?) No

(2) Will there be any debris generated from the activity? (If yes, where and in what manner will the debris be stored and how and where will it be disposed of?) No

(3) Will any potentially hazardous substances be used and/or stored on the property? (If yes, list the substances, their use and disposal of containers and substance residues.) No

(4) List any potentially hazardous emissions including, but not limited to: fumes, gases, smoke noise, liquid effluent, waste water, dust, and state what measures will be used to control these emissions. None

(5) Will there be any electrical or electronic activity which will interfere with local communications or telephone, television or radio reception? (If yes, describe the type of activity and potential interference.) No

(6) What will be the impact on traffic? No

(7) Will exterior lighting be used? (If yes, state the number of lights and the wattage of each. A lighting plan or lighting contour map may be required to show the nearest candle power as measured at ground level. No

The following documents and/or information are required to be submitted with the application:

☑ **An application fee of $500.00.**

Make payable to the Treasurer of Warren County. A non-refundable fee of $500.00 will be required at the time of submittal.

☑ **A Statement of Justification**

This printed or typed statement is to be addressed to the Warren County Planning Commission. It is to summarize your proposed use and highlight any aspects of the request which are not addressed in the application form. Please note, the statement is required to be on 8 ½ x 11 size paper.

☑ **A Site Plan/Survey.**

Your site plan should show the property boundaries, existing or proposed structure(s), adjacent roads, and any other pertinent information which would help outline your proposed use. A recent survey with the proposed uses/structures located on it will serve as a site plan for the purposes of this permit. The Planning Director, Planning Commission and/or the Board of Supervisors reserve the right to ask for an engineered site plan, if they deem it necessary for evaluation of the proposed conditional use permit.

☑ **Sewage Disposal and Well Site.**

Location of the existing or proposed septic system & drainfield and the well site are to be indicated on the survey or central/public connection location.

☑ **A copy of the deed to the property verifying the current ownership.**

A copy may be obtained at the Warren County Courthouse, Circuit Clerk's Office.

☑ **A statement verifying that real estate taxes have been paid.**

This may be obtained from the Treasurer's Office in Suite 800 of the Warren County Government Center.

N/A ☐ **Environmental and Community Impact Statements**

The Planning Director, the Planning Commission, and\or the Board of Supervisors reserve the right to ask for an environmental and\or community impact statements, prepared by a certified engineer or other person qualified to perform such work, if they deem it necessary for evaluation of the proposed request.

N/A ☑ **List of chemicals stored on the site**

A complete list of chemicals to be stored on the site in the form of an oath/statement for Industrial zoned properties only.

☑ **Location Map**

A map clearly legible, showing the location of the proposed project in relation to surrounding publicly maintained roads and showing the use of surrounding properties. County staff can assist in obtaining this information.

☐ **Directions to your property from the Warren County Government Center.**

_____

_____

_____

_____

_____

I/we the undersigned, do hereby respectfully agree to comply with any conditions required by the Board of Supervisors of the County of Warren, Virginia, and authorize the County personnel to go upon the property for the purpose of making site inspections. Expenses incurred in securing professional assistance in connection with the review of this application for a Conditional Use Permit, shall be charged to the applicant.

Applicant Signature — Date: 2/11/2021

Property Owner Signature — Date: 2/11/2021

Accepted by: N Lewis — Date: 2/16/21

PLEASE NOTE: If the required documents are not provided and/or the application is incomplete, your application will not be placed on the Planning Commission Agenda.

NOTES

February 12, 2021

Warren County Short-Term Rental

Statement of Justification

Dear Warren County Planning Commission,

This is our formal statement that we are requesting to use the main house on the property at 461 Thunderbird Road, Bentonville VA, 22610 as a short-term rental for visiting guests. There are not any aspects of the requests that are not addressed in the application and we are not doing any specialty uses. This is purely to allow other people to enjoy our home and land while it is sitting vacant.

We plan to operate the short-term rental to make additional income for less than a year.

Thank you,

Martin Ditto.

UTILITY LOCATION REPORT AND CONTACT INFORMATION

CTL CENTURYLINK (CTL154) 08/26/20 12:50 PM
NO CONFLICT UTILITY IS OUTSIDE PROPERTY
Field Contact: STAKE CENTER LOCATING (801)364-1063
In the event of damage to a facility call: (877)366-8344

REC RAPPAHANNOCK ELECTRIC (REC506) 12/3/20 3:57 PM
Marked
Field Contact: UTILIQUEST (703)-754-2116
In the event of damage to a facility call: (800)552-3904

THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT NUMBER 20-9174 DATED NOVEMBER 20, 2020, PREPARED BY NEIGHBORHOOD SETTLEMENTS LLC.

THIS PLAT OF AN ALTA/NSPS LAND TITLE SURVEY CERTIFIED TO: NEIGHBORHOOD SETTLEMENTS LLC.

THIS IS TO CERTIFY THAT THIS PLAT AND SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6-14, 13, 17-19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 4, 2020.

Joseph G. Brogan, Jr. — 12/4/20

JOSEPH G. BROGAN, JR. LIC. # 3209 — DATE

TITLE REPORT FURNISHED BY: NEIGHBORHOOD SETTLEMENTS LLC.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DERIVATION OF TITLE TO THE TRUSTEES OF THE REL REVOCABLE TRUST AND THE MCL REVOCABLE TRUST PER INSTRUMENT # 090002359.
PLAT REF: INSTRUMENT # 060003306, PLAT BOOK 2 PAGE 76.
HORIZONTAL DATUM: NAD 83.

ENCROACHMENTS FROM JOINING PARCELS SHOWN ON PLAT:
WOODEN FENCE ON T.M. 36 PARCEL 31D ENCROACHES 34.2' AND 6.1'.
FRAME BUILDING ON T.M. 36 PARCEL 31D ENCROACHES 10.8' AND 7.4'.

SUBJECT PROPERTY ZONED AGRICULTURAL.

THE COUNTY OF WARREN VIRGINIA AGRICULTURAL DISTRICT.
MAXIMUM BUILDING HEIGHT: 40 FEET.
SETBACKS PRINCIPLE STRUCTURE:
FRONT: 50 FEET
SIDE: 15 FEET.
REAR 35 FEET.
SETBACKS ACCESSORY STRUCTURE:
SIDE: 10 FEET.
REAR 10 FEET.
PARKING LOT REGULATIONS DETERMINED BY TYPE OF USE.

LOCATIONS SHOWN ON THIS PLAT RESULTED IN A RELATIVE POSITIONAL PRECISION THAT DOES NOT EXCEED THE MAXIMUM ALLOWED PURSUANT TO SECTION 3.E.v. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

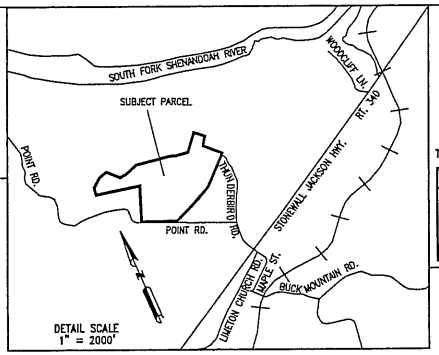
NOTE: UNDERGROUND TELEPHONE PEDESTALS FOUND AS SHOWN HOWEVER ACCORDING TO UTILITY COMPANY THERE IS NO UNDERGROUND TELEPHONE LINES ARE ON PROPERTY,

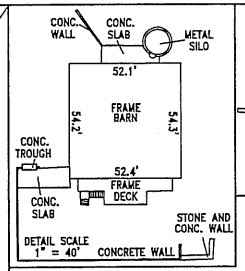
SUBJECT PARCEL SITUATED OUTSIDE THE LIMITS OF THE FEMA FLOOD ZONE PER FIRM MAP NUMBER 51187C0200C EFFECTIVE DATE JUNE 3, 2008.

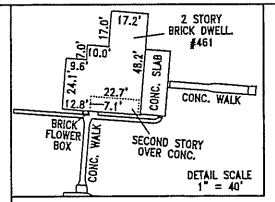
NO EVIDENCE OF UNDERGROUND GAS LINES CROSSING SUBJECT PARCEL OR SERVING SUBJECT BUILDINGS FOUND BY THIS OFFICE.
NO EVIDENCE OF WETLANDS FOUND ON SUBJECT PARCEL.
SUBJECT PARCEL HAS DIRECT ACCESS TO THUNDERBIRD ROAD AND POINT ROAD BOTH ARE PUBLIC RIGHT OF WAYS.

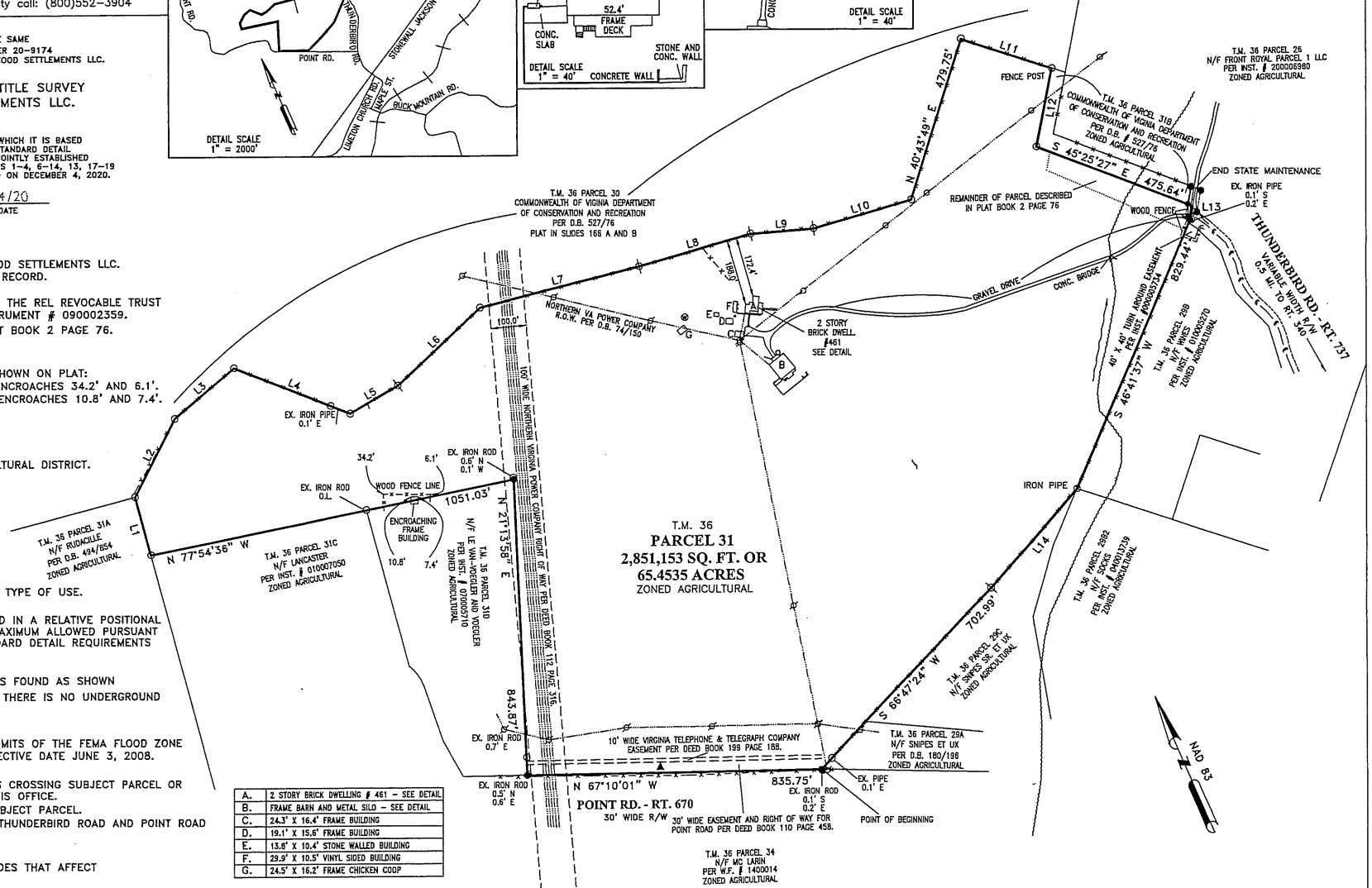
EASEMENTS, RIGHTS OF WAY AND SERVITUDES THAT AFFECT SUBJECT PROPERTY:
1. 10' WIDE VIRGINIA TELEPHONE & TELEGRAPH COMPANY EASEMENT PER DEED BOOK 199 PAGE 188.
2. NORTHERN VIRGINIA POWER COMPANY RIGHT OF WAY PER DEED BOOK 67 PAGE 256, NO WIDTH GIVEN.
3. NORTHERN VIRGINIA POWER COMPANY RIGHT OF WAY PER DEED BOOK 74 PAGE 150, NO WIDTH GIVEN.
4. 100' WIDE NORTHERN VIRGINIA POWER COMPANY RIGHT OF WAY PER DEED BOOK 112 PAGE 316.
5. 30' WIDE EASEMENT AND RIGHT OF WAY FOR POINT ROAD PER DEED BOOK 110 PAGE 458.

ALTA/NSPS LAND TITLE SURVEY OF
TAX MAP 36 PARCEL 31
SOUTH RIVER MAGISTERIAL DISTRICT
WARREN COUNTY, VA.









A.	2 STORY BRICK DWELLING # 461 - SEE DETAIL
B.	FRAME BARN AND METAL SILO - SEE DETAIL
C.	24.3' X 16.4' FRAME BUILDING
D.	19.1' X 15.6' FRAME BUILDING
E.	13.8' X 10.4' STONE WALLED BUILDING
F.	29.9' X 10.5' VINYL SIDED BUILDING
G.	24.5' X 16.2' FRAME CHICKEN COOP

LINE	BEARING	DISTANCE
L1	N 08°39'15" E	172.59'
L2	N 50°40'55" E	248.92'
L3	N 73°15'26" E	221.20'
L4	S 44°28'29" E	354.93'
L5	N 83°16'17" E	157.22'
L6	N 70°17'24" E	321.74'
L7	S 80°29'19" E	465.29'
L8	S 82°19'47" E	329.31'
L9	S 70°56'55" E	179.66'
L10	S 82°22'44" E	288.55'
L11	S 47°43'03" E	269.65'
L12	S 34°39'47" W	228.15'
L13	S 34°23'20" W	38.65'
L14	S 64°20'30" W	373.69'

LEGEND

- DENOTES IRON ROD FOUND UNLESS NOTED.
- DENOTES IRON ROD SET.
- DENOTES DRILL HOLE SET IN ROCK OR CONCRETE.
- DENOTES EXISTING WELL.
- DENOTES TELEPHONE PEDESTAL.
- DENOTES UTILITY POLE AND OVERHEAD WIRES.
- DENOTES WIRE FENCE LINE UNLESS NOTED.
- DENOTES STREAM.
- DENOTES EASEMENT BOUNDARY.

0 200 400 600
SCALE 1"= 200'

PREPARED BY:
BROGAN LAND SURVEYING, PLC.
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
DECEMBER 4, 2020

COMMONWEALTH OF VIRGINIA
Joseph G. Brogan, Jr.
JOSEPH G. BROGAN, JR.
Lic No. 3209
12/4/20
LAND SURVEYOR

Report of Analysis

JOINER MICRO

Lab Sample ID: 20121013-01

Client

Best Exterminating Services
PO Box 475
Front Royal, VA 22630

Project

Marty LeVan
461 Thunderbird Road
Front Royal VA

Lab Sample ID: 20121013-01

Client Sample ID: 461 Thunderbird Road
Source: Well
Sample Location: Kitchen Tap
Collected By: Robin White

Subdivision; Lot
Health Dept. ID #
Map Ref. #

Collection Date/Time: 12/10/2020 10:30 AM
Received Date/Time: 12/10/2020 2:00:00 PM
Received From: JML (IL)

Analyte	Method	Sample Result	Units	Analyst	Analysis Date/Time
Total Coliform	SM 9223 Colilert-18 MPN	21	MPN/100 mL	FRW	12/10/2020 2:44:00 PM
E.coli	SM 9223 Colilert-18 MPN	< 1	MPN/100 mL	FRW	12/10/2020 2:44:00 PM
Chlorine Screen	HACH screen	ND		FRW	12/10/2020 2:44:00 PM

ND = not detected
NA = not analyzed
< = less than
> = greater than

This water sample **DOES NOT PASS** the bacteriological standard for safe drinking water established by the Virginia Department of Health and US Environmental Protection Agency (US EPA).

Laboratory Director: _____
Daryl Burton

Issue Date: December 11, 2020

Reported results relate only to the items tested, as received by the laboratory.
The test results in this report meet all NELAC requirements for accredited parameters, unless otherwise noted in this report.
Pursuant to NELAC, this report may not be reproduced except in full, without written consent from Joiner Micro Laboratories.
For questions please contact the laboratory at the email address listed on this page.

Joiner Micro Laboratories, Inc.
77 West Lee Street # 202
Warrenton, Virginia 20186
540-347-7212
info@joinermicrolab.com

#460034

Summary of Analysis

JOINER MICRO

Lab Order ID: 20121013

Client
Best Exterminating Services
PO Box 475
Front Royal, VA 22630

Project
Marty LeVan
461 Thunderbird Road
Front Royal VA

Lab Sample ID: 20121013-01
Client Sample ID: 461 Thunderbird Road
Source: Well

Subdivision; Lot
Health Dept. ID #
Map Ref. #

Analyte	Location	Collection Date	Collection Time	Collected By	JML Received Date/Time
Watercheck with pesticide option	Kitchen Tap	12/10/2020	10:30 AM	Robin White	12/10/2020 2:00:00 PM

REMARKS: See attached detailed report for results.

All of the parameters are lower than the MCL (maximum contaminant level) established by EPA except for Manganese, Total Dissolved Solids(TDS), Turbidity, and Sulfate.

Acetone was detected however there is no EPA MCL established for this contaminant.

Technical Review Staff

Issue Date: December 30, 2020

Joiner Micro Laboratories, Inc.
77 West Lee Street # 207
Warrenton, Virginia 20186
540-347-7212
info@joinermicrolab.com

Informational Water Quality Report

Watercheck w/PO

National Testing Laboratories, Ltd.
Quality Water Analysis
6571 Wilson Mills Rd
Cleveland, Ohio 44143
1-800 458 3330

Client:
Sampled at Kitchen Tap by Robin White

Ordered By:
Joiner Micro Lab 77-F West Lee Street Warrenton, VA 20186 ATTN: Suzanne Lynn

Sample Number: 917315

Location:	#20121013, 461 Thunderbird Road, Kitchen Tap
Type of Water:	
Collection Date and Time:	12/10/2020 10:30 AM
Received Date and Time:	12/11/2020 9:45 AM
Date Completed:	12/30/2020

Definition and Legend

This informational water quality report compares the actual test result to national standards as defined in the EPA's Primary and Secondary Drinking Water Regulations.

Primary Standards:	Are expressed as the maximum contaminant level (MCL) which is the highest level of contaminant that is allowed in drinking water. MCLs are enforceable standards.
Secondary standards:	Are non-enforceable guidelines regulating contaminants that may cause cosmetic effects (such as skin or tooth discoloration) or aesthetic effects (such as taste, odor,or color) in drinking water. Individual states may choose to adopt them as enforceable standards.
Action levels:	Are defined in treatment techniques which are required processes intended to reduce the level of a contaminant in drinking water.
mg/L (ppm):	Unless otherwise indicated, results and standards are expressed as an amount in milligrams per liter or parts per million.
Minimum Detection Level (MDL):	The lowest level that the laboratory can detect a contaminant.
ND:	The contaminant was not detected above the minimum detection level.
NA:	The contaminant was not analyzed.

✓ The contaminant was not detected in the sample above the minimum detection level.

● The contaminant was detected at or above the minimum detection level, but not above the referenced standard.

▲ The contaminant was detected above the standard, which is not an EPA enforceable MCL.

✚ The contaminant was detected above the EPA enforceable MCL.

✖ These results may be invalid.


737
670
737
340
St Pauls Church
654
Limeton United
Methodist Church

Natalie Lentz

From: David Beahm
Sent: Friday, February 26, 2021 9:43 AM
To: Natalie Lentz
Cc: Paula Fristoe
Subject: FW: Request for Comments 2021-03-02 - WCCUP-000093-2021
Attachments: Conditonal Use Permit Application_2021-03-02.pdf; Sewage and Well_2021-03-02.pdf; Statement of Justification_2021-03-02_Raymond Ditto.pdf; Survey_2021-03-02 _Raymond Ditto.pdf

Comments 2021-03-02 – Raymond M. Ditto – Conditional Use Permit for Short-Term Tourist Rental:

- Erosion and Sediment Control Items:
  - There does not appear to being any land disturbance at this time (appears to be existing) and therefore nothing would be required. If this is not the case a normal submission would be required.

- Building Inspections Items:
  - The use of the existing dwelling(s) for a "short-term rental" would require a building permit to establish it as a transient boarding facility which is the term used by the building code for this type of use. The dwelling would receive a new Certificate of Occupancy designating as a short-term rental.
  - Given the timeframe that the structure was originally built it more than likely will require an Electrical permit to meet the building code requirements for this change.
    - This change requires that smoke detectors are installed as required by the Virginia Residential Building Code.

If anything should change in the scope additional requirements may be required.

Respectfully,

David C. Beahm, CBO
Building Official
County of Warren
540-636-9973
Fax 540-636-4698
dbeahm@warrencountyva.net
www.warrencountyva.net

THIS MESSAGE IS INTENDED SOLELY FOR THE INDIVIDUAL(S) NAMED IN THE HEADER. THIS MESSAGE MAY CONTAIN MATERIAL THAT IS PRIVILEGED OR CONFIDENTIAL. IF YOU ARE NOT ONE OF THE INTENDED RECIPIENTS, PLEASE DO NOT READ, COPY, USE, OR DISCLOSE THIS MESSAGE TO OTHERS; PLEASE NOTIFY THE SENDER BY REPLYING TO THIS MESSAGE; AND THEN PLEASE DELETE THIS MESSAGE FROM YOUR SYSTEM. THANK YOU.

From: Natalie Lentz <NLentz@warrencountyva.net>
Sent: Wednesday, February 24, 2021 3:34 PM
To: David Beahm <Dbeahm@warrencountyva.net>
Subject: Request for Comments 2021-03-02

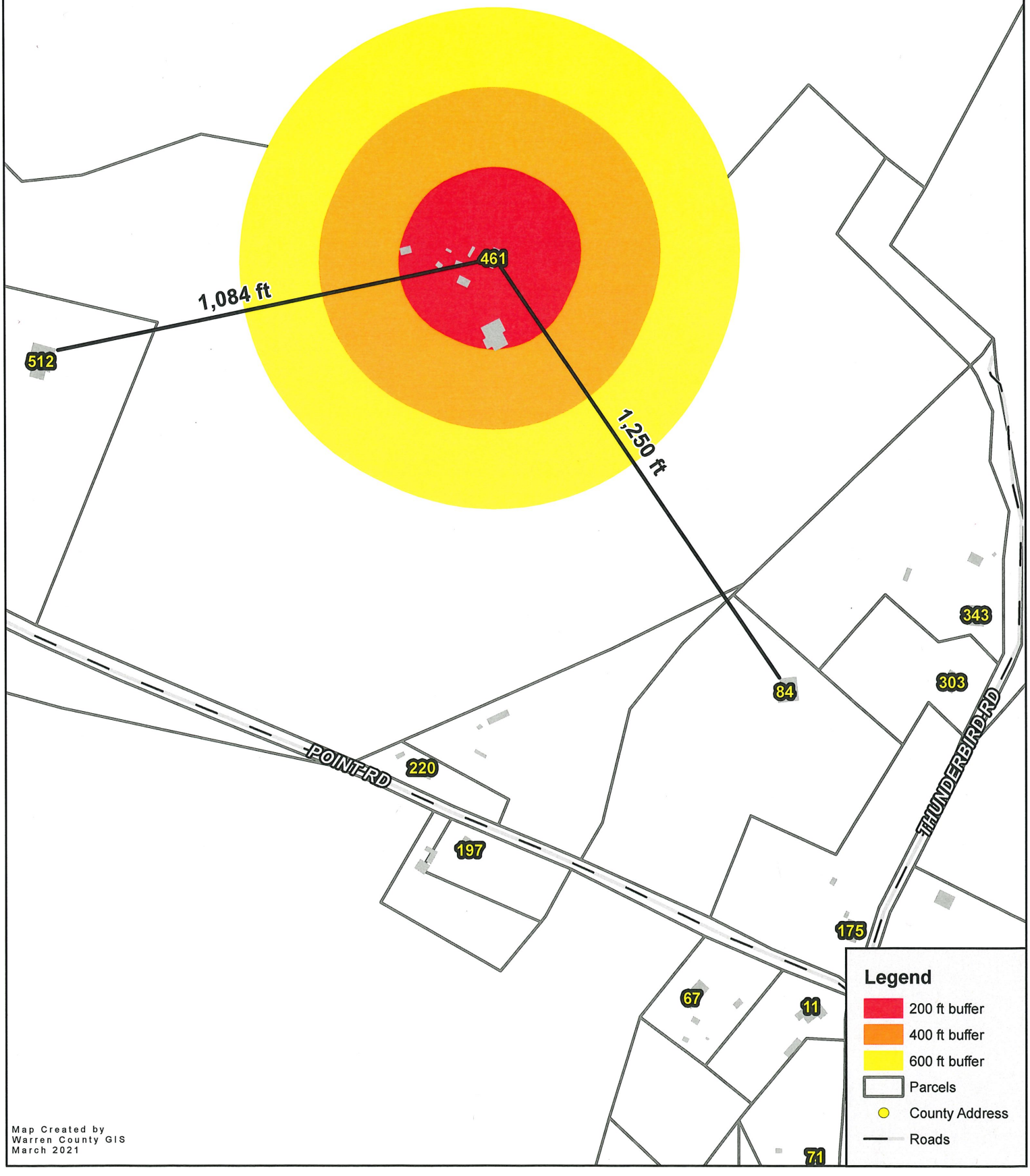
Good Afternoon,

Warren County, VA
2021

461 Thunderbird Rd: Distance to Surrounding Homes

1 inch = 325 feet

0 175 350 525 700 Feet



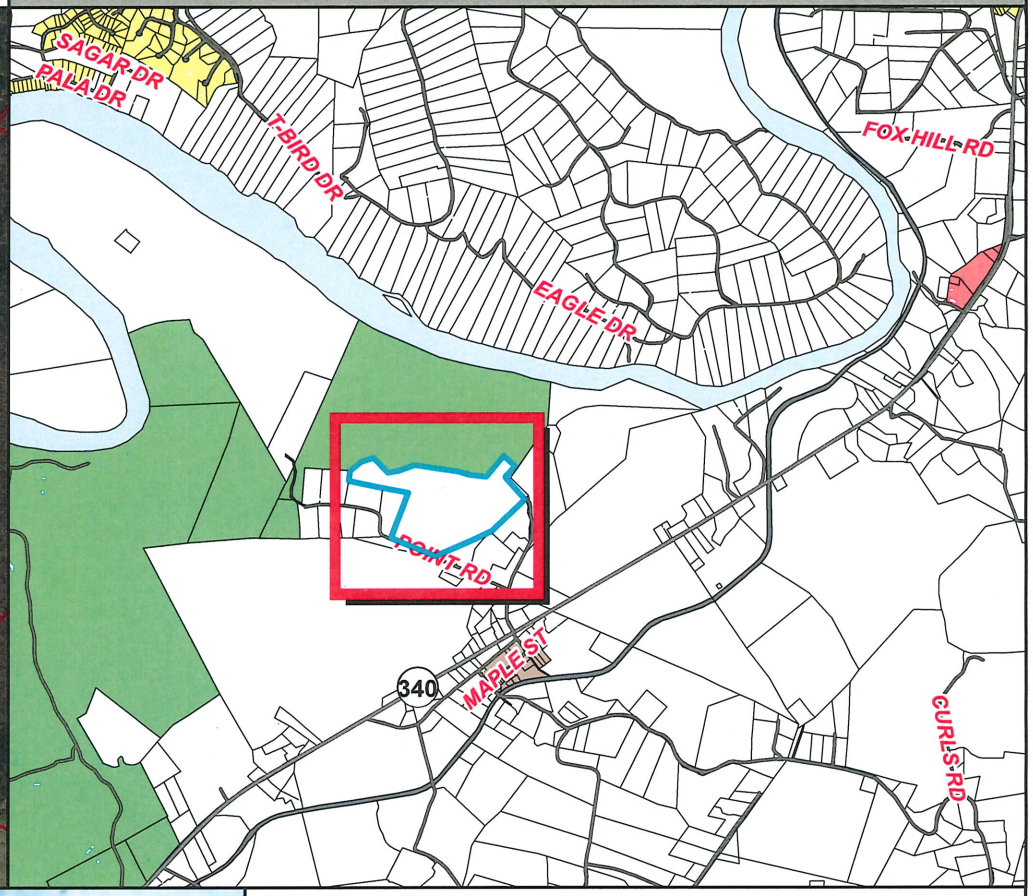
Map Created by
Warren County GIS
March 2021

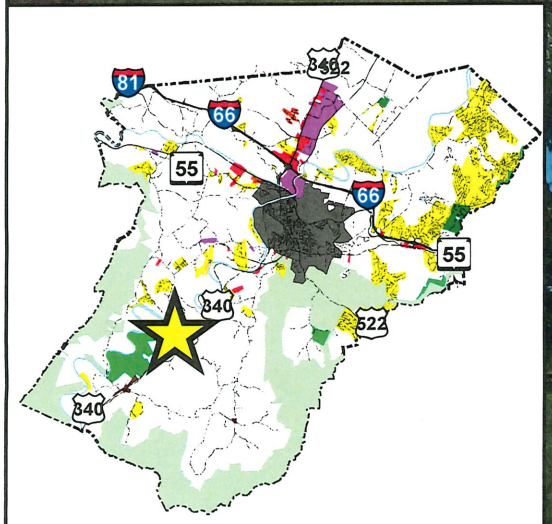
Warren County VA
CUP Location Map

CUP: Short-Term Tourist Rental
Applicant: Raymond Ditto

TM 36--------31
461 Thunderbird Rd









Zoning

- Agricultural
- Commercial
- Industrial
- Residential One
- Residential Two
- Suburban Residential
- Village Residential
- Rural Residential
- Right of Way
- Front Royal
- Federal Land
- State Land
- Water
- VOF Conservation Easements
- WC Conservation Easements

Map produced by
Warren County GIS 2021
Department of Planning

COUNTY OF WARREN, VIRGINIA
BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:	PAGE
3/16/2021	J-7	Conditional Use Permit #2021-03-07 Frank O'Reilly *Short-Term Tourist Rental*	1 of 2

EXPLANATION & SUMMARY:

See attached application and staff report.

General standards/conditions. In addition to the specific standards set forth hereinafter with regard to particular conditional uses, all such uses shall satisfy the following general standards:

(1) The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.

(2) The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

(3) The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

(4) The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or in conflict with the existing and anticipated traffic in the area.

(5) Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.

(6) In determining whether or not to grant a permit and in determining conditions to be imposed, the governing body shall take into consideration the objectives and intent of this chapter and may impose reasonable conditions that:

(a) Abate or restrict noise, smoke, dust or other elements that may affect surrounding properties.

(b) Establish setback, side and front yard requirements necessary for orderly expansion and to prevent traffic congestion.

(c) Provide for adequate parking and ingress and egress to public streets or roads.

(d) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered to be detrimental to adjoining property.

(e) Prevent such use from changing the character and established pattern of development of the community.

Planning Commission Move to Approve:

The Planning Commission will be holding their public hearing on the application on April 14th and their recommendation will be forwarded to the Board prior to the April 20th public hearing.

BOARD OF SUPERVISORS PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors authorize the proposed conditional use permit request for a Short-term Tourist Rental for advertisement of a public hearing.

SUBMITTED BY:	**DISPOSITION OF BOARD:**	**PROCESSED BY:**
Matt Wendling, CFM Planner II MPW	☐ **APPROVED** ☐ **OTHER (Describe)**	

Conditional Use Permit: 2021-03-07 / Short Term Tourist Rental
Frank O'Reilly, *Applicant/* **James P. & Clare Kromhout,** *Owners*
Staff Report for the Planning Commission
Prepared: March 1, 2021
Staff Contact: Matt Wendling, Planner II/County Floodplain Manager

SUMMARY OF REQUEST

The applicant is requesting a conditional use permit for a Short-term Tourist Rental for rental of the single-family dwelling for less than thirty days. In the statement of justification the applicant states his family and he have been involved with running Short-Term Tourist Rentals for over ten years and that this use has allowed them to showcase the County's natural resources and recreational opportunities as a tourist destination. The dwelling was built in 2019 and with the intention of the applicant for using it for a Short-Term Tourist Rental as a "home away from home" business venture and to support the local small business and restaurants.

PROPERTY INFORMATION

Property Location: 315 Old Barn Lane
Tax Map ID: #13R--------6
Magisterial District: Shenandoah
Subdivision: Hoskins Farm
Town/Village: Front Royal
Zoning: Agricultural (A)
Acres: 10
Existing Land Use: Single Family Dwelling
Special Flood Hazard Area: The property and dwelling are in a Non-Floodzone "X" area.

SURROUNDING ZONING DISTRICTS & USES

North:	Agricultural (A)	Use: SFD with Pasture - Woodlands
South:	Agricultural (A)	Use: SFD with Pasture - Woodlands
East:	Agricultural (A)	Use: SFD with Woodlands – Shen. River
West:	Agricultural (A)	Use: Rockland Park – County Property

PROPERTY HISTORY

This property has not had any previous Conditional Use Permits issued for uses in the Agricultural (A) zoning district and has no previous zoning violations.

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Future Land Use Map in the Comprehensive Plan identifies this area to be used for agricultural land uses which allows for a Short-term Tourist Rental by conditional use permit in the Warren County Zoning Ordinance Section §180-21. This property is located in an isolated Agricultural area composed of pasture and woodland areas, is off a private road and has views of the river. Short-term Tourist Rentals provide transient-lodging taxes to the County and are typically used by tourists visiting the area. This use complies with Chapter 6: Economic Development chapter, Goal V and the promotion of tourism objectives of the comprehensive plan.

PROPOSAL:

A Short-Term Tourist Rental is defined by the Warren County Zoning Ordinance as, *"A single-family dwelling not attached to any other dwelling by any means and located on an individual lot that is rented for compensation for periods of less than 30 days. See § 180-56.4 for supplementary regulations pertaining to short-term tourist rentals."*

SUPPLEMENTARY REGULATIONS FOR SHORT-TERM TOURIST RENTAL (Section 180-56.4 of the Warren County Zoning Ordinance):

These regulations are as follows:

A. The owner of a dwelling unit to be used for a short-term tourist rental shall apply and receive a zoning permit and/or a conditional use permit from the Planning Department prior to utilizing the dwelling unit as a short-term rental. The permit shall be reviewed by planning staff on an annual basis to ensure compliance with the performance standards listed in this section, along with all conditions placed on the conditional use permit, if applicable. Warren County may revoke a permit for repeated noncompliance with these performance standards.

B. The maximum number of occupants in the dwelling unit shall be determined according to permit approval received by the Warren County Health Department; however the maximum number of occupants shall not exceed 10. **Staff has submitted a request for septic system information for the property for the septic system operational permit. The Onsite Soil Evaluator (OSE) construction permit identifies the property as having a perc for a four (4) bedroom dwelling which would allow for a maximum occupancy of eight (8) persons at 600 gallons per day (GPD). Staff will provide additional comments if necessary once this operational permit has been received from the Health Department.**

C. Parking for the use shall be located in driveways or other designated and approved parking areas. The parking of vehicles is prohibited in or along all right-of-ways and in yards. **There is sufficient parking for four (4) vehicles in the driveway and designated parking area adjacent to the dwelling.**

D. Property boundaries, or limitations within the property's boundaries where transients are allowed, must be clearly marked at all times. **The property is part of the Hoskins Farm which was subdivided as a Family Subdivision in 2006 and the current plat was recorded in February of 2019. The boundary lines shall be marked according to location shown on the plat.**

E. There shall be no visible evidence of the conduct of such short-term rentals on the outside appearance of the property.

F. A fire extinguisher shall be provided and visible in all kitchen and cooking areas; smoke detectors shall be installed in all locations as identified in the Uniform Statewide Building Code, and a carbon monoxide detector must be installed on each floor in every dwelling. **The structure was completed in 2019 and should meet all requirements of the USBC. A change of use for a transient boarding facility for the property dwelling and an inspection will be required to verify if it meets all Building Code requirements for fire/smoke protection and a fire extinguisher.**

G. The owner of a dwelling used for short-term tourist rentals shall give the County written consent to inspect any dwelling used for short-term rental to ascertain compliance with all of the above performance standards upon a 24 hour notice.

H. A property management plan (PMP) demonstrating how the short-term tourist rental will be managed and how impacts to neighboring properties will be minimized shall be submitted for review and approval as part of the permitting process to the Planning Department. The plan shall include local points of contact available to respond immediately to complaints, clean up garbage, manage unruly tenants, utility issues, etc. It shall also be posted in a visible location in the short-term rental. The contact numbers shall be provided to county staff, public safety officials, and if applicable, the HOA/POA of the subdivision. The plan must be provided as a part of the rental contract. **A Property Management Plan needs to be submitted and will be reviewed and approved by staff and all other requirements shall need to be met prior to a certificate of zoning for the business being issued. The applicant will be the acting property manager along with family members to oversee the property and rental dwelling unit.**

I. If the property is located within a subdivision governed by a Home Owners Association/Property Owners Association, the Planning Department must receive a recommendation of approval or disapproval from the HOA/POA to operate the short-term tourist rental. **This property is located within a subdivision that is served by a POA/HOA and a request for comments has been sent to the authorized representative.**

J. The short-term tourist rental shall have a "land-line" with local phone service. The phone number servicing the short-term tourist rental shall be included in the property management plan.

K. The owners of the tourist rental shall provide an emergency evacuation plan for the dwelling and the neighborhood. **The applicants shall have this posted in the bedrooms and in their guest registration packet.**

L. A copy of Chapter §123 of the Warren County Code relative to noise must be provided at the short-term tourist dwelling. **The applicant shall have a copy of this in their guest registration packet and have it posted in a common area of the dwelling.**

M. Failure to comply with the approved conditions and/or supplemental regulations will subject the permit to revocation as described in Warren County Code Section §180-63.

N. All outdoor burning shall be in compliance with Chapter §92 of the Warren County Code.

O. There shall be a minimum of 100 feet from the short-term tourist rental to all neighboring residences. **This dwelling meets the setback requirements to adjacent single family dwellings which is 282' to the closest dwelling located to the southwest.**

RECOMMENDED CONDITIONS:

Planning Staff is recommending the following conditions be added to this conditional use permit if the Planning Commission chooses to recommend approval of this permit to the Board of Supervisors. Please note that additional conditions may be added after all agency comments have been received, prior to the Planning Commission public hearing.

Staff recommends that, if the Planning Commission recommends approval of this application, the following conditions should be applied:

1. The applicants shall comply with all Warren County Health Department and Warren County Building Inspections and Virginia Statewide Fire Prevention Code regulations and requirements.

2. The maximum number of occupants shall not exceed eight (8) as determined according to the Health Department conditional permit for a four (4) bedroom dwelling.

3. The applicants shall have the well water tested annually for e-coli and coliform bacteria and a copy of the results shall be submitted to the Planning and Health Departments.

4. The applicants shall have the septic system inspected annually by a State licensed inspector and a copy of the results shall be submitted to the Planning and Health Departments. The system shall also be serviced every five years as recommended by the Health Department and a copy of the service invoice shall be provided to the Planning Department.

5. The property shall be in compliance with Section 180-56.4 of the Warren County Zoning Ordinance regarding supplemental regulations for short-term tourist rentals which includes a property management plan to be submitted to the Planning Department prior to Staff issuing a certificate of zoning for this use.

6. The applicant shall register with the Commissioner of the Revenue's office for transient lodging tax purposes.

Cc: Frank O'Reilly, Applicant



Peter Kromhout
Unit 6020 Box 96
DPO, AE 09844

540.305.9614

16th of February 2021

Warren County Planning Commission
220 North Commerce Avenue
Front Royal, VA 22630

To the Members of the Warren County Planning Commission,

This letter, along with the supporting documents, requests a conditional use permit for a short term tourist rental at the existing home located at 315 Old Barn Lane, Front Royal, VA 22630.

My career with the US State Dept entails being assigned overseas for two year assignments with intervals of several months back in the US. The best way for our family to maintain access to our primary residence while on assignment is the option of short term tourist rentals.

The property sits on a ten acre site in Ellen Hoskins Farm Subdivision. The adjoining lot owners are supportive and the covenants specifically allow for Short Term Tourist Rentals. The home is well suited as a tourist getaway. The goal is to attract visiting groups and make them feel at home here in Warren County when they come to visit Skyline Drive, canoe the beautiful Shenandoah River, or visit the surrounding historic sites.

With over one million visitors to Skyline Drive alone every year, we also hope to help the county and the town of Front Royal retain these tourists and bring as many of them through the doors of our neighboring small businesses as possible. We intend to do this by offering a true "home away from home" experience.

Frank O'Reilly, the owner of Rolling River Holidays LLC has been managing nearby agricultural properties as successful and well loved short term vacation rentals for over a decade and with their management team we can say, with confidence, this is the best use for this property for our family and the community.

We appreciate your consideration and thank you for your time.

Sincerely,

Peter and Clare Kromhout

WCCUP-000092-2021

WARREN COUNTY
CONDITIONAL USE PERMIT APPLICATION

Application Number: CUP 2021-03-07
Date Received: 2/18/2021
Fee Amount: $ 500.00
Date Paid: 2/17/2021 CK # 1087

Applicant Information:

Frank OReilly
Applicant Name

2973 Shenandoah Shores Rd. | Front Royal | VA | 22630
Address | *City* | *State* | *Zip*

315 Old Barn Lane | Front Royal | VA | 22630
Property Location for conditional use permit if Different than Applicant's Address

540 660 1738 | franko@petrine.net
Primary Contact Number | *Email*

James P. and Clare Kromhout
Property Owner (if same as applicant, leave blank)

Unit 6020 Box 96 DPO AE 09844 | Dubai
~~*Address*~~ | ~~*City*~~ | ~~*State*~~ | ~~*Zip*~~

540-660-1738
Primary Contact Number

Respectfully request that a determination be made by the Warren County Planning Commission and Board of Supervisors on the following request for a Conditional Use Permit for the property described below.

A. Property Information:

(1) Address/Location: 315 Old Barn Lane, Front Royal
(2) Election District: Shenandoah
(3) Tax Map Number: 13 R 6
(4) Subdivision Name: Ellen Hoskins Subdivision
(5) Total Area of Property (acres): 10
(6) Total Area to be Used (acres): 10
(7) Total Road Frontage (feet): 776
(8) Depth of Property (feet): 1049
(9) Present Zoning: agricultural

B. Proposed Use of Property

(1) State the proposed use(s) for the Conditional Use Permit: Short Term Tourist Rental

(2) Current land use and condition of site: existing home

(3) Zoning of surrounding land/property: agricultural

(4) Will development be staged? ☐ Yes ☒ No

(5) Construction Time: (NA)

(6) Season, days, and hours of operation: 365 days a year

(7) Will there be a sign? ☐ Yes ☒ No
(If yes, please submit a sketch of the sign(s) showing size and shape and the sign permit check list with this application.)

(8) Has there been any prior application for a conditional use permit/variance for this property? (If yes, enter the permit number and/or name, date of action, action taken by the Planning Commission, Board of Zoning Appeals and/or Board of Supervisors and a description of the request.) NO

(9) Number of full time employees: One

(10) What type of sewage disposal system will be used? ☒ Private ☐ Central ☐ Public

(11) Number of persons to be served by the sewage disposal system: _____

(12) Number of parking spaces to be provided: Regular 4 Handicap _____

(13) What is the proposed landscaping and buffering for this property? Existing home and land scaping

C. Plans Prepared By

Name: (NA)

Address: _____

Telephone Number: _____

D. Environmental Information

(1) Will this proposed use adversely impact the community of the environment? (If yes, what are the adverse impact(s) and what is proposed to solve these adverse impacts?) NO

(2) Will there be any debris generated from the activity? (If yes, where and in what manner will the debris be stored and how and where will it be disposed of?) NO

(3) Will any potentially hazardous substances be used and/or stored on the property? (If yes, list the substances, their use and disposal of containers and substance residues.) NO

(4) List any potentially hazardous emissions including, but not limited to: fumes, gases, smoke noise, liquid effluent, waste water, dust, and state what measures will be used to control these emissions. NA

(5) Will there be any electrical or electronic activity which will interfere with local communications or telephone, television or radio reception? (If yes, describe the type of activity and potential interference.) NO

(6) What will be the impact on traffic? None

(7) Will exterior lighting be used? (If yes, state the number of lights and the wattage of each. A lighting plan or lighting contour map may be required to show the nearest candle power as measured at ground level. (Existing)

The following documents and/or information are required to be submitted with the application:

☑ **An application fee of $500.00.**

Make payable to the Treasurer of Warren County. A non-refundable fee of $500.00 will be required at the time of submittal.

☑ **A Statement of Justification**

This printed or typed statement is to be addressed to the Warren County Planning Commission. It is to summarize your proposed use and highlight any aspects of the request which are not addressed in the application form. Please note, the statement is required to be on 8 ½ x 11 size paper.

☑ **A Site Plan/Survey.**

Your site plan should show the property boundaries, existing or proposed structure(s), adjacent roads, and any other pertinent information which would help outline your proposed use. A recent survey with the proposed uses/structures located on it will serve as a site plan for the purposes of this permit. The Planning Director, Planning Commission and/or the Board of Supervisors reserve the right to ask for an engineered site plan, if they deem it necessary for evaluation of the proposed conditional use permit.

☑ **Sewage Disposal and Well Site.**

Location of the existing or proposed septic system & drainfield and the well site are to be indicated on the survey or central/public connection location.

☑ **A copy of the deed to the property verifying the current ownership.**

A copy may be obtained at the Warren County Courthouse, Circuit Clerk's Office.

☑ **A statement verifying that real estate taxes have been paid.**

This may be obtained from the Treasurer's Office in Suite 800 of the Warren County Government Center.

☐ **Environmental and Community Impact Statements**

The Planning Director, the Planning Commission, and\or the Board of Supervisors reserve the right to ask for an environmental and\or community impact statements, prepared by a certified engineer or other person qualified to perform such work, if they deem it necessary for evaluation of the proposed request.

☐ **List of chemicals stored on the site**

A complete list of chemicals to be stored on the site in the form of an oath/statement for Industrial zoned properties only.

☐ **Location Map**

A map clearly legible, showing the location of the proposed project in relation to surrounding publicly maintained roads and showing the use of surrounding properties. County staff can assist in obtaining this information.

☐ **Directions to your property from the Warren County Government Center.**

522 N to Rte (L) on Rockland Road
(R) onto Bennys Beach Road
(R) onto Old Barn Lane

I/we the undersigned, do hereby respectfully agree to comply with any conditions required by the Board of Supervisors of the County of Warren, Virginia, and authorize the County personnel to go upon the property for the purpose of making site inspections. Expenses incurred in securing professional assistance in connection with the review of this application for a Conditional Use Permit, shall be charged to the applicant.

FOR 2/17/2021

Applicant Signature Date

James Peter Krownbrout & Clark Krownbrout 2/17/2021

Property Owner Signature by FOR Date

Accepted by: _____ Date: _____

PLEASE NOTE: If the required documents are not provided and/or the application is incomplete, your application will not be placed on the Planning Commission Agenda.

NOTES

VDH VIRGINIA DEPARTMENT OF HEALTH
Protecting You and Your Environment

Warren County Health Department
465 W 15th St. Ste 200
Front Royal, VA 22630
(540) 635-3159 Voice
(540) 635-9698 Fax

Sewage Disposal System Operation Permit

Property Owner

James & Clare Kromhout
2973 Shenandoah Shores Rd.
Front Royal, VA 22630
Phone: (540)

Health Dept. ID: **187150103**
Tax Map #: **13R-6**
Locality: **Warren County**

Property Location

Property Address: 315 Old Barn Ln.
Front Royal, VA 22630
Subdivision: Ellen E. Hoskins (family subdivision) **Section:** **Lot:** 6

James & Clare Kromhout is hereby granted permission to operate a **Residential Conventional Onsite Sewage System** at the above referenced location, under the following parameters:

Daily Flow: 600 gallons
Number of Bedrooms: 4
Occupancy Limit: 8 maximum

This permit is issued in accordance with the provisions of Title 32.1, Chapter 6 of the Code of Virginia as Amended, and Section 12VAC 5-610-340 of the Sewage Handling and Disposal Regulations of the Virginia Department of Health. The issuance of an operation permit does not denote or imply any guarantee by the department that the sewage disposal system will function for any specified period of time. It shall be the responsibility of the owner or any subsequent owner to maintain, repair, or replace any sewage disposal system that ceases to operate in accordance with the regulations.

July 07, 2016	Katherine Williamson	EHS Katherine Williamson
Effective Date	Environmental Health Specialist, Sr.	Signature

Perry Environmental Consulting
495 Cardinal Drive, Front Royal, VA 22630
Tel: 540-635-8292 Fax: 540-635-8363

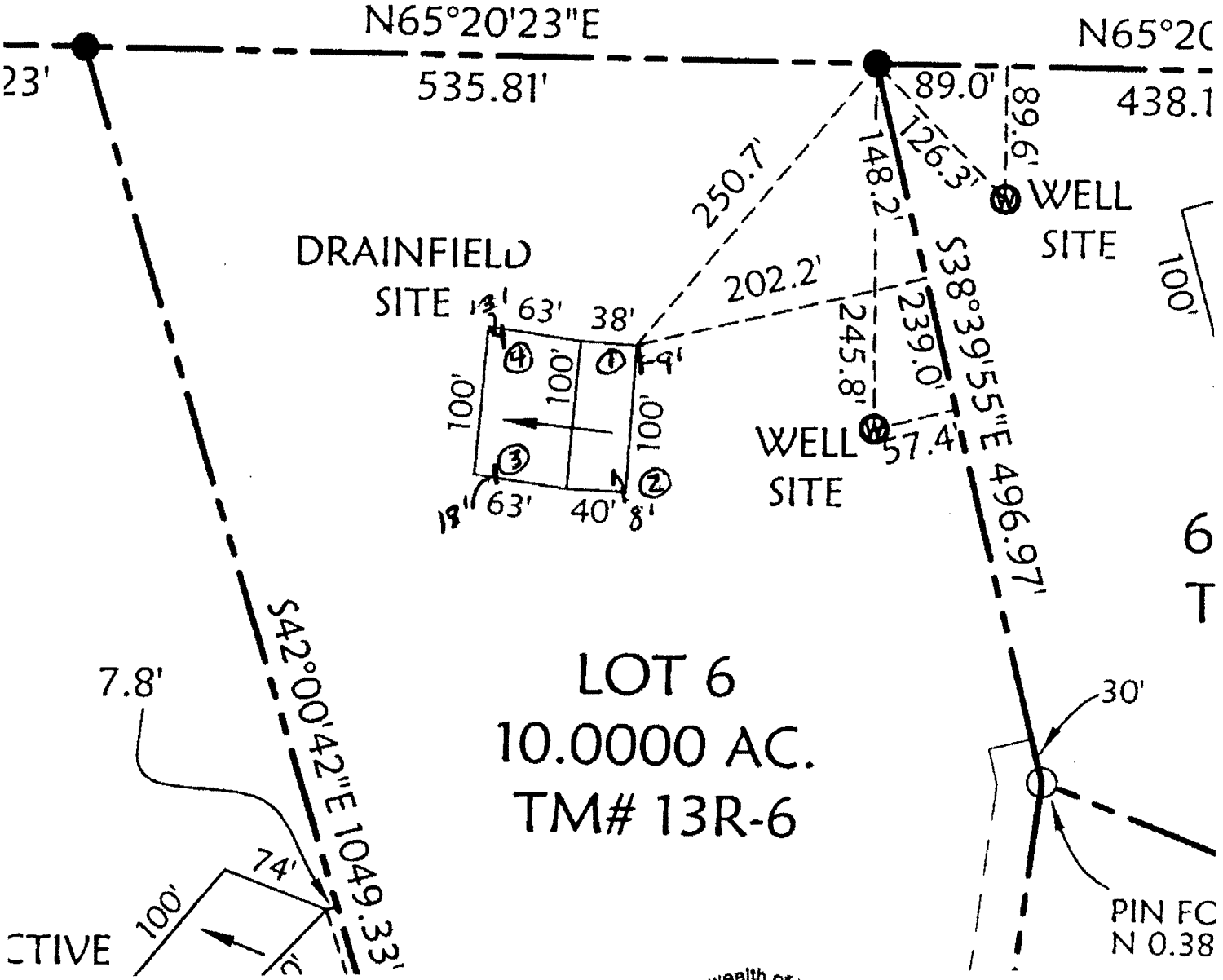
BACKHOE PIT LOCATION

• **Stake Set**

Backhoe Pit

Re: 4 bedroom, (600GPD) drainfield 3B Well

Tax Map: 13R-6 **Lot:** 6



Customer: Petrine Construction
Subdivision: Hoskins Family
Tax Map: 13R-6 Lot: 6
Location: Bennys Beach Road

Commonwealth of Virginia
Daniel Perry
DPOR #1940001067
AOSE

VDH VIRGINIA DEPARTMENT OF HEALTH
Protecting You and Your Environment

Warren County Health Department
134 Peyton St.
Front Royal, VA 22630
(540) 635-3159 Voice
635-9698 Fax

OSE Construction Permit

May 21, 2015

James & Clare Kromhout
2973 Shenandoah Shores Rd.
Front Royal, VA 22630

RE: Lot 6 Hoskins Farm Subdivision, Front Royal Warren VA 22630
Tax Map #: 13R-6
HDID: 187150103 **Reserve:** 100% reserve area provided
System Capacity: Residential, 4 Bedrooms, 600 gallons per day
Occupancy Limit: 8 persons maximum

Dear James & Clare Kromhout :

This letter and the attached drawings, specifications, and calculations (5 pages) dated May 05, 2015, constitute your permit to install a sewage disposal system and well if applicable on the property referenced above. Your application for a permit was submitted pursuant to §32.1-163.5 of the Code of Virginia, which requires the Health Department to accept private soil evaluations and designs from an Onsite Soil Evaluator (OSE) or a Professional Engineer working in consultation with an OSE for residential development. VDH is not required to perform a field check to verify the private evaluations of OSEs or PEs and such a field check may not have been conducted for the issuance of this permit.

The soil absorption area ("site"), sewage system design, and the well location and construction if applicable were certified by Perry, Daniel G. Private OSE as substantially complying with the Board of Health's regulations (and local ordinances if the locality has authorized the local health department to accept private evaluations for compliance with local ordinances). This permit is issued in reliance upon that certification. VDH hereby recognizes that the soil and site conditions acknowledged by this permit are suitable for the installation of an onsite sewage system. The attached plat shows the approved area for the sewage disposal system; there are additional records on file with the Warren County Health Department pertaining to this permit, including the Site and Soil Evaluation Report. This construction permit is null and void if any substantial physical change in the soil or site conditions occurs where a sewage disposal system is to be located.

If modifications or revisions are necessary between now and when you construct your dwelling, please contact the OSE/PE who performed the evaluation and design on which this permit is based. Should revisions be necessary during construction, your contractor should consult with the OSE/PE that submitted the site evaluation or site evaluation and design. The OSE/PE is authorized to make minor adjustments in the location or design of the system at the time of construction provided adequate documentation is provided to the Warren County Health Department.

The OSE/PE that submitted the certified design for this permit is required to conduct a final inspection of this sewage system when it is installed and to submit an inspection report and completion statement. As the owner, you are responsible for giving reasonable notice to the OSE/PE of the need for a final inspection. If the designer is unable to perform the required inspection, you may provide an inspection report and

completion statement executed by another OSE/PE. The Warren County Health Department is not required to inspect the installation but may perform an inspection at its sole discretion. No part of this installation shall be covered until it has been inspected by the OSE/PE as noted herein. The sewage system may not be placed into operation until you have obtained an Operation Permit from the Warren County Health Department.

This Construction Permit is null and void if conditions are changed from those shown on your application or if conditions are changed from those shown on the Site and Soil Evaluation Report and the attached construction drawings, specifications, and calculations. VDH may revoke or modify any permit if, at a later date, it finds that the site and soil conditions and/or design do not substantially comply with the Sewage Handling and Disposal Regulations, 12 VAC 5-610-20 et seq., or if the system would threaten public health or the environment.

This permit approval has been issued in accordance with applicable regulations based on the information and materials provided at the time of application. There may be other local, state, or federal laws or regulations that apply to the proposed construction of this onsite sewage system. The owner is responsible at all times for complying with all applicable local, state, and federal laws and regulations. If you have any questions, please contact me.

This permit expires: **November 19, 2016**. This permit is not transferable to another owner or location.

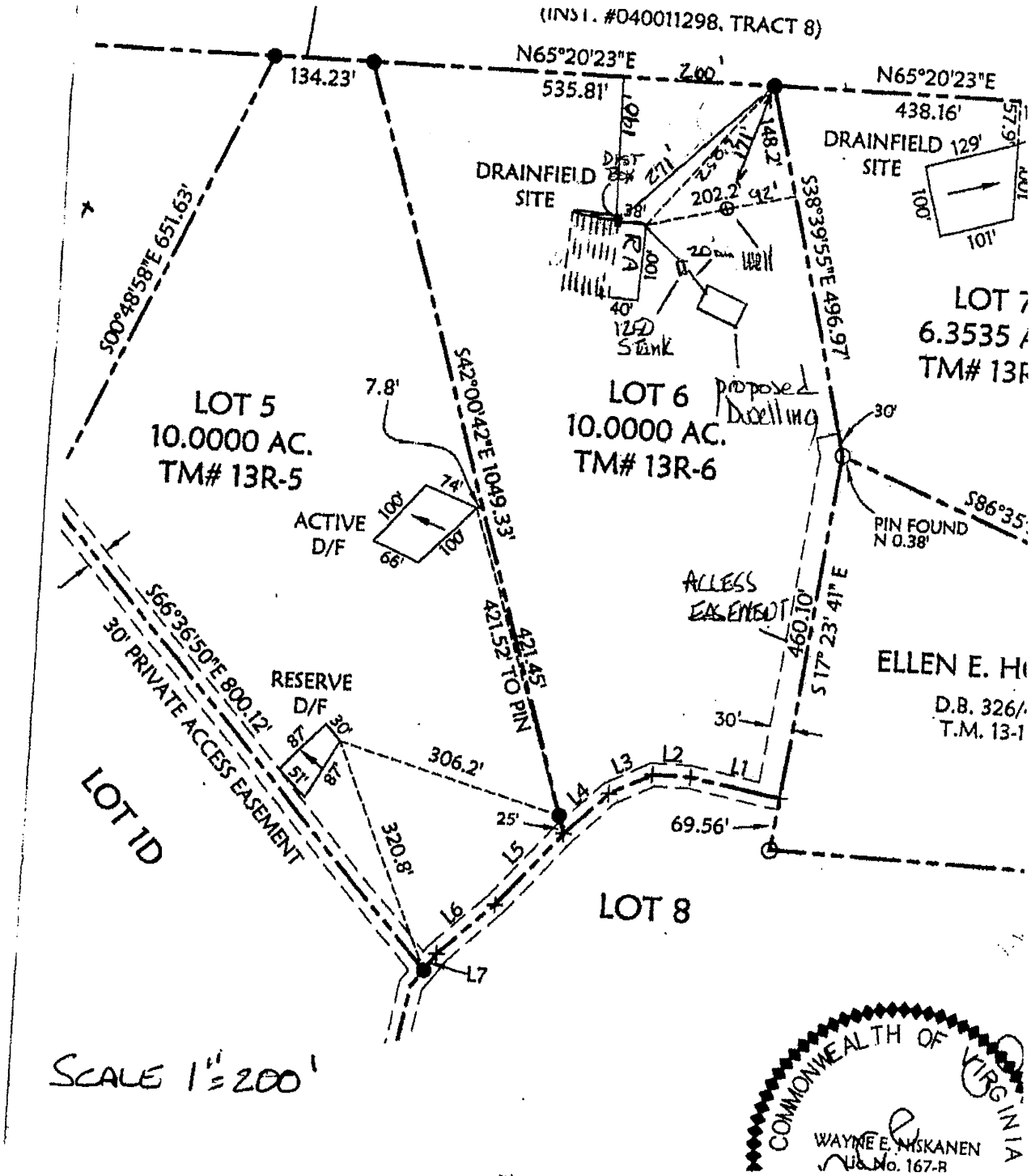
Sincerely,

Katherine W. Williamson EHS

Katherine Williamson
Environmental Health Specialist, Sr.
Warren County Health Department

CC: Perry, Daniel G. Private OSE

Perry Environmental Consulting
495 Cardinal Drive, Front Royal, VA 22630
Tel: 540-635-8292 Fax: 540-635-8363



Customer: Petrine Construction
Subdivision: Hoskins Family
Tax Map: 13R-6 Lot: 6
Location: Bennys Beach Road

Commonwealth of Virginia
Daniel Perry
DPOR #1940001067
Daniel Perry
AOSE

Natalie Lentz

From: David Beahm
Sent: Monday, March 1, 2021 4:35 PM
To: Natalie Lentz
Cc: Paula Fristoe
Subject: FW: Request for Comments CUP 2021-03-07 – Frank O'Rielly – Conditional Use Permit for Short-Term Tourist Rental – WCCUP-000092-2021
Attachments: Request for Comments_CUP2021-03-07.pdf; CUP2021-03-07_Frank O'Reilly_Application.pdf; Sewage Disposal and Well Site_2021-03-07__Frank O'Reilly.pdf; Site Plan_2021-03-07_Frank O'Reilly.pdf; Statement of Justification_CUP2021-03-07.pdf

Comments 2021-03-07 – Frank O'Rielly – Conditional Use Permit for Short-Term Tourist Rental:

- Erosion and Sediment Control Items:
  - There does not appear to being any land disturbance at this time (appears to be existing) and therefore nothing would be required. If this is not the case a normal submission would be required.

- Building Inspections Items:
  - The use of the existing dwelling(s) for a "short-term rental" would require a building permit to establish it as a transient boarding facility which is the term used by the building code for this type of use. The dwelling would receive a new Certificate of Occupancy designating as a short-term rental.
  - Given the timeframe that the structure was originally built It will more than likely not require an Electrical permit to meet the building code requirements for this change.

If anything should change in the scope additional requirements may be required.

Respectfully,

David C. Beahm, CBO
Building Official
County of Warren
540-636-9973
Fax 540-636-4698
dbeahm@warrencountyva.net
www.warrencountyva.net

THIS MESSAGE IS INTENDED SOLELY FOR THE INDIVIDUAL(S) NAMED IN THE HEADER. THIS MESSAGE MAY CONTAIN MATERIAL THAT IS PRIVILEGED OR CONFIDENTIAL. IF YOU ARE NOT ONE OF THE INTENDED RECIPIENTS, PLEASE DO NOT READ, COPY, USE, OR DISCLOSE THIS MESSAGE TO OTHERS; PLEASE NOTIFY THE SENDER BY REPLYING TO THIS MESSAGE; AND THEN PLEASE DELETE THIS MESSAGE FROM YOUR SYSTEM. THANK YOU.

From: Natalie Lentz <NLentz@warrencountyva.net>
Sent: Monday, March 1, 2021 2:12 PM
To: David Beahm <Dbeahm@warrencountyva.net>
Subject: Request for Comments CUP2021-03-07

Good Afternoon,

Please review the request and the site, if necessary, and make any appropriate comments as to the effects on the public health and safety. This would also be the appropriate time to suggest any conditions that should be attached by the

Dear Friends,

Welcome to Rolling River Farm in the beautiful Shenandoah Valley! Whether you are here for a weekend, a week, or even longer we hope you have a fantastic time and leave refreshed.

This informational booklet is provided to make your stay here as easy as possible and help you make the most of your visit. The only dilemma we expect you may face is the decision to relax all day in peace and serenity or to go out and see what this beautiful, historic and fun area has to offer.

If sitting on the porch with a cold drink and a book, or getting cozy by the fire, sounds like your idea of a vacation, then this will be your resource for the details and supplies that you'll need to feel at home.

If you decide to go out and have an adventure, we have provided some information on some of the many highlights in the Shenandoah Valley. Whether it be a rewarding hike, a pleasant wine tour, a relaxed float down the river, or a historical visit to a nearby Civil War site (or a combo of these) the one thing you won't lack for is choice and variety.

As always, we are here to help you, so please get in touch with any questions.

Sincerely,

The O'Reillys

More details and ideas can also be found online!
Facebook:
www.facebook.com/pages/Rolling-River-Farm/128729373824632
Pinterest: https://www.pinterest.com/rollinriverfarm/
Instagram: https://instagram.com/rollingriverfarm/

EMERGENCY INFORMATION

CALL 911 for any immediate emergencies

Your physical location/Address is:

315 Old Barn Lane, Front Royal, VA, 22630

Directions From Front Royal- Take VA Rt 522/340 North to RIGHT on Rockland Rd to Right on Benny's Beach Rd to RIGHT on Old Barn Lane

Nearest Fire Dept is North Warren Volunteer Fire Dept- 89 Rockland Rd (2.3 Miles Away)

Urgent Care Front Royal: (540) 635-0700

Warren Memorial Hospital: (540) 636-0300

- **120 North Commerce Avenue, Front Royal, VA, 22630 (7.0 Miles)**

Urgent Care Winchester: (540) 536-2232

Winchester Hospital: (540) 536-8000

- **1840 Amherst Street, Winchester, VA 22601 (22.0 miles)**

Property Manager/Owner

Contact: (540) 305-4859 (Rose O'Reilly) or (540) 660-1738 (Frank O'Reilly)

Back-up (540) 305-9604 (Angelique O'Reilly)

Non emergency # for Warren County Sheriff's office: 540-635-4128

Rolling River Farm Rental Agreement

By completing a reservation and making an initial payment you are agreeing to all the following terms between, **Rolling River Holidays** (Manager) and (renter) for the short term tourist rental of "The Haven" 317 Old Barn Ln, Front Royal, VA 22630
Rental Dates:
Number of people in party:
Rental Payment Due**:**
Payment of 50% is due to book. No booking is confirmed until payment is received.
PLEASE REVIEW YOUR RESERVATION REQUEST FOR ACCURACY. The number of adult guests and pets must be reported accurately, as incorrect information may incur additional penalty fees.
After I receive your final payment, you will be given access to the door codes and final directions prior to arrival. *No reservation is considered confirmed before initial payment is received.* Reservations without final payment may also be cancelled without refund.
1. CHECK-IN TIME IS AFTER 4 P.M. EST AND CHECK OUT IS 10 A.M. EST. Early Check-ins and late check outs with prior permission only.
2. This is a NON SMOKING property.
3. Pets are permitted in rental only with prior approval. A $25 per day per pet fee applies (included above). Leash laws must be observed at all times. Pet owners are responsible for cleaning up of any/all pet refuse. Pets are not allowed on furniture or upstairs at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets will be up to date on rabies vaccinations and all other vaccinations. Fleas and ticks are common in this area and can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner. The property owner assumes no responsibility for illness or injury that may incur to pets or humans while on the premises.
4. DAMAGE-while no damage deposit is required renters will be subject to charges unless the following provisions are met.
a. No damage is done to house and property or its contents, beyond normal wear and tear.
b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
c. All debris, rubbish and discards are placed in refuse containers outside and soiled dishes are placed in the dishwasher and cleaned. Used beds are stripped and dirty sheets and towels are placed in the laundry room.
d. House is left locked.
e. All charges accrued during the stay are paid prior to departure.
f. No linens are lost or damaged.
g. No early check-in or late check out (if available) without advance permission.
5. PAYMENT – An advance payment equal to 50% (or 100% if less than 30 days before stay) of the rental rate is required before a reservation is confirmed.

The advance payment will be applied toward the rent. If not paying electronically, please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to Rolling River Holidays, 1285 Progress Drive, Front Royal, VA 22630. The FULL BALANCE OF RENT is due fourteen (14) days before your arrival date.
6. CANCELLATIONS: A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date are subject to a 5% Cancellation fee or $50 whichever is greater. Cancellations or changes that result in a shortened stay, or that are made within 60 days of the arrival date, forfeit the full advance payment and

damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit. You may choose to purchase travel insurance separately. You are strongly encouraged to do so. Failure to purchase trip insurance means there will be no refund of deposits inside sixty day from commencement of your stay. See item number eighteen (19) of this contract. Cancellations may be made by the owner at his discretion, at any time, and will receive full 100% refunds.

7. MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

8. MAXIMUM OCCUPANCY- The maximum number of guests is limited to six (6) persons. An additional charge or $25.00 per person per night for guests in addition to six (6) will be assessed. (Minor children under 12 are the exception). Pets are not allowed unless noted above (each pet is an additional $25 per night). No events, parties or other guests are allowed without the prior written permission of the owner. Exceptions include having "day visitors" up to four in number (not including the renters listed above). They must not spend the night anywhere on the property. For purposes of this agreement a "day visitor" is defined as someone who visits the paying guests (who must be present) at the property between the hours of 8 AM and 10 PM. THIS PROPERTY REQUIRES A two (2) NIGHT MINIMUM STAY; 3 nights during peak and holiday seasons.

9. Longer minimum stays may be required during holiday periods. If a rental is taken for less than two days, the guest will be charged the two-night rate.

10. INCLUSIVE FEES – Rates include a one-time linen-towel setup. Amenity fees for those listed are included in the rental rate.

11. NO DAILY MAID SERVICE – While linens and bath towels are included in the property, daily maid service is not included in the rental rate however is available at an additional rate. We have some beach towels, though you may want to bring your own. We do not permit bath towels or linens to be taken from the rental house.

12. RATE CHANGES – Rates subject to change without notice until confirmed booking.

13. FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

14. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

15. PARKING – Vehicles are to be parked in designated parking areas only. Renters are NOT ALLOWED to park or drive on the grass or fields without express permission from the owner.

16. FIREPLACES: Please do not attempt to put combustibles in propane gas fireplaces or firepits.

17. STORM POLICY/ROAD CONDITIONS: No refunds will be given for storms. Gravel drives are well maintained, however we do not refund due to road conditions.

18. TRAVEL INSURANCE: We highly recommend your purchase travel insurance from a 3rd party or use a credit card that has travel coverage. In the event of public or personal emergencies outside our control we cannot act as a trip insurer.

19. WATER AND SEPTIC: This property is on well and a septic system. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that inappropriate materials have been flushed and clogs the septic system, you could be charged damages of up to two hundred and fifty dollars ($250).

20. ACCEPTABLE USE OF PROPERTY: The farm fields are used mostly for making hay. We ask all guests to stay on mowed paths and maintained areas. Driving in fields and mowed paths is prohibited without express permission from the owners. We recognize that occasionally driving on those paths may be necessary for elderly or handicapped or to transport boats or

camping gear but ask that such be kept to a minimum (and then only when the ground is dry). Recreational ATV's and four wheeling on the property is NOT permitted under any circumstances. Violations may lead to cancellation of your stay without any refund and/or billing for damage at the discretion of the owner.
21. MINIMUM AGE: for primary renters are 25 years at time of rental start date (exceptions made for honeymooners).

_____ _____

Renter Signature Date

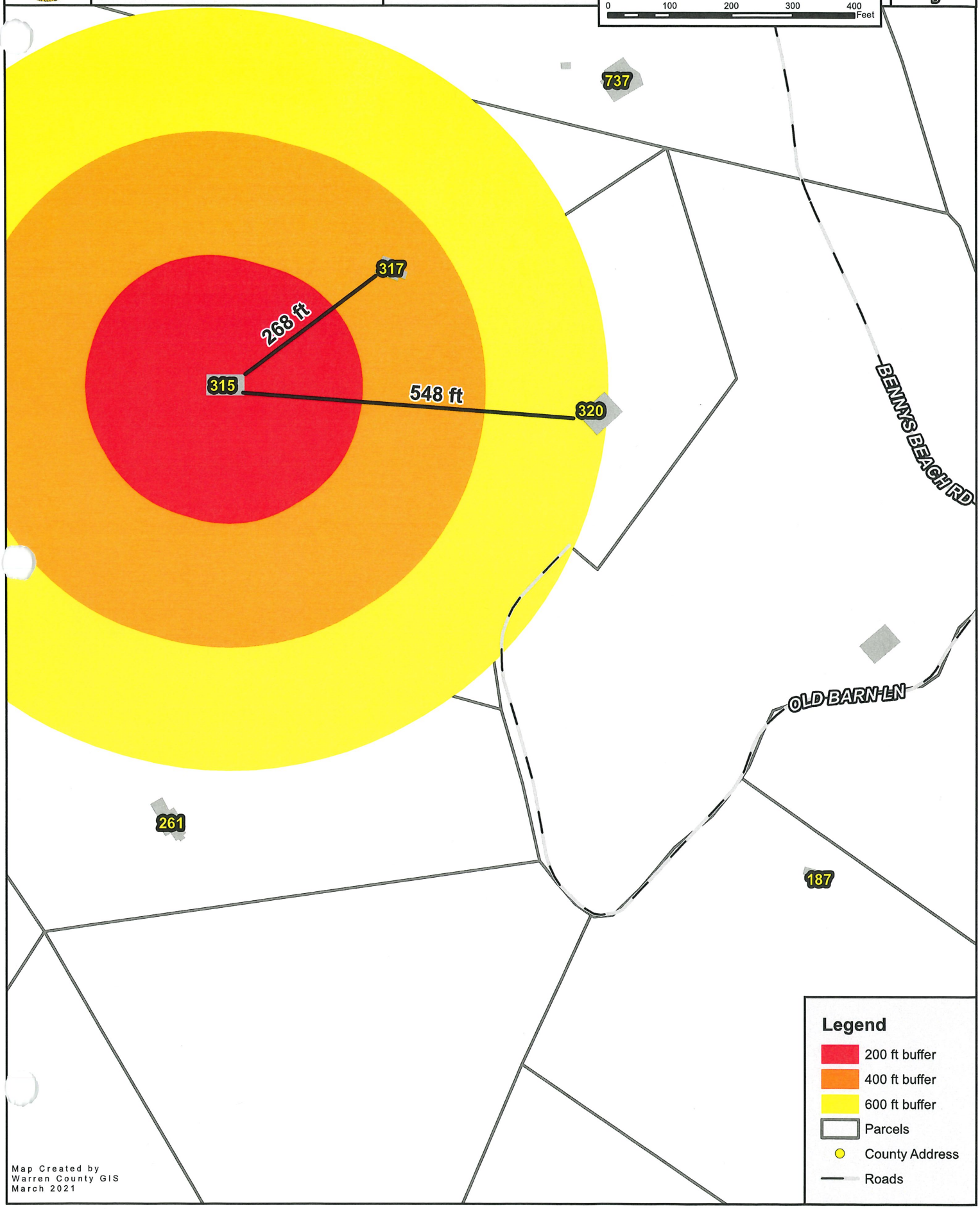
If online payment to owner iis completed agreement is considered signed

Warren County, VA
2021

315 Old Barn Ln: Distance to Surrounding Homes

1 inch = 200 feet

0 100 200 300 400 Feet



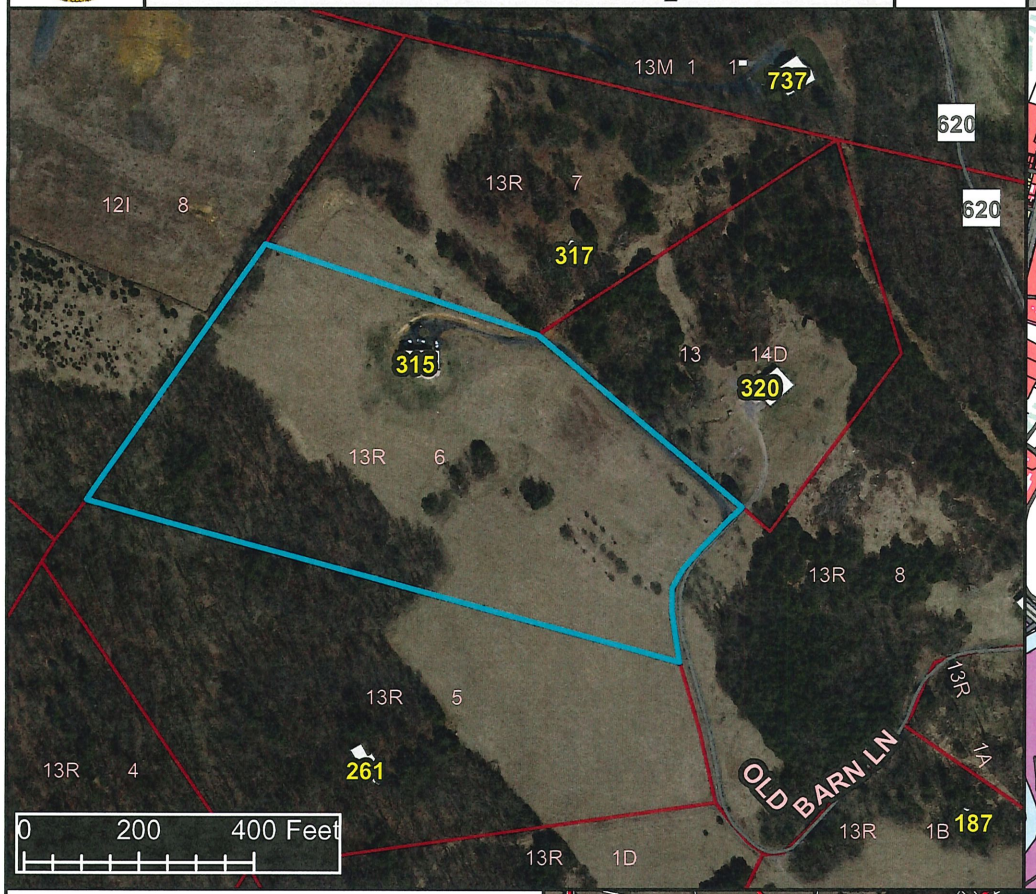
Map Created by
Warren County GIS
March 2021

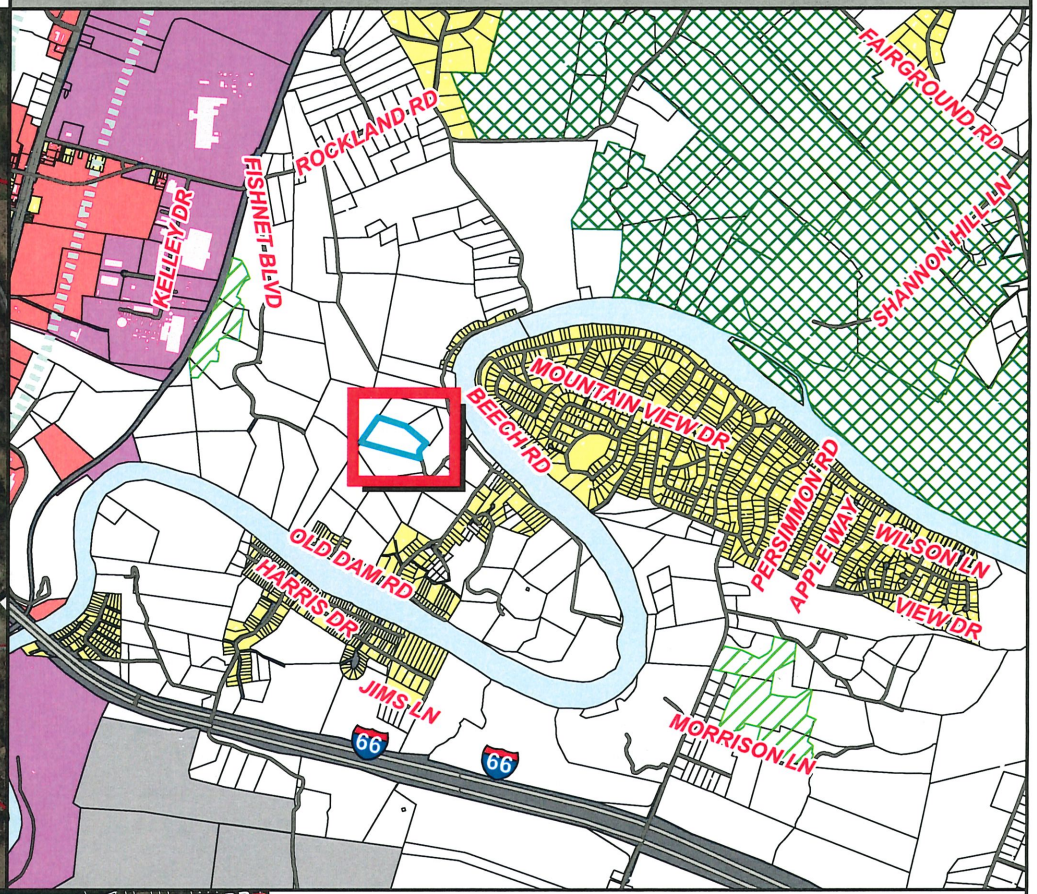
Warren County VA

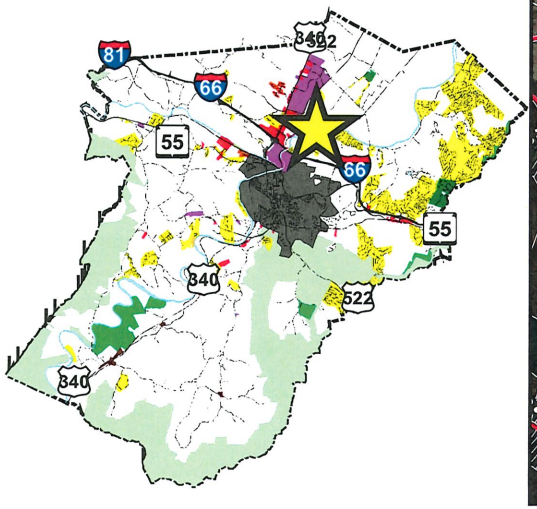
CUP Location Map

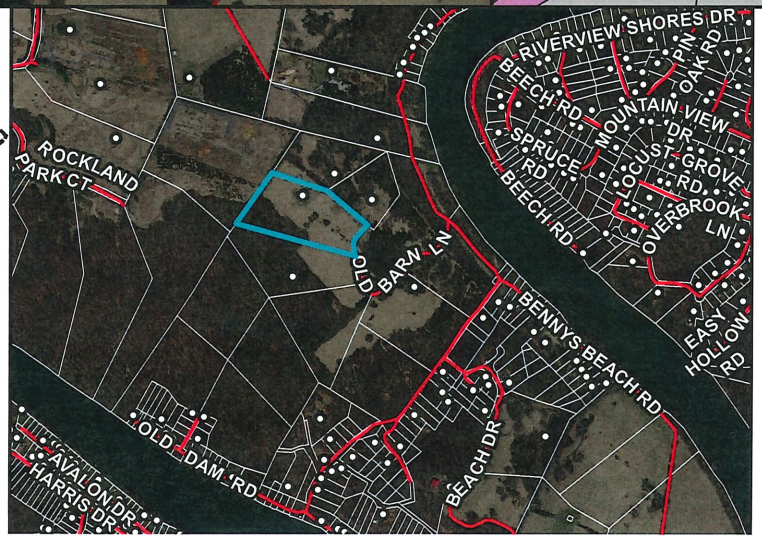
CUP: Short-Term Tourist Rental
Applicant: Frank O'Reilly

TM R--------6
315 Old Barn Lane









Zoning

- Agricultural
- Commercial
- Industrial
- Residential One
- Residential Two
- Suburban Residential
- Village Residential
- Rural Residential
- Right of Way
- Front Royal
- Federal Land
- State Land
- Water
- VOF Conservation Easements
- WC Conservation Easements

Map produced by
Warren County GIS 2021
Department of Planning

COUNTY OF WARREN, VIRGINIA
BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:	PAGE
3/16/2021	J-8	Conditional Use Permit #2021-03-08 Frank O'Reilly *Short-Term Tourist Rental*	1 of 2

EXPLANATION & SUMMARY:

See attached application and staff report.

General standards/conditions. In addition to the specific standards set forth hereinafter with regard to particular conditional uses, all such uses shall satisfy the following general standards:

(1) The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.

(2) The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

(3) The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

(4) The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or in conflict with the existing and anticipated traffic in the area.

(5) Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.

(6) In determining whether or not to grant a permit and in determining conditions to be imposed, the governing body shall take into consideration the objectives and intent of this chapter and may impose reasonable conditions that:

(a) Abate or restrict noise, smoke, dust or other elements that may affect surrounding properties.

(b) Establish setback, side and front yard requirements necessary for orderly expansion and to prevent traffic congestion.

(c) Provide for adequate parking and ingress and egress to public streets or roads.

(d) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered to be detrimental to adjoining property.

(e) Prevent such use from changing the character and established pattern of development of the community.

Planning Commission Move to Approve:

The Planning Commission will be holding their public hearing on the application on April 14th and their recommendation will be forwarded to the Board prior to the April 20th public hearing.

BOARD OF SUPERVISORS PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors authorize the proposed conditional use permit request for a Short-term Tourist Rental for advertisement of a public hearing.

SUBMITTED BY:	DISPOSITION OF BOARD:	PROCESSED BY:
Matt Wendling, CFM Planner II	☐ APPROVED ☐ OTHER (Describe)	

Conditional Use Permit: 2021-03-08 / Short Term Tourist Rental
Frank O'Reilly, *Applicant/ Owners*
Staff Report for the Planning Commission
Prepared: March 4, 2021
Staff Contact: Matt Wendling, Planner II/County Floodplain Manager

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SUMMARY OF REQUEST

The applicant is requesting a conditional use permit for a Short-term Tourist Rental for rental of the single-family dwelling for less than thirty days. In the statement of justification the applicant states his family and he have been involved with running Short-Term Tourist Rentals for over ten years and that this use has allowed them to showcase the County's natural resources and recreational opportunities as a tourist destination. The dwelling is still under construction and with the intention of the applicant for using it for a Short-Term Tourist Rental as a "home away from home" business venture and to support the local small business and restaurants.

PROPERTY INFORMATION

Property Location: 187 Old Barn Lane
Tax Map ID: #13R--------1B
Magisterial District: Shenandoah
Subdivision: Hoskins Farm
Town/Village: Front Royal
Zoning: Agricultural (A)
Acres: 10
Existing Land Use: Single Family Dwelling
Special Flood Hazard Area: The property and dwelling are in a Non-Floodzone "X" area.

SURROUNDING ZONING DISTRICTS & USES

North:	Agricultural (A)	Use: SFD with Pasture - Woodlands
South:	Residential One (R-1)	Use: SFD with Woodlands
East:	Agricultural (A)	Use: Vacant with Woodlands – Shen. River
West:	Agricultural (A)	Use: Vacant with Woodlands

PROPERTY HISTORY

This property has not had any previous Conditional Use Permits issued for uses in the Agricultural (A) zoning district and has no previous zoning violations.

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Future Land Use Map in the Comprehensive Plan identifies this area to be used for agricultural land uses which allows for a Short-term Tourist Rental by conditional use permit in the Warren County Zoning Ordinance Section §180-21. This property is located in an isolated Agricultural area composed of pasture and woodland areas, is off a private road and has views of the river. Short-term Tourist Rentals provide transient-lodging taxes to the County and are typically used by tourists visiting the area. This use complies with Chapter 6: Economic Development chapter, Goal V and the promotion of tourism objectives of the comprehensive plan.

PROPOSAL:

A Short-Term Tourist Rental is defined by the Warren County Zoning Ordinance as, *"A single-family dwelling not attached to any other dwelling by any means and located on an individual lot that is rented for compensation for periods of less than 30 days. See § 180-56.4 for supplementary regulations pertaining to short-term tourist rentals."*

SUPPLEMENTARY REGULATIONS FOR SHORT-TERM TOURIST RENTAL (Section 180-56.4 of the Warren County Zoning Ordinance):

These regulations are as follows:

A. The owner of a dwelling unit to be used for a short-term tourist rental shall apply and receive a zoning permit and/or a conditional use permit from the Planning Department prior to utilizing the dwelling unit as a short-term rental. The permit shall be reviewed by planning staff on an annual basis to ensure compliance with the performance standards listed in this section, along with all conditions placed on the conditional use permit, if applicable. Warren County may revoke a permit for repeated noncompliance with these performance standards.

B. The maximum number of occupants in the dwelling unit shall be determined according to permit approval received by the Warren County Health Department; however the maximum number of occupants shall not exceed 10. **Staff has submitted a request for septic system information for the property for the septic system operational permit. The Onsite Soil Evaluator (OSE) construction permit identifies the property as having a perc for a two (2) bedroom dwelling which would allow for a maximum occupancy of four (4) persons at 300 gallons per day (GPD). Staff will provide additional comments if necessary once this operational permit has been received from the Health Department.**

C. Parking for the use shall be located in driveways or other designated and approved parking areas. The parking of vehicles is prohibited in or along all right-of-ways and in yards. **There is sufficient parking for three (3) vehicles in the driveway and designated parking area adjacent to the dwelling.**

D. Property boundaries, or limitations within the property's boundaries where transients are allowed, must be clearly marked at all times. **The property is part of the Hoskins Farm which was subdivided as a Family Subdivision in 2006. The boundary lines shall be marked according to location shown on the plat.**

E. There shall be no visible evidence of the conduct of such short-term rentals on the outside appearance of the property.

F. A fire extinguisher shall be provided and visible in all kitchen and cooking areas; smoke detectors shall be installed in all locations as identified in the Uniform Statewide Building Code, and a carbon monoxide detector must be installed on each floor in every dwelling. **The structure is currently under construction and should meet all requirements of the USBC. A change of use for a transient boarding facility for the property dwelling and an inspection will be required to verify if it meets all Building Code requirements for fire/smoke protection and a fire extinguisher.**

G. The owner of a dwelling used for short-term tourist rentals shall give the County written consent to inspect any dwelling used for short-term rental to ascertain compliance with all of the above performance standards upon a 24 hour notice.

H. A property management plan (PMP) demonstrating how the short-term tourist rental will be managed and how impacts to neighboring properties will be minimized shall be submitted for review and approval as part of the permitting process to the Planning Department. The plan shall include local points of contact available to respond immediately to complaints, clean up garbage, manage unruly tenants, utility issues, etc. It shall also be posted in a visible location in the short-term rental. The contact numbers shall be provided to county staff, public safety officials, and if applicable, the HOA/POA of the subdivision. The plan must be provided as a part of the rental contract. **A Property Management Plan needs to be submitted and will be reviewed and approved by staff and all other requirements shall need to be met prior to a certificate of zoning for the business being issued. The applicant will be the acting property manager along with family members to oversee the property and rental dwelling unit.**

I. If the property is located within a subdivision governed by a Home Owners Association/Property Owners Association, the Planning Department must receive a recommendation of approval or disapproval from the HOA/POA to operate the short-term tourist rental. **This property is located within a subdivision that is served by a POA/HOA and a request for comments has been sent to the authorized representative.**

J. The short-term tourist rental shall have a "land-line" with local phone service. The phone number servicing the short-term tourist rental shall be included in the property management plan.

K. The owners of the tourist rental shall provide an emergency evacuation plan for the dwelling and the neighborhood. **The applicants shall have this posted in the bedrooms and in their guest registration packet.**

L. A copy of Chapter §123 of the Warren County Code relative to noise must be provided at the short-term tourist dwelling. **The applicant shall have a copy of this in their guest registration packet and have it posted in a common area of the dwelling.**

M. Failure to comply with the approved conditions and/or supplemental regulations will subject the permit to revocation as described in Warren County Code Section §180-63.

N. All outdoor burning shall be in compliance with Chapter §92 of the Warren County Code.

O. There shall be a minimum of 100 feet from the short-term tourist rental to all neighboring residences. **This dwelling meets the setback requirements to adjacent single family dwellings which is 580′ to the closest dwelling located to the southwest.**

RECOMMENDED CONDITIONS:

Planning Staff is recommending the following conditions be added to this conditional use permit if the Planning Commission chooses to recommend approval of this permit to the Board of Supervisors. Please note that additional conditions may be added after all agency comments have been received, prior to the Planning Commission public hearing.

Staff recommends that, if the Planning Commission recommends approval of this application, the following conditions should be applied:

1. The applicants shall comply with all Warren County Health Department and Warren County Building Inspections and Virginia Statewide Fire Prevention Code regulations and requirements.

2. The maximum number of occupants shall not exceed four (4) as determined according to the Health Department conditional permit for a two (2) bedroom dwelling.

3. The applicants shall have the well water tested annually for e-coli and coliform bacteria and a copy of the results shall be submitted to the Planning and Health Departments.

4. The applicants shall have the septic system inspected annually by a State licensed inspector and a copy of the results shall be submitted to the Planning and Health Departments. The system shall also be serviced every five years as recommended by the Health Department and a copy of the service invoice shall be provided to the Planning Department.

5. The property shall be in compliance with Section 180-56.4 of the Warren County Zoning Ordinance regarding supplemental regulations for short-term tourist rentals which includes a property management plan to be submitted to the Planning Department prior to Staff issuing a certificate of zoning for this use.

6. The applicant shall register with the Commissioner of the Revenue's office for transient lodging tax purposes.

Cc: Frank O'Reilly, Applicant

Frank O'Reilly
2973 Shenandoah Shores Road
Front Royal, VA, 22630
(540) 660-1738; franko@petrine.net

17th of February, 2021

Warren County Planning Commission
220 North Commerce Avenue
Front Royal, VA 22630

To the Members of the Warren County Planning Commission,

This letter, along with the supporting documents, requests a conditional use permit for a short term tourist rental at 187 Old Barn Lane, Front Royal, VA 22630.

The property sits on a ten acre site in Ellen Hoskins Farm Subdivision. One of adjoining ten acre lots (1B) is also owned by the applicant. The HOA Covenants specifically allow for Short Term Tourist Rentals The property is near the Shenandoah River and is an ideal tourist getaway. The goal is to attract visiting groups and make them feel at home here in Warren County when they come to visit Skyline Drive, canoe the beautiful Shenandoah River, or visit the surrounding historic sites.

With over one million visitors to Skyline Drive alone every year, we also hope to help the county and the town of Front Royal retain these tourists and bring as many of them through the doors of our neighboring small businesses as possible. We intend to do this by offering a true "home away from home" experience.

We have been running nearby properties as successful and well loved short term vacation rentals since 2008. We have brought in over a thousand unique rentals, generating hundreds of thousands of dollars for the local economy; including tens of thousands of dollars in lodging taxes. All this, while having minimum impact on county services, such as schools. With over 30 years of experience in construction, development and property management, we can say with confidence this is the best use for this property.

I appreciate your consideration and thank you for your time.

Sincerely,

Frank O'Reilly

WCCUP-000094-2021

WARREN COUNTY
CONDITIONAL USE PERMIT APPLICATION

Application Number: 2021-03-08
Date Received: 2/18/2021
Fee Amount: $ 500.00
Date Paid: 2/17/2021 CK # 1087

Applicant Information:

Frank O'Reilly
Applicant Name

2973 Shenandoah Shores Rd. Front Royal VA 22630
Address *City* *State* *Zip*

187 Old Barn Lane Front Royal VA
Property Location for conditional use permit if Different than Applicant's Address

540 660-1738 franko@petrine.net
Primary Contact Number *Email*

Property Owner (if same as applicant, leave blank)

Address *City* *State* *Zip*

Primary Contact Number

Respectfully request that a determination be made by the Warren County Planning Commission and Board of Supervisors on the following request for a Conditional Use Permit for the property described below.

A. Property Information:

(1) Address/Location: 187 Old Barn Lane, Front Royal
(2) Election District: Shenandoah
(3) Tax Map Number: 13 R 1B
(4) Subdivision Name: Ellen Hoskins Subdivision
(5) Total Area of Property (acres): 10
(6) Total Area to be Used (acres): 10
(7) Total Road Frontage (feet): 541
(8) Depth of Property (feet): 744
(9) Present Zoning: Agricultural

B. Proposed Use of Property

(1) State the proposed use(s) for the Conditional Use Permit: Short Term Tourist Rental

(2) Current land use and condition of site: House under Construction

(3) Zoning of surrounding land/property: Agricultural

(4) Will development be staged? ☐ Yes ☒ No

(5) Construction Time: 4 months

(6) Season, days, and hours of operation: 365 days a year

(7) Will there be a sign? ☐ Yes ☒ No
(If yes, please submit a sketch of the sign(s) showing size and shape and the sign permit check list with this application.)

(8) Has there been any prior application for a conditional use permit/variance for this property? (If yes, enter the permit number and/or name, date of action, action taken by the Planning Commission, Board of Zoning Appeals and/or Board of Supervisors and a description of the request.) NO

(9) Number of full time employees: One

(10) What type of sewage disposal system will be used? ☒ Private ☐ Central ☐ Public

(11) Number of persons to be served by the sewage disposal system: 4

(12) Number of parking spaces to be provided: Regular 3 Handicap _____

(13) What is the proposed landscaping and buffering for this property? Wooded on all boundaries

C. Plans Prepared By

Name: Petrine Construction

Address: 1285 Progress Drive

Telephone Number: 540 660 1738

D. Environmental Information

(1) Will this proposed use adversely impact the community of the environment? (If yes, what are the adverse impact(s) and what is proposed to solve these adverse impacts?) NO

(2) Will there be any debris generated from the activity? (If yes, where and in what manner will the debris be stored and how and where will it be disposed of?) NO

(3) Will any potentially hazardous substances be used and/or stored on the property? (If yes, list the substances, their use and disposal of containers and substance residues.) NO

(4) List any potentially hazardous emissions including, but not limited to: fumes, gases, smoke noise, liquid effluent, waste water, dust, and state what measures will be used to control these emissions. NA

(5) Will there be any electrical or electronic activity which will interfere with local communications or telephone, television or radio reception? (If yes, describe the type of activity and potential interference.) NO

(6) What will be the impact on traffic? NO

(7) Will exterior lighting be used? (If yes, state the number of lights and the wattage of each. A lighting plan or lighting contour map may be required to show the nearest candle power as measured at ground level. Exterior House Lights to Code

The following documents and/or information are required to be submitted with the application:

☐ **An application fee of $500.00.**

Make payable to the Treasurer of Warren County. A non-refundable fee of $500.00 will be required at the time of submittal.

☐ **A Statement of Justification**

This printed or typed statement is to be addressed to the Warren County Planning Commission. It is to summarize your proposed use and highlight any aspects of the request which are not addressed in the application form. Please note, the statement is required to be on 8 ½ x 11 size paper.

☐ **A Site Plan/Survey.**

Your site plan should show the property boundaries, existing or proposed structure(s), adjacent roads, and any other pertinent information which would help outline your proposed use. A recent survey with the proposed uses/structures located on it will serve as a site plan for the purposes of this permit. The Planning Director, Planning Commission and/or the Board of Supervisors reserve the right to ask for an engineered site plan, if they deem it necessary for evaluation of the proposed conditional use permit.

☐ **Sewage Disposal and Well Site.**

Location of the existing or proposed septic system & drainfield and the well site are to be indicated on the survey or central/public connection location.

☐ **A copy of the deed to the property verifying the current ownership.**

A copy may be obtained at the Warren County Courthouse, Circuit Clerk's Office.

☐ **A statement verifying that real estate taxes have been paid.**

This may be obtained from the Treasurer's Office in Suite 800 of the Warren County Government Center.

☐ **Environmental and Community Impact Statements**

The Planning Director, the Planning Commission, and\or the Board of Supervisors reserve the right to ask for an environmental and\or community impact statements, prepared by a certified engineer or other person qualified to perform such work, if they deem it necessary for evaluation of the proposed request.

☐ **List of chemicals stored on the site**

A complete list of chemicals to be stored on the site in the form of an oath/statement for Industrial zoned properties only.

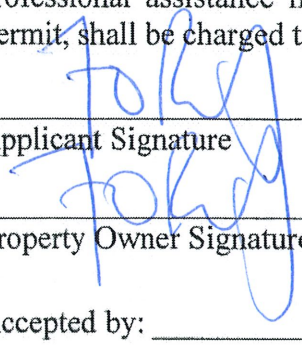
☐ **Location Map**

A map clearly legible, showing the location of the proposed project in relation to surrounding publicly maintained roads and showing the use of surrounding properties. County staff can assist in obtaining this information.

☐ **Directions to your property from the Warren County Government Center.**

522 N
(R) on Rockland Rd
(R) on Bennys Beach
(R) on Old Barn Lane

I/we the undersigned, do hereby respectfully agree to comply with any conditions required by the Board of Supervisors of the County of Warren, Virginia, and authorize the County personnel to go upon the property for the purpose of making site inspections. Expenses incurred in securing professional assistance in connection with the review of this application for a Conditional Use Permit, shall be charged to the applicant.



Applicant Signature — Date: 2/17/2021

Property Owner Signature — Date: 2/17/2021

Accepted by: _____ Date: _____

PLEASE NOTE: If the required documents are not provided and/or the application is incomplete, your application will not be placed on the Planning Commission Agenda.

NOTES

VDH VIRGINIA DEPARTMENT OF HEALTH
Protecting You and Your Environment

Warren County Health Department
465 W 15th St. Ste 200
Front Royal, VA 22630
(540) 635-3159 Voice
(540) 635-9698 Fax

OSE Construction Permit

Well and Sewage Contractors: Please notify Health Department and OSE or PE 48 hours prior to installation to arrange for inspection

August 07, 2020

Francis O'Reilly
1285 Progress Dr
Front Royal, VA 22630

RE: Old Barn Ln, Front Royal, VA 22630
Tax Map/GPIN: 13R-1B (Warren County)
HDID: 187-20-0174 **Reserve:** 100% reserve area provided
System Capacity: Residential, 2 Bedrooms, 300 gallons per day
Occupancy Limit: 4 persons maximum

Dear Francis O'Reilly:

This letter and the attached drawings, specifications, and calculations (14 pages) dated June 06, 2020, constitute your permit to install a sewage disposal system and well if applicable on the property referenced above. Your application for a permit was submitted pursuant to §32.1-163.5 of the Code of Virginia, which requires the Health Department to accept private soil evaluations and designs from an Onsite Soil Evaluator (OSE) or a Professional Engineer working in consultation with an OSE for residential development. VDH is not required to perform a field check to verify the private evaluations of OSEs or PEs and such a field check may not have been conducted for the issuance of this permit.

The soil absorption area ("site"), sewage system design, and the well location and construction if applicable were certified by **Perry, Daniel G. Private OSE** as substantially complying with the Board of Health's regulations (and local ordinances if the locality has authorized the local health department to accept private evaluations for compliance with local ordinances). This permit is issued in reliance upon that certification. VDH hereby recognizes that the soil and site conditions acknowledged by this permit are suitable for the installation of an onsite sewage system. The attached plat shows the approved area for the sewage disposal system; there are additional records on file with the Warren County Health Department pertaining to this permit, including the Site and Soil Evaluation Report. This construction permit is null and void if any substantial physical change in the soil or site conditions occurs where a sewage disposal system is to be located.

If modifications or revisions are necessary between now and when you construct your dwelling, please contact the OSE/PE who performed the evaluation and design on which this permit is based. Should revisions be necessary during construction, your contractor should consult with the OSE/PE that submitted the site evaluation or site evaluation and design. The OSE/PE is authorized to make minor adjustments in the location or design of the system at the time of construction provided adequate documentation is provided to the Warren County Health Department.

The OSE/PE that submitted the certified design for this permit is required to conduct a final inspection of this sewage system when it is installed and to submit an inspection report and completion statement. As the owner, you are responsible for giving reasonable notice to the OSE/PE of the need for a final inspection. If the designer is unable to perform the required inspection, you may provide an inspection report and

completion statement executed by another OSE/PE. The Warren County Health Department is not required to inspect the installation but may perform an inspection at its sole discretion. No part of this installation shall be covered until it has been inspected by the OSE/PE as noted herein. The sewage system may not be placed into operation until you have obtained an Operation Permit from the Warren County Health Department.

This Construction Permit is null and void if conditions are changed from those shown on your application or if conditions are changed from those shown on the Site and Soil Evaluation Report and the attached construction drawings, specifications, and calculations. VDH may revoke or modify any permit if, at a later date, it finds that the site and soil conditions and/or design do not substantially comply with the Sewage Handling and Disposal Regulations, 12 VAC 5-610-20 et seq., or if the system would threaten public health or the environment.

This permit approval has been issued in accordance with applicable regulations based on the information and materials provided at the time of application. There may be other local, state, or federal laws or regulations that apply to the proposed construction of this onsite sewage system. The owner is responsible at all times for complying with all applicable local, state, and federal laws and regulations. If you have any questions, please contact me.

This permit expires: **February 07, 2022**

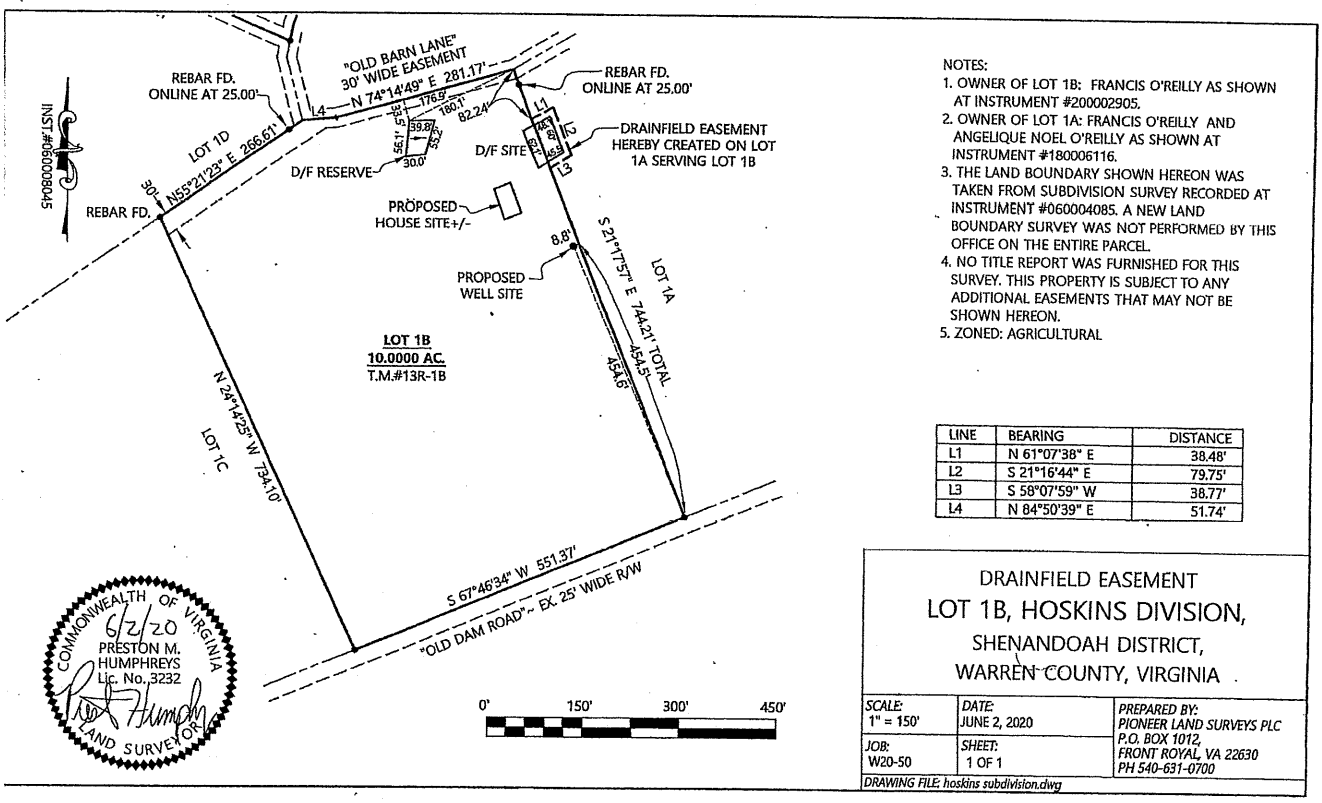
Sincerely,

GSmith

Greg Smith
Environmental Health Specialist
Warren County Health Department

CC: Perry, Daniel G. Private OSE

Perry Environmental Consulting
495 Cardinal Drive, Front Royal, VA 22630
Tel: 540-635-8292 Web: pecsoiltesting.com



NOTES:
1. OWNER OF LOT 1B: FRANCIS O'REILLY AS SHOWN AT INSTRUMENT #200002905.
2. OWNER OF LOT 1A: FRANCIS O'REILLY AND ANGELIQUE NOEL O'REILLY AS SHOWN AT INSTRUMENT #180006116.
3. THE LAND BOUNDARY SHOWN HEREON WAS TAKEN FROM SUBDIVISION SURVEY RECORDED AT INSTRUMENT #060004085. A NEW LAND BOUNDARY SURVEY WAS NOT PERFORMED BY THIS OFFICE ON THE ENTIRE PARCEL.
4. NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY. THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL EASEMENTS THAT MAY NOT BE SHOWN HEREON.
5. ZONED: AGRICULTURAL

LINE	BEARING	DISTANCE
L1	N 61°07'38" E	38.48'
L2	S 21°16'44" E	79.75'
L3	S 58°07'59" W	38.77'
L4	N 84°50'39" E	51.74'

COMMONWEALTH OF VIRGINIA
6/2/20
PRESTON M. HUMPHREYS
Lic. No. 3232
LAND SURVEYOR

DRAINFIELD EASEMENT
LOT 1B, HOSKINS DIVISION,
SHENANDOAH DISTRICT,
WARREN COUNTY, VIRGINIA

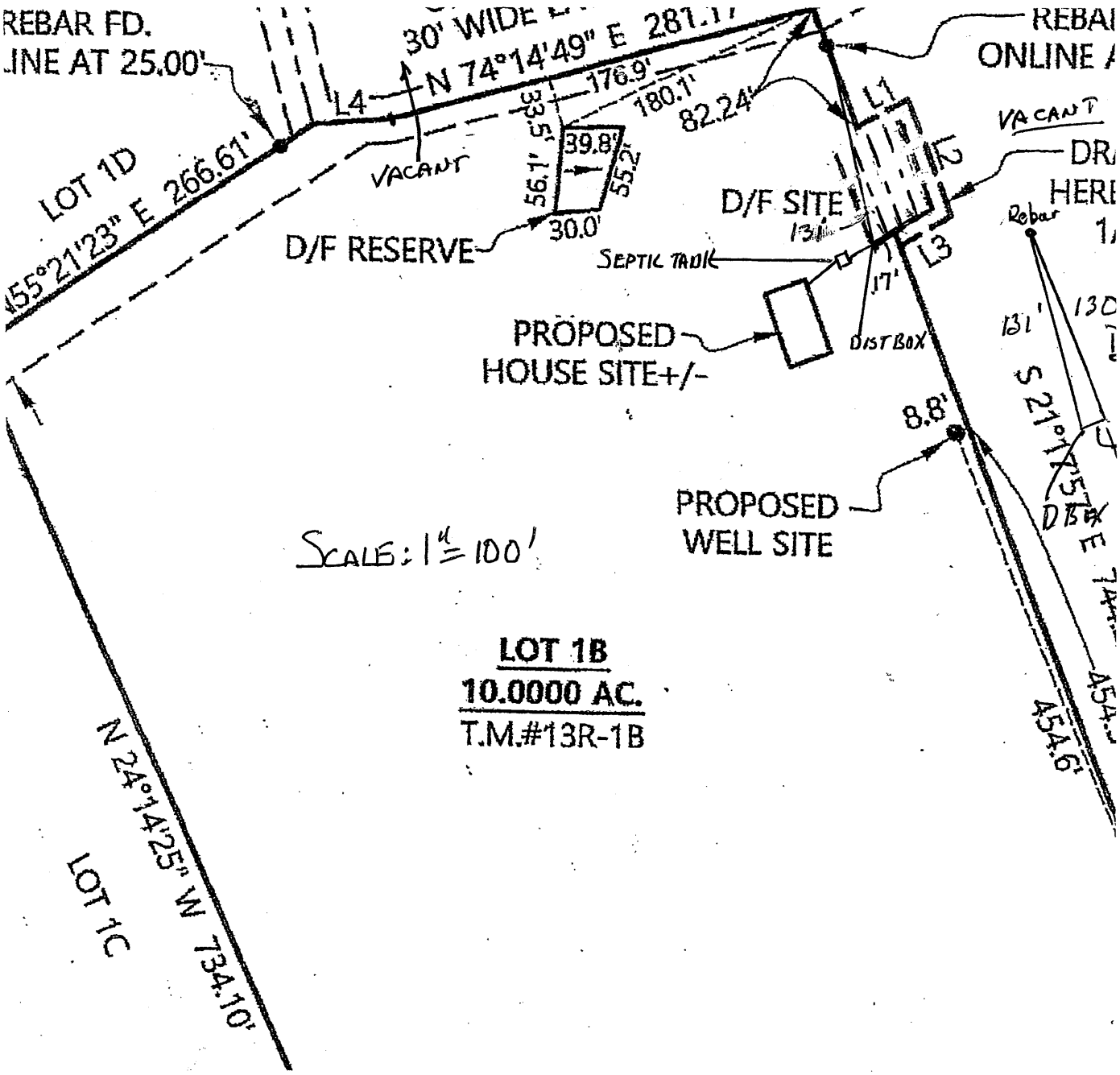
SCALE: 1" = 150'	DATE: JUNE 2, 2020	PREPARED BY: PIONEER LAND SURVEYS PLC P.O. BOX 1012, FRONT ROYAL, VA 22630 PH 540-631-0700
JOB: W20-50	SHEET: 1 OF 1	

DRAWING FILE: hoskins subdivision.dwg

Customer: Petrine Construction
Subdivision: Hoskins
Tax Map: 13R-1B Lot: 1B
Location: Old Barn Lane

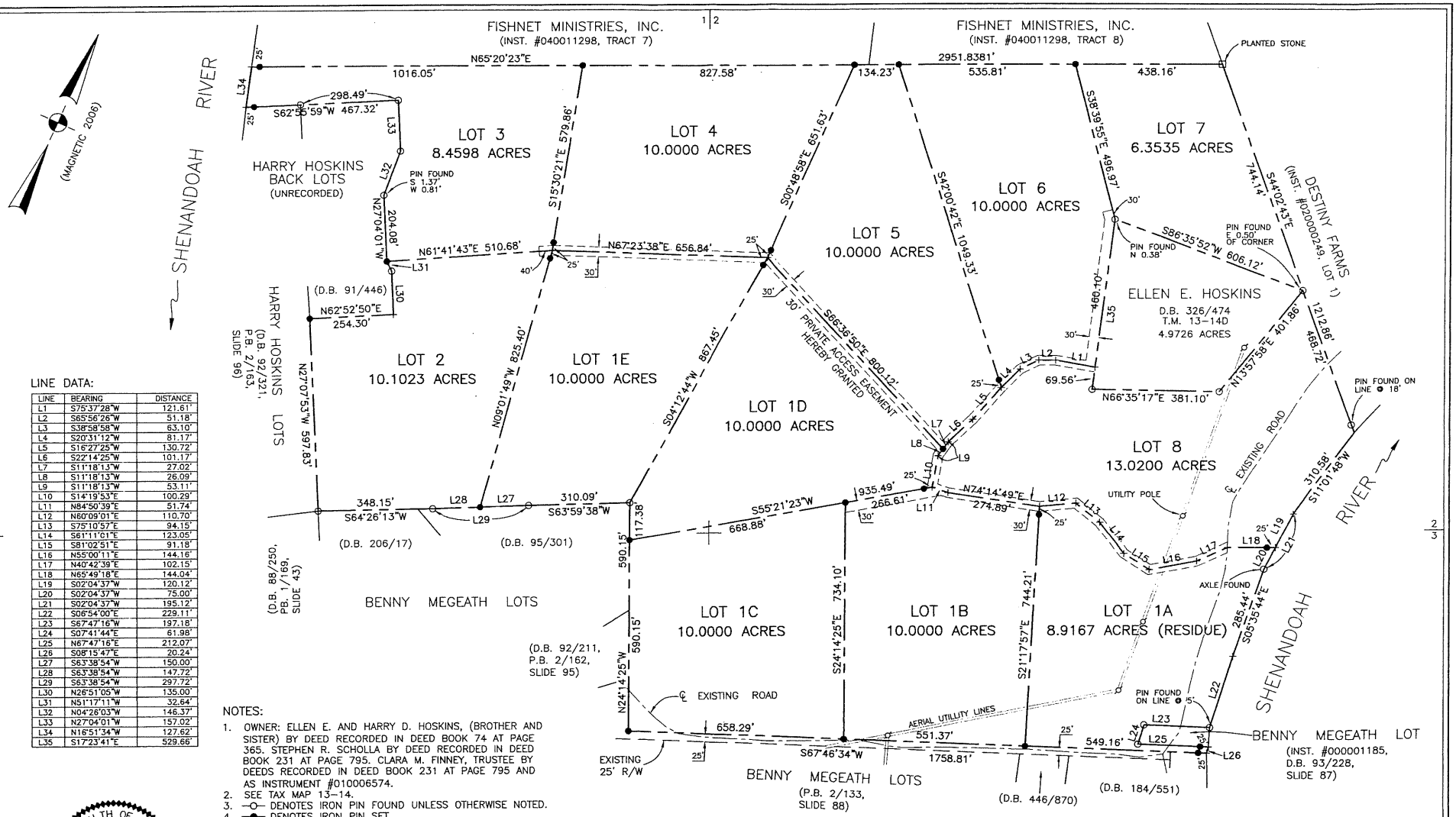
Commonwealth of Virginia
Daniel Perry
DPOR #1940001067
AOSE

Perry Environmental Consulting
495 Cardinal Drive, Front Royal, VA 22630
Tel: 540-635-8292 Web: pecsoiltesting.com



Customer: Petrine Construction
Subdivision: Hoskins
Tax Map: 13R-1B Lot: 1B
Location: Old Barn Lane

Commonwealth of Virginia
Daniel Perry
DPOR #1940001067
Daniel Perry
AOSE



LINE DATA:

LINE	BEARING	DISTANCE
L1	S75°37'28"W	121.61'
L2	S65°56'26"W	51.18'
L3	S38°58'58"W	63.10'
L4	S20°31'12"W	81.17'
L5	S16°27'25"W	130.72'
L6	S22°14'25"W	101.17'
L7	S11°18'13"W	27.02'
L8	S11°18'13"W	26.09'
L9	S11°18'13"W	53.11'
L10	S14°19'53"E	100.29'
L11	N84°50'39"E	51.74'
L12	N60°09'01"E	110.70'
L13	S75°10'57"E	94.15'
L14	S61°11'01"E	123.05'
L15	S81°02'51"E	91.18'
L16	N55°00'11"E	144.16'
L17	N40°42'39"E	102.15'
L18	N65°49'18"E	144.04'
L19	S02°04'37"W	120.12'
L20	S02°04'37"W	75.00'
L21	S02°04'37"W	195.12'
L22	S06°54'00"E	229.11'
L23	S67°47'16"W	197.18'
L24	S07°41'44"E	61.98'
L25	N67°47'16"E	212.07'
L26	S08°15'47"E	20.24'
L27	S63°38'54"W	150.00'
L28	S63°38'54"W	147.72'
L29	S63°38'54"W	297.72'
L30	N26°51'05"W	135.00'
L31	N51°17'11"W	32.64'
L32	N04°26'03"W	146.37'
L33	N27°04'01"W	157.02'
L34	N16°51'34"W	127.62'
L35	S17°23'41"E	529.66'

NOTES:

1. OWNER: ELLEN E. AND HARRY D. HOSKINS, (BROTHER AND SISTER) BY DEED RECORDED IN DEED BOOK 74 AT PAGE 365. STEPHEN R. SCHOLLA BY DEED RECORDED IN DEED BOOK 231 AT PAGE 795. CLARA M. FINNEY, TRUSTEE BY DEEDS RECORDED IN DEED BOOK 231 AT PAGE 795 AND AS INSTRUMENT #010006574.
2. SEE TAX MAP 13-14.
3. -○- DENOTES IRON PIN FOUND UNLESS OTHERWISE NOTED.
4. -●- DENOTES IRON PIN SET.
5. TITLE REPORT UNAVAILABLE FOR THIS SURVEY.
6. ZONED: AGRICULTURAL (A).
7. TOTAL AREA BEING DIVIDED: 116.8523 ACRES
8. EXISTING IMPROVEMENTS NOT SHOWN.
9. GRANTEES:
   LOT 1A: HARRY D. HOSKINS, AGE: 82 (RESIDUE LOT).
   LOT 1B: HARRY D. HOSKINS, AGE: 82.
   LOT 1C: CAROL B. HOSKINS, AGE: 43 (DAUGHTER OF HARRY D. HOSKINS).
   LOTS 1D & 1E:
   DORAN D. HOSKINS, AGE: 59 (SON OF HARRY D. HOSKINS).
   DAVID R. HOSKINS, AGE: 54 (SON OF HARRY D. HOSKINS).
   DURWIN D. HOSKINS, AGE: 53 (SON OF HARRY D. HOSKINS).
   LOT 2: ELLEN E. HOSKINS, AGE: 88.
   LOT 3: DENNIS W. FINNEY, TRUSTEE, AGE: 54 (HUSBAND OF CLARA M. FINNEY).
   LOT 4: JESSICA E. MCCARTHY, AGE 25 (DAUGHTER OF CLARA M. FINNEY).
   LOT 5: JOHN S. SCHOLLA, AGE: 16 (SON OF STEPHEN R. SCHOLLA).
   LOT 6: STEPHEN R. SCHOLLA, AGE: 54.
   LOT 7: SUSAN S. SCHOLLA, AGE: 51 (WIFE OF STEPHEN R. SCHOLLA).
   LOT 8: CLARA M. FINNEY, TRUSTEE, AGE: 55.

COMMONWEALTH OF VIRGINIA
01/24/06
Wayne E. Niskanen
Certificate No.
000971 B
LAND SURVEYOR

0' 200'

PREPARED BY:
LAND SURVEYS, PLLC
FRONT ROYAL, VA

SCALE:	DATE:	DRAWN BY:
1" = 200'	06/15/2006	BRP
JOB:	FB:	SHEET:
W05-37	192/1	1 OF 1
REVISIONS:		
07/24/2006		
FILE:		
w05-37div.dwg		

NOTE: ANY ATTEMPT BY THE GRANTEES TO CONVEY TITLE TO THE LOT(S) SHOWN AND APPROVED HEREIN WITHIN FIVE (5) YEARS OF SUCH APPROVAL, EXCEPT AS PROVIDED IN SUBSECTION 4(A&E), SHALL BE PRESUMED TO HAVE BEEN AN INTENTION AT THE TIME OF APPROVAL TO CIRCUMVENT THIS CHAPTER OF THE WARREN COUNTY CODE AND SHALL ENTITLE THE PLANNING DIRECTOR TO TAKE ANY ACTION NECESSARY TO REMEDY SUCH A CIRCUMVENTION INCLUDING WITHOUT LIMITATION RECOMMENDING TO THE BOARD OF SUPERVISORS THE ADOPTION OF AN ORDINANCE TO VACATE SAID SUBDIVISION.

REVIEWED AND CERTIFIED AS EXEMPT FROM THE WARREN COUNTY SUBDIVISION ORDINANCE UNDER SECTION 155-3B(1)(a), ALLOWING FAMILY SUBDIVISIONS AND MAY BE COMMITTED TO RECORD.

WARREN COUNTY PLANNING DIRECTOR — DATE 7/20/2006

FS-14-2006

PLAT

SHOWING
FAMILY SUBDIVISION
OF THE LAND OF

ELLEN E. HOSKINS, ET AL

SHENANDOAH DISTRICT
WARREN COUNTY, VIRGINIA

Natalie Lentz

From: David Beahm
Sent: Monday, March 1, 2021 12:16 PM
To: Natalie Lentz
Cc: Paula Fristoe; Jacque Longmire; Michaela Almarode; Mark Robinson; Eddie Armel; Kent Tamkin; Adam Moore
Subject: FW: Request for Comments CUP 2021-03-08 – Frank O'Rielly – Conditional Use Permit for Short-Term Tourist Rental – WCCUP-000094-2021
Attachments: Request For Comments CUP2021-03-08_O'Reilly.pdf; CUP Application_2021-03-08.pdf; Location Map_CUP2021-03-08.pdf; Sewage Disposal and Well Site_CUP2021-03-08.pdf; Statement of Justification_CUP2021-03-08.pdf; Survey_CUP2021-03-08.pdf

Comments 2021-03-08 – Frank O'Rielly – Conditional Use Permit for Short-Term Tourist Rental:

- Erosion and Sediment Control Items:
  - There does not appear to being any land disturbance at this time, other than what is already been permitted for under existing permit.

- Building Inspections Items:
  - The use of this dwelling(s) for a "short-term rental" will require a building permit to establish it as a transient boarding facility which is the term used by the building code for this type of use. Since this dwelling has not yet received a Certificate of Occupancy designating it will be provided initially as it was applied for and then a short-term rental Certificate will be issued, at no charge. The inspections and the normal processes that would have taken place will be completed under the initial permit and therefore no costs will be incurred.
  - Given that the structure is currently being built, it will meet the building code requirements for this activity.

If anything should change in the scope additional requirements may be required.

Respectfully,

David C. Beahm, CBO
Building Official
County of Warren
540-636-9973
Fax 540-636-4698
dbeahm@warrencountyva.net
www.warrencountyva.net

THIS MESSAGE IS INTENDED SOLELY FOR THE INDIVIDUAL(S) NAMED IN THE HEADER. THIS MESSAGE MAY CONTAIN MATERIAL THAT IS PRIVILEGED OR CONFIDENTIAL. IF YOU ARE NOT ONE OF THE INTENDED RECIPIENTS, PLEASE DO NOT READ, COPY, USE, OR DISCLOSE THIS MESSAGE TO OTHERS; PLEASE NOTIFY THE SENDER BY REPLYING TO THIS MESSAGE; AND THEN PLEASE DELETE THIS MESSAGE FROM YOUR SYSTEM. THANK YOU.

From: Natalie Lentz <NLentz@warrencountyva.net>
Sent: Monday, March 1, 2021 10:49 AM
To: David Beahm <Dbeahm@warrencountyva.net>
Subject: Request for Comments CUP2021-03-08

Dear Friends,

Welcome to Rolling River Farm in the beautiful Shenandoah Valley! Whether you are here for a weekend, a week, or even longer we hope you have a fantastic time and leave refreshed.

This informational booklet is provided to make your stay here as easy as possible and help you make the most of your visit. The only dilemma we expect you may face is the decision to relax all day in peace and serenity or to go out and see what this beautiful, historic and fun area has to offer.

If sitting on the porch with a cold drink and a book, or getting cozy by the fire, sounds like your idea of a vacation, then this will be your resource for the details and supplies that you'll need to feel at home.

If you decide to go out and have an adventure, we have provided some information on some of the many highlights in the Shenandoah Valley. Whether it be a rewarding hike, a pleasant wine tour, a relaxed float down the river, or a historical visit to a nearby Civil War site (or a combo of these) the one thing you won't lack for is choice and variety.

As always, we are here to help you, so please get in touch with any questions.

Sincerely,

The O'Reillys

More details and ideas can also be found online!
Facebook:
www.facebook.com/pages/Rolling-River-Farm/128729373824632
Pinterest: https://www.pinterest.com/rollinriverfarm/
Instagram: https://instagram.com/rollingriverfarm/

Rolling River Farm Rental Agreement

By completing a reservation and making an initial payment you are agreeing to all the following terms between, **Rolling River Holidays** (Manager) and (renter) for the short term tourist rental of "The Haven" 317 Old Barn Ln, Front Royal, VA 22630
Rental Dates:
Number of people in party:
Rental Payment Due**:**
Payment of 50% is due to book. No booking is confirmed until payment is received.
PLEASE REVIEW YOUR RESERVATION REQUEST FOR ACCURACY. The number of adult guests and pets must be reported accurately, as incorrect information may incur additional penalty fees.
After I receive your final payment, you will be given access to the door codes and final directions prior to arrival. *No reservation is considered confirmed before initial payment is received.* Reservations without final payment may also be cancelled without refund.
1. CHECK-IN TIME IS AFTER 4 P.M. EST AND CHECK OUT IS 10 A.M. EST. Early Check-ins and late check outs with prior permission only.
2. This is a NON SMOKING property.
3. Pets are permitted in rental only with prior approval. A $25 per day per pet fee applies (included above). Leash laws must be observed at all times. Pet owners are responsible for cleaning up of any/all pet refuse. Pets are not allowed on furniture or upstairs at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets will be up to date on rabies vaccinations and all other vaccinations. Fleas and ticks are common in this area and can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner. The property owner assumes no responsibility for illness or injury that may incur to pets or humans while on the premises.
4. DAMAGE-while no damage deposit is required renters will be subject to charges unless the following provisions are met.
a. No damage is done to house and property or its contents, beyond normal wear and tear.
b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
c. All debris, rubbish and discards are placed in refuse containers outside and soiled dishes are placed in the dishwasher and cleaned. Used beds are stripped and dirty sheets and towels are placed in the laundry room.
d. House is left locked.
e. All charges accrued during the stay are paid prior to departure.
f. No linens are lost or damaged.
g. No early check-in or late check out (if available) without advance permission.
5. PAYMENT – An advance payment equal to 50% (or 100% if less than 30 days before stay) of the rental rate is required before a reservation is confirmed.

The advance payment will be applied toward the rent. If not paying electronically, please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to Rolling River Holidays, 1285 Progress Drive, Front Royal, VA 22630. The FULL BALANCE OF RENT is due fourteen (14) days before your arrival date.
6. CANCELLATIONS: A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date are subject to a 5% Cancellation fee or $50 whichever is greater. Cancellations or changes that result in a shortened stay, or that are made within 60 days of the arrival date, forfeit the full advance payment and

damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit. You may choose to purchase travel insurance separately. You are strongly encouraged to do so. Failure to purchase trip insurance means there will be no refund of deposits inside sixty day from commencement of your stay. See item number eighteen (19) of this contract. Cancellations may be made by the owner at his discretion, at any time, and will receive full 100% refunds.

7. MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

8. MAXIMUM OCCUPANCY- The maximum number of guests is limited to six (6) persons. An additional charge or $25.00 per person per night for guests in addition to six (6) will be assessed. (Minor children under 12 are the exception). Pets are not allowed unless noted above (each pet is an additional $25 per night). No events, parties or other guests are allowed without the prior written permission of the owner. Exceptions include having "day visitors" up to four in number (not including the renters listed above). They must not spend the night anywhere on the property. For purposes of this agreement a "day visitor" is defined as someone who visits the paying guests (who must be present) at the property between the hours of 8 AM and 10 PM. THIS PROPERTY REQUIRES A two (2) NIGHT MINIMUM STAY; 3 nights during peak and holiday seasons.

9. Longer minimum stays may be required during holiday periods. If a rental is taken for less than two days, the guest will be charged the two-night rate.

10. INCLUSIVE FEES – Rates include a one-time linen-towel setup. Amenity fees for those listed are included in the rental rate.

11. NO DAILY MAID SERVICE – While linens and bath towels are included in the property, daily maid service is not included in the rental rate however is available at an additional rate. We have some beach towels, though you may want to bring your own. We do not permit bath towels or linens to be taken from the rental house.

12. RATE CHANGES – Rates subject to change without notice until confirmed booking.

13. FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

14. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

15. PARKING – Vehicles are to be parked in designated parking areas only. Renters are NOT ALLOWED to park or drive on the grass or fields without express permission from the owner.

16. FIREPLACES: Please do not attempt to put combustibles in propane gas fireplaces or firepits.

17. STORM POLICY/ROAD CONDITIONS: No refunds will be given for storms. Gravel drives are well maintained, however we do not refund due to road conditions.

18. TRAVEL INSURANCE: We highly recommend your purchase travel insurance from a 3rd party or use a credit card that has travel coverage. In the event of public or personal emergencies outside our control we cannot act as a trip insurer.

19. WATER AND SEPTIC: This property is on well and a septic system. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that inappropriate materials have been flushed and clogs the septic system, you could be charged damages of up to two hundred and fifty dollars ($250).

20. ACCEPTABLE USE OF PROPERTY: The farm fields are used mostly for making hay. We ask all guests to stay on mowed paths and maintained areas. Driving in fields and mowed paths is prohibited without express permission from the owners. We recognize that occasionally driving on those paths may be necessary for elderly or handicapped or to transport boats or

camping gear but ask that such be kept to a minimum (and then only when the ground is dry). Recreational ATV's and four wheeling on the property is NOT permitted under any circumstances. Violations may lead to cancellation of your stay without any refund and/or billing for damage at the discretion of the owner.
21. MINIMUM AGE: for primary renters are 25 years at time of rental start date (exceptions made for honeymooners).

_____ _____

Renter Signature Date

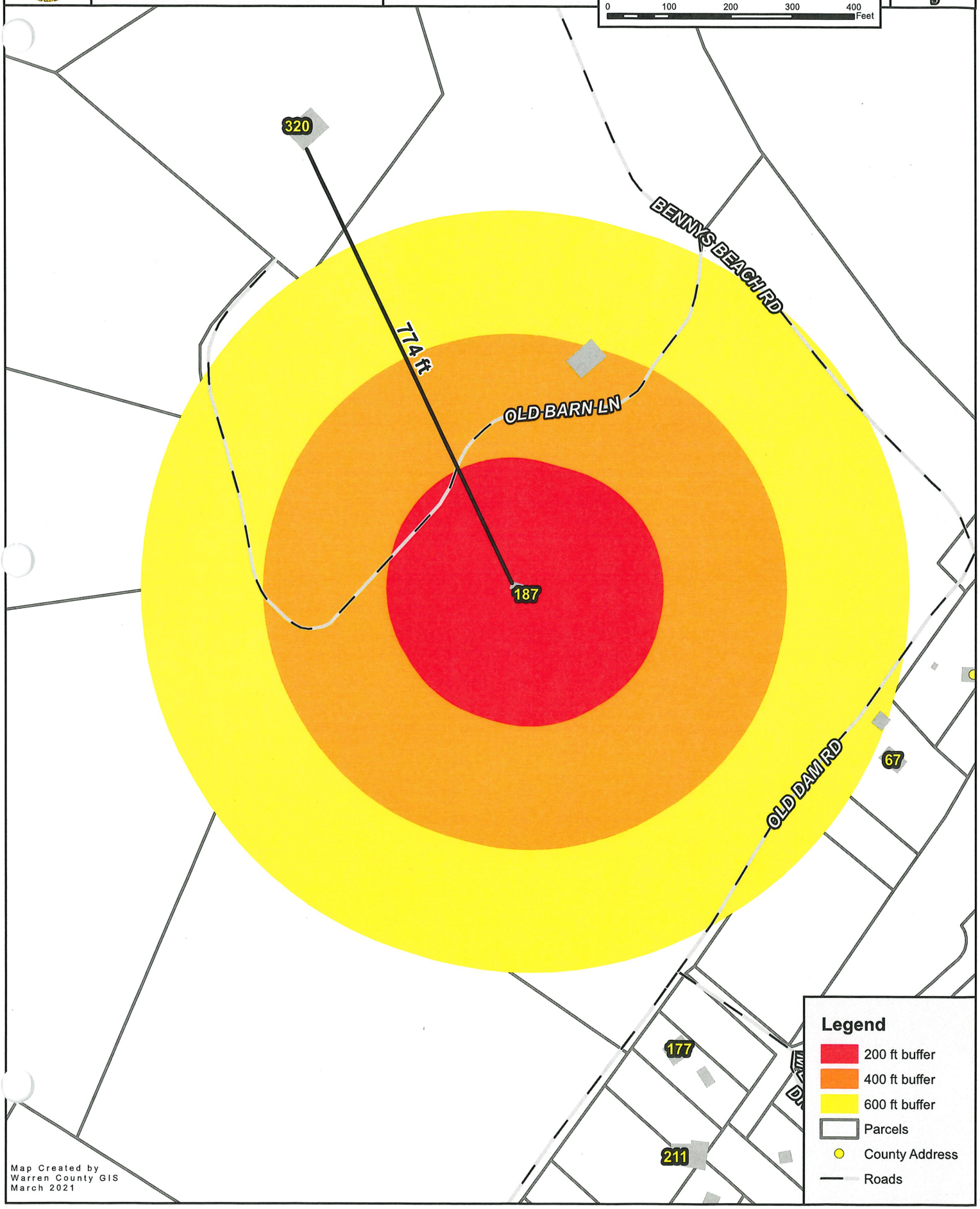
If online payment to owner iis completed agreement is considered signed

Warren County, VA
2021

187 Old Barn Ln: Distance to Surrounding Homes

1 inch = 200 feet

0 100 200 300 400 Feet

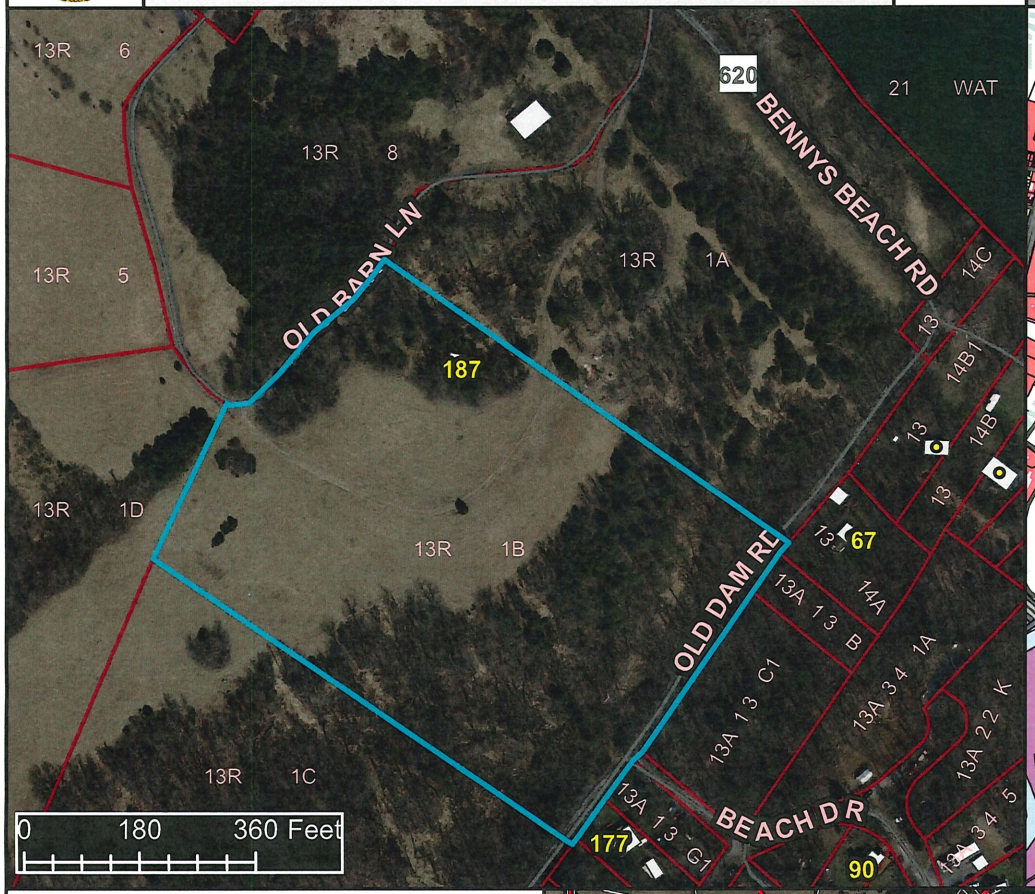


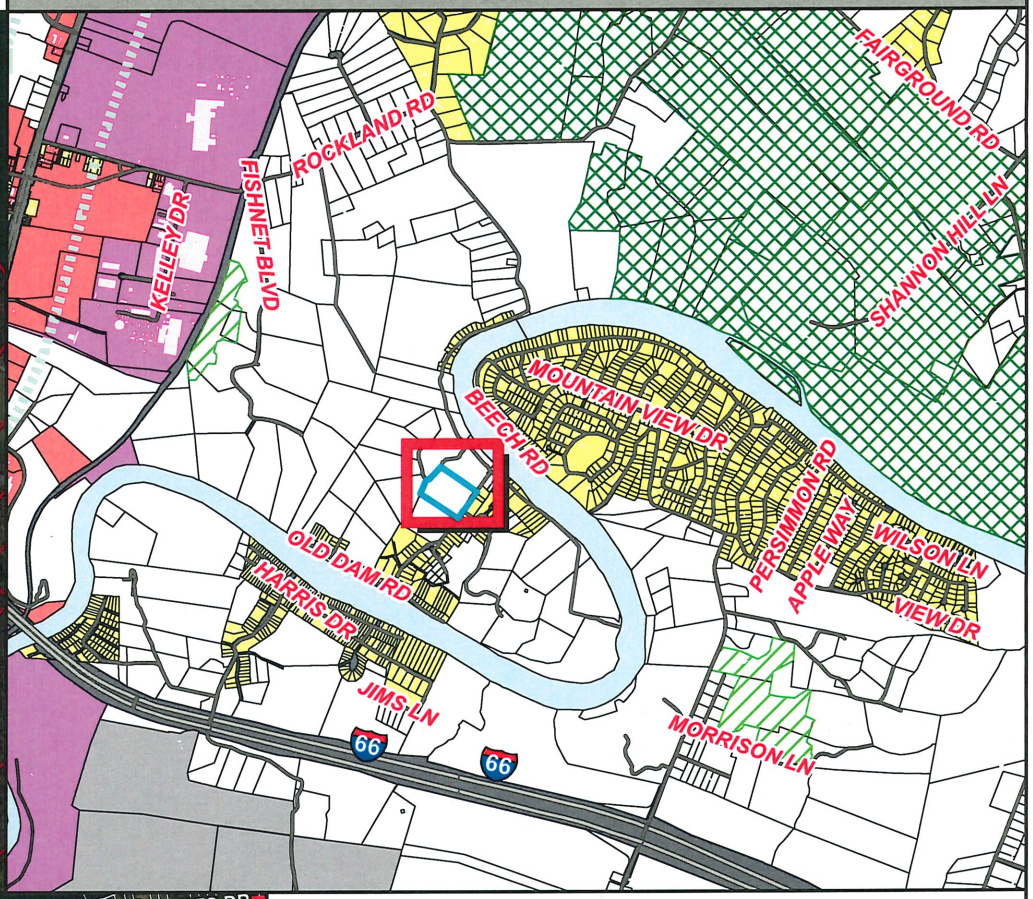
Map Created by
Warren County GIS
March 2021

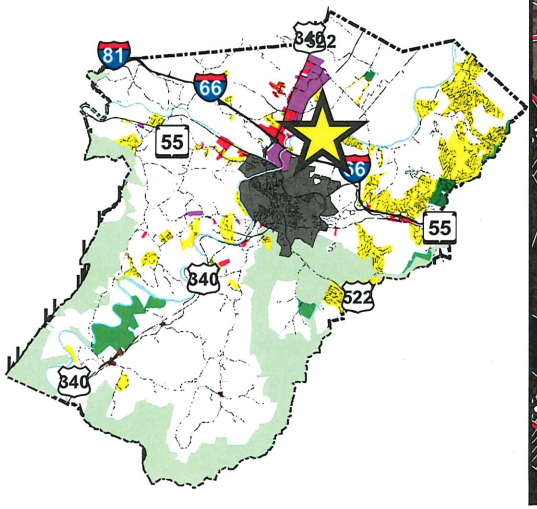
Warren County VA
CUP Location Map

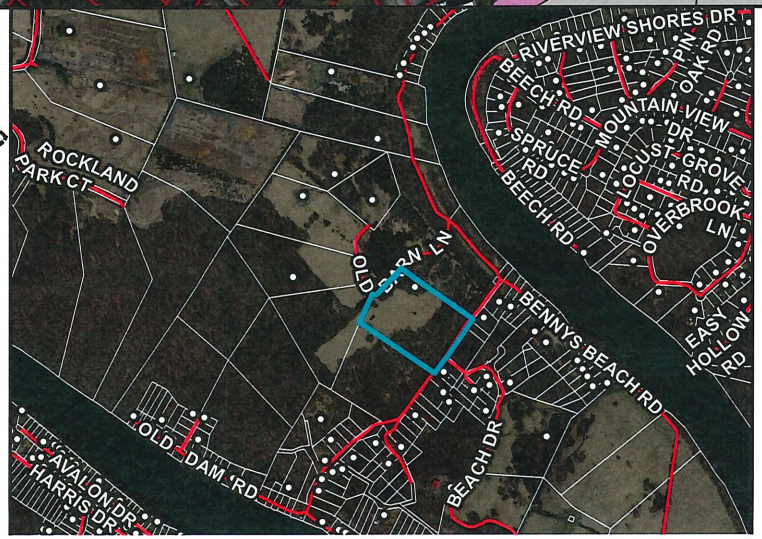
CUP: Short-Term Tourist Rental
Applicant: Frank O'Reilly

TM [illegible]--------1B
187 Old Barn Lane









Zoning

- Agricultural
- Commercial
- Industrial
- Residential One
- Residential Two
- Suburban Residential
- Village Residential
- Rural Residential
- Right of Way
- Front Royal
- Federal Land
- State Land
- Water
- VOF Conservation Easements
- WC Conservation Easements

Map produced by
Warren County GIS 2021
Department of Planning

COUNTY OF WARREN, VIRGINIA
BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:	PAGE
3/16/2021	J-9	Conditional Use Permit #2021-03-09 Frank O'Reilly *Short-Term Tourist Rental*	1 of 2

EXPLANATION & SUMMARY:

See attached application and staff report.

General standards/conditions. In addition to the specific standards set forth hereinafter with regard to particular conditional uses, all such uses shall satisfy the following general standards:

(1) The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.

(2) The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

(3) The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

(4) The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or in conflict with the existing and anticipated traffic in the area.

(5) Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.

(6) In determining whether or not to grant a permit and in determining conditions to be imposed, the governing body shall take into consideration the objectives and intent of this chapter and may impose reasonable conditions that:

(a) Abate or restrict noise, smoke, dust or other elements that may affect surrounding properties.

(b) Establish setback, side and front yard requirements necessary for orderly expansion and to prevent traffic congestion.

(c) Provide for adequate parking and ingress and egress to public streets or roads.

(d) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered to be detrimental to adjoining property.

(e) Prevent such use from changing the character and established pattern of development of the community.

Planning Commission Move to Approve:

The Planning Commission will be holding their public hearing on the application on April 14th and their recommendation will be forwarded to the Board prior to the April 20th public hearing.

BOARD OF SUPERVISORS PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors authorize the proposed conditional use permit request for a Short-term Tourist Rental for advertisement of a public hearing.

SUBMITTED BY:	**DISPOSITION OF BOARD:**	**PROCESSED BY:**
Matt Wendling, CFM Planner II	☐ **APPROVED** ☐ **OTHER (Describe)**	

Conditional Use Permit: 2021-03-09 / Short Term Tourist Rental
Frank O'Reilly, *Applicant/ Owners*
Staff Report for the Planning Commission
Prepared: March 4, 2021
Staff Contact: Matt Wendling, Planner II/County Floodplain Manager

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SUMMARY OF REQUEST

The applicant is requesting a conditional use permit for a Short-term Tourist Rental for rental of the single-family dwelling for less than thirty days. In the statement of justification the applicant states his family and he have been involved with running Short-Term Tourist Rentals for over ten years and that this use has allowed them to showcase the County's natural resources and recreational opportunities as a tourist destination. The dwelling is still under construction and with the intention of the applicant for using it for a Short-Term Tourist Rental as a "home away from home" business venture and to support the local small business and restaurants.

PROPERTY INFORMATION

Property Location: 2973 Shenandoah Shores Road
Tax Map ID: # 13J--1-----2
Magisterial District: Shenandoah
Subdivision: Strosnider
Town/Village: Front Royal
Zoning: Agricultural (A)
Acres: 5.86
Existing Land Use: Single Family Dwelling
Special Flood Hazard Area: The property and dwelling are in a Non-Floodzone "X" area.

SURROUNDING ZONING DISTRICTS & USES

North:	Residential One (R-1)	Use: Single-Family Dwellings
South:	Agricultural (A)	Use: Vacant with Woodlands - Shen. River
East:	Agricultural (A)	Use: SFD with Woodlands
West:	Agricultural (A)	Use: SFD with Woodlands

PROPERTY HISTORY

This property had a previous Conditional Use Permit #1991-06-03 for a Bed & Breakfast which expired in 2008.

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Future Land Use Map in the Comprehensive Plan identifies this area to be used for agricultural land uses which allows for a Short-term Tourist Rental by conditional use permit in the Warren County Zoning Ordinance Section §180-21. This property is located in an isolated Agricultural area composed of pasture and woodland areas, is off a private road and has views of the river. Short-term Tourist Rentals provide transient-lodging taxes to the County and are typically used by tourists visiting the area. This use complies with Chapter 6: Economic Development chapter, Goal V and the promotion of tourism objectives of the comprehensive plan.

PROPOSAL:

A Short-Term Tourist Rental is defined by the Warren County Zoning Ordinance as, *"A single-family dwelling not attached to any other dwelling by any means and located on an individual lot that is rented for compensation for periods of less than 30 days. See § 180-56.4 for supplementary regulations pertaining to short-term tourist rentals."*

SUPPLEMENTARY REGULATIONS FOR SHORT-TERM TOURIST RENTAL (Section 180-56.4 of the Warren County Zoning Ordinance):

These regulations are as follows:

A. The owner of a dwelling unit to be used for a short-term tourist rental shall apply and receive a zoning permit and/or a conditional use permit from the Planning Department prior to utilizing the dwelling unit as a short-term rental. The permit shall be reviewed by planning staff on an annual basis to ensure compliance with the performance standards listed in this section, along with all conditions placed on the conditional use permit, if applicable. Warren County may revoke a permit for repeated noncompliance with these performance standards.

B. The maximum number of occupants in the dwelling unit shall be determined according to permit approval received by the Warren County Health Department; however the maximum number of occupants shall not exceed 10. **Staff has submitted a request for septic system information for the property for the septic system operational permit. The Onsite Soil Evaluator (OSE) construction permit identifies the property as having a perc for a four (4) bedroom dwelling which would allow for a maximum occupancy of eight (8) persons at 800 gallons per day (GPD). Staff will provide additional comments if necessary once this operational permit has been received from the Health Department.**

C. Parking for the use shall be located in driveways or other designated and approved parking areas. The parking of vehicles is prohibited in or along all right-of-ways and in yards. **There is sufficient parking for four (4) vehicles in the driveway and designated parking area adjacent to the dwelling.**

D. Property boundaries, or limitations within the property's boundaries where transients are allowed, must be clearly marked at all times. **The boundary lines shall be marked according to location shown on the survey.**

E. There shall be no visible evidence of the conduct of such short-term rentals on the outside appearance of the property.

F. A fire extinguisher shall be provided and visible in all kitchen and cooking areas; smoke detectors shall be installed in all locations as identified in the Uniform Statewide Building Code, and a carbon monoxide detector must be installed on each floor in every dwelling. **The structure was built in 1989. A change of use for a transient boarding facility for the property dwelling and an inspection will be required to verify if it meets all Building Code requirements for fire/smoke protection and a fire extinguisher.**

G. The owner of a dwelling used for short-term tourist rentals shall give the County written consent to inspect any dwelling used for short-term rental to ascertain compliance with all of the above performance standards upon a 24 hour notice.

H. A property management plan (PMP) demonstrating how the short-term tourist rental will be managed and how impacts to neighboring properties will be minimized shall be submitted for review and approval as part of the permitting process to the Planning Department. The plan shall include local

points of contact available to respond immediately to complaints, clean up garbage, manage unruly tenants, utility issues, etc. It shall also be posted in a visible location in the short-term rental. The contact numbers shall be provided to county staff, public safety officials, and if applicable, the HOA/POA of the subdivision. The plan must be provided as a part of the rental contract. **A Property Management Plan needs to be submitted and will be reviewed and approved by staff and all other requirements shall need to be met prior to a certificate of zoning for the business being issued. The applicant will be the acting property manager along with family members to oversee the property and rental dwelling unit.**

I. If the property is located within a subdivision governed by a Home Owners Association/Property Owners Association, the Planning Department must receive a recommendation of approval or disapproval from the HOA/POA to operate the short-term tourist rental. **This property is located within a subdivision that is not served by a POA/HOA.**

J. The short-term tourist rental shall have a "land-line" with local phone service. The phone number servicing the short-term tourist rental shall be included in the property management plan.

K. The owners of the tourist rental shall provide an emergency evacuation plan for the dwelling and the neighborhood. **The applicants shall have this posted in the bedrooms and in their guest registration packet.**

L. A copy of Chapter §123 of the Warren County Code relative to noise must be provided at the short-term tourist dwelling. **The applicant shall have a copy of this in their guest registration packet and have it posted in a common area of the dwelling.**

M. Failure to comply with the approved conditions and/or supplemental regulations will subject the permit to revocation as described in Warren County Code Section §180-63.

N. All outdoor burning shall be in compliance with Chapter §92 of the Warren County Code.

O. There shall be a minimum of 100 feet from the short-term tourist rental to all neighboring residences. **This dwelling meets the setback requirements to adjacent single family dwellings which is 300' to the closest dwelling located to the north.**

RECOMMENDED CONDITIONS:

Planning Staff is recommending the following conditions be added to this conditional use permit if the Planning Commission chooses to recommend approval of this permit to the Board of Supervisors. Please note that additional conditions may be added after all agency comments have been received, prior to the Planning Commission public hearing.

Staff recommends that, if the Planning Commission recommends approval of this application, the following conditions should be applied:

1. The applicants shall comply with all Warren County Health Department and Warren County Building Inspections and Virginia Statewide Fire Prevention Code regulations and requirements.

2. The maximum number of occupants shall not exceed eight (8) as determined according to the Health Department conditional permit for a four (4) bedroom dwelling.

3. The applicants shall have the well water tested annually for e-coli and coliform bacteria and a copy of the results shall be submitted to the Planning and Health Departments.

4. The applicants shall have the septic system inspected annually by a State licensed inspector and a copy of the results shall be submitted to the Planning and Health Departments. The system shall also be serviced every five years as recommended by the Health Department and a copy of the service invoice shall be provided to the Planning Department.

5. The property shall be in compliance with Section 180-56.4 of the Warren County Zoning Ordinance regarding supplemental regulations for short-term tourist rentals which includes a property management plan to be submitted to the Planning Department prior to Staff issuing a certificate of zoning for this use.

6. The applicant shall register with the Commissioner of the Revenue's office for transient lodging tax purposes.

Cc: Frank O'Reilly, Applicant





Frank and Angelique O'Reilly
2973 Shenandoah Shores Road
Front Royal, VA, 22630
(540) 660-1738; franko@petrine.net

18 of February, 2021

Warren County Planning Commission
220 North Commerce Avenue
Front Royal, VA 22630

To the Members of the Warren County Planning Commission,

This letter, along with the supporting documents, requests a conditional use permit for a short term tourist rental at the existing home located at 2973 Shenandoah Shores Rd, Front Royal, VA 22630.

The property is a fifteen acre site in Victoria Strosnider Subdivision off Shenandoah Shores Rd- VA RT 606 (there is no HOA). Both adjoining subdivision lot owners are supportive of this application. The home is nestled just above the Shenandoah River and is an ideal tourist getaway. The goal is to attract visiting groups and make them feel at home here in Warren County when they come to visit Skyline Drive, canoe the beautiful Shenandoah River, or visit the surrounding historic sites.

With over one million visitors to Skyline Drive alone every year, we also hope to help the county and the town of Front Royal retain these tourists and bring as many of them through the doors of our neighboring small businesses as possible. We intend to do this by offering a true "home away from home" experience.

We have been running nearby properties as successful and well loved short term vacation rentals for over seven years. We have brought in over a thousand unique rentals, generating hundreds of thousands of dollars for the local economy; including tens of thousands of dollars in lodging taxes. All this, while having minimum impact on county services, such as schools. With over 30 years of experience in construction, development and property management, we can say with confidence this is the best use for this property.

I appreciate your consideration and thank you for your time.

Sincerely,

Frank O'Reilly

WCCUP-000095-2021

WARREN COUNTY
CONDITIONAL USE PERMIT APPLICATION

Application Number: 2021-03-09
Date Received: 2/18/2021
Fee Amount: $ 500.00
Date Paid: 2/17/2021 CK # 1087

Applicant Information:

Frank and Angelique O'Reilly
Applicant Name

2973 Shenandoah Shores | Front Royal | VA | 22630
Address | *City* | *State* | *Zip*

Property Location for conditional use permit if Different than Applicant's Address

540-660-1738 | franko@petrine.net
Primary Contact Number | *Email*

Property Owner (if same as applicant, leave blank)

Address | *City* | *State* | *Zip*

Primary Contact Number

Respectfully request that a determination be made by the Warren County Planning Commission and Board of Supervisors on the following request for a Conditional Use Permit for the property described below.

A. Property Information:

(1) Address/Location: 2973 Shenandoah Shores Road, Front Royal
(2) Election District: Shenandoah
(3) Tax Map Number: 13 J 12 / 21 1A1
(4) Subdivision Name: Strosnider
(5) Total Area of Property (acres): 15.5
(6) Total Area to be Used (acres): 15.5
(7) Total Road Frontage (feet): 225
(8) Depth of Property (feet): 1100
(9) Present Zoning: Agricultural

B. Proposed Use of Property

(1) State the proposed use(s) for the Conditional Use Permit: Short term Tourist Rental

(2) Current land use and condition of site: Residence

(3) Zoning of surrounding land/property: Agricultural

(4) Will development be staged? ☐ Yes ☒ No

(5) Construction Time: NA

(6) Season, days, and hours of operation: 365 days a year

(7) Will there be a sign? ☐ Yes ☒ No
(If yes, please submit a sketch of the sign(s) showing size and shape and the sign permit check list with this application.)

(8) Has there been any prior application for a conditional use permit/variance for this property? (If yes, enter the permit number and/or name, date of action, action taken by the Planning Commission, Board of Zoning Appeals and/or Board of Supervisors and a description of the request.) Yes. Formerly had a C.U.P for approximately 20 years as a Bed and Breakfast.

(9) Number of full time employees: 1

(10) What type of sewage disposal system will be used? ☒ Private ☐ Central ☐ Public

(11) Number of persons to be served by the sewage disposal system: 8

(12) Number of parking spaces to be provided: Regular 4 Handicap 2

(13) What is the proposed landscaping and buffering for this property?
Mostly wooded site. Well buffered.

C. Plans Prepared By

Name: (NA)

Address:

Telephone Number:

D. Environmental Information

(1) Will this proposed use adversely impact the community of the environment? (If yes, what are the adverse impact(s) and what is proposed to solve these adverse impacts?) NO

(2) Will there be any debris generated from the activity? (If yes, where and in what manner will the debris be stored and how and where will it be disposed of?) NO

(3) Will any potentially hazardous substances be used and/or stored on the property? (If yes, list the substances, their use and disposal of containers and substance residues.) NO

(4) List any potentially hazardous emissions including, but not limited to: fumes, gases, smoke noise, liquid effluent, waste water, dust, and state what measures will be used to control these emissions. (NA)

(5) Will there be any electrical or electronic activity which will interfere with local communications or telephone, television or radio reception? (If yes, describe the type of activity and potential interference.) NO

(6) What will be the impact on traffic? NONE

(7) Will exterior lighting be used? (If yes, state the number of lights and the wattage of each. A lighting plan or lighting contour map may be required to show the nearest candle power as measured at ground level. What is presently existing.

The following documents and/or information are required to be submitted with the application:

☑ **An application fee of $500.00.**

Make payable to the Treasurer of Warren County. A non-refundable fee of $500.00 will be required at the time of submittal.

☑ **A Statement of Justification**

This printed or typed statement is to be addressed to the Warren County Planning Commission. It is to summarize your proposed use and highlight any aspects of the request which are not addressed in the application form. Please note, the statement is required to be on 8 ½ x 11 size paper.

☑ **A Site Plan/Survey.**

Your site plan should show the property boundaries, existing or proposed structure(s), adjacent roads, and any other pertinent information which would help outline your proposed use. A recent survey with the proposed uses/structures located on it will serve as a site plan for the purposes of this permit. The Planning Director, Planning Commission and/or the Board of Supervisors reserve the right to ask for an engineered site plan, if they deem it necessary for evaluation of the proposed conditional use permit.

☑ **Sewage Disposal and Well Site.**

Location of the existing or proposed septic system & drainfield and the well site are to be indicated on the survey or central/public connection location.

☐ **A copy of the deed to the property verifying the current ownership.**

A copy may be obtained at the Warren County Courthouse, Circuit Clerk's Office.

☑ **A statement verifying that real estate taxes have been paid.**

This may be obtained from the Treasurer's Office in Suite 800 of the Warren County Government Center.

☐ **Environmental and Community Impact Statements**

The Planning Director, the Planning Commission, and\or the Board of Supervisors reserve the right to ask for an environmental and\or community impact statements, prepared by a certified engineer or other person qualified to perform such work, if they deem it necessary for evaluation of the proposed request.

☐ **List of chemicals stored on the site**

A complete list of chemicals to be stored on the site in the form of an oath/statement for Industrial zoned properties only.

☑ **Location Map**

A map clearly legible, showing the location of the proposed project in relation to surrounding publicly maintained roads and showing the use of surrounding properties. County staff can assist in obtaining this information.

☐ **Directions to your property from the Warren County Government Center.**

Left on Bypass; (R) on 6th St., (L) on Shenandoah Shores Rd. (L) at T (which continues as Shenandoah Shores Rd.) 3rd Driveway on LEFT (2973 on mailbox)

I/we the undersigned, do hereby respectfully agree to comply with any conditions required by the Board of Supervisors of the County of Warren, Virginia, and authorize the County personnel to go upon the property for the purpose of making site inspections. Expenses incurred in securing professional assistance in connection with the review of this application for a Conditional Use Permit, shall be charged to the applicant.

Applicant Signature — Date 2/17/2021

Property Owner Signature — Date 2/17/2021

Accepted by: _____ Date: _____

PLEASE NOTE: If the required documents are not provided and/or the application is incomplete, your application will not be placed on the Planning Commission Agenda.

NOTES

Sewage Disposal System Operation Permit

Commonwealth of Virginia
Department of Health

Health Department Identification No. SD-88-281

Tax Map No. ~~13-2-41~~ 13J-1-2 9/t 2/3/2011

WARREN COUNTY Health Department

Frank O'Reilly is Hereby Granted Permission to Operate a (Type) I Sewage Disposal System Having a Design Capacity of 600 gpd, at

SUBDIVISION	SECTION/BLOCK	LOT
Strosnider		2

This permit is Issued in Accordance with the Provisions of 32.1, Chapter 6 of the Code of Virginia as Amended and Section(s) 2.22 of the Sewage Handling and Disposal Regulations of the Virginia Department of Health and with Previously Issued permits C.H.S. 202 A & B Dated 10/21/88

with the understanding that the Owner and/or any Subsequent Owner will operate the Sewage Disposal System in Accordance with the Sewage Handling and Disposal Regulations of the Virginia Department of Health and any Variances or Conditions Granted. Issuance of an Operating Permit does not imply or Guarantee that the Sewage Disposal System will Function for any Specified Period of Time.

VARIANCES GRANTED
☐ NONE ☐ SEE ATTACHED

SPECIAL CONDITIONS
☒ NONE ☐ SEE ATTACHED

June 4, 1991
Effective Date

Recommended (Sanitarian)

Approved (State Health Commissioner)

C.H.S. 205 Rev. 4/83

Sewage Disposal System Construction Permit

Commonwealth of Virginia
Department of Health
Warren County Health Department

Health Department Identification Number 50-88-281
Map Reference 13-2-41

General Information

New ☑ Repair ☐ Expanded ☐ Conditional ☐ FHA ☐ VA ☐ Case No. _____

Based on the application for a sewage disposal system construction permit filed in accordance with Section 3.13.01, a construction permit is hereby issued to:

Owner Frank O'Keefe Telephone 635-1734

Address RT 3 Box 223 Front Royal Va. 22630

For a Type I Sewage disposal system which is to be constructed on/at _____

Subdivision Stonewater Property Section/Block _____ Lot 2

Actual or estimated water use 1600 gpd

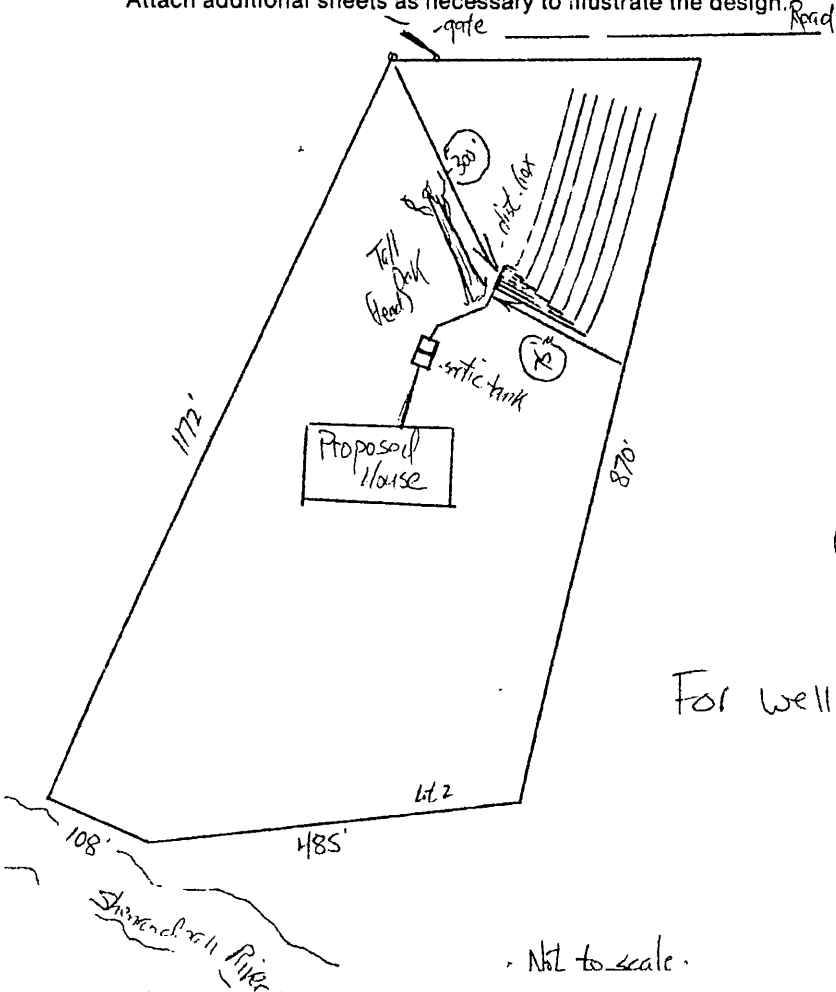
DESIGN	NOTE: INSPECTION RESULTS
Water supply, existing: (describe) _____ CENTRAL **To be installed:** class _____ cased _____ grouted _____	**Water supply location:** Satisfactory yes ☐ no ☐ comments G. W. 2 Received: yes ☐ no ☐ not applicable ☐
Building sewer: 4" I.D. PVC 40, or equivalent. Slope 1.25" per 10' (minimum). ☐ Other _____	**Building sewer:** yes ☑ no ☐ comments Satisfactory
Septic tank: Capacity 1500 gals. (minimum). ☐ Other _____	**Pretreatment unit:** yes ☑ no ☐ comments Satisfactory
Inlet-outlet structure: PVC 40, 4" tees or equivalent. ☐ Other _____	**Inlet-outlet structure:** yes ☑ no ☐ comments Satisfactory
Pump and pump station: No ☑ Yes ☐ describe and show design. if yes: _____	**Pump & pump station:** yes ☐ no ☐ comments Satisfactory N/A
Gravity mains: 3" or larger I.D., minimum 6" fall per 100', 1500 lb. crush strength or equivalent. ☑ Other _____	**Conveyance method:** yes ☑ no ☐ comments Satisfactory
Distribution box: Precast concrete with 12 ports. ☑ Other water tight pre-cast box.	**Distribution box:** yes ☑ no ☐ comments Satisfactory
Header lines: Material: 4" I.D. 1500 lb. crush strength plastic or equivalent from distribution box to 2' into absorption trench. Slope 2" minimum. ☐ Other _____	**Header lines:** yes ☑ no ☐ comments Satisfactory
Percolation lines: Gravity 4" plastic 1000 lb. per foot bearing load or equivalent, slope 2" 4" (min. max.) per 100'. ☐ Other _____	**Percolation lines:** yes ☑ no ☐ comments Satisfactory
Absorption trenches: Square ft. required 2100: depth from ground surface to bottom of trench 22; aggregate size 57; Trench bottom slope 2-4 /100'; center to center spacing 10'; trench width 3' Depth of aggregate 13; Trench length 100'; Number of trenches 7	**Absorption trenches:** yes ☑ no ☐ comments Satisfactory Date 12/20/89 Inspected and approved by: Steven Sinclair Sanitarian

Relocate of existing LH/S-121 dated 2/5/91 Health Department Identification Number SD-88-281

Schematic drawing of sewage disposal system and topographic features. PAGE 2 OF 2

Show the lot lines of the building lot and building site, sketch of property showing any topographic features which may impact on the design of the system, all existing and/or proposed structures including sewage disposal systems and wells within 100 feet of sewage disposal system and reserve area. The schematic drawing of the sewage disposal system shall show sewer lines, pretreatment unit, pump station, conveyance system, and subsurface soil absorption system, reserve area, etc. When a nonpublic drinking water supply is to be located on the same lot show all sources of pollution within 100 feet.

☐ The information required above has been drawn on the attached copy of the sketch submitted with the application. Attach additional sheets as necessary to illustrate the design.



(1) 7-100' lines.
(2) 3' wide.
(3) 10' centers.
(4) 22" deep.
(5) 7" stone in each ditch w/ tile, and, 13" total.
(6) Installation surface contours as close to even grade as possible.
(7) Control water.
(8) Site drainfield to serve building house.

For well site see attached plat

Not to scale.

The sewage disposal system is to be constructed as specified by the permit ☑ or attached plans and specifications ☐.

This sewage disposal system construction permit is null and void if (a) conditions are changed from those shown on the application (b) conditions are changed from those shown on the construction permit.

No part of any installation shall be covered or used until inspected, corrections made if necessary, and approved, by the local health department or unless expressly authorized by the local health dept. Any part of any installation which has been covered prior to approval shall be uncovered, if necessary, upon the direction of the Department.

Date: 10-21-88 Issued by: Walter P. Bail, Jr.
Sanitarian

This Construction Permit Valid until 4-21-93

Date: 12-13-88 Reviewed by:
Supervisory Sanitarian

If FHA or VA financing

Reviewed by Date _____ _____ Date _____ _____
Supervisory Sanitarian Regional Sanitarian

C.H.S. 202B Revised 6/84

II-2A

FILE COPY

PERMIT TO INSTALL ☑ REPAIR, ☐ REASONS FOR REJECTION ☐ 13 2 41
WATER SUPPLY ☐ SEWAGE DISPOSAL SYSTEM ☑

(1) Void after (12) twelve months. (2) Automatically cancelled when site conditions are changed from those shown on permit.
(3) Automatically cancelled should facts later become known that a potential hazard would be created by continuing installation.

FHA/VA ☐ Yes ☑ No Date 2-5-81 Case No.

Owner Danny Strosnider Address Clifton Good Realty (Mailing Address) Phone 636-6111

Occupant c/o Bill Thompson Address Front Royal, Va. (Mailing Address) Phone

Exact Location of premises Strosnider Subdivision, Lot #2 (Subdivision, Street or Road Name, Section or Lot No.)

FOR: ☑ Dwelling ☐ Other Automatic Washing Machine ☑ Yes ☐ No Consumption 800 gal. per day
Actual ☐ Potential ☑ Bedrooms 4 Garbage Disposal Unit ☐ Yes ☑ No (☐ Actual ☑ estimated Water)
Additional wastes NONE

(1) WATER SUPPLY (Existing) Class Approved Yes ☐ No ☐ Other
(To be installed) Class Cased ft. to be grouted ft.
(Unless supported by positive evidence Class III is to be considered as to be installed.)

(2) SOIL STUDY Naturally drained, suitable by sight ☑ Yes ☐ No Technical Classification (If Known)
Estimated Percolation Rate (Minutes per inch) 1-10 ☐ 11-25 ☐ 26-50 ☐ > 51 ☑ Percolation Test Required ☐ Yes No ☑ Rate (Minutes per inch to nearest 10 minutes)
Depth to Grey Mottles >30 inches (estimate over 4 ft.) OTHER
Surface drainage required ☐ Yes ☑ No OTHER DRAINAGE NONE

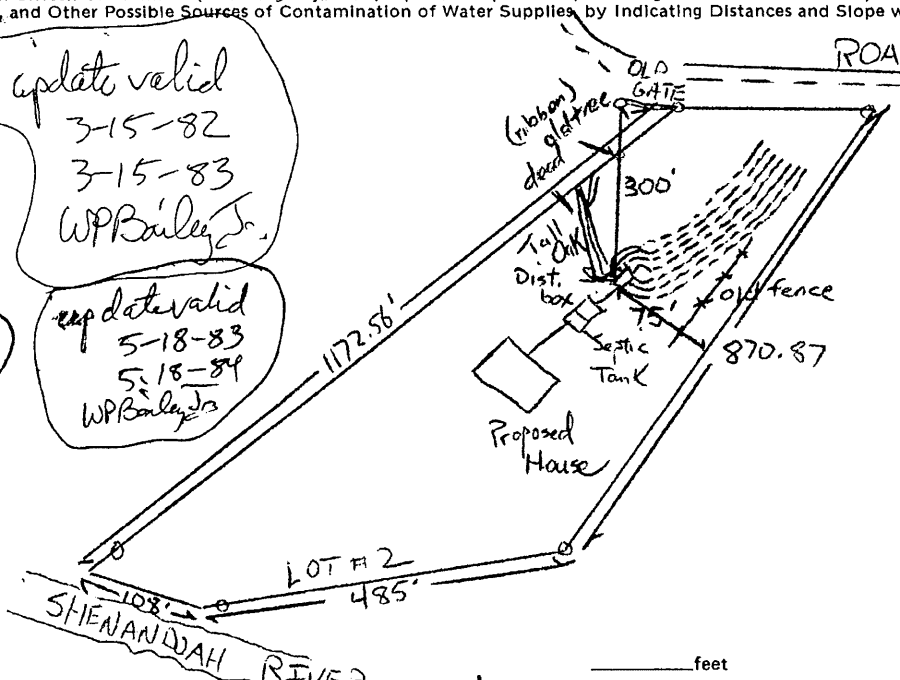
(3) HOUSE SEWER LINE Size 4 inches. Type of material required Sch 40 Distance from Water Supply 750 feet.

(4) DETAILS OF CONSTRUCTION Watertight Septic Tank of CONCRETE Material Liquid Capacity 1000 gallons.
Inside Dimensions Length 8 feet. Width 4 feet. Liquid Depth 4 1/4 feet. Depth of Air Space 1 feet.

SUBSURFACE ABSORPTION FIELD Number of square feet required 2100 Type aggregate required crushed stone

(5) Depth of aggregate from base of tile to bottom of ditches 7 inches. Allowable fall 2 to 4 inches.
Total aggregate minimum depth 13 inches or more. Depth of drainfield to be 22" inches from surface of original ground.
Distance from well to septic tank 750 feet; distance from well to drainfield 7100 feet.

Rough Sketch of Premises (including adjacent properties if pertinent, Showing Location of Lot Line, Buildings, Water Supplies, Sewage Disposal Systems, Trees, and Other Possible Sources of Contamination of Water Supplies by Indicating Distances and Slope with regard to one another.



update valid
3-15-82
3-15-83
WP Bailey Jr.

update valid
5-18-83
5-18-84
WP Bailey Jr.

① 7-100' lines
② 3' wide
③ 10' centers
④ 22" deep
⑤ 7" stone in each ditch (under tile) 13 total.
⑥ Install along surface contours.
⑦ Keep drainfield 100' away from water supplies

Representative ☐ Owner ☑ Signature

Note: Owner or his agent must notify Warren County Health Department, Phone 635-3150 when installation is ready for inspection. If any Sewage Disposal System, or part thereof, is covered before being inspected by the Health Department, it shall be uncovered at the direction of the Health Director or his agent. CONDITIONS DISCOVERED DURING INSTALLATION MAY REQUIRE ADJUSTMENTS OF SYSTEM DESIGN. Changes from above specifications require Health Department approval before being made.

Based on the above information, the undersigned recommends that this permit be issued.

Date Approved (Reviewing Authority) Date 2-5-81 Signed Walter P. Bailey Jr. (Sanitarian or Health Director)

LHS - 121 REV. 12/71
Virginia State Department of Health

DUPLICATE

Application for a Sewage Disposal System Construction Permit

Commonwealth of Virginia
Department of Health

Warren Co. Health Department

For Department Use Only

Name Change

Health Department Identification Number SD-88-28/

Map Reference 13-2-41

Date Received 6/3/91

To Be Completed By The Applicant

Type sewage system: ☐ New ☐ Repair ☐ Expanded ☐ Conditional

FHA/VA yes ☐ no ☐

Owner FRANK O'REILLY Address 3156 SHENANDOAH SHORES RD Phone 635-1734

FRONT ROYAL VA 22630

Agent _____ Address _____ Phone _____

Directions to Property RT 606 TO SHEN. SHORES STOP SIGN - TURN LEFT GO TO 3rd DRIVEWAY ON LEFT 3156 ON MAILBOX

Subdivision SUBDIVIDER PROPERTY Section — Block — Lot 2

Other Property Identification _____

Dimensions/size of Lot/Property 5 ACRES

Other Application Information

I. Building/facility ☐ New ☐ Existing
Intermittent Use ☐ Yes ☒ No If yes, describe: _____

II. Residential Use ☒ Yes ☐ No
Termite Treatment ☐ Yes ☒ No
☒ Single Family ☐ Multifamily Number of Units ___ Number of Bedrooms 4
Basement ☐ Yes ☒ No
Fixtures in Basement ☐ Yes ☒ No

III. Commercial Use ☐ Yes ☐ No Describe: _____

Commercial/Wastewater ☐ Yes ☐ No Number of Patrons ___ Number of Employees ___
If yes, give volumes and describe _____

IV. Water Supply: ☐ Public ☒ New Describe: WELL
☒ Private ☐ Existing

V. Proposed Installation: ☐ Septic tank and drainfield ☐ Other
If other, describe _____

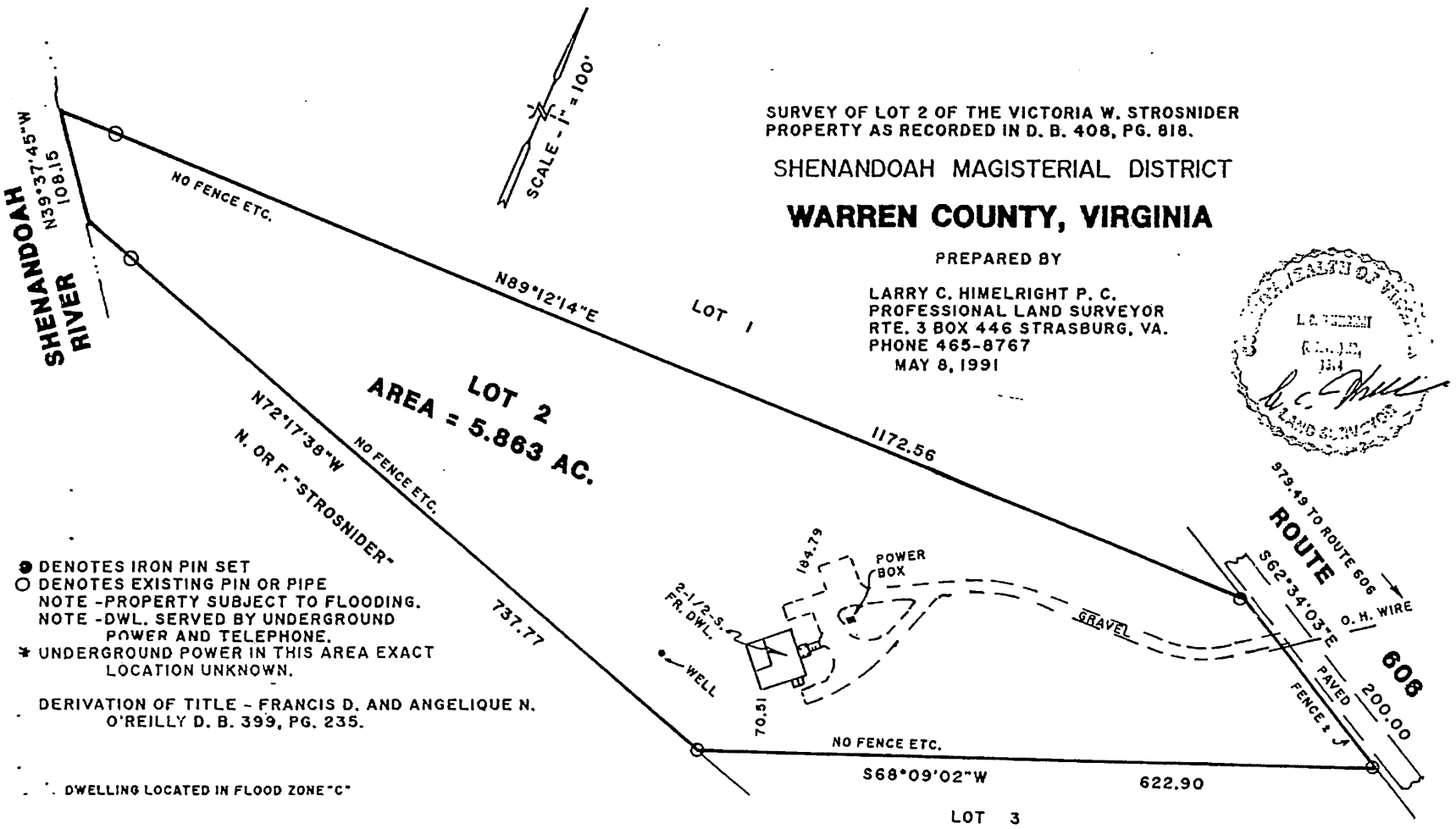
SITE PLAN Attach a site plan (rough sketch) showing dimensions of property, proposed and/or existing structures and driveways, underground utilities, adjacent soil absorption systems, bodies of water, drainage ways, and wells and springs within 200 feet radius of the center of the proposed building or drainfield. Distances may be paced or estimated.

The property lines and building location are clearly marked and the property is sufficiently visible to see the topography. I give permission to the Department to enter onto the property described for the purpose of processing this application.

Frank O'Reilly
Signature of owner/agent

June 3, 1991
Date

C.H.S. 200 Revised 4/83



SURVEY OF LOT 2 OF THE VICTORIA W. STROSNIDER PROPERTY AS RECORDED IN D. B. 408, PG. 818.

SHENANDOAH MAGISTERIAL DISTRICT

WARREN COUNTY, VIRGINIA

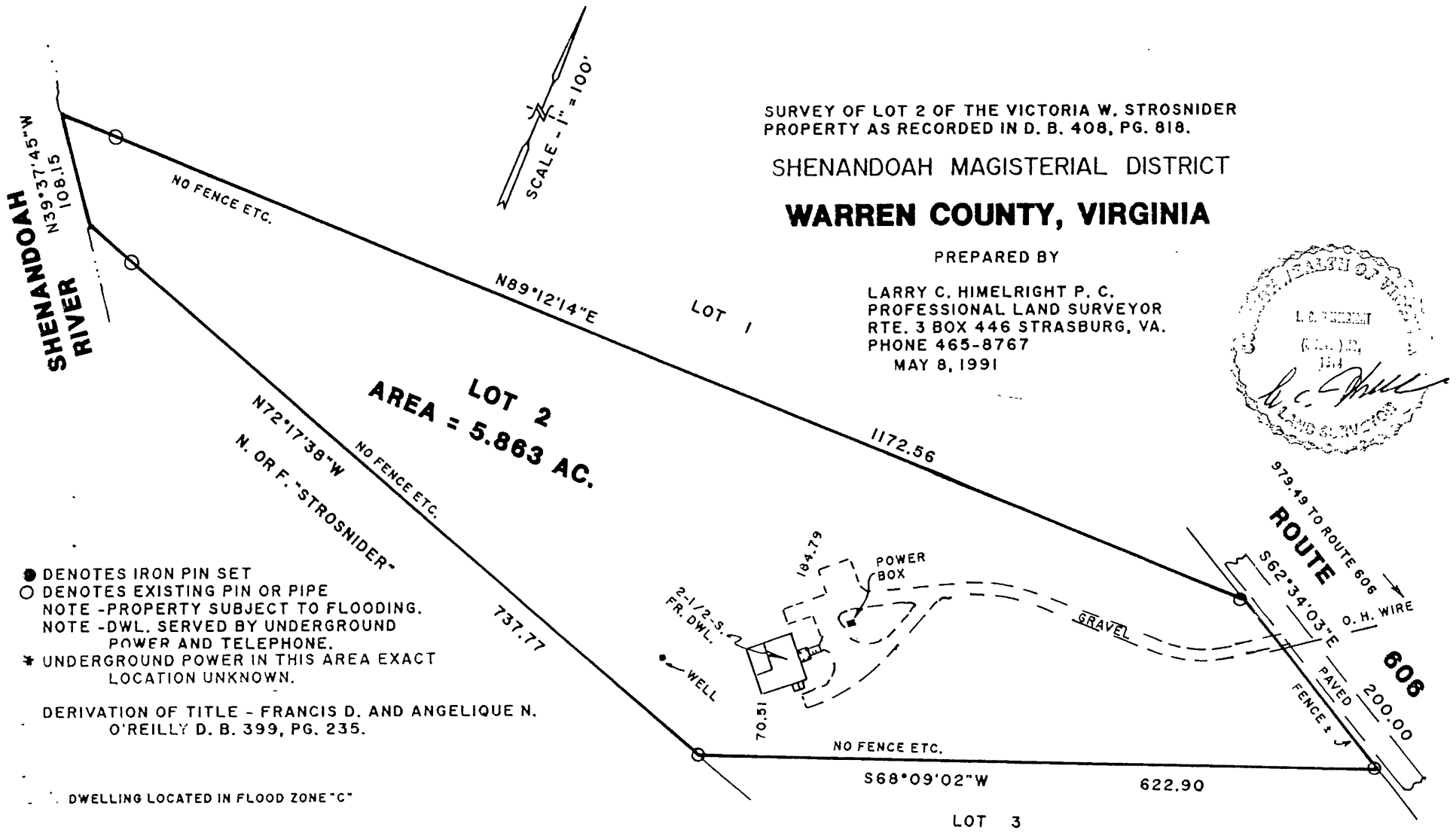
PREPARED BY

LARRY C. HIMELRIGHT P. C.
PROFESSIONAL LAND SURVEYOR
RTE. 3 BOX 446 STRASBURG, VA.
PHONE 465-8767
MAY 8, 1991

● DENOTES IRON PIN SET
○ DENOTES EXISTING PIN OR PIPE
NOTE -PROPERTY SUBJECT TO FLOODING.
NOTE -DWL. SERVED BY UNDERGROUND POWER AND TELEPHONE.
* UNDERGROUND POWER IN THIS AREA EXACT LOCATION UNKNOWN.

DERIVATION OF TITLE - FRANCIS D. AND ANGELIQUE N. O'REILLY D. B. 399, PG. 235.

DWELLING LOCATED IN FLOOD ZONE "C"


SURVEY OF LOT 2 OF THE VICTORIA W. STROSNIDER PROPERTY AS RECORDED IN D. B. 408, PG. 818.
SHENANDOAH MAGISTERIAL DISTRICT
WARREN COUNTY, VIRGINIA
PREPARED BY
LARRY C. HIMELRIGHT P. C.
PROFESSIONAL LAND SURVEYOR
RTE. 3 BOX 446 STRASBURG, VA.
PHONE 465-8767
MAY 8, 1991
SCALE - 1" = 100'
SHENANDOAH RIVER
N39°37'45"W
108.15
NO FENCE ETC.
N89°12'14"E
LOT 1
1172.56
LOT 2
AREA = 5.863 AC.
N72°17'38"W
N. OR F. "STROSNIDER"
737.77
NO FENCE ETC.
979.49 TO ROUTE 606
ROUTE
606
S62°34'03"E
O.H. WIRE
POWER BOX
184.79
2-1/2-S. FR. DWL.
WELL
GRAVEL
PAVED
FENCE
200.00
70.51
NO FENCE ETC.
S68°09'02"W
622.90
LOT 3
● DENOTES IRON PIN SET
○ DENOTES EXISTING PIN OR PIPE
NOTE -PROPERTY SUBJECT TO FLOODING.
NOTE -DWL. SERVED BY UNDERGROUND POWER AND TELEPHONE.
* UNDERGROUND POWER IN THIS AREA EXACT LOCATION UNKNOWN.
DERIVATION OF TITLE - FRANCIS D. AND ANGELIQUE N. O'REILLY D. B. 399, PG. 235.
DWELLING LOCATED IN FLOOD ZONE "C"

EMERGENCY INFORMATION

CALL 911 for any immediate emergencies

Your physical location/Address is:

2973 Shenandoah Shores Rd, Front Royal, VA, 22630

Directions From Front Royal (From Main Street)- Take VA Rt 522/340 North (Commerce Ave) to RIGHT on Happy Creek Rd to LEFT on Shenandoah Shores Rd to Left at address above

Nearest Fire Dept is Shenandoah Shores Volunteer Fire Dept- Mountain View Dr (0.3 Miles Away)

Urgent Care Front Royal: (540) 635-0700

Warren Memorial Hospital: (540) 636-0300

- **120 North Commerce Avenue, Front Royal, VA, 22630 (7.0 Miles)**

Urgent Care Winchester: (540) 536-2232

Winchester Hospital: (540) 536-8000

- **1840 Amherst Street, Winchester, VA 22601 (22.0 miles)**

Property Manager/Owner

Contact: (540) 305-4859 (Rose O'Reilly) or (540) 660-1738 (Frank O'Reilly)

Back-up (540) 305-9604 (Angelique O'Reilly)

Non emergency # for Warren County Sheriff's office: 540-635-4128

Google Maps 2973 Shenandoah Shores Rd



Imagery ©2021 Commonwealth of Virginia, Maxar Technologies, USDA Farm Service Agency, Map data ©2021 200 ft

Dear Friends,

Welcome to Rolling River Farm in the beautiful Shenandoah Valley! Whether you are here for a weekend, a week, or even longer we hope you have a fantastic time and leave refreshed.

This informational booklet is provided to make your stay here as easy as possible and help you make the most of your visit. The only dilemma we expect you may face is the decision to relax all day in peace and serenity or to go out and see what this beautiful, historic and fun area has to offer.

If sitting on the porch with a cold drink and a book, or getting cozy by the fire, sounds like your idea of a vacation, then this will be your resource for the details and supplies that you'll need to feel at home.

If you decide to go out and have an adventure, we have provided some information on some of the many highlights in the Shenandoah Valley. Whether it be a rewarding hike, a pleasant wine tour, a relaxed float down the river, or a historical visit to a nearby Civil War site (or a combo of these) the one thing you won't lack for is choice and variety.

As always, we are here to help you, so please get in touch with any questions.

Sincerely,

The O'Reillys

More details and ideas can also be found online!
Facebook:
www.facebook.com/pages/Rolling-River-Farm/128729373824632
Pinterest: https://www.pinterest.com/rollinriverfarm/
Instagram: https://instagram.com/rollingriverfarm/

Rolling River Farm Rental Agreement

By completing a reservation and making an initial payment you are agreeing to all the following terms between, **Rolling River Holidays** (Manager) and (renter) for the short term tourist rental of "The Haven" 317 Old Barn Ln, Front Royal, VA 22630
Rental Dates:
Number of people in party:
Rental Payment Due**:**
Payment of 50% is due to book. No booking is confirmed until payment is received.
PLEASE REVIEW YOUR RESERVATION REQUEST FOR ACCURACY. The number of adult guests and pets must be reported accurately, as incorrect information may incur additional penalty fees.
After I receive your final payment, you will be given access to the door codes and final directions prior to arrival. *No reservation is considered confirmed before initial payment is received.*
Reservations without final payment may also be cancelled without refund.
1. CHECK-IN TIME IS AFTER 4 P.M. EST AND CHECK OUT IS 10 A.M. EST. Early Check-ins and late check outs with prior permission only.
2. This is a NON SMOKING property.
3. Pets are permitted in rental only with prior approval. A $25 per day per pet fee applies (included above). Leash laws must be observed at all times. Pet owners are responsible for cleaning up of any/all pet refuse. Pets are not allowed on furniture or upstairs at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets will be up to date on rabies vaccinations and all other vaccinations. Fleas and ticks are common in this area and can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner. The property owner assumes no responsibility for illness or injury that may incur to pets or humans while on the premises.
4. DAMAGE-while no damage deposit is required renters will be subject to charges unless the following provisions are met.
a. No damage is done to house and property or its contents, beyond normal wear and tear.
b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
c. All debris, rubbish and discards are placed in refuse containers outside and soiled dishes are placed in the dishwasher and cleaned. Used beds are stripped and dirty sheets and towels are placed in the laundry room.
d. House is left locked.
e. All charges accrued during the stay are paid prior to departure.
f. No linens are lost or damaged.
g. No early check-in or late check out (if available) without advance permission.
5. PAYMENT – An advance payment equal to 50% (or 100% if less than 30 days before stay) of the rental rate is required before a reservation is confirmed.

The advance payment will be applied toward the rent. If not paying electronically, please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to Rolling River Holidays, 1285 Progress Drive, Front Royal, VA 22630. The FULL BALANCE OF RENT is due fourteen (14) days before your arrival date.
6. CANCELLATIONS: A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date are subject to a 5% Cancellation fee or $50 whichever is greater. Cancellations or changes that result in a shortened stay, or that are made within 60 days of the arrival date, forfeit the full advance payment and

damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit. You may choose to purchase travel insurance separately. You are strongly encouraged to do so. Failure to purchase trip insurance means there will be no refund of deposits inside sixty day from commencement of your stay. See item number eighteen (19) of this contract. Cancellations may be made by the owner at his discretion, at any time, and will receive full 100% refunds.

7. MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

8. MAXIMUM OCCUPANCY- The maximum number of guests is limited to six (6) persons. An additional charge or $25.00 per person per night for guests in addition to six (6) will be assessed. (Minor children under 12 are the exception). Pets are not allowed unless noted above (each pet is an additional $25 per night). No events, parties or other guests are allowed without the prior written permission of the owner. Exceptions include having "day visitors" up to four in number (not including the renters listed above). They must not spend the night anywhere on the property. For purposes of this agreement a "day visitor" is defined as someone who visits the paying guests (who must be present) at the property between the hours of 8 AM and 10 PM. THIS PROPERTY REQUIRES A two (2) NIGHT MINIMUM STAY; 3 nights during peak and holiday seasons.

9. Longer minimum stays may be required during holiday periods. If a rental is taken for less than two days, the guest will be charged the two-night rate.

10. INCLUSIVE FEES – Rates include a one-time linen-towel setup. Amenity fees for those listed are included in the rental rate.

11. NO DAILY MAID SERVICE – While linens and bath towels are included in the property, daily maid service is not included in the rental rate however is available at an additional rate. We have some beach towels, though you may want to bring your own. We do not permit bath towels or linens to be taken from the rental house.

12. RATE CHANGES – Rates subject to change without notice until confirmed booking.

13. FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

14. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

15. PARKING – Vehicles are to be parked in designated parking areas only. Renters are NOT ALLOWED to park or drive on the grass or fields without express permission from the owner.

16. FIREPLACES: Please do not attempt to put combustibles in propane gas fireplaces or firepits.

17. STORM POLICY/ROAD CONDITIONS: No refunds will be given for storms. Gravel drives are well maintained, however we do not refund due to road conditions.

18. TRAVEL INSURANCE: We highly recommend your purchase travel insurance from a 3rd party or use a credit card that has travel coverage. In the event of public or personal emergencies outside our control we cannot act as a trip insurer.

19. WATER AND SEPTIC: This property is on well and a septic system. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that inappropriate materials have been flushed and clogs the septic system, you could be charged damages of up to two hundred and fifty dollars ($250).

20. ACCEPTABLE USE OF PROPERTY: The farm fields are used mostly for making hay. We ask all guests to stay on mowed paths and maintained areas. Driving in fields and mowed paths is prohibited without express permission from the owners. We recognize that occasionally driving on those paths may be necessary for elderly or handicapped or to transport boats or

camping gear but ask that such be kept to a minimum (and then only when the ground is dry). Recreational ATV's and four wheeling on the property is NOT permitted under any circumstances. Violations may lead to cancellation of your stay without any refund and/or billing for damage at the discretion of the owner.
21. MINIMUM AGE: for primary renters are 25 years at time of rental start date (exceptions made for honeymooners).

_____ _____

Renter Signature Date

If online payment to owner iis completed agreement is considered signed

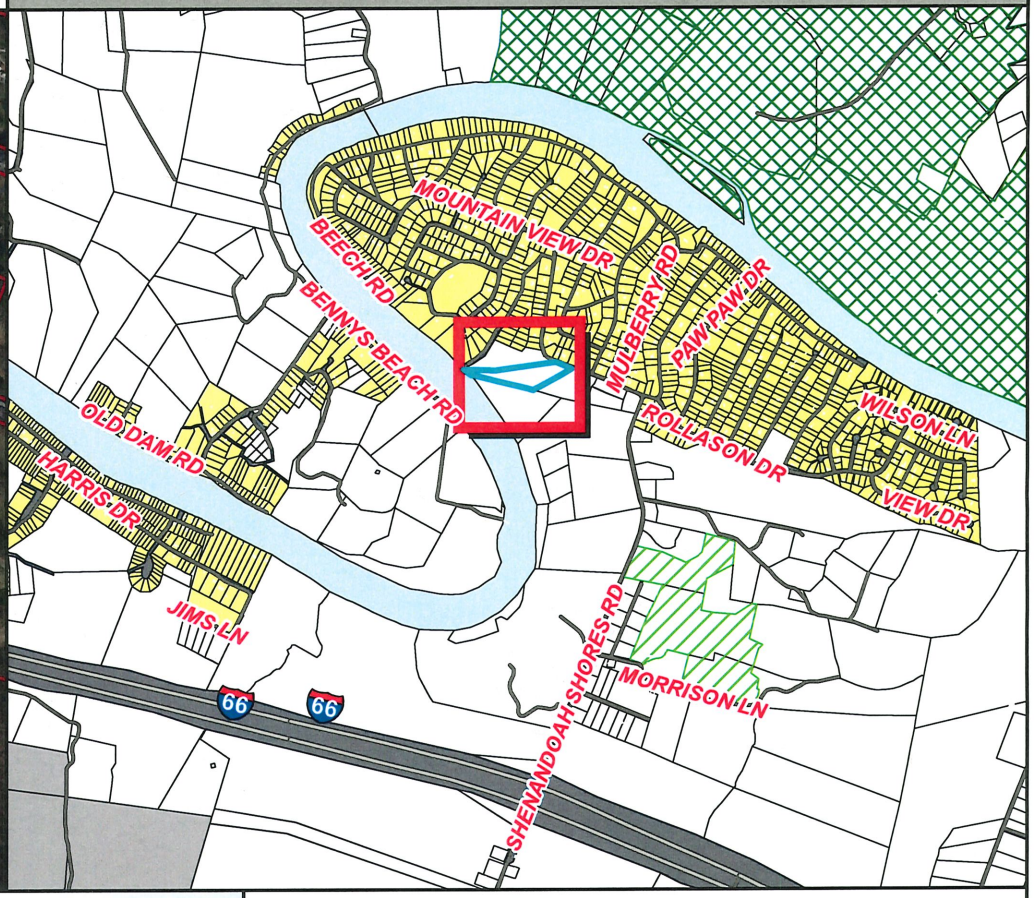
Warren County VA

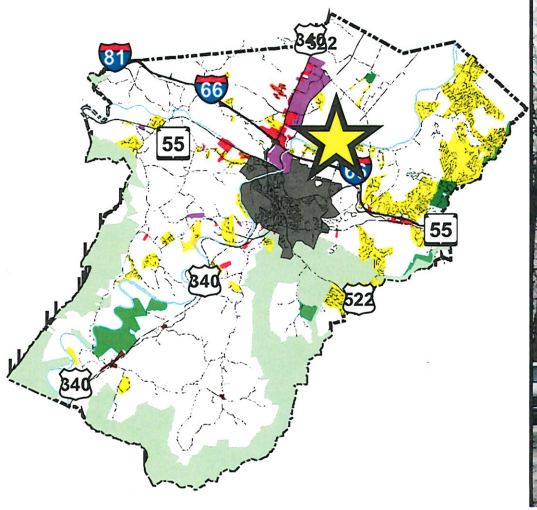
CUP Location Map

CUP: Short-Term Tourist Rental
Applicant: Frank O'Reilly

13J--1-----2
2973 Shenandoah Shores Rd









Zoning

- Agricultural
- Commercial
- Industrial
- Residential One
- Residential Two
- Suburban Residential
- Village Residential
- Rural Residential
- Right of Way
- Front Royal
- Federal Land
- State Land
- Water
- VOF Conservation Easements
- WC Conservation Easements

Map produced by
Warren County GIS 2021
Department of Planning

COUNTY OF WARREN, VIRGINIA
BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:	PAGE
3/16/2021	J-10	Conditional Use Permit #2021-03-10 Frank O'Reilly *Short-Term Tourist Rental*	1 of 2

EXPLANATION & SUMMARY:

See attached application and staff report.

General standards/conditions. In addition to the specific standards set forth hereinafter with regard to particular conditional uses, all such uses shall satisfy the following general standards:

(1) The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.

(2) The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

(3) The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

(4) The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or in conflict with the existing and anticipated traffic in the area.

(5) Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.

(6) In determining whether or not to grant a permit and in determining conditions to be imposed, the governing body shall take into consideration the objectives and intent of this chapter and may impose reasonable conditions that:

(a) Abate or restrict noise, smoke, dust or other elements that may affect surrounding properties.

(b) Establish setback, side and front yard requirements necessary for orderly expansion and to prevent traffic congestion.

(c) Provide for adequate parking and ingress and egress to public streets or roads.

(d) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered to be detrimental to adjoining property.

(e) Prevent such use from changing the character and established pattern of development of the community.

Planning Commission Move to Approve:

The Planning Commission will be holding their public hearing on the application on April 14th and their recommendation will be forwarded to the Board prior to the April 20th public hearing.

BOARD OF SUPERVISORS PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors authorize the proposed conditional use permit request for a Short-term Tourist Rental for advertisement of a public hearing.

SUBMITTED BY:	DISPOSITION OF BOARD:	PROCESSED BY:
Matt Wendling, CFM Planner II	☐ APPROVED ☐ OTHER (Describe)	

Conditional Use Permit: 2021-03-10 / Short Term Tourist Rental
Frank O'Reilly, *Applicant/ Owners*
Staff Report for the Planning Commission
Prepared: March 4, 2021
Staff Contact: Matt Wendling, Planner II/County Floodplain Manager

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SUMMARY OF REQUEST

The applicant is requesting a conditional use permit for a Short-term Tourist Rental for rental of the single-family dwelling for less than thirty days. In the statement of justification the applicant states his family and he have been involved with running Short-Term Tourist Rentals for over ten years and that this use has allowed them to showcase the County's natural resources and recreational opportunities as a tourist destination. The dwelling is still under construction and with the intention of the applicant for using it for a Short-Term Tourist Rental as a "home away from home" business venture and to support the local small business and restaurants.

PROPERTY INFORMATION

Property Location: 261 Old Barn Lane
Tax Map ID: #13R--------5
Magisterial District: Shenandoah
Subdivision: Hoskins Farm
Town/Village: Front Royal
Zoning: Agricultural (A)
Acres: 10
Existing Land Use: Single Family Dwelling
Special Flood Hazard Area: The property and dwelling are in a Non-Floodzone "X" area.

SURROUNDING ZONING DISTRICTS & USES

North:	Agricultural (A)	Use: SFD with Pasture - Woodlands
South:	Agricultural (A)	Use: Vacant with Pasture - Woodlands
East:	Agricultural (A)	Use: Vacant with Pasture - Woodlands
West:	Agricultural (A)	Use: Vacant with Pasture - Woodlands

PROPERTY HISTORY

This property has not had any previous Conditional Use Permits issued for uses in the Agricultural (A) zoning district and has no previous zoning violations.

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Future Land Use Map in the Comprehensive Plan identifies this area to be used for agricultural land uses which allows for a Short-term Tourist Rental by conditional use permit in the Warren County Zoning Ordinance Section §180-21. This property is located in an isolated Agricultural area composed of pasture and woodland areas, is off a private road and has views of the river. Short-term Tourist Rentals provide transient-lodging taxes to the County and are typically used by tourists visiting the area. This use complies with Chapter 6: Economic Development chapter, Goal V and the promotion of tourism objectives of the comprehensive plan.

PROPOSAL:

A Short-Term Tourist Rental is defined by the Warren County Zoning Ordinance as, *"A single-family dwelling not attached to any other dwelling by any means and located on an individual lot that is rented for compensation for periods of less than 30 days. See § 180-56.4 for supplementary regulations pertaining to short-term tourist rentals."*

SUPPLEMENTARY REGULATIONS FOR SHORT-TERM TOURIST RENTAL (Section 180-56.4 of the Warren County Zoning Ordinance):

These regulations are as follows:

A. The owner of a dwelling unit to be used for a short-term tourist rental shall apply and receive a zoning permit and/or a conditional use permit from the Planning Department prior to utilizing the dwelling unit as a short-term rental. The permit shall be reviewed by planning staff on an annual basis to ensure compliance with the performance standards listed in this section, along with all conditions placed on the conditional use permit, if applicable. Warren County may revoke a permit for repeated noncompliance with these performance standards.

B. The maximum number of occupants in the dwelling unit shall be determined according to permit approval received by the Warren County Health Department; however the maximum number of occupants shall not exceed 10. **Staff has submitted a request for septic system information for the property for the septic system operational permit. The Onsite Soil Evaluator (OSE) construction permit identifies the property as having a perc for a three (3) bedroom dwelling which would allow for a maximum occupancy of six (6) persons at 450 gallons per day (GPD). Staff will provide additional comments if necessary once this operational permit has been received from the Health Department.**

C. Parking for the use shall be located in driveways or other designated and approved parking areas. The parking of vehicles is prohibited in or along all right-of-ways and in yards. **There is sufficient parking for four (4) vehicles in the driveway and designated parking area adjacent to the dwelling.**

D. Property boundaries, or limitations within the property's boundaries where transients are allowed, must be clearly marked at all times. **The property is part of the Hoskins Farm which was subdivided as a Family Subdivision in 2006. The boundary lines shall be marked according to location shown on the plat.**

E. There shall be no visible evidence of the conduct of such short-term rentals on the outside appearance of the property.

F. A fire extinguisher shall be provided and visible in all kitchen and cooking areas; smoke detectors shall be installed in all locations as identified in the Uniform Statewide Building Code, and a carbon monoxide detector must be installed on each floor in every dwelling. **The structure is currently under construction and should meet all requirements of the USBC. A change of use for a transient boarding facility for the property dwelling and an inspection will be required to verify if it meets all Building Code requirements for fire/smoke protection and a fire extinguisher.**

G. The owner of a dwelling used for short-term tourist rentals shall give the County written consent to inspect any dwelling used for short-term rental to ascertain compliance with all of the above performance standards upon a 24 hour notice.

H. A property management plan (PMP) demonstrating how the short-term tourist rental will be managed and how impacts to neighboring properties will be minimized shall be submitted for review and approval as part of the permitting process to the Planning Department. The plan shall include local points of contact available to respond immediately to complaints, clean up garbage, manage unruly tenants, utility issues, etc. It shall also be posted in a visible location in the short-term rental. The contact numbers shall be provided to county staff, public safety officials, and if applicable, the HOA/POA of the subdivision. The plan must be provided as a part of the rental contract. **A Property Management Plan needs to be submitted and will be reviewed and approved by staff and all other requirements shall need to be met prior to a certificate of zoning for the business being issued. The applicant will be the acting property manager along with family members to oversee the property and rental dwelling unit.**

I. If the property is located within a subdivision governed by a Home Owners Association/Property Owners Association, the Planning Department must receive a recommendation of approval or disapproval from the HOA/POA to operate the short-term tourist rental. **This property is located within a subdivision that is served by a POA/HOA and a request for comments has been sent to the authorized representative.**

J. The short-term tourist rental shall have a "land-line" with local phone service. The phone number servicing the short-term tourist rental shall be included in the property management plan.

K. The owners of the tourist rental shall provide an emergency evacuation plan for the dwelling and the neighborhood. **The applicants shall have this posted in the bedrooms and in their guest registration packet.**

L. A copy of Chapter §123 of the Warren County Code relative to noise must be provided at the short-term tourist dwelling. **The applicant shall have a copy of this in their guest registration packet and have it posted in a common area of the dwelling.**

M. Failure to comply with the approved conditions and/or supplemental regulations will subject the permit to revocation as described in Warren County Code Section §180-63.

N. All outdoor burning shall be in compliance with Chapter §92 of the Warren County Code.

O. There shall be a minimum of 100 feet from the short-term tourist rental to all neighboring residences. **This dwelling meets the setback requirements to adjacent single family dwellings which is 650' to the closest dwelling located to the north.**

RECOMMENDED CONDITIONS:

Planning Staff is recommending the following conditions be added to this conditional use permit if the Planning Commission chooses to recommend approval of this permit to the Board of Supervisors. Please note that additional conditions may be added after all agency comments have been received, prior to the Planning Commission public hearing.

Staff recommends that, if the Planning Commission recommends approval of this application, the following conditions should be applied:

1. The applicants shall comply with all Warren County Health Department and Warren County Building Inspections and Virginia Statewide Fire Prevention Code regulations and requirements.

2. The maximum number of occupants shall not exceed six (6) as determined according to the Health Department conditional permit for a three (3) bedroom dwelling.

3. The applicants shall have the well water tested annually for e-coli and coliform bacteria and a copy of the results shall be submitted to the Planning and Health Departments.

4. The applicants shall have the septic system inspected annually by a State licensed inspector and a copy of the results shall be submitted to the Planning and Health Departments. The system shall also be serviced every five years as recommended by the Health Department and a copy of the service invoice shall be provided to the Planning Department.

5. The property shall be in compliance with Section 180-56.4 of the Warren County Zoning Ordinance regarding supplemental regulations for short-term tourist rentals which includes a property management plan to be submitted to the Planning Department prior to Staff issuing a certificate of zoning for this use.

6. The applicant shall register with the Commissioner of the Revenue's office for transient lodging tax purposes.

Cc: Frank O'Reilly, Applicant

Frank O'Reilly
2973 Shenandoah Shores Road
Front Royal, VA, 22630
(540) 660-1738; franko@petrine.net

17th of February, 2021

Warren County Planning Commission
220 North Commerce Avenue
Front Royal, VA 22630

To the Members of the Warren County Planning Commission,

This letter, along with the supporting documents, requests a conditional use permit for a short term tourist rental at 261 Old Barn Lane, Front Royal, VA 22630.

The property sits on a ten acre site in Ellen Hoskins Farm Subdivision. The HOA Covenants specifically allow for Short Term Tourist Rental. The property is nearby to the Shenandoah River and is an ideal tourist getaway.

The home, currently under construction, is being built for Major John Leatherman and his wife Cecilia. John is an active duty officer and West Point graduate who has served nine tours in Afghanistan. He and Cecilia are buying the home for use when not being deployed overseas or when his wife and daughter are unable to join him. The short term rental allows him the flexibility needed by his military career.

With over one million visitors to Skyline Drive alone every year, we also hope to help the county and the town of Front Royal retain these tourists and bring as many of them through the doors of our neighboring small businesses as possible. We intend to do this by offering a true "home away from home" experience.

We have been running nearby properties as successful and well loved short term vacation rentals since 2008. We have brought in over a thousand unique rentals, generating hundreds of thousands of dollars for the local economy; including tens of thousands of dollars in lodging taxes. All this, while having minimum impact on county services, such as schools. With over 30 years of experience in construction, development and property management, we can say with confidence this is the best use for this property.

Sincerely,

Frank O'Reilly

WCCUP-000096-2021

WARREN COUNTY
CONDITIONAL USE PERMIT APPLICATION

Application Number: 2021-03-10
Date Received: 2/18/2021
Fee Amount: $ 500.00
Date Paid: 2/17/2021 CK # 1087

Applicant Information:

Frank OReilly
Applicant Name

2973 Shenandoah Shores Rd. Front Royal VA 22630
Address *City* *State* *Zip*

261 Old Barn Lane Front Royal VA 22630
Property Location for conditional use permit if Different than Applicant's Address

540 660-1738 franko@petrine.net
Primary Contact Number *Email*

Property Owner (if same as applicant, leave blank)

Address *City* *State* *Zip*

Primary Contact Number

Respectfully request that a determination be made by the Warren County Planning Commission and Board of Supervisors on the following request for a Conditional Use Permit for the property described below.

A. Property Information:

(1) Address/Location: 261 Old Barn Lane, Front Royal
(2) Election District: Shenandoah
(3) Tax Map Number: 13 R 5
(4) Subdivision Name: Ellen Hoskins Subdivision
(5) Total Area of Property (acres): 10
(6) Total Area to be Used (acres): 10
(7) Total Road Frontage (feet): 259
(8) Depth of Property (feet): 800
(9) Present Zoning: Agricultural

B. Proposed Use of Property

(1) State the proposed use(s) for the Conditional Use Permit: Short Term Tourist Rental

(2) Current land use and condition of site: House Under Construction

(3) Zoning of surrounding land/property: Agricultural

(4) Will development be staged? ☐ Yes ☒ No

(5) Construction Time: 4 months

(6) Season, days, and hours of operation: 365 days a year

(7) Will there be a sign? ☐ Yes ☒ No
(If yes, please submit a sketch of the sign(s) showing size and shape and the sign permit check list with this application.)

(8) Has there been any prior application for a conditional use permit/variance for this property? (If yes, enter the permit number and/or name, date of action, action taken by the Planning Commission, Board of Zoning Appeals and/or Board of Supervisors and a description of the request.) NO

(9) Number of full time employees: One

(10) What type of sewage disposal system will be used? ☒ Private ☐ Central ☐ Public

(11) Number of persons to be served by the sewage disposal system: 6

(12) Number of parking spaces to be provided: Regular 4 Handicap _____

(13) What is the proposed landscaping and buffering for this property? House Site Wooded

C. Plans Prepared By

Name: Petrine Construction

Address: 1285 Progress Drive, Front Royal

Telephone Number: 540-660-1738

D. Environmental Information

(1) Will this proposed use adversely impact the community of the environment? (If yes, what are the adverse impact(s) and what is proposed to solve these adverse impacts?) NO

(2) Will there be any debris generated from the activity? (If yes, where and in what manner will the debris be stored and how and where will it be disposed of?) NO

(3) Will any potentially hazardous substances be used and/or stored on the property? (If yes, list the substances, their use and disposal of containers and substance residues.) NO

(4) List any potentially hazardous emissions including, but not limited to: fumes, gases, smoke noise, liquid effluent, waste water, dust, and state what measures will be used to control these emissions. NONE

(5) Will there be any electrical or electronic activity which will interfere with local communications or telephone, television or radio reception? (If yes, describe the type of activity and potential interference.) NO

(6) What will be the impact on traffic? NO

(7) Will exterior lighting be used? (If yes, state the number of lights and the wattage of each. A lighting plan or lighting contour map may be required to show the nearest candle power as measured at ground level. (Per Code)

The following documents and/or information are required to be submitted with the application:

☑ **An application fee of $500.00.**

Make payable to the Treasurer of Warren County. A non-refundable fee of $500.00 will be required at the time of submittal.

☑ **A Statement of Justification**

This printed or typed statement is to be addressed to the Warren County Planning Commission. It is to summarize your proposed use and highlight any aspects of the request which are not addressed in the application form. Please note, the statement is required to be on 8 ½ x 11 size paper.

☑ **A Site Plan/Survey.**

Your site plan should show the property boundaries, existing or proposed structure(s), adjacent roads, and any other pertinent information which would help outline your proposed use. A recent survey with the proposed uses/structures located on it will serve as a site plan for the purposes of this permit. The Planning Director, Planning Commission and/or the Board of Supervisors reserve the right to ask for an engineered site plan, if they deem it necessary for evaluation of the proposed conditional use permit.

☑ **Sewage Disposal and Well Site.**

Location of the existing or proposed septic system & drainfield and the well site are to be indicated on the survey or central/public connection location.

☐ **A copy of the deed to the property verifying the current ownership.**

A copy may be obtained at the Warren County Courthouse, Circuit Clerk's Office.

☑ **A statement verifying that real estate taxes have been paid.**

This may be obtained from the Treasurer's Office in Suite 800 of the Warren County Government Center.

☐ **Environmental and Community Impact Statements**

The Planning Director, the Planning Commission, and\or the Board of Supervisors reserve the right to ask for an environmental and\or community impact statements, prepared by a certified engineer or other person qualified to perform such work, if they deem it necessary for evaluation of the proposed request.

☐ **List of chemicals stored on the site**

A complete list of chemicals to be stored on the site in the form of an oath/statement for Industrial zoned properties only.

☑ **Location Map**

A map clearly legible, showing the location of the proposed project in relation to surrounding publicly maintained roads and showing the use of surrounding properties. County staff can assist in obtaining this information.

☐ **Directions to your property from the Warren County Government Center.**

522 North
(L) on Rockland Road
(R) on Bennys Beach
(R) on OLD BARN LANE

I/we the undersigned, do hereby respectfully agree to comply with any conditions required by the Board of Supervisors of the County of Warren, Virginia, and authorize the County personnel to go upon the property for the purpose of making site inspections. Expenses incurred in securing professional assistance in connection with the review of this application for a Conditional Use Permit, shall be charged to the applicant.

TOM

TOM

2/17/2021

Applicant Signature Date

2/17/2021

Property Owner Signature Date

Accepted by: _____ Date: _____

PLEASE NOTE: If the required documents are not provided and/or the application is incomplete, your application will not be placed on the Planning Commission Agenda.

NOTES

VDH VIRGINIA DEPARTMENT OF HEALTH
Protecting You and Your Environment

Warren County Health Department
465 W 15th St. Ste 200
Front Royal, VA 22630
(540) 635-3159 Voice
(540) 635-9698 Fax

OSE Construction Permit

Well and Sewage Contractors: Please notify Health Department and OSE or PE 48 hours prior to installation to arrange for inspection

July 08, 2020

Francis O'Reilly
1285 Progress Dr
Front Royal, VA 22630

RE: Old Barn Ln, Front Royal, VA 22630
Tax Map/GPIN: 13R-5 (Warren County)
HDID: 187-20-0175 **Reserve:** 100% reserve area provided
System Capacity: Residential, 3 Bedrooms, 450 gallons per day
Occupancy Limit: 6 persons maximum

Dear Francis O'Reilly:

This letter and the attached drawings, specifications, and calculations (14 pages) dated June 06, 2020, constitute your permit to install a sewage disposal system and well if applicable on the property referenced above. Your application for a permit was submitted pursuant to §32.1-163.5 of the Code of Virginia, which requires the Health Department to accept private soil evaluations and designs from an Onsite Soil Evaluator (OSE) or a Professional Engineer working in consultation with an OSE for residential development. VDH is not required to perform a field check to verify the private evaluations of OSEs or PEs and such a field check may not have been conducted for the issuance of this permit.

The soil absorption area ("site"), sewage system design, and the well location and construction if applicable were certified by **Perry, Daniel G. Private OSE** as substantially complying with the Board of Health's regulations (and local ordinances if the locality has authorized the local health department to accept private evaluations for compliance with local ordinances). This permit is issued in reliance upon that certification. VDH hereby recognizes that the soil and site conditions acknowledged by this permit are suitable for the installation of an onsite sewage system. The attached plat shows the approved area for the sewage disposal system; there are additional records on file with the Warren County Health Department pertaining to this permit, including the Site and Soil Evaluation Report. This construction permit is null and void if any substantial physical change in the soil or site conditions occurs where a sewage disposal system is to be located.

If modifications or revisions are necessary between now and when you construct your dwelling, please contact the OSE/PE who performed the evaluation and design on which this permit is based. Should revisions be necessary during construction, your contractor should consult with the OSE/PE that submitted the site evaluation or site evaluation and design. The OSE/PE is authorized to make minor adjustments in the location or design of the system at the time of construction provided adequate documentation is provided to the Warren County Health Department.

The OSE/PE that submitted the certified design for this permit is required to conduct a final inspection of this sewage system when it is installed and to submit an inspection report and completion statement. As the owner, you are responsible for giving reasonable notice to the OSE/PE of the need for a final inspection. If the designer is unable to perform the required inspection, you may provide an inspection report and

completion statement executed by another OSE/PE. The Warren County Health Department is not required to inspect the installation but may perform an inspection at its sole discretion. No part of this installation shall be covered until it has been inspected by the OSE/PE as noted herein. The sewage system may not be placed into operation until you have obtained an Operation Permit from the Warren County Health Department.

This Construction Permit is null and void if conditions are changed from those shown on your application or if conditions are changed from those shown on the Site and Soil Evaluation Report and the attached construction drawings, specifications, and calculations. VDH may revoke or modify any permit if, at a later date, it finds that the site and soil conditions and/or design do not substantially comply with the Sewage Handling and Disposal Regulations, 12 VAC 5-610-20 et seq., or if the system would threaten public health or the environment.

This permit approval has been issued in accordance with applicable regulations based on the information and materials provided at the time of application. There may be other local, state, or federal laws or regulations that apply to the proposed construction of this onsite sewage system. The owner is responsible at all times for complying with all applicable local, state, and federal laws and regulations. If you have any questions, please contact me.

This permit expires: **January 08, 2022**

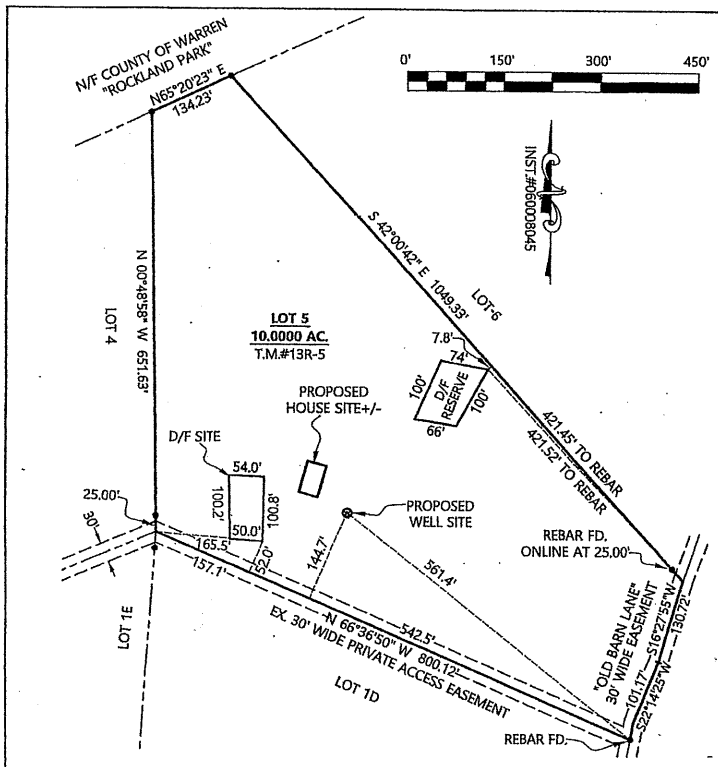
Sincerely,

GSmith

Greg Smith
Environmental Health Specialist
Warren County Health Department

CC: Perry, Daniel G. Private OSE

Perry Environmental Consulting
495 Cardinal Drive, Front Royal, VA 22630
Tel: 540-635-8292 Web: pecsoiltesting.com



NOTES:
1. OWNER OF LOT 5: FRANCIS O'REILLY AS SHOWN AT INSTRUMENT #140003490.
2. THE LAND BOUNDARY SHOWN HEREON WAS TAKEN FROM SUBDIVISION SURVEY RECORDED AT INSTRUMENT #060004085. A NEW LAND BOUNDARY SURVEY WAS NOT PERFORMED BY THIS OFFICE ON THE ENTIRE PARCEL.
3. NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY. THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL EASEMENTS THAT MAY NOT BE SHOWN HEREON.
4. ZONED: AGRICULTURAL

COMMONWEALTH OF VIRGINIA
6/2/20
PRESTON M. HUMPHREYS
Lic. No. 3232
LAND SURVEYOR

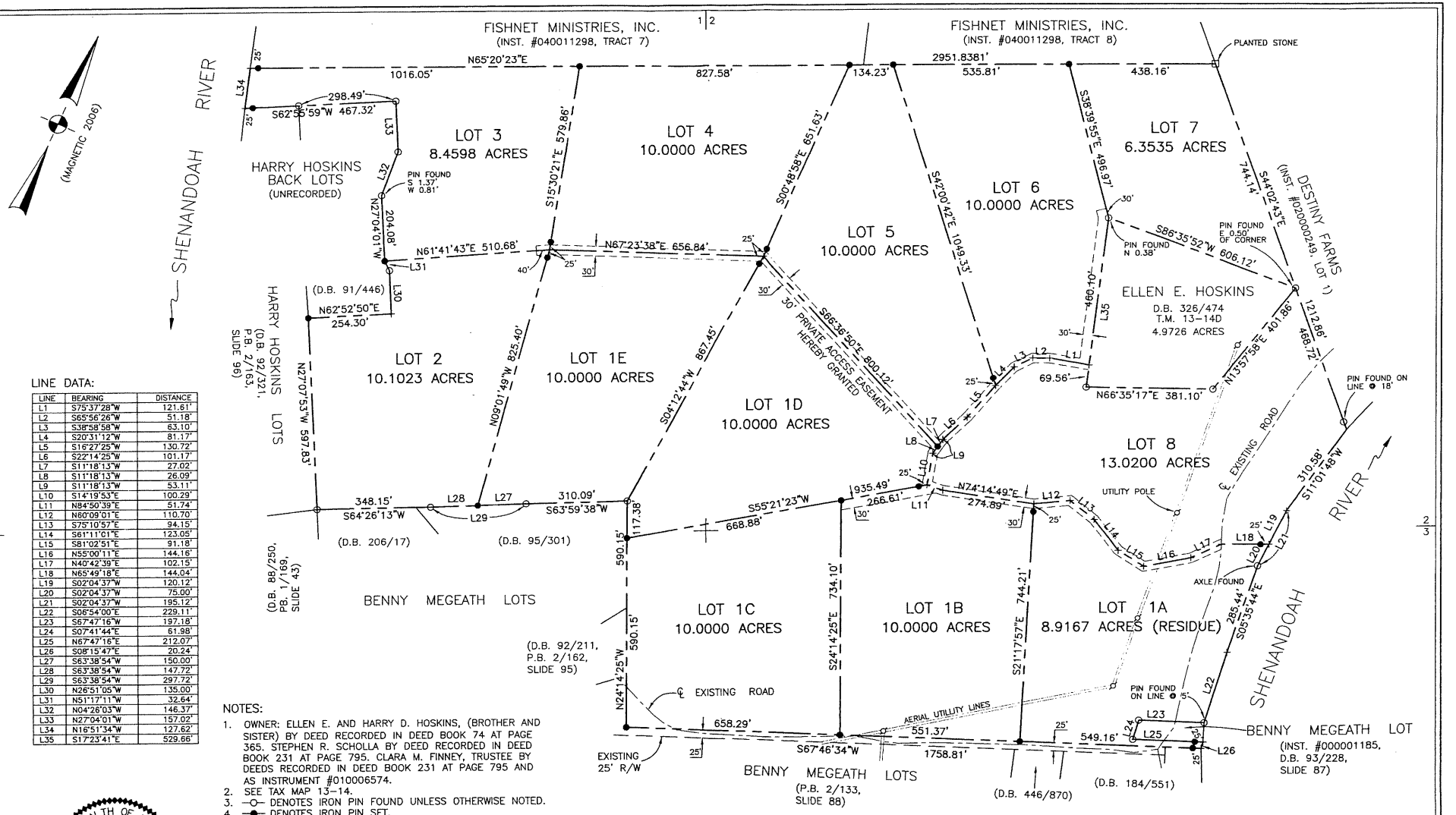
DRAINFIELD SURVEY
LOT 5, HOSKINS DIVISION,
SHENANDOAH DISTRICT,
WARREN COUNTY, VIRGINIA

SCALE: 1" = 150'	DATE: JUNE 2, 2020	PREPARED BY: PIONEER LAND SURVEYS PLC P.O. BOX 1012, FRONT ROYAL, VA 22630 PH 540-631-0700
JOB: W20-50	SHEET: 1 OF 1	

DRAWING FILE: haskins subdivision.dwg

Customer: Petrine Construction
Subdivision: Hoskins
Tax Map: 13R-5 Lot: 5
Location: Old Barn Lane

Commonwealth of Virginia
Daniel Perry
DPOR #1940001067
AOSE



LINE DATA:

LINE	BEARING	DISTANCE
L1	S75°37'28"W	121.61'
L2	S65°56'26"W	51.18'
L3	S38°58'58"W	63.10'
L4	S20°31'12"W	81.17'
L5	S16°27'25"W	130.72'
L6	S22°14'25"W	101.17'
L7	S11°18'13"W	27.02'
L8	S11°18'13"W	26.09'
L9	S11°18'13"W	53.11'
L10	S14°19'53"E	100.29'
L11	N84°50'39"E	51.74'
L12	N60°09'01"E	110.70'
L13	S75°10'57"E	94.15'
L14	S81°11'01"E	123.05'
L15	S81°02'51"E	91.18'
L16	N55°00'11"E	144.16'
L17	N40°42'39"E	102.15'
L18	N65°49'18"E	144.04'
L19	S02°04'37"W	120.12'
L20	S02°04'37"W	75.00'
L21	S02°04'37"W	195.12'
L22	S06°54'00"E	229.11'
L23	S67°47'16"W	197.18'
L24	S07°41'44"E	61.98'
L25	N67°47'16"E	212.07'
L26	S08°15'47"E	20.24'
L27	S63°38'54"W	150.00'
L28	S63°38'54"W	147.72'
L29	S63°38'54"W	297.72'
L30	N26°51'05"W	135.00'
L31	N51°17'11"W	32.64'
L32	N04°26'03"W	146.37'
L33	N27°04'01"W	157.02'
L34	N16°51'34"W	127.62'
L35	S17°23'41"E	529.66'

NOTES:

1. OWNER: ELLEN E. AND HARRY D. HOSKINS, (BROTHER AND SISTER) BY DEED RECORDED IN DEED BOOK 74 AT PAGE 365. STEPHEN R. SCHOLLA BY DEED RECORDED IN DEED BOOK 231 AT PAGE 795. CLARA M. FINNEY, TRUSTEE BY DEEDS RECORDED IN DEED BOOK 231 AT PAGE 795 AND AS INSTRUMENT #010006574.
2. SEE TAX MAP 13-14.
3. -○- DENOTES IRON PIN FOUND UNLESS OTHERWISE NOTED.
4. -●- DENOTES IRON PIN SET.
5. TITLE REPORT UNAVAILABLE FOR THIS SURVEY.
6. ZONED: AGRICULTURAL (A).
7. TOTAL AREA BEING DIVIDED: 116.8523 ACRES
8. EXISTING IMPROVEMENTS NOT SHOWN.
9. GRANTEES:
   LOT 1A: HARRY D. HOSKINS, AGE: 82 (RESIDUE LOT).
   LOT 1B: HARRY D. HOSKINS, AGE: 82.
   LOT 1C: CAROL B. HOSKINS, AGE: 43 (DAUGHTER OF HARRY D. HOSKINS).
   LOTS 1D & 1E:
   DORAN D. HOSKINS, AGE: 59 (SON OF HARRY D. HOSKINS).
   DAVID R. HOSKINS, AGE: 54 (SON OF HARRY D. HOSKINS).
   DURWIN D. HOSKINS, AGE: 53 (SON OF HARRY D. HOSKINS).
   LOT 2: ELLEN E. HOSKINS, AGE: 88.
   LOT 3: DENNIS W. FINNEY, TRUSTEE, AGE: 54 (HUSBAND OF CLARA M. FINNEY).
   LOT 4: JESSICA E. MCCARTHY, AGE 25 (DAUGHTER OF CLARA M. FINNEY).
   LOT 5: JOHN S. SCHOLLA, AGE: 16 (SON OF STEPHEN R. SCHOLLA).
   LOT 6: STEPHEN R. SCHOLLA, AGE: 54.
   LOT 7: SUSAN S. SCHOLLA, AGE: 51 (WIFE OF STEPHEN R. SCHOLLA).
   LOT 8: CLARA M. FINNEY, TRUSTEE, AGE: 55.

COMMONWEALTH OF VIRGINIA
07/24/06
Wayne E. Niskanen
Certificate No.
000971 B
LAND SURVEYOR

0' 200'

PREPARED BY: LAND SURVEYS, PLLC FRONT ROYAL, VA		
SCALE: 1" = 200'	DATE: 06/15/2006	DRAWN BY: BRP
JOB: W05-37	FB: 192/1	SHEET: 1 OF 1
REVISIONS: 07/24/2006		
FILE: w05-37div.dwg		

NOTE: ANY ATTEMPT BY THE GRANTEES TO CONVEY TITLE TO THE LOT(S) SHOWN AND APPROVED HEREIN WITHIN FIVE (5) YEARS OF SUCH APPROVAL, EXCEPT AS PROVIDED IN SUBSECTION 4(A&E), SHALL BE PRESUMED TO HAVE BEEN AN INTENTION AT THE TIME OF APPROVAL TO CIRCUMVENT THIS CHAPTER OF THE WARREN COUNTY CODE AND SHALL ENTITLE THE PLANNING DIRECTOR TO TAKE ANY ACTION NECESSARY TO REMEDY SUCH A CIRCUMVENTION INCLUDING WITHOUT LIMITATION RECOMMENDING TO THE BOARD OF SUPERVISORS THE ADOPTION OF AN ORDINANCE TO VACATE SAID SUBDIVISION.

REVIEWED AND CERTIFIED AS EXEMPT FROM THE WARREN COUNTY SUBDIVISION ORDINANCE UNDER SECTION 155-3B(1)(a), ALLOWING FAMILY SUBDIVISIONS AND MAY BE COMMITTED TO RECORD.

WARREN COUNTY PLANNING DIRECTOR — DATE 7/12/2006

FS-14-2006

PLAT

SHOWING
FAMILY SUBDIVISION
OF THE LAND OF

ELLEN E. HOSKINS, ET AL

SHENANDOAH DISTRICT
WARREN COUNTY, VIRGINIA

Natalie Lentz

From: David Beahm
Sent: Monday, March 1, 2021 1:48 PM
To: Natalie Lentz
Cc: Paula Fristoe; Jacque Longmire; Michaela Almarode; Mark Robinson; Eddie Armel; Kent Tamkin; Adam Moore
Subject: FW: Request for Comments CUP 2021-03-10 – Frank O'Rielly – Conditional Use Permit for Short-Term Tourist Rental – WCCUP-000096-2021
Attachments: Request For Comments CUP2021-03-10 O'Reilly.pdf; CUP Application_2021-03-10.pdf; Location Map_2021-03-10.pdf; Emergency Information_CUP2021-03-10.pdf; Sewage Disposal and Well Site_CUP2021-03-10.pdf; Statement of Justification_CUP2021-03-10.pdf; Survey_CUP2021-03-10.pdf

Comments 2021-03-10 – Frank O'Rielly – Conditional Use Permit for Short-Term Tourist Rental:

- Erosion and Sediment Control Items:
  - There does not appear to being any land disturbance at this time, other than what is already been permitted for under existing permit.

- Building Inspections Items:
  - The use of this dwelling(s) for a "short-term rental" will require a building permit to establish it as a transient boarding facility which is the term used by the building code for this type of use. Since this dwelling has not yet received a Certificate of Occupancy designating it will be provided initially as it was applied for and then a short-term rental Certificate will be issued, at no charge. The inspections and the normal processes that would have taken place will be completed under the initial permit and therefore no costs will be incurred.
  - Given that the structure is currently being built, it will meet the building code requirements for this activity.

If anything should change in the scope additional requirements may be required.

Respectfully,

David C. Beahm, CBO
Building Official
County of Warren
540-636-9973
Fax 540-636-4698
dbeahm@warrencountyva.net
www.warrencountyva.net

THIS MESSAGE IS INTENDED SOLELY FOR THE INDIVIDUAL(S) NAMED IN THE HEADER. THIS MESSAGE MAY CONTAIN MATERIAL THAT IS PRIVILEGED OR CONFIDENTIAL. IF YOU ARE NOT ONE OF THE INTENDED RECIPIENTS, PLEASE DO NOT READ, COPY, USE, OR DISCLOSE THIS MESSAGE TO OTHERS; PLEASE NOTIFY THE SENDER BY REPLYING TO THIS MESSAGE; AND THEN PLEASE DELETE THIS MESSAGE FROM YOUR SYSTEM. THANK YOU.

From: Natalie Lentz <NLentz@warrencountyva.net>
Sent: Monday, March 1, 2021 10:53 AM
To: David Beahm <Dbeahm@warrencountyva.net>
Subject: Request for Comments CUP2021-03-10

EMERGENCY INFORMATION

CALL 911 for any immediate emergencies

Your physical location/address is:

261 Old Barn Lane, Front Royal, VA, 22630

Directions From Front Royal- Take VA Rt 522/340 North to RIGHT on Rockland Rd to Right on Benny's Beach Rd to RIGHT on Old Barn Lane

Nearest Fire Dept is North Warren Volunteer Fire Dept- 89 Rockland Rd (2.2 Miles Away)

Urgent Care Front Royal: (540) 635-0700

Warren Memorial Hospital: (540) 636-0300

- 120 North Commerce Avenue, Front Royal, VA, 22630 (7.0 Miles)

Urgent Care Winchester: (540) 536-2232

Winchester Hospital: (540) 536-8000

- 1840 Amherst Street, Winchester, VA 22601 (22.0 miles)

Property Manager/Owner

Contact: (540) 305-4859 (Rose O'Reilly) or (540) 660-1738 (Frank O'Reilly)

Back-up (540) 305-9604 (Angelique O'Reilly)

Non emergency # for Warren County Sheriff's office: 540-635-4128

Dear Friends,

Welcome to Rolling River Farm in the beautiful Shenandoah Valley! Whether you are here for a weekend, a week, or even longer we hope you have a fantastic time and leave refreshed.

This informational booklet is provided to make your stay here as easy as possible and help you make the most of your visit. The only dilemma we expect you may face is the decision to relax all day in peace and serenity or to go out and see what this beautiful, historic and fun area has to offer.

If sitting on the porch with a cold drink and a book, or getting cozy by the fire, sounds like your idea of a vacation, then this will be your resource for the details and supplies that you'll need to feel at home.

If you decide to go out and have an adventure, we have provided some information on some of the many highlights in the Shenandoah Valley. Whether it be a rewarding hike, a pleasant wine tour, a relaxed float down the river, or a historical visit to a nearby Civil War site (or a combo of these) the one thing you won't lack for is choice and variety.

As always, we are here to help you, so please get in touch with any questions.

Sincerely,

The O'Reillys

More details and ideas can also be found online!
Facebook:
www.facebook.com/pages/Rolling-River-Farm/128729373824632
Pinterest: https://www.pinterest.com/rollinriverfarm/
Instagram: https://instagram.com/rollingriverfarm/

Rolling River Farm Rental Agreement

By completing a reservation and making an initial payment you are agreeing to all the following terms between, **Rolling River Holidays** (Manager) and (renter) for the short term tourist rental of "The Haven" 317 Old Barn Ln, Front Royal, VA 22630
Rental Dates:
Number of people in party:
Rental Payment Due**:**
Payment of 50% is due to book. No booking is confirmed until payment is received.
PLEASE REVIEW YOUR RESERVATION REQUEST FOR ACCURACY. The number of adult guests and pets must be reported accurately, as incorrect information may incur additional penalty fees.
After I receive your final payment, you will be given access to the door codes and final directions prior to arrival. *No reservation is considered confirmed before initial payment is received.*
Reservations without final payment may also be cancelled without refund.
1. CHECK-IN TIME IS AFTER 4 P.M. EST AND CHECK OUT IS 10 A.M. EST. Early Check-ins and late check outs with prior permission only.
2. This is a NON SMOKING property.
3. Pets are permitted in rental only with prior approval. A $25 per day per pet fee applies (included above). Leash laws must be observed at all times. Pet owners are responsible for cleaning up of any/all pet refuse. Pets are not allowed on furniture or upstairs at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets will be up to date on rabies vaccinations and all other vaccinations. Fleas and ticks are common in this area and can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner. The property owner assumes no responsibility for illness or injury that may incur to pets or humans while on the premises.
4. DAMAGE-while no damage deposit is required renters will be subject to charges unless the following provisions are met.
a. No damage is done to house and property or its contents, beyond normal wear and tear.
b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
c. All debris, rubbish and discards are placed in refuse containers outside and soiled dishes are placed in the dishwasher and cleaned. Used beds are stripped and dirty sheets and towels are placed in the laundry room.
d. House is left locked.
e. All charges accrued during the stay are paid prior to departure.
f. No linens are lost or damaged.
g. No early check-in or late check out (if available) without advance permission.
5. PAYMENT – An advance payment equal to 50% (or 100% if less than 30 days before stay) of the rental rate is required before a reservation is confirmed.

The advance payment will be applied toward the rent. If not paying electronically, please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to Rolling River Holidays, 1285 Progress Drive, Front Royal, VA 22630. The FULL BALANCE OF RENT is due fourteen (14) days before your arrival date.
6. CANCELLATIONS: A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date are subject to a 5% Cancellation fee or $50 whichever is greater. Cancellations or changes that result in a shortened stay, or that are made within 60 days of the arrival date, forfeit the full advance payment and

damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit. You may choose to purchase travel insurance separately. You are strongly encouraged to do so. Failure to purchase trip insurance means there will be no refund of deposits inside sixty day from commencement of your stay. See item number eighteen (19) of this contract. Cancellations may be made by the owner at his discretion, at any time, and will receive full 100% refunds.

7. MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

8. MAXIMUM OCCUPANCY- The maximum number of guests is limited to six (6) persons. An additional charge or $25.00 per person per night for guests in addition to six (6) will be assessed. (Minor children under 12 are the exception). Pets are not allowed unless noted above (each pet is an additional $25 per night). No events, parties or other guests are allowed without the prior written permission of the owner. Exceptions include having "day visitors" up to four in number (not including the renters listed above). They must not spend the night anywhere on the property. For purposes of this agreement a "day visitor" is defined as someone who visits the paying guests (who must be present) at the property between the hours of 8 AM and 10 PM. THIS PROPERTY REQUIRES A two (2) NIGHT MINIMUM STAY; 3 nights during peak and holiday seasons.

9. Longer minimum stays may be required during holiday periods. If a rental is taken for less than two days, the guest will be charged the two-night rate.

10. INCLUSIVE FEES – Rates include a one-time linen-towel setup. Amenity fees for those listed are included in the rental rate.

11. NO DAILY MAID SERVICE – While linens and bath towels are included in the property, daily maid service is not included in the rental rate however is available at an additional rate. We have some beach towels, though you may want to bring your own. We do not permit bath towels or linens to be taken from the rental house.

12. RATE CHANGES – Rates subject to change without notice until confirmed booking.

13. FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

14. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

15. PARKING – Vehicles are to be parked in designated parking areas only. Renters are NOT ALLOWED to park or drive on the grass or fields without express permission from the owner.

16. FIREPLACES: Please do not attempt to put combustibles in propane gas fireplaces or firepits.

17. STORM POLICY/ROAD CONDITIONS: No refunds will be given for storms. Gravel drives are well maintained, however we do not refund due to road conditions.

18. TRAVEL INSURANCE: We highly recommend your purchase travel insurance from a 3rd party or use a credit card that has travel coverage. In the event of public or personal emergencies outside our control we cannot act as a trip insurer.

19. WATER AND SEPTIC: This property is on well and a septic system. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that inappropriate materials have been flushed and clogs the septic system, you could be charged damages of up to two hundred and fifty dollars ($250).

20. ACCEPTABLE USE OF PROPERTY: The farm fields are used mostly for making hay. We ask all guests to stay on mowed paths and maintained areas. Driving in fields and mowed paths is prohibited without express permission from the owners. We recognize that occasionally driving on those paths may be necessary for elderly or handicapped or to transport boats or

camping gear but ask that such be kept to a minimum (and then only when the ground is dry). Recreational ATV's and four wheeling on the property is NOT permitted under any circumstances. Violations may lead to cancellation of your stay without any refund and/or billing for damage at the discretion of the owner.
21. MINIMUM AGE: for primary renters are 25 years at time of rental start date (exceptions made for honeymooners).

_____ _____

Renter Signature Date

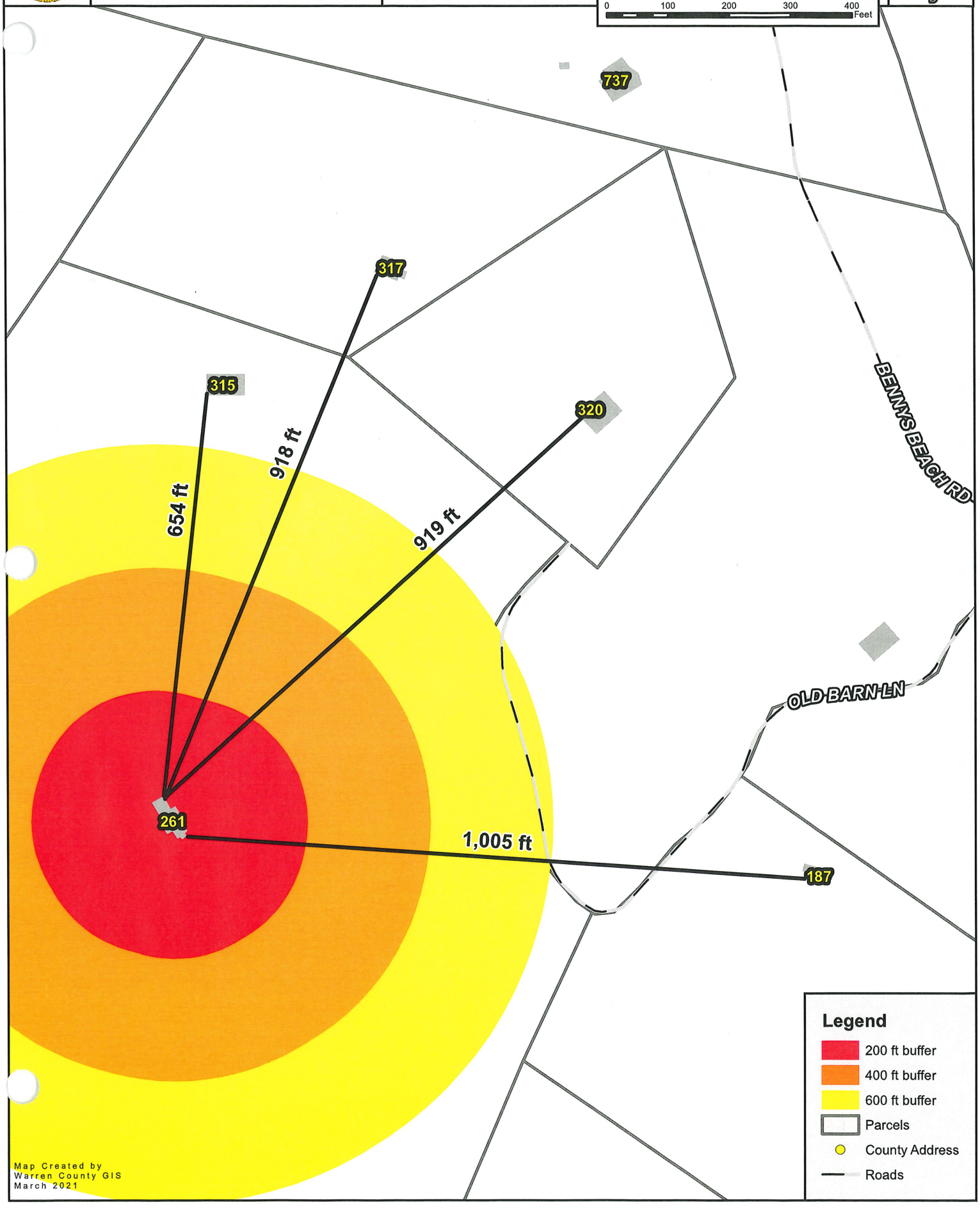
If online payment to owner iis completed agreement is considered signed

Warren County, VA
2021

261 Old Barn Ln: Distance to Surrounding Homes

1 inch = 200 feet

0 100 200 300 400 Feet



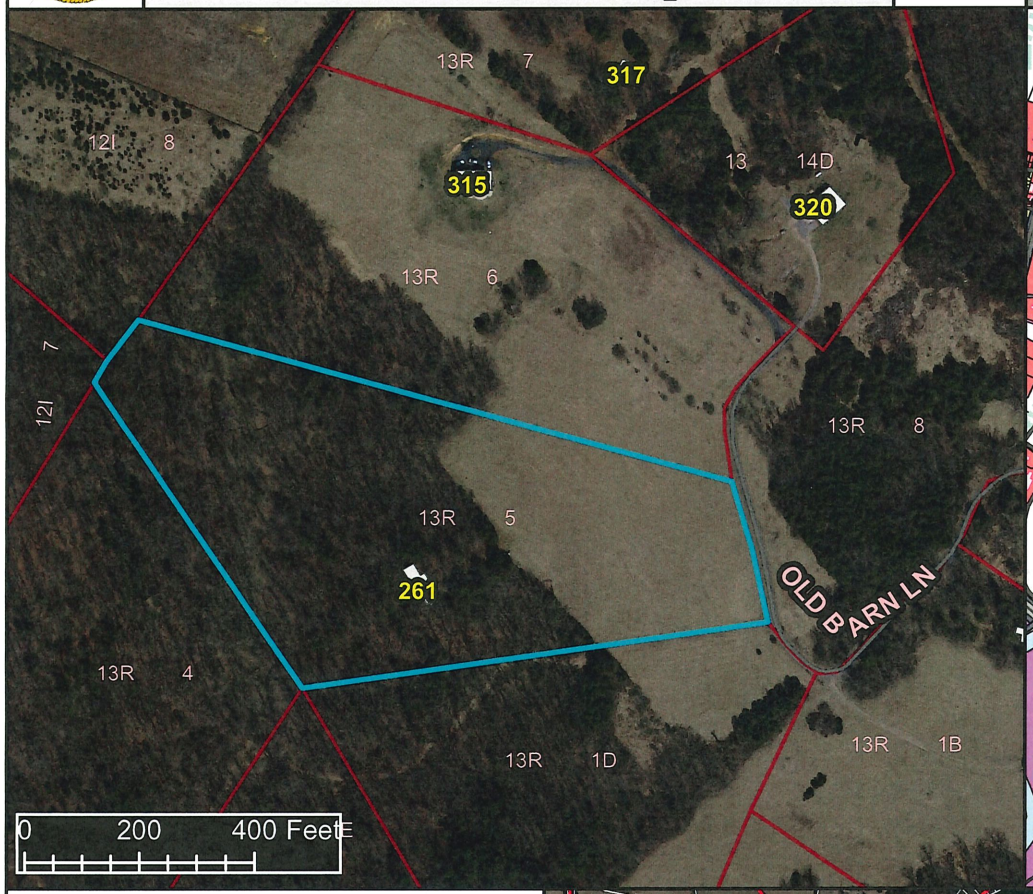
Map Created by
Warren County GIS
March 2021

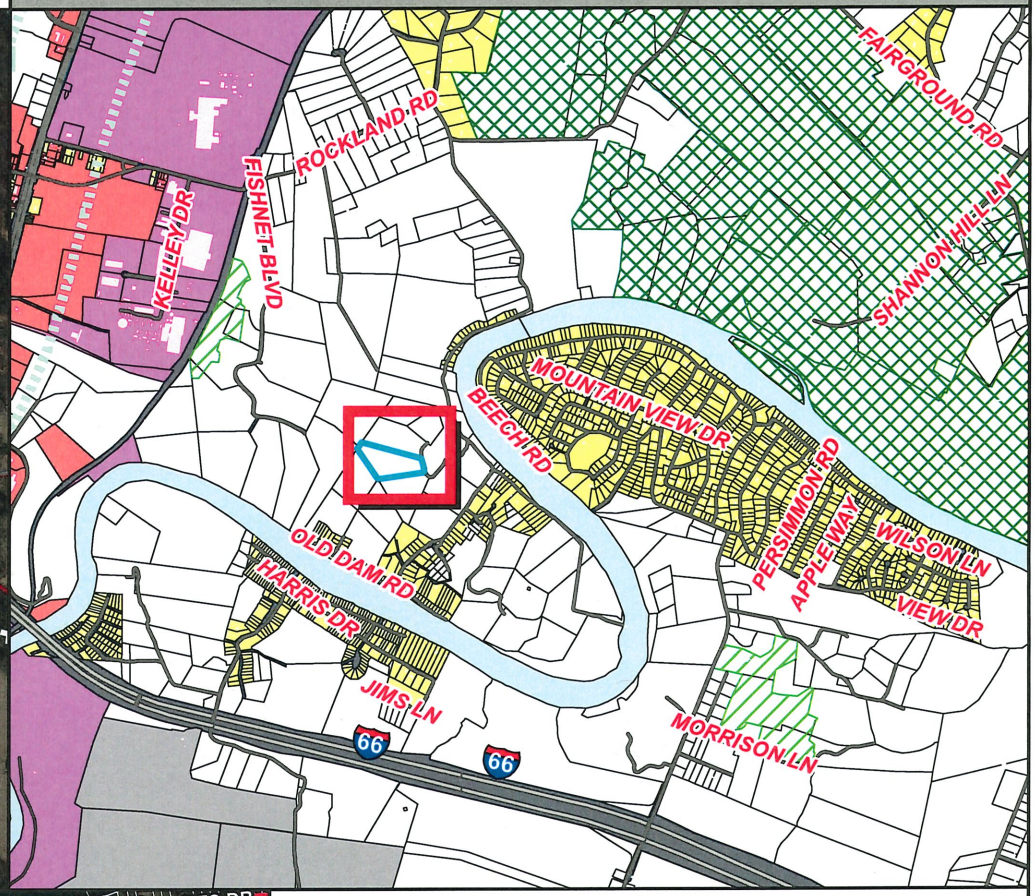
Warren County VA

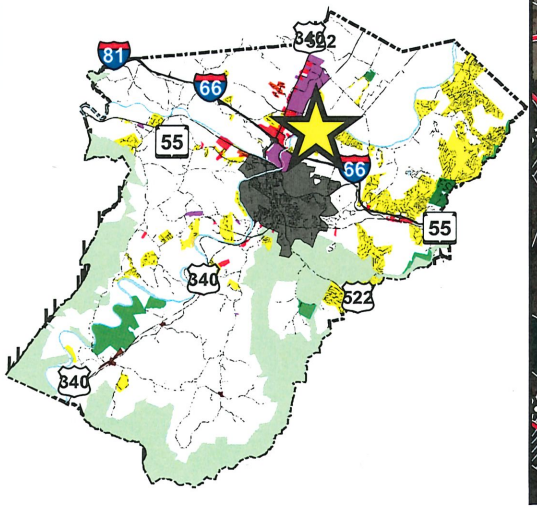
CUP Location Map

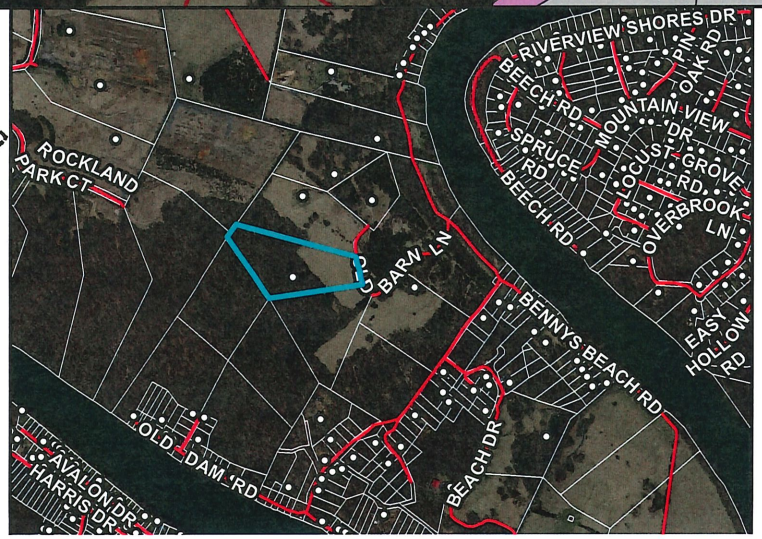
CUP: Short-Term Tourist Rental
Applicant: Frank O'Reilly

TM R--------5
261 Old Barn Lane









Zoning

- Agricultural
- Commercial
- Industrial
- Residential One
- Residential Two
- Suburban Residential
- Village Residential
- Rural Residential
- Right of Way
- Front Royal
- Federal Land
- State Land
- Water
- VOF Conservation Easements
- WC Conservation Easements

Map produced by
Warren County GIS 2021
Department of Planning

COUNTY OF WARREN, VIRGINIA
BOARD OF SUPERVISORS AGENDA ITEM

DATE:	ITEM:	SUBJECT:	PAGE
3/16/2021	J-11	Conditional Use Permit #2021-03-11 George Lombardi *Private Use Camping (Non-Commercial)*	1 of 2

EXPLANATION & SUMMARY:

See attached application and staff report.

General standards/conditions. In addition to the specific standards set forth hereinafter with regard to particular conditional uses, all such uses shall satisfy the following general standards:

(1) The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.

(2) The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

(3) The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

(4) The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or in conflict with the existing and anticipated traffic in the area.

(5) Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.

(6) In determining whether or not to grant a permit and in determining conditions to be imposed, the governing body shall take into consideration the objectives and intent of this chapter and may impose reasonable conditions that:

(a) Abate or restrict noise, smoke, dust or other elements that may affect surrounding properties.

(b) Establish setback, side and front yard requirements necessary for orderly expansion and to prevent traffic congestion.

(c) Provide for adequate parking and ingress and egress to public streets or roads.

(d) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered to be detrimental to adjoining property.

(e) Prevent such use from changing the character and established pattern of development of the community.

Planning Commission Move to Approve:

The Planning Commission will be holding their public hearing on the application on April 14th and their recommendation will be forwarded to the Board prior to the April 20th public hearing.

PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors authorize the proposed conditional use permit request for private use camping for advertisement for a public hearing.

SUBMITTED BY:	DISPOSITION OF BOARD:	PROCESSED BY:
Matt Wendling, CFM Planner II	☐ APPROVED ☐ OTHER (Describe)	

Conditional Use Permit: 2021-03-11 / Private Use Camping
George Lombardi, *Current Owner/Applicant*
Staff Report for the Planning Commission
Prepared: February 25, 2021
Staff Contact: Matt Wendling, Planner II/County Floodplain Manager

SUMMARY OF REQUEST

The applicant is requesting a conditional use permit for Private Use Camping on a vacant lot in the Bolling-Poe-Manganaro subdivision and all of which is located in the Special Flood Hazard Area (SFHA). Mr. Lombardi and his wife recently purchased the property with the intent of using it for fishing and tent camping until they are able to build a single-family dwelling which they plan to do in a year or two. Meanwhile, he would like to place a shed on the property for storage of property maintenance, recreational and fishing equipment. County code requires he has a conditional use permit for private use camping to do this in Residential One zoning district. He will also be required to submit a building permit for the accessory structure if this CUP is approved by the Board of Supervisors since the structure is in the SFHA.

PROPERTY INFORMATION

Property Location: Harris Dr.
Tax Map ID: #21C-3-- Parcel 10
Magisterial District: Shenandoah
Subdivision: Bolling-Poe-Manganaro
FEMA Floodzone = AE and Floodway

City: Front Royal
Zoning: Residential One (R-1)
Acres: 0.9817
Existing Land Use: Vacant lot for recreational use

SURROUNDING ZONING DISTRICTS & USES

North:	Residential One (R-1)	Use: Shenandoah River - Recreational Use - Vacant Lot
South:	Residential One (R-1)	Use: Single Family Dwelling
East:	Residential One (R-1)	Use: Vacant Lot - Recreational Use
West:	Residential One (R-1)	Use: Single Family Dwelling - Recreational Use Lot

PROPERTY HISTORY

This property has not had any previous Conditional Use Permits issued for uses in the Residential One (R-1) zoning district.

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Future Land Use Map in the Comprehensive Plan identifies this area to be used for residential land uses. Private Use (noncommercial) Camping is a use allowed by conditional use permit in the Residential One (R-1) zoning district, and is compatible with the current Warren County Zoning Ordinance Section §180-22.

PROPOSAL:

Private Use Camping (noncommercial) is defined by the Warren County Zoning Ordinance as, *"No more than two major recreational vehicles used for living, sleeping or other occupancy on any lot or combination of lots under one ownership, provided that such use is limited to the owner, family members or guests, and no fee is charged for camping."*

Supplementary Regulations for Major Recreational Vehicles and Equipment

Section 180-40.1 of the Warren County Zoning Ordinance:

A. Statement of intent. These provisions are intended to ensure that camping in major recreational vehicles and the parking, storage and use of major recreational equipment is conducted in a safe and healthful manner.

B. For the purposes of this section, the term "major recreational equipment" shall include "major recreational vehicles."

C. Parking, storage and use of major recreational equipment in residential districts. The following regulations shall apply to major recreational equipment in residential districts:

(1) No major recreational equipment shall be used for living, sleeping or other occupancy when parked or stored on a residential lot or in any other location not approved for such use.

(2) Major recreational equipment not parked or stored in a garage, carport or other building. All major recreational equipment shall be located at least three feet from all buildings and shall not be located in any front yard, except in a driveway, perpendicular to the street and a minimum of 10 feet from the right-of-way.

D. Limitation on parking and storage of inoperative major recreational equipment. No more than one inoperative major recreational equipment item shall be parked or stored outdoors on any lot or combination of contiguous lots under one ownership.

E. Use and location of major recreational vehicles where permitted.

(1) The placement of major recreational vehicles on vacant lots shall comply with the established setbacks of the respective zoning district.

(2) Major recreational vehicles shall not be used as a permanent dwelling but as temporary living quarters for recreational camping, travel or seasonal use.

(3) Major recreational vehicles shall not be used for storage facilities.

F. Parking, storage and use of major recreational equipment within the special flood hazard area (SFHA). The following regulations shall apply to major recreational equipment within the SFHA:

(1) Be on site for less than 180 consecutive calendar days in any one year; be fully licensed and ready for highway use.

(2) The major recreational equipment is ready for highway use if it is on its wheels or jacking system, attached to the site by only quick disconnect-type utilities and securities and has no permanently attached additions.

(3) The parking and storage of inoperative major recreational equipment shall be prohibited.

These regulations will be reviewed annually by County Staff during the Conditional Use Permit review between November and February.

Floodplain Overlay District; dam break inundation zones

Section 180-16.F(3)(c) of the Warren County Zoning Ordinance:

(c) Accessory structures. Vacant lots in the Residential-1 (R-1) and Residential-2 (R-2) Zoning Districts, located in the Special Flood Hazard Area shall have a principal use for private-use camping established by conditional use permit prior to an accessory structure being located on the property. The structure is to be used for storage of property maintenance and recreation equipment only and shall be composed of materials approved by the Planning Department. It shall be no larger than 160 square feet and shall meet the requirements for flood venting based on square footage of the structure. Structures shall be required to be floodproofed and strapped or anchored according to the Uniform Statewide Building Code (USBC). The appropriate building permits shall be issued prior to construction and a final inspection and elevation certificate shall be required for compliance of the structure.

RECOMMENDED CONDITIONS

Planning Staff is recommending the following conditions be added to this conditional use permit if the Planning Commission chooses to recommend approval of this permit to the Board of Supervisors. Please note that additional conditions may be added after all agency comments have been received, prior to the Planning Commission public hearing.

1. The applicant shall comply with all Warren County Health Department regulations and requirements as stated in their comment letter.

2. Materials associated with the campers are to be stored in a neat and orderly fashion during the time of use and are to be removed from the site when not in use.

3. The applicant shall post the property with a lot/parcel number for Fire and Emergency Rescue Services and have an emergency egress plan for removal of the recreational vehicles and portable commode prior to a predicted flood event.

Cc: George Lombardi – *Owner/Applicant*



To: Warren County Planning Commission

I purchased this river lot property so I can have a fishing camp/weekend getaway. It will be at least a year before we are ready to start building a house on the Harris Drive end of the property, and must clear out some trees. Until the house is built I would like to have a shed put on the property to store land clearing equipment and fishing supplies. This property will only be used for family members, no renting out.

Thanks
George Lombardi
georgelombardi@yahoo.com
540-622-7867

WCCUP-000097-2021

WARREN COUNTY
CONDITIONAL USE PERMIT APPLICATION

Application Number: 2021-03-11
Date Received: 2/24/2021
Fee Amount: $ 500.00
Date Paid: 2/24/2021 CK # 1066

Applicant Information:

George Lombardi
Applicant Name

108 Atlantis Ln | Front Royal | VA | 22630
Address | *City* | *State* | *Zip*

Property Location for conditional use permit if Different than Applicant's Address

(540)622-7867 | georgelombardi@yahoo.com
Primary Contact Number | *Email*

Property Owner (if same as applicant, leave blank)

Address | *City* | *State* | *Zip*

Primary Contact Number

Respectfully request that a determination be made by the Warren County Planning Commission and Board of Supervisors on the following request for a Conditional Use Permit for the property described below.

A. Property Information:

(1) Address/Location: Harris Drive
(2) Election District: Shenandoah
(3) Tax Map Number: 21C-3-10
(4) Subdivision Name: Bolling Division
(5) Total Area of Property (acres): 0.9817
(6) Total Area to be Used (acres): 0.9817
(7) Total Road Frontage (feet): 81 feet
(8) Depth of Property (feet): 521 feet
(9) Present Zoning: Residental One

B. Proposed Use of Property

(1) State the proposed use(s) for the Conditional Use Permit: (Private Use Camping) Camping/Fishing

(2) Current land use and condition of site: 2/3 woods 1/3 cleared

(3) Zoning of surrounding land/property: AE ?

(4) Will development be staged? ☑ Yes ☐ No

(5) Construction Time: 1-2 yrs

(6) Season, days, and hours of operation: _____

(7) Will there be a sign? ☐ Yes ☒ No
(If yes, please submit a sketch of the sign(s) showing size and shape and the sign permit check list with this application.)

(8) Has there been any prior application for a conditional use permit/variance for this property? (If yes, enter the permit number and/or name, date of action, action taken by the Planning Commission, Board of Zoning Appeals and/or Board of Supervisors and a description of the request.) No

(9) Number of full time employees: N/A

(10) What type of sewage disposal system will be used? ☐ Private ☐ Central ☑ Public

(11) Number of persons to be served by the sewage disposal system: N/A

(12) Number of parking spaces to be provided: Regular N/A Handicap N/A

(13) What is the proposed landscaping and buffering for this property? Trees already in place.

C. Plans Prepared By

Name: George Lombardi

Address: 108 Atlantis Lane Front Royal, VA 22630

Telephone Number: (540) 622-7867

D. Environmental Information

(1) Will this proposed use adversely impact the community of the environment? (If yes, what are the adverse impact(s) and what is proposed to solve these adverse impacts?) NO

(2) Will there be any debris generated from the activity? (If yes, where and in what manner will the debris be stored and how and where will it be disposed of?) Debris will be collected on site and I will bring to county dump.

(3) Will any potentially hazardous substances be used and/or stored on the property? (If yes, list the substances, their use and disposal of containers and substance residues.) NO

(4) List any potentially hazardous emissions including, but not limited to: fumes, gases, smoke noise, liquid effluent, waste water, dust, and state what measures will be used to control these emissions. N/A

(5) Will there be any electrical or electronic activity which will interfere with local communications or telephone, television or radio reception? (If yes, describe the type of activity and potential interference.) NO

(6) What will be the impact on traffic? NO

(7) Will exterior lighting be used? (If yes, state the number of lights and the wattage of each. A lighting plan or lighting contour map may be required to show the nearest candle power as measured at ground level. No

The following documents and/or information are required to be submitted with the application:

☐ **An application fee of $500.00.** - $200 - Private use camping

Make payable to the Treasurer of Warren County. A non-refundable fee of $500.00 will be required at the time of submittal.

☑ **A Statement of Justification** ✓

This printed or typed statement is to be addressed to the Warren County Planning Commission. It is to summarize your proposed use and highlight any aspects of the request which are not addressed in the application form. Please note, the statement is required to be on 8 ½ x 11 size paper.

☑ **A Site Plan/Survey.** ✓

Your site plan should show the property boundaries, existing or proposed structure(s), adjacent roads, and any other pertinent information which would help outline your proposed use. A recent survey with the proposed uses/structures located on it will serve as a site plan for the purposes of this permit. The Planning Director, Planning Commission and/or the Board of Supervisors reserve the right to ask for an engineered site plan, if they deem it necessary for evaluation of the proposed conditional use permit.

☑ **Sewage Disposal and Well Site.** ✓

Location of the existing or proposed septic system & drainfield and the well site are to be indicated on the survey or central/public connection location.

☑ **A copy of the deed to the property verifying the current ownership.** ✓

A copy may be obtained at the Warren County Courthouse, Circuit Clerk's Office.

☐ **A statement verifying that real estate taxes have been paid.**

This may be obtained from the Treasurer's Office in Suite 800 of the Warren County Government Center.

☑ **Environmental and Community Impact Statements**

The Planning Director, the Planning Commission, and\or the Board of Supervisors reserve the right to ask for an environmental and\or community impact statements, prepared by a certified engineer or other person qualified to perform such work, if they deem it necessary for evaluation of the proposed request.

N/A ☑ **List of chemicals stored on the site** N/A

A complete list of chemicals to be stored on the site in the form of an oath/statement for Industrial zoned properties only.

☑ **Location Map** ✓

A map clearly legible, showing the location of the proposed project in relation to surrounding publicly maintained roads and showing the use of surrounding properties. County staff can assist in obtaining this information.

☑ **Directions to your property from the Warren County Government Center.**

Happy Creek to Mary Shade, turn onto. take 8 mile ride to Harris Dr. turn right and drive about 1/2 mile.

I/we the undersigned, do hereby respectfully agree to comply with any conditions required by the Board of Supervisors of the County of Warren, Virginia, and authorize the County personnel to go upon the property for the purpose of making site inspections. Expenses incurred in securing professional assistance in connection with the review of this application for a Conditional Use Permit, shall be charged to the applicant.

2/12/21
Applicant Signature Date

2/12/21
Property Owner Signature Date

Accepted by: _____ Date: _____

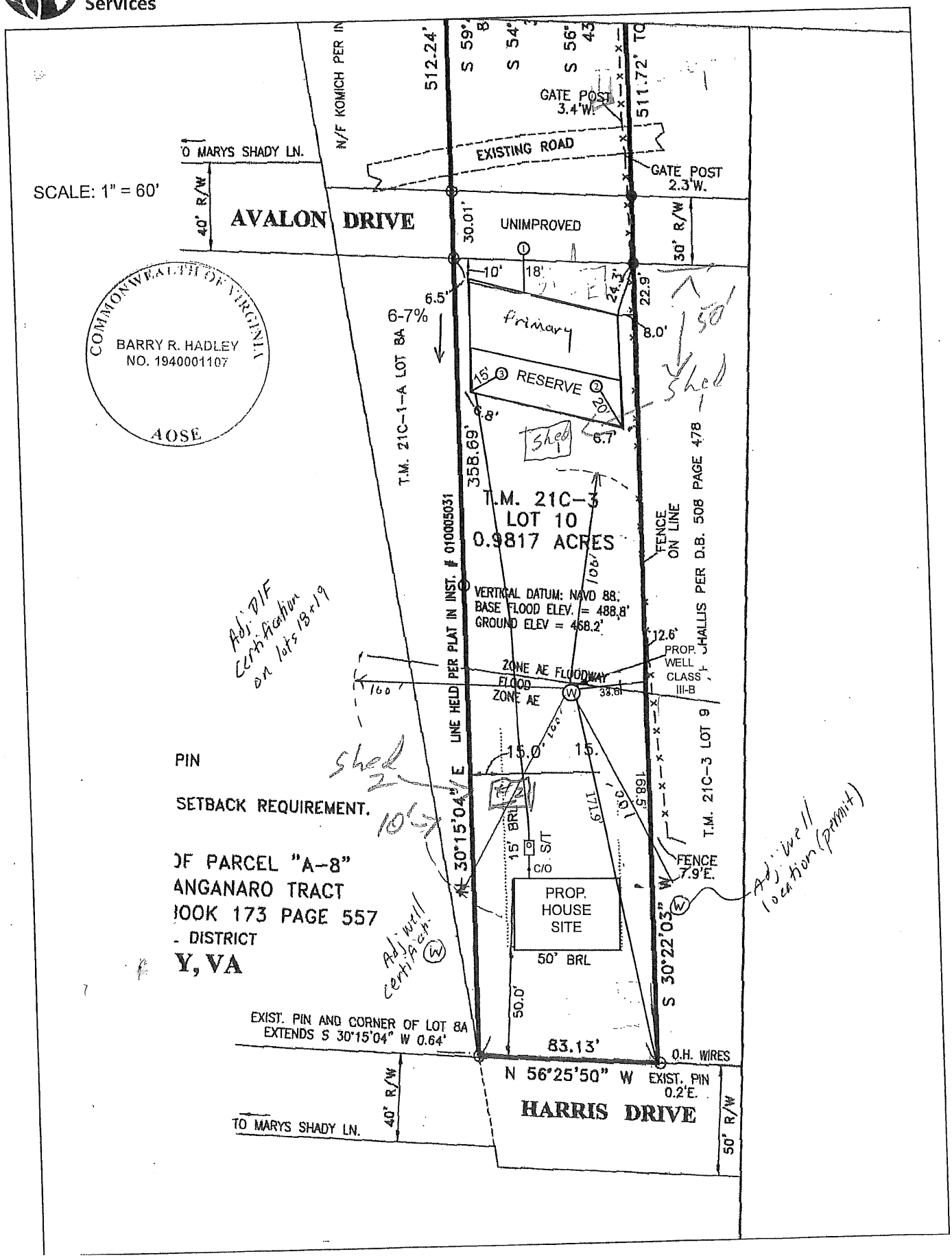
PLEASE NOTE: If the required documents are not provided and/or the application is incomplete, your application will not be placed on the Planning Commission Agenda.

NOTES

Hadley Environmental Services

Site Sketch

Property ID: Harris Drive 21-C-3



Hadley Environmental Services

Sanitary Survey

GPIN or Tax Map #: 21C-3-10
Location: Harris Drive; Front Royal, VA 22630

Based on field observations, the following is noted with regard to existing or proposed drainfield and water sources located within the required setback zone.

There are no known wells, springs, or cisterns (existing or proposed) within the required setback of the proposed drainfield.

There are no known drainfields (existing or proposed) within the required setback of the proposed Class IIIB well.

This proposal meets the requirements of Chapter 179 of the Warren County Ordinances.

Class IIIB well requires a minimum of 50' casing and grout. The casing will need to extend 2' above base flood elevation when permitted.

Disclaimer: Hadley Environmental Services LLC. will not be responsible for applicable information that was not located during file searches or incorrect information that was supplied by neighboring property owners or the owner of this project.

COUNTY OF WARREN
REPORT OF ANIMAL CONTROL OFFICER
AS TO KILLING OF COYOTES AND BOUNTIES FOR COYOTES

Name of Claimant: Mitchell, Michael Phone: 540-660-1329

Address: 319 Mitchell Dr Strasburg VA 22657

Date Reported to Animal Control Officer: 03/8/2021 Signed: E. Umruh

Date Killed	Number	Description/Type of Animal	Bounty Per Head	Total Amt. Claimed
03/8/21	1.	Coyote	50.00	

Total amount requested by claimant: 50.00

Amount recommended to be paid by Animal Control Officer: 50.00

Remarks: killed at 319 Mitchell Dr

COUNTY OF WARREN

APPROVAL FOR PAYMENT

I certify that this expenditure is necessary for the operation of this department, that appropriated funds are available for payment and the goods/services have been received in good order.

Signature _____

Department _____

Recm'd Budget Code 35010-5802

Comments: _____

MAR 0 9 2021

Claimant — Date: 3-8-21

E. Umruh
Animal Control Officer — Date: 3/8/21

The Board, after an examination of the above claim, approves same and allows $ _____.

Please charge to Animal Control 35010-5802

Board of Supervisors of Warren County

Date of action: _____ By: _____

COUNTY OF WARREN, VIRGINIA
BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:	PAGE
3/16/2021	K-1	Marlow and Silek Investments, LLC Amendment of Proffers Public Hearing R2004-09-01, R2005-12-01, R2006-05-01, R1007-05-01 Amendment of List of Uses and Width of Right-of-Way Dedication	1 of 2

EXPLANATION & SUMMARY:

At their meeting on December 21, 2004, the Board of Supervisors approved Marlow Investments, LC's request to rezone and change the zoning map classification of the property identified on tax map 12B, section 2, block 5, as lots 16, 20, and 23; section 2, block 6, as lots 5 and 22; section 2, block 7, as lots 32, 33, 34, and 37; and a portion of right-of-way of "Gore Avenue" (Emerald Lane). The property was rezoned to commercial and the proposed use of the property was for a shopping center. The total property assembled by the applicant for the shopping center is a total of 7.619 acres. The lots have been consolidated and the new tax map number is 12B, section 1, block 1, as lot 1.

There are four sets of proffers for this development because land was acquired at different times and subsequently rezoned at different times, as well as a conditional use permit for a shopping center with various conditions that was approved by the Board. The applicant proffered to dedicate the 60 feet of right-of-way for the collector road at the time of final site plan approval. Other transportation improvements included: access-egress plan to serve neighboring properties to the north and south; dedication of all right-of-way along the property frontage with Old Hill and Dale Road to ensure adequate road connection between Rt. 340/522 and the future collector road; north and south bound turn lanes on Rt. 340/522; right-of-way along the entire frontage on Rt. 340/522 for a third through lane; and more. I have attached the proffer statements and the conditional use permit in the packet.

In the attached letter from Marlow and Silek Investments, LLC, they are requesting all four of their proffer statements be amended to allow the use of "Enclosed Storage with the Storage of Recreational Vehicles and Cars." Their proffer statements restrict the use of the property to seven uses which include: Auto sales and auto parts, general retailing and wholesaling, office, restaurant, convenience, hotel or motel, and personal service establishment such as barbershop, laundry or financial institution. They have sold a 3 acre part of this property to an enclosed storage business. The RV and car storage would need to be completely screened from view of Route 340/522 according to the County's ordinance.

At this time, they are also requesting to amend the approved proffers for R2004-09-01 to reduce the width of right-of-way dedication for the future planned north-south connector road. At the time of the rezoning in 2004, they proffered 60 feet in width along the rear of their property line. At this time, they are requesting to reduce that width to 30 feet to allow more room for development. I have asked their surveyor to show a rendering of the proposed right-of-way in accordance with the County's Corridor Transportation Plan and will have that rendering by the public hearing. I want to ensure the reduction in right-of-way is still beneficial to the planned roadway and meets the intent of the County's plan. We do appreciate the cooperation of the developer to complete roadway improvements along the frontage of their property along Rt. 340/522, which was in accordance with the proffers. This proposed collector road has been on the County's plans for 20 years and we have received right-of-way from other developers for the purpose of constructing this road, so staff wants to ensure any right-of-way reduction can still serve this purpose. There will be additional information at the public hearing.

The Commercial (C) district is intended, "for areas suitable for the conduct of general business not characterized by either constant heavy trucking or nuisance factors and to which the public requires direct and frequent access."

Pursuant to Section 180-61(G), "If modified or additional conditions are proposed, a second public hearing before the Board shall be held before the application and the modified or additional conditions can be approved. Such application may also be the subject of a second public hearing before the Planning Commission."

PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors approve the request to amend the approved rezoning proffers for application numbers R2004-09-01, R2005-12-01, R2006-05-01, R2007-05-01 to add enclosed storage with the storage of recreational vehicles and cars as a use permitted on the property and to allow a reduction in the right-of-way width along the rear property line in accordance with the County's Corridor Transportation Plan.

OR

I move that the Board of Supervisors deny the request to amend the approved rezoning proffers for application numbers R2004-09-01, R2005-12-01, R2006-05-01, R2007-05-01 to add enclosed storage with the storage of recreational vehicles and cars as a use permitted on the property and deny the request to allow a reduction in the right-of-way width along the rear property line in accordance with the County's Corridor Transportation Plan.

OR

I move that the Board of Supervisors table this request.

SUBMITTED BY:	DISPOSITION OF BOARD:	PROCESSED BY:
Taryn Logan, TBL Planning Director	☐ APPROVED ☐ OTHER (Describe)	

THE LAW OFFICES OF DAVID CRUMP

David N. Crump, Jr.
Attorney at Law

1516 N. Shenandoah Ave.
Suite D
P.O. Box 1754
Front Royal, Va. 22630
540-671-7533
Fax – 540-635-9031
dcrump@crumplegal.com

Warren County Board of Supervisors
Cheryl Cullers Chair
Delores Oates
Walter Mabe
Tony F. Carter
Archie A. Fox

RECEIVED
FEB 17 2021
WARREN COUNTY
PLANNING DEPARTMENT

re: request for public hearing – modification of proffers and
addition of enclosed storage as an approved use
addition of vehicular and RV parking as an approved use

February 12, 2021

Dear Board of Supervisors,

I represent Marlow & Silek Investments, LLC. On behalf of my client, I request that the following matters be placed on the Board's agenda to advertise for public hearing.

Marlow & Silek Investments, LLC respectfully requests that you to modify their proffer statement on their parcel of land consisting of approximately eight (8) acres located on Rt. 522. They request that you reduce the width of the proposed connector road across the rear of their property from 60' to 30', and locate it along the rear western property line.

In addition, Marlow & Silek Investments, LLC, requests that enclosed storage be added as an approved use for their site. Also, that vehicular and RV parking be added as an approved use, provided there is adequate screening from public view.

Over seventeen (17) years ago Marlow & Silek Investments, LLC agreed to grant a right of way as one of their proffers. Since that time, they have contributed over $225,000 to off site road improvements (as they agreed to), working closely with Warren County, VDOT and Crooked Run Center. They also agreed, as per their proffer statement, to participate with the vertical alignment and signalization of Diamond Ridge Rd, with matching funds from VDOT and Crooked Run Center. In addition to their proffers, they allowed the Royal Farms development to dramatically lower the profile of Old Hill and Dale Road. This virtually eliminated Marlow & Silek's ability to utilize ingress/egress from Old Hill and Dale Road to their parcel of land.

At the time the proffers were put into place, Marlow & Silek Investments, LLC was required place a

$100,000 bond for a period of ten (10) years. When the connector road was not constructed in that period, the bond was released.

Marlow & Silek Investments, LLC does not object to the eventual construction of the connector road, but it cannot suffer the economic consequences caused by the road encumbering such a substantial portion of their parcel. There is an abundance of available acreage for VDOT to acquire their additional right of way once the road width is reduced. The current placement and width of the road hinders the ability of Marlow & Silek Investments, LLC to develop the rear of the parcel, and it also renders the front three (3) pad sites potentially useless to national tenants, caused by the diminished square footage resulting from the current placement of the collector road right of way.

Therefore, Marlow & Silek Investments, LLC, respectfully requests that the road proffer, agreed to seventeen (17) years ago, be modified, that enclosed storage be added as an approved use for the site, and that vehicular and RV parking be added as an approved use, provided there is adequate screening from public view.

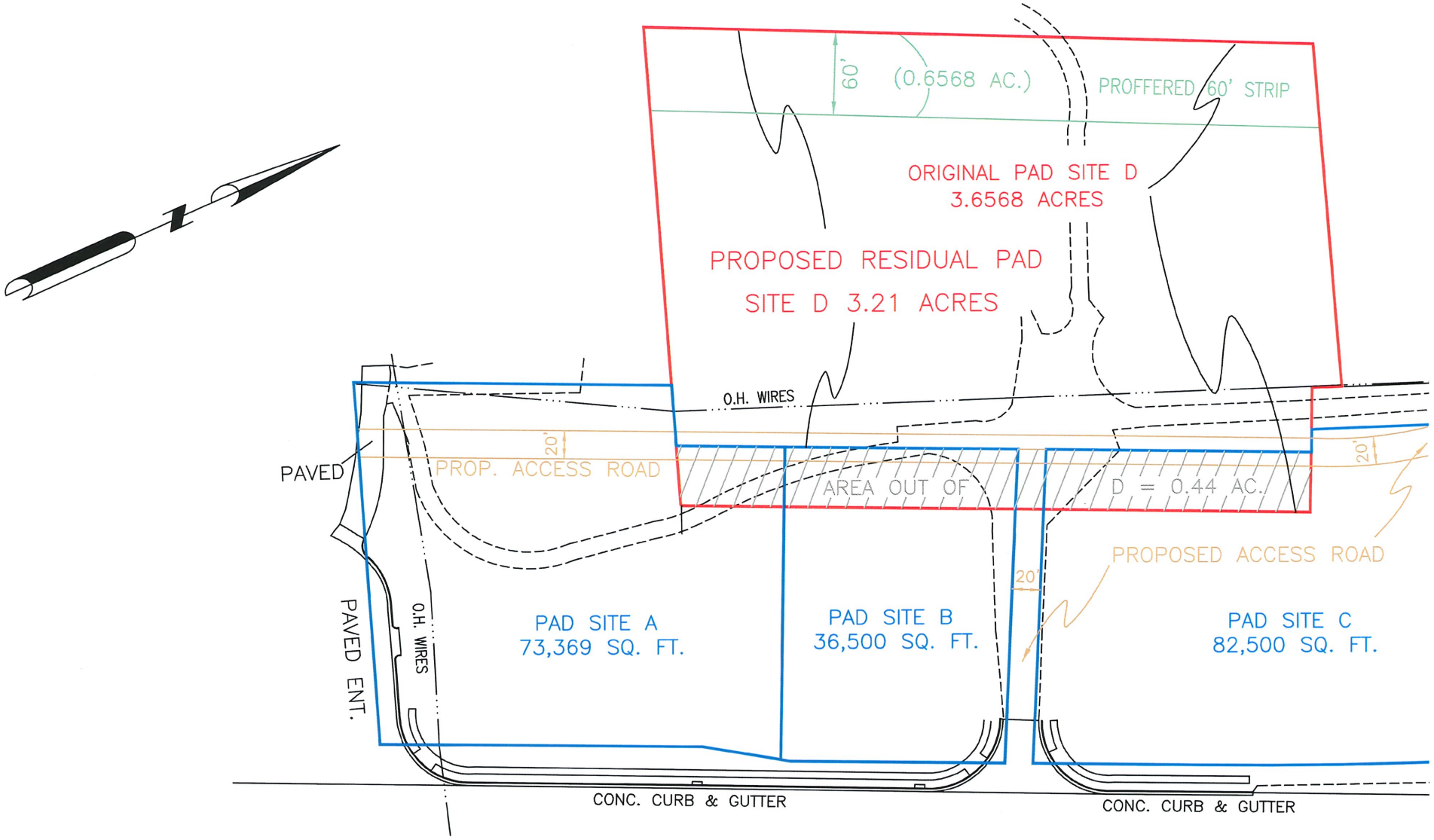
Your consideration and understanding will be greatly appreciated.

Yours very truly,



David N. Crump, Jr., Esq.
VSB# 15014

SKETCH SHOWING PROPOSED PAD SITES ON T.M. 12B-1-1 PARCEL
OF THE MARLOW AND SILEK LLC PROPERTY



WARREN COUNTY
LAND RECORDS

000265 SEP 22 05

Marlow Silek
R2004-04-01
(original)

DECLARATION OF REZONING REQUEST PROFFER

The Declarant, the County of Warren, Virginia, a political subdivision of the Commonwealth of Virginia, pursuant to Sections 15.2-2296, -2297, and –2298 of the Code of Virginia, 1950, as amended, does hereby declare the following Rezoning Request Proffer of Marlow Investments, LC, North River District, on that 3.53 +/- acres on the property (the "Property") of the said Marlow Investments, LC, in North River Magisterial District, identified on Warren County Tax Map 12B, Section 2, Block 5, as Lots 16, 20 and 23, as Section 2, Block 6, as Lots 5 and 22, as Section 2, Block 7, as Lots 32, 33, 34 and 37, and a portion of right-of-way of "Gore Avenue" (Emerald Lane), to be the voluntary proffer in writing by the owner, Marlow Investments, LC, of reasonable conditions as part of the rezoning or amendment to the zoning map of the Property from Residential One (R-1) to Commercial (C) such that development of the Property shall be done in conformity with the terms and conditions set forth in said Rezoning Request Proffer.

The conditions proffered in said Rezoning Request Proffer shall be binding upon the heirs, executors, administrators, assigns and successors in interest of the owner, Marlow Investments, LC. The proffered conditions shall apply to the Property and run with the land as to the Property in addition to other requirements set forth in the Warren County Code.

Witness the following signature:

COUNTY OF WARREN, VIRGINIA

By: _____
Douglas P. Stanley, County Administrator

WARREN COUNTY
LAND RECORDS

000266 SEP 22 05

State of Virginia
County of Warren, to-wit:

I, the undersigned authority, a Notary Public in and for the State and County aforesaid, certify that ***Douglas P. Stanley, County Administrator***, whose name is signed to the foregoing Declaration of Rezoning Request Proffer, has this day personally appeared and acknowledged the same before me in my State and County aforesaid.

Given under my hand this 22nd day of September, 2005.

My Commission Expires: October 31, 2008.

Jodi R. Spittler
Notary Public

LAND RECORDS

000267 SEP 22 05

REZONING REQUEST PROFFER

MARLOW INVESTMENTS, LC
NORTH RIVER DISTRICT

[Property as identified on tax map 12B, as section 2, block 5, as lots 16, 20 and 23, as section 2, block 6, as lots 5 and 22, as section 2, block 7, as lots 32, 33, 34 and 37 and a portion of right-of-way of "Gore Avenue" (Emerald Lane)]

Preliminary Matters

Pursuant to Section 15.2-2296 et. Seq., of the Code of Virginia, 1950, as amended, and the provisions of the Warren County Zoning Ordinance with respect to conditional rezoning, the undersigned applicant hereby proffers that in the event the Board of Supervisors of Warren County, Virginia, shall approve Rezoning Application **# R2004-09-01** for the rezoning of 3.53 +/- acres from the Residential One (R-1) to Commercial (C), the following proffer statement is made by the applicant. Development of the subject property shall be done in conformity with the terms and conditions set forth herein, except to the extent that such terms and conditions may be subsequently amended or revised by the applicant and approved by the Warren County Board of Supervisors in accordance with Virginia law. In the event that such rezoning is not granted, then these proffers shall be deemed withdrawn and of no effect whatsoever. These proffers shall be binding upon the applicant and their legal successors or assigns.

Monetary Contribution

At the time of issuance of each building permit, the applicant/assigns shall contribute ten cents ($0.10) per gross square foot of floor area for the North River Volunteer Fire Company to assist in its capital improvement program.

Site Plan Elements

1. **Architectural/Building Materials.** All structures shall be designed to meet the following standards:
    a. All buildings within the development on the property shall be constructed using compatible architectural style and materials, and signage for such buildings shall be of a similar style and materials.
    b. Materials utilized for the facades of the buildings shall include but not be limited to concrete masonry units (CMU) brick, architectural block, wood siding, metal, fluted block, tile, concrete tile, dryvit, or other simulated stucco (EFIS), real or simulated wood and/or glass.
    c. All buildings within the development shall include as design elements stone or faux stone façade accents and standing seam metal roofs.

WARREN COUN
LAND RECORDS
000268 SEP 22 05

2. **Project Screening**
   a. Rooftop mechanical units shall be screened by architectural features which are compatible with building facade architecture.
   b. Service and delivery loading docks shall be screened from direct view from Route 340/522.
   c. Parking lot landscaping shall be provided in accordance with the Warren County Zoning Ordinance standards as set forth in the Warren County Code.
   d. All utility service lines, such as electric, telephone, cable, television, or other similar lines serving individual pad sites, shall be placed underground.

3. **Outside Storage**
   a. Outdoor trash receptacles shall be screened from view in a manner architecturally compatible with buildings on site.

4. **Landscaping**
   a. The applicant shall comply with the landscape requirements of the Warren County Code.

5. **Transportation**
   a. Route 340/522. The applicant shall improve the existing cross over at the intersection of Route 340/522 and Emerald Lane to ensure that an adequate left turn lane is available for anticipated commercial traffic. The exact design of such improvements shall be determined upon final engineering thereof. Such design shall be in accordance with Virginia Department of Transportation (VDOT) specifications and subject to review and approval by Warren County and VDOT. (See 1 on GDP)
   b. The applicant hereby agrees that an access-egress plan to serve neighbor properties to the north and south of shall be prepared and approved by Warren County and VDOT during the site plan approval process. All work on existing VDOT rights-of-way and on the subject property shall be at the applicant's expense.
   c. The Applicant shall dedicate 60' of right of way along the property's rear boundary for future construction of a local north-south collector road as indicated in concept on the "Route 340/522 Corridor Plan". This right of way shall be dedicated at no cost to the County with the final site plan approval. (See 2 on GDP)
   d. The Applicant shall place the amount of $100,000 in an escrow account for the future design and/or construction of the collector road. Such funds shall be escrowed within six (6) months of rezoning approval, and shall be released to the County within 90 days of a written request by the County. If the collector road is not constructed and accessible from the property within ten (10) years of the date of rezoning approval, the total amount of the contribution shall be returned to the Applicant without penalty.

6. **Utilities**
   a. The applicant shall provide public sewer and water service to the property at

WARREN COUNTY
LAND RECORDS
000269 SEP 22 05

its own cost. Utility easements for future extension of utilities shall be granted in mutually agreeable locations to Warren County prior to any land transfer on Riverton property.

7. Storm water Management

a. The applicant shall provide stormwater management per the regulations of the Commonwealth of Virginia and Warren County.
b. The stormwater management areas shall be as generally depicted on the Generalized Development Plan subject to final engineering. (See 3 on GDP)
c. "Best Management Practices" shall be used as applicable to this project in order to protect the environment.
d. The property shall be developed using the Virginia Department of Conservation and Recreation's Technical Bulletin No. 2- "Hydrologic Modeling in Karst".

8. Other

a. The applicant specifies that the use of the subject property shall be limited to the following:
   (1) Auto sales and auto parts
   (2) General retailing and wholesaling
   (3) Office
   (4) Restaurant
   (5) Convenience
   (6) Hotel or motel
   (7) Personal service establishment such as barbershop, laundry or financial institutions.
b. The applicant specifies that no use shall be established at the subject property which provides for diesel fuel sales to commercial tractor trailer type trucks.

The conditions proffered above shall be binding upon the heirs, executors, administrators, assigns and successors in interest of the Applicant and Owner. In the event the Warren County Board of Supervisors grant said rezoning and accepts these conditions, the proffered conditions shall apply to the land rezoned in addition to other requirements set forth in the Warren County Code.

SIGNATURES APPEAR ON THE FOLLOWING PAGE

WARREN COUNTY, VA
LAND RECORDS

000270 SEP 22 05

Respectfully submitted,
MARLOW INVESTMENTS, LC

By: John K. Marlow By: _____

Date: 12-15-04 Date: _____

STATE OF VIRGINIA, AT LARGE
WARREN COUNTY, To-wit:

The foregoing instrument was acknowledged before me this 15th day of December, 2004, by John K. Marlow.

My commission expires 9-15-2005
Notary Public Cathy J. Dennis

INSTRUMENT #050011755
RECORDED IN THE CLERK'S OFFICE OF
WARREN COUNTY ON
SEPTEMBER 22, 2005 AT 04:21PM
JENNIFER R. SIMS, CLERK

RECORDED BY: BAE BAE

9/27/04
Revised 12/14/04

WARREN COUNTY, VIRGINIA
LAND RECORDS
000089 JAN 16 08

Marlow & Silek
R2005-12-01

DECLARATION OF REZONING REQUEST PROFFER

The Declarant, the County of Warren, Virginia, a political subdivision of the Commonwealth of Virginia, pursuant to Sections 15.2-2296, -2297, -2298 of the Code of Virginia, 1950, as amended, does hereby declare the attached Rezoning Request Proffer of Marlow Investments, LC, North River District, on that .5623 +/- acres on the property (the "Property") of the said Marlow Investments, LC, in North River Magisterial District, generally described as Tax Map 12B, as Section 2, Block 5, as lots 1 through 4, as Section 2, Block 6, as lots 1 through 4, to be the voluntary proffer in writing by the owner, Marlow Investments, LC, of reasonable conditions as part of the rezoning or amendment to the zoning map of the Property from Residential One (R-1) to Commercial (C) such that development of the Property shall be done in conformity with the terms and conditions set forth in said Rezoning Request Proffer.

The conditions proffered in said Rezoning Request Proffer shall be binding upon heirs, executors, administrators, assigns and successors in interest of the owner, Marlow Investments, LC. The proffered conditions shall apply to the Property and run with the land as to the Property in additions to the other requirements set forth in the Warren County Code.

[SIGNAUTRE PAGE TO FOLLOW]

WARREN COUNTY, VIRGINIA
LAND RECORDS

000090 JAN 16 08

Witness the following signature:

COUNTY OF WARREN, VIRGINIA

By:_____
Douglas P. Stanley, County Administrator

State of Virginia
County of Warren, to-wit:

I, the undersigned authority, a Notary Public in and for the State and County aforesaid, certify that ***Douglas P. Stanley, County Administrator***, whose name is signed to the foregoing Declaration of Rezoning Request Proffer, has this day personally appeared and acknowledged the same before me in my State and County aforesaid.

Given under my hand this 14th day of January, 2008.

My Commission Expires: 7-31-2011.

My Certificate #: 7109443.

_____
Notary Public

PAULA J. BLAMER
NOTARY PUBLIC
ID# 7109443
COMMISSION EXPIRES 7/31/2011
COMMONWEALTH OF VIRGINIA

WARREN COUNTY, VIRGINIA
LAND RECORDS

000091 JAN 16 08

REZONING REQUEST PROFFER

MARLOW INVESTMENTS, LC
NORTH RIVER DISTRICT

[Property as identified on tax map 12B, as section 2, block 5, as lots 1 through 4, as section 2, block 6, as lots 1 through 4]

Preliminary Matters

Pursuant to Section 15.2-2296 et. Seq., of the Code of Virginia, 1950, as amended, and the provisions of the Warren County Zoning Ordinance with respect to conditional rezoning, the undersigned applicant hereby proffers that in the event the Board of Supervisors of Warren County, Virginia, shall approve Rezoning Application **# R2005-12-01** for the rezoning of .5623 +/- acres from the Residential One (R-1) to Commercial (C), the following proffer statement is made by the applicant. Development of the subject property shall be done in conformity with the terms and conditions set forth herein, except to the extent that such terms and conditions may be subsequently amended or revised by the applicant and approved by the Warren County Board of Supervisors in accordance with Virginia law. In the event that such rezoning is not granted, then these proffers shall be deemed withdrawn and of no effect whatsoever. These proffers shall be binding upon the applicant and their legal successors or assigns.

Monetary Contribution

At the time of issuance of each building permit, the applicant/assigns shall contribute ten cents ($0.10) per gross square foot of floor area for the North River Volunteer Fire Company to assist in its capital improvement program.

Site Plan Elements

1. **Architectural/Building Materials.** All structures shall be designed to meet the following standards:
    a. All buildings within the development on the property shall be constructed using compatible architectural style and materials, and signage for such buildings shall be of a similar style and materials.
    b. Materials utilized for the facades of the buildings shall include but not be limited to concrete masonry units (CMU) brick, architectural block, wood siding, metal, fluted block, tile, concrete tile, dryvit, or other simulated stucco (EFIS), real or simulated wood and/or glass.
    c. All buildings within the development shall include as design elements stone or faux stone façade accents and standing seam metal roofs.

LAND RECORDS

000092 JAN 16 08

2. **Project Screening**
   a. Rooftop mechanical units shall be screened by architectural features which are compatible with building facade architecture.
   b. Service and delivery loading docks shall be screened from direct view from Route 340/522.
   c. Parking lot landscaping shall be provided in accordance with the Warren County Zoning Ordinance standards as set forth in the Warren County Code.
   d. All utility service lines, such as electric, telephone, cable, television, or other similar lines serving individual pad sites, shall be placed underground.

3. **Outside Storage**
   a. Outdoor trash receptacles shall be screened from view in a manner architecturally compatible with buildings on site.

4. **Landscaping**
   a. The applicant shall comply with the landscape requirements of the Warren County Code.

5. **Transportation**
   a. The applicant shall provide dedication along the frontage with Route 340/522 on all properties in his ownership, to allow for the addition of a third southbound through lane and to accommodate future construction and shall be for the depth of land needed, but not to exceed 25' in depth.

6. **Utilities**
   a. The applicant shall provide public sewer and water service to the property at its own cost. Utility easements for future extension of utilities shall be granted in mutually agreeable locations to Warren County prior to any land transfer on Riverton property.

7. **Storm water Management**
   a. The applicant shall provide stormwater management per the regulations of the Commonwealth of Virginia and Warren County.
   b. The stormwater management areas shall be as generally depicted on the "Generalized Development Plan" subject to final engineering.
   c. "Best Management Practices" shall be used as applicable to this project in order to protect the environment.
   d. The property shall be developed using the Virginia Department of Conservation and Recreation's Technical Bulletin No. 2- "Hydrologic Modeling in Karst".

8. **Other**
   a. The applicant specifies that the use of the subject property shall be limited to the following:
      (1) Auto sales and auto parts
      (2) General retailing and wholesaling
      (3) Office

WARREN COUNTY, VIRGINIA
LAND RECORDS

000093 JAN 16 08

(4) Restaurant
(5) Convenience
(6) Hotel or motel
(7) Personal service establishment such as barbershop, laundry or financial institutions.

b. The applicant specifies that no use shall be established at the subject property which provides for diesel fuel sales to commercial tractor trailer type trucks.

The conditions proffered above shall be binding upon the heirs, executors, administrators, assigns and successors in interest of the Applicant and Owner. In the event the Warren County Board of Supervisors grant said rezoning and accepts these conditions, the proffered conditions shall apply to the land rezoned in addition to other requirements set forth in the Warren County Code.

Respectfully submitted,
MARLOW INVESTMENTS, LC

By: _____ By: _____

Date: 8-28-2006 Date: _____

STATE OF VIRGINIA, AT LARGE
WARREN COUNTY, To-wit:

The foregoing instrument was acknowledged before me this 28th day of August, 2006, by John K. Marlow.

My commission expires My Commission Expires September 30, 2009
Notary Public _____

INSTRUMENT #080000325
RECORDED IN THE CLERK'S OFFICE OF
WARREN COUNTY ON
JANUARY 16, 2008 AT 12:36PM

JENNIFER R. SIMS, CLERK
RECORDED BY: SWN

OFFICIAL RECEIPT
WARREN COUNTY CIRCUIT
DEED RECEIPT

DATE: 01/16/08 TIME: 12:36:58 ACCOUNT: 187CLR080000325 RECEIPT: 08000000658
CASHIER: SWN REG: WK35 TYPE: OTHER PAYMENT: FULL PAYMENT
INSTRUMENT : 080000325 BOOK: PAGE: RECORDED: 01/16/08 AT 12:36
GRANTOR: WARREN COUNTY VIRGINIA EX: N LOC: CO
GRANTEE: MARLOW INVESTMENTS LC EX: N PCT: 100%
AND ADDRESS :
RECEIVED OF : COUNTY OF WARREN
CHECK: $16.00 226313
DESCRIPTION 1: PROFFER DECLARATION PAGES: 5
2: NAMES: 0
CONSIDERATION: .00 A/VAL: .00 MAP:
PIN:

301	DEEDS	14.50	145	VSLF	1.50

TENDERED : 16.00
AMOUNT PAID: 16.00
CHANGE AMT : .00

CLERK OF COURT: JENNIFER R. SIMS

PAYOR'S COPY
RECEIPT COPY 1 OF 2

WARREN COUNTY, VIRGINIA
LAND RECORDS
000016 AUG 13 08

R2006-05-01
Marlow & Silek
(need rest of doc.)

DECLARATION OF REZONING REQUEST PROFFER

The Declarant, the County of Warren, Virginia, a political subdivision of the Commonwealth of Virginia, pursuant to Sections 15.2-2296, -2297, -2298 of the Code of Virginia, 1950, as amended, does hereby declare the attached Rezoning Request Proffer of Marlow Investments, LC, North River District, on that 1.0 +/- acres on the property (the "Property") of the said Marlow Investments, LC, in North River Magisterial District, generally described as Tax Map 12B, as Section 1, Block 1, as lots 1 through 5, and as Section 1, Block 2, as lots 1 and 2, to be the voluntary proffer in writing by the owner, Marlow Investments, LC, of reasonable conditions as part of the rezoning or amendment to the zoning map of the Property from Residential One (R-1) to Commercial (C) such that development of the Property shall be done in conformity with the terms and conditions set forth in said Rezoning Request Proffer.

The conditions proffered in said Rezoning Request Proffer shall be binding upon heirs, executors, administrators, assigns and successors in interest of the owner, Marlow Investments, LC. The proffered conditions shall apply to the Property and run with the land as to the Property in additions to the other requirements set forth in the Warren County Code.

[SIGNATURE PAGE TO FOLLOW]

WARREN COUNTY, VIRGINIA
LAND RECORDS

000017 AUG 13 08

Witness the following signature:

COUNTY OF WARREN, VIRGINIA

By:_____
Douglas P. Stanley, County Administrator

State of Virginia
County of Warren, to-wit:

I, the undersigned authority, a Notary Public in and for the State and County aforesaid, certify that ***Douglas P. Stanley, County Administrator***, whose name is signed to the foregoing Declaration of Rezoning Request Proffer, has this day personally appeared and acknowledged the same before me in my State and County aforesaid.

Given under my hand this 7th day of August, 2008.

My Commission Expires: 7-31-2011.

My Certificate #: 7109443.

_____
Notary Public

PAULA J. BLAMER
NOTARY PUBLIC
ID# 7109443
COMMISSION EXPIRES 7/31/2011
COMMONWEALTH OF VIRGINIA

OFFICIAL RECEIPT
WARREN COUNTY CIRCUIT
DEED RECEIPT

DATE: 08/13/08 TIME: 10:49:00 ACCOUNT: 187CLR080005275 RECEIPT: 08000009365
CASHIER: CGH REG: WK35 TYPE: OTHER PAYMENT: FULL PAYMENT
INSTRUMENT : 080005275 BOOK: PAGE: RECORDED: 08/13/08 AT 10:49
GRANTOR: COUNTY OF WARREN EX: N LOC: CO
GRANTEE: MARLOW INVESTMENTS EX: N PCT: 100%
AND ADDRESS :
RECEIVED OF : COUNTY OF WARREN
CHECK: $16.00 229214
DESCRIPTION 1: PAGES: 7 O/P 0
2: NAMES: 0
CONSIDERATION: .00 A/VAL: .00 MAP:
PIN:

301	DEEDS	14.50	145	VSLF	1.50

TENDERED : 16.00
AMOUNT PAID: 16.00
CHANGE AMT : .00

CLERK OF COURT: JENNIFER R. SIMS

PAYOR'S COPY
RECEIPT COPY 1 OF 2

WARREN COUNTY, VIRGINIA
LAND RECORDS

000018 AUG 13 08

REZONING REQUEST PROFFER

MARLOW INVESTMENTS, LC
NORTH RIVER DISTRICT

[Property as identified on tax map 12B, as section 1, block 1, as lots 1 and 5 and as section 1, block 2, as lots 1 and 2

Preliminary Matters

Pursuant to Section 15.2-2296 et. Seq., of the Code of Virginia, 1950, as amended, and the provisions of the Warren County Zoning Ordinance with respect to conditional rezoning, the undersigned applicant hereby proffers that in the event the Board of Supervisors of Warren County, Virginia, shall approve Rezoning Application # **R2006-05-01** for the rezoning of 1.0 +/- acres from the Residential One (R-1) to Commercial (C), the following proffer statement is made by the applicant. Development of the subject property shall be done in conformity with the terms and conditions set forth herein, except to the extent that such terms and conditions may be subsequently amended or revised by the applicant and approved by the Warren County Board of Supervisors in accordance with Virginia law. In the event that such rezoning is not granted, then these proffers shall be deemed withdrawn and of no effect whatsoever. These proffers shall be binding upon the applicant and their legal successors or assigns.

Monetary Contribution

At the time of issuance of each building permit, the applicant/assigns shall contribute ten cents ($0.10) per gross square foot of floor area for the North Warren Volunteer Fire Company to assist in its capital improvement program.

Site Plan Elements

1. **Architectural/Building Materials.** All structures shall be designed to meet the following standards:
    a. All buildings within the development on the property shall be constructed using compatible architectural style and materials, and signage for such buildings shall be of a similar style and materials.
    b. Materials utilized for the facades of the buildings may include but not be limited to concrete masonry units (CMU) brick, architectural block, wood siding, metal, fluted block, tile, concrete tile, dryvit, or other simulated stucco (EFIS), real or simulated wood and/or glass.
    c. All buildings within the development shall include as design elements stone or faux stone façade accents and standing seam metal roofs.

WARREN COUNTY, VIRGINIA
LAND RECORDS

000019 AUG 13 08

RECEIVED
JUL 06 2006
Planning & Zoning Dept.

2. **Project Screening**
   a. Rooftop mechanical units shall be screened by architectural features which are compatible with building facade architecture.
   b. Service and delivery loading docks shall be screened from direct view from Route 340/522.
   c. Parking lot landscaping shall be provided in accordance with the Warren County Zoning Ordinance standards as set forth in the Warren County Code.
   d. All utility service lines, such as electric, telephone, cable, television, or other similar lines serving individual pad sites, shall be placed underground.

3. **Outside Storage**
   a. Outdoor trash receptacles shall be screened from view in a manner architecturally compatible with buildings on site.

4. **Landscaping**
   a. The applicant shall comply with the landscape requirements of the Warren County Code.

5. **Transportation**
   a. Old Hill and Dale Road. The applicant shall dedicate any right of way along the Property frontage with Old Hill and Dale Road necessary to ensure that an adequate road connection can be made between Route 522/340 and the future parallel collector road as indicated on the GDP. Said right of way dedication shall be made prior to site plan approval. (See 1 on GDP)

6. **Utilities**
   a. The applicant shall provide public sewer and water service to the property at its own cost. Utility easements for future extension of utilities shall be granted in mutually agreeable locations to Warren County prior to any land transfer on Riverton property.

7. **Storm water Management**
   a. The applicant shall provide stormwater management per the regulations of the Commonwealth of Virginia and Warren County.
   b. "Best Management Practices" shall be used as applicable to this project in order to protect the environment.
   c. The property shall be developed using the Virginia Department of Conservation and Recreation's Technical Bulletin No. 2- "Hydrologic Modeling in Karst".

WARREN COUNTY, VIRGINIA
LAND RECORDS

000020 AUG 13 08

RECEIVED
JUL 06 2006
Planning & Zoning Dept.

8. Other

a. The applicant specifies that the use of the subject property shall be limited to the following:
   (1) Auto sales and auto parts
   (2) General retailing and wholesaling
   (3) Office
   (4) Restaurant
   (5) Convenience
   (6) Hotel or motel
   (7) Personal service establishment such as barbershop, laundry or financial institutions.

b. The applicant specifies that no use shall be established at the subject property which provides for diesel fuel sales to commercial tractor trailer type trucks.

The conditions proffered above shall be binding upon the heirs, executors, administrators, assigns and successors in interest of the Applicant and Owner. In the event the Warren County Board of Supervisors grant said rezoning and accepts these conditions, the proffered conditions shall apply to the land rezoned in addition to other requirements set forth in the Warren County Code.

SIGNATURES APPEAR ON THE FOLLOWING PAGE

WARREN COUNTY, VIRGINIA
LAND RECORDS

000021 AUG 13 08

RECEIVED
JUL 06 2006
Planning & Zoning Dept.

Respectfully submitted,
MARLOW INVESTMENTS, LC

By: _____

Date: 6-15-06

STATE OF VIRGINIA, AT LARGE
WARREN COUNTY, To-wit:

The foregoing instrument was acknowledged before me this 15th day of July, 2006, by John K. Marlow.

My commission expires 31 May 2008
Notary Public _____

I WAS COMMISSIONED AS LINDA A. GRIFFEY.

WARREN COUNTY, VIRGINIA
LAND RECORDS

000022 AUG 13 08

Resolution

of the Board of Supervisors of Warren County

AN ORDINANCE OF THE WARREN COUNTY BOARD OF SUPERVISORS TO AMEND THE WARREN COUNTY ZONING MAP AND REZONE THE PROPERTY IDENTIFIED ON TAX MAP 12B, AS SECTION 1, BLOCK 1, AS LOTS 1 AND 5 AND AS SECTION 1, BLOCK 2, AS LOTS 1 AND 2, FROM RESIDENTIAL ONE (R-1) TO COMMERCIAL (C)

Whereas, the applicant has asked the Board of Supervisors to rezone and change the zoning map classification of the property identified on tax map 12B, as section 1, block 1, as lots 1 and 5 and as section 1, block 2, as lots 1 and 2 from Residential One (R-1) to Commercial (C), and

Whereas, the Future Land Use Map of the Warren County Comprehensive Plan specifically identifies this area to be used for mixed uses, and

Whereas, the applicant has offset the impact of the development by proffering certain conditions to the County, and

Whereas, the Warren County Planning Commission has found that the requested rezoning is required and appropriate for the public necessity, convenience, and general welfare and is good zoning practice.

BE IT FINALLY RESOLVED AND ORDAINED that the Warren County Board of Supervisors amends the zoning map and changes the zoning classification of the subject property identified on tax map 12B, as section 1, block 1, as lots 1 and 5 and as section 1, block 2, as lots 1 and 2 from Residential One (R-1) to Commercial (C), and as depicted on the attached map, and containing approximately one (1.00) +/- acres from Residential One (R-1) to Commercial (C) as shown on the attached plan of development and with the conditions proffered by the applicant.

Adopted: August 15, 2006

Clerk, Board of Supervisors
County of Warren, Virginia

INSTRUMENT #080005275
RECORDED IN THE CLERK'S OFFICE OF
WARREN COUNTY ON
AUGUST 13, 2008 AT 10:49AM

JENNIFER R. SIMS, CLERK
RECORDED BY: CGH

WARREN COUNTY, VIRGINIA
LAND RECORDS

Marlow & Silek
R 2007-05-01

000052 FEB 11 08

REZONING REQUEST PROFFER

MARLOW & SILEK INVESTMENTS, LLC
NORTH RIVER DISTRICT

[Property as identified on tax map 12B, as section 1, block 2, as lots 3,4,5,6,7,8 and 9

Preliminary Matters

Pursuant to Section 15.2-2296 et. Seq., of the Code of Virginia, 1950, as amended, and the provisions of the Warren County Zoning Ordinance with respect to conditional rezoning, the undersigned applicant hereby proffers that in the event the Board of Supervisors of Warren County, Virginia, shall approve Rezoning Application **#R 2007-05-01** for the rezoning of approx. (.76) acres from the Residential One (R-1) to Commercial (C), the following proffer statement is made by the applicant. Development of the subject property shall be done in conformity with the terms and conditions set forth herein, except to the extent that such terms and conditions may be subsequently amended or revised by the applicant and approved by the Warren County Board of Supervisors in accordance with Virginia law. In the event that such rezoning is not granted, then these proffers shall be deemed withdrawn and of no effect whatsoever. These proffers shall be binding upon the applicant and their legal successors or assigns.

Monetary Contribution

At the time of issuance of each building permit, the applicant/assigns shall contribute ten cents ($0.10) per gross square foot of floor area for the North River Volunteer Fire Company to assist in its capital improvement program.

Site Plan Elements

1. **Architectural/Building Materials.** All structures shall be designed to meet the following standards:
    a. All buildings within the development on the property shall be constructed using compatible architectural style and materials, and signage for such buildings shall be of a similar style and materials.
    b. Materials utilized for the facades of the buildings shall include but not be limited to concrete masonry units (CMU) brick, architectural block, wood siding, metal, fluted block, tile, concrete tile, dryvit, or other simulated stucco (EFIS), real or simulated wood and/or glass.
    c. All buildings within the development shall include as design elements stone or faux stone façade accents and standing seam metal roofs.

WARREN COUNTY, VIRGINIA
LAND RECORDS

000053 FEB 11 08

2. **Project Screening**
   a. Rooftop mechanical units shall be screened by architectural features which are compatible with building facade architecture.
   b. Service and delivery loading docks shall be screened from direct view from Route 340/522.
   c. Parking lot landscaping shall be provided in accordance with the Warren County Zoning Ordinance standards as set forth in the Warren County Code.
   d. All utility service lines, such as electric, telephone, cable, television, or other similar lines serving individual pad sites, shall be placed underground.

3. **Outside Storage**
   a. Outdoor trash receptacles shall be screened from view in a manner architecturally compatible with buildings on site.

4. **Landscaping**
   a. The applicant shall comply with the landscape requirements of the Warren County Code.

5. **Transportation**
   a. Route 340/522. The applicant shall provide a 200' left turn lane with 200' taper from north bound Route 340/522 at its intersection with Diamond Ridge.
   b. The applicant hereby agrees that an access-egress plan to serve neighbor properties to the north and south of shall be prepared and approved by Warren County and VDOT during the site plan approval process. All work on existing VDOT rights-of-way and on the subject property shall be at the applicant's expense.

6. **Utilities**
   a. The applicant shall provide public sewer and water service to the property at its own cost. Utility easements for future extension of utilities shall be granted in mutually agreeable locations to Warren County prior to any land transfer on Riverton property.

7. **Storm water Management**
   a. The applicant shall provide stormwater management per the regulations of the Commonwealth of Virginia and Warren County.
   b. The stormwater management areas shall be as generally depicted on the "Generalized Development Plan" subject to final engineering.
   c. "Best Management Practices" shall be used as applicable to this project in order to protect the environment.
   d. The property shall be developed using the Virginia Department of Conservation and Recreation's Technical Bulletin No. 2- "Hydrologic Modeling in Karst".

8. **Other**

a. The applicant specifies that the use of the subject property shall be limited to the following:
   (1) Auto sales and auto parts
   (2) General retailing and wholesaling
   (3) Office
   (4) Restaurant
   (5) Convenience
   (6) Hotel or motel
   (7) Personal service establishment such as barbershop, laundry or financial institutions.

b. The applicant specifies that no use shall be established at the subject property which provides for diesel fuel sales to commercial tractor trailer type trucks.

The conditions proffered above shall be binding upon the heirs, executors, administrators, assigns and successors in interest of the Applicant and Owner. In the event the Warren County Board of Supervisors grant said rezoning and accepts these conditions, the proffered conditions shall apply to the land rezoned in addition to other requirements set forth in the Warren County Code.

Respectfully submitted,
MARLOW & SILEK INVESTMENTS, LLC

By: _____ By: _____

Date: Oct 24, 2007 Date: _____

WARREN COUNTY, VIRGINIA
LAND RECORDS
000054 FEB 11 08

INSTRUMENT #080000921
RECORDED IN THE CLERK'S OFFICE OF
WARREN COUNTY ON
FEBRUARY 11, 2008 AT 11:20AM
JENNIFER R. SIMS, CLERK
RECORDED BY: AMM

STATE OF VIRGINIA, AT LARGE
WARREN COUNTY, To-wit:

The foregoing instrument was acknowledged before me this 24th day of October, 2007, by Cathy J. Dennis.

My commission expires _____
Notary Public _____

CATHY J. DENNIS
NOTARY ID # 255989
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPTEMBER 30, 2009

CATHY J. DENNIS
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPTEMBER 30, 2009

OFFICIAL RECEIPT
WARREN COUNTY CIRCUIT
DEED RECEIPT

DATE: 02/11/08 TIME: 11:20:46 ACCOUNT: 187CLR080000921 RECEIPT: 08000001698
CASHIER: AMM REG: WK35 TYPE: DEC PAYMENT: FULL PAYMENT
INSTRUMENT : 080000921 BOOK: PAGE: RECORDED: 02/11/08 AT 11:20
GRANTOR: COUNTY OF WARREN EX: N LOC: CO
GRANTEE: MARLOW & SILEK LLC EX: N PCT: 100%
AND ADDRESS :
RECEIVED OF : COUNTY OF WARREN
CHECK: $16.00 226763
DESCRIPTION 1: SEC 1 BLOCK 2 LOTS 3 4 5 6 7 8 9 PAGES: 5
2: NORTH RIVER MAGISTERIAL DIST NAMES: 0
CONSIDERATION: .00 A/VAL: .00 MAP:
PIN:

301	DEEDS	14.50	145	VSLF	1.50

TENDERED : 16.00
AMOUNT PAID: 16.00
CHANGE AMT : .00

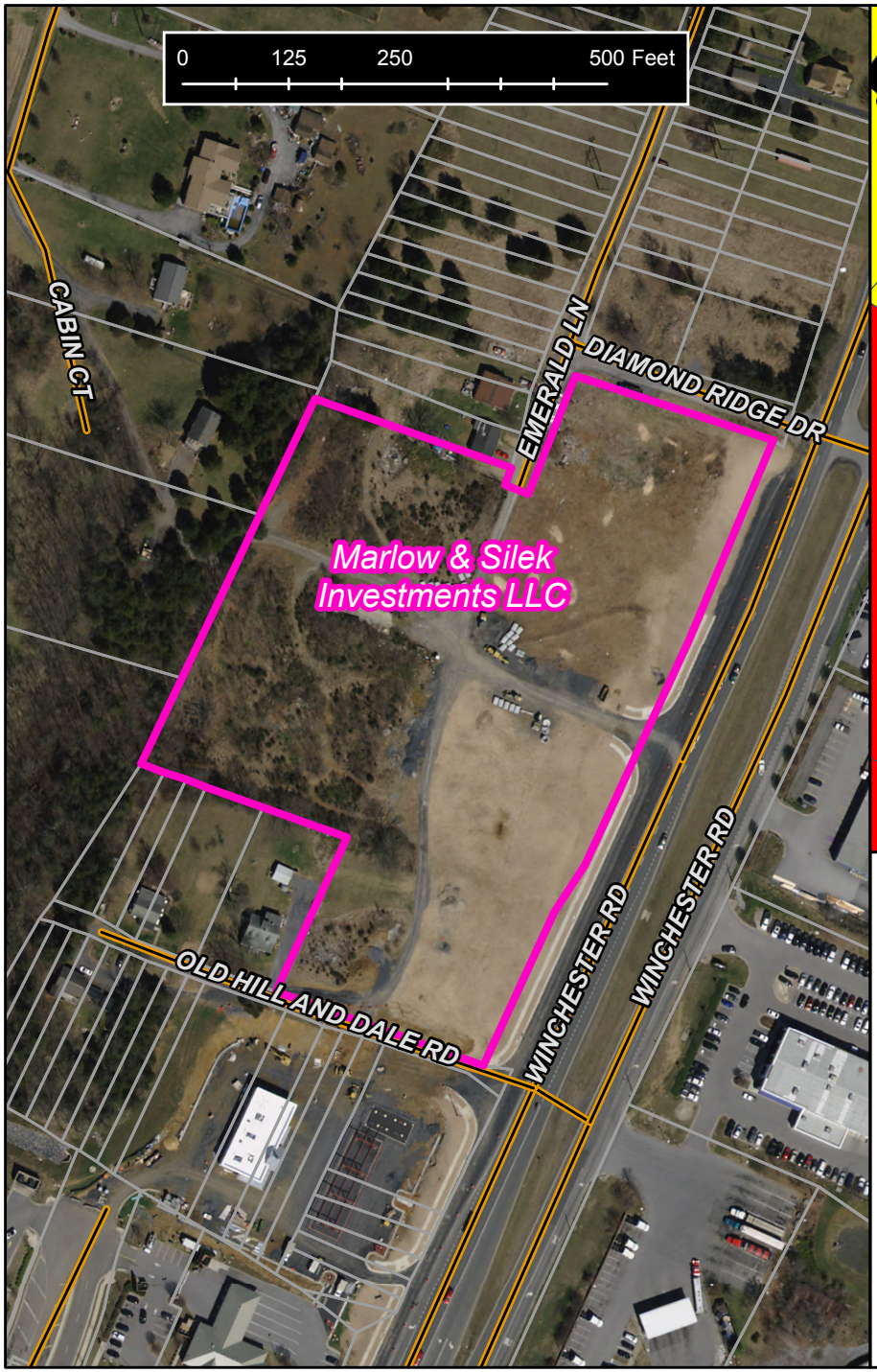
CLERK OF COURT: JENNIFER R. SIMS

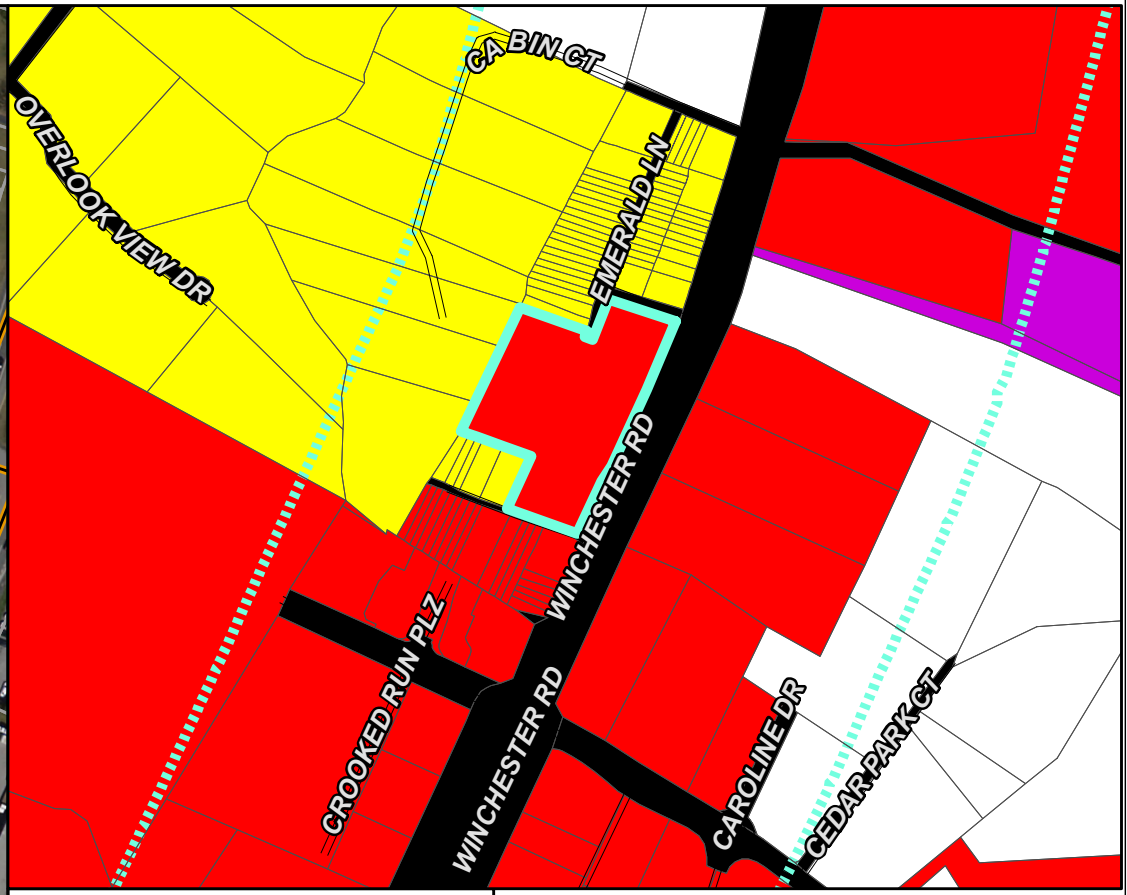
PAYOR'S COPY
RECEIPT COPY 1 OF 2

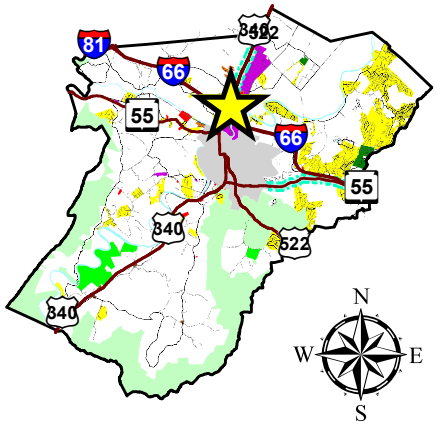
Warren County Location Map

Marlow & Silek Property

TM 12B--1-1---1
7.619 acres







Legend

- Overlay District
- Agricultural
- Commercial
- Industrial
- Residential One
- Residential Two
- Suburban Residential
- Village Residential
- Rural Residential
- Right of Way
- Front Royal
- Federal Land
- State Land
- Water
- Rest Area

Map produced by
Warren County GIS
February 2021

COUNTY OF WARREN, VIRGINIA
BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:	PAGE
3/16/2021	K-2	Conditional Use Permit: #84-03-01 Shenandoah Valley Golf Club Authorized Use: Golf Course and Related Facilities *Modification to add use for Canoe, Kayak and Tubing Rentals and Transport Service*	1 of 1

EXPLANATION & SUMMARY:

Shenandoah Valley Golf Club was originally issued a CUP #84-03-01 for a (commercial) guesthouse. The golf course was constructed in 1963 prior to the County's adoption of their zoning ordinance in 1973 so was determined to be "grandfathered". In September 1999 the golf club owners requested a modification to the existing CUP to renovate and expand their banquet hall kitchen, restroom facilities, clubhouse cart barn, maintenance building and golf course and for change of use for the guesthouse to a three-bedroom Bed & Breakfast for lodging.

At this time the current owner Richard L. Runyon Jr. is requesting to add canoe, kayak and tubing rentals in order to diversify the services and outdoor recreational activities the Shenandoah Valley Golf Club has to offer to both tourists and to residents of Warren County. The golf club will offer canoe transport services to Morgan Ford Bridge and Farms Riverview Road boat landings and Berry's Boat Ramp off Rt. 50 in Clarke County. The existing barn will be used to store and maintain their inventory and their hard-surfaced parking lot has sufficient overflow areas to accommodate the additional use for both customer parking and a transport vehicle.

The property is located at 134 Golf Club Circle and identified on tax map #13, as parcel 47 is zoned Agricultural (A) and in the Shenandoah Magisterial District. Warren County Code Section 180-21(D)(2) identifies "Canoeing, boating, and fishing equipment rental and sales" as a use allowed by conditional use permit. See attached correspondence.

Section 180-63 of the Warren County Zoning Ordinance states that the Board of Supervisors may modify previously imposed conditions or permitted uses on conditional use permits. No material changes in permit conditions or uses shall be approved until a public hearing is held on the proposal. Such hearing shall be advertised and adjacent property owners notified. A material change is defined as any change which could reasonably be expected to result in a substantial change in the appearance, operation or general character of the permitted use or its effects upon other persons or properties.

If the Board of Supervisors determines that the proposed change in permitted use is of such a nature that it should appropriately be treated as a new application, the request will be returned to the applicant for submission to the county as a new application.

It is staff's opinion the request is not of such a nature that it should be treated as a new application due to it being a commercial outdoor recreational land-use that doesn't require expansion of the facilities currently used for the golf course . It is staff's opinion that the request is a "material change" as defined in Section 180-63(G) and should require a public hearing to be held by the Board of Supervisors.

See proposed and suggested motions below.

PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors approve the request to modify Conditional Use Permit #84-93-01 of Shenandoah Valley Golf Club to add the use for Canoe, Kayak, Tubing Rentals and Transport Service to the existing uses on the permit.

OR

I move that the Board of Supervisors deny the request to modify Conditional Use Permit #84-93-01 of Shenandoah Valley Golf Club to add the use for Canoe, Kayak, Tubing Rentals and Transport Service to the existing uses on the permit. (List Reasons)

OR

I move that the Board of Supervisors send the application for a modification to the Planning Commission and Planning Staff for further review to modify the conditions to address the additional items relating to the use that have been brought to our attention during this public hearing.

SUBMITTED BY:	DISPOSITION OF BOARD:	PROCESSED BY:
Matt Wendling, CFM Planner II	☐ APPROVED ☐ OTHER (Describe)	

Shenandoah Valley
GOLF CLUB
Est. 1966
134 Golf Club Circle, Front Royal, VA 22630
www.shenandoahvalleygolfclub.com

Board of Supervisors
Warren County, Virginia

February 5, 2021

To Whom It May Concern:

Although the purpose of this letter is to review our request for modifications to our conditional use permit #84-03-01, I would first like to take this opportunity to familiarize those Board members that may be unacquainted with the Shenandoah Valley Golf Club's history.

The Shenandoah Valley Golf Club was established as the first 18-hole golf club in Warren County in 1963. Our club was expanded to include 27 holes in 1968 and renovated to its current status in 1982. Over the years, Virginia has become one of the leading golf destinations, and the Shenandoah Valley Golf Club is considered one of the top clubs in the state, hosting State and Junior championships. Shenandoah Valley Golf Club is known as one of the leading golf courses in the Mid-Atlantic region.

We employ over 25 full-time and full-time equivalent employees with approximately an additional 35 part-time and seasonal employees, with a total payroll of approximately $700,000 and total annual sales of approximately $2,000,000 plus.

With the increased need for outdoor recreation and the close proximity of numerous boat landings, Shenandoah Valley Golf Club would like to offer Canoe, Kayak, and Tubing excursions to our area.

Our primary launch and pickup sites will be Morgan Ford Bridge (Low water bridge), Farms Riverview Road Boat Ramp and Berry's Boat Ramp on Route 50.

Trips will be done by reservations utilizing our existing staff to process reservations, payments, and transportation. We will be hiring 4-6 new employees to help with the transport and care of the inventory. The existing barn on the premises will be used to house and repair the canoes, kayaks, and tubes. Our parking lot, of 200 plus spaces, will more than adequately accommodate without having to do additional construction. This will allow minimal impact to our community and will bring additional needed revenue to our area (i.e., tourism, gas stations, lodging, restaurants).

Therefore, the Shenandoah Valley Golf Club formally requests a modification of its conditional use permit #84-03-01 to include:

- Existing 27-hole golf course and related facilities
- Existing banquet hall, kitchen and restroom facilities that conform to the current ADA laws.
- Existing Lodging
- Existing maintenance building and facilities
- Existing Barn for usage of Canoes, Kayaks, and Tube rentals

Because there has been no significant change in either the mission of the Club or the use of the facilities, we respectfully request that such a modification of the earlier conditional use permit be approved.

We appreciate your consideration of this matter and look forward to your prompt response.

Sincerely,

Richard L. Runyon Jr.
General Manager/Owner
Shenandoah Valley Golf Club

RECEIVED
FEB 05 2021
WARREN COUNTY
PLANNING DEPARTMENT

Matt Wendling

From: David Beahm
Sent: Thursday, February 11, 2021 10:55 AM
To: Matt Wendling
Cc: Paula Fristoe; Natalie Lentz
Subject: Request for Comments - Modification to Conditional Use Permit #84-03-01 - Shenandoah Valley Golf Club - Add Use for Canoe, Kayak, and Tubing Rentals and Transportation Service
Attachments: 2021.02.10_RFC_ModificationCUP84-03-01.pdf

Comments - Modification to Conditional Use Permit #84-03-01 - Shenandoah Valley Golf Club - Add Use for Canoe, Kayak, and Tubing Rentals and Transportation Service:

- Erosion and Sediment Control (ESC) Items:
  - No land disturbance is indicated within the application.

- Building Inspections Items:
  - Further information would be required to be submitted to ensure that the "existing barn" to be used for "repair" would not require modifications to be completed to meet the building code.

If anything should change in the scope additional requirements may be required.

Respectfully,

Warren County Building Inspections

David C. Beahm, CBO
Building Official

220 North Commerce /
Sui
Front Royal, VA
540/636
FAX 540/636

dbeahm@warrencountyva.net
www.warrencountyva.net

THIS MESSAGE IS INTENDED SOLELY FOR THE INDIVIDUAL(S) NAMED IN THE HEADER. THIS MESSAGE MAY CONTAIN MATERIAL THAT IS PRIVILEGED OR CONFIDENTIAL. IF YOU ARE NOT ONE OF THE INTENDED RECIPIENTS, PLEASE DO NOT READ, COPY, USE, OR DISCLOSE THIS MESSAGE TO OTHERS; PLEASE NOTIFY THE SENDER BY REPLYING TO THIS MESSAGE; AND THEN PLEASE DELETE THIS MESSAGE FROM YOUR SYSTEM. THANK YOU.

COUNTY OF WARREN

County Administrator's Office
Warren County Courthouse
P.O. Box 908
Front Royal, Virginia 22630
(540) 636-4600
FAX (540) 636-6066

R. Edward Duncan
County Administrator

CONDITIONAL USE PERMIT

BOARD OF SUPERVISORS

*****

CHAIRMAN
James McManaway
Shenandoah District

VICE-CHAIRMAN
Matthew Tederick
Fork District

B. K. Haynes, Jr.
North River District

James Jacobson
Happy Creek District

Stuart Rudacille
South River District

*****

NAME: Shenandoah Valley Golf Club

ADDRESS: 134 Golf Club Circle, Front Royal, Virginia 22630

PROPERTY DESCRIPTION: Located in the Shenandoah District, identified on Tax Map 13 as Parcel 47; and is zoned Agricultural (A).

AUTHORIZED USE: 27 hole golf course and related facilities

CONDITIONS:

1. List of permitted uses to include: 27 hole golf course and related facilities (clubhouse, car sheds) and a three room bed-and-breakfast.
2. Applicant shall comply with all VDOT and Health Department requirements and regulations.

DATE PERMIT EXPIRES: N/A
DATE APPROVED BY BOARD OF SUPERVISORS: May 15, 1984
DATE MODIFIED BY BOARD OF SUPERVISORS: September 7, 1999

R. Edward Duncan

R. EDWARD DUNCAN
COUNTY ADMINISTRATOR

cc: Commissioner of Revenue
Planning Director
Zoning Administrator

SAMPLE LETTER

27 HOLE GOLF COURSE
TEE ROOM
GOLF SHOP
FAIRVIEW HOUSE CIRCA 1785
BED & BREAKFAST
CONFERENCE CENTER
RECEPTION & BANQUET ROOM

Shenandoah Valley
GOLF CLUB

134 GOLF CLUB CIRCLE
FRONT ROYAL, VIRGINIA 22630
FAX: (540)636-7280
TELEPHONES: (540)635-3588
(540)636-1655

RESERVATIONS REQUESTED

RECEIVED
JUL 14 1999
PLANNING & ZONING DEPARTMENT

Board of Supervisors
Warren County, Virginia

To Whom It May Concern:

Although the purpose of this letter is to review our request for modifications to our conditional use permit #84-03-01, I would first like to take this opportunity to familiarize those Board members that may be unacquainted with the Shenandoah Valley Golf Club's history.

The Shenandoah Valley Golf Club was established as an 18 hole golf club near Front Royal, in 1963. Our club was expanded to include 27 holes in 1968 and renovated to its current status in 1982. Over the years, Virginia has become one of the leading golf destinations, and the Shenandoah Valley Golf Club is considered one of the top clubs in the state, hosting State Junior championships and Kemper Open qualifiers.

We employee over 30 full-time employees and 20 part-time employees, with a total payroll of approximately $400,000 and total annual sales of approximately $2,000,000.

In 1984, the Shenandoah Valley Golf Club applied for and received a conditional use permit to operate a Guest House facility in the historic orchard house now known as Fairview House.

In view of the fact that "urban sprawl" continues to increase the area's population and the popularity of the sport of golf is on the rise, the demands on our club have increased significantly. The escalating numbers of large group "Golf Outings" are contributing considerably to the food and beverage service requirements of the club.

However, it is the number of events including, but not limited to, wedding receptions, local fundraising dinners, and local business dinner functions, that is over taxing our food and beverage services facilities.

Therefore, the Shenandoah Valley Golf Club formally requests a modification of its conditional use permit #84-03-01 to include:

- existing 27 hole golf course and related facilities
- expansion of the banquet hall kitchen
- modification of the banquet hall restroom facilities to conform to current ADA laws
- upgrading of clubhouse cart barn, maintenance building and golf course as needed.

Because there has been no significant change in either the mission of the Club or the use of the facilities, we respectfully request that such a modification of the earlier conditional use permit be approved.

We appreciate your consideration of this matter and look forward to your prompt response.

Sincerely,

Maggie Edwards
Director of Food and Beverage

COUNTY OF WARREN

P.O. BOX 908
FRONT ROYAL, VIRGINIA 22630
(703) 636-9973

BOARD OF SUPERVISORS

ROBERT F. LOONEY
Chairman

BERNARD L. STOKES
Vice-Chairman

STAIGE F. MILLER
LYNWOOD L. MORRISON
STUART L. RUDACILLE

J. RONALD GEORGE
County Administrator

CONDITIONAL USE PERMIT

NAME Shenandoah Valley Golf Club

ADDRESS (134 Golf Club Circle) Route 2 Box 1240 Front Royal, VA 22630

PROPERTY DESCRIPTION: Located in the Shenandoah Magisterial District
Zoning Map No. 13, Parcel 47

AUTHORIZED USE: Guest House

CONDITIONS: not applicable

DATE PERMIT EXPIRES (not applicable)

DATE APPROVED BY BOARD OF SUPERVISORS May 15, 1984

J. Ronald George

J. RONALD GEORGE
COUNTY ADMINISTRATOR


Barn
Club House


Club House
Barn
Maintenance building

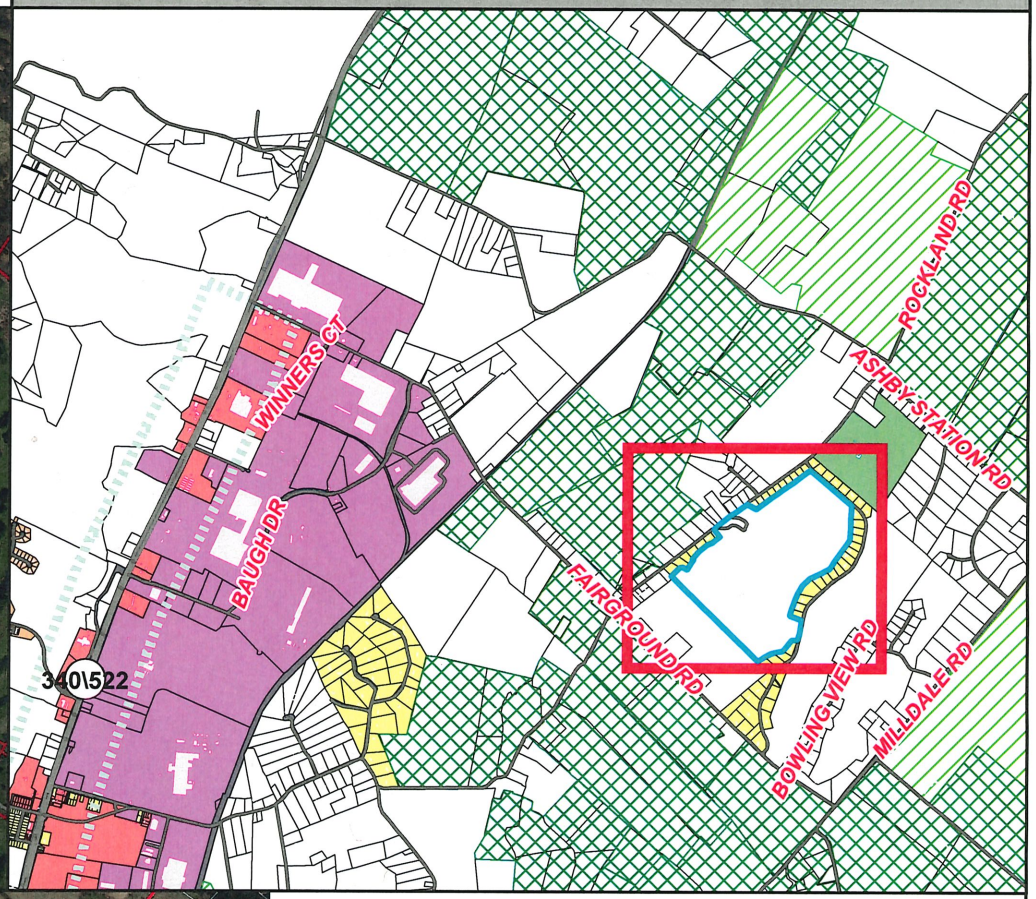
Warren County VA

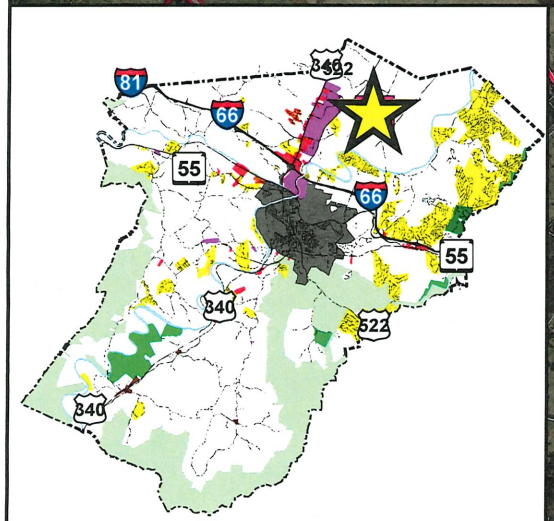
CUP Location Map

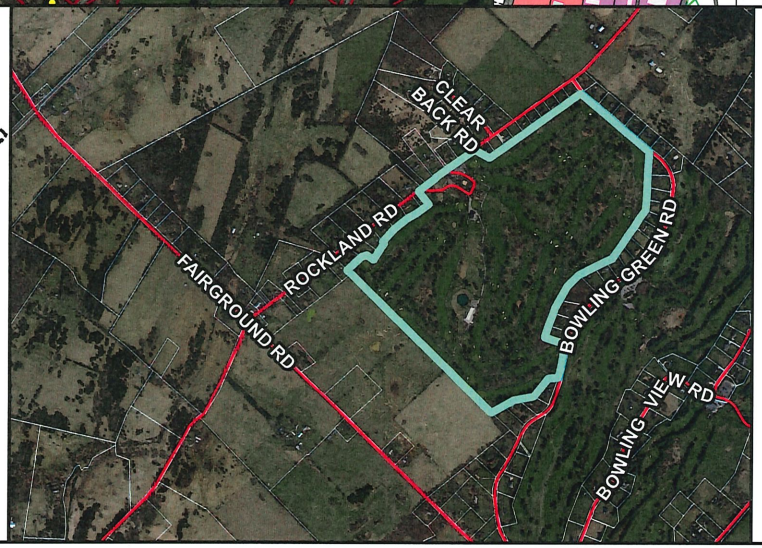
CUP: Modification; Canoe Livery
Applicant: Shenandoah Valley Golf Club

TM 13--------47
134 Golf Club Circle









Zoning

- Agricultural
- Commercial
- Industrial
- Residential One
- Residential Two
- Suburban Residential
- Village Residential
- Rural Residential
- Right of Way
- Front Royal
- Federal Land
- State Land
- Water
- VOF Conservation Easements
- WC Conservation Easements

Map produced by
Warren County GIS 2021
Department of Planning

COUNTY OF WARREN, VIRGINIA
BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:	PAGE
3/16/2021	K-3	Conditional Use Permit #2021-01-01 Justin & Felicia Katzovitz *Short-Term Tourist Rental*	1 of 2

EXPLANATION & SUMMARY:

See attached application and staff report.

General standards/conditions. In addition to the specific standards set forth hereinafter with regard to particular conditional uses, all such uses shall satisfy the following general standards:

(1) The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.

(2) The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

(3) The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

(4) The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or in conflict with the existing and anticipated traffic in the area.

(5) Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.

(6) In determining whether or not to grant a permit and in determining conditions to be imposed, the governing body shall take into consideration the objectives and intent of this chapter and may impose reasonable conditions that:

(a) Abate or restrict noise, smoke, dust or other elements that may affect surrounding properties.

(b) Establish setback, side and front yard requirements necessary for orderly expansion and to prevent traffic congestion.

(c) Provide for adequate parking and ingress and egress to public streets or roads.

(d) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered to be detrimental to adjoining property.

(e) Prevent such use from changing the character and established pattern of development of the community.

After proper advertisement and a public hearing by the Planning Commission, the application has been forwarded to the Board of Supervisors recommending approval with the following conditions:

1. The applicants shall comply with all Warren County Health Department requirements and regulations and the maximum number of occupants shall not exceed six (6) as determined according to the Health Department operational permit for a three (3) bedroom dwelling.

2. The applicants shall have the well water tested annually for e-coli and L-coliform bacteria and a copy of the results shall be submitted to the Planning and Health Departments by the end of the calendar year.

Motion to Approve:

The authorization to advertise for a public hearing was retroactively approved by the Board of Supervisors at their February 16th meeting. At the March 10th Planning Commission meeting Mr. Henry motioned to forward this application to the Board of Supervisors, recommending approval with the conditions listed above. The motion was seconded by Mr. Longo and approved by the Planning Commission by a vote of 4 - 0.

Mr. Henry did make a request to County Staff that they contact VDOT for a safety review of Liberty Hall Road due to traffic concerns brought up during the meeting. Mr. Katzovitz stated he would put language in his Property Management Plan stating that guests should take extra caution while using Liberty Hall Rd. and should drive no faster than 15mph when on the unpaved section of the road.

PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors approve the conditional use permit request of Justin and Felicia Katzovitz for a Short-term Tourist Rental with the conditions as recommended by the Planning Commission and staff.

OR

I move that the Board of Supervisors deny the conditional use permit request of Justin and Felicia Katzovitz for a Short-term Tourist Rental (List reasons).

SUBMITTED BY:	**DISPOSITION OF BOARD:**	**PROCESSED BY:**
Matt Wendling, CFM Planner II	☐ **APPROVED** ☐ **OTHER (Describe)**	

Conditional Use Permit: 2021-01-01 Short-Term Tourist Rental
Justin & Felicia Katzovitz, *Current Owner/Applicant*
Staff Report for the Planning Commission and Board of Supervisors
Prepared: December 9th, 2020 Revised:
Staff Contact: Matt Wendling, Planner II/County Floodplain Manager

SUMMARY OF REQUEST

This property was recently purchased by the applicants who bought the property as a second home for use as a vacation residence for their own use and a possibly as a short-term tourist rental. They are requesting this permit in order to offset the costs of the property such as mortgage, insurance and maintenance. They mention in their statement of justification they plan to market the property to tourists looking for access to outdoor recreational activities. This property has direct access to Liberty Hall Road (Route #622) which is a state road and is not in a POA or HOA. This portion of the state road is gravel but maintained by VDOT to just past the subject property. This short-term tourist dwelling meets the setback requirements to the closest adjacent single family dwelling which is 188' to the west and that dwelling is abandoned and the property is for sale.

PROPERTY INFORMATION

Property Location: 1253 Liberty Hall Rd.
Tax Map ID: #44 Parcel 70B
Magisterial District: South River
Subdivision: N/A
Special Flood Hazard Area: Non-Floodzone X

Town/Village: Browntown
Zoning: Agricultural (A)
Acres: 2.05
Existing Land Use: Single Family Dwelling

SURROUNDING ZONING DISTRICTS & USES

North: Agricultural (A) — Use: Dwelling with Woodlands
South: Agricultural (A) — Use: Dwelling with Pastures
East: Agricultural (A) — Use: Vacant Lot with Woodlands
West: Agricultural (A) — Use: Dwelling with Woodlands

PROPERTY HISTORY

This property has not had any previous Conditional Use Permits issued for uses in the Agricultural (A) zoning district and has no zoning violations attributed to this owner, previous zoning violations have been resolved.

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Future Land Use Map in the Comprehensive Plan identifies this area to be used for agricultural land uses which allows for a Short-Term Tourist Rental by conditional use permit with the current Warren County Zoning Ordinance Section §180-21. Short-Term Tourist Rentals provide transient lodging taxes to the County and are typically used by tourists visiting the area. This use complies with Chapter 6: Economic Development chapter; Goal V and the promotion of tourism objectives of the comprehensive plan.

DEFINITION:

A Short-Term Tourist Rental is defined by the Warren County Zoning Ordinance as, *"A single-family dwelling not attached to any other dwelling by any means and located on an individual lot that is rented for compensation for periods of less than 30 days. See § 180-56.4 for supplementary regulations pertaining to short-term tourist rentals."*

SUPPLEMENTARY REGULATIONS FOR SHORT-TERM TOURIST RENTAL (Section 180-56.4 of the Warren County Zoning Ordinance):

Attached is the Short Term Tourist Rental Checklist with items relating to CUP application, outside agency comments, public hearing notification and a draft of the Property Management Plan with property owner and local property management contact information.

RECOMMENDED CONDITIONS:

Planning Staff is recommending the following conditions be added to this conditional use permit if the Planning Commission chooses to recommend approval of this permit to the Board of Supervisors. Please note that additional conditions may be added after all requested agency comments have been received, prior to the Planning Commission public hearing.

Staff recommends that, if the Planning Commission recommends approval of this application, the following conditions should be applied:

1. The applicants shall comply with all Warren County Health Department regulations and requirements and the maximum number of occupants shall not exceed six (6) as determined according to the department's operational permit for a three (3) bedroom dwelling.

2. The applicants shall have the well water tested annually for e-coli and L-coliform bacteria and a copy of the results shall be submitted to the Planning and Health Departments by the end of the calendar year.

Cc: Justin & Felicia Katzovitz, Applicants




DUSTIN
By Steve Kelley & Jeff Parker
HAVE FUN.
I SUPPLEMENT MY ALLOWANCE WITH SHORT-TERM SUMMER RENTALS.
KELLEY AND PARKER
dustincomics.com

Letter of Justification for Conditional Use Permit

To the Warren County Planning Department

220 North Commerce Ave
Suite 400
Front Royal, VA 22630

I, Justin Katzovitz, along with my wife, Felicia, are seeking a Conditional Use Permit to operate our vacation home at 1253 Liberty Hall Rd as a short-term tourist rental. Since moving to northern Virginia in 2018, we have fallen in love with everything that the Shenandoah Valley has to offer. We've enjoyed the area so much that we've made the decision to purchase a property with the intent to vacation in the area on a regular basis. We would like to be able to offer our new home out to tourists traveling into the area so that they may enjoy the plethora of outdoor activities as much as we do. This would help us offset the expenses of owning a second home, and allow us to continue coming and enjoying the Front Royal area for years to come.

I understand the community concern with allowing outside guests that may have unknown intentions into our home, and I would like to offer my sincere effort in ensuring that I've taken all the necessary precautions to reduce the likelihood of endangering our neighborhood. We intend to established strict house rules that we intend to enforce using our installed outdoor security cameras around the property. We intend to screen each and every guest that inquires about booking our property for any indications of dishonest behavior. Due to the limited cell service in our area, we have also installed a landline phone with a set of emergency numbers for use at any time. Finally, because our primary residence is in Alexandria, VA, we've hired a local cleaner/handyman that will serve as a local contact for any emergencies that require an onsite presence.

Thank you for allowing us to submit this Conditional Use Permit, and we hope to do our best to give back to this wonderful community!

Best Regards,

Justin Katzovitz
7453 Duddington Drive
Alexandria, VA 22315
KatzovitzFamilyRetreats@gmail.com
630-272-1783

WARREN COUNTY
CONDITIONAL USE PERMIT APPLICATION

Application Number: 2021-01-01
Date Received: 12/8/2020
Fee Amount: $ 500.00 check # 1630
Date Paid: 12/8/2020

Applicant Information:

Justin Katzovitz and Felicia Katzovitz
Applicant Name

7453 Duddington Dr Alexandria, VA 22315
Address *City* *State* *Zip*

1253 Liberty Hall Rd, Front Royal, VA 22630
Property Location for conditional use permit if Different than Applicant's Address

630-272-1783 KatzovitzFamilyRetreats@gmail.com
Primary Contact Number *Email*

Property Owner (if same as applicant, leave blank)

Address *City* *State* *Zip*

Primary Contact Number

Respectfully request that a determination be made by the Warren County Planning Commission and Board of Supervisors on the following request for a Conditional Use Permit for the property described below.

A. Property Information:

(1) Address/Location: 1253 Liberty Hall Rd, Front Royal, VA 22630
(2) Election District: South River Election District Precinct 504
(3) Tax Map Number: 44 70B
(4) Subdivision Name: NA
(5) Total Area of Property (acres): 2.05
(6) Total Area to be Used (acres): 2.05
(7) Total Road Frontage (feet): 389.65
(8) Depth of Property (feet): 218.02
(9) Present Zoning: (A) Agricultural

B. Proposed Use of Property

(1) State the proposed use(s) for the Conditional Use Permit: Short-term tourist rental

(2) Current land use and condition of site: residential property

(3) Zoning of surrounding land/property: (A) Agricultural

(4) Will development be staged? ☐ Yes ☒ No

(5) Construction Time: NA

(6) Season, days, and hours of operation: All seasons, operating per reservation request

(7) Will there be a sign? ☐ Yes ☒ No
(If yes, please submit a sketch of the sign(s) showing size and shape and the sign permit check list with this application.)

(8) Has there been any prior application for a conditional use permit/variance for this property? (If yes, enter the permit number and/or name, date of action, action taken by the Planning Commission, Board of Zoning Appeals and/or Board of Supervisors and a description of the request.) NA

(9) Number of full time employees: 0

(10) What type of sewage disposal system will be used? ☒ Private ☐ Central ☐ Public

(11) Number of persons to be served by the sewage disposal system: 6 maximum

(12) Number of parking spaces to be provided: Regular 3 Handicap _____

(13) What is the proposed landscaping and buffering for this property? NA

C. Plans Prepared By

Name: Justin Katzovitz

Address: 7453 Duddington Dr Alexandria, VA 22315

Telephone Number: 630-272-1783

D. Environmental Information

(1) Will this proposed use adversely impact the community of the environment? (If yes, what are the adverse impact(s) and what is proposed to solve these adverse impacts?) NA

(2) Will there be any debris generated from the activity? (If yes, where and in what manner will the debris be stored and how and where will it be disposed of?) Normal residential trash, stored in secure trash bins until disposed by cleaning

(3) Will any potentially hazardous substances be used and/or stored on the property? (If yes, list the substances, their use and disposal of containers and substance residues.) NA

(4) List any potentially hazardous emissions including, but not limited to: fumes, gases, smoke noise, liquid effluent, waste water, dust, and state what measures will be used to control these emissions. NA

(5) Will there be any electrical or electronic activity which will interfere with local communications or telephone, television or radio reception? (If yes, describe the type of activity and potential interference.) NA

(6) What will be the impact on traffic? Negligable residential traffic

(7) Will exterior lighting be used? (If yes, state the number of lights and the wattage of each. A lighting plan or lighting contour map may be required to show the nearest candle power as measured at ground level. NA

The following documents and/or information are required to be submitted with the application:

☑ **An application fee of $500.00.**

Make payable to the Treasurer of Warren County. A non-refundable fee of $500.00 will be required at the time of submittal.

☑ **A Statement of Justification**

This printed or typed statement is to be addressed to the Warren County Planning Commission. It is to summarize your proposed use and highlight any aspects of the request which are not addressed in the application form. Please note, the statement is required to be on 8 ½ x 11 size paper.

☑ **A Site Plan/Survey.**

Your site plan should show the property boundaries, existing or proposed structure(s), adjacent roads, and any other pertinent information which would help outline your proposed use. A recent survey with the proposed uses/structures located on it will serve as a site plan for the purposes of this permit. The Planning Director, Planning Commission and/or the Board of Supervisors reserve the right to ask for an engineered site plan, if they deem it necessary for evaluation of the proposed conditional use permit.

☑ **Sewage Disposal and Well Site.**

Location of the existing or proposed septic system & drainfield and the well site are to be indicated on the survey or central/public connection location.

☐ **A copy of the deed to the property verifying the current ownership.**

A copy may be obtained at the Warren County Courthouse, Circuit Clerk's Office.

☐ **A statement verifying that real estate taxes have been paid.**

This may be obtained from the Treasurer's Office in Suite 800 of the Warren County Government Center.

N/A **Environmental and Community Impact Statements**

The Planning Director, the Planning Commission, and\or the Board of Supervisors reserve the right to ask for an environmental and\or community impact statements, prepared by a certified engineer or other person qualified to perform such work, if they deem it necessary for evaluation of the proposed request.

N/A **List of chemicals stored on the site**

A complete list of chemicals to be stored on the site in the form of an oath/statement for Industrial zoned properties only.

☐ **Location Map**

A map clearly legible, showing the location of the proposed project in relation to surrounding publicly maintained roads and showing the use of surrounding properties. County staff can assist in obtaining this information.

☐ **Directions to your property from the Warren County Government Center.**

From 2nd St traveling west, turn left onto N Royal Ave

In 1.3 mi, turn left onto State Rte 649 (Browntown Rd)

In 5.7 mi, turn left onto State Rte 622 (Liberty Hall Rd)

Property is 1.3 mi on the left.

I/we the undersigned, do hereby respectfully agree to comply with any conditions required by the Board of Supervisors of the County of Warren, Virginia, and authorize the County personnel to go upon the property for the purpose of making site inspections. Expenses incurred in securing professional assistance in connection with the review of this application for a Conditional Use Permit, shall be charged to the applicant.

[signature] For NKAR 12/7/2020

Applicant Signature Date

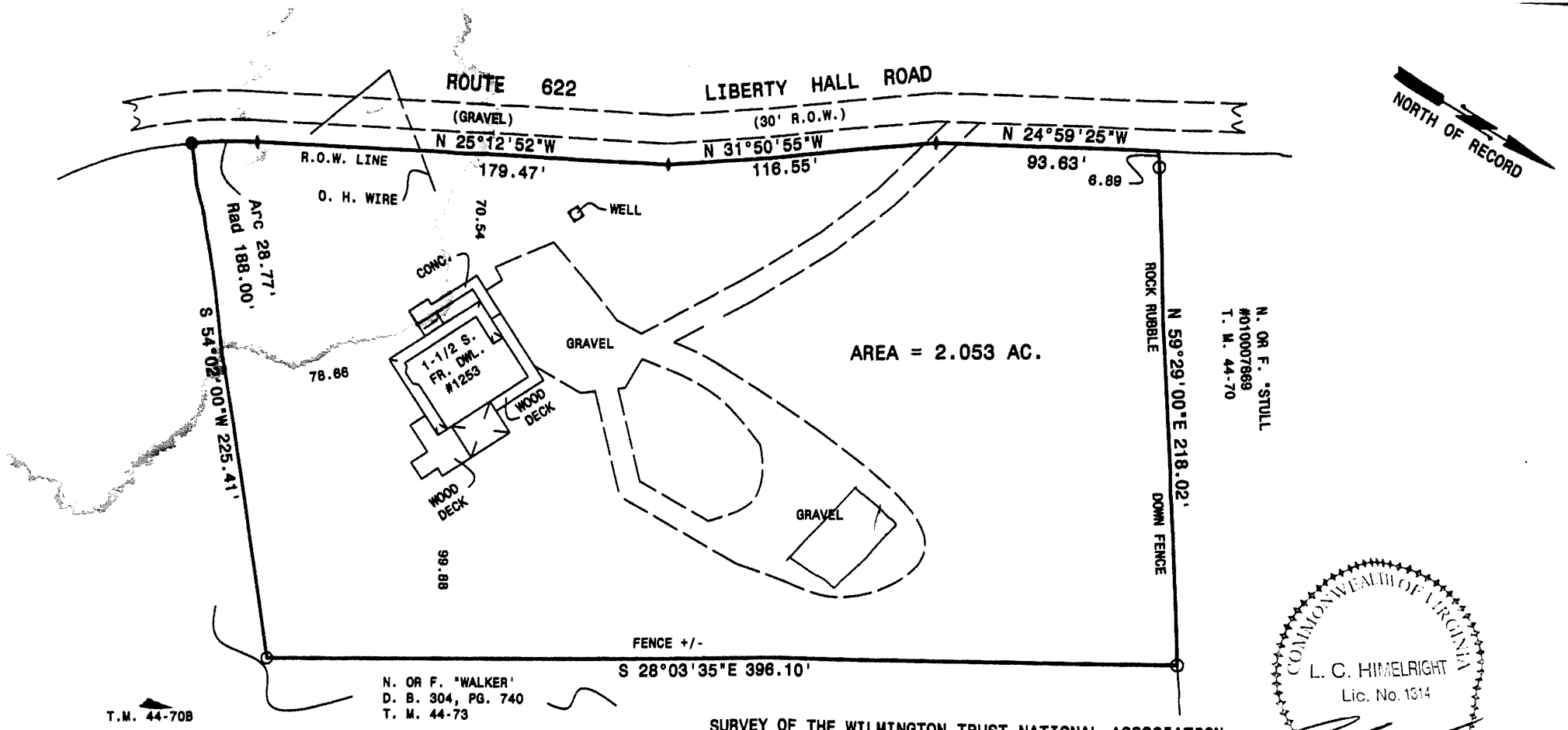
[signature] For NKAR 12/7/2020

Property Owner Signature Date

Accepted by: Matt W. Date: 12/8/2020

PLEASE NOTE: If the required documents are not provided and/or the application is incomplete, your application will not be placed on the Planning Commission Agenda.

NOTES



● DENOTES IRON PIN SET
○ DENOTES EXISTING PIN OR PIPE
NOTE -DWL. SERVED BY UNDER-GROUND UTILITIES.
NOTE -PARCEL IN FLOOD ZONE X PER HUD MAPS.

COMMONWEALTH OF VIRGINIA
L. C. HIMELRIGHT
Lic. No. 1314
LAND SURVEYOR

SURVEY OF THE WILMINGTON TRUST NATIONAL ASSOCIATION PROPERTY RECORDED IN INSTRUMENT #130008006.

SOUTH RIVER MAGISTERIAL DISTRICT
WARREN COUNTY, VIRGINIA

PREPARED BY
HIMELRIGHT & ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS
694 RED BUD ROAD, STRASBURG, VA.
PHONE 465-8767

MARCH 6, 2014

Lord Fairfax Health District

LORD FAIRFAX HEALTH DISTRICT

Warren County Health Department
465 West 15th Street, Suite 200
Front Royal, Virginia 22630
Tel. (540) 635-3159 ~ Fax (540) 635-9698
www.vdh.virginia.gov

VDH VIRGINIA DEPARTMENT OF HEALTH
Protecting You and Your Environment

January 27, 2021

Mr. Matt Wendling, Planner II/County Floodplain Manager
Warren County Planning and Zoning
220 North Commerce Avenue, Suite 400
Front Royal, Virginia 22630

RECEIVED
FEB 02 2021
WARREN COUNTY
PLANNING DEPARTMENT

RE: Request for comments; 2021-01-01

Dear Mr. Wendling:

I have reviewed the request for comments regarding the property at 1253 Liberty Hall Rd, Front Royal, Virginia, in Warren County, (Property identified on tax map # 44, parcel 70B.), and I offer the following comments:

1. The permit for a sewage disposal system was issued on December 21, 2005 and the operation permit was issued on December 11, 2006. This system is designed to serve a three-bedroom home with six occupants maximum and a 450 gallon per day design flow.

2. The property is served by a private well. The well water should be tested for bacteria. If the sample result is positive, steps must be taken to correct the problem and the water should be re-tested.

3. All trash and garbage shall be placed in containers with tight-fitting lids.

4. There shall be no food service provided unless the Virginia Department of Health Food Regulations are met.

5. All Virginia Department of Health Hotel Regulations shall be met as necessary. The owners can contact our office for further information.

6. The sewage disposal system should be pumped if this has not been done in the last three to five years.

7. Do not connect any hot tub discharge to the sewage disposal system.

The system is designed for a maximum of six people. The Warren County Health Department would have no objection to this request as long as the comments above are complied with, and the design flow of the sewage disposal system is not exceeded. If the system malfunctions, immediate pump and haul will be required, and the system will need to be repaired or replaced if possible.

Please call me at (540) 635-3159 if you have any questions.

Sincerely,

GSmith

Greg Smith,
Environmental Health Specialist

Matt Wendling

From: David Beahm
Sent: Wednesday, February 3, 2021 4:18 PM
To: Matt Wendling
Cc: Paula Fristoe; Natalie Lentz
Subject: Request for Comments 2021-01-01 – Justin Katzovitz and Felicia Katzovitz – Conditional Use Permit for Short-Term Tourist Rental - WCCUP-000082-2020

Comments 2021-01-01 – Justin Katzovitz and Felicia Katzovitz – Conditional Use Permit for Short-Term Tourist Rental:

- Erosion and Sediment Control Items:
  - There does not appear to being any land disturbance at this time (appears to be existing) and therefore nothing would be required. If this is not the case a normal submission would be required.

- Building Inspections Items:
  - The use of the existing dwelling(s) for a "short-term rental" would require a building permit to establish it as a transient boarding facility which is the term used by the building code for this type of use. The dwelling would receive a new Certificate of Occupancy designating as a short-term rental.
  - Given the timeframe that the structure was originally built It will more than likely not require an Electrical permit to meet the building code requirements for this change.

If anything should change in the scope additional requirements may be required.

Respectfully,

Warren County Building Inspections

David C. Beahm, CBO
Building Official

220 North Commerce A
Sui
Front Royal, VA
540/636
FAX 540/636

dbeahm@warrencountyva.net
www.warrencountyva.net

THIS MESSAGE IS INTENDED SOLELY FOR THE INDIVIDUAL(S) NAMED IN THE HEADER. THIS MESSAGE MAY CONTAIN MATERIAL THAT IS PRIVILEGED OR CONFIDENTIAL. IF YOU ARE NOT ONE OF THE INTENDED RECIPIENTS, PLEASE DO NOT READ, COPY, USE, OR DISCLOSE THIS MESSAGE TO OTHERS; PLEASE NOTIFY THE SENDER BY REPLYING TO THIS MESSAGE; AND THEN PLEASE DELETE THIS MESSAGE FROM YOUR SYSTEM. THANK YOU.

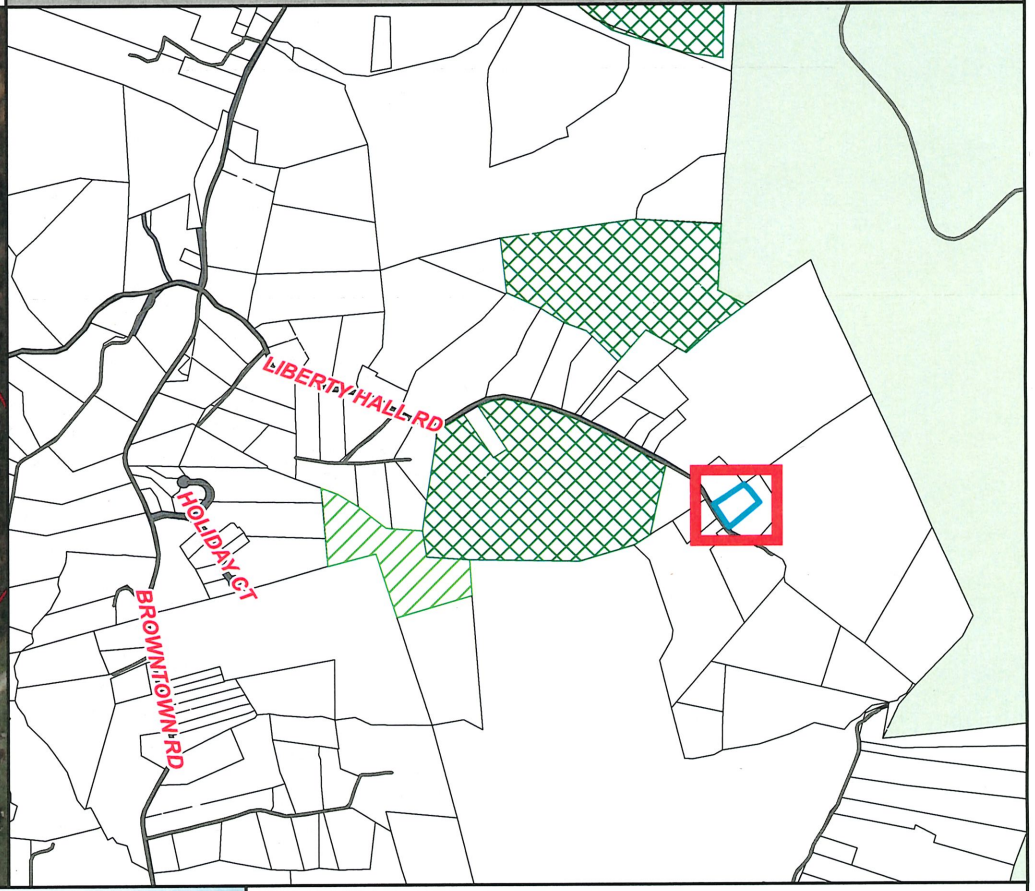
Warren County VA

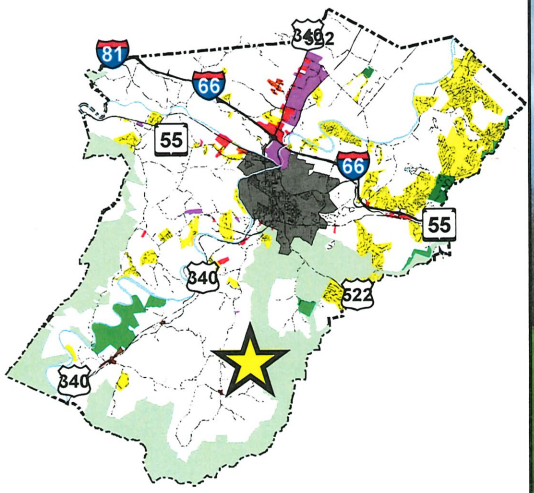
CUP Location Map

CUP: Short Term Tourist Rental
Applicant: Justin & Felicia Katzovitz

TM 44--------70B
1253 Liberty Hall Rd









Zoning

- Agricultural
- Commercial
- Industrial
- Residential One
- Residential Two
- Suburban Residential
- Village Residential
- Rural Residential
- Right of Way
- Front Royal
- Federal Land
- State Land
- Water
- VOF Conservation Easements
- WC Conservation Easements

Map produced by
Warren County GIS 2020
Department of Planning

COUNTY OF WARREN, VIRGINIA
BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:	PAGE
3/16/2021	K-4	Conditional Use Permit #2021-01-02 John E. & Sheila A. Kirkpatrick *Guesthouse*	1 of 2

EXPLANATION & SUMMARY:

See attached application and staff report.

General standards/conditions. In addition to the specific standards set forth hereinafter with regard to particular conditional uses, all such uses shall satisfy the following general standards:

(1) The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.

(2) The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

(3) The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

(4) The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or in conflict with the existing and anticipated traffic in the area.

(5) Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.

(6) In determining whether or not to grant a permit and in determining conditions to be imposed, the governing body shall take into consideration the objectives and intent of this chapter and may impose reasonable conditions that:

- (a) Abate or restrict noise, smoke, dust or other elements that may affect surrounding properties.
- (b) Establish setback, side and front yard requirements necessary for orderly expansion and to prevent traffic congestion.
- (c) Provide for adequate parking and ingress and egress to public streets or roads.
- (d) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered to be detrimental to adjoining property.
- (e) Prevent such use from changing the character and established pattern of development of the community.

After proper advertisement and a public hearing by the Planning Commission, the application has been forwarded to the Board of Supervisors recommending approval with the following conditions:

1. The guesthouse shall not be used for full-time occupancy.

2. This accessory dwelling shall not be used for commercial rental or leasing of rooms for compensation of any kind.

3. The applicant shall comply with all Warren County Building Inspections and Warren County Health Department regulations and requirements including Building Code requirements for a smoke and fire detector system.

4. The applicant shall have a condition placed on the deed at the time of transfer of the property to a new owner that this is a non-commercial guesthouse and the rental or leasing of the dwelling for monetary compensation is prohibited and that it is limited to part-time occupancy up to six months in a calendar year.

Planning Commission Motion to Approve:

The authorization to advertise for a public hearing was retroactively approved by the Board of Supervisors at their February 16th meeting and the Planning Commission made the following recommendations at their March 10th public hearing. Mr. Henry moved to forward this application to the Board of Supervisors, recommending approval with the conditions listed above. The motion was seconded by Mr. Kersjes and approved by the Planning Commission by a vote of 4 - 0.

.

PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors approve the conditional use permit request of John E. and Sheila A. Kirkpatrick for a guesthouse with the conditions as recommended by the Planning Commission and staff.

OR

I move that the Board of Supervisors deny the conditional use permit request of John E. and Sheila A. Kirkpatrick for a guesthouse (list reasons).

SUBMITTED BY:	**DISPOSITION OF BOARD:**	**PROCESSED BY:**
Matt Wendling, CFM Planner II	☐ **APPROVED** ☐ **OTHER (Describe)**	

Conditional Use Permit: 2021-01-02 / Guesthouse
John E. & Sheila A. Kirkpatrick, *Current Owners/Applicants*
Staff Report for the Planning Commission
Prepared: December 23rd, 2020
Staff Contact: Matt Wendling, Planner II/County Floodplain Manager

SUMMARY OF REQUEST

The applicants are requesting a conditional use permit for a guesthouse. They are requesting this use in order to construct a one bedroom cabin on the lot prior to the construction of their permanent single-family dwelling on the lot. They plan to live in the cabin temporarily since they currently live in Yorktown, Virginia and desire to relocate and oversee the construction of the main dwelling. They plan to utilize the cabin for family and friends who visit them once they receive a certificate of occupancy for the primary dwelling. A preliminary site plan has been submitted for the property showing locations of both dwellings and the applicants are working with on on-site soil evaluator for best locations for septic systems. They understand the guesthouse is for non-commercial use and not to be used for full-time occupancy after they move into the principle structure.

PROPERTY INFORMATION

Property Location: Red Hille Way
Tax Map ID: #44---24C
Magisterial District: South River
Subdivision: Rowe Estates Subdivision

City: Bentonville
Zoning: Agricultural (A)
Acres: 5.3739
Existing Land Use: Vacant Land

SURROUNDING ZONING DISTRICTS & USES

North: Agricultural (A) — Use: Single Family Dwelling - Woodlands
South: Agricultural (A) — Use: Vacant – Woodlands/Pasture
East: Agricultural (A) — Use: Single Family Dwelling - Woodlands
West: Agricultural (A) — Use: Single Family Dwelling - Woodlands

PROPERTY HISTORY

This property has not had any previous Conditional Use Permits issued for uses in the Agricultural (A) zoning district.

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The request is compatible with Code Section §180-21, indicating district regulations in the Agricultural (A) zoning district. A guesthouse is permitted under this section as a Conditional Use granted by the Board of Supervisors.

PROPOSAL

The Warren County Zoning Ordinance §180-8 defines a *"Guesthouse"* as *"A Dwelling or lodging units for temporary nonpaying guests. No such quarters shall be rented, leased or otherwise made available for compensation of any kind. A guesthouse may be constructed and used prior to the construction of the principal dwelling. The principal dwelling, however, must be completed within five years from the date of issuance of a certificate of occupancy for the guesthouse."* And a *"Single-Family Dwelling"* as *"A building containing one dwelling unit and meeting the standards of the Virginia Uniform Statewide Building Code for a one-family dwelling but not to include "manufactured homes" as defined in this chapter."*

SUPPLEMENTARY REGULATIONS FOR GUESTHOUSES

There are no supplemental regulations in the Warren County Zoning Ordinance for a guesthouse. Warren County Code Section §180-11.B for Location of Structures states in part: *"Erection of more than one principal structure on a lot. In all residential and agricultural districts only one principal structure, housing a use permitted by right, may be erected on a single lot...."*

SEWAGE DISPOSAL

The property currently has a Certification Letter issued June 21, 2016 from the Warren County Health Department for a septic system to accommodate a dwelling with three (3) bedrooms for six (6) occupants using a system designed for 450 gallons per day. This application has been sent to the Health Department for additional comments.

RECOMMENDED CONDITIONS

Planning Staff is recommending the following conditions be added to this conditional use permit if the Planning Commission chooses to recommend approval of this permit to the Board of Supervisors. Please note that additional conditions may be added after all agency comments have been received, prior to the Planning Commission public hearing.

1. The guesthouse shall not be used for full-time occupancy.

2. This accessory dwelling shall not be used for commercial rental or leasing of rooms for compensation of any kind.

3. The applicant shall comply with all Warren County Building Inspections and Warren County Health Department regulations and requirements including Building Code requirements for a smoke and fire detector system.

4. The applicant shall have a condition placed on the deed at the time of transfer of the property to a new owner that the rental or leasing of the dwelling for monetary compensation is prohibited and that it is limited to part-time occupancy up to six months.

Cc: John & Sheila Kirkpatrick: *Owners/Applicants*

Justification for Conditional Use Permit

We currently live in Yorktown, VA and our plan is to relocate to Bentonville, VA. To accomplish this, we need to be on site during the build process. This allows us to be involved every step on the way during construction and to make real time necessary decisions.

The small pre-built guesthouse, approximately 12X26, would be delivered around Feb-Mar 2021. It would take only 1 day to set up. The construction of our log home would commence around the May- June 2021 timeframe.

Once our main home is completed, the guesthouse would be used occasionally for family and friends, most likely during the holidays. Otherwise, we would have more than enough room in the main house. This guesthouse is for non-commercial use. It is only for our private enjoyment.

The land is currently vacant, but has a graded road established as well as the planned build site, which has been mostly cleared of trees. The site is on top of our lot, which cannot be seen from the main road or adjacent houses.

Enclosed are certification letters for the sewage disposal system and expired septic permit. The guesthouse will be located where the original home was sited on the enclosed documents. I am working with Dan Perry, the soil guy, to use the original septic field as a reserve, and the primary septic field to the right of the log home to eliminate the need for a pump. All required setbacks and minimum distances will be adhered to.

WCCUP-000084-2020

WARREN COUNTY
CONDITIONAL USE PERMIT APPLICATION

Application Number: 2021-01-02
Date Received: 12/18/2020
Fee Amount: $ 500.00 CK #8845
Date Paid: 12/18/2020

Applicant Information:

JOHN E KIRKPATRICK SHEILA A KIRKPATRICK
Applicant Name

106 WEST WEDGWOOD DR YORKTOWN VA 23693
Address *City* *State* *Zip*

LOT C RED HILL WAY BENTONVILLE VA 22610
Property Location for conditional use permit if Different than Applicant's Address

757-812-7715 JKirkpatrick12@verizon.net
Primary Contact Number *Email*

Property Owner (if same as applicant, leave blank)

Address *City* *State* *Zip*

Primary Contact Number

Respectfully request that a determination be made by the Warren County Planning Commission and Board of Supervisors on the following request for a Conditional Use Permit for the property described below.

A. Property Information:

(1) Address/Location: LOT C RED HILL WAY BENTONVILLE VA 22610
(2) Election District: SOUTH RIVER
(3) Tax Map Number: 44-24C
(4) Subdivision Name: ROWE ESTATES
(5) Total Area of Property (acres): 5.3739
(6) Total Area to be Used (acres): 12x26'
(7) Total Road Frontage (feet): NA
(8) Depth of Property (feet): NA
(9) Present Zoning: AGRICULTURAL

B. Proposed Use of Property

(1) State the proposed use(s) for the Conditional Use Permit: GUEST HOUSE

(2) Current land use and condition of site: VACANT LOT, UNIMPROVED ROAD, PRELIMINARY CLEARED SITE

(3) Zoning of surrounding land/property: AGRICULTURE/SINGLE FAMILY RESIDENCE

(4) Will development be staged? ☐ Yes ☑ No

(5) Construction Time: 1 DAY

(6) Season, days, and hours of operation: N/A

(7) Will there be a sign? ☐ Yes ☑ No
(If yes, please submit a sketch of the sign(s) showing size and shape and the sign permit check list with this application.)

(8) Has there been any prior application for a conditional use permit/variance for this property? (If yes, enter the permit number and/or name, date of action, action taken by the Planning Commission, Board of Zoning Appeals and/or Board of Supervisors and a description of the request.) NO

(9) Number of full time employees: NO

(10) What type of sewage disposal system will be used? ☑ Private ☐ Central ☐ Public

(11) Number of persons to be served by the sewage disposal system: _____

(12) Number of parking spaces to be provided: Regular N/A Handicap N/A

(13) What is the proposed landscaping and buffering for this property? N/A

C. Plans Prepared By

Name: _____

Address: _____

Telephone Number: _____

D. Environmental Information

(1) Will this proposed use adversely impact the community of the environment? (If yes, what are the adverse impact(s) and what is proposed to solve these adverse impacts?) NONE

(2) Will there be any debris generated from the activity? (If yes, where and in what manner will the debris be stored and how and where will it be disposed of?) N/A

(3) Will any potentially hazardous substances be used and/or stored on the property? (If yes, list the substances, their use and disposal of containers and substance residues.) N/A

(4) List any potentially hazardous emissions including, but not limited to: fumes, gases, smoke noise, liquid effluent, waste water, dust, and state what measures will be used to control these emissions. N/A

(5) Will there be any electrical or electronic activity which will interfere with local communications or telephone, television or radio reception? (If yes, describe the type of activity and potential interference.) N/A

(6) What will be the impact on traffic? N/A

(7) Will exterior lighting be used? (If yes, state the number of lights and the wattage of each. A lighting plan or lighting contour map may be required to show the nearest candle power as measured at ground level. N/A

The following documents and/or information are required to be submitted with the application:

☑ **An application fee of $500.00.**
Make payable to the Treasurer of Warren County. A non-refundable fee of $500.00 will be required at the time of submittal.

☑ **A Statement of Justification**
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Your site plan should show the property boundaries, existing or proposed structure(s), adjacent roads, and any other pertinent information which would help outline your proposed use. A recent survey with the proposed uses/structures located on it will serve as a site plan for the purposes of this permit. The Planning Director, Planning Commission and/or the Board of Supervisors reserve the right to ask for an engineered site plan, if they deem it necessary for evaluation of the proposed conditional use permit.

☐ **Sewage Disposal and Well Site.**
Location of the existing or proposed septic system & drainfield and the well site are to be indicated on the survey or central/public connection location.

☐ **A copy of the deed to the property verifying the current ownership.**
A copy may be obtained at the Warren County Courthouse, Circuit Clerk's Office.

☐ **A statement verifying that real estate taxes have been paid.**
This may be obtained from the Treasurer's Office in Suite 800 of the Warren County Government Center.

☐ **Environmental and Community Impact Statements**
The Planning Director, the Planning Commission, and\or the Board of Supervisors reserve the right to ask for an environmental and\or community impact statements, prepared by a certified engineer or other person qualified to perform such work, if they deem it necessary for evaluation of the proposed request.

☐ **List of chemicals stored on the site**
A complete list of chemicals to be stored on the site in the form of an oath/statement for Industrial zoned properties only.

☐ **Location Map**
A map clearly legible, showing the location of the proposed project in relation to surrounding publicly maintained roads and showing the use of surrounding properties. County staff can assist in obtaining this information.

☐ **Directions to your property from the Warren County Government Center.**
SOUTH ON SR 340, LEFT BROWNTOWN RD (SR 649), RIGHT BENTONVILLE RD (SR 613), LEFT RED HILL WAY, LEFT AT FORK, LEFT AT FORK

I/we the undersigned, do hereby respectfully agree to comply with any conditions required by the Board of Supervisors of the County of Warren, Virginia, and authorize the County personnel to go upon the property for the purpose of making site inspections. Expenses incurred in securing professional assistance in connection with the review of this application for a Conditional Use Permit, shall be charged to the applicant.

Applicant Signature — Date: 11 Dec 2020

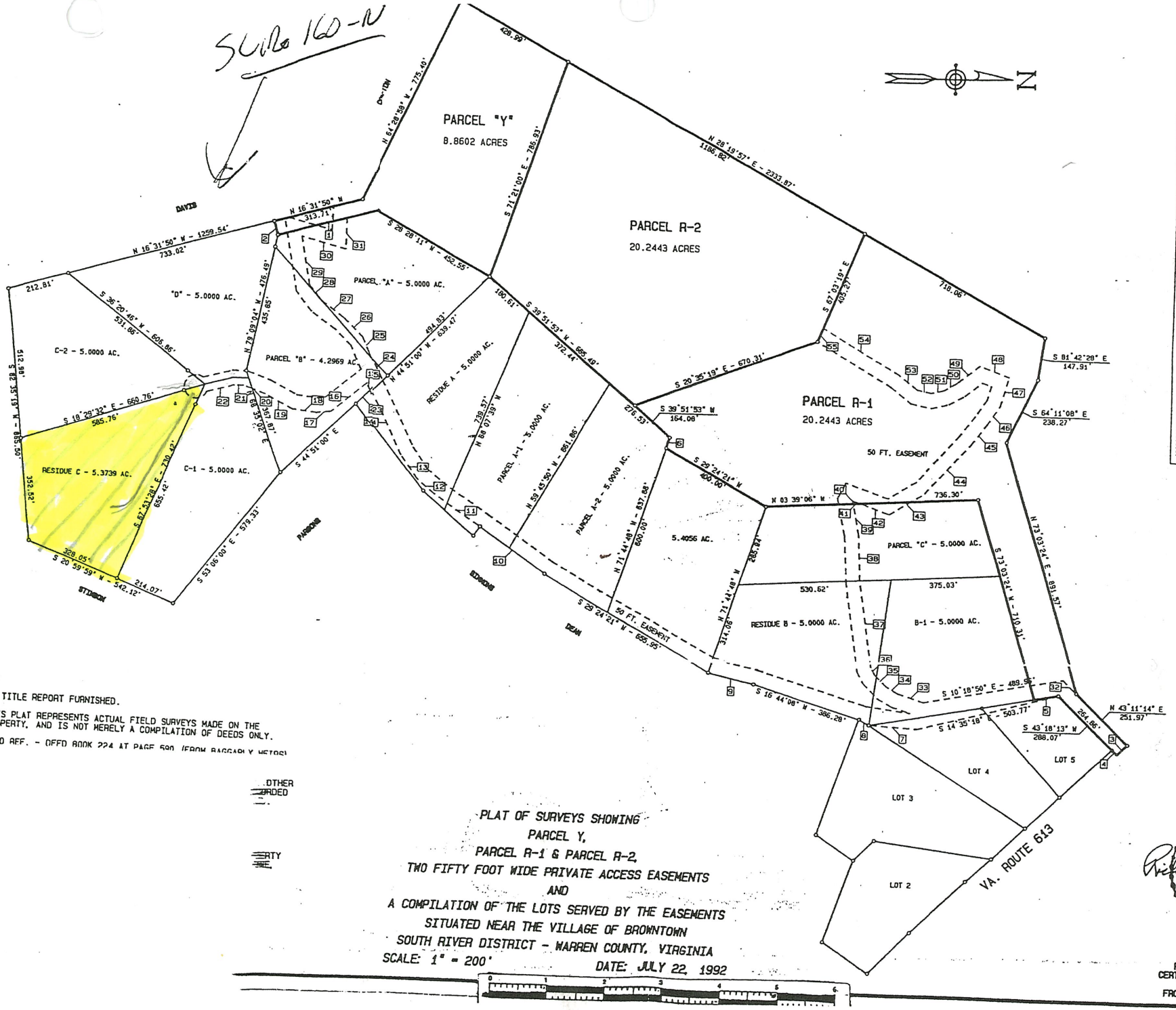
Property Owner Signature — Date: 11 Dec 2020

Accepted by: _____ Date: _____

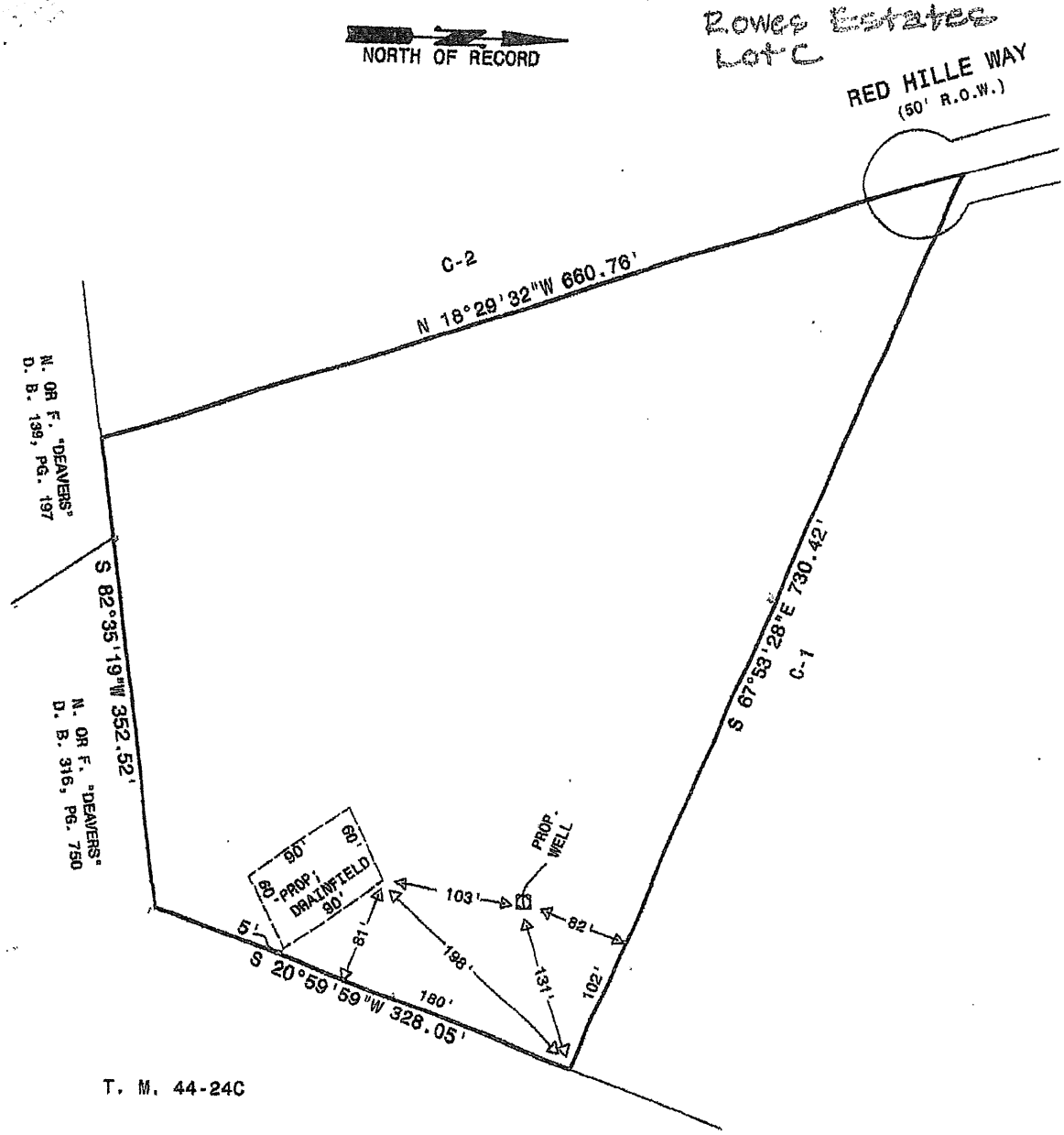
PLEASE NOTE: If the required documents are not provided and/or the application is incomplete, your application will not be placed on the Planning Commission Agenda.

NOTES

SUB 160-N


PARCEL "Y"
8.8602 ACRES
PARCEL R-2
20.2443 ACRES
PARCEL R-1
20.2443 ACRES
PARCEL "A" - 5.0000 AC.
PARCEL "B" - 4.2969 AC.
"D" - 5.0000 AC.
C-2 - 5.0000 AC.
C-1 - 5.0000 AC.
RESIDUE C - 5.3739 AC.
RESIDUE A - 5.0000 AC.
PARCEL A-1 - 5.0000 AC.
PARCEL A-2 - 5.0000 AC.
5.4056 AC.
RESIDUE B - 5.0000 AC.
PARCEL "C" - 5.0000 AC.
B-1 - 5.0000 AC.
50 FT. EASEMENT
50 FT. EASEMENT
LOT 2
LOT 3
LOT 4
LOT 5
VA. ROUTE 613
DAVIS
STINSON
PARSONS
EDWARDS
DEAN
N 16°31'50" W - 313.71'
N 64°28'38" W - 175.40'
N 28°19'57" E - 2333.87'
N 16°31'50" W - 1259.54'
733.02'
S 28°28'11" W - 452.55'
S 21°21'00" E - 785.93'
S 67°03'19" E
403.27'
718.06'
S 81°42'28" E
147.91'
S 64°11'08" E
238.27'
S 39°51'53" W
164.08'
S 20°35'19" E - 670.31'
S 39°51'53" W - 865.49'
372.44'
276.53'
S 22°24'24" W
400.00'
N 03°39'06" W
736.30'
N 73°03'24" E - 891.57'
S 73°03'24" W - 710.31'
S 10°18'50" E - 489.96'
S 14°35'18" E - 503.77'
S 43°18'13" W
288.07'
N 43°11'14" E
251.97'
264.86'
S 16°44'06" W - 386.28'
S 28°24'21" W - 655.95'
N 71°44'48" W - 837.88'
600.00'
N 71°44'48" W
314.08'
285.84'
530.62'
375.03'
N 59°45'56" W - 851.86'
N 88°07'39" W
738.37'
N 44°51'00" W - 639.47'
N 44°51'00" E
S 44°51'00" E
S 53°05'00" E - 579.33'
S 67°51'28" E - 730.42'
S 18°29'32" E - 660.76'
585.76'
S 20°59'59" W - 542.12'
328.05'
214.07'
S 36°20'46" W - 606.86'
531.86'
N 73°09'24" W - 476.49'
435.85'
S 35°13'41" W - 865.50'
512.96'
352.82'
N 64°28'38" W - 175.40'
212.81'
428.99'
180.61'
494.83'
357.87'
S 18°35'20" E
N 16°31'50" W
S 67°51'28" E
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S 53°05'00" E
S 20°59'59" W
S 36°20'46" W
S 35°13'41" W
N 64°28'38" W
N 73°09'24" W
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S 20°35'19" E
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S 53°05'00" E
S 20°59'59" W
S 18°35'20" E
N 16°31'50" W
N 64°28'38" W
N 73°09'24" W

Rowes Estates
Lot C



SURVEY OF PROPOSED WELL AND DRAINFIELD ON THE STEPS TO HEAVEN CONSTRUCTION, INC. PROPERTY RECORDED IN INSTRUMENT #000005195.

SOUTH RIVER MAGISTERIAL DISTRICT

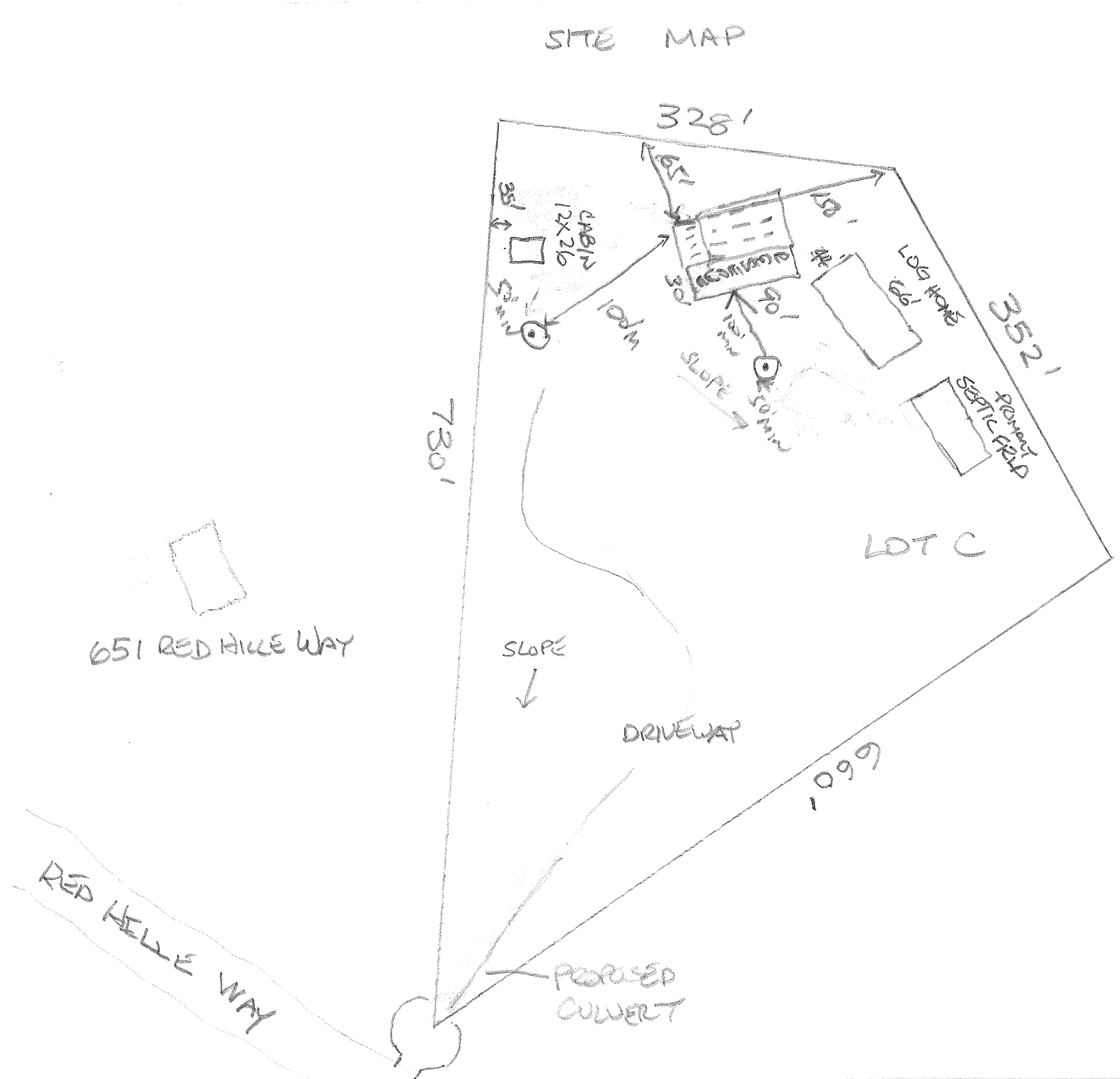
WARREN COUNTY, VIRGINIA

PREPARED BY
HIMELRIGHT & ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS
694 RED BUD ROAD, STRASBURG, VA.
PHONE (540) 465-8767

JUNE 2, 2016

COMMONWEALTH OF VIRGINIA
L. O. HIMELRIGHT
Lic. No. 1314
LAND SURVEYOR

100 0 100 200 300
GRAPHIC SCALE – FEET


SITE MAP
328'
352'
730'
1099'
LOT C
CABIN 12X20
35'
50' MIN
100' MIN
50' MIN
50' MIN
SLOPE
SLOPE
LOG HOME
EGG
PRIMARY SEPTIC FIELD
651 RED HILLE WAY
DRIVEWAY
PROPOSED CULVERT
RED HILLE WAY

Lord Fairfax Health District

Warren County Health Department
465 West 15th Street, Suite 200
Front Royal, Virginia 22630
Tel. (540) 635-3159 ~ Fax (540) 635-9698
www.vdh.virginia.gov

RECEIVED
JAN 15 2021
WARREN COUNTY
PLANNING DEPARTMENT

January 13, 2021

Matt Wendling, Planner II
County of Warren
Department of Planning
220 North Commerce Avenue
Front Royal, Virginia 22630

RE: Request for Comments – Conditional Use Permit 2021-01-02

Dear Mr. Wendling,

This office would have no objections to a Conditional Use Permit to allow a quest house to be located at the property designated as Tax Map# 44-24C provided it is connected to an approved onsite sewage system and is served by an approved water supply. The applicant can obtain the required construction permits from this office. The onsite sewage system must be completed and approved prior to the issuance of an Operation Permit. Additionally, the private well will need to be completed and connected to the dwelling prior to sampling for laboratory analysis.

If you have any questions, please contact me at (540) 635-3159.

Sincerely,

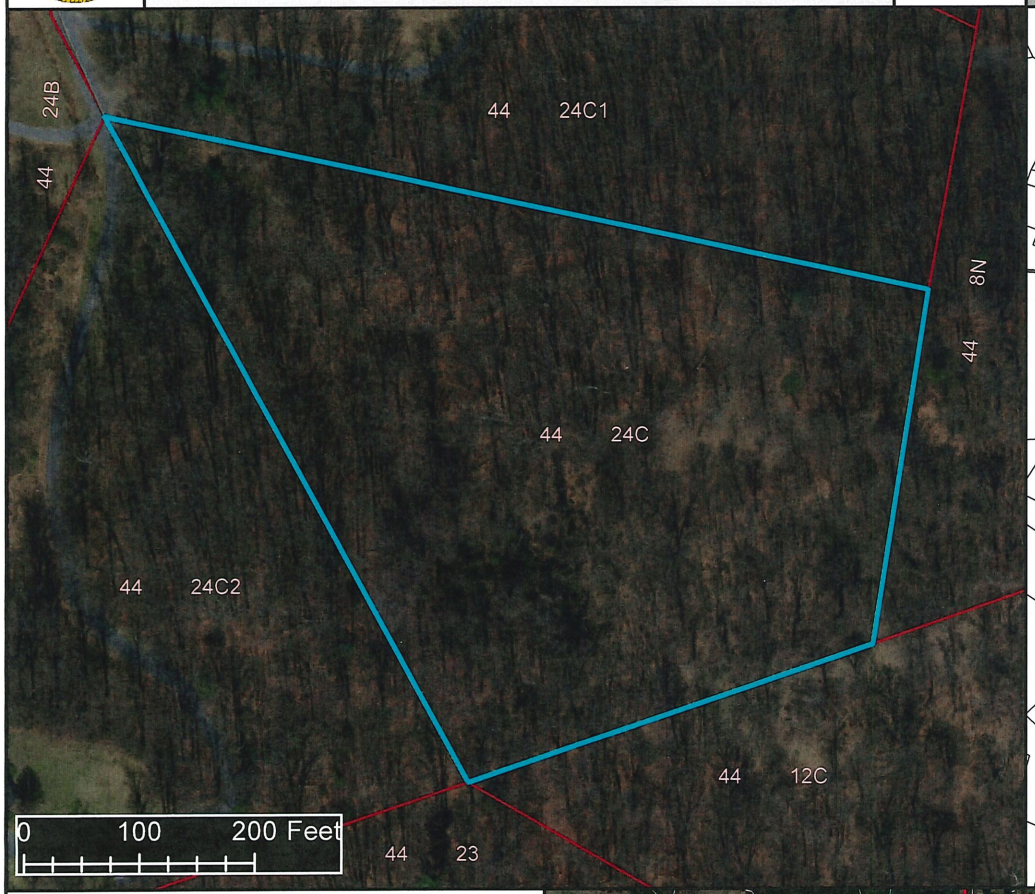
Jim Davis, REHS, MAOSE
Environmental Health Supervisor

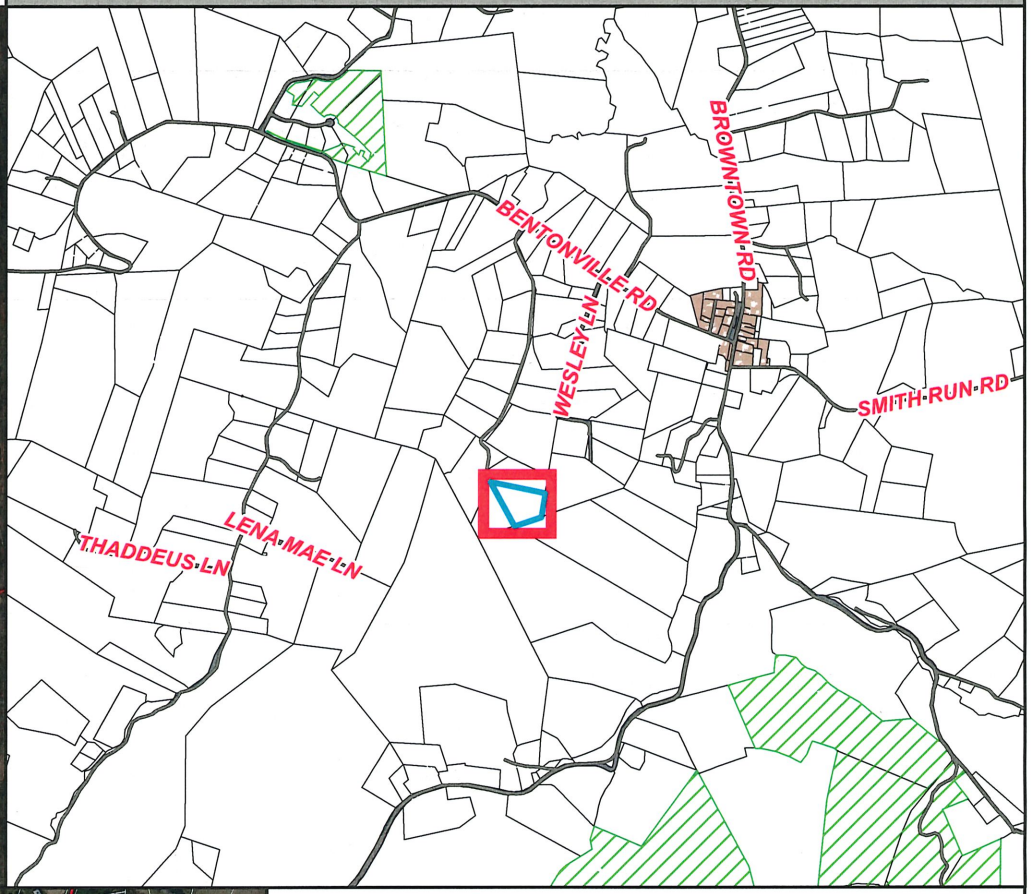
Warren County VA

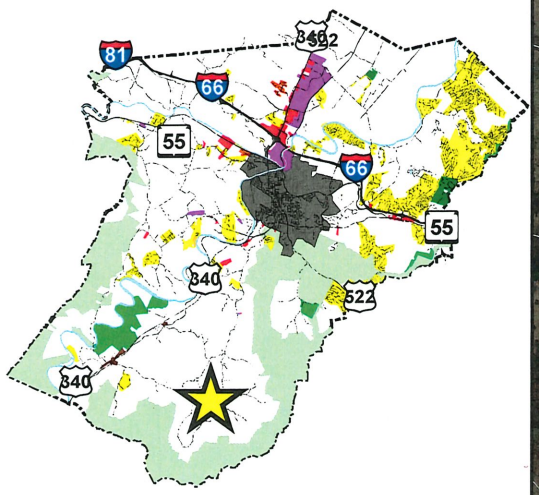
CUP Location Map

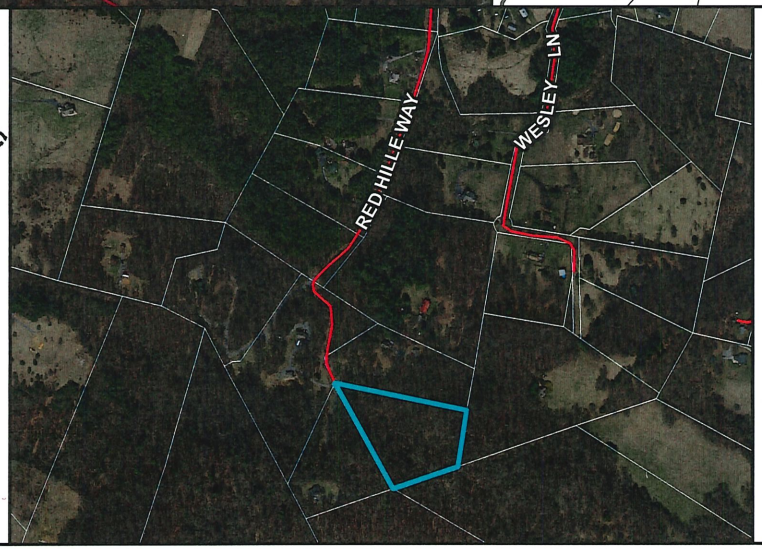
CUP: Guest House
Applicant: John & Sheila Kirkpatrick

TM 44--------24C
Red Hille Way









Zoning

- Agricultural
- Commercial
- Industrial
- Residential One
- Residential Two
- Suburban Residential
- Village Residential
- Rural Residential
- Right of Way
- Front Royal
- Federal Land
- State Land
- Water
- VOF Conservation Easements
- WC Conservation Easements

Map produced by
Warren County GIS 2020
Department of Planning

COUNTY OF WARREN, VIRGINIA

BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:
03/16/2021	K-5	Conditional Use Permit #2021-01-03 Carl & Jennifer Ey *Short-Term Tourist Rental*

EXPLANATION & SUMMARY:

See attached application and staff report.

General standards/conditions. In addition to the specific standards set forth hereinafter with regard to particular conditional uses, all such uses shall satisfy the following general standards:

1) The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.
2) The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3) The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4) The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or in conflict with the existing and anticipated traffic in the area.
5) Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.
6) In determining whether or not to grant a permit and in determining conditions to be imposed, the governing body shall take into consideration the objectives and intent of this chapter and may impose reasonable conditions that:
   a) Abate or restrict noise, smoke, dust or other elements that may affect surrounding properties.
   b) Establish setback, side and front yard requirements necessary for orderly expansion and to prevent traffic congestion.
   c) Provide for adequate parking and ingress and egress to public streets or roads.
   d) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered to be detrimental to adjoining property.
   e) Prevent such use from changing the character and established pattern of development of the community.

RECOMMENDED CONDITIONS:

Planning Staff is recommending the following conditions be added to this conditional use permit.

1) The applicant shall comply with all Warren County Health Department, Warren County Building Inspections, and Virginia Statewide Fire Prevention Code regulations and requirements.
2) The maximum number of occupants shall not exceed six (6) as determined according to the Health Department.
3) The applicants shall provide documentation to County Staff for the maintenance of the sewage treatment system as recommended by the Warren County Health Department.
4) The applicants shall have the well water tested annually for e- coli and coliform bacteria and a copy of the results shall be submitted to the Planning and Health Departments by the end of the calendar year.

PLANNING COMMISSION STATUS:

On Wednesday, March 10, 2021, Mr. Longo moved to forward this application to the Board of Supervisors, recommending approval. The motion was seconded by Mr. Kersjes and approved by the Planning Commission by a vote of 4-0.

PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors approve the conditional use permit request of Carl & Jennifer Ey for a Short-Term Tourist Rental with the conditions as recommended by the Planning Commission and staff.

OR

I move that the Board of Supervisors deny the conditional use permit request of Carl & Jennifer Ey for a Short-Term Tourist Rental. (List reasons)

SUBMITTED BY:	**DISPOSITION OF COMMISSION:**	**PROCESSED BY:**
Joseph Petty, Zoning Administrator	☐ APPROVED ☐ OTHER (Describe)	

Conditional Use Permit: 2021-01-03 / Short-Term Tourist Rental
Carl & Jennifer Ey, *Current Owners/Applicants*
Prepared: January 6, 2021 – **Revised:** March 11, 2021
Staff Contact: Joseph Petty, Zoning Administrator

SUMMARY OF REQUEST

The applicant is requesting a conditional use permit for a Short-Term Tourist Rental. The rental will be available for short-term visitations for individuals who will be visiting the Warren County area. The owners currently live in Alexandria, VA and will have the home professionally cleaned and maintained in between reservations. They have years of experience owning /operating short-term rentals in the Shenandoah Valley area.

PROPERTY INFORMATION

Property Location: 1406 Panhandle Road
Tax Map ID: 35---------5-1
Magisterial District: South River
Subdivision: N/A
City: Bentonville
Zoning: Agricultural (A)
Acres: 21.3 (63.5 total)
Existing Land Use: Single Family Dwelling

SURROUNDING ZONING DISTRICTS & USES

North: Zoned Agriculture (A) — Use: Vacant Lot, Forest
South: Shenandoah River — Use: Shenandoah River
East: Zoned Agriculture (A) — Use: Vacant Lot, Forest
West: Zoned Agriculture (A) — Use: Single Family Dwelling, Forest

PROPERTY HISTORY

This property has not had any previous Conditional Use Permits issued for uses in the Agricultural zoning district. The house was constructed in 2009, and does not have a record of any previous zoning violations.



COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Future Land Use Map in the Comprehensive Plan identifies this area to be used for agriculture/residential land uses. A Short-Term Tourist Rental is a use allowed by conditional use permit in the Agricultural (A) zoning district, and is compatible with the current Warren County Zoning Ordinance.

STAFF RECOMMENDATION

APPROVE | APPROVE WITH CONDITIONS | DENY

ATTACHMENTS

- ☒ Agency Comments
- ☒ Application
- ☒ Health Permit
- ☒ Letter from Applicant
- ☒ Location Map
- ☐ Public Comments
- ☐ Submitted Plans
- ☐ Other: _____

SUPPLEMENTARY REGULATIONS
Warren County Zoning Ordinance: § 180-56.4: Short-term tourist rentals.

A. The owner of a dwelling unit to be used for a short-term tourist rental shall apply and receive a zoning permit and/or a conditional use permit from the Planning Department prior to utilizing the dwelling unit as a short-term rental. The permit shall be reviewed by planning staff on an annual basis to ensure compliance with the performance standards listed in this section, along with all conditions placed on the conditional use permit, if applicable. Warren County may revoke a permit for repeated noncompliance with these performance standards.

B. The maximum number of occupants in the dwelling unit shall be determined according to permit approval received by the Warren County Health Department; however the maximum number of occupants shall not exceed 10. **Our office has received confirmation from the Health Department for a system of capacity six (6) persons. The applicants have provided documents requesting a six (6) person maximum. They will be working with the Health Department, an OSE, and Building Inspection regarding legal bedrooms.**

C. Parking for the use shall be located in driveways or other designated and approved parking areas. The parking of vehicles is prohibited in or along all right-of-ways and in yards. **There is sufficient parking for at least six (6) vehicles in the driveway.**

D. Property boundaries, or limitations within the property's boundaries where transients are allowed, must be clearly marked at all times. **The property is situated on an interior lot, with two sides bordering adjacent properties containing a single family dwelling; one of which is owned by the applicant. Most of the area is forest land, the area to the south borders the Shenandoah River.**

E. There shall be no visible evidence of the conduct of such short-term rentals on the outside appearance of the property.

F. A fire extinguisher shall be provided and visible in all kitchen and cooking areas; smoke detectors shall be installed in all locations as identified in the Uniform Statewide Building Code, and a carbon monoxide detector must be installed on each floor in every dwelling. **The applicant shall obtain building permits to ensure the dwelling meets the current code requirements for fire protection systems.**

G. The owner of a dwelling used for short-term tourist rentals shall give the County written consent to inspect any dwelling used for short-term rental to ascertain compliance with all of the above performance standards upon a 24 hour notice.

H. A property management plan (PMP) demonstrating how the short-term tourist rental will be managed and how impacts to neighboring properties will be minimized shall be submitted for review and approval as part of the permitting process to the Planning Department. The plan shall include local points of contact available to respond immediately to complaints, clean up garbage, manage unruly tenants, utility issues, etc. It shall also be posted in a visible location in the short-term rental. The contact numbers shall be provided to county staff, public safety officials, and if applicable, the HOA/POA of the subdivision. The plan must be provided as a part of the rental contract. **The PMP is attached.**

I. If the property is located within a subdivision governed by a Home Owners Association/Property Owners Association, the Planning Department must receive a recommendation of approval or disapproval from the HOA/POA to operate the short-term tourist rental. **This property is not located within an HOA/POA.**

J. The short-term tourist rental shall have a "land-line" with local phone service. The phone number servicing the short-term tourist rental shall be included in the property management plan.

K. The owners of the tourist rental shall provide an emergency evacuation plan for the dwelling and the neighborhood. **The property shall have the evacuation plan posted in each bedroom and in the guest registration packet.**

L. A copy of Chapter 123 of the Warren County Code relative to noise must be provided at the short-term tourist dwelling. **The applicant shall have a copy of the ordinance in their guest registration packet and posted in a common area of the dwelling.**

M. Failure to comply with the approved conditions and/or supplemental regulations will subject the permit to revocation as described in §180-63 of the Warren County Zoning Ordinance.

N. All outdoor burning shall be in compliance with Chapter 92 of the Warren County Code.

O. There shall be a minimum of 100′ from the short-term tourist rental to all neighboring residences. **This short-term tourist dwelling does meet the setback requirement to adjacent single family dwellings. The closest dwelling is 140′ to the north; however it is also under the same ownership and also has an application for short-term tourist rental. The closes adjoining property owner is 900′+ away.**

RECOMMENDED CONDITIONS

Planning Staff is recommending the following conditions be added to this conditional use permit if the Planning Commission chooses to recommend approval of this permit to the Board of Supervisors. *Please note that additional conditions may be added after all agency comments have been received, prior to the Planning Commission public hearing.*

1) The applicant shall comply with all Warren County Health Department, Warren County Building Inspections, and Virginia Statewide Fire Prevention Code regulations and requirements.
2) The maximum number of occupants shall not exceed six (6) as determined according to the Health Department.
3) The applicants shall provide documentation to County Staff for the maintenance of the sewage treatment system as recommended by the Warren County Health Department.
4) The applicants shall have the well water tested annually for e- coli and coliform bacteria and a copy of the results shall be submitted to the Planning and Health Departments by the end of the calendar year.

Cc: Carl & Jennifer Ey- Owner/Applicant

Warren County Board of Supervisors

Short-Term Tourist Rental Checklist

Application: 2021-01-03 (EY)

Application Completeness

- ☑ Completed Conditional Use Permit Application – Signed and Dated
- ☑ Statement of Justification
- ☑ Application Fee - $500
- ☑ Health Department Documentation
- ☑ Deed of Ownership
- ☑ Location Map
- ☑ 100′ Setback
  - ☑ Compliant
  - ☐ Waiver Sought _____
- ☑ N/A Documentation from Property Owners Association/Home Owners Association/ Road Maintenance Committee
- ☑ Comments requested from:
  - ☑ Health Department
  - ☑ Building Inspections
  - ☐ Fire & Rescue
  - ☐ VDOT
  - ☐ Sheriff's Department
  - ☐ Other _____

Communication with Applicant regarding approval:

- ☑ Land Line phone
- ☑ Building Permit
- ☑ Transient Occupancy Tax
- ☑ Property line markings

After the application is accepted:

1 Planning Commission - Request for Advertisement
- ☑ Property posted with sign
- ☑ Adjoining Property Owners notification
- ☑ Publication Advertisement

2 Planning Commission - Public Hearing
- ☑ Draft Property Management Plan
- ☑ Public Comment emails/letters included in packet

3 Board of Supervisors - Request for Advertisement
- ☑ Property posted with sign
- ☑ Adjoining Property Owners notification
- ☑ Publication Advertisement

4 Board of Supervisors - Public Hearing
- ☑ Property Management Plan
- ☑ Public Comment emails/letters included in packet

Carl S. Ey (202.803.1515)
carl@theeyman.com

Jennifer K. Ey (202.213.9885)
Jen@theeeyman.com

Warren County Statement of Justification

1406/1408 Panhandle Road, Bentonville, VA 22610
GPS coordinates: 38.85888, -78.32638 (38.51'32", -78,19'35"

The Ey Family recently purchased 63.5503 acres in Bentonville, Virginia. "Riverbend" farm is four parcels on Tax Map 35. Parcel 5-1 is 21.3103 acres with a 3-bedroom home listed as 1406 Panhandle Road residing on this parcel. Parcel 5B-1 is 2.0014 acres with a 2-bedroom cabin listed as 1408 Panhandle Road residing on this parcel. The remaining 2 parcels have no dwellings and are listed as Parcel 5-2 with 20.0226 acres and Parcel 5-3 with 20.2160 acres.

Carl is a retired Soldier with 23 years of service and a 100% Service-Disabled Veteran. Jennifer is a senior government employee with the Department of Homeland Security (U.S. Coast Guard). She has been a federal government employee for 20-plus years. Carl and Jennifer live in Alexandria, Virginia, with their four-year old daughter, Emerson.

The Ey Family is seeking a conditional use permit to rent both the cabin and the home in a short-term rental program (i.e., AirBnB/Vacation Rental By Owner).

The Ey family has experience with short term rentals. From 2005 to 2020, the Eys had short term rentals in Page County, Virginia, renting their three log cabins to weekend renters and vacationers. Carl and Jennifer are completely supportive of the county and state regulations governing short-terms rentals, to include honoring noise and traffic ordinances and payment of all sales and use tax/tourism tax in a timely manner.

Warren County has provided that a portion of this property may be part of the Warren County Land Use program. As per a letter dated 16 November 2020 from Ms. Linda M. Fuller, Lot 5-3 is wooded and 8.4 acres of Lot 5-2 is "agricultural use," for the purposes of hay production. The Ey's have returned correspondence requesting that they be allowed to remain in the Land Use program. The character of the remainder of the property will also remain unchanged.

In order to gain the Board of Supervisors support, the Ey Family offers the following:

1) There is no new construction being requested.
2) The closest neighbor is approximately 600 ft. away to the North/Northwest. Barbara and Warren Standley reside on Oak View Drive. The neighbor to the south is Robert Castro, who is over 18 acres from either of the properties.
3) There are no industrial chemicals being stored at either home. Various household cleaning solutions are stored in the pantry and two plastic fuel containers are properly stored in the garage.
4) The homes have adequate parking with 6 parking spaces for 1406 Panhandle Road (home) and 2 parking spaces for 1408 Panhandle Road (cabin). Additionally, there is a general parking area with 6 spots for either property to utilize. The general parking area has enough room for a wheelchair accessible van to utilize.
5) If approved, the 2-bedroom cabin will be referred to as Common Ground. It is two bedroom and two full baths with a full kitchen. If approved, the 3-bedroom cabin will be referred to as Summit Lodge. That property has 5 full baths and 2 half baths and a large chef-style kitchen.
6) Rental of the homes will not have a significant impact on traffic in the area. Based on our experience in Page County, we recognize that each bedroom may warrant a vehicle to bring the renters. Hence, between 2 and 7 vehicles will use Panhandle Road to access our properties in any given short-term rental. Additionally, these homes will rent for the purposes of enjoying time away from the city. Typically, cabin renters arrive at their destination and remain there, other than to visit tourist attractions and support the local economy.
7) The Ey Family employs a local property manager as a part-time handyman and caretaker, who will be available to renters at all times to assist them with any challenges. Additionally, the Ey family is seeking local persons to maintain the property i.e. local electricians, landscapers, plumbers and others from Warren County.
8) While the Eys seek approval for short-term rental of the home/cabin, they will utilize the property as a second home as often as possible – approximately 20% of the weekends. They truly love the property and the access to all the treasures of the Shenandoah River Valley and the National Park. We have every intention of protecting the local character and resources.

WCCUP-000085-2020

WARREN COUNTY
CONDITIONAL USE PERMIT APPLICATION

Application Number: 2021-01-03
Date Received: 12/21/2020
Fee Amount: $ 500.00 CK #1425
Date Paid: 12/21/2020

Applicant Information:

Carl & Jennifer Ey
Applicant Name

4700 Brookside Drive	Alexandria	Virginia	22312
Address	*City*	*State*	*Zip*

1406 Panhandle Road	Bentonville	Virginia	22610

Property Location for conditional use permit if Different than Applicant's Address

Carl S. Ey - 202.803.1515/Jen Ey - 202.213.9885; Carl@theeyman.com; Jen@theeyman.com
Primary Contact Number *Email*

Property Owner (if same as applicant, leave blank)

Address	*City*	*State*	*Zip*

Primary Contact Number

Respectfully request that a determination be made by the Warren County Planning Commission and Board of Supervisors on the following request for a Conditional Use Permit for the property described below.

A. Property Information:

(1) Address/Location: 1406 Panhandle Road, Bentonville, VA 22610
(2) Election District: South River District
(3) Tax Map Number: MAP NUMBER 35 Parcel 5-1, 5-2, 5-3, 5B-1 (Plat enclosed)
(4) Subdivision Name: River Oak Section I
(5) Total Area of Property (acres): Parcel 5-1 = 21.3103 AC - total 63.5503 acres
(6) Total Area to be Used (acres): approximately 3 acres (inclusive of house, cabin, driveway)
(7) Total Road Frontage (feet): Please see attached plat
(8) Depth of Property (feet): Please see attached plat
(9) Present Zoning: Both residential & agricultural

B. Proposed Use of Property

(1) State the proposed use(s) for the Conditional Use Permit: Short term/vacation rental

(2) Current land use and condition of site: Residential and agricultural use

(3) Zoning of surrounding land/property: Agricultural and residential

(4) Will development be staged? ☐ Yes ☒ No

(5) Construction Time: There is nothing being built - zero construction time

(6) Season, days, and hours of operation: Generally weekends with some week-long rentals

(7) Will there be a sign? ☒ Yes ☐ No
(If yes, please submit a sketch of the sign(s) showing size and shape and the sign permit check list with this application.)

(8) Has there been any prior application for a conditional use permit/variance for this property? (If yes, enter the permit number and/or name, date of action, action taken by the Planning Commission, Board of Zoning Appeals and/or Board of Supervisors and a description of the request.) None from the Ey Family

(9) Number of full time employees: All part time employees- housekeeper, maintenance & landscaping

(10) What type of sewage disposal system will be used? ☒ Private ☐ Central ☐ Public

(11) Number of persons to be served by the sewage disposal system: variable, max of 14

(12) Number of parking spaces to be provided: Regular 14 Handicap

(13) What is the proposed landscaping and buffering for this property? Existing landscaping of heavily wooded vegetation and natural mountainous terrain

C. Plans Prepared By

Name: Carl S. Ey

Address: 4700 Brookside Drive, Alexandria, VA 22312

Telephone Number: 202 803 1515

D. Environmental Information

(1) Will this proposed use adversely impact the community of the environment? (If yes, what are the adverse impact(s) and what is proposed to solve these adverse impacts?) No

(2) Will there be any debris generated from the activity? (If yes, where and in what manner will the debris be stored and how and where will it be disposed of?) None - trash will be collected in large trash receptacles and emptied after each guest at the local transfer station; the Ey Family has already purchased the waste decal.

(3) Will any potentially hazardous substances be used and/or stored on the property? (If yes, list the substances, their use and disposal of containers and substance residues.) None

(4) List any potentially hazardous emissions including, but not limited to: fumes, gases, smoke noise, liquid effluent, waste water, dust, and state what measures will be used to control these emissions. The only emissions we anticipate is smoke from the occasional firepit in the yard. Metal fire pits have been procured to ensure that any outdoor fires are completed in a safe environment.

(5) Will there be any electrical or electronic activity which will interfere with local communications or telephone, television or radio reception? (If yes, describe the type of activity and potential interference.) None

(6) What will be the impact on traffic? Other than guests accessing the properties, there will not be any traffic issues; estimate between 2-6 cars arriving for the rental periods

(7) Will exterior lighting be used? (If yes, state the number of lights and the wattage of each. A lighting plan or lighting contour map may be required to show the nearest candle power as measured at ground level. Currently, there is exterior lighting to support illuminating the entrance to the home.

The following documents and/or information are required to be submitted with the application:

☒ **An application fee of $500.00.**

Make payable to the Treasurer of Warren County. A non-refundable fee of $500.00 will be required at the time of submittal.

☒ **A Statement of Justification**

This printed or typed statement is to be addressed to the Warren County Planning Commission. It is to summarize your proposed use and highlight any aspects of the request which are not addressed in the application form. Please note, the statement is required to be on 8 ½ x 11 size paper.

☒ **A Site Plan/Survey.**

Your site plan should show the property boundaries, existing or proposed structure(s), adjacent roads, and any other pertinent information which would help outline your proposed use. A recent survey with the proposed uses/structures located on it will serve as a site plan for the purposes of this permit. The Planning Director, Planning Commission and/or the Board of Supervisors reserve the right to ask for an engineered site plan, if they deem it necessary for evaluation of the proposed conditional use permit.

☒ **Sewage Disposal and Well Site.** Shown on attached plat

Location of the existing or proposed septic system & drainfield and the well site are to be indicated on the survey or central/public connection location.

☒ **A copy of the deed to the property verifying the current ownership.**

A copy may be obtained at the Warren County Courthouse, Circuit Clerk's Office.

☒ **A statement verifying that real estate taxes have been paid.**

This may be obtained from the Treasurer's Office in Suite 800 of the Warren County Government Center.

☐ **Environmental and Community Impact Statements**

The Planning Director, the Planning Commission, and\or the Board of Supervisors reserve the right to ask for an environmental and\or community impact statements, prepared by a certified engineer or other person qualified to perform such work, if they deem it necessary for evaluation of the proposed request.

☒ **List of chemicals stored on the site** - NONE

A complete list of chemicals to be stored on the site in the form of an oath/statement for Industrial zoned properties only.

☒ **Location Map**

A map clearly legible, showing the location of the proposed project in relation to surrounding publicly maintained roads and showing the use of surrounding properties. County staff can assist in obtaining this information.

☒ **Directions to your property from the Warren County Government Center.**

The Warren County Government Center is 13.7 miles and 27 minutes by car to 1406/1408 Panhandle Road, Bentoville, Virginia. From 220 N. Commerce Avenue, the driver should take E 2nd Street and Union Street, to US 340 S/N. Royal Avenue; Turn left onto US 340S/ N. Royal Ave.; follow 340 S for 9.9 miles; continue on Rte 613 to 1406/1408 Panhandle Road.

I/we the undersigned, do hereby respectfully agree to comply with any conditions required by the Board of Supervisors of the County of Warren, Virginia, and authorize the County personnel to go upon the property for the purpose of making site inspections. Expenses incurred in securing professional assistance in connection with the review of this application for a Conditional Use Permit, shall be charged to the applicant.

Applicant Signature — Date: 12-15-2020

Carl S. Ey Jennifer K. Ey — Property Owner Signature — Date: 15 Dec 2020

Accepted by: _____ Date: _____

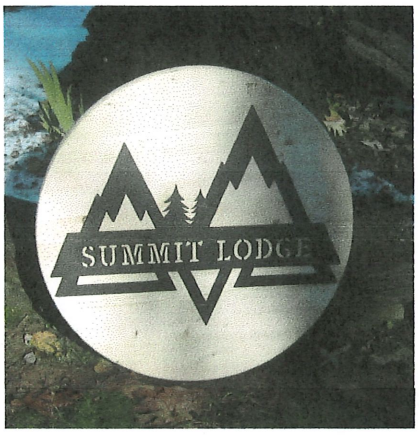
PLEASE NOTE: If the required documents are not provided and/or the application is incomplete, your application will not be placed on the Planning Commission Agenda.

NOTES

The Ey Family owns 63.5503 acres in Bentonville, Virginia (Tax Map 35); they refer to their property as Riverbend Farm. If a special use permit is approved the 5-BR/7Bath home will be "Summit Lodge" at 1406 Panhandle Road. There is no new construction. The only chemicals stored on site are the chemicals that make up cleaning solutions/extra paint i.e. there are no industrial-type chemicals. The home has a permitted/approved private septic system. There will be one sign visible from Panhandle Road (@Riverbend) and one sign nearer the home indicating that the home is Summit Lodge to assist guests as they access Riverbend Farm (please see below). The Ey Family wishes to secure a conditional use permit to rent Summit Lodge in the AIRBNB program.

This sign will be at the gate area to our property
It is approximately 35" x 35" in size.





This sign will be closer to the house to assist guests in identifying the home. It is approximately 20" x 20" in size.

PLAT
SHOWING BOUNDARY LINE ADJUSTMENT
AND DIVISION OF
RIVER OAK SECTION I, L.L.C.
SOUTH RIVER DISTRICT
WARREN COUNTY, VIRGINIA

REVIEWED AND CERTIFIED AS EXEMPT FROM THE WARREN COUNTY SUBDIVISION ORDINANCE UNDER SECTIONS 155-3B(1)(a) , ALLOWING BOUNDARY ADJUSTMENTS AND 155-3 B(1)(e) ALLOWING LOTS GREATER THAN 20 ACRES AND MAY BE COMMITTED TO RECORD.

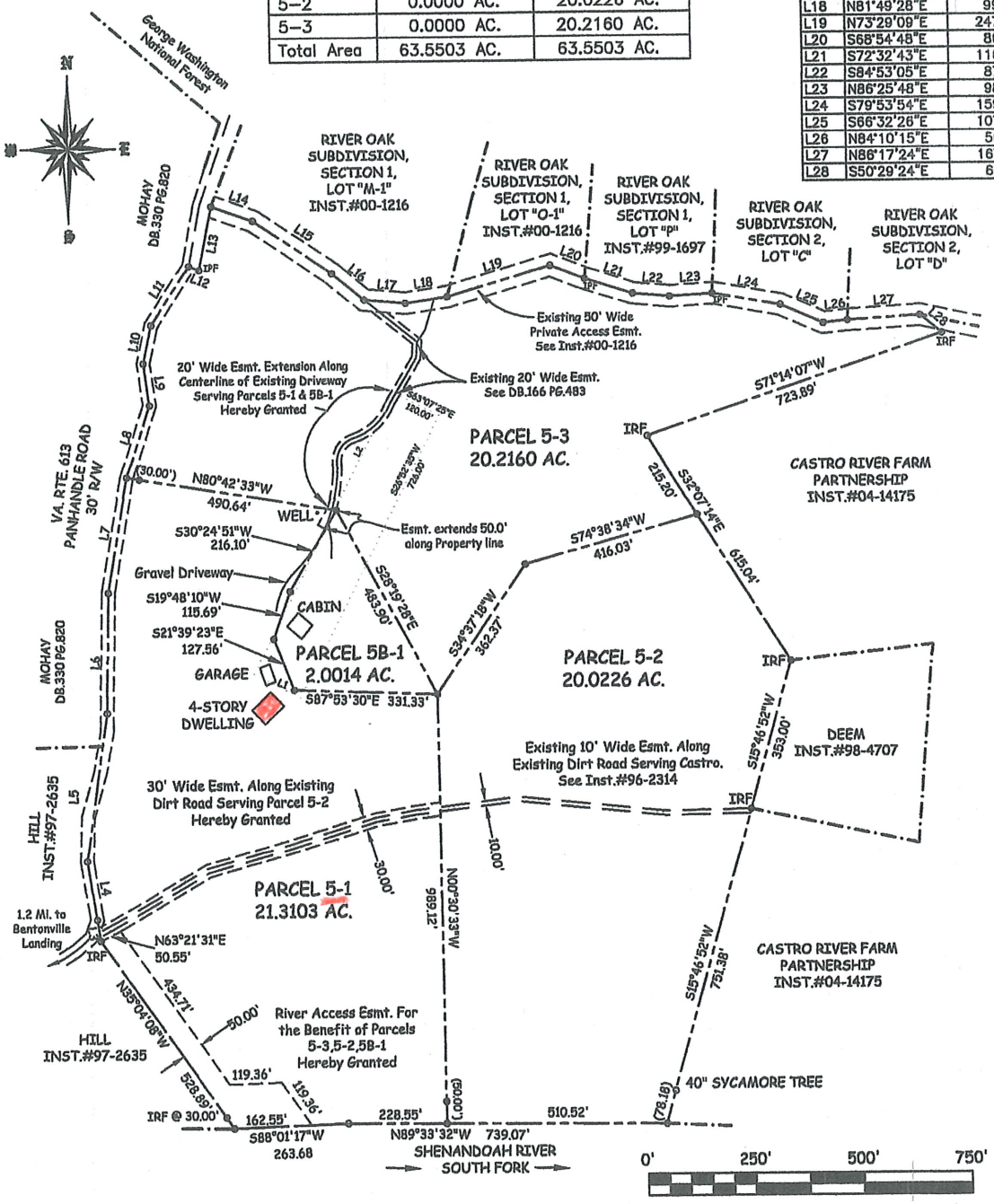
PLANNING DIRECTOR DATE

Denotes Iron Rebar Set

Denotes Lot Lines Hereby Vacated

Parcel	Original Area	New Area
5B-1	2.0000 AC.	2.0014 AC.
5	61.5503 AC.	0.0000 AC.
5-1	0.0000 AC.	21.3103 AC.
5-2	0.0000 AC.	20.0226 AC.
5-3	0.0000 AC.	20.2160 AC.
Total Area	63.5503 AC.	63.5503 AC.

LINE	BEARING	DISTANCE
L1	N63°07'25"W	120.00'
L2	N26°52'35"E	726.00'
L3	N08°55'27"W	50.00'
L4	N08°57'09"W	137.07'
L5	N08°23'11"W	344.11'
L6	N01°07'13"E	278.33'
L7	N10°00'38"E	269.32'
L8	N16°16'06"E	174.07'
L9	N07°30'09"W	97.88'
L10	N12°18'34"E	90.41'
L11	N33°08'35"E	162.79'
L12	S67°39'51"E	25.44'
L13	N11°40'04"E	150.29'
L14	S70°16'14"E	101.62'
L15	S55°51'43"E	219.41'
L16	S50°32'15"E	97.19'
L17	S84°55'33"E	94.95'
L18	N81°49'28"E	99.12'
L19	N73°29'09"E	247.39'
L20	S68°54'48"E	86.62'
L21	S72°32'43"E	116.35'
L22	S84°53'05"E	87.13'
L23	N86°25'48"E	98.45'
L24	S79°53'54"E	159.79'
L25	S66°32'26"E	107.17'
L26	N84°10'15"E	56.22'
L27	N86°17'24"E	167.74'
L28	S50°29'24"E	64.67'



NOTES:
1. Owners: River Oak Section I, L.L.C. as shown by deed recorded in instrument #99-3778.
2. Meridian derived from instrument #04-14175
3. Original Tax Map #'s: 35-5 and 35-5B
4. Boundary lines shown hereon are based on a current field survey.
5. No title report was furnished for the preparation of this survey. Therefore, all existing easements are not necessarily shown on this plat.
6. Zoned: Agricultural

Original Signed Plats are on record at the Warren County Clerk's Office

PREPARED BY:
LAND SURVEYS, PLLC
FRONT ROYAL, VA
540-636-9364

SCALE:	DATE:	DRAWN BY:
1" = 250'	09/29/2010	PMH
JOB: W10-13	FB:	SHEET: 1 OF 1
REVISIONS:		
FILE: riveroak1.dwg		

Sum. T Lodge - 5 Br Home

Prepared by:

Joseph F. Silek, Jr., P.C.
43 Chester Street
Front Royal, Virginia 22630
540-635-9415
Joseph F. Silek, Jr. – VSB #27403

Tax Map №.:	35-5-1 35-5-B1
Title Insurance Underwriter:	First American Title Insurance Company
Consideration:	$1,100,000.00
Assessed Value:	TM 35-5-1 - $1,687,900.00 TM 35-5-B1 - $208,400.00

THIS DEED made and entered into this 16th day of November, **2020**, by and between **TAMARA L. PREISS, SOLE ACTING TRUSTEE OF THE BETTINA SILVA CALLAWAY REVOCABLE TRUST DATED JULY 7, 2012**, party of the first part, Grantor (hereinafter referred to as "Grantor") and JENNIFER K. **EY**, and CARL S. **EY**, in the ownership interests herein set forth, parties of the second part, Grantees, whose address is 4700 Brookside Drive, Alexandria, VA 22312.

WITNESSETH:

NOW, THEREFORE, in consideration of the sum of TEN DOLLARS ($10.00) cash paid in hand and other good and valuable consideration, the receipt all of which is hereby acknowledged, the said parties of the first part do hereby grant and convey, in fee simple, with **SPECIAL WARRANTY OF TITLE** unto **CARL S. EY, AS TO AN UNDIVIDED 24% INTEREST and JENNIFER K. EY, AS TO AN UNDIVIDED 76% INTEREST**, as tenants in common, the following described real estate, to-wit:

PARCEL ONE – TAX MAP NO. 35-5-1

All that certain tract or parcel of real estate together with the improvements thereon and the appurtenances thereunto belonging, lying and being situate in South River Magisterial District, Warren County, Virginia, being known and designated as **Parcel 35 5-1, containing 21.3103 acres**, more or less, as shown on a plat prepared by Wayne E. Niskanen, Land Surveyor dated September 29, 2010 and entitled "Plat Showing Boundary Line Adjustment and Division of River Oak Section I, L.L.C., South River District, Warren County, Virginia", of record in the Clerk's Office of the Circuit Court of Warren County, Virginia, as Instrument No. 100006083;

AND BEING a portion of the same property conveyed to Bettina Silva Callaway and Tamara Lee Preiss, Trustees of The Bettina Silva Callaway Revocable Trust, by virtue of a deed dated July 7, 2012 from Bettina S. Callaway, widow, said deed of record in the aforesaid Clerk's Office as Instrument #120004038;

PROPERTY ADDRESS – 1406 Panhandle Road, Bentonville, VA 22610

PARCEL TWO – TAX MAP NO. 35-5-B1

All that certain tract or parcel of real estate together with the improvements thereon and the appurtenances thereunto belonging, lying and being situate in South River Magisterial District, Warren County, Virginia, being known and designated as **Parcel 35 5B-1, containing 2.0014 acres**, more or less, as shown on a plat prepared by Wayne E. Niskanen, Land Surveyor dated September 29, 2010 and entitled "Plat Showing Boundary Line Adjustment and Division of River Oak Section I, L.L.C., South River District, Warren County, Virginia", of record in the Clerk's Office of the Circuit Court of Warren County, Virginia, as Instrument No. 100006083;

AND BEING the same property conveyed to Bettina Silva Callaway and Tamara Lee Preiss, Trustees of The Bettina Silva Callaway Revocable Trust, by virtue of a deed dated July 19, 2014 from River Oak Section 1, L.L.C., a Virginia limited liability company from Bettina S. Callaway, widow, said deed of record in the aforesaid Clerk's Office as Instrument #120004038;

PROPERTY ADDRESS - 1408 Panhandle Road, Bentonville, VA 22610

Tamara Lee Preiss, a Trustee of the Bettina Silva Callaway Revocable Trust executes this deed pursuant to a Certificate of Trust dated July 7, 2012 wherein either Trustee may independently act.

Reference to said plats and deeds is hereby had for a more particular description of the real estate herein conveyed and for further derivation of title thereto.

This conveyance is made and accepted subject to all other easements, restrictions, and conditions, if any, of record in the aforesaid Clerk's Office, pertaining to or affecting the real estate herein conveyed.

WITNESS the following signature and seal:

BETTINA SILVA CALLAWAY
REVOCABLE TRUST DATED JULY 7, 2012

By: _____ **(SEAL)**
TAMARA L. PREISS
SOLE ACTING TRUSTEE

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Warren, **to-wit:**

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that **Tamara L. Preiss, Trustee of The Bettina Silva Callaway Revocable Trust Dated July 7, 2012**, Grantor, whose name is signed to the foregoing Deed, has this day personally appeared and acknowledged the same before me in my State and County aforesaid.

Given under my hand this 10th day of November, 2020.

_____ (SEAL)
Notary Public

My commission expires: 01-31-2022

Lauren P. McDaniel
Commonwealth of Virginia
Notary Public
Commission No. 7506547
My Commission Expires 1/31/2022

Notary Registration №.: 7506547

INSTRUMENT 200008263
RECORDED IN THE CLERK'S OFFICE OF
WARREN COUNTY CIRCUIT ON
NOVEMBER 12, 2020 AT 04:25 PM
$1896.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: $948.25 LOCAL: $948.25
ANGELA M. MOORE, CLERK
RECORDED BY: AMM

COUNTY OF WARREN

Treasurer's Office
Warren County Government Center
220 North Commerce Avenue, Suite 800
Front Royal, Virginia 22630
Phone: (540) 635-2215
FAX: (540) 636-4870

Jamie L. Spiker
Treasurer
Allison R. Ross
Deputy Treasurer III

- As of today the Owner/Tenant/Contractor/Responsible Land Disturber Carl Ey + Jennifer Ey 1406 Panhandle Rd.
  Is current on real estate taxes in Warren County through Dec. 7th.
  Is current on personal property taxes in Warren County through N/A.
- As of today the Owner/Tenant/Contractor/Responsible Land Disturber _____
  Is current on real estate taxes in Warren County through _____.
  Is current on personal property taxes in Warren County through _____.
- As of today the Owner/Tenant/Contractor/Responsible Land Disturber _____
  Is current on real estate taxes in Warren County through _____.
  Is current on personal property taxes in Warren County through _____.
- As of today the Owner/Tenant/Contractor/Responsible Land Disturber _____
  Is current on real estate taxes in Warren County through _____.
  Is current on personal property taxes in Warren County through _____.
- As of today the owner/tenant/contractor/responsible land disturber _____
  has a payment plan with our office and is current on their payments through _____.

Sincerely,

KMK Tanner

DATE: 12/14/20

Date: 11/17/20 Cash Register: 001 WARREN COUNTY TREASURER 14:23:08
Cshr: MARY ANN LANG Account#: 000022453 Cust.Transactions:
Type: PAY Dept/Bill#: RE2020 00023290002 P/I Date: 11/17/2020 11/17/2020
Name: CALLAWAY BETTINA SILVA/ Bill Date: 9/01/2020 Half: 2
Nam2: PREISS TAMARA LEE TRUSTEES Due/PstDt: 12/07/2020
Addr: 130 S CAMERON ST PAdr: 1406 PANHANDLE RD

WINCHESTER VA
Zip: 22601 - 0000 Map#: 35 5-1
Desc: PAR 5-1 RIVER OAK SEC 1 PPPIIDDBBLLLLSS
LLC LR10-6083 FR TM 35-5 Acre: 21.31 Dist/Cls 05 / 02 Status
MrtgCo:
SSN: 000 - 00 - 0000 000 - 00 - 0000

Land:	$252,300	Improve:	$1,435,600	Use:	$106,900
Original Bill:	$5,051.69	Credits:	$.00	Discount:	$.00
Penalty Paid:	$.00	Int Paid:	$.00	Last Date:	9/01/2020
Amount Owed:	$5,051.69	Other:	$.00	Setoff Claim #:	00000000
Total Owed:	$5,051.69	Penalty:	$.00	Interest:	$.00

Principal Due: 5051.69
Penalty Due:
Total Amount Due: 5051.69

Pen Rate % Int Fact
Interest Due:
Aging: 0 years, 0 months, -20 days.
Promise to Pay Date:

F1=Amt Tender F2=Next Ticket F3=Exit F10=Funct Menu F20=Attach

PAID

PROPERTY MANAGEMENT PLAN
Carl & Jennifer Ey (Owners)
1406 Panhandle Road, Bentonville, VA 22610
Carl's Cell = 202-803-1515
Jen's Cell = 202-213-9885
Carl = carl@theeyman.com; Jen = jen@theeyman.com

IN CASE OF AN EMERGENCY

If there is an emergency, or there are questions in regards to the property, please contact the local property manager, Peter Deutschman at 540-377-2196. If the emergency requires immediate assistance please call 911 or one of the following:

Warren County Sheriff's Department: 540-636-7100, 200 Skyline Vista Drive, Front Royal, VA 22630

Warren County Fire & Rescue: 540-636-3830, 200 Skyline Vista Drive, Front Royal, VA 22630

Neighboring Fire Department: 540-743-5585, 1 Firehouse Ln, Luray, VA 22835

Warren Memorial Hospital: 540-636-0300, 1000 N. Shenandoah Ave, Front Royal, VA 22630

Electrical Outage: Shenandoah Valley Electric Cooperative at 540-635-1110. 1406 Panhandle Road has an entire home backup generator serviced bi-annually.

Emergency Evacuation: Departing via the driveway, bear left onto Oakview Dr., turn left on State Rte 613, and turn left onto US-340N (to head to Front Royal, VA) or right on US-340N (to head to Luray, VA); Front Royal and Luray are major thoroughfares approximately 10 miles in either direction.

OCCUPANCY

This short-term rental will house 6 persons in 3 bedrooms.

NOISE

As defined by the Warren County Code, there is no expectation of "noise" that by reason of its volume, pitch, duration or repetition, considering the time of day, is likely to disturb the rest of any person of ordinary sensibilities or interfere with such person's lawful and peaceful enjoyment of property owned or rented by him. While there is a Utility Vehicle (aka "Gator") on the premises, it is intended for owner/handyman use only for maintenance and work purposes, and will be locked in the garage and inaccessible during all short-term rental periods.

The owners plan to market the property to families and couples seeking access to outdoor activities, wineries, and breweries. The home has an elevator and is handicap-accessible, making this an ideal getaway for multigenerational families. The home is pet-friendly, equipped with a fenced-in backyard and mudroom dog-washing station. As stated in the check-in instructions, under no circumstances are pets to be left in the yard when renters are away, and must be contained in a crate inside the home or garage when left alone. Dog crates are provided by the property owners.

PARKING

There is ample parking for six cars (estimating a maximum number of vehicles for six persons) in the driveway. The property has an alternate parking area down the driveway for an additional six vehicles, and/or to allow for a turn-around. Under no circumstances will cars park along the roadway, nor is it likely that anyone would do so, given the distance from the road to the property.

TRASH AND RECYCLING

All trash and recycling collected in receptacles in the home shall be placed in heavy-duty containers outside provided by the owner. The property manager/cleaning team will deposit all trash in those receptacles. The handyman will remove the trash in those receptacles to a nearby authorized transfer station. Property owners, Carl & Jennifer Ey, have purchased a permit to use the Warren County transfer station.

CHECK-IN & CHECK-OUT

Please refer to Powerpoint slides attached.

WIFI/PHONE/ETC

The phone number is 540.635.1020. Satellite television and Internet are available. Additionally, cellular coverage is strong for T-Mobile/Sprint customers, and better than average for AT&T customers. Given sometimes limited cellular connectivity, renters will be strongly encouraged to print out directions and check-in instructions to limit occurrences of lost cars seeking their destination.

SPECIFIC PROPERTY DETAILS

While the home is surrounded by nearly 64 acres, short-term renters are expected to mainly use the few acres around the house. The owners will provide a map of the property with boundary lines clearly delineated to keep adventurous hikers on the 64-acre plot. The driveway and landscaping immediately adjacent to the house and in the fenced in backyard will be maintained. Diseased trees will be removed only as necessary. The owners plan to mark a path down through the woods to facilitate safe access to the river and reduce occurrences of accidental trespassing. Otherwise, the land will be left undisturbed. No trespassing/no hunting notices will be posted.

AREA ATTRACTIONS – all within a 10-mile range

- Attractions: Shenandoah National Park, Shenandoah River State Park, Skyline Caverns, Golf Courses, Canoe Companies
- Groceries & Convenience: Walmart, Target, Martins, CVS
- Restaurants: Essence Restaurant, 7892 Stonewall Jackson Hwy, Front Royal, VA 22630

SPECIFIC PROPERTY REGULATIONS

- No shooting of firearms
- No hunting of any type on property
- Guests may use the designated/provided firepits and grills
- No fireworks
- No ATVs

ATTACHMENTS

- Property Map

Mailing address for Jennifer & Carl Ey:

4700 Brookside Drive

Alexandria, VA 22312

SUMMIT LODGE @RIVERBEND FARM (5BR HOME)
CHECK IN/OUT INSTRUCTIONS

Thank you for booking Summit Lodge.
We are excited to have you.

EY MAN ENTERPRISES, LLC.

The front door key code is 9839.

Your local POC is Pete Deutschman at 540.477.2196.

If you need assistance, call/text him - please be sure to tell him what property you are visiting.

Please print these directions; unless you have Sprint/T-mobile cell service, you will likely lose cellular service as you travel close to the property.

Riverbend Farm address: 1406 Panhandle Road, Bentonville, VA 22610.

GPS coordinates: 38.85888, -78.32638 (38.51'32",-78.19'35")

When your vehicle's navigation system says you have arrived, you may have to continue up the hill & turn right onto Oak View Road and bear right to follow the signs for 1406.

Check In = 4:00 p.m.; Check out = 11:30 a.m.

On Check out Day: Please start 1 load of laundry (sheets/towels). Please put dishes in dishwasher and start the cycle. You do not need to wait on either cycle to finish. Thank you.

WIFI is available via satellite download; it allows to surf the net but. Streaming is challenging. Gaming is not possible. Login and password are provided.

Thank you in advance for your cooperation!

SUMMIT LODGE @RIVERBEND FARM (5BR HOME)
DIRECTIONS

Your local POC is Pete Deutschman at 540.477.2196.
Call or text him for help with directions.
Approximately 1 hour and 46 minutes from Washington, DC

Follow 66W from Washington, DC
*Take Exit 13 off of 66W ** Turn L onto VA 79S ** Turn Right onto VA 55W*
*Turn L onto US 340S ** Turn R onto State Route 613 (Panhandle Rd.)*
*** Turn R onto Oak View Road ** Stay to the right to 1406*

As you travel on Rt 613/Panhandle Road, after approx. 2 miles you should look for this sign; turn right on Oak View Rd.



Riverbend Farm address:
1406 Panhandle Road,
Bentonville, VA 22610
GPS coordinates:
38.85888, -78.32638

Keep the address for emergency purposes.

The cabin phone number is:
540.635.1020

Bear right and follow the sign that says 1406



Riverbend Farm has contracted for local private snow removal – please call Pete with queries if inclement weather is anticipated.

Riverbend Farm (5BR HOME)
Rules

Your local POC is Pete Deutschman at 540.477.2196.
Call or text him with questions.

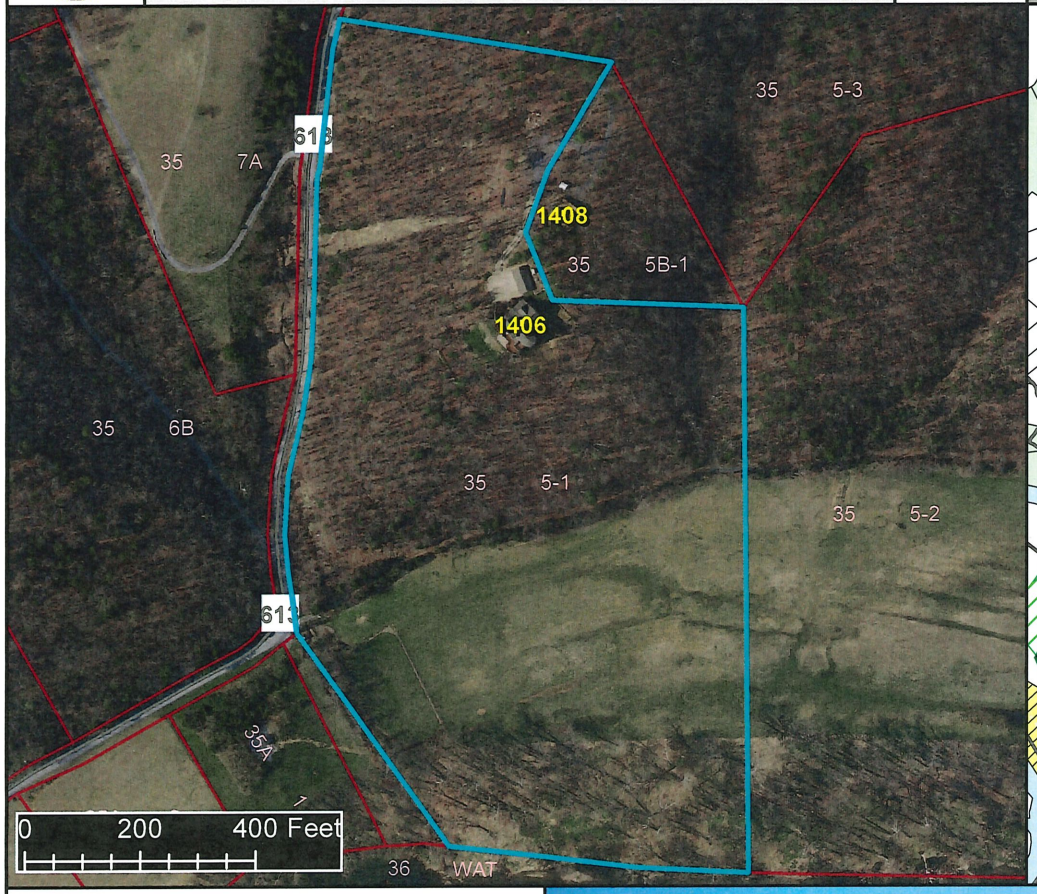
- No shooting of firearms
- Hunting is not allowed on this property
- Guests may use the designated/provided firepits and grills
- Fireworks are not permitted
- ATVs are not permitted
- All pets must be on a leash, must be crated inside the home when the guests explore the area; pets should never be left in the yard unattended
- Please be cognizant of neighbors and quiet time before 8:30 a.m. and after 10 p.m.
- Have a great time and visit our local restaurants and businesses; they are fabulous and waiting for you!

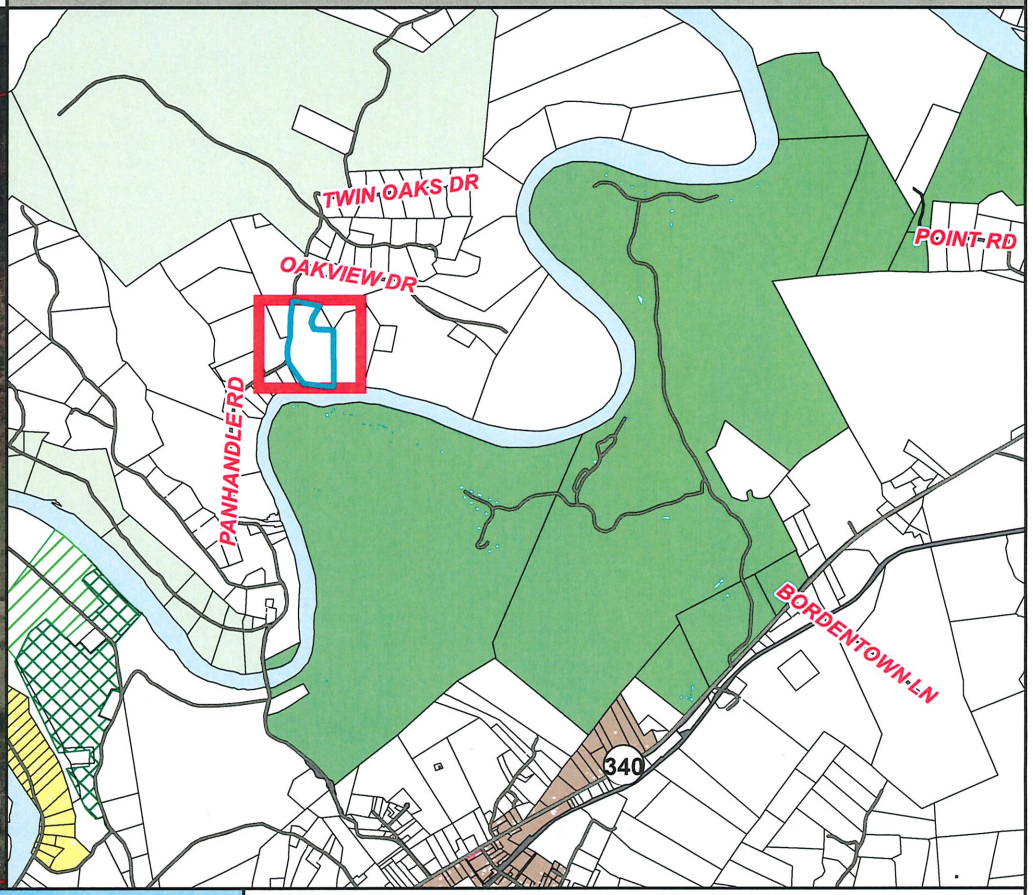
Warren County VA

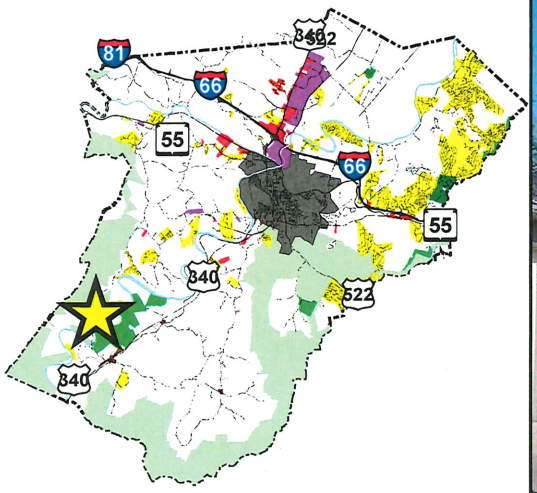
CUP Location Map

CUP: Short Term Tourist Rental
Applicant: Carl & Jennifer Ey

TM 35---------5-1
1406 Panhandle Rd









Zoning

- Agricultural
- Commercial
- Industrial
- Residential One
- Residential Two
- Suburban Residential
- Village Residential
- Rural Residential
- Right of Way
- Front Royal
- Federal Land
- State Land
- Water
- VOF Conservation Easements
- WC Conservation Easements

Map produced by
Warren County GIS 2020
Department of Planning

COUNTY OF WARREN, VIRGINIA

BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:
03/16/2021	K-6	Conditional Use Permit #2021-01-04 Carl & Jennifer Ey *Short-Term Tourist Rental*

EXPLANATION & SUMMARY:

See attached application and staff report.

General standards/conditions. In addition to the specific standards set forth hereinafter with regard to particular conditional uses, all such uses shall satisfy the following general standards:

1) The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.
2) The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3) The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4) The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or in conflict with the existing and anticipated traffic in the area.
5) Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.
6) In determining whether or not to grant a permit and in determining conditions to be imposed, the governing body shall take into consideration the objectives and intent of this chapter and may impose reasonable conditions that:
   a) Abate or restrict noise, smoke, dust or other elements that may affect surrounding properties.
   b) Establish setback, side and front yard requirements necessary for orderly expansion and to prevent traffic congestion.
   c) Provide for adequate parking and ingress and egress to public streets or roads.
   d) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered to be detrimental to adjoining property.
   e) Prevent such use from changing the character and established pattern of development of the community.

RECOMMENDED CONDITIONS:

Planning Staff is recommending the following conditions be added to this conditional use permit.

1) The applicant shall comply with all Warren County Health Department, Warren County Building Inspections, and Virginia Statewide Fire Prevention Code regulations and requirements.
2) The maximum number of occupants shall not exceed four (4) as determined according to the Health Department.
3) The applicants shall provide documentation to County Staff for the maintenance of the sewage treatment system as recommended by the Warren County Health Department.
4) The applicants shall have the well water tested annually for e- coli and coliform bacteria and a copy of the results shall be submitted to the Planning and Health Departments by the end of the calendar year.

PLANNING COMMISSION STATUS:

On Wednesday, March 10, 2021, Mr. Longo moved to forward this application to the Board of Supervisors, recommending approval. The motion was seconded by Mr. Henry and approved by the Planning Commission by a vote of 4-0.

PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors approve the conditional use permit request of Carl & Jennifer Ey for a Short-Term Tourist Rental with the conditions as recommended by the Planning Commission and staff.

OR

I move that the Board of Supervisors deny the conditional use permit request of Carl & Jennifer Ey for a Short-Term Tourist Rental. (List reasons)

SUBMITTED BY:	**DISPOSITION OF COMMISSION:**	**PROCESSED BY:**
Joseph Petty, Zoning Administrator	☐ APPROVED ☐ OTHER (Describe)	

Conditional Use Permit: 2021-01-04 / Short-Term Tourist Rental
Carl & Jennifer Ey, *Current Owners/Applicants*
Prepared: January 6, 2021 – **Revised:** March 11, 2021
Staff Contact: Joseph Petty, Zoning Administrator

SUMMARY OF REQUEST

The applicant is requesting a conditional use permit for a Short-Term Tourist Rental. The rental will be available for short-term visitations for individuals who will be visiting the Warren County area. The owners currently live in Alexandria, VA and will have the home professionally cleaned and maintained in between reservations. They have years of experience owning /operating short-term rentals in the Shenandoah Valley area.

PROPERTY INFORMATION

Property Location: 1408 Panhandle Road
Tax Map ID: 35---------5B-1
Magisterial District: South River
Subdivision: N/A
City: Bentonville
Zoning: Agricultural (A)
Acres: 2 (63.5 total)
Existing Land Use: Single Family Dwelling

SURROUNDING ZONING DISTRICTS & USES

North: Zoned Agriculture (A) — Use: Vacant Lot, Forest
South: Shenandoah River — Use: Shenandoah River
East: Zoned Agriculture (A) — Use: Vacant Lot, Forest
West: Zoned Agriculture (A) — Use: Single Family Dwelling, Forest

PROPERTY HISTORY

This property has not had any previous Conditional Use Permits issued for uses in the Agricultural zoning district. The house construction date is unknown, and does not have a record of any previous zoning violations.



COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Future Land Use Map in the Comprehensive Plan identifies this area to be used for agriculture/residential land uses. A Short-Term Tourist Rental is a use allowed by conditional use permit in the Agricultural (A) zoning district, and is compatible with the current Warren County Zoning Ordinance.

STAFF RECOMMENDATION

APPROVE | APPROVE WITH CONDITIONS | DENY

ATTACHMENTS

- ☒ Agency Comments
- ☒ Application
- ☒ Health Permit
- ☒ Letter from Applicant
- ☒ Location Map
- ☐ Public Comments
- ☐ Submitted Plans
- ☐ Other: _____

SUPPLEMENTARY REGULATIONS
Warren County Zoning Ordinance: § 180-56.4: Short-term tourist rentals.

A. The owner of a dwelling unit to be used for a short-term tourist rental shall apply and receive a zoning permit and/or a conditional use permit from the Planning Department prior to utilizing the dwelling unit as a short-term rental. The permit shall be reviewed by planning staff on an annual basis to ensure compliance with the performance standards listed in this section, along with all conditions placed on the conditional use permit, if applicable. Warren County may revoke a permit for repeated noncompliance with these performance standards.

B. The maximum number of occupants in the dwelling unit shall be determined according to permit approval received by the Warren County Health Department; however the maximum number of occupants shall not exceed 10. **The Health Department could not find records, though the applicant is working with the Health Department and an OSE to confirm the existing system capacity. The applicants have provided documents requesting a four (4) person maximum. The Warren County Accessors list two (2) bedrooms.**

C. Parking for the use shall be located in driveways or other designated and approved parking areas. The parking of vehicles is prohibited in or along all right-of-ways and in yards. **There is sufficient parking for at least two (2) vehicles in the driveway.**

D. Property boundaries, or limitations within the property's boundaries where transients are allowed, must be clearly marked at all times. **The property is situated on an interior lot, with two sides bordering adjacent properties containing a single family dwelling; one of which is owned by the applicant. Most of the area is forest land, the area to the south borders the Shenandoah River.**

E. There shall be no visible evidence of the conduct of such short-term rentals on the outside appearance of the property.

F. A fire extinguisher shall be provided and visible in all kitchen and cooking areas; smoke detectors shall be installed in all locations as identified in the Uniform Statewide Building Code, and a carbon monoxide detector must be installed on each floor in every dwelling. **The applicant shall obtain building permits to ensure the dwelling meets the current code requirements for fire protection systems.**

G. The owner of a dwelling used for short-term tourist rentals shall give the County written consent to inspect any dwelling used for short-term rental to ascertain compliance with all of the above performance standards upon a 24 hour notice.

H. A property management plan (PMP) demonstrating how the short-term tourist rental will be managed and how impacts to neighboring properties will be minimized shall be submitted for review and approval as part of the permitting process to the Planning Department. The plan shall include local points of contact available to respond immediately to complaints, clean up garbage, manage unruly tenants, utility issues, etc. It shall also be posted in a visible location in the short-term rental. The contact numbers shall be provided to county staff, public safety officials, and if applicable, the HOA/POA of the subdivision. The plan must be provided as a part of the rental contract. **The PMP is attached.**

I. If the property is located within a subdivision governed by a Home Owners Association/Property Owners Association, the Planning Department must receive a recommendation of approval or disapproval from the HOA/POA to operate the short-term tourist rental. **This property is not located within an HOA/POA.**

J. The short-term tourist rental shall have a "land-line" with local phone service. The phone number servicing the short-term tourist rental shall be included in the property management plan.

K. The owners of the tourist rental shall provide an emergency evacuation plan for the dwelling and the neighborhood. **The property shall have the evacuation plan posted in each bedroom and in the guest registration packet.**

L. A copy of Chapter 123 of the Warren County Code relative to noise must be provided at the short-term tourist dwelling. **The applicant shall have a copy of the ordinance in their guest registration packet and posted in a common area of the dwelling.**

M. Failure to comply with the approved conditions and/or supplemental regulations will subject the permit to revocation as described in §180-63 of the Warren County Zoning Ordinance.

N. All outdoor burning shall be in compliance with Chapter 92 of the Warren County Code.

O. There shall be a minimum of 100′ from the short-term tourist rental to all neighboring residences. **This short-term tourist dwelling does meet the setback requirement to adjacent single family dwellings. The closest dwelling is 140′ to the north; however it is also under the same ownership and also has an application for short-term tourist rental. The closes adjoining property owner is 900′+ away.**

RECOMMENDED CONDITIONS

Planning Staff is recommending the following conditions be added to this conditional use permit if the Planning Commission chooses to recommend approval of this permit to the Board of Supervisors.

1) The applicant shall comply with all Warren County Health Department, Warren County Building Inspections, and Virginia Statewide Fire Prevention Code regulations and requirements.
2) The maximum number of occupants shall not exceed four (4) as determined according to the Health Department.
3) The applicants shall provide documentation to County Staff for the maintenance of the sewage treatment system as recommended by the Warren County Health Department.
4) The applicants shall have the well water tested annually for e- coli and coliform bacteria and a copy of the results shall be submitted to the Planning and Health Departments by the end of the calendar year.

Cc: Carl & Jennifer Ey- Owner/Applicant

Warren County Board of Supervisors

Short-Term Tourist Rental Checklist

Application: 2021-01-04 (EY)

Application Completeness

- ☑ Completed Conditional Use Permit Application – Signed and Dated
- ☑ Statement of Justification
- ☑ Application Fee - $500
- ☑ Health Department Documentation
- ☑ Deed of Ownership
- ☑ Location Map
- ☑ 100' Setback
  - ☑ Compliant
  - ☐ Waiver Sought _____
- N/A ☑ Documentation from Property Owners Association/Home Owners Association/ Road Maintenance Committee
- ☑ Comments requested from:
  - ☑ Health Department
  - ☑ Building Inspections
  - ☐ Fire & Rescue
  - ☐ VDOT
  - ☐ Sheriff's Department
  - ☐ Other _____

Communication with Applicant regarding approval:

- ☑ Land Line phone
- ☑ Building Permit
- ☑ Transient Occupancy Tax
- ☑ Property line markings

After the application is accepted:

1 Planning Commission - Request for Advertisement
- ☑ Property posted with sign
- ☑ Adjoining Property Owners notification
- ☑ Publication Advertisement

2 Planning Commission - Public Hearing
- ☑ Draft Property Management Plan
- ☑ Public Comment emails/letters included in packet

3 Board of Supervisors - Request for Advertisement
- ☑ Property posted with sign
- ☑ Adjoining Property Owners notification
- ☑ Publication Advertisement

4 Board of Supervisors - Public Hearing
- ☑ Property Management Plan
- ☑ Public Comment emails/letters included in packet

Carl S. Ey (202.803.1515)
carl@theeyman.com

Jennifer K. Ey (202.213.9885)
Jen@theeeyman.com

Warren County Statement of Justification

1406/1408 Panhandle Road, Bentonville, VA 22610
GPS coordinates: 38.85888, -78.32638 (38.51'32", -78,19'35"

The Ey Family recently purchased 63.5503 acres in Bentonville, Virginia. "Riverbend" farm is four parcels on Tax Map 35. Parcel 5-1 is 21.3103 acres with a 3-bedroom home listed as 1406 Panhandle Road residing on this parcel. Parcel 5B-1 is 2.0014 acres with a 2-bedroom cabin listed as 1408 Panhandle Road residing on this parcel. The remaining 2 parcels have no dwellings and are listed as Parcel 5-2 with 20.0226 acres and Parcel 5-3 with 20.2160 acres.

Carl is a retired Soldier with 23 years of service and a 100% Service-Disabled Veteran. Jennifer is a senior government employee with the Department of Homeland Security (U.S. Coast Guard). She has been a federal government employee for 20-plus years. Carl and Jennifer live in Alexandria, Virginia, with their four-year old daughter, Emerson.

The Ey Family is seeking a conditional use permit to rent both the cabin and the home in a short-term rental program (i.e., AirBnB/Vacation Rental By Owner).

The Ey family has experience with short term rentals. From 2005 to 2020, the Eys had short term rentals in Page County, Virginia, renting their three log cabins to weekend renters and vacationers. Carl and Jennifer are completely supportive of the county and state regulations governing short-terms rentals, to include honoring noise and traffic ordinances and payment of all sales and use tax/tourism tax in a timely manner.

Warren County has provided that a portion of this property may be part of the Warren County Land Use program. As per a letter dated 16 November 2020 from Ms. Linda M. Fuller, Lot 5-3 is wooded and 8.4 acres of Lot 5-2 is "agricultural use," for the purposes of hay production. The Ey's have returned correspondence requesting that they be allowed to remain in the Land Use program. The character of the remainder of the property will also remain unchanged.

In order to gain the Board of Supervisors support, the Ey Family offers the following:

1) There is no new construction being requested.
2) The closest neighbor is approximately 600 ft. away to the North/Northwest. Barbara and Warren Standley reside on Oak View Drive. The neighbor to the south is Robert Castro, who is over 18 acres from either of the properties.
3) There are no industrial chemicals being stored at either home. Various household cleaning solutions are stored in the pantry and two plastic fuel containers are properly stored in the garage.
4) The homes have adequate parking with 6 parking spaces for 1406 Panhandle Road (home) and 2 parking spaces for 1408 Panhandle Road (cabin). Additionally, there is a general parking area with 6 spots for either property to utilize. The general parking area has enough room for a wheelchair accessible van to utilize.
5) If approved, the 2-bedroom cabin will be referred to as Common Ground. It is two bedroom and two full baths with a full kitchen. If approved, the 3-bedroom cabin will be referred to as Summit Lodge. That property has 5 full baths and 2 half baths and a large chef-style kitchen.
6) Rental of the homes will not have a significant impact on traffic in the area. Based on our experience in Page County, we recognize that each bedroom may warrant a vehicle to bring the renters. Hence, between 2 and 7 vehicles will use Panhandle Road to access our properties in any given short-term rental. Additionally, these homes will rent for the purposes of enjoying time away from the city. Typically, cabin renters arrive at their destination and remain there, other than to visit tourist attractions and support the local economy.
7) The Ey Family employs a local property manager as a part-time handyman and caretaker, who will be available to renters at all times to assist them with any challenges. Additionally, the Ey family is seeking local persons to maintain the property i.e. local electricians, landscapers, plumbers and others from Warren County.
8) While the Eys seek approval for short-term rental of the home/cabin, they will utilize the property as a second home as often as possible – approximately 20% of the weekends. They truly love the property and the access to all the treasures of the Shenandoah River Valley and the National Park. We have every intention of protecting the local character and resources.

WC CUP - 000086 - 2020

WARREN COUNTY
CONDITIONAL USE PERMIT APPLICATION

Application Number: 2021-01-04
Date Received: 12/21/2020
Fee Amount: $ 500.00 ck # 189
Date Paid: 12/21/2020

Applicant Information:

Carl & Jennifer Ey
Applicant Name

4700 Brookside Drive | Alexandria | Virginia | 22312
Address | *City* | *State* | *Zip*

1408 Panhandle Road | Bentonville | Virginia | 22610
Property Location for conditional use permit if Different than Applicant's Address

Carl S. Ey - 202.803.1515/Jen Ey - 202.213.9885; Carl@theeyman.com; Jen@theeyman.com
Primary Contact Number *Email*

Property Owner (if same as applicant, leave blank)

Address *City* *State* *Zip*

Primary Contact Number

Respectfully request that a determination be made by the Warren County Planning Commission and Board of Supervisors on the following request for a Conditional Use Permit for the property described below.

A. Property Information:

(1) Address/Location: 1408 Panhandle Road, Bentonville, VA 22610
(2) Election District: South River District
(3) Tax Map Number: MAP NUMBER 35 Parcel 5-1, 5-2, 5-3, 5B-1 (Plat enclosed)
(4) Subdivision Name: River Oak Section I
(5) Total Area of Property (acres): Parcel 5B-1 = 2.0014; Total AC - total 63.5503 acres
(6) Total Area to be Used (acres): approximately .75 acres
(7) Total Road Frontage (feet): Please see attached plat
(8) Depth of Property (feet): Please see attached plat
(9) Present Zoning: Both residential & agricultural

B. Proposed Use of Property

(1) State the proposed use(s) for the Conditional Use Permit: Short term/vacation rental

(2) Current land use and condition of site: Residential and agricultural use

(3) Zoning of surrounding land/property: Agricultural and residential

(4) Will development be staged? ☐ Yes ☒ No

(5) Construction Time: ZERO: Cabin interior is being painted and rugs replaced with hardwood flooring

(6) Season, days, and hours of operation: Generally weekends with some week-long rentals

(7) Will there be a sign? ☒ Yes ☐ No
(If yes, please submit a sketch of the sign(s) showing size and shape and the sign permit check list with this application.)
If we get board approval to rent this cabin, it will be referred to as COMMON GROUND.

(8) Has there been any prior application for a conditional use permit/variance for this property? (If yes, enter the permit number and/or name, date of action, action taken by the Planning Commission, Board of Zoning Appeals and/or Board of Supervisors and a description of the request.) No

(9) Number of full time employees: All part time employees- housekeeper, maintenance & landscaping

(10) What type of sewage disposal system will be used? ☒ Private ☐ Central ☐ Public

(11) Number of persons to be served by the sewage disposal system: variable, max of 14

(12) Number of parking spaces to be provided: Regular 14 Handicap _____

(13) What is the proposed landscaping and buffering for this property? Existing landscaping of heavily wooded vegetation and natural mountainous terrain

C. Plans Prepared By

Name: Carl S. Ey

Address: 4700 Brookside Drive, Alexandria, VA 22312

Telephone Number: 202 803 1515

D. Environmental Information

(1) Will this proposed use adversely impact the community of the environment? (If yes, what are the adverse impact(s) and what is proposed to solve these adverse impacts?) No

(2) Will there be any debris generated from the activity? (If yes, where and in what manner will the debris be stored and how and where will it be disposed of?) None - trash will be collected in large trash receptacles and emptied after each guest at the local transfer station; the Ey Family has already purchased the waste decal.

(3) Will any potentially hazardous substances be used and/or stored on the property? (If yes, list the substances, their use and disposal of containers and substance residues.) None

(4) List any potentially hazardous emissions including, but not limited to: fumes, gases, smoke noise, liquid effluent, waste water, dust, and state what measures will be used to control these emissions. The only emissions we anticipate is smoke from the occasional firepit in the yard. Metal fire pits have been procured to ensure that any outdoor fires are completed in a safe environment.

(5) Will there be any electrical or electronic activity which will interfere with local communications or telephone, television or radio reception? (If yes, describe the type of activity and potential interference.) None

(6) What will be the impact on traffic? Other than guests accessing the properties, there will not be any traffic issues; estimate between 2 cars arriving for the rental periods

(7) Will exterior lighting be used? (If yes, state the number of lights and the wattage of each. A lighting plan or lighting contour map may be required to show the nearest candle power as measured at ground level. Currently, there is exterior lighting to support illuminating the entrance to the cabin.

The following documents and/or information are required to be submitted with the application:

☒ **An application fee of $500.00.**

Make payable to the Treasurer of Warren County. A non-refundable fee of $500.00 will be required at the time of submittal.

☒ **A Statement of Justification**

This printed or typed statement is to be addressed to the Warren County Planning Commission. It is to summarize your proposed use and highlight any aspects of the request which are not addressed in the application form. Please note, the statement is required to be on 8 ½ x 11 size paper.

☒ **A Site Plan/Survey.**

Your site plan should show the property boundaries, existing or proposed structure(s), adjacent roads, and any other pertinent information which would help outline your proposed use. A recent survey with the proposed uses/structures located on it will serve as a site plan for the purposes of this permit. The Planning Director, Planning Commission and/or the Board of Supervisors reserve the right to ask for an engineered site plan, if they deem it necessary for evaluation of the proposed conditional use permit.

☒ **Sewage Disposal and Well Site.** Shown on attached plat

Location of the existing or proposed septic system & drainfield and the well site are to be indicated on the survey or central/public connection location.

☒ **A copy of the deed to the property verifying the current ownership.**

A copy may be obtained at the Warren County Courthouse, Circuit Clerk's Office.

☒ **A statement verifying that real estate taxes have been paid.**

This may be obtained from the Treasurer's Office in Suite 800 of the Warren County Government Center.

☐ **Environmental and Community Impact Statements**

The Planning Director, the Planning Commission, and\or the Board of Supervisors reserve the right to ask for an environmental and\or community impact statements, prepared by a certified engineer or other person qualified to perform such work, if they deem it necessary for evaluation of the proposed request.

☒ **List of chemicals stored on the site** - NONE

A complete list of chemicals to be stored on the site in the form of an oath/statement for Industrial zoned properties only.

☒ **Location Map**

A map clearly legible, showing the location of the proposed project in relation to surrounding publicly maintained roads and showing the use of surrounding properties. County staff can assist in obtaining this information.

☒ **Directions to your property from the Warren County Government Center.**

The Warren County Government Center is 13.7 miles and 27 minutes by car to 1406/1408 Panhandle Road, Bentoville, Virginia. From 220 N. Commerce Avenue, the driver should take E 2nd Street and Union Street, to US 340 S/N. Royal Avenue; Turn left onto US 340S/ N. Royal Ave.; follow 340 S for 9.9 miles; continue on Rte 613 to 1406/1408 Panhandle Road.

I/we the undersigned, do hereby respectfully agree to comply with any conditions required by the Board of Supervisors of the County of Warren, Virginia, and authorize the County personnel to go upon the property for the purpose of making site inspections. Expenses incurred in securing professional assistance in connection with the review of this application for a Conditional Use Permit, shall be charged to the applicant.

12-15-2020

Applicant Signature — Date

Carl S. Ey Jennifer K. Ey — 15 Dec 2020

Property Owner Signature — Date

Accepted by: _____ Date: _____

PLEASE NOTE: If the required documents are not provided and/or the application is incomplete, your application will not be placed on the Planning Commission Agenda.

NOTES

The Ey Family owns 63.5503 acres in Bentonville, Virginia, which we refer to as Riverbend Farm. The two bedroom cabin is located at 1408 Panhandle Road and if our special use permit is approved, will be referred to as Common Ground. The cabin is being painted inside and the carpet is being removed in favor of wood flooring. The only chemicals stored on site are cleaning solutions including dish-washing/clothes washing liquids i.e. there are no industrial-type chemicals. The septic is permitted and approved to support this 2-bedroom cabin. The Ey Family wishes to secure a conditional use permit to rent this cabin on their farm in the AIRBNB program.

This sign is approximately 35" by 35" and will be at the gate of our property





This cabin, if approved for rentals will be referred to as COMMON GROUND. The sign is 18 inches by 18 inches round mounted on board background.

Common Ground CARW - 2 BR CABIN

PLAT

SHOWING BOUNDARY LINE ADJUSTMENT
AND DIVISION OF

RIVER OAK SECTION I, L.L.C.

SOUTH RIVER DISTRICT
WARREN COUNTY, VIRGINIA

REVIEWED AND CERTIFIED AS EXEMPT FROM THE WARREN COUNTY SUBDIVISION ORDINANCE UNDER SECTIONS 155-3B(1)(a) , ALLOWING BOUNDARY ADJUSTMENTS AND 155-3 B(1)(e) ALLOWING LOTS GREATER THAN 20 ACRES AND MAY BE COMMITTED TO RECORD.

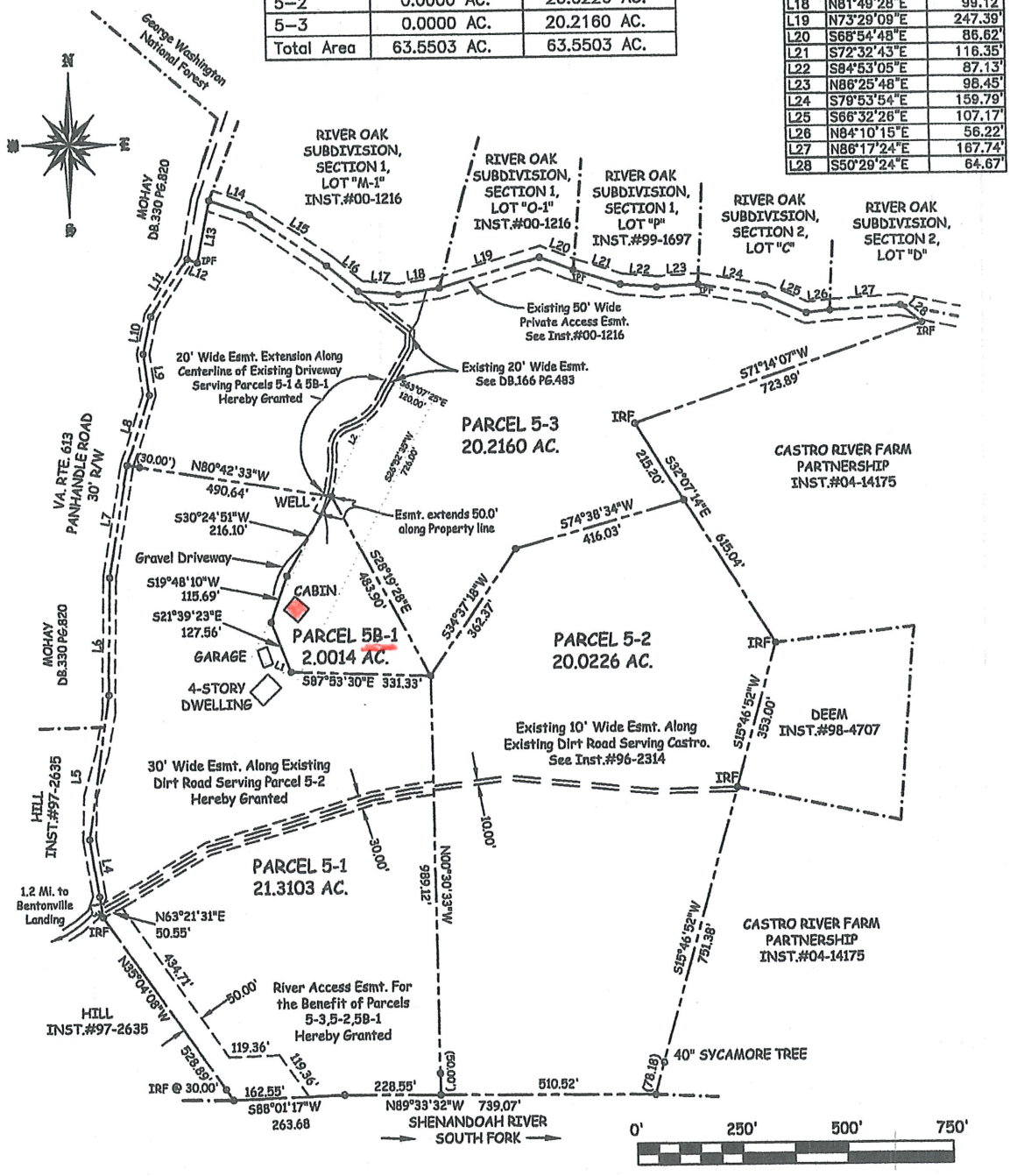
PLANNING DIRECTOR DATE

Denotes Iron Rebar Set

Denotes Lot Lines Hereby Vacated

Parcel	Original Area	New Area
5B-1	2.0000 AC.	2.0014 AC.
5	61.5503 AC.	0.0000 AC.
5-1	0.0000 AC.	21.3103 AC.
5-2	0.0000 AC.	20.0226 AC.
5-3	0.0000 AC.	20.2160 AC.
Total Area	63.5503 AC.	63.5503 AC.

LINE	BEARING	DISTANCE
L1	N63°07'25"W	120.00'
L2	N26°52'35"E	726.00'
L3	N08°55'27"W	50.00'
L4	N08°57'09"W	137.07'
L5	N08°23'11"W	344.11'
L6	N01°07'13"E	278.33'
L7	N10°00'38"E	269.32'
L8	N18°16'08"E	174.07'
L9	N07°30'09"W	97.88'
L10	N12°18'34"E	90.41'
L11	N33°08'35"E	162.79'
L12	S67°39'51"E	25.44'
L13	N11°40'04"E	150.29'
L14	S70°16'14"E	101.62'
L15	S55°51'43"E	219.41'
L16	S50°32'15"E	97.19'
L17	S84°55'33"E	94.95'
L18	N81°49'28"E	99.12'
L19	N73°29'09"E	247.39'
L20	S66°54'48"E	86.62'
L21	S72°32'43"E	116.35'
L22	S84°53'05"E	87.13'
L23	N86°25'48"E	98.45'
L24	S79°53'54"E	159.79'
L25	S66°32'26"E	107.17'
L26	N84°10'15"E	56.22'
L27	N86°17'24"E	167.74'
L28	S50°29'24"E	64.67'



NOTES:

1. Owners: River Oak Section I, L.L.C. as shown by deed recorded in instrument #99-3778.
2. Meridian derived from instrument #04-14175
3. Original Tax Map #'s: 35-5 and 35-5B
4. Boundary lines shown hereon are based on a current field survey.
5. No title report was furnished for the preparation of this survey. Therefore, all existing easements are not necessarily shown on this plat.
6. Zoned: Agricultural

Original Signed Plats are on record at the Warren County Clerk's Office

PREPARED BY:
LAND SURVEYS, PLLC
FRONT ROYAL, VA
540-636-9364

SCALE: 1" = 250'	DATE: 09/29/2010	DRAWN BY: PMH
JOB: W10-13	FB:	SHEET: 1 OF 1
REVISIONS:		
FILE: riveroak1.dwg		

Prepared by:

Joseph F. Silek, Jr., P.C.
43 Chester Street
Front Royal, Virginia 22630
540-635-9415
Joseph F. Silek, Jr. – VSB #27403

Tax Map №.:	35-5-1 35-5-B1
Title Insurance Underwriter:	First American Title Insurance Company
Consideration:	$1,100,000.00
Assessed Value:	TM 35-5-1 - $1,687,900.00 TM 35-5-B1 - $208,400.00

THIS DEED made and entered into this 16th day of November, **2020**, by and between **TAMARA L. PREISS, SOLE ACTING TRUSTEE OF THE BETTINA SILVA CALLAWAY REVOCABLE TRUST DATED JULY 7, 2012**, party of the first part, Grantor (hereinafter referred to as "Grantor") and JENNIFER K. **EY**, and CARL S. **EY**, in the ownership interests herein set forth, parties of the second part, Grantees, whose address is 4700 Brookside Drive, Alexandria, VA 22312.

WITNESSETH:

NOW, THEREFORE, in consideration of the sum of TEN DOLLARS ($10.00) cash paid in hand and other good and valuable consideration, the receipt all of which is hereby acknowledged, the said parties of the first part do hereby grant and convey, in fee simple, with **SPECIAL WARRANTY OF TITLE** unto **CARL S. EY, AS TO AN UNDIVIDED 24% INTEREST and JENNIFER K. EY, AS TO AN UNDIVIDED 76% INTEREST**, as tenants in common, the following described real estate, to-wit:

PARCEL ONE – TAX MAP NO. 35-5-1

All that certain tract or parcel of real estate together with the improvements thereon and the appurtenances thereunto belonging, lying and being situate in South River Magisterial District, Warren County, Virginia, being known and designated as **Parcel 35 5-1, containing 21.3103 acres**, more or less, as shown on a plat prepared by Wayne E. Niskanen, Land Surveyor dated September 29, 2010 and entitled "Plat Showing Boundary Line Adjustment and Division of River Oak Section I, L.L.C., South River District, Warren County, Virginia", of record in the Clerk's Office of the Circuit Court of Warren County, Virginia, as Instrument No. 100006083;

AND BEING a portion of the same property conveyed to Bettina Silva Callaway and Tamara Lee Preiss, Trustees of The Bettina Silva Callaway Revocable Trust, by virtue of a deed dated July 7, 2012 from Bettina S. Callaway, widow, said deed of record in the aforesaid Clerk's Office as Instrument #120004038;

PROPERTY ADDRESS – 1406 Panhandle Road, Bentonville, VA 22610

PARCEL TWO – TAX MAP NO. 35-5-B1

All that certain tract or parcel of real estate together with the improvements thereon and the appurtenances thereunto belonging, lying and being situate in South River Magisterial District, Warren County, Virginia, being known and designated as **Parcel 35 5B-1, containing 2.0014 acres**, more or less, as shown on a plat prepared by Wayne E. Niskanen, Land Surveyor dated September 29, 2010 and entitled "Plat Showing Boundary Line Adjustment and Division of River Oak Section I, L.L.C., South River District, Warren County, Virginia", of record in the Clerk's Office of the Circuit Court of Warren County, Virginia, as Instrument No. 100006083;

AND BEING the same property conveyed to Bettina Silva Callaway and Tamara Lee Preiss, Trustees of The Bettina Silva Callaway Revocable Trust, by virtue of a deed dated July 19, 2014 from River Oak Section 1, L.L.C., a Virginia limited liability company from Bettina S. Callaway, widow, said deed of record in the aforesaid Clerk's Office as Instrument #120004038;

PROPERTY ADDRESS - 1408 Panhandle Road, Bentonville, VA 22610

Tamara Lee Preiss, a Trustee of the Bettina Silva Callaway Revocable Trust executes this deed pursuant to a Certificate of Trust dated July 7, 2012 wherein either Trustee may independently act.

Reference to said plats and deeds is hereby had for a more particular description of the real estate herein conveyed and for further derivation of title thereto.

This conveyance is made and accepted subject to all other easements, restrictions, and conditions, if any, of record in the aforesaid Clerk's Office, pertaining to or affecting the real estate herein conveyed.

WITNESS the following signature and seal:

BETTINA SILVA CALLAWAY
REVOCABLE TRUST DATED JULY 7, 2012

By: _____ **(SEAL)**
TAMARA L. PREISS
SOLE ACTING TRUSTEE

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Warren, **to-wit:**

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that **Tamara L. Preiss, Trustee of The Bettina Silva Callaway Revocable Trust Dated July 7, 2012**, Grantor, whose name is signed to the foregoing Deed, has this day personally appeared and acknowledged the same before me in my State and County aforesaid.

Given under my hand this 10th day of November, 2020.

_____ (SEAL)
Notary Public

My commission expires: 01-31-2022

Lauren P. McDaniel
Commonwealth of Virginia
Notary Public
Commission No. 7506547
My Commission Expires 1/31/2022

Notary Registration №.: 7506547

INSTRUMENT 200008263
RECORDED IN THE CLERK'S OFFICE OF
WARREN COUNTY CIRCUIT ON
NOVEMBER 12, 2020 AT 04:25 PM
$1896.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: $948.25 LOCAL: $948.25
ANGELA M. MOORE, CLERK
RECORDED BY: AMM

COUNTY OF WARREN

Treasurer's Office
Warren County Government Center
220 North Commerce Avenue, Suite 800
Front Royal, Virginia 22630
Phone: (540) 635-2215
FAX: (540) 636-4870

Jamie L. Spiker
Treasurer
Allison R. Ross
Deputy Treasurer III

- As of today the Owner/Tenant/Contractor/Responsible Land Disturber
Carl Ey + Jennifer Ey
1406 Panhandle Rd.
Is current on real estate taxes in Warren County through Dec. 7th.
Is current on personal property taxes in Warren County through N/A.

- As of today the Owner/Tenant/Contractor/Responsible Land Disturber
_____
Is current on real estate taxes in Warren County through _____.
Is current on personal property taxes in Warren County through _____.

- As of today the Owner/Tenant/Contractor/Responsible Land Disturber
_____
Is current on real estate taxes in Warren County through _____.
Is current on personal property taxes in Warren County through _____.

- As of today the Owner/Tenant/Contractor/Responsible Land Disturber
_____
Is current on real estate taxes in Warren County through _____.
Is current on personal property taxes in Warren County through _____.

- As of today the owner/tenant/contractor/responsible land disturber
_____
has a payment plan with our office and is current on their payments through _____.

Sincerely,

KMK Tanner

DATE: 12/14/20

Date: 11/17/20 Cash Register: 001 WARREN COUNTY TREASURER 14:23:08
Cshr: MARY ANN LANG Account#: 000022453 Cust.Transactions:
Type: PAY Dept/Bill#: RE2020 00023290002 P/I Date: 11/17/2020 11/17/2020
Name: CALLAWAY BETTINA SILVA/ Bill Date: 9/01/2020 Half: 2
Nam2: PREISS TAMARA LEE TRUSTEES Due/PstDt: 12/07/2020
Addr: 130 S CAMERON ST PAdr: 1406 PANHANDLE RD

WINCHESTER VA
Zip: 22601 - 0000 Map#: 35 5-1
Desc: PAR 5-1 RIVER OAK SEC 1 PPPIIDDBBLLLLSS
LLC LR10-6083 FR TM 35-5 Acre: 21.31 Dist/Cls 05 / 02 **Status**
MrtgCo:
SSN: 000 - 00 - 0000 000 - 00 - 0000

Land:	$252,300	Improve:	$1,435,600	Use:	$106,900
Original Bill:	$5,051.69	Credits:	$.00	Discount:	$.00
Penalty Paid:	$.00	Int Paid:	$.00	Last Date:	9/01/2020
Amount Owed:	$5,051.69	Other:	$.00	Setoff Claim #:	00000000
Total Owed:	$5,051.69	Penalty:	$.00	Interest:	$.00

Principal Due: 5051.69
Penalty Due:
Total Amount Due: 5051.69

Pen Rate % Int Fact
Interest Due:
Aging: 0 years, 0 months, -20 days.
Promise to Pay Date:

F1=Amt Tender F2=Next Ticket F3=Exit F10=Funct Menu F20=Attach

PAID

PROPERTY MANAGEMENT PLAN
Carl & Jennifer Ey (Owners)
Common Ground @Riverbend Farm
1408 Panhandle Road, Bentonville, VA 22610
Carl's Cell = 202-803-1515
Jen's Cell = 202-213-9885
Carl = carl@theeyman.com; Jen = jen@theeyman.com

IN CASE OF AN EMERGENCY

If there is an emergency, or there are questions in regard to the property, please contact the local property manager, Peter Deutschman at 540-377-2196. If the emergency requires immediate assistance, please call 911 or one of the following:

Warren County Sheriff's Department: 540-636-7100, 200 Skyline Vista Drive, Front Royal, VA 22630

Warren County Fire & Rescue: 540-636-3830, 200 Skyline Vista Drive, Front Royal, VA 22630

Neighboring Fire Department: 540-743-5585, 1 Firehouse Ln, Luray, VA 22835

Warren Memorial Hospital: 540-636-0300, 1000 N. Shenandoah Ave, Front Royal, VA 22630

Electrical Outage: Shenandoah Valley Electric Cooperative at 540-635-1110.

Emergency Evacuation: Departing via the driveway, bear left onto Oakview Dr., turn left on State Rte 613, and turn left onto US-340N (to head to Front Royal, VA) or right on US-340N (to head to Luray, VA); Front Royal and Luray are major thoroughfares approximately 10 miles in either direction.

OCCUPANCY

This short-term rental will house up to 4 adults in a total of 2 bedrooms.

NOISE

As defined by the Warren County Code, there is no expectation of "noise" that by reason of its volume, pitch, duration or repetition, considering the time of day, is likely to disturb the rest of any person of ordinary sensibilities or interfere with such person's lawful and peaceful enjoyment of property owned or rented by him. While there is a Utility Vehicle (aka "Gator") on the premises, it is intended for owner/handyman use only for maintenance and work purposes, and will be locked in the garage and inaccessible during all short-term rental periods.

The owners plan to market the property to families and couples seeking access to outdoor activities, wineries, and breweries. The cabin is pet-friendly; as stated in the check-in instructions, under no circumstances are pets to be left in the yard when renters are away, and must be contained in a crate inside the cabin when left alone.

PARKING

There is ample parking for two cars (estimating a maximum number of vehicles for two couples/families) in the driveway. The property has an alternate parking area across the driveway for an additional six vehicles, and/or to allow for a turn-around. Under no circumstances will cars park along the roadway, nor is it likely that anyone would do so, given the distance from the road to the property.

TRASH AND RECYCLING

All trash and recycling collected in receptacles in the cabin shall be placed in heavy-duty containers outside provided by the owner. The property manager/cleaning team will deposit all trash from those receptacles. The handyman will remove the trash in those receptacles to a nearby authorized transfer station. Property owners, Carl & Jennifer Ey, have purchased a permit to use the Warren County transfer station.

CHECK-IN & CHECK-OUT

Please refer to Powerpoint slides attached.

WIFI/PHONE/ETC

The cabin is currently undergoing maintenance (painting and replacing the floor and furniture). When complete (in January 2021), a phone line will be established, and satellite television and Internet will be made available. Additionally, cellular coverage is strong for T-Mobile/Sprint customers, and better than average for AT&T customers. Given sometimes limited cellular connectivity, renters will be strongly encouraged to print out directions and check-in instructions to limit occurrences of lost cars seeking their destination.

SPECIFIC PROPERTY DETAILS

While the cabin is surrounded by nearly 64 acres, short-term renters are expected to mainly use the few acres around the cabin. The owners will provide a map of the property with boundary lines clearly delineated to keep adventurous hikers on the 64-acre plot. The driveway and landscaping immediately adjacent to the cabin will be maintained. Diseased trees will be removed only as necessary. The owners plan to mark a path down through the woods to facilitate safe access to the river and reduce occurrences of accidental trespassing. Otherwise, the land will be left undisturbed. No trespassing/no hunting notices will be posted.

AREA ATTRACTIONS – all within a 10-mile range

- Attractions: Shenandoah National Park, Shenandoah River State Park, Skyline Caverns, Golf Courses, Canoe Companies
- Groceries & Convenience: Walmart, Target, Martins, CVS
- Restaurants: Essence Restaurant, 7892 Stonewall Jackson Hwy, Front Royal, VA 22630

SPECIFIC PROPERTY REGULATIONS

- No shooting of firearms
- No hunting of any type on property
- Guests may use the designated/provided firepits and grills
- No fireworks
- No ATVs

ATTACHMENTS

- Property Map

Mailing address for Jennifer & Carl Ey:

4700 Brookside Drive

Alexandria, VA 22312

COMMON GROUND (2 BR CABIN)
CHECK IN/OUT INSTRUCTIONS

Thank you for booking Riverbend Farm.
We are excited to have you.

The front door key code is TBD.
Your local POC is Pete Deutschman at 540.477.2196.
If you need assistance, call/text him - please be sure to tell him what property you are visiting.

Please print these directions; unless you have Sprint/T-mobile cell service, you will likely lose cellular service as you travel close to the property.

Common Ground address: 1408 Panhandle Road, Bentonville, VA 22610.
GPS coordinates: 38.85888, -78.32638 (38.51'32",-78.19'35")
When your vehicle's navigation system says you have arrived, you may have to continue up the hill & turn right onto Oak View Road and bear right to follow the signs for 1406.
Check In = 4:00 p.m.; Check out = 11:30 a.m.

On Check out Day: Please start 1 load of laundry (sheets/towels). Please put dishes in dishwasher and start the cycle. You do not need to wait on either cycle to finish. Thank you.

WIFI is available via satellite download; it allows to surf the net but. Streaming is challenging. Gaming is not possible. Login and password are TBD.

Thank you in advance for your cooperation!

Common Ground (2BR CABIN)
DIRECTIONS

Your local POC is Pete Deutschman at 540.477.2196.
Call or text him for help with directions.
Approximately 1 hour and 46 minutes from Washington, DC

Follow 66W from Washington, DC
*Take Exit 13 off of 66W ** Turn L onto VA 79S ** Turn Right onto VA 55W*
*Turn L onto US 340S ** Turn R onto State Route 613 (Panhandle Rd.)*
*** Turn R onto Oak View Road ** Stay to the right to 1406*

As you travel on Rt 613/Panhandle Road, after approx. 2 miles you should look for this sign; turn right on Oak View Rd.



Common Ground address:
1408 Panhandle Road,
Bentonville, VA 22610

GPS coordinates:
38.85888, -78.32638

Keep the address for emergency purposes.

The cabin phone number is:
540.635.1020

Bear right and follow the sign that says 1406



Common Ground has contracted for local private snow removal – please call Pete with queries if inclement weather is anticipated.

Common Ground (2BR CABIN)
Rules

Your local POC is Pete Deutschman at 540.477.2196.
Call or text him with questions.

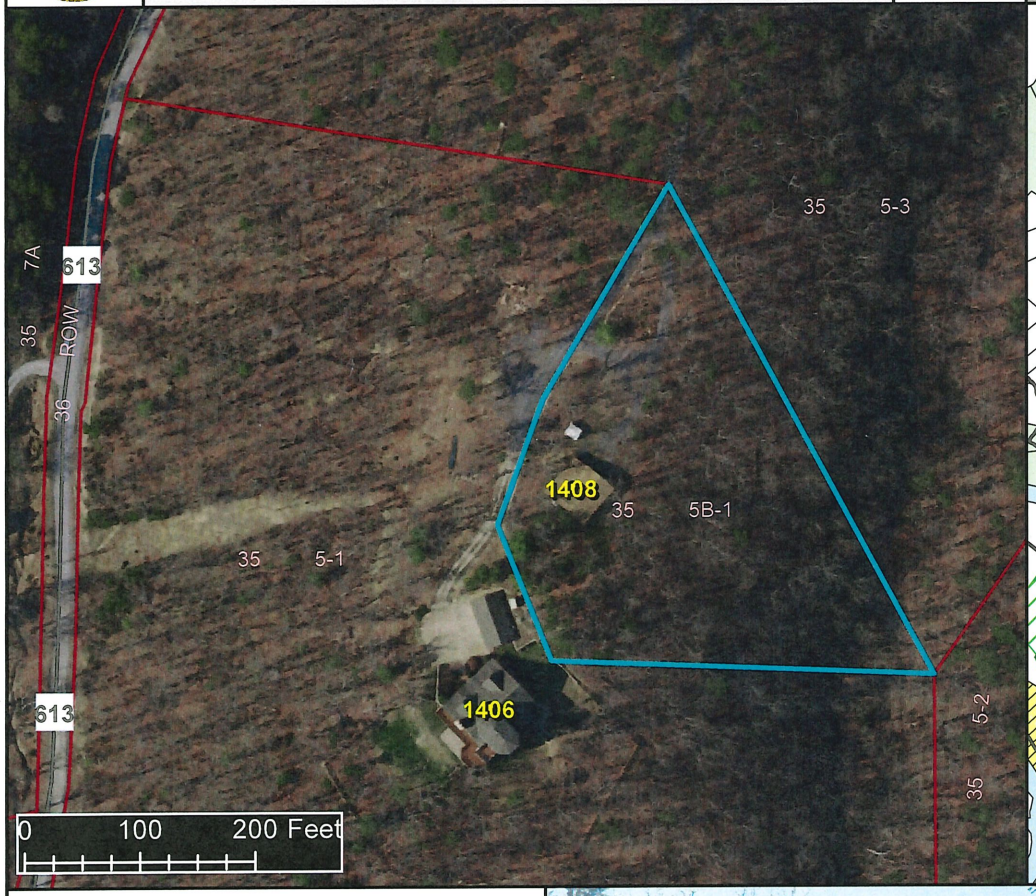
- No shooting of firearms
- Hunting is not allowed on this property
- Guests may use the designated/provided firepits and grills
- Fireworks are not permitted
- ATVs are not permitted
- All pets must be on a leash, must be crated inside the home when the guests explore the area; pets should never be left in the yard unattended
- Please be cognizant of neighbors and quiet time before 8:30 a.m. and after 10 p.m.
- Have a great time and visit our local restaurants and businesses; they are fabulous and waiting for you!

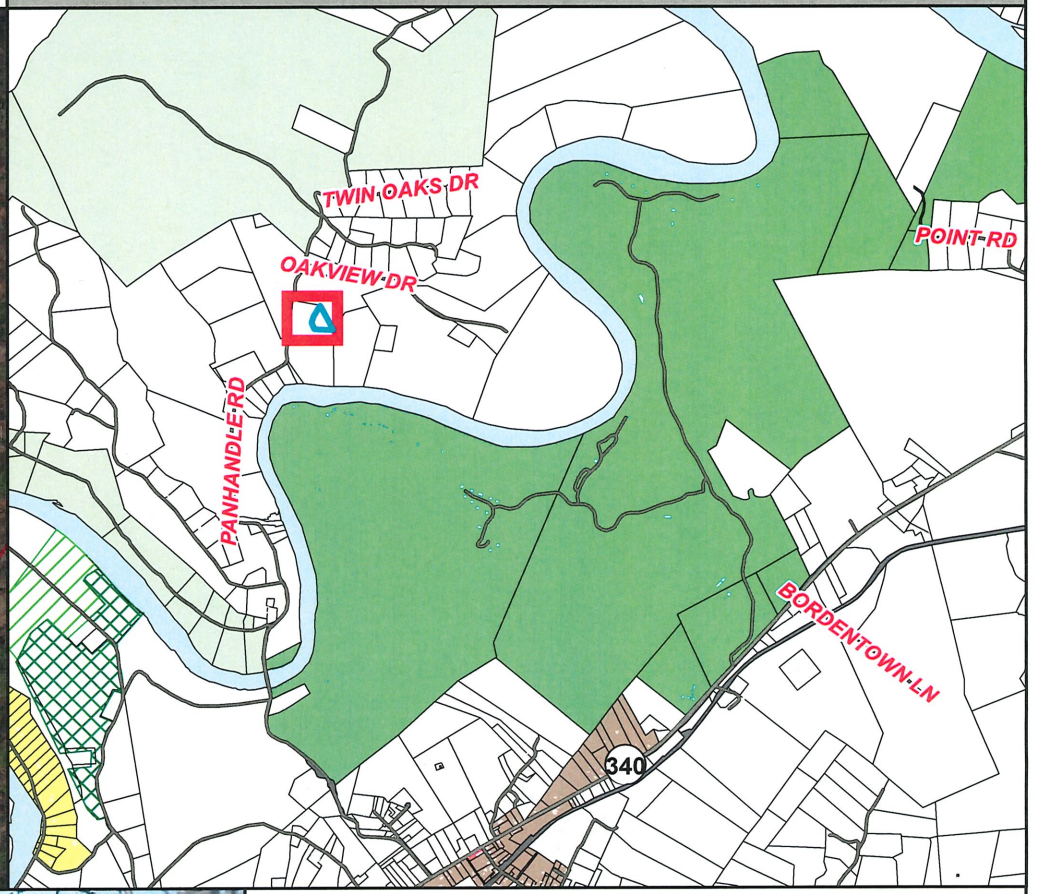
Warren County VA

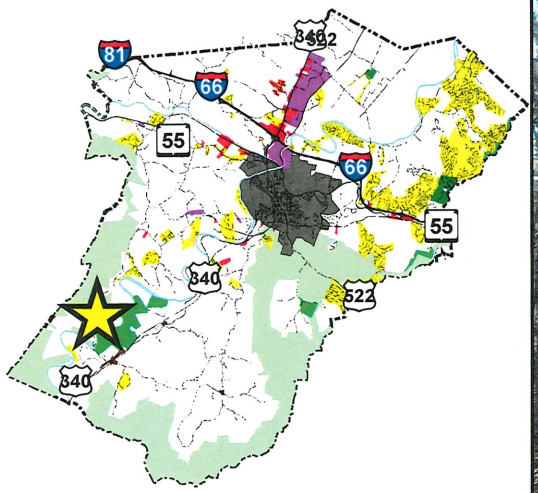
CUP Location Map

CUP: Short Term Tourist Rental
Applicant: Carl & Jennifer Ey

TM 35---------5B-1
1408 Panhandle Rd









Zoning

- Agricultural
- Commercial
- Industrial
- Residential One
- Residential Two
- Suburban Residential
- Village Residential
- Rural Residential
- Right of Way
- Front Royal
- Federal Land
- State Land
- Water
- VOF Conservation Easements
- WC Conservation Easements

Map produced by
Warren County GIS 2020
Department of Planning

COUNTY OF WARREN, VIRGINIA
BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:	PAGE
3/16/2021	L	Memorandum of Agreement Front Royal/Warren County Wayfinding Signs Award	1 of 1

EXPLANATION & SUMMARY:

In December 2018, Warren County and the Town of Front Royal contracted with Frazier Associates to design a Wayfinding Sign System for our community. The components of the contract were: information gathering, schematic design, sign system programming and existing sign removal catalog, and construction intent documents. The goals of a community wayfinding sign program are to promote tourism and to provide directional guidance to these important destinations in our community. The wayfinding sign program was a priority of the County and Town when the joint Town/County Tourism Committee was formed in 2017. In 2019, the list of destinations was completed, the signs were designed, and the development of construction documents began in accordance with VDOT's community wayfinding manual. In 2020, the plans were submitted to VDOT for review, which has since been approved. Staff will be working with VDOT throughout the installation process to ensure compliance with their regulations.

At this time, the Town has bid the trailblazing signs and received 9 bids. The County's cost for the 18 trailblazing signs located in the County will be $84,900. The Town's cost for their 37 trailblazing signs located in the Town will be $149,500. They have budgeted $104,000 from the Community Development Block Grant for the wayfinding signs. Their deadline to use the grant funding is quickly approaching.

In your packets you have a proposed Memorandum of Agreement with the Town for the Wayfinding Signs Award. The Memorandum lists the responsibilities for the Town and County. Working with the one contractor for the signs will allow the fabrication of the signs to be cohesive.

The County began collecting an additional 3% transient occupancy tax in FY2017-2018. Per state and local codes, this tax must be spent for tourism purposes. In the County's special projects budget for Tourism, funds have been set aside for this wayfinding sign project over the past several years. The County's cost of $84,900 is proposed to come from this special projects fund.

At the March 9th Board of Supervisors work session, I presented the details of the proposed wayfinding signage program. At this time, only the trailblazing signs are included. We hope to work towards the fabrication of the gateway signs at a later date to complete the entire wayfinding project.

PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors authorize the Chair of the Board of Supervisors and the County Administrator to execute an agreement between Warren County and the Town of Front Royal for the Front Royal/Warren County Wayfinding Signs Award.

OR

I move that the Board of Supervisors postpone this item until _____.

SUBMITTED BY:	DISPOSITION OF BOARD:	PROCESSED BY:
Taryn Logan, Deputy County Administrator/ Planning Director TGL	☐ APPROVED ☐ OTHER (Describe)	

Memorandum of Agreement

Of the Board of Supervisors of Warren County
And the Town Council of Front Royal

FRONT ROYAL–WARREN COUNTY
WAYFINDING SIGNS AWARD

This **MEMORANDUM OF AGREEMENT** made this _____ day of _____, 2021 by and between the **Town Council of the Town of Front Royal, Virginia**, hereinafter referred to as the "Town", and the **Board of Supervisors of the County of Warren, Virginia**, hereinafter referred to as the "County", collectively hereinafter referred to as the "Parties", stipulates that the County and the Town agree to the following:

I. PURPOSE

The Parties contracted with Frazier & Associates to procure the services of wayfinding sign designs and construction intent documents as a deliverable. Upon design approval, the Town issued a competitive sealed bid, or Invitation for Bid (IFB) to fabricate the signs and procure all mounting hardware and posts for the trailblazing signs on behalf of the Parties.

Now the Parties desire to contribute financially to the lowest, responsive, and responsible bidder in accordance with the Virginia Public Procurement Act (V.P.P.A.) to their respective signs. The Town's Purchasing Manager will provide an award recommendation to both Parties. The Town will move forward with the procurement of both parties' signs contingent upon approval from the County.

The Parties wish to enter into a new Memorandum of Agreement to define the method of payment and to give authority to the Town Manager to approve the award due to the urgency required to spend Community Development Block Grant (CDBG) funding of $104,000.00.

II. DEFINITIONS

Competitive sealed bidding – is the method of contractor selection set forth in Va. Code § 2. 2-4302.1.

Responsible bidder – is the person who has the capability, in all respects, to perform fully the contract requirements and the moral and business integrity and reliability that will assure good faith performance, and who has been prequalified, if required.

Responsive bidder – means a person who has submitted a bid that conforms in all material respects to the Invitation to Bid.

III. OBLIGATIONS

The Town of Front Royal shall:

1. Issue the competitive sealed bidding on behalf of the Parties.
2. Recommend the lowest responsive and responsible bidder to the Parties.
3. Town Manager shall approve award on behalf of Town Council.
4. Issue the purchase order (subject to the condition set forth in paragraph 5 below) for the fabrication and delivery of wayfinding signage as set forth in the Wayfinding Sign System Master Plan: Warren County and Town of Front Royal, VA dated July 2020 100% Construction and Intent Documents (hereinafter referred to as "Master Plan").
5. In the event the County's share of the purchase order exceeds $85,000.00, the Town shall notify the County of the increase in cost and shall not issue the purchase order until the County approves the increased cost in writing.
6. Shall receive the wayfinding signage on behalf of the Parties and shall notify the County immediately of the products arrival.
7. Inspect signs made for the Town to assure specifications within the Master Plan have been met.
8. Pay all invoices and issue an invoice to the County for their wayfinding trailblazing signs.
9. Install the wayfinding signage fabricated for the Town within its own jurisdiction.

The County of Warren, Virginia shall:

1. Inspect signs made for the County to assure the specifications within the Master Plan have been met.
2. Pay all invoices from the Town for the County's wayfinding trailblazing signs.
3. Install the wayfinding signage fabricated for the County within its own jurisdiction.

Approved by the Warren County Board of Supervisors on the ____ day of _____ 2021

Approved by the Front Royal Town Council on the ____ day of _____ 2021

FOR THE COUNTY OF WARREN, VIRGINIA

_____

Cheryl L. Cullers, Chair, Board of Supervisors

Attest:

_____

Dr. Edwin C. Daley, Interim County Administrator

FOR THE TOWN OF FRONT ROYAL, VIRGINIA

_____

Chris W. Holloway, Mayor, Town of Front Royal

Attest:

_____

Tina L. Presley, Clerk of Town Council

Approved as to Form:

_____

Caitlin Jordan, Senior Assistant County Attorney
County of Warren, Virginia

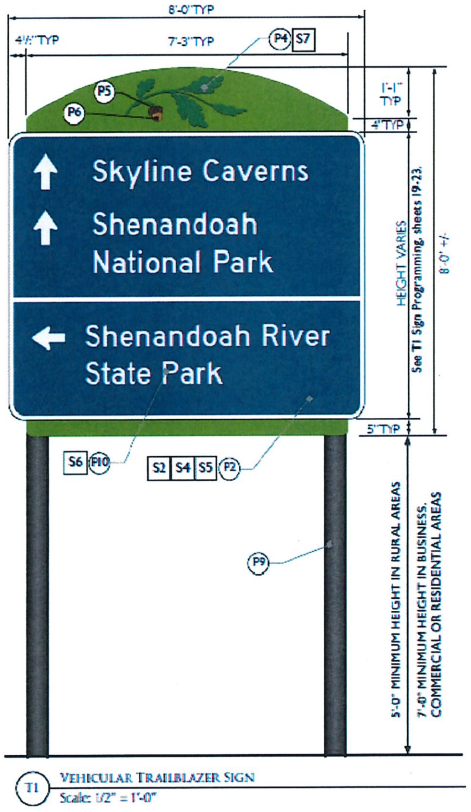
_____

Douglas Napier, Town Attorney
Town of Front Royal

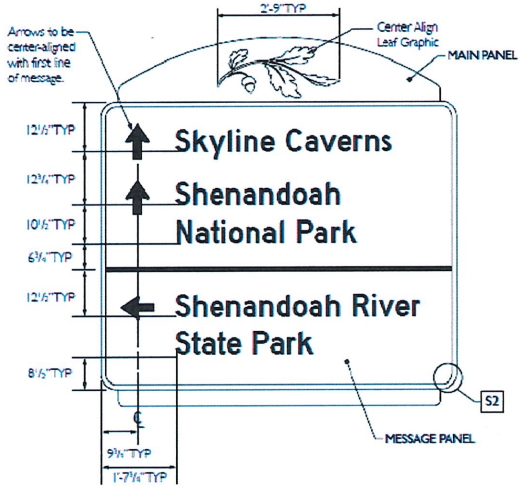
Warren County Planning

Sign Designs

Vehicular Trailblazer Signs



T1 VEHICULAR TRAILBLAZER SIGN
Scale: 1/2" = 1'-0"



T1.2 VEHICULAR TRAILBLAZER PANEL DETAILS
Scale: 1/2" = 1'-0"

NOTES:

T1: VEHICULAR TRAILBLAZER SIGN:

S1 S2 MAIN PANEL FABRICATION: .25" thick, decorative cut aluminum panel. Panel to be attached to the mounting sleeve.
MESSAGE PANEL FABRICATION: .25" thick, cut aluminum panel. Panel to be attached to the main panel. Sign panel radii to be 4".

S3 PAINT COLORS: All exposed surfaces shall be primed and painted using Matthews Paint-Satin, or an approved equal and color matched to color specified.

S4 MESSAGE PANEL SIGN FACE: Shall use digital printing process by certified 3M printer/sign fabricator to 3M Diamond Grade (DG3) #4090 reflective sheeting, electronically cut sheeting and apply to unpainted aluminum surface following 3M manuf. specifications and overlay with 1170C. Process colors shall match Matthew Paint colors specified.

S5 SIGN MESSAGE BORDER AND ARROWS: Shall use a 1" wide border and the directional arrows shall be 6" height x 9" length. Message separator line to be 1" wide.

S6 FONT: Messages shall use FHWA Series D2000EX, with 6" caps.

S7 LEAF GRAPHICS: To be provided as a scalable digital files and painted using Matthews Paint-Satin, or an approved equal and color to match color specified. Leaves to have dark grey (90% black) drop shadow to create 3D effect.

FRAZIER ASSOCIATES
ARCHITECTURE • COMMUNITY DESIGN • WAYFINDING
219 NORTH NELSON STREET, ARLINGTON, VA 22203
PHONE 540.955.3722 FAX 540.955.3723
WWW.FRAZIERASSOCIATES.COM

WARREN COUNTY & FRONT ROYAL, VA
WAYFINDING SIGN SYSTEM
MASTER PLAN

Warren County, Virginia
COLOR PALETTE

P1 Pantone 370 C
P2 Pantone 294 C
P3 Pantone 468 C
P4 Pantone 7463 C
P5 Pantone 476 C
P6 Pantone 730 C
P7 C-40; M-85; Y-96; K-25
P8 CorTen Steel
P9 Black
P10 3M Diamond Grade Reflective Sheeting #4090

SPECIFICATIONS KEY

P# Color Identification
S# Sign Panel Specifications
M# Sign Mounting Specifications

REVISION DATE

PROJECT NO. 2017-0105
SCALE: AS SHOWN
PROJECT MANAGER: SH
CHECKED BY:
DRAWN BY: SCH
DATE: February 21, 2020

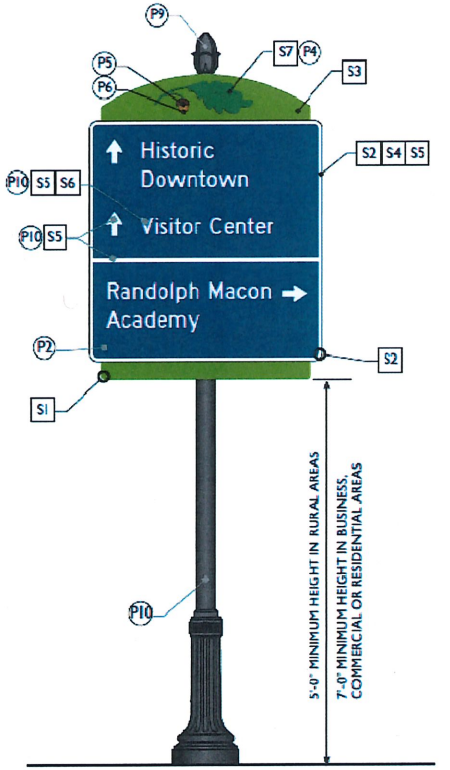
T1: LARGE VEHICULAR TRAILBLAZER SIGN SPECIFICATIONS

SHEET 16

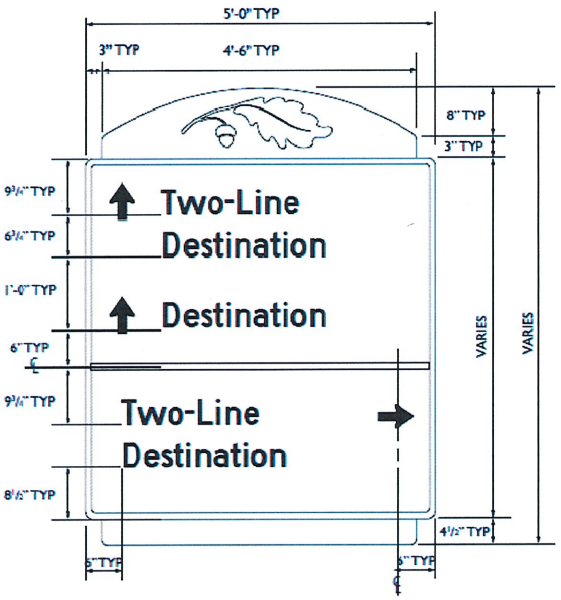
Warren County Planning

Sign Designs

Vehicular Trailblazer Signs



T2 VEHICULAR TRAILBLAZER SIGN
Scale: 1.2" = 1'-0"



T2.2 VEHICULAR TRAILBLAZER SIGN
Scale: 3/4" = 1'-0"

NOTES:

T2: VEHICULAR TRAILBLAZER SIGN:

S1 MAIN PANEL FABRICATION: Decorative cut panel to be .25 " thick, aluminum panel. Lower sign panel radii shall be 2". No fasteners or fittings shall be visible on sign face.

S2 MESSAGE PANEL FABRICATION: .25" thick aluminum panel chemically welded to face of main panel. Sign panel radii shall be 2".

S3 PAINT COLORS: All exposed surfaces to be primed and painted using Matthews Paint-Satin, or an approved equal. Colors to match to color specified.

S4 MESSAGE PANEL SIGN FACE: Shall use digital printing process by certified 3M printer/sign fabricator to 3M Diamond Grade (DG3) #4090 reflective sheeting, electronically cut sheeting and apply to unpainted aluminum surface following 3M manuf. specifications and overlay with 1170C. Process colors shall match Matthew Paint colors specified.

S5 SIGN MESSAGE BORDER AND ARROWS: Shall use a 3/4" wide border and the directional arrows shall be 4" height x 6" length. Message separator line to be 3/4" wide.

S6 FONT: Messages shall use FHWA Series D2000EX, 4" capitals

S7 LEAF GRAPHICS: To be provided as a scalable digital files. Leaf graphic to have dark grey (90% black) drop shadow to create 3D effect.

T2: VEHICULAR TRAILBLAZER SIGNS

SIGN WIDTH	SIGN HEIGHT	QUANTITY
5'-0"	7'-0"	9
5'-0"	6'-6"	9
5'-0"	6'-0"	3
5'-0"	5'-6"	2
5'-0"	5'-0"	1
5'-0"	4'-6"	1
QUANTITY TOTAL		25

FRAZIER ASSOCIATES
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WARREN COUNTY & FRONT ROYAL, VA WAYFINDING SIGN SYSTEM MASTER PLAN

Warren County, Virginia

COLOR PALETTE

P1 Pantone 370 C
P2 Pantone 294 C
P3 Pantone 468 C
P4 Pantone 7483 C
P5 Pantone 476 C
P6 Pantone 730 C
P7 C=0; M=65; Y=96; K=29
P8 Cor-Ten Steel
P9 Black
P10 3M Diamond Grade Reflective Sheeting #4090

SPECIFICATIONS KEY

PN Color Identification
SH Sign Panel Specifications
MH Sign Mounting Specifications

REVISION DATE

PROJECT NO. 2017-0105
SCALE: AS SHOWN
PROJECT MANAGER: SH
CHECKED BY:
DRAWN BY: SCH
DATE: February 21, 2020

T2: SMALL VEHICULAR TRAILBLAZER SIGN DETAILS

SHEET 24

COUNTY OF WARREN, VIRGINIA

BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:	PAGE 1 OF
March 16, 2021	M	FY 2019-2020 Audit Approval	

EXPLANATION & SUMMARY:

Michael Lupton, CPA, with Robinson, Farmer, Cox Associates, the County's auditing firm, presented the audit for Fiscal Year 2019-2020 at the March 9, 2021 work session of the Warren County Board of Supervisors. At this time, staff is requesting this audit be approved as it was presented.

COST & FINANCING: N/A

PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors approve the FY 2019-2020 audit as presented.

or

I move that the Board of Supervisors accept the FY 2019-2020 audit as proposed .

or

I move that the Board of Supervisors postpone further discussion until _____.

SUBMITTED BY:	DISPOSITION OF BOARD: ☐ APPROVED ☐ OTHER (DESCRIBE)	PROCESSED BY:
Keith McLiverty, Finance Director		

County of Warren, Virginia

Comprehensive Annual Financial Report

For the Year Ended June 30, 2020

COUNTY OF WARREN, VIRGINIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT

FOR THE YEAR ENDED JUNE 30, 2020

PREPARED BY:

FINANCE DEPARTMENT

COUNTY OF WARREN, VIRGINIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED JUNE 30, 2020

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COUNTY OF WARREN, VIRGINIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED JUNE 30, 2020

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COUNTY OF WARREN, VIRGINIA

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COUNTY OF WARREN

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Phone: (540) 636-4600
FAX: (540) 636-6066
Email: edaley@warrencountyva.net

Edwin C. Daley
Interim County Administrator

BOARD OF SUPERVISORS

*****

CHAIR
Cheryl L. Cullers
South River District

VICE-CHAIRMAN
Archie A. Fox
Fork District

Tony F. Carter
Happy Creek District

Walter J. Mabe
Shenandoah District

Delores R. Oates
North River District

*****

Dr. Edwin C. Daley
Interim County Administrator

March 3, 2021

To the Honorable Members of the Board of Supervisors
To the Citizens of Warren County
County of Warren, Virginia

We are pleased to present the Comprehensive Annual Financial Report for the County of Warren, Virginia (the "County") for the fiscal year ended June 30, 2020. This report was prepared by the County's Finance Department. Responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the County. We believe the data, as presented, is accurate in all material respects; that it is presented in a manner designed to fairly set forth the financial position and results of operations of the County as measured by the financial activity of its various funds; and that all disclosures necessary to enable the reader to gain the maximum understanding of the County's financial affairs have been included.

The management of the County is responsible for establishing and maintaining an internal control structure to ensure the protection of County assets. In developing and evaluating the County's accounting system, consideration is given to the adequacy of internal accounting controls, which are designed to provide reasonable, but not absolute, assurance regarding: (1) the safeguarding of assets against loss from unauthorized use or disposition; and (2) the reliability of financial records for preparing financial statements and maintaining accountability for assets. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the evaluation of costs and benefits requires estimates and judgments by management.

All internal control evaluations occur within the above framework. We believe that the County's internal accounting controls adequately safeguard assets and provide reasonable assurance of proper recording of financial transactions.

Budgetary Controls: In addition to the internal accounting controls noted above, the County also maintains budgetary controls. These budgetary controls ensure compliance with provisions embodied in the annual appropriated budget approved by the Board of Supervisors. Activities of the general, major special revenue, and capital projects funds are included in the annual appropriated budget.

As a recipient of federal and state financial assistance, the County is also responsible for ensuring that adequate internal controls are in place to guarantee and document compliance with applicable laws and regulations.

When necessary, the Board of Supervisors approves amendments to the adopted budget in accordance with §15.2-2507, Code of Virginia of 1950, as amended. Budgetary compliance is monitored and reported at the department level. The budget is implemented through appropriations that the Board makes annually, with supplemental appropriations made as required. These appropriations, except those to incur mandated expenditures, may be greater or less than contemplated in the budget.

THE REPORTING ENTITY AND ITS SERVICES

The County report includes all funds of the "primary government". In Virginia, cities and counties are distinct units of government; therefore, the County is responsible for providing all services normally provided by a local government. These services include public safety, public works, economic development, law enforcement, social services, recreation and cultural activities, and community development. Additionally, the County is responsible for funding primary and secondary education and appoints a separate board to handle utilities. For financial reporting purposes and in accordance with the Governmental Accounting Standards Board (GASB), Statement 14, "The Financial Reporting Entity," the County has identified two discrete component units. The GASB statement establishes the criteria used in making this determination and identifies each as a blended component unit or discretely presented component unit. Blended component units, although legally separate entities, are, in substance, part of the primary government's operations, and therefore are included as part of the primary government. Discretely presented component units are reported in a separate column in the combined financial statements to emphasize that they are legally separate from the primary government and to differentiate their financial position and results of operations from those of the primary government. Therefore, the County School Board and the Industrial Development Authority (dba Economic Development Authority [EDA]) are reported in a discrete presentation. Based on GASB Statement 14 criteria, the School Board is a legally separate organization providing educational services to the public whose board is elected and is fiscally dependent on the local government. The EDA is a legally separate organization providing economic development services to the County whose board is appointed by the Board of Supervisors and is fiscally independent.

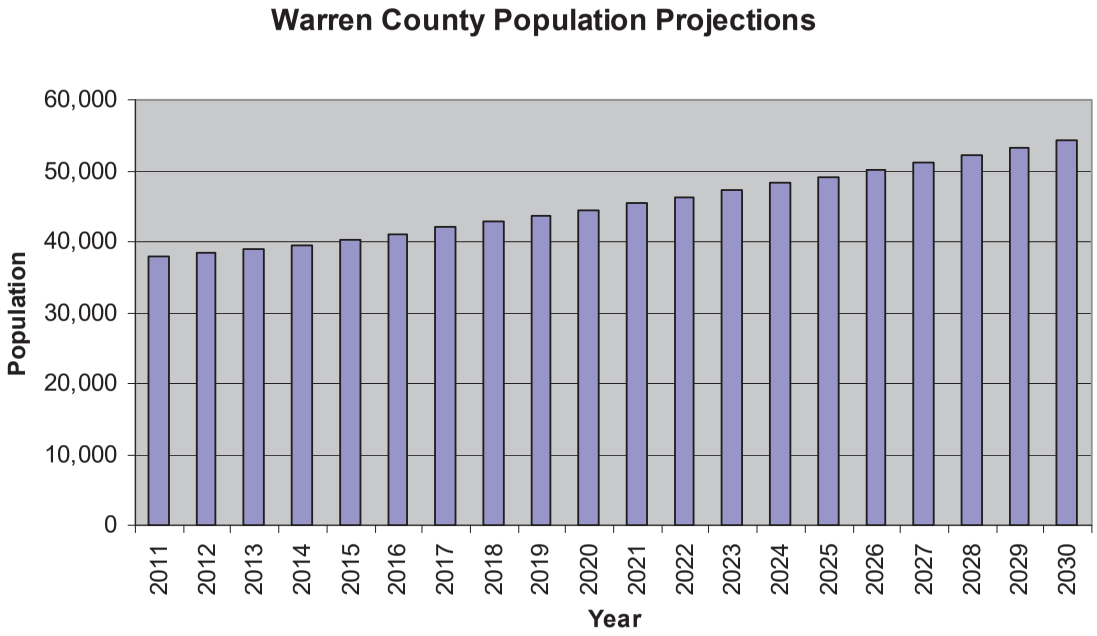
COUNTY DEMOGRAPHIC AND ECONOMIC DEVELOPMENT INFORMATION

Warren County's existing industrial sectors include, but are not limited to, agricultural, automotive, banking/finance, call centers, forest/wood products, furniture, metal fabrication, nuclear engineering/ fabrication, pharmaceutical, plastics, printing, technology, textile, higher education, and trucking.

The County's unemployment rate in December 2020 was 4.3%, an increase over the 2.3% of December 2019. The rate of 4.3% was lower than the unemployment rate of 4.9% for Virginia and significantly lower than the national average of 6.5%.

The total reported value of new construction for permits issued decreased from $147,691,592.57 in FY 2019 to $89,437,254.41 in FY 2020. The 2019 increase is attributable to the start of construction of the new Warren Memorial Hospital. There has been a slight increase in new home construction as well as a slight increase in new commercial/industrial permit activity. The FY 2020 figure is still higher than the 10-year average of $74,712,798. The number of total building permits was slightly up in FY 2020 over FY 2019 from 2,121 to 2,296, an increase of 0.9%.

Since the 2010 Census, Warren County's population has increased from 37,575 to the most recent 2020 population estimate of 40,202, an increase of 2,627 persons (7.0%). Warren County's estimated population of 40,202 is up slightly from the 2019 count of 39,936 (1.0%). The County Planning Department projections show a steady conservative annual population growth of 1.25% to 2.00% over the next 20 years.



As the Washington Metropolitan area continues to expand, Warren County and the surrounding area will continue to see additional residential growth pressures and an influx of new homeowners. This will be somewhat offset by fuel costs and traffic congestion, which make commuting to work in the Northern Virginia area less attractive to County residents.

Increasing the industrial/commercial tax base in an effort to minimize the tax burden on residents continues to be a top priority of the County. The project that has had the largest single impact on the County's tax base is Dominion Power's Warren County Power Plant. On May 31, 2012, Dominion Virginia Power officially broke ground on the Warren County Power Station. The Station was constructed on a 39-acre site in the Warren Industrial Park, approximately 3 miles north of Front Royal. The close proximity to Northern Virginia has enabled the Station to serve a growing, high-demand region in Dominion's service area. The Station generates 1,329 megawatts of electricity, or enough energy to provide power to approximately 325,000 homes. The Station is powered solely by natural gas and is among the cleanest fossil-fuel fired facilities in the nation, with three combustion turbines and a steam turbine. Construction of the Station included the installation of a 2.5-mile natural gas pipeline. The facility went online on December 10, 2014.



Dominion - Warren County Power Plant

During the first full year of construction, (FY 2013-14), Dominion paid the County approximately $1 million in property taxes. In FY 2014-2015, property tax payments increased to $5,209,348.17 and $6,106,341.20 in FY 2015-2016. As part of the incentive package for the project, the County agreed to contribute up to $1 million per year for years 6-10 to offset the facility's water and sewer fees. Construction work provided approximately 1,500 jobs at the peak of construction. Dominion employs approximately 50 full-time staff members and 8 private contractors on-site. During outages, an additional 80-150 contractors are brought in depending on the work being performed. In total, Dominion invested approximately $1.0 billion in constructing the facility.

Several projects have recently been completed or are in the review process of completion that will enhance the County's tax base.

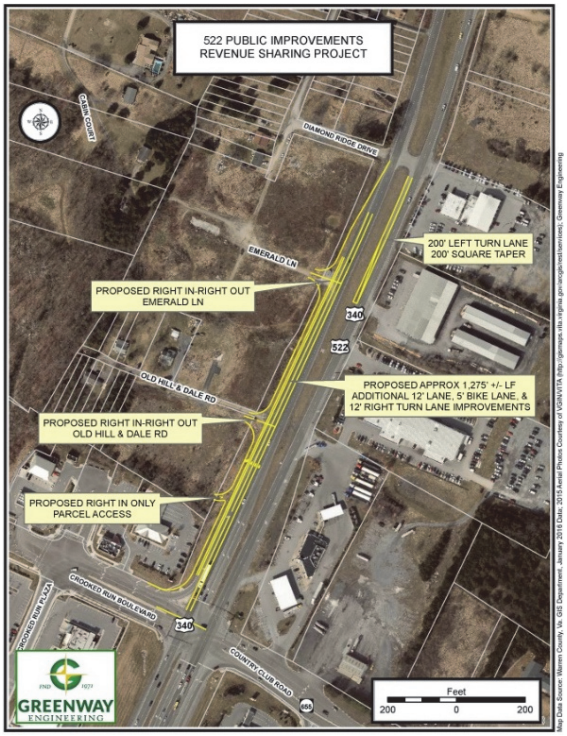
Equus – Virginia Inland Port Logistics Center

- Equus received approval for a conditional use permit for a 324,000 SF warehouse facility to be located on a 20-acre site on Route 340/522 just north of the RSW Regional Jail.
- They will receive final site plan approval in early 2021.
- Upon completion, the facility will provide an estimated 50-100 new jobs.



Proposed Architectural Rendering – Virginia Inland Port Logistics

In September 2017, the County, EDA, Crooked Run North, LLC, and North River Square, LLC entered into a public-private partnership to improve access to the west side of Route 340/522 immediately north of the Crooked Run Shopping Center.



The project was completed in fall 2018 and added a southbound lane and right-turn lane into the sites, a northbound left turn lane for the crossover, and replaced the stormwater pipe under Route 340/522 just north of the Country Club Road intersection. The project allows for commercial access of the subject property, including an estimated five commercial pad sites.

Royal Farms received its occupancy permit from the County in July 2018 for a 5,166 SF – 16 fuel pump (8 two-sided) convenience store on the site adjacent to Wells Fargo. The project has opened up 3-4 additional commercial pads just north along the west side of Route 340/522.

Commercial development has grown significantly over the past fifteen years as the Crooked Run (220,000 SF) and Riverton Commons (450,000 SF) shopping centers have been developed. These two shopping centers are providing significant sales, meals, and real estate taxes to the community. In 2016, an Aldi Grocery Store (17,918 SF) and an Urgent Care facility were completed in the Riverton Commons Shopping Center, and in 2019, a Taco Bell and a Valvoline auto care facility were constructed on the last two vacant pads in the Riverton Commons shopping center.

ELP Riverton – Multi-tenant Building

- 6,100 SF building
- Five Guys and Chipotle opened in Fall 2020



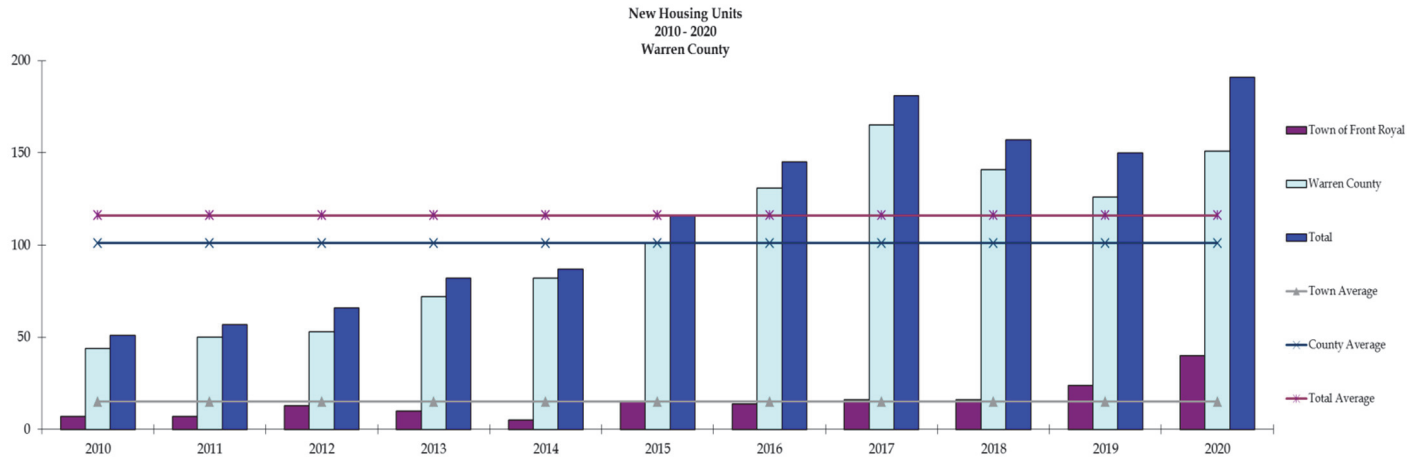
The County continues to work with the developer of Crooked Run on Phase II, which will necessitate the construction of a bridge structure and access road. In early 2019, the developer submitted a revised concept plan to incorporate more of a mix of uses including high-density residential, workforce and senior housing, as well as commercial uses. Based on public input, the developer ultimately pulled the application and requested that the County cancel the revenue sharing project for the bridge and access road. The County anticipates that they will look to revise their development plans in the future.



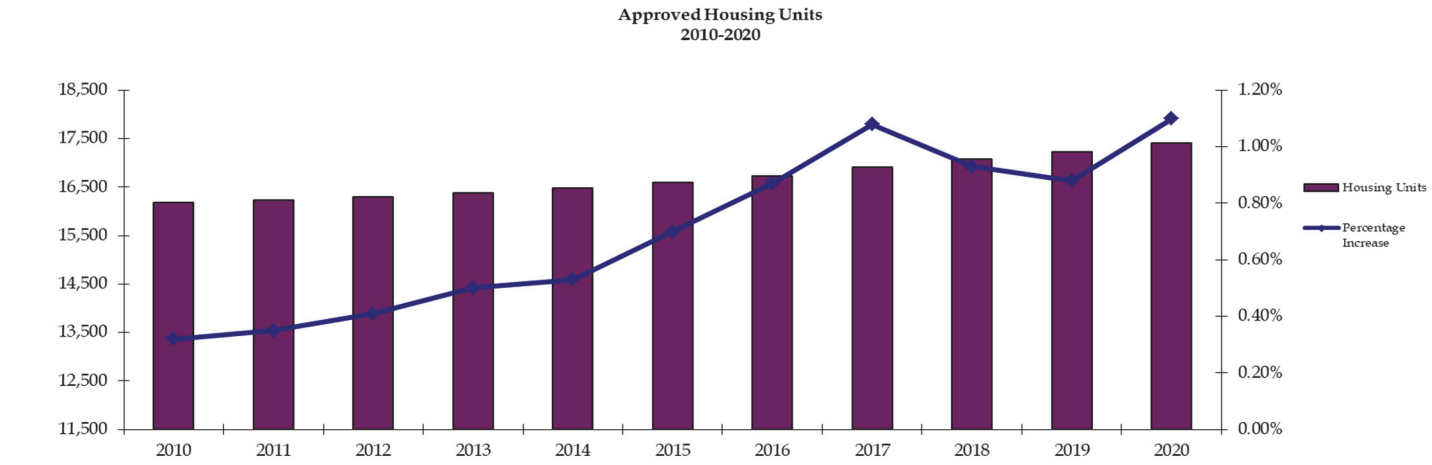
Riverton Commons and Crooked Run Shopping Centers

Residential growth in Warren County has maintained a steady and healthy pace over the past ten years. While new home starts reached an all-time high in calendar year 2004 with 425 permits issued, the average since 2005 has been 167 permits per year. The housing construction market bottomed out in 2010 with 51 new home starts, but has bounced back to a healthy pace over the last ten years. In 2020, the County had a total of 191 new home starts. Of that number, 40 were inside Town limits and the remaining 151 outside Town limits. As a comparison, in 2019 there were a total of 150 new home starts. The annual growth rate in housing stock is currently at 1.1%.

The following charts show the increase in the number of units and the percentage growth in the County since 2010.



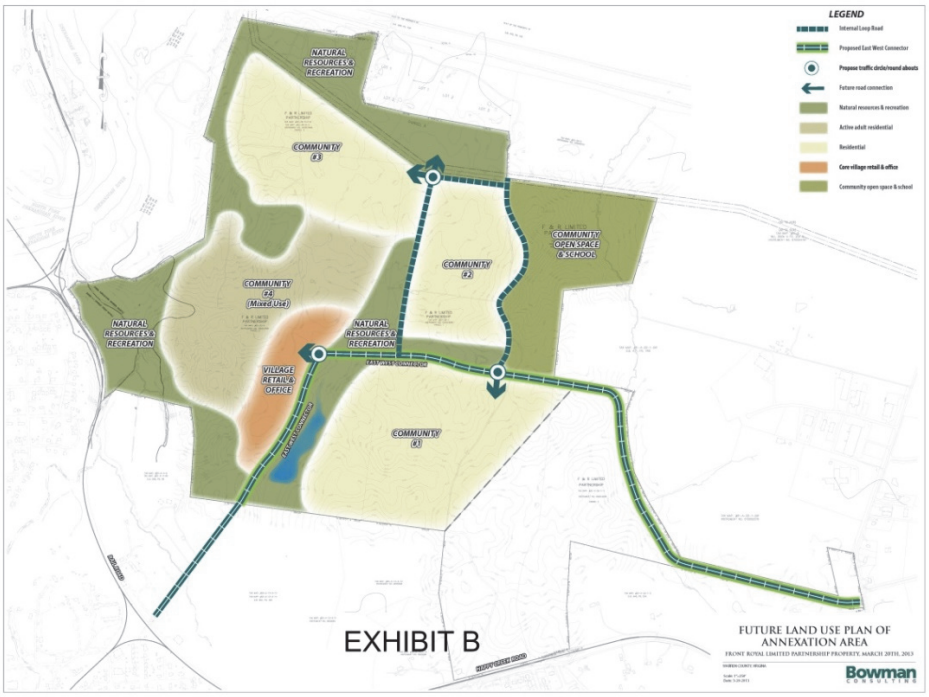
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Average
Front Royal	7	7	13	10	5	15	14	16	16	24	40	15
Warren County	44	50	53	72	82	101	131	165	141	126	151	101
Total	51	57	66	82	87	116	145	181	157	150	191	116



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Approved Housing Units	16,184	16,241	16,307	16,389	16,476	16,592	16,737	16,918	17,075	17,225	17,416
Annual % Increase	0.32%	0.35%	0.41%	0.50%	0.53%	0.70%	0.87%	1.08%	0.93%	0.88%	1.10%

In late September 2014, Warren County and the Town of Front Royal reached an agreement in which the Town annexed 604 acres of land in the Happy Creek area. The annexation will allow a developer to move forward with the construction of new housing, including:

- Up to 808 market-rate single-family housing units; and
- An anticipated 400 senior housing units



FY 2020 OTHER ECONOMIC DEVELOPMENT ACCOMPLISHMENTS

Financial Management-

The Front Royal/Warren County Economic Development Authority (EDA) continues to pursue completion of its FY18 and FY19 audits. Warren County now serves as Fiscal Agent for the EDA, and the FY20 audit should be completed later this year.

EDA staff has made great progress in pursuing delinquent USDA Microloan and IRP accounts, and has brought several of these accounts back to current on their payments. Several clients have paid off their loans. The EDA has formed a loan review committee of five citizens as instructed by the USDA and is entertaining new loan applicants. Several property transactions have been completed in the past year. These actions and successful resolution of several legal claims has significantly improved the EDA's financial status.

The EDA has submitted proposed budgets for FY21 and the remainder of FY20 to the Warren County Board of Supervisors. The budgets include conservative line item estimates on servicing debt and continued operations.

EDA Owned Properties-

In 2020, the EDA sold 404 Fairground Road, 506 East Main Street (Stokes Market), and 514 East Main Street (the Apartments), eliminating $635,447.49 in taxpayer debt and subsequent future interest expense. The EDA also signed a sales contract for the Afton Inn, which closed in February 2021, eliminating a further $324,179.18 in debt.

Perhaps the greatest highlight of 2020 was the successful recruitment of Silent Falcon UAS Technologies from Albuquerque, New Mexico. Silent Falcon will establish its east coast headquarters, assembly, and research and development operations in Warren County. Silent Falcon manufactures patent-pending, state-of-the-art unmanned aircraft systems (UAS) components and sensors for security, military, and commercial markets, including oil and gas and pipeline inspections, power utility inspections, large-scale agriculture, natural resource management, security/ISR, public safety, and mapping/surveying. The company projects 249 jobs over three years, with 35 jobs created in the first year, at an average wage of over $80,000 per year and capital investment of over $6,000,000.00. Their operations will be at the Warren County Airport, and their offices will be offsite in Warren County.



The EDA entered into three short term storage leases at the Atlantic Exhibits building to help offset the cost of ownership for that property and entered into a Letter of Intent for the sale of the building. They also successfully rezoned 81 acres of the Happy Creek Technology Park to Industrial, making the property more competitive with other regional properties for development.

Prospects-
Throughout 2020, the EDA entertained several prospects for its properties and buildings. They have had multiple prospects for all EDA properties and are very optimistic about business attraction in 2021. The EDA works very closely with the Virginia Economic Development Partnership (VEDP) on business attraction prospects and business retention issues with existing companies, many of whom are considering expansions. The EDA has also established working relationships with the Virginia Inland Port and Lord Fairfax Community College and will continue working with them in the coming year to offer resources to new prospects and existing businesses.

Regional Economic Development Efforts-
Since 2019, the EDA has been working with Frederick, Page, Shenandoah, and Clarke Counties on a regional workforce initiative to attract highly skilled workers to the region. They are working on a framework and budget for implementation of a marketing strategy to attract top talent to the region.

The EDA is also working with the students and faculty of Randolph Macon Academy and their unmanned aerial vehicle program to provide aerial video and pictures of Stephens Industrial Park and the 426 Baugh Drive building. They have provided not only video footage and still images, but also 3-D modeling of the 23 acre and 53 acre parcels at the Avtex site that can calculate cut and fill needed for each lot. These will be very useful in the marketing efforts for those properties.

Establishing working relationships with regional groups and resources will be a key component to success in 2021. Many of these relationships had fallen apart over the last few years.

VEDP's Site Characterization Project-
In 2020, the EDA continued to work with the VEDP on their effort to study 466 sites across Virginia that have at least 25 contiguous acres or more to determine their level of development and "shovel readiness" for new economic development projects. The VEDP developed a Tier ranking system to rate each site, and

Warren County has four sites in the program. The EDA plans to invest in increasing the Tier ranking of its sites so they will be more competitive with others in the state and the nation, including completing due diligence items for Stephens Industrial Park. These efforts will continue into 2021.

New Investors-
Throughout 2020, the EDA has seen more interest in Warren County from outside investors. It is a good sign that people see the economic opportunity Warren County and Front Royal have to offer. The EDA will continue to market Warren County to investors in the region and across the country to bring in more jobs and economic opportunity for the citizens in this community.

COUNTY VISION STATEMENT

Planning helps us make decisions today with an eye towards our desired future. Warren County citizens, elected officials, business leaders, and many others came together in 2018 to craft a Strategic Vision that was incorporated into the County's Comprehensive Plan to help the Board of Supervisors confidently make decisions with the community's desired future in mind.

The County will use the Strategic Vision to show how it wants to thrive and grow in the future. This will provide confidence to the private and public sector about where their investments will be most productive, while also preserving our County's most valued natural and cultural resources.

The Strategic Vision sets the direction for an update to the County's Comprehensive Plan. The Comprehensive Plan is the County's official policy guide for future development related decisions. It is long range in nature and provides a picture of how the community wishes to develop over the next 15 to 20 years.

A primary outcome of this process is the development and affirmation of a new Vision for the future of the County. This Vision was vetted and affirmed by the participants of a Vision Retreat, which convened several community leaders on September 13, 2018 – including the Board of Supervisors and Planning Commission – to review citizen input and craft the following Vision. The Vision for the future of Warren County is presented below:

Our Vision

Warren County will be a thriving community that retains its safe, scenic, friendly and inviting character with leadership that puts community first and works cooperatively to:

- Preserve the quality of our clean water, air, natural resources and scenic landscape;
- Grow gradually at a rate that supports the local economy but does not place stress on County services or natural resources. This has historically meant a 2% to 3% annual growth rate.
- Maintain our small-town character and rural lifestyle while providing quality amenities for shopping, recreation and entertainment;
- Enhance opportunities for quality wage jobs that allow residents to live, work and raise families in the County;
- Support an excellent school environment that retains quality teachers and graduates the next generation of leaders;
- Provide a variety of housing choices to allow our citizens and workforce to live prosperously and age with dignity within their community;
- Deliver quality services such as fire, safety, and law enforcement, and provide safe and modern roads and other infrastructure within a framework of balanced taxes and sound fiscal management; and
- Make Warren County a place of choice in Virginia, where people choose to live, prosper, raise families, grow businesses and stay a lifetime.

In 2020, the Warren County Board of Supervisors initiated the Strategic Vision review and revision process.

CAPITAL IMPROVEMENTS

In 2017, the County completed construction on its second middle school on a site located at the north end of Leach Run Parkway. Construction of the school has allowed the school system to achieve the ideal grade structure of K-5 (elementary), 6-8 (middle school), and 9-12 (high school) and allowed the 8th grade to be moved out of the two high schools, thereby creating additional capacities at each of those schools. The facility will provide capacity at the secondary level for the community for the next 15-20 years. The school was completed and opened in time for the 2017-2018 school year.





Warren County Middle School – June 2017

School Facilities

In 2020, improvements were completed to A.S. Rhodes Elementary School to include the upgrade of the heating and cooling systems, replacement of windows, ceilings, floors and exterior doors, roof replacement and the resurfacing of the upper and lower parking decks. A.S. Rhodes Elementary School opened in 1936 and was enlarged in 1951. These improvements will allow the building to continue to be used even if a new elementary school is built in the future. This helps the School Board's desire to provide up to 20 years of growth in optimal educational student capacity.

General Government

In 2020, the County completed the renovation of approximately 1,800 square feet of space of the former Registrar's office for the Finance Department. The renovation was completed by County staff. This allowed for the Finance Department to be consolidated to one office location. With this renovation, the County was also able to relocate the Children's Services Act (CSA) office from the rear of the Government Center to a portion of the former Finance offices to provide additional space, including a small conference room for their meetings, which requires confidentiality.

Also in 2020, various improvements were made in the Government Center, including the replacement of floor tile, paint, updated signage, and the installation of a more enhanced phone system. In 2021, the County plans to convert the former Finance Department office into a space for the Board of Supervisors members to use as meeting space with citizens and office space for themselves. In 2021, the County also plans to renovate the building and planning departments, which are the last departments that need upgrades over the past ten years. The County will also be replacing the old lighting system with updated LED lighting.

Public Safety

In 2019, the radio system for the Warren County Sheriff's Office (WCSO) was merged with the Warren County Fire and Rescue Department (WCFRD) 150 MHz system. The expansion of the system included the purchase of necessary in-vehicle and portable radios. Benefits of the new system include:

- Better radio reception/talk coverage
- Military-grade equipment
- Ability to talk directly to WCFRD without having to be patched through dispatch
- Ability to talk directly with Frederick County, Clarke County, Shenandoah County, Fauquier County, and the Virginia State Police – not possible with the previous system

It is estimated that the purchase of this radio system would take care of the needs of the County for the foreseeable future. WCSO portable radios would have a lifespan of 10-15 years and in-vehicle radios a longer lifespan.

The WCFRD radio system was updated as part of the project. The improvements included replacement of the microwave system (that repeats the signal from a tower site at Guard Hill and Bentonville) along with the Guard Hill cabinet replacement. The technology moved to IP versus the previous analog system, and with the addition of the WCSO system, the IP comparator provides for additional security. By combining the two projects, the County saved over $20,000 in labor.

In December 2020, the Board of Supervisors approved a contract with Motorola Solutions, Inc., to complete the upgrades to the radio infrastructure utilized by the WCSO and the WCFRD, a total investment of approximately $1,809,000. These upgrades include a Console Upgrade, a Mobile Dispatch Position, Fire and Rescue Base Stations Mixed-Mode (Analog and Digital), the Public Safety Building BDA, and the purchase of 130 Tri-Band APX8500 Portables, 70 Tri-Band APX8000 Mobiles, and KVL5000, which includes programming and installation and comes with a five year warranty.

WCFRD and County Administration worked with the Rivermont Volunteer Fire Department (Company #2) on the plans for a new fire station to replace the existing structure located at 714 Rivermont Drive. During the review the County, Rivermont Volunteer Fire Department, and Fortsmouth Volunteer Fire Department (Company #8) discussed the potential for merging the two fire companies and constructing one new fire station to serve the Fork District of the County. After review of the primary coverage area for Company #2 and its role in the Warren County Fire and Rescue System, a site was identified that is located at the intersection of Rivermont Drive and Stokes Airport Road. Advantages of the site are its location at the crossroads and ability to get both into the district via Rivermont Drive and out to the Route 55 West portion of the district and the location's proximity to support the County system back towards the Town of Front Royal and the South River District (Bentonville/Browntown).

Ultimately, the Board of Supervisors made the decision to replace the Rivermont Volunteer Fire Station while not closing the Fortsmouth Station. The replacement of the Rivermont Station was included in the adopted FY 2018-2020 Capital Improvement Plan as priority #5 at an estimated cost of $5,615,000. The estimate was based on construction costs from the North Warren station, improving the quality of some of the finishes, increasing estimated site costs for water and sewer service, and adding inflation costs. Included in the estimate was the cost of roughing in the banquet area with the furniture, additional finishes, and commercial kitchen equipment being the responsibility of Rivermont Volunteer Fire Department. This is similar to how things were handled for the North Warren Volunteer Fire Station project that was completed in 2003.

Bids for the new Rivermont Fire Station were received on February 22, 2019. The project scope included a new single story, three-bay modern fire station at the intersection of Stokes Airport Road and Rivermont Drive to replace the existing Rivermont Volunteer Fire Station. The completed facility will be approximately 15,250 SF and will have community meeting and banquet space including food preparation areas. The remainder of the building will be dedicated to serving and supporting the fire fighters in the application of their duty to protect the residents of Warren County. Dedicated fire spaces include offices, storage rooms, physical training, food preparation and dining space, sleeping quarters, lockers, and shower areas. The apparatus bays of the station will be up fit with high-bay lighting, a high volume low speed fan, heating elements, and an air filtration system. Supporting spaces to the apparatus include a tool shop, turn-out gear storage with separate ventilation, and a decontamination

room. The building was designed to complement the vernacular of the local architecture and will have sufficient space to serve the County for decades to come.

A construction contract was awarded to H&W Construction Company, Inc., in the amount of $5,602,198.25. A Notice to Proceed was issued on June 17, 2019. Substantial completion has occurred and the County's career staff and volunteers were able to move into the building on December 15, 2020. The station has a first due response area of 21.31 square miles, first due response area population of 3,170 with approximately 1,250 homes, and an assist area that is three to four times the size of the first due response area due to the new location.



The WCFRD has transformed several classroom facilities at the former 104-acre Environmental Study Area site off Route 55 East to fire and rescue training classrooms. The Department has a goal of including a burn building and a training facility on this property to meet the needs of the community. Public Safety is regarded by the Board of Supervisors as one of the primary functions of local government. The County is committed to providing staff with quality facilities and adequate resources to carry out their jobs.

Solid Waste

The County has been working for the past fifteen years to upgrade the County's four compactor sites to better meet the needs of its citizens by increasing recycling opportunities and improving traffic flow. Over the past decade, the County has been able to:

- Replace the Linden Compactor site with a new facility – (2009)
- Expand, repave, and stripe the Rockledge Site – (2016)
- Repave and stripe the Cooley site (Route 340/522 North) – (2016)
- Replace the tipping room floor at the Transfer Station – (2018)
- Repave and stripe the Transfer Station – (2019)

The Shenandoah Farms compactor site is currently located on a rented site at the Shenandoah Farms Grocery Store. Due to the relatively small size of the site, there is not room to provide for adequate traffic flow, parking, and recycling bins. With the projected future growth of the area due to the undeveloped lots, the County in the 1990's identified the need to replace and upgrade the site. In addition, the County, through a formal agreement with Clarke County, accepts waste from Clarke County residents at this location.

In 2011, the County purchased a 5.82 acre site near Howellsville to serve as a future compactor site and maintenance facility for the Shenandoah Farms Sanitary District. Since that time, the Board of

Supervisors has been setting aside funding annually to pay for the proposed improvements. The County has completed preliminary site plans for the facility and has received approvals for a facility entrance from the Virginia Department of Transportation. The proposed facility will be designed to meet the ultimate needs of the community as it continues to grow.

The Cooley compactor site is currently located in the Crooked Run area within the Winchester Road Park-n-Ride. The current site is the busiest of all the County's satellite facilities and has become functionally obsolete. Due to the relatively small size of the site, there is not room to provide for adequate traffic flow, adequate parking, or adequate recycling area. During the next year, the County will be pursuing efforts to find a location to allow a new double compactor facility in this area of the County which separates the site users from the commuter traffic, bus traffic, and heavy truck traffic associated with the Quarry.

The County is planning for significant improvements to the Transfer Station located in Bentonville at the old County landfill site. It was opened in 1994 and is in need of significant improvements. In 2019, the County was able to complete repaving of the transfer station at a cost of $198,212. The project was completed during shut down days without impact to operations.

The Solid Waste projects that will be implemented over the next several years include:

- Shenandoah Farms Compactor Site - $750,000 - $1,000,000
- Construction of maintenance building (warming area with office and employee break area with shower) - $250,000

Improvements will be made as funding allows on a pay-as-you-go method.

Parks and Recreation

Over the past several years, the Parks and Recreation Department has completed a number of significant projects including a new restroom/concession building at Fantasyland, Eastham Trail Phases I, II, and III, practice fields and parking area (25 spaces) at Rockland Park, and the addition of four fields, a walking trail, a large skate park, a large shelter, a small playground, and an access road at the Skyline Soccerplex.

In 2016, the County began work on several major projects for the development of Rockland Park as a regional park facility complete with hiking trails, playing fields, disc golf course, playground, music park, camping facilities, and eventually an amphitheater and indoor recreation center. Phase I of the Rockland Park project, which includes a playground complex, outdoor exercise station, shelter, disc golf course, parking area and the access road, was completed in 2015. In addition, the second phase of the Carson Trail was completed in November 2016. In 2017, the County partnered with a private contractor to accept approximately 30,000-40,000 cubic yards of excess fill material to allow for the leveling of a portion of the site to allow the construction of two large and two small practice fields, two gravel parking lots, and associated stormwater management facilities. The project was completed in spring 2019.

The County also plans to begin work on the next phase of Rockland Park's development including the renovation of the bathhouse and construction of associated parking to serve the proposed baseball/softball field facility in the next several years. Parks and Recreation senior staff is also planning the addition of a new large amphitheater for outdoor concerts and other special events. County staff is currently working on securing grant opportunities for the Park to begin implementation of these and future phases of the development plan. This project is part of the County Capital Improvement Program and will move forward as funding and grant awards allow.

Another small project the Parks and Recreation Department is working on is the development of a park at the Thompson Kiss-and-Ride located on Freezeland Road. The County completed site work on the project during spring 2016, constructed the parking lot, the bus turnaround, and associated sidewalks in

2016/2017, completed paving in the fall of 2017, and installed a bus shelter during the fall of 2018. The County received a grant from the Warren Coalition which allowed for the installation of a swing set. A Boy Scout from Troop 52 will be constructing three or four octagonal picnic tables in Spring/Summer 2021 as part of his Eagle Scout project, and Parks and Recreation has purchased and will install three picnic tables in the shelter in the early spring 2021. The County, Blue Mountain Sanitary District, and the Shenandoah Farms Sanitary District have committed funding for a future playground structure for children ages 5-12.

County officials, staff, and the community need to continue to work together to promote and enhance the County and the quality of life for its residents. It is a continuing goal that Warren County remains a productive and promising community as well as maintains fiscal stability for many years to come.

PROPERTY TAX RATES

The County maintained a real estate tax rate of $0.655 for the 2020 tax year. All other local tax rates and fees for services impacting FY 2019-2020 revenue also remained the same as 2019. At $0.655, Warren County continues to have a comparatively low real estate tax rate among its neighbors including Fauquier ($0.994), Rappahannock ($0.73), Page ($0.73), Shenandoah ($0.64), Clarke ($0.615), and Frederick ($0.61) Counties.

GOVERNMENT'S FINANCIAL POLICIES

The County has adhered to its adopted financial policies and has maintained its undesignated fund balance at or near the required 15% of the total operating budget.

OTHER INFORMATION

Management's Discussion and Analysis

Generally accepted accounting principles require management and provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The County of Warren's MD&A can be found immediately following the report of the independent auditors.

Independent Audit

The Commonwealth of Virginia requires an annual audit of the financial records and transactions of all departments of the County by independent certified public accountants selected by the Board of Supervisors. The County is required to undergo an annual single audit in conformity with the provisions of the Single Audit Act Amendments of 1996 and U.S. Office of Management and Budget Circular A-133, Audits of States, Local Government and Non-Profit Organizations. Information related to this single audit, including the findings and recommendations and auditors' reports on the internal control structure and compliance with laws and regulations, is contained in this report. The audit complied with these requirements, and the auditor's opinion is included in this report.

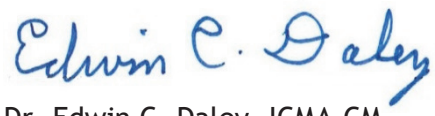
Certificate of Achievement

The County is a proud recipient of the Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award for its FY 2019-2020 budget, which requires that a government prepare and present a budget document that exceeds guidelines established by the National Advisory Council on State and Local Budgeting and GFOA's best practices on budgeting. The County has received this award for ten consecutive years.

Acknowledgments

The preparation of this report on a timely basis could not have been accomplished without the dedicated services of the Finance Department. We would also like to thank the Board of Supervisors for its interest and support in planning and conducting the financial operations of the County in a responsible and progressive manner. In addition, we would like to thank the Planning Department, General Services Department, Economic Development Authority, the Deputy Clerk of the Board, and other employees for their assistance in the preparation of this report.

Respectfully submitted,



Dr. Edwin C. Daley, ICMA-CM
Interim County Administrator



Keith A. McLiverty
Director of Finance

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COUNTY OF WARREN, VIRGINIA

Board of Supervisors

Walter J. Mabe, Chair
Cheryl L. Cullers, Vice-Chair
Archie A. Fox
Tony F. Carter
Delores R. Oates

County School Board

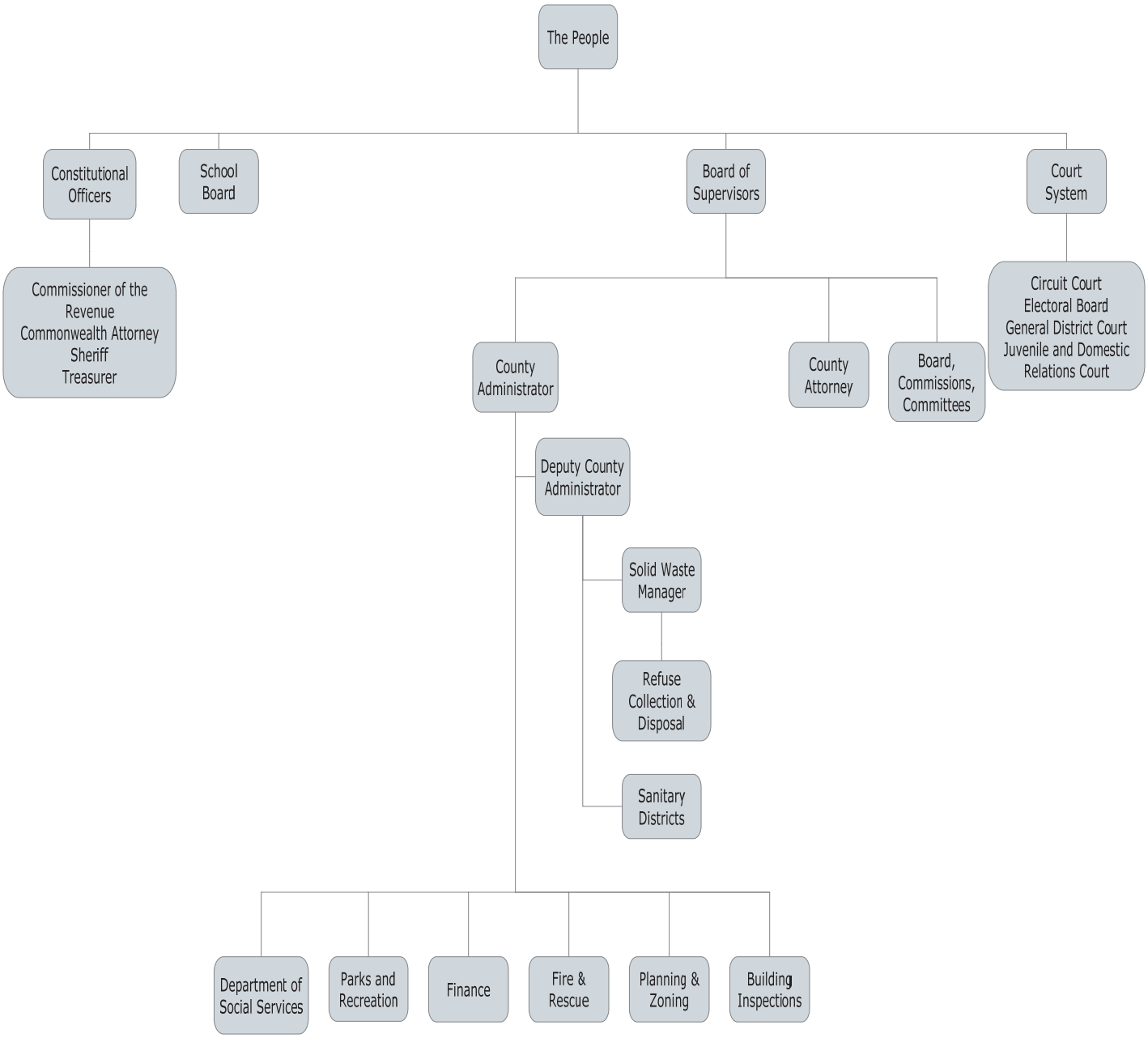
Arnold M. Williams, Jr., Chair
Catherine R. Bower, Vice Chair
Ralph A. Rinaldi
Kristen J. Pence
James S. Wells

Advisory Board for Warren County Social Services

Lorraine Brandon, Chair
Stephen Jerome
Richard L. Swanson
Brenda Wells

Other Officials

Judge of Circuit Court ..... William W. Sharp
Chief Judge of Circuit Court ..... Clark Andrew Ritchie
Judge of Circuit Court ..... Bruce D. Albertson
Clerk of Circuit Court ..... Angela M. Moore
Chief Judge of General District Court ..... W. Dale Houff
Judge of Juvenile and Domestic ..... Daryl L. Funk
Commonwealth's Attorney ..... John Bell
Commissioner of Revenue ..... Sherry T. Sours
Treasurer ..... Jamie L. Spiker
Sheriff ..... Mark A. Butler
Interim Superintendent of Schools ..... Melody Sheppard
Interim Director of Social Services ..... Elizabeth Reavis
Interim County Attorney ..... Jason J. Ham
County Administrator ..... Douglas P. Stanley
Director of Finance ..... Jonathon Munch


The People
Constitutional Officers
School Board
Board of Supervisors
Court System
Commissioner of the Revenue
Commonwealth Attorney
Sheriff
Treasurer
County Administrator
County Attorney
Board, Commissions, Committees
Circuit Court
Electoral Board
General District Court
Juvenile and Domestic Relations Court
Deputy County Administrator
Solid Waste Manager
Refuse Collection & Disposal
Sanitary Districts
Department of Social Services
Parks and Recreation
Finance
Fire & Rescue
Planning & Zoning
Building Inspections

Independent Auditors' Report

To the Honorable Members of
the Board of Supervisors
County of Warren, Virginia

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the discretely presented component unit school-board, each major fund, and the aggregate remaining fund information of the County of Warren, Virginia, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the County's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the *Specifications for Audits of Counties, Cities, and Towns*, issued by the Auditor of Public Accounts of the Commonwealth of Virginia. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Except for the matter described in the "Basis for Disclaimer of Opinion on the Discretely Presented Component Unit - EDA" paragraph, we believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Basis for Disclaimer of Opinion on the Discretely Presented Component Unit – EDA

The financial statements of the Industrial Development Authority of the Town of Front Royal and the County of Warren, Virginia (EDA) have been omitted, and we were not engaged to audit the EDA financial statements as part of our audit of the County's basic financial statements as the EDA is audited by another CPA firm. The amounts by which this omission would affect the assets, deferred outflow of resources, liabilities, deferred inflows of resources, net position, revenues and expenses of this discretely presented component unit have not been determined.

Disclaimer of Opinion

Because of the significance of the matter described in the "Basis for Disclaimer of Opinion on the Discretely Presented Component Unit - EDA" paragraph, we have not been able to obtain sufficient appropriate audit evidence from other auditors to provide a basis for an audit opinion on the financial statements of the discretely presented component unit EDA of the Town of Front Royal and the County of Warren, Virginia. Accordingly, we do not express an opinion on these financial statements.

Unmodified Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, discretely presented component unit – School Board, each major fund, and the aggregate remaining fund information of the County of Warren, Virginia, as of June 30, 2020, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Restatement of Beginning Balances

As described in Note 21 of the financial statements, in 2020, the County restated beginning balances to report capital assets acquired by capital leases in a prior year, the outstanding principal amount of the corresponding capital leases from the prior year, and a correction to the line of credit due for the Leach Run project. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and schedules related to pension and OPEB funding on pages 21-29, 105-107, and 108-120 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The budgetary comparison information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Supplementary and Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the County of Warren, Virginia's basic financial statements. The introductory section, combining and individual fund financial statements and schedules, and statistical information, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is also not a required part of the basic financial statements.

The combining and individual fund financial statements and schedules and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. Because of the significance of the matter described in the basis for disclaimer of opinion paragraph, it is inappropriate to and we do not express an opinion on the supplementary information referred to above.

The introductory section and statistical information have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 3, 2021, on our consideration of the County of Warren, Virginia's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of County of Warren, Virginia's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the County of Warren, Virginia's internal control over financial reporting and compliance.

Robinson, Farmer, Cox Associates

Charlottesville, Virginia
March 3, 2021

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Management's Discussion and Analysis

As the financial management team of the County of Warren, we offer readers of the County's financial statements this narrative overview and analysis of the financial activities of the County of Warren for the fiscal year ended June 30, 2020. We encourage readers to read the information presented here in conjunction with additional information that we have furnished in the County's financial statements, which follow this narrative.

Financial Highlights

- The assets and deferred outflows of resources of the County exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by $83,390,093 (net position), an increase of $1,024,100.

- As of the close of the current fiscal year, the County of Warren's governmental funds (excluding the School Bond Construction Fund) reported a combined ending fund balance of $36,885,167, an decrease of $2,736,789 from the prior year. The majority of the balance ($33,116,013) is available for spending at the government's discretion (unassigned, assigned or committed).

- At the end of the current fiscal year, the unassigned fund balance for the General Fund was $12,712,426.

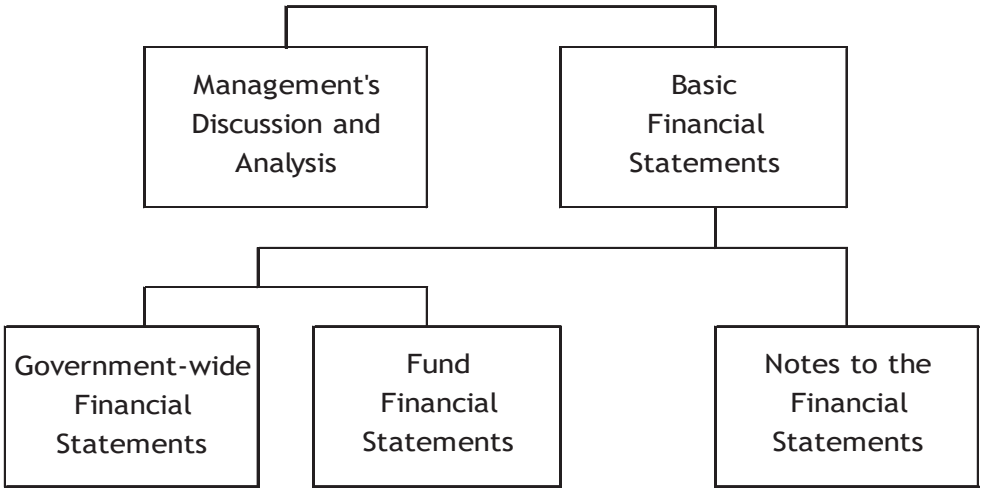
- The County's total long-term obligations (Note 7) increased by $464,232 during the current fiscal year after recording increases in lease revenue bonds that were issued to refund the Series 2011B and 2012A VRA lease revenue bonds, and an increase in the net pension and Other Post-Employment Benefits (OPEB) liabilities.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the County's basic financial statements, which consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements (see Figure 1). The basic financial statements present two different views of the County through the use of government-wide statements and fund financial statements. In addition to the basic financial statements, this report contains other information that will enhance the reader's understanding of the financial condition of the County of Warren.

Required Components of the Annual Financial Report

Figure 1



Basic Financial Statements

The first two statements (Exhibits 1 and 2 on pages 29 through 31) in the basic financial statements are the Government-wide Financial Statements. They provide both short and long-term information about the County's financial status.

The next statements (Exhibits 3 through 11 on pages 32 through 40) are fund financial statements. These statements focus on the activities of the individual parts of the County's government and provide more detail than the government-wide statements. There are three parts to the fund financial statements: 1) the governmental funds statements, 2) the budgetary comparison statements, and 3) the fiduciary fund statements.

The next section of the basic financial statements is the Notes to Financial Statements. The notes explain in detail some of the data contained in these statements. After the notes, supplementary information is provided to show details about the County's individual funds.

Government-Wide Financial Statements

The government-wide financial statements, namely the Statement of Net Position and the Statement of Activities, are designed to provide the reader with a broad overview of the County's finances, similar in format to a financial statement of a private-sector business. The government-wide statements provide short and long-term information about the County's financial status as a whole.

The two government-wide statements report the County's net position and how it has changed. Net position is the difference between the County's total assets and deferred outflows of resources and the County's total liabilities and deferred inflows of resources. Measuring net position is one way to gauge the County's financial condition.

The government-wide statements are divided into two categories: 1) governmental activities and 2) component units. The governmental activities include most of the County's basic services such as public safety, parks and recreation, and general administration. Property taxes and state and federal grant funds finance most of these activities. The second category is the component unit. Although legally separate from the County, the Economic Development Authority is important to the County because the County exercises control over its Board of Directors by appointing the members. The Economic Development Authority issues separate financial statements.

Government-Wide Financial Statements: (Continued)

Although the School Board is a component unit, approximately 33% of the budget for the County of Warren is designated for the public schools. The members of the School Board are elected.

The government-wide financial statements are on pages 29 through 31 of this report.

Fund Financial Statements

The fund financial statements (pages 32 through 40) provide a more detailed look at the County's most significant activities. A fund is a grouping of related accounts that is used to maintain control over resources that have been designated for specific activities or objectives. The County of Warren, like all other governmental entities in Virginia, uses fund accounting to ensure and reflect compliance (or noncompliance) with finance-related legal requirements. All of the funds of County of Warren are categorized as governmental funds.

Governmental Funds

Governmental funds are used to account for those functions reported as governmental activities in the government-wide financial statements. All of the County's basic services are accounted for in governmental funds. These funds focus on how assets can readily be converted into cash flow in and out and what monies are left at year-end that will be available for spending in the next year. Governmental funds are reported using an accounting method called *modified accrual accounting* which provides a short-term spending focus. As a result, the governmental fund financial statements give readers a detailed short-term view that helps them determine if there are more or fewer financial resources available to finance the County's programs. The relationship between government-wide activities (reported in the Statement of Net Position and the Statement of Activities) and the Balance Sheet and Statement of Revenues, Expenditures, and Changes in Fund Balances of the governmental funds is described in Exhibits 4 and 6 which is a reconciliation that is a part of the fund financial statements.

The County of Warren adopts an annual budget for its General Fund. The budget is a legally adopted document that incorporates input from the citizens of the County, the management of the County, and the decisions of the Board about which services to provide and how to pay for them. It also authorizes the County to obtain funds from identified sources to finance these current period activities. The budgetary statement provided for the General Fund demonstrates how well the County complied with the appropriation resolution and whether or not the County succeeded in providing the services as planned when the budget was adopted. The budgetary comparison statement uses the budgetary basis of accounting and is presented using the same format, language, and classifications as the legal budget document. The statement shows four columns: 1) the original budget as adopted by the Board; 2) the final budget as amended by the Board; 3) the actual resources, charges to appropriations, and ending balances in the General Fund; and 4) the difference or variance between the final budget and the actual resources and charges.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements are on pages 41 through 103 of this report.

Other Information

In addition to the basic financial statements and accompanying notes, this report includes certain required supplementary information concerning the County of Warren's progress in funding its obligation to provide pension benefits to its employees. Required supplementary information can be found on pages 104 through 119 of this report.

Government-Wide Financial Analysis

The County of Warren's Net Position
Figure 2

	Governmental Activities	
	2020	**2019**
Current and other assets	$ 69,498,587	$ 70,339,964
Capital assets	191,939,012	190,144,879
Total assets	$ 261,437,599	$ 260,484,843
Deferred outflows of resources	$ 5,422,610	$ 5,134,662
Long-term liabilities outstanding	$ 155,018,494	$ 160,707,853
Other liabilities	8,971,334	3,525,002
Total liabilities	$ 163,989,828	$ 164,232,855
Deferred inflows of resources	$ 19,480,288	$ 19,174,452
Net position:		
Net investment in capital assets	$ 56,236,417	$ 53,236,908
Restricted	572,153	1,291,771
Unrestricted	26,581,523	27,683,519
Total net position	$ 83,390,093	$ 82,212,198

As noted earlier, net position may serve over time as one useful indicator of a government's financial condition. The assets and deferred outflows of resources of the County of Warren exceeded liabilities and deferred inflows of resources by $83,390,093 as of June 30, 2020, compared to $82,365,993 as of June 30, 2019. 67% of net position reflects the County's investment in capital assets (e.g. land, buildings, machinery, vehicles, and equipment) less any related debt still outstanding that was issued to acquire those items. The County of Warren uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the County of Warren's investment in its capital assets is reported net of the outstanding related debt, the resources needed to repay that debt must be provided by other sources, since the capital assets cannot be used to liquidate these liabilities. The remaining balance of unrestricted net position ($26,581,523) may be used to meet the government's ongoing obligations to citizens and creditors.

Several particular aspects of the County's financial operations influenced the total unrestricted governmental net position including:

- Collection of real estate property taxes exceeded budgeted amounts by approximately $1.4 million.
- Collection of real and personal PSC taxes exceeded budgeted amounts by approximately $844,000.
- Collection of other local taxes exceeded budgeted amounts by approximately $562,768.

Government-Wide Financial Analysis: (Continued)

County of Warren Changes in Net Position
Figure 3

	Governmental Activities	
	2020	**2019**
Revenues:		
Program revenues:		
Charges for services	$ 3,660,726	$ 3,695,095
Operating grants and contributions	7,230,236	7,277,890
Capital grants and contributions	1,042,054	1,090,036
General revenues:		
Property taxes	53,463,608	54,934,806
Other taxes	9,138,178	8,193,155
Grants and contributions not restricted to specific programs	5,528,557	5,562,228
Other	1,528,488	1,818,026
Total revenues	$ 81,591,847	$ 82,571,236
Expenses:		
General government administration	$ 5,705,438	$ 4,857,024
Judicial administration	2,774,389	2,499,541
Public safety	16,156,532	14,125,992
Public works	8,730,730	6,964,539
Health and welfare	7,255,801	7,111,589
Parks, recreation and cultural	3,955,750	3,826,634
Community development	1,661,861	1,539,067
Education	29,429,249	25,946,272
Interest and other fiscal charges	4,897,997	6,872,166
Total expenses	$ 80,567,747	$ 73,742,824
Increase in net position	$ 1,024,100	$ 8,828,412
Net position, July 1, as restated	82,365,993	73,383,786
Net position, June 30	$ 83,390,093	$ 82,212,198

Financial Analysis of the County's Funds

As noted earlier, the County of Warren uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the County of Warren's governmental funds is to provide information on near-term inflows, outflows, and balances of usable resources. Such information is useful in assessing the County of Warren's financing requirements. Specifically, unassigned fund balance can be a useful measure of a government's net resources available for spending at the end of the fiscal year.

The general fund is the chief operating fund of the County of Warren. At the end of FY 2019-20120, unassigned fund balance of the General Fund was $12,712,426, an increase of $717,778 from FY 2018-2019. The general fund portion of the governmental fund balances totaled $12,712,426, or 34%. Just about one half, or 53%, consisted of $19,549,691 in funds committed by the Board of Supervisors to fund capital and other special projects.

The nonmajor funds reported a collective decrease of $799,522. The majority of the decrease is reported in the proffers fund ($707,044).

As of June 30, 2020, the governmental funds of County of Warren reported a combined fund balance of $37,228,723 (Exhibit 5), a decrease of $4,835,968 from last year. This change mainly resulted from the expenditures incurred for larger capital projects, such as the Rivermont Fire Station and A.S. Rhodes Elementary School renovation, and legal fees.

General Fund Budgetary Highlights

During the fiscal year, the County revised the budget on several occasions. Generally, budget amendments fall into one of three categories: 1) amendments made to adjust the estimates that are used to prepare the original appropriation resolution once exact information is available; 2) amendments made to recognize new funding amounts from external sources, such as Federal and State grants; and 3) increases in appropriations that become necessary to maintain services.

Included in the budget for FY 2019-2020, there were miscellaneous capital items to be funded from this unreserved fund balance which would reduce the fund balance by $2,000,000. During the course of the year, there were several supplemental appropriations made to the budget. The total of these approved uses of fund balance totaled $5,512,517. Fund balance for the general fund was decreased by $3,004,813, which was $2,507,704 less than projected. This decrease was due mainly to expenditures incurred for larger capital projects, such as the Rivermont Fire Station, and legal fees..

Capital Asset and Debt Administration

Capital Assets

The County of Warren's investment in capital assets for its governmental activities as of June 30, 2020 totaled $191,939,012 (net of accumulated depreciation). These assets include buildings, land, machinery and equipment, park facilities, and vehicles.

Capital Asset and Debt Administration: (Continued)

County of Warren's Capital Assets
Figure 4
Capital Assets
(net of depreciation)

	Governmental Activities	
	2020	2019
Land	$ 14,193,099	$ 14,193,099
Buildings and improvements	167,227,825	171,441,408
Machinery and equipment	2,506,761	2,663,386
Non-depreciable capital assets	387,070	387,070
Construction in progress	7,624,257	1,459,916
Total	$ 191,939,012	$ 190,144,879

Additional information on the County's capital assets can be found in Note 6 - Capital Assets of the Basic Financial Statements.

Long-term Debt

As of June 30, 2020, the County of Warren had total bonds outstanding of $136,817,632. General obligation bond debt is backed by the full faith and credit of the County. The table below includes both lease revenue and general obligation bonds.

County of Warren's Outstanding Debt
General Obligation and Revenue Bonds
Figure 5

	Governmental Activities	
	2020	2019
General obligation, revenue and lease revenue bonds	$ 136,817,632	$ 138,809,806
Total	$ 136,817,632	$ 138,809,806

As part of its multi-year Capital Funding Plan, in November 2014 the County conducted credit rating calls with each of the three national municipal bond rating agencies: Moody's Investors Service, Standard & Poor's, and Fitch Ratings. Discussions with each of the agencies covered financial, economic, debt-related, and management-related issues among others. Without exception, all three agencies were favorably impressed with the fiscal health of the County, the diligence and stability of staff and elected officials and the overall vibrancy of the County economy as evidenced by the strong investment grade General Obligation bond ratings secured from the agencies: Moody's: Aa2, S&P: AA, FITCH: AA+. With these assigned ratings, the County continued its steady progression of rating upgrades that began back in the early 2000's. November 2016 Fitch Ratings increased the County GO Bond rating from a AA to a AA+ rating. This rating along with the others will help to ensure that the County is able to maximize its borrowing ability in the future.

Additional information regarding the County of Warren's long-term debt can be found in Note 7 - Debt of this report.

Economic Factors and Next Year's Budgets and Rates

As the Washington Metropolitan area has continued to expand, the County and the surrounding areas have continued to experience residential growth pressures and an influx of new homeowners, somewhat offset by fuel costs which make commuting to work in the Northern Virginia area less attractive to County residents.

Increasing the industrial/commercial tax base in an effort to minimize the tax burden on residents continues to be a top priority of the County. Over the past twenty years a number of large industrial projects have opened in the Route 340/522 Corridor of the County and the County continues to work with industries to expand the tax base.

Commercial development has grown significantly over the past four years as the Crooked Run (220,000 SF) and Riverton Commons (450,000 SF) shopping centers have been developed. These two shopping centers are providing significant sales, meals, and real estate taxes to the community. In 2016, an Aldi Grocery Store (17,918 SF) and an Urgent Care facility were completed in the Riverton Commons Shopping Center. In 2019 a Taco Bell and a Valvoline auto care facility were constructed on the last two vacant pads in the Riverton Commons shopping center. In 2020, a multi-tenant building was constructed to replace a former Chevy Chase Bank branch at the Riverton Commons Shopping Center. Five Guys and Chipotle restaurants opened in the building in late 2020.

In September 2017, the County, EDA, Crooked Run North, LLC, and North River Square, LLC entered into a public-private partnership to improve access to the west side of Route 340/522 immediately north of the Crooked Run Shopping Center. The project was completed in fall 2018 and added a southbound lane and right-turn lane into the sites, a northbound left turn lane for the crossover, and replaced the stormwater pipe under Route 340/522 just north of the Country Club Road intersection. The project allows for commercial access of the subject property, including an estimated five commercial pad sites including a 5,166 SF Royal Farms convenience store which opened in July 2018 on the site adjacent to Wells Fargo.

The County is still working with the developer of Crooked Run on Phase II, which will necessitate the construction of a bridge structure and access road. In early 2019, the developer submitted a revised concept plan to incorporate more of a mix of uses including high-density residential, workforce and senior housing, as well as commercial uses. Based on public input, the developer ultimately pulled the application and requested that the County cancel the revenue sharing project. We anticipate that they will look to revise their development plans in the future.

Residential growth in Warren County has maintained a steady and healthy pace over the past ten years. While new home starts reached an all-time high in calendar year 2004 with 425 permits issued, the average since 2005 has been 167 permits per year. The housing construction market bottomed out in 2010 with 51 new home starts, but has bounced back to a healthy pace over the last ten years. In 2020, the County had a total of 191 new home starts. Of that number, 40 were inside Town limits and the remaining 151 outside Town limits. As a comparison, in 2019 there were a total of 150 new home starts. The annual growth rate in housing stock is currently at 1.1%.

Unemployment:

* The County's unemployment rate in December 2020 was 4.3%, an increase over the 2.3% of December 2019. The rate of 4.3% was lower than the unemployment rate of 4.9% for Virginia and significantly lower than the national average of 6.5%.

Budget Highlights for the Fiscal Year Ending June 30, 2021

Governmental Activities

The FY 2020-2021 budget process again proved to be a difficult one given the slow growth in new construction in the area and continued flat revenue picture. Projected revenues for the General Fund and School Operating Fund (excluding use of Fund Balance) are slightly more than those of FY 2019-2020. The FY 2020-2021 budget was adopted with a real estate tax rate for calendar year 2020 of $0.655 per $100 of assessed value. All other tax rates and fees for services impacting FY 2020-2021 revenue remained the same as the previous year.

Budgeted expenditures in the General Fund (excluding the local appropriation to the school fund) amounted to $56,363,965.

The General Fund budget also includes $1,878,389 for Enterprise Zone Grants. This amount includes the total estimated amount of real estate and machinery and tools taxes to be paid by qualifying businesses. The unused portion will be used by the County to fund school capital improvements.

The County continues to face the challenges resulting from COVID-19. The meals and lodging taxes were impacted, however there is an expected uptick in revenue as travel and casual dining increases.

Requests for Information

This report is designed to provide an overview of the County's finances for those with an interest in this area. Questions concerning any of the information found in this report or requests for additional information should be directed to the Edwin Daley, Interim County Administrator, County of Warren, 220 N. Commerce Avenue, Front Royal, VA 22630.

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BASIC FINANCIAL STATEMENTS

Government-wide Financial Statements

Statement of Net Position
June 30, 2020

	Primary Government	Component Unit
	Governmental Activities	School Board
ASSETS		
Cash and cash equivalents	$ 36,371,600	$ 3,590,866
Receivables (net of allowance for uncollectibles):		
Taxes receivable	24,288,209	-
Accounts receivable	505,956	292,453
External parties	5,000	-
Due from primary government	-	1,524,110
Due from other governmental units	1,815,228	1,938,539
Prepaid items	165,568	-
Restricted assets:		
Cash and cash equivalents	6,347,026	-
Net pension asset	-	799,752
Capital assets (net of accumulated depreciation):		
Land	14,193,099	1,656,064
Non-depreciable assets	387,070	-
Buildings and improvements	164,069,217	12,635,240
Improvements other than buildings	3,158,608	-
Machinery and equipment	2,506,761	1,471,293
Construction in progress	7,624,257	-
Total assets	$ 261,437,599	$ 23,908,317
DEFERRED OUTFLOWS OF RESOURCES		
Deferred charged on refunding	$ 2,172,117	$ -
Pension related items	2,755,926	9,724,143
OPEB related items	494,567	1,440,823
Total deferred outflows of resources	$ 5,422,610	$ 11,164,966
LIABILITIES		
Accounts payable	$ 2,997,351	$ 287,097
Retainage payable	86,097	-
Accrued liabilities	-	2,636,831
Customers' deposits	7,864	-
Accrued interest payable	848,132	-
Due to component unit	1,524,110	
Unearned revenue	3,507,780	-
Long-term liabilities:		
Due within one year	8,698,939	199,173
Due in more than one year	146,319,555	59,616,795
Total liabilities	$ 163,989,828	$ 62,739,896
DEFERRED INFLOWS OF RESOURCES		
Deferred revenue - property taxes	$ 18,339,743	$ -
Pension related items	500,235	5,596,718
OPEB related items	640,310	711,464
Total deferred inflows of resources	$ 19,480,288	$ 6,308,182
NET POSITION		
Net investment in capital assets	$ 56,236,417	$ 15,762,597
Restricted:		
Public safety	57,748	-
Proffers	514,405	-
Unrestricted (deficit)	26,581,523	(49,737,392)
Total net position	$ 83,390,093	$ (33,974,795)

The notes to the financial statements are an integral part of this statement.

COUNTY OF WARREN, VIRGINIA

Statement of Activities
For the Year Ended June 30, 2020

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
PRIMARY GOVERNMENT:				
Governmental activities:				
General government administration	$ 5,705,438	$ 239,658	$ 344,988	$ -
Judicial administration	2,774,389	142,809	822,348	-
Public safety	16,156,532	1,430,286	1,986,481	2,286
Public works	8,730,730	1,337,461	42,153	979,533
Health and welfare	7,255,801	-	4,007,161	-
Education	29,429,249	-	-	-
Parks, recreation, and cultural	3,955,750	289,824	12,711	7,620
Community development	1,661,861	220,688	14,394	52,615
Interest and other fiscal charges on long-term debt	4,897,997	-	-	-
Total governmental activities	$ 80,567,747	$ 3,660,726	$ 7,230,236	$ 1,042,054
Total primary government	$ 80,567,747	$ 3,660,726	$ 7,230,236	$ 1,042,054
COMPONENT UNIT:				
School Board	$ 60,311,582	$ 1,419,098	$ 34,861,747	$ 275,028
	$ 60,311,582	$ 1,419,098	$ 34,861,747	$ 275,028
General revenues:				
General property taxes				
Local sales and use taxes				
Consumers' utility taxes				
Business licenses				
Motor vehicle licenses				
Meals tax				
Other local taxes				
Unrestricted revenues from use of money and property				
Miscellaneous				
Payments from Warren County				
Grants and contributions not restricted to specific programs				
Total general revenues				
Change in net position				
Net position - beginning, as restated				
Net position - ending				

Exhibit 2

Net (Expense) Revenue and Changes in Net Position	
Primary Government	Component Unit
Governmental Activities	School Board
$ (5,120,792)	
(1,809,232)	
(12,737,479)	
(6,371,583)	
(3,248,640)	
(29,429,249)	
(3,645,595)	
(1,374,164)	
(4,897,997)	
$ (68,634,731)	
	$ (23,755,709)
	$ (23,755,709)
$ 53,463,608	$
4,575,698	
741,898	
977,437	
850,319	
898,042	
1,094,784	
898,593	28,166
629,895	110,534
-	26,281,099
5,528,557	213,371
$ 69,658,831	$ 26,633,170
$ 1,024,100	$ 2,877,461
82,365,993	(36,852,256)
$ 83,390,093	$ (33,974,795)

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Fund Financial Statements

Balance Sheet
Governmental Funds
June 30, 2020

	General	Special Projects	School Bond Construction	Total Nonmajor Governmental Funds	Total
ASSETS					
Cash and cash equivalents	$ 16,750,505	$ 19,549,691	$ -	$ -	$ 36,300,196
Receivables (net of allowance for uncollectibles):					
Taxes receivable	22,505,009	-	-	1,783,200	24,288,209
Accounts receivable	505,956	-	-	-	505,956
External parties	5,000	-	-	-	5,000
Due from other funds	12,436	-	-	-	12,436
Due from other governmental units	1,815,228	-	-	-	1,815,228
Prepaid items	164,386	-	-	1,182	165,568
Restricted assets:					
Cash and cash equivalents	3,031,433	-	1,079,874	2,235,719	6,347,026
Total assets	$ 44,789,953	$ 19,549,691	$ 1,079,874	$ 4,020,101	$ 69,439,619
LIABILITIES					
Liabilities:					
Accounts payable	$ 2,265,584	$ -	$ 650,221	$ 81,546	$ 2,997,351
Retainage payable	-	-	86,097	-	86,097
Customers' deposits	7,864	-	-	-	7,864
Due to other funds	-	-	-	12,436	12,436
Due to component unit	790,824	-	-	733,286	1,524,110
Unearned revenue	3,507,780	-	-	-	3,507,780
Total liabilities	$ 6,572,052	$ -	$ 736,318	$ 827,268	$ 8,135,638
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenue - property taxes	$ 22,309,656	$ -	$ -	$ 1,765,602	$ 24,075,258
Total deferred inflows of resources	$ 22,309,656	$ -	$ -	$ 1,765,602	$ 24,075,258
FUND BALANCES					
Nonspendable:					
Prepaid items	$ 164,386	$ -	$ -	$ 1,182	$ 165,568
Restricted:					
Construction	3,031,433	-	343,556	514,405	3,889,394
Public safety	-	-	-	57,748	57,748
Committed:					
Capital improvements (Note 14)	-	19,549,691	-	-	19,549,691
Sanitary districts - roads, etc.	-	-	-	853,896	853,896
Unassigned	12,712,426	-	-	-	12,712,426
Total fund balances	$ 15,908,245	$ 19,549,691	$ 343,556	$ 1,427,231	$ 37,228,723
Total liabilities, deferred inflows of resources and fund balances	$ 44,789,953	$ 19,549,691	$ 1,079,874	$ 4,020,101	$ 69,439,619

The notes to the financial statements are an integral part of this statement.

Reconciliation of the Balance Sheet of Governmental Funds
To the Statement of Net Position
June 30, 2020

Amounts reported for governmental activities in the statement of net position are different because:

Total fund balances per Exhibit 3 - Balance Sheet - Governmental Funds		$ 37,228,723
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		
Capital assets, cost	$ 240,266,262	
Accumulated depreciation	(48,327,250)	191,939,012
Other long-term assets are not available to pay for current-period expenditures and, therefore, are unavailable in the funds.		
Unavailable property taxes		5,735,515
Deferred outflows of resources are not available to pay for current period expenditures and, therefore, are not reported in the funds.		
Deferred charge on refunding	$ 2,172,117	
Pension related items	2,755,926	
OPEB related items	494,567	5,422,610
Deferred inflows of resources are not due and payable in the current period and, therefore, are not reported in the funds.		
Pension related items	$ (500,235)	
OPEB related items	(640,310)	(1,140,545)
Internal service funds are used by management to charge the costs of certain activities, such as self-insurance, to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.		71,404
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds. These liabilities consist of:		
Bonds payable	$ (136,817,632)	
Issuance premium	(2,688,950)	
Accrued interest payable	(848,132)	
Line of credit	(541,071)	
Note payable	(392,017)	
Capital lease obligations	(871,118)	
Compensated absences	(1,297,718)	
Landfill closure & postclosure liability	(662,291)	
Net pension liability	(4,305,738)	
Net OPEB liabilities	(7,441,959)	(155,866,626)
Net position of governmental activities		$ 83,390,093

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2020

	General	Special Projects	School Bond Construction	Total Nonmajor Governmental Funds	Total
REVENUES					
General property taxes	$ 53,451,742	$ -	$ -	$ 2,061,992	$ 55,513,734
Other local taxes	9,138,178	-	-	-	9,138,178
Permits, privilege fees, and regulatory licenses	634,291	-	-	-	634,291
Fines and forfeitures	61,725	-	-	-	61,725
Revenue from the use of money and property	853,027	-	45,566	-	898,593
Charges for services	2,964,710	-	-	-	2,964,710
Miscellaneous	495,071	-	-	134,824	629,895
Recovered costs	253,972	-	-	-	253,972
Intergovernmental:					
Local government	147,504	-	-	-	147,504
Commonwealth	11,481,254	-	-	14,167	11,495,421
Federal	2,157,922	-	-	-	2,157,922
Total revenues	$ 81,639,396	$ -	$ 45,566	$ 2,210,983	$ 83,895,945
EXPENDITURES					
Current:					
General government administration	$ 4,943,095	$ -	$ -	$ -	$ 4,943,095
Judicial administration	2,621,744	-	-	-	2,621,744
Public safety	15,137,038	-	-	26,741	15,163,779
Public works	5,507,056	-	-	1,611,408	7,118,464
Health and welfare	6,821,862	-	-	-	6,821,862
Education	25,809,240	-	-	733,286	26,542,526
Parks, recreation, and cultural	3,689,672	-	-	-	3,689,672
Community development	862,707	-	-	-	862,707
Nondepartmental	681,512	-	-	-	681,512
Capital projects	6,237,057	389,602	2,144,745	-	8,771,404
Debt service:					
Principal retirement	6,635,897	-	-	30,000	6,665,897
Interest and other fiscal charges	5,094,224	-	-	5,027	5,099,251
Total expenditures	$ 84,041,104	$ 389,602	$ 2,144,745	$ 2,406,462	$ 88,981,913
Excess (deficiency) of revenues over (under) expenditures	$ (2,401,708)	$ (389,602)	$ (2,099,179)	$ (195,479)	$ (5,085,968)
OTHER FINANCING SOURCES (USES)					
Transfers in	$ 558,843	$ 1,959,514	$ -	$ 19,840	$ 2,538,197
Transfers out	(1,411,948)	(502,366)	-	(623,883)	(2,538,197)
Insurance proceeds	250,000	-	-	-	250,000
Issuance of lease revenue bonds	57,270,000	-	-	-	57,270,000
Payment to refunding bond escrow agent	(56,766,810)	-	-	-	(56,766,810)
Bond issuance costs	(503,190)	-	-	-	(503,190)
Total other financing sources (uses)	$ (603,105)	$ 1,457,148	$ -	$ (604,043)	$ 250,000
Net change in fund balances	$ (3,004,813)	$ 1,067,546	$ (2,099,179)	$ (799,522)	$ (4,835,968)
Fund balances - beginning	18,913,058	18,482,145	2,442,735	2,226,753	42,064,691
Fund balances - ending	$ 15,908,245	$ 19,549,691	$ 343,556	$ 1,427,231	$ 37,228,723

The notes to the financial statements are an integral part of this statement.

Reconciliation of the Statement of Revenues,
Expenditures, and Changes in Fund Balances of Governmental Funds
To the Statement of Activities
For the Year Ended June 30, 2020

Amounts reported for governmental activities in the statement of activities are different because:		
Net change in fund balances - total governmental funds		$ (4,835,968)
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. The following are adjustments related to capital assets reported in the current period.		
Capital asset additions	$ 6,557,973	
Depreciation expense	(5,294,714)	1,263,259
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to decrease net position.		
Disposal of capital asset		(126,830)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		
Property taxes		(2,050,126)
The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.		
(Increase) decrease in landfill closure and postclosure liability	$ (11,071)	
Issuance of lease revenue bonds	(57,270,000)	
Increase (decrease) in deferred amount on refunding	(1,729,110)	
Principal payments	59,528,897	518,716
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore are not reported as expenditures in governmental funds. The following are the details of these adjustments:		
(Increase) decrease accrued interest payable	$ 289,310	
Pension expense	(547,389)	
OPEB expense	(213,444)	
Bond premium amortization	6,657,500	
(Increase) decrease in compensated absences	74,244	6,260,221
Internal service funds are used by management to charge the costs of certain activities, such as insurance to individual funds. The net revenue (expense) of certain internal service funds is reported with governmental activities.		
Insurance claims, internal service fund - reported as expense in the respective function on Exhibit 2		(5,172)
Change in net position of governmental activities		$ 1,024,100

The notes to the financial statements are an integral part of this statement.

Statement of Net Position
Internal Service Fund
June 30, 2020

	Health Insurance Fund
ASSETS	
Current assets:	
Cash and cash equivalents	$ 71,404
Total assets	$ 71,404
NET POSITION	
Unrestricted	$ 71,404
Total net position	$ 71,404

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenses, and Changes in Net Position
Internal Service Fund
For the Year Ended June 30, 2020

	Health Insurance Fund
OPERATING EXPENSES	
Insurance claims and expenses	$ 5,172
Total operating expenses	$ 5,172
Operating income (loss)	$ (5,172)
Income before transfers	$ (5,172)
Change in net position	$ (5,172)
Total net position - beginning	76,576
Total net position - ending	$ 71,404

The notes to the financial statements are an integral part of this statement.

Statement of Cash Flows
Internal Service Fund
For the Year Ended June 30, 2020

	Health Insurance Fund
CASH FLOWS FROM OPERATING ACTIVITIES	
Payments for claims	$ (5,172)
Net cash provided by (used for) operating activities	$ (5,172)
Net increase (decrease) in cash and cash equivalents	$ (5,172)
Cash and cash equivalents - beginning	76,576
Cash and cash equivalents - ending	$ 71,404
Reconciliation of operating income (loss) to net cash provided by (used for) operating activities:	
Operating income (loss)	$ (5,172)
Net cash provided by (used for) operating activities	$ (5,172)

The notes to the financial statements are an integral part of this statement.

Statement of Fiduciary Net Position
Fiduciary Funds
June 30, 2020

	Private-Purpose Trust	Agency Funds
ASSETS		
Cash and cash equivalents	$ 270,000	$ 841,999
Due from other governmental units	-	1,089,337
Prepaid expenses	-	1,847
Total assets	$ 270,000	$ 1,933,183
LIABILITIES		
Accounts payable	$ -	$ 38,500
Amounts held for social services clients	-	29,994
Due to general fund	-	887,254
Due to other governmental units	-	207,083
Amounts held for others	-	770,352
Total liabilities	$ -	$ 1,933,183
NET POSITION		
Held in trust for scholarships	$ 270,000	

The notes to the financial statements are an integral part of this statement.

Statement of Changes in Fiduciary Net Position
Fiduciary Funds
For the Year Ended June 30, 2020

	Private-Purpose Trust
ADDITIONS	
Revenue from the use of money	$ 16,900
Miscellaneous	6,614
Total additions	$ 23,514
DEDUCTIONS	
Scholarships	$ 10,250
Total deductions	$ 10,250
Change in net position	$ 13,264
Net position - beginning	256,736
Net position - ending	$ 270,000

The notes to the financial statements are an integral part of this statement.

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

The County of Warren, Virginia operates under a traditional form of government with a Board of Supervisors, county administrator, and elected constitutional officers. It provides its citizens with services relating to public safety, public works, health and welfare services, education, community and economic development, and judicial and general administrative services.

The financial statements of the County of Warren, Virginia have been prepared in conformity with accounting principles generally accepted in the United States as specified by the Governmental Accounting Standards Board and the specifications promulgated by the Auditor of Public Accounts (APA) of the Commonwealth of Virginia. The more significant of the government's accounting policies are described below.

These financial statements present the County (primary government) and its component units. The component units discussed below are included in the County's reporting entity because of the significance of their operational or financial relationships with the County.

Warren County Public Schools:

Warren County Public Schools (the "Schools") are responsible for elementary and secondary education within the County providing a benefit only to the Primary Government. The Schools are fiscally dependent on the County because the Schools' operational and capital budgets are approved by the County Board of Supervisors. In addition, the Schools are prohibited from issuing bonded debt without the approval of the County Board of Supervisors. The primary funding sources of the Schools are state and federal grants and significant appropriations from the primary government (County). The Schools do not have separate taxing authority.

The Schools report an operating fund and three special revenue funds (cafeteria, textbook, and vocational building funds), one capital projects fund (school capital improvements fund), all of which are accounted for as governmental funds. The Schools report one internal service fund (self-insurance fund) as a proprietary fund. Warren County Public Schools does not issue separate financial statements.

Industrial Development Authority of the Town of Front Royal and the County of Warren, Virginia:

The Industrial Development Authority of the Town of Front Royal and the County of Warren, Virginia (the "Authority") was created as a political subdivision of the Commonwealth of Virginia by ordinance of the Town Council of the Town of Front Royal and the Board of Supervisors of the County to be effective on December 21, 1967 pursuant to the provisions of the Economic Development and Revenue Bond Act. The Authority is governed by seven directors appointed by the Town of Front Royal and the County. The Authority is fiscally dependent on the County. The Authority's fiscal year June 30, 2020 financial statements have been omitted. Reference the Independent Auditors' Report for more information.

Complete financial statements of the Industrial Development Authority of the Town of Front Royal and the County of Warren, Virginia may be obtained at the Authority's administrative offices.

A. Government-wide and Fund Financial Statements

Management's Discussion and Analysis - GASB Statement No. 34 requires the financial statements be accompanied by a narrative introduction and analytical overview of the government's financial activities in the form of "Management's Discussion and Analysis" (MD&A).

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (CONTINUED)

A. Government-wide and Fund Financial Statements: (Continued)

Government-wide financial statements - The reporting model includes financial statements prepared using full accrual accounting for all of the government's activities. This approach includes not just current assets and liabilities but also capital assets and long-term liabilities (such as buildings and general obligation debt).

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Likewise, the primary government is reported separately from certain legally separate component units for which the primary government is financially accountable.

Statement of Net Position - The Statement of Net Position is designed to display the financial position of the primary government (governmental activities) and its discretely presented component units. Governments will report all capital assets in the government-wide Statement of Net Position and will report depreciation expense, the cost of "using up" capital assets, in the Statement of Activities. The net position of a government will be broken down into three categories - 1) net investment in capital assets; 2) restricted; and 3) unrestricted.

Statement of Activities - The government-wide Statement of Activities reports expenses and revenues in a format that focuses on the cost of each of the government's functions. The expense of individual functions is compared to the revenues generated directly by the function (for instance, through user charges or intergovernmental grants).

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds are reported as separate columns in the fund financial statements.

Budgetary comparison schedules - Demonstrating compliance with the adopted budget is an important component of a government's accountability to the public. Many citizens participate in one way or another in the process of establishing the annual operating budgets of state and local governments, and have a keen interest in following the actual financial progress of their governments over the course of the year. Many governments revise their original budgets over the course of the year for a variety of reasons. Under the GASB 34 reporting model, governments provide budgetary comparison information in their annual report including the government's original budget to the current comparison of final budget and actual results.

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (CONTINUED)

B. Other Related Organizations

Included in the County's Financial Report

None

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The accompanying financial statements are prepared in accordance with pronouncements issued by the Governmental Accounting Standards Board (GASB). The principles prescribed by GASB represent generally accepted accounting principles applicable to governmental units.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The government-wide Statement of Activities reflects both the gross and net cost per functional category (public safety, public works, health and welfare, etc.) which are otherwise being supported by general government revenues, (property, sales and use taxes, certain intergovernmental revenues, fines, permits and charges, etc.). The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, operating and capital grants, and contributions. The program revenues must be directly associated with the function (public safety, public works, health and welfare, etc.) or a business-type activity.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are changes between the government’s health insurance fund and various other functions of the government. Elimination of these changes would distort costs and program revenues reported for the various functions concerned.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. This is the manner in which these funds are normally budgeted. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

The County’s fiduciary funds are presented in the fund financial statements by type. Since by definition these assets are being held for the benefit of a third party and cannot be used to address activities or obligations of the government, these funds are not incorporated into the government-wide statements.

Fiduciary funds have no measurement focus and use the accrual basis of accounting for purposes of asset and liability recognition.

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (CONTINUED)

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation: (Continued)

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Accordingly, real and personal property taxes are recorded as revenues and receivables when billed, net of allowances for uncollectible amounts. Property taxes not collected within 60 days after year-end are reflected as unavailable revenues. Sales and utility taxes, which are collected by the state or utilities and subsequently remitted to the County, are recognized as revenues and receivables upon collection by the state or utility, which is generally within two months preceding receipt by the County.

Licenses, permits, fines and rents are recorded as revenues when received. Intergovernmental revenues, consisting primarily of federal, state, and other grants for the purpose of funding specific expenditures are either recognized when earned, at the time other specific expenditures are recognized or at the time of the specific expenditure. Revenues from general purpose grants are recognized in the period to which the grant applies. All other revenue items are considered to be measurable and available only when cash is received by the government.

In the fund financial statements, financial transactions and accounts of the County are organized on the basis of funds. The operation of each fund is considered to be an independent fiscal and separate accounting entity, with a self-balancing set of accounts recording cash and/or other financial resources together with all related liabilities and residual equities or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

Proprietary funds (internal service funds) distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the internal service funds are insurance premiums. Operating expenses include insurance claims and other expenses. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

1. Governmental Funds

Governmental Funds are those through which most governmental functions typically are financed. The County reports the general fund as a major governmental fund.

The general fund is the primary operating fund of the County. This fund is used to account for and report all financial transactions and resources except those required to be accounted for and reported in another fund. Revenues are derived primarily from property and other local taxes, state and federal distributions, licenses, permits, charges for service, and interest income. A significant part of the General Fund's revenues is used principally to finance the operations of the component unit school board. The General Fund is considered a major fund for government-wide reporting purposes.

Capital Projects Funds – The Capital Projects Funds account for and report financial resources that are restricted, committed or assigned to expenditure for capital outlays, except for those financed by proprietary funds or for assets held in trust for individuals, private organizations, or other governments. The County reports the Special Projects and School Bond Construction as major capital projects funds.

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (CONTINUED)

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation: (Continued)

1. Governmental Funds: (Continued)

Special Revenue Funds - Special revenue funds account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than debt service or capital projects. Special revenue funds consist of the following funds: Drug Forfeiture, Proffers, and Sanitary Districts. All of the above funds are reported as nonmajor funds.

2. **Fiduciary Funds – (Trust and Agency Funds)** – account for assets held by the County unit in a trustee capacity or as an agent or custodian for individuals, private organizations, other governmental units, or other funds. These funds include private purpose trust and agency funds. Private purpose trust funds utilize the accrual basis of accounting as described in the proprietary funds presentation. Agency funds utilize the accrual basis of accounting described in the governmental fund presentation. Fiduciary funds are not included in the government-wide financial statements. The following private-purpose trust funds are reported: Woodward Cook Scholarship Fund, the Elizabeth P. Denny Scholarship Fund, the Warren County Education Foundation Fund, the Louise Bolling Scholarship Fund, the Winnie Nicholls Scholarship Fund, and the Thompson Scholarship Fund. The following agency funds are reported: Special Welfare Fund, Undistributed Local Sales Tax Fund, Flexible Spending Fund, Northern Warren Fire Department Building Fund, Northern Warren Fire Department Fund, Shenandoah Farms Volunteer Fire Department Fund, South Warren Volunteer Fire Department Fund, Shenandoah Shores Volunteer Fire Department Fund, Linden Volunteer Fire Department Fund, Fortsmouth Volunteer Fire Department Fund, Skyline Regional Criminal Justice Training Academy and Celebrate Shenandoah.

3. **Proprietary Funds** – account for operations that are financed in a manner similar to private business enterprises. The Proprietary Fund measurement focus is upon determination of net income, financial position, and changes in financial position. Proprietary Funds of the County consist of the Internal Service Funds.

   Internal Service Funds – account for the financing of goods and services provided to other departments or agencies of the government, or to other governments, on a cost reimbursement basis. Internal Service Funds consist of Health Insurance Fund reported by the Primary Government and the Component Unit-School Board.

D. Budgets and Budgetary Accounting

The following procedures are used by the County in establishing the budgetary data reflected in the financial statements.

1. Prior to March 30, the County Administrator submits to the Board of Supervisors a proposed operating and capital budget for the fiscal year commencing the following July 1. The operating and capital budget includes proposed expenditures and the means of financing them.

2. Public hearings are conducted to obtain citizen comments.

3. The budget is legally enacted through passage of appropriation resolutions.

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (CONTINUED)

D. Budgets and Budgetary Accounting: (Continued)

4. The appropriations resolutions place legal restrictions on expenditures at the department level or category level. The appropriation for each department or category can be revised only by the Board of Supervisors. The School Board is authorized to transfer budgeted amounts within the school system's categories.

5. All budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

6. Appropriations lapse on June 30, for all County Departments.

7. Both the original and amended budget are presented in the accompanying financial statements.

8. The following General Fund departments reported actual expenditures in excess of appropriations:

- Debt service interest
- Board of Supervisors
- Commonwealth's Attorney
- Emergency Services
- Juvenile Detention Center
- Golf club operations
- Circuit Court
- Clerk of the Circuit Court
- Various public works departments

Additionally, the following major funds reported actual expenditures in excess of appropriations:

- School bond construction
- Special projects

E. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, amounts in demand deposits as well as short-term investments with a maturity date within three months of the date acquired by the government. For purposes of the statement of cash flows, the government's proprietary funds consider their demand deposits and all highly liquid investments with an original maturity of three months or less when purchased to be cash equivalents.

F. Investments

Investments with a maturity of less than one year when purchased, non-negotiable certificates of deposit, other nonparticipating investments, and external investment pools are stated at cost or amortized cost. Investments with a maturity greater than one year when purchased are stated at fair value. Fair value is the price that would be received to sell an investment in an orderly transaction at year end.

G. Allowance for Uncollectible Accounts

The County calculates its allowance for uncollectible accounts using the historical collection data and, in certain cases, specific account analysis. The allowance attributed to property taxes amounted to $1,066,867 at June 30, 2020.

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (CONTINUED)

H. Capital Assets

Capital assets, which include property, equipment, and vehicles, are reported in the applicable governmental column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of at least $5,000 and an estimated useful life of multiple years. Such assets are recorded at historical cost or estimated historical cost using the consumer price inflationary index. Donated capital assets are recorded at acquisition value as of the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset's life are not capitalized.

Property, equipment, and vehicles of the primary government, as well as the component units, are depreciated using the straight-line method over the following estimated useful lives:

Buildings and improvements	50 years
Vehicles	5 years
School buses	12 years
Equipment	5 to 7 years
Land improvements	20 years

I. Bond Issue Costs

Bond issue costs are expensed as incurred.

J. Compensated Absences

County and school employees earn vacation and sick leave at various rates up to a specified amount of days. Accumulated vacation and a calculated portion of sick leave is paid upon termination. All vacation and sick pay is accrued when incurred in the government-wide financial statements. At June 30, 2020, leave liabilities of the County amounted to $823,866 of outstanding vacation accruals, $324,737 of outstanding compensatory time and $149,115 of outstanding sick accruals, representing a net decrease of $74,243. At June 30, 2020, leave liabilities of the Schools amounted to $1,084,367 of outstanding vacation accruals, $475,738 of personal leave time and $431,621 of outstanding sick accruals, representing a net increase of $369,179.

K. Long-term Obligations

In the government-wide financial statements, long-term obligations are reported as liabilities in the applicable governmental activities. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, during the current period. The face amount of debt issued and premiums on issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses.

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (CONTINUED)

L. Fund Balance

The County reports fund balance in accordance with GASB Statement 54, Fund Balance Reporting and Governmental Fund Type Definitions. The following classifications describe the relative strength of the spending constraints placed on the purposes for which resources can be used:

- Nonspendable fund balance – amounts that are not in spendable form (such as inventory and prepaids) or are required to be maintained intact (corpus of a permanent fund);

- Restricted fund balance – amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation;

- Committed fund balance – amounts constrained to specific purposes by a government itself, using its highest level of decision-making authority; to be reported as committed, amounts cannot be used for any other purpose unless the government takes the same highest level action to remove or change the constraint;

- Assigned fund balance – amounts a government intends to use for a specific purpose; intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority;

- Unassigned fund balance – amounts that are available for any purpose; positive amounts are only reported in the general fund.

When fund balance resources are available for a specific purpose in more than one classification, it is the County's policy to use the most restrictive funds first in the following order: restricted, committed, assigned, and unassigned as they are needed.

The County establishes (and modifies or rescinds) fund balance commitments by passage of a resolution. This is typically done through adoption and amendment of the budget. A fund balance commitment is further indicated in the budget document as a designation or commitment of the fund. Assigned fund balance is established by the Board of Supervisors through adoption or amendment of the budget as intended for a specific purpose (such as the purchase of capital assets, construction, debt service, or for other purposes).

M. Net Position

For government-wide reporting as well as in proprietary funds, the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources is called net position. Net position is comprised of three components: net investment in capital assets, restricted, and unrestricted.

- Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by outstanding balances of bonds, notes, and other debt that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are included in this component of net position.

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (CONTINUED)

M. Net Position: (Continued)

- Restricted net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets. Assets are reported as restricted when constraints are placed on asset use either by external parties or by law through constitutional provision or enabling legislation.

- Unrestricted net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that does not meet the definition of the two preceding categories.

Sometimes the County will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the County's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

N. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The County has multiple items that qualify for reporting in this category. One item is the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The other item is comprised of certain items related to the measurement of the net pension liability (asset) and net OPEB liabilities and contributions to the pension and OPEB plans made during the current year and subsequent to the net pension liability (asset) and net OPEB liabilities measurement date. For more detailed information on these items, reference the related notes.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The County multiple items that qualify for reporting in this category. Under a modified accrual basis of accounting, unavailable revenue representing property taxes receivable is reported in the governmental funds balance sheet. This amount is comprised of uncollected property taxes due prior to June 30, 2nd half installments levied during the fiscal year but due after June 30th, and amounts prepaid on the 2nd half installments and is deferred and recognized as an inflow of resources in the period that the amount becomes available. Under the accrual basis, 2nd half installments levied during the fiscal year but due after June 30th and amounts prepaid on the 2nd half installments are reported as deferred inflows of resources. In addition, certain items related to the measurement of the net pension liability (asset) and net OPEB liabilities are reported as deferred inflows of resources. For more detailed information on these items, reference the related notes.

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (CONTINUED)

O. Pensions

For purposes of measuring the net pension liability (asset), deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the County's and School Board's Retirement Plan and the additions to/deductions from the County's and School Board's Retirement Plan's net fiduciary position have been determined on the same basis as they were reported by the Virginia Retirement System (VRS). For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

P. Other Postemployment Benefits (OPEB)

For purposes of measuring the net VRS related OPEB liabilities, deferred outflows of resources and deferred inflows of resources related to the OPEB, and OPEB expense, information about the fiduciary net position of the VRS GLI and Teacher HIC Plans and the additions to/deductions from the VRS OPEB Plans' net fiduciary position have been determined on the same basis as they were reported by VRS. In addition, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Health Insurance (Single-employer Defined Benefit Plan)

For purposes of measuring the total OPEB liability, deferred outflows of resources and deferred inflows of resources related to the OPEB, and OPEB expense have been determined on the same basis as they were reported by the plan actuary. In addition, benefit payments are recognized when due and payable in accordance with the benefit terms.

Q. Property Taxes Receivable

Property is assessed at its value on January 1. Property taxes attach as an enforceable lien on property as of January 1. Taxes are payable in one installment on December 5th. The County bills and collects its own property taxes.

R. Restricted Assets

The County reports restricted assets (cash) in the amount of $6,347,026 (Exhibit 1). The cash is restricted for specific capital projects as a result of proffers received, unspent bond proceeds for construction, public safety, and for an irrevocable trust held for purposes of satisfying landfill financial assurance requirements.

NOTE 2—DEPOSITS AND INVESTMENTS:

Deposits

Deposits with banks are covered by the Federal Deposit Insurance Corporation (FDIC) and collateralized in accordance with the Virginia Security for Public Deposits Act (the "Act"), Section 2.2-4400 et. seq. of the Code of Virginia. Under the Act, banks and savings institutions holding public deposits in excess of the amount insured by the FDIC must pledge collateral to the Commonwealth of Virginia Treasury Board. Financial Institutions may choose between two collateralization methodologies and depending upon that choice, will pledge collateral that ranges in the amounts from 50% to 130% of excess deposits. Accordingly, all deposits are considered fully collateralized.

NOTE 2—DEPOSITS AND INVESTMENTS: (CONTINUED)

Investments

Statutes authorize local governments and other public bodies to invest in obligations of the United States or agencies thereof, obligations of the Commonwealth of Virginia or political subdivisions thereof, obligations of the International Bank for Reconstruction and Development (World Bank), the Asian Development Bank, the African Development Bank, "prime quality" commercial paper that has received at least two of the following ratings: P-1 by Moody's Investors Service, Inc.; A-1 by Standard and Poor's; or F1 by Fitch Ratings, Inc. (Section 2.2-4502), banker's acceptances, repurchase agreements, and the State Treasurer's Local Government Investment Pool (LGIP).

The County does not have an investment policy that addresses the various types of risks related to investments.

Credit Risk of Debt Securities

The County's rated debt investments as of June 30, 2020 were rated by Standard and Poor's and the ratings are presented below using Standard and Poor's rating scale.

County's Rated Debt Investments' Values

Rated Debt Investments	Fair Quality Ratings				
	AAAm	AAA	AA+	AA	AA-
U.S. Government Money Market Fund	$ 1,676,731	$ -	$ -	$ -	$ -
State Non-Arbitrage Program	3,853,231	-	-	-	-
Fixed Income - Municipal/Public Bonds	-	633,549	771,485	-	107,255
Fixed Income - U.S. Agency Securities	-	-	871,442	-	-
Fixed Income - U.S. Treasury Notes	-	-	376,143	-	-
Total	$ 5,529,962	$ 633,549	$ 2,019,070	$ -	$ 107,255

Interest Rate Risk

Investment Type	Fair Value	Investment Maturity* Less than 1	1 -5 Years	5 - 10 Years
U.S. Government Money Market Fund	$ 1,676,731	$ 1,676,731	$ -	$ -
State Non-Arbitrage Program	3,853,231	3,853,231	-	-
Fixed Income - U.S. Treasury Notes	376,143	200,400	175,743	-
Fixed Income - Municipal/Public Bonds	1,512,289	50,194	1,462,095	-
Fixed Income - U.S. Agency Securities	871,442	-	871,442	-
Total investments	$ 8,289,836	$ 5,780,556	$ 2,509,280	$ -

* Weighted average maturity in years.

NOTE 2—DEPOSITS AND INVESTMENTS: (CONTINUED)

External Investment Pools

The value of the positions in the external investment pools (State Non-Arbitrage Pool) is the same as the value of the pool shares. As SNAP is not SEC registered, regulatory oversight of the pool rests with the Virginia State Treasury. SNAP is an amortized cost basis portfolio under the provisions of GASB Statement No. 79. There are no withdrawal limitations or restrictions imposed on participants.

Fair Value Measurements

Fair value for investments is determined as the exchange price that would be received for an asset or paid to transfer a liability (an exit price) in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants at the measurement date. The three-level fair value hierarchy prioritizes the inputs used to measure fair value. This hierarchy requires entities to maximize the use of observable inputs and minimize the use of unobservable inputs. The three levels of inputs used to measure fair value are as follows:

- Level 1 — Quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2 — Significant observable inputs other than quoted prices included in Level 1, such as quoted prices for similar assets and liabilities in active markets; quoted prices for identical or similar assets and liabilities in markets that are not active; or other inputs that are observable or can be corroborated by observable market data.
- Level 3 — Significant unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets or liabilities. This includes certain pricing models, discounted cash flow methodologies and similar techniques that use significant unobservable inputs.

Inputs are used in applying the various valuation techniques and broadly refer to the assumptions that market participants use to make valuation decisions, including assumptions about risk.

The County reports the following information related to its investments:

		Fair Value Measurements at Reporting Date Using		
	Total June 30, 2020	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
U.S. Government Money Market Fund	$ 1,676,731	$ 1,676,731	$ -	$ -
Fixed Income - Municipal/Public Bonds	1,512,289	1,512,289	-	-
Fixed Income - U.S. Agency Securities	871,442	871,442	-	-
Fixed Income - U.S. Treasury Notes	376,143	376,143	-	-
Total	$ 4,436,605	$ 4,436,605	$ -	$ -

NOTE 3—INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS:

Interfund balances at June 30, 2020 were as follows:

Fund	Interfund receivable	Interfund payable
Major funds:		
General	$ 12,436	$ -
School operating fund	-	83,015
School cafeteria fund	83,015	-
Nonmajor governmental funds:		
Sanitary districts	-	12,436
Total	$ 95,451	$ 95,451

Interfund receivables and payables represent obligations between funds.

Interfund transfers for the year ended June 30, 2020 were as follows:

Fund	Transfer In	Transfer Out
Major governmental funds:		
General	$ 558,843	$ 1,411,948
Special projects	1,959,514	502,366
School operating fund	-	2,119,631
School cafeteria fund	2,119,631	-
Nonmajor governmental funds:		
Sanitary districts	19,840	623,883
Total	$ 4,657,828	$ 4,657,828

Transfers between major funds and other nonmajor governmental funds were primarily to support operations of the funds.

NOTE 4—DUE FROM/TO AND TRANSFERS FROM/TO PRIMARY GOVERNMENT AND COMPONENT UNITS:

Due from/to balances between the County and its component units at June 30, 2020, were as follows:

	Due From	Due To
Primary government:		
General	$ -	$ 1,524,110
Component units:		
Warren County School Board	$ 1,524,110	$ -

The School Board reports a payable to the Primary Government resulting from appropriated local funds in excess of net school expenditures.

NOTE 4—DUE FROM/TO AND TRANSFERS FROM/TO PRIMARY GOVERNMENT AND COMPONENT UNITS: (CONTINUED)

Contributions from the Primary Government to the School Board Component Unit for school operations for the year ended June 30, 2020 were as follows:

	Contributions To	Contributions From
Primary government:		
General	$ -	$ 25,767,657
Proffers fund	-	733,286
Special projects fund	-	389,602
School Board component unit:		
School operating fund	24,062,266	-
School capital improvements fund	2,828,279	-
	$ 26,890,545	$ 26,890,545

NOTE 5—DUE FROM OTHER GOVERNMENTAL UNITS:

Amounts due from/to other governmental units are as follows at June 30, 2020:

	Primary Government	Component Unit
	General Fund	School Board
Commonwealth of Virginia:		
Virginia Public Assistance funds	$ 101,352	$ -
Local sales tax	882,254	-
State sales tax	-	895,222
Shared expenses - constitutional officers	308,541	-
Miscellaneous grants	37,654	295,769
Comprehensive services act	152,268	-
Rolling stock	47,510	-
Communication tax	121,128	-
Federal Government:		
Virginia Public Assistance funds	164,521	-
School operating fund grants	-	747,548
Total due from other governmental units	$ 1,815,228	$ 1,938,539

NOTE 6—CAPITAL ASSETS:

Primary Government

The following is a summary of changes in capital assets for the fiscal year ending June 30, 2020:

	Restated Balance July 1, 2019	Additions	Deletions	Balance June 30, 2020
Governmental Activities:				
Capital assets not being depreciated:				
Land	$ 14,193,099	-	-	$ 14,193,099
Construction in progress	1,459,916	6,283,438	119,097	7,624,257
Other non-depreciable assets	387,070	-	-	387,070
Total capital assets not being depreciated	$ 16,040,085	$ 6,283,438	$ 119,097	$ 22,204,426
Capital assets being depreciated:				
Buildings and improvements	$ 201,952,419	$ 123,249	$ -	$ 202,075,668
Improvements other than buildings	4,602,798	144,660	-	4,747,458
Machinery, equipment and vehicles	11,343,587	125,723	230,600	11,238,710
Total capital assets being depreciated	$ 217,898,804	$ 393,632	$ 230,600	$ 218,061,836
Less: accumulated depreciation:				
Buildings and improvements	$ 33,740,312	$ 4,266,139	$ -	$ 38,006,451
Improvements other than buildings	1,373,497	215,353	-	1,588,850
Machinery, equipment and vehicles	8,022,497	813,222	103,770	8,731,949
Total accumulated depreciation	$ 43,136,306	$ 5,294,714	$ 103,770	$ 48,327,250
Net capital assets governmental activities	$ 190,802,583	$ 1,382,356	$ 245,927	$ 191,939,012

*Beginning capital asset cost balances for governmental activities were restated to account for $657,704 of capital assets acquired by capital leases in prior years not previously capitalized by County.

NOTE 6—CAPITAL ASSETS: (CONTINUED)

Component Unit—School Board

	Balance July 1, 2019	Additions	Deletions	Balance June 30, 2020
Capital assets not being depreciated:				
Land	$ 1,656,064	$ -	$ -	$ 1,656,064
Total capital assets not being depreciated	$ 1,656,064	$ -	$ -	$ 1,656,064
Capital assets being depreciated:				
Buildings and improvements	$ 25,022,119	$ -	$ -	$ 25,022,119
Machinery, equipment and vehicles	9,179,414	123,022	-	9,302,436
Total capital assets being depreciated	$ 34,201,533	$ 123,022	$ -	$ 34,324,555
Less: accumulated depreciation:				
Buildings and improvements	$ 11,924,131	$ 462,748	$ -	$ 12,386,879
Machinery, equipment and vehicles	7,452,053	379,090	-	7,831,143
Total accumulated depreciation	$ 19,376,184	$ 841,838	$ -	$ 20,218,022
Net capital assets component unit school board	$ 16,481,413	$ (718,816)	$ -	$ 15,762,597

1) Legislation enacted during the year ended June 30, 2002, Section 15.2-1800.1 of the Code of Virginia 1950, as amended, has changed the reporting of local capital assets and related debt for financial statement purposes. Historically, debt incurred by local governments "on-behalf" of school boards was reported in the school board's discrete column along with the related capital assets. Under the law, local governments have a "tenancy in common" with the school board whenever the locality incurs any financial obligation for any school property which is payable over more than one year. For financial reporting purposes, the legislation permits the locality to report the portion of school property related to any outstanding financial obligation eliminating any potential deficit from capitalizing assets financed with debt. The net effect on the County of Warren, Virginia for the year ended June 30, 2020, is that school financed assets in the net amount of $129,365,669 are reported in the Primary Government for financial reporting purposes.

Depreciation expense was charged to functions as follows:

Governmental activities:	
General government administration	$ 226,923
Judicial administration	95,331
Public safety	815,690
Public works	231,693
Health and welfare	341,950
Education	3,105,400
Parks, recreation and cultural	283,332
Community Development	194,395
Total Governmental activities	$ 5,294,714
Component Unit School Board	$ 841,838

NOTE 7—LONG-TERM OBLIGATIONS:

Primary Government and Component Unit–School Board

The following is a summary of changes in long-term obligations for the primary government and school board for the year ended June 30, 2020.

	Restated Balance July 1, 2019	Issuances/ Increases	Retirements/ Decreases	Balance June 30, 2020	Amounts Due Within One Year
Governmental Activities Obligations:					
Primary Government:					
Direct borrowings and placements:					
General obligation bonds	$ 46,005,806	$ -	$ 2,130,174	$ 43,875,632	$ 2,203,880
Lease revenue bonds	84,358,000	57,270,000	56,829,000	84,799,000	5,008,000
Revenue bonds	8,446,000	-	303,000	8,143,000	319,000
Note payable	398,812	-	6,795	392,017	7,089
Line of credit	541,071	-	-	541,071	-
Compensated absences	1,371,961	685,981	760,224	1,297,718	129,772
Net OPEB liabilities	7,036,700	1,015,004	609,745	7,441,959	-
Net pension liability	1,924,696	6,676,159	4,295,117	4,305,738	-
Landfill postclosure costs	651,220	11,071	-	662,291	-
Capital leases	1,131,046	-	259,928	871,118	229,752
Totals	$ 151,865,312	$ 65,658,215	$ 65,193,983	$ 152,329,544	$ 7,897,493
Premium on bonds	$ 9,346,450	$ -	$ 6,657,500	$ 2,688,950	$ 801,446
Total for financial statement presentation - Primary Government	$ 161,211,762	$ 65,658,215	$ 71,851,483	$ 155,018,494	$ 8,698,939
Component Unit - School Board:					
Compensated absences	$ 1,622,547	$ 811,274	$ 442,095	$ 1,991,726	$ 199,173
Net pension liability	43,274,000	14,666,494	10,607,194	47,333,300	-
Net OPEB liabilities	9,717,500	1,948,916	1,175,474	10,490,942	-
Total School Board	$ 54,614,047	$ 17,426,684	$ 12,224,763	$ 59,815,968	$ 199,173

*Beginning long-term obligation balances for governmental activities were restated to account for $549,108 of outstanding principal on prior year capital leases not previously accounted for by County.

Advance Refunding of Debt

On November 20, 2019 the County issued $57,270,000 lease revenue refunding bonds, Series 2019C to advance refund a portion of Series 2011B and Series 2012A lease revenue refunding bonds. As a result, that portion of the Series 2011B and Series 2012A lease revenue refunding bonds is considered to be defeased in substance and the liability for these bonds has been removed from these financial statements. This advance refunding was undertaken to reduce the total debt service payments over the next fifteen years by $5,221,147 and resulted in an economic gain of $4,392,109.

NOTE 7—LONG-TERM OBLIGATIONS: (CONTINUED)

Primary Government and Component Unit−School Board (Continued)

The general fund and school operating and cafeteria funds are used to fund the liability for compensated absences, net pension liability and OPEB liabilities, for the County and School Board, respectively.

Details of the primary government's debt at June 30, 2020 are as follows:

	Amount Outstanding
Direct Borrowings and Placements	
General obligation bonds:	
$13,416,124 (including premium of $686,698) general obligation school bonds issued November 8, 2007, payable in variable amounts; interest rate of 5.1% through July 15, 2028.	$ 5,570,332
$3,692,300 general obligation refunding bonds issued December 16, 2009 to completely defease the outstanding balance of the $3.5 million general obligation bonds issued on December 15, 1998 and provide financing for courthouse improvements. The refunding general obligation bonds are payable in variable amounts; interest rate of 3.09% through December 2023.	975,300
$42,440,000 general obligation bonds issued December 9, 2014 with a premium of $2,601,367, payable in semi-annual installments in variable amounts, with variable interest rates of 3.0% to 5.0% through December 30, 2039. The bonds were issued to finance various school projects including the design and construction of a second middle school.	37,330,000
Total general obligation bonds	$ 43,875,632
Lease Revenue Bonds:	
$45,700,000 lease revenue refunding bonds Series 2011B, issued November 16, 2011, payable in variable amounts; with variable interest rates of 2.125% to 5.125%, through October 1, 2028. The bonds were issued to partially refund Series 2004B lease revenue bonds and refund the outstanding balance of the Series 2009 lease revenue refunding bonds for an economic gain of $3,013,688.	4,600,000
$31,300,000 lease revenue refunding bonds Series 2012A, issued June 13, 2012, payable in variable amounts; with variable interest rates of 4.524% to 5.125%, through April 1, 2035. The bonds were issued to partially refund the Series 2004B lease revenue bonds for an economic gain of $2,342,981.	2,140,000

NOTE 7—LONG-TERM OBLIGATIONS: (CONTINUED)

Primary Government and Component Unit−School Board (Continued)

Details of the primary government's debt at June 30, 2020 are as follows: (Continued)

	Amount Outstanding
Direct Borrowings and Placements (Continued)	
Lease Revenue Bonds: (Continued)	
$5,885,000 lease revenue bonds Series 2014B issued August 13, 2014 with a premium of $696,727, payable in variable amounts; with variable interest rates of 1.895% to 5.125%, through October 1, 2034. The bonds were issued to finance the Leach Run Parkway, jointly with the Town of Front Royal, VA.	$ 4,890,000
$7,635,000 lease revenue refunding bonds Series 2013B, issued June 12, 2013, payable in variable amounts; with a fixed interest rate of 2.58%, through September 1, 2028. The bonds were issued to current refund the Series 2010 general obligation bonds that were due and payable in full in March 2014.	4,960,000
$11,248,000 lease revenue bonds Series 2019, issued April 24, 2019, payable in variable amounts; with a fixeed interest rate of 3.58%, through April 1, 2044. The bonds were issued to current refund the lines of credit issued to finance Ressie Jeffries Elementary School, Health & Human Services Complex and Rivermont Fire Station.	10,939,000
$57,270,000 lease revenue refunding bonds Series 2019C, issued November 20, 2019, payable in variable amounts; with a variable interest rate, through April 1, 2035. The bonds were issued to advance refund a portion of Series 2011B and 2012A lease revenue refunding bonds for an economic gain of $4,392,109.	57,270,000
Total lease revenue bonds	$ 84,799,000
Revenue Bonds:	
$8,691,000 taxable qualified energy conservation revenue bond issued February 24, 2016, payable annually in variable amounts; with a fixed interest rate of 4.1%, through August 15, 2036. The bonds were issued to finance energy efficient improvements in Warren County Schools.	$ 7,933,000
$600,000 Variable rate demand revenue bonds Series 2005A, issued May 24, 2007, payable in annual fixed principal amount of $30,000, with interest at a variable rate through June 2027.	210,000
Total revenue bonds	$ 8,143,000

NOTE 7—LONG-TERM OBLIGATIONS: (CONTINUED)

Primary Government and Component Unit–School Board (Continued)

Details of the primary government's debt at June 30, 2020 are as follows: (Continued)

	Amount Outstanding
Note payable:	
$400,000 note payable to partially finance the purchase of land in April 2019. The note bears interest at a rate of 4.25% and is payable in monthly installments through April 1, 2024.	$ 392,017
Line of Credit:	
The County obtained a line of credit financing with the Industrial Development Authority of The Town of Front Royal and The County of Warren, Virginia ("EDA") to finance various projects. The County will pay the EDA interest accrued on the outstanding debt annually. The line of credit will be paid in full upon completion of the receipt and sale of tax credits or upon obtaining other permanent financing.	$ 541,071

Annual requirements to amortize long-term obligations and related interest are as follows:

	County Obligations					
	Direct Borrowings and Placements					
Year Ending	Bonds Payable		Notes Payable		Capital Leases	
June 30,	Principal	Interest	Principal	Interest	Principal	Interest
2021	$ 7,530,880	$ 4,490,548	$ 7,089	$ 16,524	$ 229,752	$ 39,727
2022	7,797,748	4,181,334	7,397	16,216	241,027	30,452
2023	8,068,802	3,903,201	7,717	15,896	252,979	16,500
2024	8,309,838	3,648,846	369,814	12,992	55,232	4,250
2025	8,328,588	3,382,899	-	-	45,367	2,828
2026-2030	41,657,776	12,748,116	-	-	46,761	1,436
2031-2035	36,499,000	6,840,111	-	-	-	-
2036-2040	16,094,000	2,035,554	-	-	-	-
2041-2044	2,531,000	185,319	-	-	-	-
Total	$ 136,817,632	$ 41,415,928	$ 392,017	$ 61,628	$ 871,118	$ 95,193

NOTE 8—CAPITAL LEASES:

Primary Government

Capital leases

The County has entered into various lease agreements as the lessee for financing the acquisition of fire trucks, public works equipment and lease purchase of a building. These lease agreements qualify as capital leases for accounting purposes and therefore, have been recorded at the present value of their future minimum lease payments as of the inception date.

The future minimum lease obligations and the net present value of minimum lease payments at June 30, 2020 were as follows:

Year Ended June 30,	Governmental Activities
2021	$ 269,479
2022	271,479
2023	269,479
2024	59,483
2025	48,195
2026	48,195
Total minimum lease payments	$ 966,310
Less: amount representing interest	95,192
Present value of minimum lease payments	$ 871,118

The capital lease agreements outstanding at June 30, 2020 represented capital assets as follows:

Asset(s) Description	Cost	Accumulated Depreciation	Book Value
Equipment	$ 1,644,088	$ 747,611	$ 896,477
Total	$ 1,644,088	$ 747,611	$ 896,477

NOTE 9—PENSION PLAN:

Plan Description

All full-time, salaried permanent employees of the County and (nonprofessional) employees of public school divisions are automatically covered by a VRS Retirement Plan upon employment. This is an agent multiple-employer plan administered by the Virginia Retirement System (the System) along with plans for other employer groups in the Commonwealth of Virginia. Members earn one month of service credit for each month they are employed and for which they and their employer pay contributions to VRS. Members are eligible to purchase prior service, based on specific criteria as defined in the Code of Virginia, as amended. Eligible prior service that may be purchased includes prior public service, active military service, certain periods of leave, and previously refunded service.

Benefit Structures

The System administers three different benefit structures for covered employees – Plan 1, Plan 2 and Hybrid. Each of these benefit structures has different eligibility criteria, as detailed below.

a. Employees hired before July 1, 2010, vested as of January 1, 2013, and have not taken a refund, are covered under Plan 1, a defined benefit plan. Non-hazardous duty employees are eligible for an unreduced retirement benefit beginning at age 65 with at least 5 years of service credit or age 50 with at least 30 years of service credit. Non-hazardous duty employees may retire with a reduced benefit as early as age 55 with at least 5 years of service credit or age 50 with at least 10 years of service credit. Hazardous duty employees (law enforcement officers, firefighters, and sheriffs) are eligible for an unreduced benefit beginning at age 60 with at least 5 years of service credit or age 50 with at least 25 years of service credit. Hazardous duty employees may retire with a reduced benefit as early as age 50 with at least 5 years of service credit.

b. Employees hired on or after July 1, 2010, or their membership date is before July 1, 2010, and they were not vested as of January 1, 2013 are covered under Plan 2, a defined benefit plan. Non-hazardous duty employees are eligible for an unreduced benefit beginning at their normal social security retirement age with at least 5 years of service credit or when the sum of their age plus service credit equals 90. Non-hazardous duty employees may retire with a reduced benefit as early as age 60 with at least 5 years of service credit. Hazardous duty employees are eligible for an unreduced benefit beginning at age 60 with at least 5 years of service credit or age 50 with at least 25 years of service credit. Hazardous duty employees may retire with a reduced benefit as early as age 50 with at least 5 years of service credit.

c. Non-hazardous duty employees hired on or after January 1, 2014 are covered by the Hybrid Plan combining the features of a defined benefit plan and a defined contribution plan. Plan 1 and Plan 2 members also had the option of opting into this plan during the election window held January 1 – April 30, 2014 with an effective date of July 1, 2014. Employees covered by this plan are eligible for an unreduced benefit beginning at their normal social security retirement age with at least 5 years of service credit, or when the sum of their age plus service credit equals 90. Employees may retire with a reduced benefit as early as age 60 with at least 5 years of service credit. For the defined contribution component, members are eligible to receive distributions upon leaving employment, subject to restrictions.

NOTE 9—PENSION PLAN: (CONTINUED)

Average Final Compensation and Service Retirement Multiplier

The VRS defined benefit is a lifetime monthly benefit based on a retirement multiplier as a percentage of the employee's average final compensation multiplied by the employee's total service credit. Under Plan 1, average final compensation is the average of the employee's 36 consecutive months of highest compensation and the multiplier is 1.70% for non-hazardous duty employees, 1.85% for sheriffs and regional jail superintendents, and 1.70% or 1.85% for hazardous duty employees as elected by the employer. Under Plan 2, average final compensation is the average of the employee's 60 consecutive months of highest compensation and the retirement multiplier is 1.65% for non-hazardous duty employees, 1.85% for sheriffs and regional jail superintendents, and 1.70% or 1.85% for hazardous duty employees as elected by the employer. Under the Hybrid Plan, average final compensation is the average of the employee's 60 consecutive months of highest compensation and the multiplier is 1.00%. For members who opted into the Hybrid Retirement Plan from Plan 1 or Plan 2, the applicable multipliers for those plans will be used to calculate the retirement benefit for service credited in those plans.

Cost-of-Living Adjustment (COLA) in Retirement and Death and Disability Benefits

Retirees with an unreduced benefit or with a reduced benefit with at least 20 years of service credit are eligible for an annual COLA beginning July 1 after one full calendar year from the retirement date. Retirees with a reduced benefit and who have less than 20 years of service credit are eligible for an annual COLA beginning on July 1 after one calendar year following the unreduced retirement eligibility date. Under Plan 1, the COLA cannot exceed 5.00%. Under Plan 2 and the Hybrid Plan, the COLA cannot exceed 3.00%. The VRS also provides death and disability benefits. Title 51.1 of the Code of Virginia, as amended, assigns the authority to establish and amend benefit provisions to the General Assembly of Virginia.

Employees Covered by Benefit Terms

As of the June 30, 2018 actuarial valuation, the following employees were covered by the benefit terms of the pension plan:

	Primary Government	Component Unit School Board Nonprofessional
Inactive members or their beneficiaries currently receiving benefits	132	93
Inactive members:		
Vested inactive members	46	29
Non-vested inactive members	49	84
Inactive members active elsewhere in VRS	129	40
Total inactive members	224	153
Active members	249	101
Total covered employees	605	347

NOTE 9—PENSION PLAN: (CONTINUED)

Contributions

The contribution requirement for active employees is governed by §51.1-145 of the Code of Virginia, as amended, but may be impacted as a result of funding options provided to political subdivisions by the Virginia General Assembly. Employees are required to contribute 5.00% of their compensation toward their retirement

The County's contractually required employer contribution rate for the year ended June 30, 2020 was 8.84% of covered employee compensation. This rate was based on an actuarially determined rate from an actuarial valuation as of June 30, 2017.

This rate, when combined with employee contributions, was expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. Contributions to the pension plan from the County were $1,010,738 and $978,882 for the years ended June 30, 2020 and June 30, 2019, respectively.

The Component Unit School Board's contractually required employer contribution rate for nonprofessional employees for the year ended June 30, 2020 was 4.27% of covered employee compensation. This rate was based on an actuarially determined rate from an actuarial valuation as of June 30, 2017.

This rate, when combined with employee contributions, was expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. Contributions to the pension plan from the Component Unit School Board's nonprofessional employees were $56,208 and $72,021 for the years ended June 30, 2020 and June 30, 2019, respectively.

Net Pension Liability (Asset)

The net pension liability (NPLA) is calculated separately for each employer and represents that particular employer's total pension liability determined in accordance with GASB Statement No. 68, less that employer's fiduciary net position. The County's and Component Unit School Board's (nonprofessional) net pension liabilities (asset) were measured as of June 30, 2019. The total pension liabilities used to calculate the net pension liabilities were determined by an actuarial valuation performed as of June 30, 2018, and rolled forward to the measurement date of June 30, 2019.

NOTE 9—PENSION PLAN: (CONTINUED)

Actuarial Assumptions – General Employees

The total pension liability for General Employees in the County's and Component Unit School Board's (nonprofessional) Retirement Plan was based on an actuarial valuation as of June 30, 2018 using the Entry Age Normal actuarial cost method and the following assumptions, applied to all periods included in the measurement and rolled forward to the measurement date of June 30, 2019.

Inflation	2.50%
Salary increases, including inflation	3.50% – 5.35%
Investment rate of return	6.75%, net of pension plan investment expenses, including inflation*

* Administrative expenses as a percent of the market value of assets for the last experience study were found to be approximately 0.06% of the market assets for all of the VRS plans. This would provide an assumed investment return rate for GASB purposes of slightly more than the assumed 6.75%. However, since the difference was minimal, and a more conservative 6.75% investment return assumption provided a projected plan net position that exceeded the projected benefit payments, the long-term expected rate of return on investments was assumed to be 6.75% to simplify preparation of pension liabilities.

Mortality rates:

All Others (Non 10 Largest) – Non-Hazardous Duty: 15% of deaths are assumed to be service related

Pre-Retirement:
RP-2014 Employee Rates to age 80, Healthy Annuitant Rates at ages 81 and older projected with scale BB to 2020; males 95% of rates; females 105% of rates.

Post-Retirement:
RP-2014 Employee Rates to age 49, Healthy Annuitant Rates at ages 50 and older projected with scale BB to 2020; males set forward 3 years; females 1.0% increase compounded from ages 70 to 90.

Post-Disablement:
RP-2014 Disability Mortality Rates projected with scale BB to 2020; males set forward 2 years, 110% of rates; females 125% of rates.

NOTE 9—PENSION PLAN: (CONTINUED)

Actuarial Assumptions – General Employees (Continued)

Mortality rates: (Continued)

The actuarial assumptions used in the June 30, 2018 valuation were based on the results of an actuarial experience study for the period from July 1, 2012 through June 30, 2016, except the change in the discount rate, which was based on VRS Board action effective as of July 1, 2019. Changes to the actuarial assumptions as a result of the experience study and VRS Board action are as follows:

All Others (Non 10 Largest) – Non-Hazardous Duty:

Mortality Rates (pre-retirement, post-retirement healthy, and disabled)	Updated to a more current mortality table - RP-2014 projected to 2020
Retirement Rates	Lowered rates at older ages and changed final retirement from 70 to 75
Withdrawal Rates	Adjusted rates to better fit experience at each year age and service through 9 years of service
Disability Rates	Lowered rates
Salary Scale	No change
Line of Duty Disability	Increased rate from 14.00% to 15.00%
Discount Rate	Decreased rate from 7.00% to 6.75%

Actuarial Assumptions – Public Safety Employees with Hazardous Duty Benefits

The total pension liability for Public Safety employees with Hazardous Duty Benefits in the County's Retirement Plan was based on an actuarial valuation as of June 30, 2018, using the Entry Age Normal actuarial cost method and the following assumptions, applied to all periods included in the measurement and rolled forward to the measurement date of June 30, 2019.

Inflation	2.50%
Salary increases, including inflation	3.50% – 4.75%
Investment rate of return	6.75%, net of pension plan investment expenses, including inflation*

* Administrative expenses as a percent of the market value of assets for the last experience study were found to be approximately 0.06% of the market assets for all of the VRS plans. This would provide an assumed investment return rate for GASB purposes of slightly more than the assumed 6.75%. However, since the difference was minimal, and a more conservative 6.75% investment return assumption provided a projected plan net position that exceeded the projected benefit payments, the long-term expected rate of return on investments was assumed to be 6.75% to simplify preparation of pension liabilities.

NOTE 9—PENSION PLAN: (CONTINUED)

Actuarial Assumptions – Public Safety Employees with Hazardous Duty Benefits: (Continued)

Mortality rates:

All Others (Non 10 Largest) – Hazardous Duty: 45% of deaths are assumed to be service related

Pre-Retirement:
RP-2014 Employee Rates to age 80, Healthy Annuitant Rates at ages 81 and older projected with scale BB to 2020; males 90% of rates; females set forward 1 year.

Post-Retirement:
RP-2014 Employee Rates to age 49, Healthy Annuitant Rates at ages 50 and older projected with scale BB to 2020; males set forward 1 year, 1.0% increase compounded from ages 70 to 90; females set forward 3 years.

Post-Disablement:
RP-2014 Disability Mortality Rates projected with scale BB to 2020; males set forward 2 years; unisex using 100% male.

The actuarial assumptions used in the June 30, 2018 valuation were based on the results of an actuarial experience study for the period from July 1, 2012 through June 30, 2016, except the change in the discount rate, which was based on VRS Board action effective as of July 1, 2019. Changes to the actuarial assumptions as a result of the experience study and VRS Board action are as follows:

All Others (Non 10 Largest) – Hazardous Duty:

Mortality Rates (pre-retirement, post-retirement healthy, and disabled)	Updated to a more current mortality table - RP-2014 projected to 2020
Retirement Rates	Increased age 50 rates, and lowered rates at older ages
Withdrawal Rates	Adjusted rates to better fit experience at each year age and service through 9 years of service
Disability Rates	Adjusted rates to better fit experience
Salary Scale	No change
Line of Duty Disability	Decreased rate from 60.00% to 45.00%
Discount Rate	Decreased rate from 7.00% to 6.75%

NOTE 9—PENSION PLAN: (CONTINUED)

Long-Term Expected Rate of Return

The long-term expected rate of return on pension System investments was determined using a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected returns, net of pension System investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target asset allocation and best estimate of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class (Strategy)	Target Allocation	Arithmetic Long-term Expected Rate of Return	Weighted Average Long-term Expected Rate of Return
Public Equity	34.00%	5.61%	1.91%
Fixed Income	15.00%	0.88%	0.13%
Credit Strategies	14.00%	5.13%	0.72%
Real Assets	14.00%	5.27%	0.74%
Private Equity	14.00%	8.77%	1.23%
MAPS - Multi-Asset Public Strategies	6.00%	3.52%	0.21%
PIP - Private Investment Partnership	3.00%	6.29%	0.19%
Total	100.00%		5.13%
		Inflation	2.50%
		*Expected arithmetic nominal return	7.63%

* The above allocation provides a one-year return of 7.63%. However, one-year returns do not take into account the volatility present in each of the asset classes. In setting the long-term expected return for the system, stochastic projections are employed to model future returns under various economic conditions. The results provide a range of returns over various time periods that ultimately provide a median return of 7.11%, including expected inflation of 2.50%. The VRS Board elected a long-term rate of 6.75% which is roughly at the 40th percentile of expected long-term results of the VRS fund asset allocation.

Discount Rate

The discount rate used to measure the total pension liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that System member contributions will be made per the VRS Statutes and the employer contributions will be made in accordance with the VRS funding policy at rates equal to the difference between actuarially determined contribution rates adopted by the VRS Board of Trustees and the member rate. Consistent with the phased-in funding provided by the General Assembly for state and teacher employer contributions; the County and Component Unit School Board (nonprofessional) was also provided with an opportunity to use an alternative employer contribution rate. For the year ended

NOTE 9—PENSION PLAN: (CONTINUED)

Discount Rate: (Continued)

June 30, 2019, the alternate rate was the employer contribution rate used in FY 2012 or 100% of the actuarially determined employer contribution rate from the June 30, 2017 actuarial valuations, whichever was greater. Through the fiscal year ended June 30, 2019, the rate contributed by the school division for the VRS Teacher Retirement Plan was subject to the portion of the VRS Board-certified rates that are funded by the Virginia General Assembly, which was 100% of the actuarially determined contribution rate. From July 1, 2019 on, participating employers and school divisions are assumed to continue to contribute 100% of the actuarially determined contribution rates. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return was applied to all periods of projected benefit payments to determine the total pension liability.

Changes in Net Pension Liability (Asset)

	Primary Government		
	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a) - (b)
Balances at June 30, 2018	$ 43,603,739	$ 41,679,043	$ 1,924,696
Changes for the year:			
Service cost	$ 1,280,172	$ -	$ 1,280,172
Interest	2,972,645	-	2,972,645
Differences between expected and actual experience	953,339	-	953,339
Changes of assumptions	1,440,774	-	1,440,774
Contributions - employer	-	976,942	(976,942)
Contributions - employee	-	553,276	(553,276)
Net investment income	-	2,764,899	(2,764,899)
Benefit payments, including refunds	(2,274,766)	(2,274,766)	-
Administrative expenses	-	(27,486)	27,486
Other changes	-	(1,743)	1,743
Net changes	$ 4,372,164	$ 1,991,122	$ 2,381,042
Balances at June 30, 2019	$ 47,975,903	$ 43,670,165	$ 4,305,738

NOTE 9—PENSION PLAN: (CONTINUED)

Changes in Net Pension Liability (Asset)

	Component School Board (nonprofessional)		
	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a) - (b)
Balances at June 30, 2018	$ 9,305,604	$ 9,940,106	$ (634,502)
Changes for the year:			
Service cost	$ 185,424	$ -	$ 185,424
Interest	630,676	-	630,676
Differences between expected and actual experience	(405,849)	-	(405,849)
Changes of assumptions	225,216	-	225,216
Contributions - employer	-	71,546	(71,546)
Contributions - employee	-	89,010	(89,010)
Net investment income	-	647,283	(647,283)
Benefit payments, including refunds	(591,881)	(591,881)	-
Administrative expenses	-	(6,717)	6,717
Other changes	-	(405)	405
Net changes	$ 43,586	$ 208,836	$ (165,250)
Balances at June 30, 2019	$ 9,349,190	$ 10,148,942	$ (799,752)

Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the net pension liability of the County and Component Unit School Board (nonprofessional) using the discount rate of 6.75%, as well as what the County's and Component Unit School Board's (nonprofessional) net pension liability (asset) would be if it were calculated using a discount rate that is one percentage point lower (5.75%) or one percentage point higher (7.75%) than the current rate:

	Rate		
	1% Decrease (5.75%)	Current Discount (6.75%)	1% Increase (7.75%)
County Net Pension Liability (Asset)	$ 10,864,140	$ 4,305,738	$ (877,582)
Component Unit School Board (nonprofessional) Net Pension Liability (Asset)	162,649	(799,752)	(1,574,670)

NOTE 9—PENSION PLAN: (CONTINUED)

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended June 30, 2020, the County and Component Unit School Board (nonprofessional) recognized pension expense of $1,556,192 and $58,489, respectively. At June 30, 2020, the County and Component Unit School Board (nonprofessional) reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Primary Government		Component Unit School Board (nonprofessional)	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 718,430	$ 108,844	$ 5,834	$ 197,721
Change in assumptions	1,026,758	23,341	109,721	-
Net difference between projected and actual earnings on pension plan investments	-	368,050	-	87,969
Employer contributions subsequent to the measurement date	1,010,738	-	56,208	-
Total	$ 2,755,926	$ 500,235	$ 171,763	$ 285,690

$1,010,738 and $56,208 reported as deferred outflows of resources related to pensions resulting from the County's and Component Unit School Board's (nonprofessional) contributions, respectively, subsequent to the measurement date will be recognized as a reduction of the Net Pension Liability in the fiscal year ending June 30, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in future reporting periods as follows:

Year Ended June 30	Primary Government	Component Unit School Board (nonprofessional)
2021	$ 623,973	$ (80,486)
2022	273,368	(94,104)
2023	322,500	(2,179)
2024	25,112	6,634
2025	-	-
Thereafter	-	-

NOTE 9—PENSION PLAN: (CONTINUED)

Pension Plan Data

Information about the VRS Political Subdivision Retirement Plan is also available in the separately issued VRS 2019 Comprehensive Annual Financial Report (CAFR). A copy of the 2019 VRS CAFR may be downloaded from the VRS website at http://www.varetire.org/Pdf/Publications/2019-annual-report.pdf or by writing to the System's Chief Financial Officer at P.O. Box 2500, Richmond, VA 23218-2500.

Component Unit School Board (professional)

Plan Description

All full-time, salaried permanent (professional) employees of public school divisions are automatically covered by the VRS Teacher Retirement Plan upon employment. This is a cost-sharing multiple employer plan administered by the Virginia Retirement System (the system). Additional information related to the plan description is included in the first section of this note.

Contributions

The contribution requirement for active employees is governed by §51.1-145 of the Code of Virginia, as amended, but may be impacted as a result of funding provided to school divisions by the Virginia General Assembly. Employees are required to contribute 5.00% of their compensation toward their retirement. Each school division's contractually required employer contribution rate for the year ended June 30, 2020 was 15.68% of covered employee compensation. This rate was based on an actuarially determined rate from an actuarial valuation as of June 30, 2017. The actuarially determined rate, when combined with employee contributions, was expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. Contributions to the pension plan from the school division were $4,770,146 and $4,609,126 for the years ended June 30, 2020 and June 30, 2019, respectively.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2020, the school division reported a liability of $47,333,300 for its proportionate share of the Net Pension Liability. The Net Pension Liability was measured as of June 30, 2019 and the total pension liability used to calculate the Net Pension Liability was determined by an actuarial valuation performed as of June 30, 2018, and rolled forward to the measurement date of June 30, 2019. The school division's proportion of the Net Pension Liability was based on the school division's actuarially determined employer contributions to the pension plan for the year ended June 30, 2019 relative to the total of the actuarially determined employer contributions for all participating employers. At June 30, 2019, the school division's proportion was 0.35966% as compared to 0.36798% at June 30, 2018.

For the year ended June 30, 2020, the school division recognized pension expense of $4,452,260. Since there was a change in proportionate share between measurement dates, a portion of the pension expense was related to deferred amounts from changes in proportion and from differences between employer contributions and the proportionate share of employer contributions.

NOTE 9—PENSION PLAN: (CONTINUED)

Component Unit School Board (professional) (Continued)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

At June 30, 2020, the school division reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ -	$ 3,030,950
Change in assumptions	4,687,106	-
Net difference between projected and actual earnings on pension plan investments	-	1,039,327
Changes in proportion and differences between employer contributions and proportionate share of contributions	95,128	1,240,751
Employer contributions subsequent to the measurement date	4,770,146	-
Total	$ 9,552,380	$ 5,311,028

$4,770,146 reported as deferred outflows of resources related to pensions resulting from the school division's contributions subsequent to the measurement date will be recognized as a reduction of the Net Pension Liability in the fiscal year ending June 30, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in future reporting periods as follows:

Year Ended June 30	
2021	$ (477,162)
2022	(1,171,586)
2023	229,659
2024	599,389
2025	290,906

NOTE 9—PENSION PLAN: (CONTINUED)

Component Unit School Board (professional) (Continued)

Actuarial Assumptions

The total pension liability for the VRS Teacher Retirement Plan was based on an actuarial valuation as of June 30, 2018, using the Entry Age Normal actuarial cost method and the following assumptions, applied to all periods included in the measurement and rolled forward to the measurement date of June 30, 2019.

Inflation	2.50%
Salary increases, including inflation	3.50% – 5.95%
Investment rate of return	6.75%, net of pension plan investment expenses, including inflation*

* Administrative expenses as a percent of the market value of assets for the last experience study were found to be approximately 0.06% of the market assets for all of the VRS plans. This would provide an assumed investment return rate for GASB purposes of slightly more than the assumed 6.75%. However, since the difference was minimal, and a more conservative 6.75% investment return assumption provided a projected plan net position that exceeded the projected benefit payments, the long-term expected rate of return on investments was assumed to be 6.75% to simplify preparation of pension liabilities.

Mortality rates:

Pre-Retirement:
RP-2014 White Collar Employee Rates to age 80, White Collar Healthy Annuitant Rates at ages 81 and older projected with scale BB to 2020.

Post-Retirement:
RP-2014 White Collar Employee Rates to age 49, White Collar Healthy Annuitant Rates at ages 50 and older projected with scale BB to 2020; males 1% increase compounded from ages 70 to 90; females set back 3 years with 1.5% increase compounded from ages 65 to 75 and 2.0% increase compounded from ages 75 to 90.

Post-Disablement:
RP-2014 Disability Mortality Rates projected with Scale BB to 2020; 115% of rates for males and females.

NOTE 9—PENSION PLAN: (CONTINUED)

Component Unit School Board (professional) (Continued)

Actuarial Assumptions: (Continued)

The actuarial assumptions used in the June 30, 2018 valuation were based on the results of an actuarial experience study for the period from July 1, 2012 through June 30, 2016, except the change in the discount rate, which was based on VRS Board action effective as of July 1, 2019. Changes to the actuarial assumptions as a result of the experience study and VRS Board action are as follows:

Mortality Rates (pre-retirement, post-retirement healthy, and disabled)	Updated to a more current mortality table - RP-2014 projected to 2020
Retirement Rates	Lowered rates at older ages and changed final retirement from 70 to 75
Withdrawal Rates	Adjusted rates to better fit experience at each year age and service through 9 years of service
Disability Rates	Adjusted rates to better match experience
Salary Scale	No change
Discount Rate	Decreased rate from 7.00% to 6.75%

Net Pension Liability

The net pension liability (NPL) is calculated separately for each system and represents that particular system's total pension liability determined in accordance with GASB Statement No. 67, less that system's fiduciary net position. As of June 30, 2019, NPL amounts for the VRS Teacher Employee Retirement Plan is as follows (amounts expressed in thousands):

		Teacher Employee Retirement Plan
Total Pension Liability	$	49,683,336
Plan Fiduciary Net Position		36,522,769
Employers' Net Pension Liability (Asset)	$	13,160,567
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability		73.51%

The total pension liability is calculated by the System's actuary, and each plan's fiduciary net position is reported in the System's financial statements. The net pension liability is disclosed in accordance with the requirements of GASB Statement No. 67 in the System's notes to the financial statements and required supplementary information.

The long-term expected rate of return and discount rate information previously described also apply to this plan.

NOTE 9—PENSION PLAN: (CONTINUED)

Component Unit School Board (professional) (Continued)

Sensitivity of the School Division's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the school division's proportionate share of the net pension liability using the discount rate of 6.75%, as well as what the school division's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (5.75%) or one percentage point higher (7.75%) than the current rate:

	Rate		
	1% Decrease (5.75%)	Current Discount (6.75%)	1% Increase (7.75%)
School division's proportionate share of the VRS Teacher Employee Retirement Plan Net Pension Liability (Asset)	$ 71,257,179	$ 47,333,300	$ 27,552,682

Pension Plan Fiduciary Net Position

Detailed information about the VRS Teacher Retirement Plan's Fiduciary Net Position is available in the separately issued VRS 2019 Comprehensive Annual Financial Report (CAFR). A copy of the 2019 VRS CAFR may be downloaded from the VRS website at http://www.varetire.org/Pdf/Publications/2019-annual-report.pdf, or by writing to the System's Chief Financial Officer at P.O. Box 2500, Richmond, VA, 23218-2500.

Primary Government and Component Unit School Board

Aggregate Pension Information

	VRS Pension Plans:			
	Deferred Outflows	Deferred Inflows	Net Pension Liability (Asset)	Pension Expense
Primary Government	$ 2,755,926	$ 500,235	$ 4,305,738	$ 1,556,192
Component Unit School Board				
School Board Nonprofessional	$ 171,763	$ 285,690	$ (799,752)	$ 58,489
School Board Professional	9,552,380	5,311,028	47,333,300	4,452,260
	$ 9,724,143	$ 5,596,718	$ 46,533,548	$ 4,510,749

NOTE 10—UNAVAILABLE/UNEARNED REVENUE AND DEFERRED INFLOWS OF RESOURCES:

Unearned revenue represents amounts for which asset recognition criteria have been met, but for which revenue recognition criteria have not been met. Under the modified accrual basis of accounting, such amounts are measurable, but not available. Under the accrual basis of accounting, assessments for future periods are deferred.

Primary Government - Deferred Inflows of Resources

General fund:		
Delinquent taxes not collected within 60 days	$	5,137,478
Prepaid property taxes - property taxes paid in advance		2,070,965
2nd half property tax assessments		15,101,213
Sanitary districts fund:		
Delinquent taxes not collected within 60 days		598,037
Prepaid property taxes - property taxes paid in advance		59,128
2nd half property tax assessments		1,108,437
Total deferred inflows of resources – governmental funds (Exhibit 3)	$	24,075,258

Primary Government - Unearned Revenue

Unearned grant revenue:		
General fund	$	3,507,780
Total unearned revenue - governmental funds (Exhibit 3)	$	3,507,780

NOTE 11—COMMITMENTS AND CONTINGENCIES:

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the government expects such amounts, if any, to be immaterial.

NOTE 12—LANDFILL CLOSURE AND POSTCLOSURE CARE COSTS:

The County has closed a previously operated solid waste landfill and transfer station in such a manner as to comply with laws and regulations administered by the United States Environmental Protection Agency and Virginia Department of Waste Management State and federal laws and regulations require the County to place a final cover on its landfill site when it stops accepting waste and to perform certain maintenance and monitoring functions at the site for after closure. The $662,291 reported as landfill closure care, postclosure care and corrective action liability at June 30, 2020, represents the cumulative amount reported based on the use of 100% percent of the estimated capacity of the landfill. Closure, postclosure and corrective action liabilities represented $9,190, $378,479 and $274,622, respectively. The County has closed the landfill. These amounts are based on what it would cost to perform all closure and postclosure care in 2020. Actual costs may be higher due to inflation, changes in technology, or changes in regulations.

The County has demonstrated financial assurance requirements for postclosure care, and corrective action costs by establishing a trust fund that conforms to the requirements stipulated in Section 9VAC20-70 of the Virginia Administrative Code. The County intends to fund these costs from accumulated funds held in the general fund. The liability the County provides financial assurance is different than the actual liability reported in the financial statements due to actual costs expended.

NOTE 13—SURETY BONDS:

	Amount
VA Department of General Services:	
Angela M. Moore, Clerk of the Circuit Court	$ 400,000
Jamie Spiker, Treasurer	400,000
Sherry T. Sours, Commissioner of the Revenue	3,000
Mark A. Butler, Sheriff	30,000
All Social Service Employees - Blanket Bond	100,000
Virginia School Board Association Pool:	
All School Board Employees - Blanket Bond	50,000
Fidelity and Deposit Company of Maryland:	
Greg Drescher, Superintendent, Deputy Clerk of the School Board	10,000
Robert H. Ballentine, Finance Director, Clerk of the School Board	10,000

NOTE 14—COMMITTED FUND BALANCE–SPECIAL PROJECTS FUND:

		Amount
Permanent Reserves (Twice-a-year billing)	$	4,678,439
School Capital Improvements		1,640,481
Enterprise Zone Set Aside (School Capital Improvements)		538,281
RSW Regional Jail		548,921
Ressie Jeffries Renovation Project		631,137
Sanitary Districts		2,236,881
VDOT (Revenue Sharing)		649,091
Dominion Reserve (Water Payment)		930,000
Landfill		108,279
Miscellaneous		2,276,696
Parks & Recreation		522,438
Fire and Rescue		1,297,473
Sheriff		73,201
Solid Waste		1,749,611
Elections		155,123
Social Services		65,333
Buildings & Grounds - Improvements		352,340
Reassessment		179
Vehicles		449,202
Gypsy Moth Program		94,538
Circuit Court		77,996
Planning		58,448
Septage Receiving Facility		170,913
Tourism		214,681
Juvenile Detention Facility		30,009
Total Special Projects Fund	$	19,549,691

NOTE 15—RISK MANAGEMENT:

Primary Government

The County is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The County carries a broad range of insurance coverage, which management considers prudent for the protection of the County's assets and operations. Coverage currently includes $5,000,000 commercial general liability, $5,000,000 automobile liability, and $3,000,000 public officials liability. The property policy provides insurance coverage for all of the County's real and personal property up to the replacement cost value of the asset.

NOTE 15—RISK MANAGEMENT: (CONTINUED)

Primary Government: (Continued)

The Schools are exposed to various risk of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The School carries a broad range of insurance coverage, which management considers prudent for the protection of the Schools assets and operations. Coverage currently includes $2,000,000 commercial general liability, $2,000,000 automobile liability, and $2,000,000 public official liability. The property policy provides insurance coverage for all of the Schools' real and personal property up to the replacement cost value of the asset.

NOTE 16—OTHER POSTEMPLOYMENT BENEFITS:

Health Insurance (Single-employer Defined Benefit Plan)

Plan Description

The County and School Board provide postemployment medical coverage for retired employees through a single-employer defined benefit plan. The County and School Board may change, add or delete coverage as they deem appropriate and with the approval of the Board of Supervisors. The plan does not grant retirees vested health benefits. The Plan does not issue separate financial statements.

Benefits Provided

County:
Employees hired before July 1, 2013 and who retire from County with service eligible for VRS benefits (i.e. 50 years of age and 30 years of continuous service) and 10 years of service with the County, will receive a subsidy contribution from 50% - 100% based on years of service, for their health insurance premium until age 65 when they become eligible for Medicare, at which time benefits cease. The retiree's spouse can receive benefits under the plan with the premium to be paid by the retiree. Retirees not yet eligible for Medicare coverage have one coverage choice, just as active employees have. Retirees eligible for Medicare coverage have access to plans that supplement Medicare, however, the retiree is responsible for the full cost of the plan. The County establishes employer contribution rates for plan participants as part of the budgetary process each year. The County also determines how the plan will be funded each year, whether it will partially fund the plan or fully fund the plan. Again, this is determined annually as part of the budgetary process. For participating retirees the County pays 50%, 75%, or 100% of the health insurance premium for retirees with 10-14, 15-19, or 20 plus years of service, respectively. Retirees pay 100% of spousal premiums. Coverage ceases when retirees reach the age of 65. Surviving spouses are not allowed access to the plan.

School Board:
Individuals who retire from the School Board with full VRS benefits (i.e. 50 years of age and 30 years of continuous service) including 5 years of service with the School Board are eligible for health insurance benefits under the School Board's plan for active employees. The retiree's spouse can receive benefits under the plan with the premium to be paid by the retiree. The School Board establishes employer contribution rates for plan participants as part of the budgetary process each year. The School Board also determines how the plan will be funded each year, whether it will partially fund the plan or fully fund the plan. Again, this is determined annually as part of the budgetary process. Retirees pay the full premium for health insurance coverage. Retirees pay 100% of spousal premiums. Coverage ceases when retirees reach the age of 65. Surviving spouses are not allowed access to the plan.

NOTE 16—OTHER POSTEMPLOYMENT BENEFITS: (CONTINUED)

Health Insurance (Single-employer Defined Benefit Plan) (Continued)

Plan Membership

At July 1, 2019 (measurement date), the following employees were covered by the benefit terms:

	County	School Board
Total active employees with coverage	140	685
Total inactive emploiyees or retirees with coverage	13	18
Total	153	703

Contributions

The County and School Board do not pre-fund benefits; therefore, no assets are accumulated in a trust fund. The current funding policy is to pay benefits directly from general assets on a pay-as-you-go basis. The funding requirements are established and may be amended by the County and School Board. The County and School Board paid $106,400 and $133,400, respectively, in fiscal year 2020.

Total OPEB Liability

The County and School Board's total OPEB liabilities were measured as of July 1, 2019. The total OPEB liabilities were determined by an actuarial valuation as of July 1, 2018.

Actuarial Assumptions

The total OPEB liability in the July 1, 2018 actuarial valuations were determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

County and School Board	
Salary Increases	Increases of 2.50%
Discount Rate	3.13% as of July 1, 2019
Healthcare Cost Trend Rates	6.00% for fiscal year end 2020, decreasing 0.50% per year to an ultimate rate of 5.00%

Mortality rates for active employees and healthy retirees were based on a RP-2014 Mortality Table fully generational, with base year 2006, projected using two-dimensional mortality improvement scale MP-2018.

NOTE 16—OTHER POSTEMPLOYMENT BENEFITS: (CONTINUED)

Health Insurance (Single-employer Defined Benefit Plan) (Continued)

Discount Rate

The discount rate represents the Municipal GO AA 20-year yield curve rate as of July 1, 2019. The final equivalent single discount rate used for this year's valuation is 3.13% as of the end of the fiscal year with the expectation that the County and School Board will continue contributing the Actuarially Determined Contribution on a pay-as-you-go basis.

Changes in Total OPEB Liability

	Primary Government-County Total OPEB Liability	Component Unit-School Board Total OPEB Liability
Balances at June 30, 2019	$ 6,163,700	$ 2,499,500
Changes for the year:		
Service cost	193,100	158,700
Interest	228,200	93,800
Difference between expected and actual experience	(302,600)	337,500
Changes in assumptions	317,100	119,900
Benefit payments	(106,400)	(133,400)
Net changes	329,400	576,500
Balances at June 30, 2020	$ 6,493,100	$ 3,076,000

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following amounts present the total OPEB liability of the County and School Board, as well as what the total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (2.13%) or one percentage point higher (4.13%) than the current discount rate:

County Rate			School Board Rate		
1% Decrease (2.13%)	Current Discount Rate (3.13%)	1% Increase (4.13%)	1% Decrease (2.13%)	Current Discount Rate (3.13%)	1% Increase (4.13%)
$ 7,213,000	$ 6,493,100	$ 5,851,500	$ 3,339,200	$ 3,076,000	$ 2,833,200

NOTE 16—OTHER POSTEMPLOYMENT BENEFITS: (CONTINUED)

Health Insurance (Single-employer Defined Benefit Plan) (Continued)

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the total OPEB liabilities of the County and School Board, as well as what the total OPEB liabilities would be if it were calculated using healthcare cost trend rates that are one percentage point lower (5.00%) or one percentage point higher (7.00%) than the current healthcare cost trend rate used of 6.00%:

County Rates			School Board Rates		
1% Decrease (5.00%)	Healthcare Cost Trend (6.00%)	1% Increase (7.00%)	1% Decrease (5.00%)	Healthcare Cost Trend (6.00%)	1% Increase (7.00%)
$ 5,661,300	$ 6,493,100	$ 7,482,100	$ 2,714,100	$ 3,076,000	$ 3,504,600

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources

For the year ended June 30, 2020, the County and School Board recognized OPEB expense in the amount of $355,900 and $253,500, respectively. At June 30, 2020, the County and School Board had the following deferred outflows and inflows of resources related to OPEB.

	Deferred Outflows of Resouces	Deferred Inflows of Resources
County:		
Differences between expected and actual experience	$ -	$ 577,200
Change of assumptions	267,600	2,700
Total	$ 267,600	$ 579,900
School Board:		
Differences between expected and actual experience	$ 293,100	$ 210,300
Change of assumptions	104,100	153,600
Total	$ 397,200	$ 363,900

NOTE 16—OTHER POSTEMPLOYMENT BENEFITS: (CONTINUED)

Health Insurance (Single-employer Defined Benefit Plan) (Continued)

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources: (Continued)

Amounts reported as deferred inflows of resources related to the Health Insurance (single-employer defined benefit plan) will be recognized in the OPEB expense in future reporting periods as follows:

Year Ended June 30	County	School Board
2021	$ (71,200)	$ (4,800)
2022	(71,200)	(4,800)
2023	(71,200)	(4,800)
2024	(71,200)	(4,800)
2025	(28,200)	(4,800)
Thereafter	700	57,300

Group Life Insurance:

Plan Description

The Group Life Insurance (GLI) Plan was established pursuant to §51.1-500 et seq. of the Code of Virginia, as amended, and which provides the authority under which benefit terms are established or may be amended. All full-time, salaried permanent employees of the state agencies, teachers, and employees of participating political subdivisions are automatically covered by the VRS GLI Plan upon employment. This is a cost-sharing multiple-employer plan administered by the Virginia Retirement System (the System), along with pensions and other OPEB plans, for public employer groups in the Commonwealth of Virginia.

In addition to the Basic GLI benefit, members are also eligible to elect additional coverage for themselves as well as a spouse or dependent children through the Optional GLI Plan. For members who elect the optional group life insurance coverage, the insurer bills employers directly for the premiums. Employers deduct these premiums from members' paychecks and pay the premiums to the insurer. Since this is a separate and fully insured plan, it is not included as part of the GLI Plan OPEB.

The specific information for GLI OPEB, including eligibility, coverage and benefits is described below:

Eligible Employees

The GLI Plan was established July 1, 1960, for state employees, teachers, and employees of political subdivisions that elect the plan. Basic GLI coverage is automatic upon employment. Coverage ends for employees who leave their position before retirement eligibility or who take a refund of their accumulated retirement member contributions and accrued interest.

NOTE 16—OTHER POSTEMPLOYMENT BENEFITS: (CONTINUED)

Group Life Insurance (Continued)

Benefit Amounts

The GLI Plan is a defined benefit plan with several components. The natural death benefit is equal to the employee's covered compensation rounded to the next highest thousand and then doubled. The accidental death benefit is double the natural death benefit. In addition to basic natural and accidental death benefits, the plan provides additional benefits provided under specific circumstances that include the following: accidental dismemberment benefit, safety belt benefit, repatriation benefit, felonious assault benefit, and accelerated death benefit option. The benefit amounts are subject to a reduction factor. The benefit amount reduces by 25% on January 1 following one calendar year of separation. The benefit amount reduces by an additional 25% on each subsequent January 1 until it reaches 25% of its original value. For covered members with at least 30 years of service credit, the minimum benefit payable was set at $8,000 by statute in 2015. This will be increased annually based on the VRS Plan 2 cost-of-living adjustment calculation. The minimum benefit adjusted for the COLA was $8,463 as of June 30, 2020.

Contributions

The contribution requirements for the GLI Plan are governed by §51.1-506 and §51.1-508 of the Code of Virginia, as amended, but may be impacted as a result of funding provided to state agencies and school divisions by the Virginia General Assembly. The total rate for the GLI Plan was 1.31% of covered employee compensation. This was allocated into an employee and an employer component using a 60/40 split. The employee component was 0.79% (1.31% x 60%) and the employer component was 0.52% (1.31% x 40%). Employers may elect to pay all or part of the employee contribution; however, the employer must pay all of the employer contribution. Each employer's contractually required employer contribution rate for the year ended June 30, 2020 was 0.52% of covered employee compensation. This rate was based on an actuarially determined rate from an actuarial valuation as of June 30, 2017. The actuarially determined rate, when combined with employee contributions, was expected to finance the costs of benefits payable during the year, with an additional amount to finance any unfunded accrued liability. Contributions to the Group Life Insurance Plan from the County were $62,091 and $59,442 for the years ended June 30, 2020 and June 30, 2019, respectively and $172,980 ($165,055 professional and $7,925 nonprofessional) and $167,954 ($157,754 professional and $10,200 nonprofessional)) from the School Board.

NOTE 16—OTHER POSTEMPLOYMENT BENEFITS: (CONTINUED)

Group Life Insurance (Continued)

GLI OPEB Liabilities, GLI OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to the Group Life Insurance Plan OPEB

At June 30, 2020, the County reported a liability of $948,859, School Board-Professional employees $2,518,357 and the School Board Nonprofessional employees $162,889 for its proportionate share of the Net GLI OPEB Liability. The Net GLI OPEB Liability was measured as of June 30, 2019 and the total GLI OPEB liability used to calculate the Net GLI OPEB Liability was determined by an actuarial valuation performed as of June 30, 2018, and rolled forward to the measurement date of June 30, 2019. The covered employer's proportion of the Net GLI OPEB Liability was based on the covered employer's actuarially determined employer contributions to the Group Life Insurance Plan for the year ended June 30, 2019 relative to the total of the actuarially determined employer contributions for all participating employers. At June 30, 2019, the participating employer's proportion for the County was .05831% as compared to .05745% at June 30, 2018. At June 30, 2019, the participating employer's proportion for the School Board-Professional was .15476% as compared to .15689% at June 30, 2018. The employer's proportion for the School-Nonprofessional employees was .01001% as compared to .01032% at June 30, 2018.

For the year ended June 30, 2020, the County, School Board-Professional employees and School Board-Nonprofessional employees recognized GLI OPEB expense of $31,728, $56,573 and $1,694. Since there was a change in proportionate share between measurement dates, a portion of the GLI OPEB expense was related to deferred amounts from changes in proportion.

At June 30, 2020, the employer reported deferred outflows of resources and deferred inflows of resources related to the GLI OPEB from the following sources:

County:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 63,105	$ 12,308
Net difference between projected and actual earnings on GLI OPEB program investments	-	19,490
Change in assumptions	59,905	28,612
Changes in proportion	41,866	-
Employer contributions subsequent to the measurement date	62,091	-
Total	$ 226,967	$ 60,410

NOTE 16—OTHER POSTEMPLOYMENT BENEFITS: (CONTINUED)

Group Life Insurance (Continued)

GLI OPEB Liabilities, GLI OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to the Group Life Insurance Plan OPEB (Continued)

School Board - Professional:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 167,486	$ 32,665
Net difference between projected and actual earnings on GLI OPEB program investments	-	51,729
Change in assumptions	158,994	75,940
Changes in proportion	12,404	28,416
Employer contributions subsequent to the measurement date	165,055	-
Total	$ 503,939	$ 188,750

School Board - Nonprofessional:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 10,833	$ 2,112
Net difference between projected and actual earnings on GLI OPEB program investments	-	3,346
Change in assumptions	10,284	4,912
Changes in proportion	-	9,835
Employer contributions subsequent to the measurement date	7,925	-
Total	$ 29,042	$ 20,205

NOTE 16—OTHER POSTEMPLOYMENT BENEFITS: (CONTINUED)

Group Life Insurance (Continued)

GLI OPEB Liabilities, GLI OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to the Group Life Insurance Plan OPEB (Continued)

$62,091, $165,055 and $7,925 (County, School Board-Professional and School Board-Nonprofessional) reported as deferred outflows of resources related to the GLI OPEB resulting from the employer's contributions subsequent to the measurement date will be recognized as a reduction of the Net GLI OPEB Liability in the fiscal year ending June 30, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the GLI OPEB will be recognized in the GLI OPEB expense in future reporting periods as follows:

		School Board	
Year Ended June 30	County	Professional	Nonprofessional
2021	$ 13,158	$ 7,287	$ (1,493)
2022	13,159	7,289	(1,493)
2023	21,414	29,198	(76)
2024	27,218	47,214	1,217
2025	23,371	46,486	2,081
Thereafter	6,146	12,660	676

Actuarial Assumptions

The total GLI OPEB liability was based on an actuarial valuation as of June 30, 2018, using the Entry Age Normal actuarial cost method and the following assumptions, applied to all periods included in the measurement and rolled forward to the measurement date of June 30, 2019. The assumptions include several employer groups as noted below. Salary increases and mortality rates included herein are for relevant employer groups. Information for other groups can be referenced in the VRS CAFR.

Inflation	2.50%
Salary increases, including inflation:	
Teachers	3.50%-5.95%
Locality - General employees	3.50%-5.35%
Locality - Hazardous Duty employees	3.50%-4.75%
Investment rate of return	6.75%, net of investment expenses, including inflation*

*Administrative expenses as a percent of the market value of assets for the last experience study were found to be approximately 0.06% of the market assets for all of the VRS plans. This would provide an assumed investment return rate for GASB purposes of slightly more than the assumed 6.75%. However, since the difference was minimal, and a more conservative 6.75% investment return assumption provided a projected plan net position that exceeded the projected benefit payments, the long-term expected rate of return on investments was assumed to be 6.75% to simplify preparation of OPEB liabilities.

NOTE 16—OTHER POSTEMPLOYMENT BENEFITS: (CONTINUED)

Group Life Insurance (Continued)

Actuarial Assumptions (Continued)

Mortality Rates – Teachers

Pre-Retirement:
RP-2014 White Collar Employee Rates to age 80, White Collar Healthy Annuitant Rates at ages 81 and older projected with scale BB to 2020.

Post-Retirement:
RP-2014 White Collar Employee Rates to age 49, White Collar Healthy Annuitant Rates at ages 50 and older projected with scale BB to 2020; males 1% increase compounded from ages 70 to 90; females set back 3 years with 1.5% increase compounded from ages 65 to 70 and 2.0% increase compounded from ages 75 to 90.

Post-Disablement:
RP-2014 Disability Mortality Rates projected with scale BB to 2020; 115% of rates for males and females.

The actuarial assumptions used in the June 30, 2018 valuation were based on the results of an actuarial experience study for the period from July 1, 2012 through June 30, 2016, except the change in the discount rate, which was based on VRS Board action effective as of July 1, 2019. Changes to the actuarial assumptions as a result of the experience study and VRS Board action are as follows:

Mortality Rates (pre-retirement, post-retirement healthy, and disabled)	Updated to a more current mortality table - RP-2014 projected to 2020
Retirement Rates	Lowered rates at older ages and changed final retirement from 70 to 75
Withdrawal Rates	Adjusted rates to better fit experience at each year age and service through 9 years of service
Disability Rates	Adjusted rates to better match experience
Salary Scale	No change
Discount Rate	Decreased rate from 7.00% to 6.75%

Mortality Rates – Non-Largest Ten Locality Employers – General Employees

Pre-Retirement:
RP-2014 Employee Rates to age 80, Healthy Annuitant Rates to 81 and older projected with scale BB to 2020; males 95% of rates; females 105% of rates.

Post-Retirement:
RP-2014 Employee Rates to age 49, Healthy Annuitant Rates at ages 50 and older projected with scale BB to 2020; males set forward 3 years; females 1.0% increase compounded from ages 70 to 90.

NOTE 16—OTHER POSTEMPLOYMENT BENEFITS: (CONTINUED)

Group Life Insurance (Continued)

Actuarial Assumptions (Continued)

Mortality Rates – Non-Largest Ten Locality Employers – General Employees: (Continued)

Post-Disablement:
RP-2014 Disability Mortality Rates projected with scale BB to 2020; males set forward 2 years, 110% of rates; females 125% of rates.

The actuarial assumptions used in the June 30, 2018 valuation were based on the results of an actuarial experience study for the period from July 1, 2012 through June 30, 2016, except the change in the discount rate, which was based on VRS Board action effective as of July 1, 2019. Changes to the actuarial assumptions as a result of the experience study and VRS Board action are as follows:

Mortality Rates (pre-retirement, post-retirement healthy, and disabled)	Updated to a more current mortality table - RP-2014 projected to 2020
Retirement Rates	Lowered retirement rates at older ages and extended final retirement age from 70 to 75
Withdrawal Rates	Adjusted termination rates to better fit experience at each age and service year
Disability Rates	Lowered disability rates
Salary Scale	No change
Line of Duty Disability	Increased rate from 14.00% to 15.00%
Discount Rate	Decreased rate from 7.00% to 6.75%

Mortality Rates – Non-Largest Ten Locality Employers – Hazardous Duty Employees

Pre-Retirement:
RP-2014 Employee Rates to age 80, Healthy Annuitant Rates to 81 and older projected with scale BB to 2020; males 90% of rates; females set forward 1 year.

Post-Retirement:
RP-2014 Employee Rates to age 49, Healthy Annuitant Rates at ages 50 and older projected with scale BB to 2020; males set forward 1 year with 1.0% increase compounded from ages 70 to 90; females set forward 3 years.

Post-Disablement:
RP-2014 Disability Mortality Rates projected with scale BB to 2020; males set forward 2 years; unisex using 100% male.

NOTE 16—OTHER POSTEMPLOYMENT BENEFITS: (CONTINUED)

Group Life Insurance (Continued)

Actuarial Assumptions (Continued)

Mortality Rates – Non-Largest Ten Locality Employers – Hazardous Duty Employees: (Continued)

The actuarial assumptions used in the June 30, 2018 valuation were based on the results of an actuarial experience study for the period from July 1, 2012 through June 30, 2016, except the change in the discount rate, which was based on VRS Board action effective as of July 1, 2019. Changes to the actuarial assumptions as a result of the experience study and VRS Board action are as follows:

Mortality Rates (pre-retirement, post-retirement healthy, and disabled)	Updated to a more current mortality table - RP-2014 projected to 2020
Retirement Rates	Increased age 50 rates and lowered rates at older ages
Withdrawal Rates	Adjusted termination rates to better fit experience at each age and service year
Disability Rates	Adjusted rates to better match experience
Salary Scale	No change
Line of Duty Disability	Decreased rate from 60.00% to 45.00%
Discount Rate	Decreased rate from 7.00% to 6.75%

NET GLI OPEB Liability

The net OPEB liability (NOL) for the Group Life Insurance Plan represents the program's total OPEB liability determined in accordance with GASB Statement No. 74, less the associated fiduciary net position. As of the measurement date of June 30, 2019, NOL amounts for the Group Life Insurance Plan is as follows (amounts expressed in thousands):

		GLI OPEB Plan
Total GLI OPEB Liability	$	3,390,238
Plan Fiduciary Net Position		1,762,972
Employers' Net GLI OPEB Liability (Asset)	$	1,627,266
Plan Fiduciary Net Position as a Percentage of the Total GLI OPEB Liability		52.00%

The total GLI OPEB liability is calculated by the System's actuary, and each plan's fiduciary net position is reported in the System's financial statements. The net GLI OPEB liability is disclosed in accordance with the requirements of GASB Statement No. 74 in the System's notes to the financial statements and required supplementary information.

NOTE 16—OTHER POSTEMPLOYMENT BENEFITS: (CONTINUED)

Group Life Insurance (Continued)

Long-Term Expected Rate of Return

The long-term expected rate of return on the System's investments was determined using a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected returns, net of System's investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target asset allocation and best estimate of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class (Strategy)	Target Allocation	Arithmetic Long-term Expected Rate of Return	Weighted Average Long-term Expected Rate of Return
Public Equity	34.00%	5.61%	1.91%
Fixed Income	15.00%	0.88%	0.13%
Credit Strategies	14.00%	5.13%	0.72%
Real Assets	14.00%	5.27%	0.74%
Private Equity	14.00%	8.77%	1.23%
MAPS - Multi-Asset Public Strategies	6.00%	3.52%	0.21%
PIP - Private Investment Partnership	3.00%	6.29%	0.19%
Total	100.00%		5.13%
		Inflation	2.50%
		*Expected arithmetic nominal return	7.63%

*The above allocation provides a one-year return of 7.63%. However, one-year returns do not take into account the volatility present in each of the asset classes. In setting the long-term expected return for the system, stochastic projections are employed to model future returns under various economic conditions. The results provide a range of returns over various time periods that ultimately provide a median return of 7.11%, including expected inflation of 2.50%. The VRS Board elected a long-term rate of 6.75% which is roughly at the 40th percentile of expected long-term results of the VRS fund asset allocation.

NOTE 16—OTHER POSTEMPLOYMENT BENEFITS: (CONTINUED)

Group Life Insurance (Continued)

Discount Rate

The discount rate used to measure the total GLI OPEB liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that member contributions will be made per the VRS guidance and the employer contributions will be made in accordance with the VRS funding policy at rates equal to the difference between actuarially determined contribution rates adopted by the VRS Board of Trustees and the member rate. Through the fiscal year ended June 30, 2019, the rate contributed by the entity for the GLI OPEB will be subject to the portion of the VRS Board-certified rates that are funded by the Virginia General Assembly. From July 1, 2019 on, employers are assumed to continue to contribute 100% of the actuarially determined contribution rates. Based on those assumptions, the GLI OPEB's fiduciary net position was projected to be available to make all projected future benefit payments of eligible employees. Therefore, the long-term expected rate of return was applied to all periods of projected benefit payments to determine the total GLI OPEB liability.

Sensitivity of the Employer's Proportionate Share of the Net GLI OPEB Liability to Changes in the Discount Rate

The following presents the employer's proportionate share of the net GLI OPEB liability using the discount rate of 6.75%, as well as what the employer's proportionate share of the net GLI OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (5.75%) or one percentage point higher (7.75%) than the current rate:

	Rate		
	1% Decrease (5.75%)	Current Discount (6.75%)	1% Increase (7.75%)
County's proportionate share of the Group Life Insurance Program Net OPEB Liability	$ 1,246,538	$ 948,859	$ 707,450
School Board - Professional employees proportionate share of the Group Life Insurance Program Net OPEB Liability	$ 3,308,424	$ 2,518,357	$ 1,877,635
School Board - Nonprofessional employees proportionate share of the Group Life Insurance Program Net OPEB Liability	$ 213,991	$ 162,889	$ 121,446

Group Life Insurance Plan Fiduciary Net Position

Detailed information about the Group Life Insurance Plan's Fiduciary Net Position is available in the separately issued VRS 2019 Comprehensive Annual Financial Report (CAFR). A copy of the 2019 VRS CAFR may be downloaded from the VRS website at http://www.varetire.org/Pdf/Publications/2019-annual-report.pdf, or by writing to the System's Chief Financial Officer at P.O. Box 2500, Richmond, VA, 23218-2500.

NOTE 16—OTHER POSTEMPLOYMENT BENEFITS: (CONTINUED)

Teacher Employee Health Insurance Credit (HIC) Plan (OPEB Plan)

Plan Description

The Virginia Retirement System (VRS) Teacher Employee Health Insurance Credit (HIC) Plan was established pursuant to §51.1-1400 et seq. of the Code of Virginia, as amended, and which provides the authority under which benefit terms are established or may be amended. All full-time, salaried permanent (professional) employees of public school divisions are automatically covered by the VRS Teacher Employee HIC Plan. This is a cost-sharing multiple-employer plan administered by the Virginia Retirement System (the System), along with pension and other OPEB plans, for public employer groups in the Commonwealth of Virginia. Members earn one month of service credit toward the benefit for each month they are employed and for which their employer pays contributions to VRS. The HIC is a tax-free reimbursement in an amount set by the General Assembly for each year of service credit against qualified health insurance premiums retirees pay for single coverage, excluding any portion covering the spouse or dependents. The credit cannot exceed the amount of the premiums and ends upon the retiree's death.

The specific information for the Teacher HIC Plan OPEB, including eligibility, coverage, and benefits is described below:

Eligible Employees

The Teacher Employee Retiree HIC Plan was established July 1, 1993 for retired Teacher Employees covered under VRS who retire with at least 15 years of service credit. Eligible employees include full-time permanent (professional) salaried employees of public school divisions covered under VRS. These employees are enrolled automatically upon employment.

Benefit Amounts

The Teacher Employee HIC Plan is a defined benefit plan that provides a credit toward the cost of health insurance coverage for retired teachers. For Teacher and other professional school employees who retire with at least 15 years of service credit, the monthly benefit is $4.00 per year of service per month with no cap on the benefit amount. For Teacher and other professional school employees who retire on disability or go on long-term disability under the Virginia Local Disability Program (VLDP), the monthly benefit is either: $4.00 per month, multiplied by twice the amount of service credit, or $4.00 per month, multiplied by the amount of service earned had the employee been active until age 60, whichever is lower.

HIC Plan Notes

The monthly HIC benefit cannot exceed the individual premium amount. Employees who retire after being on long-term disability under VLDP must have at least 15 years of service credit to qualify for the HIC as a retiree.

NOTE 16—OTHER POSTEMPLOYMENT BENEFITS: (CONTINUED)

Teacher Employee Health Insurance Credit (HIC) Plan (OPEB Plan) (Continued)

Contributions

The contribution requirements for active employees is governed by §51.1-1401(E) of the Code of Virginia, as amended, but may be impacted as a result of funding provided to school divisions by the Virginia General Assembly. Each school division's contractually required employer contribution rate for the year ended June 30, 2020 was 1.20% of covered employee compensation for employees in the VRS Teacher Employee Health Insurance Credit Plan. This rate was based on an actuarially determined rate from an actuarial valuation as of June 30, 2017. The actuarially determined rate was expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. Contributions from the school division to the VRS Teacher Employee Health Insurance Credit Plan were $380,674 and $363,956 for the years ended June 30, 2020 and June 30, 2019, respectively.

Teacher Employee Health Insurance Credit Plan OPEB Liabilities, Teacher Employee Health Insurance Credit Plan OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to the Teacher Employee Health Insurance Credit Plan OPEB

At June 30, 2020, the school division reported a liability of $4,733,696 for its proportionate share of the VRS Teacher Employee Health Insurance Credit Plan Net OPEB Liability. The Net VRS Teacher Employee Health Insurance Credit Plan OPEB Liability was measured as of June 30, 2019 and the total VRS Teacher Employee Health Insurance Credit Plan OPEB liability used to calculate the Net VRS Teacher Employee Health Insurance Credit Plan OPEB Liability was determined by an actuarial valuation performed as of June 30, 2018 and rolled forward to the measurement date of June 30, 2019. The school division's proportion of the Net VRS Teacher Employee Health Insurance Credit Plan OPEB Liability was based on the school division's actuarially determined employer contributions to the VRS Teacher Employee Health Insurance Credit Plan OPEB plan for the year ended June 30, 2019 relative to the total of the actuarially determined employer contributions for all participating employers. At June 30, 2019, the school division's proportion of the VRS Teacher Employee Health Insurance Credit Plan was .36160% as compared to .36852% at June 30, 2018.

For the year ended June 30, 2020, the school division recognized VRS Teacher Employee Health Insurance Credit Plan OPEB expense of $380,780. Since there was a change in proportionate share between measurement dates, a portion of the VRS Teacher Employee Health Insurance Credit Plan Net OPEB expense was related to deferred amounts from changes in proportion.

NOTE 16—OTHER POSTEMPLOYMENT BENEFITS: (CONTINUED)

Teacher Employee Health Insurance Credit (HIC) Plan (OPEB Plan) (Continued)

Teacher Employee Health Insurance Credit Plan OPEB Liabilities, Teacher Employee Health Insurance Credit Plan OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to the Teacher Employee Health Insurance Credit Plan OPEB (Continued)

At June 30, 2020, the school division reported deferred outflows of resources and deferred inflows of resources related to the VRS Teacher Employee Health Insurance Credit Plan OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ -	$ 26,812
Net difference between projected and actual earnings on Teacher HIC OPEB plan investments	299	-
Change in assumptions	110,175	32,893
Change in proportion	19,494	78,904
Employer contributions subsequent to the measurement date	380,674	-
Total	$ 510,642	$ 138,609

$380,674 reported as deferred outflows of resources related to the Teacher Employee HIC OPEB resulting from the school division's contributions subsequent to the measurement date will be recognized as a reduction of the Net Teacher Employee HIC OPEB Liability in the fiscal year ending June 30, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the Teacher Employee HIC OPEB will be recognized in the Teacher Employee HIC OPEB expense in future reporting periods as follows:

Year Ended June 30	
2021	$ (4,323)
2022	(4,328)
2023	(2,254)
2024	(2,948)
2025	(698)
Thereafter	5,910

NOTE 16—OTHER POSTEMPLOYMENT BENEFITS: (CONTINUED)

Teacher Employee Health Insurance Credit (HIC) Plan (OPEB Plan) (Continued)

Actuarial Assumptions

The total Teacher Employee HIC OPEB liability for the VRS Teacher Employee Health Insurance Credit Plan was based on an actuarial valuation as of June 30, 2018, using the Entry Age Normal actuarial cost method and the following assumptions, applied to all periods included in the measurement and rolled forward to the measurement date of June 30, 2019.

Inflation	2.50%
Salary increases, including inflation	3.50%-5.95%
Investment rate of return	6.75%, net of investment expenses, including inflation*

*Administrative expenses as a percent of the market value of assets for the last experience study were found to be approximately 0.06% of the market assets for all of the VRS plans. This would provide an assumed investment return rate for GASB purposes of slightly more than the assumed 6.75%. However, since the difference was minimal, and a more conservative 6.75% investment return assumption provided a projected plan net position that exceeded the projected benefit payments, the long-term expected rate of return on investments was assumed to be 6.75% to simplify preparation of OPEB liabilities.

Mortality Rates – Teachers

Pre-Retirement:
RP-2014 White Collar Employee Rates to age 80, White Collar Healthy Annuitant Rates at ages 81 and older projected with scale BB to 2020.

Post-Retirement:
RP-2014 White Collar Employee Rates to age 49, White Collar Healthy Annuitant Rates at ages 50 and older projected with scale BB to 2020; males 1% increase compounded from ages 70 to 90; females set back 3 years with 1.5% increase compounded from ages 65 to 70 and 2.0% increase compounded from ages 75 to 90.

Post-Disablement:
RP-2014 Disability Mortality Rates projected with scale BB to 2020; 115% of rates for males and females.

NOTE 16—OTHER POSTEMPLOYMENT BENEFITS: (CONTINUED)

Teacher Employee Health Insurance Credit (HIC) Plan (OPEB Plan) (Continued)

Actuarial Assumptions (Continued)

Mortality Rates – Teachers (Continued)

The actuarial assumptions used in the June 30, 2018 valuation were based on the results of an actuarial experience study for the period from July 1, 2012 through June 30, 2016, except the change in the discount rate, which was based on VRS Board action effective as of July 1, 2019. Changes to the actuarial assumptions as a result of the experience study and VRS Board action are as follows:

Mortality Rates (pre-retirement, post-retirement healthy, and disabled)	Updated to a more current mortality table - RP-2014 projected to 2020
Retirement Rates	Lowered rates at older ages and changed final retirement from 70 to 75
Withdrawal Rates	Adjusted rates to better fit experience at each year age and service through 9 years of service
Disability Rates	Adjusted rates to better match experience
Salary Scale	No change
Discount Rate	Decreased rate from 7.00% to 6.75%

Net Teacher Employee HIC OPEB Liability

The net OPEB liability (NOL) for the Teacher Employee Health Insurance Credit Plan represents the program's total OPEB liability determined in accordance with GASB Statement No. 74, less the associated fiduciary net position. As of June 30, 2019, NOL amounts for the VRS Teacher Employee Health Insurance Credit Plan is as follows (amounts expressed in thousands):

		Teacher Employee HIC OPEB Plan
Total Teacher Employee HIC OPEB Liability	$	1,438,114
Plan Fiduciary Net Position		129,016
Teacher Employee net HIC OPEB Liability (Asset)	$	1,309,098
Plan Fiduciary Net Position as a Percentage of the Total Teacher Employee HIC OPEB Liability		8.97%

The total Teacher Employee HIC OPEB liability is calculated by the System's actuary, and the plan's fiduciary net position is reported in the System's financial statements. The net Teacher Employee HIC OPEB liability is disclosed in accordance with the requirements of GASB Statement No. 74 in the System's notes to the financial statements and required supplementary information.

NOTE 16—OTHER POSTEMPLOYMENT BENEFITS: (CONTINUED)

Teacher Employee Health Insurance Credit (HIC) Plan (OPEB Plan) (Continued)

Long-Term Expected Rate of Return

The long-term expected rate of return on the VRS System investments was determined using a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected returns, net of VRS System investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target asset allocation and best estimate of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class (Strategy)	Target Allocation	Arithmetic Long-term Expected Rate of Return	Weighted Average Long-term Expected Rate of Return
Public Equity	34.00%	5.61%	1.91%
Fixed Income	15.00%	0.88%	0.13%
Credit Strategies	14.00%	5.13%	0.72%
Real Assets	14.00%	5.27%	0.74%
Private Equity	14.00%	8.77%	1.23%
MAPS - Multi-Asset Public Strategies	6.00%	3.52%	0.21%
PIP - Private Investment Partnership	3.00%	6.29%	0.19%
Total	100.00%		5.13%
		Inflation	2.50%
		*Expected arithmetic nominal return	7.63%

*The above allocation provides a one-year return of 7.63%. However, one-year returns do not take into account the volatility present in each of the asset classes. In setting the long-term expected return for the system, stochastic projections are employed to model future returns under various economic conditions. The results provide a range of returns over various time periods that ultimately provide a median return of 7.11%, including expected inflation of 2.50%. The VRS Board elected a long-term rate of 6.75% which is roughly at the 40th percentile of expected long-term results of the VRS fund asset allocation.

Discount Rate

The discount rate used to measure the total Teacher Employee HIC OPEB was 6.75%. The projection of cash flows used to determine the discount rate assumed that employer contributions will be made in accordance with the VRS funding policy and at rates equal to the actuarially determined contribution rates adopted by the VRS Board of Trustees. Through the fiscal year ended June 30, 2019, the rate contributed by each school division for the VRS Teacher Employee Health Insurance Credit Plan will be subject to the portion of the VRS Board-certified rates that are funded by the Virginia General Assembly which was 100% of the actuarially determined contribution rate. From July 1, 2019 on, all agencies are assumed to continue to contribute 100% of the actuarially determined contribution rates. Based on those assumptions, the Teacher Employee HIC OPEB plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return was applied to all periods of projected benefit payments to determine the total Teacher Employee HIC OPEB liability.

NOTE 16—OTHER POSTEMPLOYMENT BENEFITS: (CONTINUED)

Teacher Employee Health Insurance Credit (HIC) Plan (OPEB Plan) (Continued)

Sensitivity of the School Division's Proportionate Share of the Teacher Employee HIC Net OPEB Liability to Changes in the Discount Rate

The following presents the school division's proportionate share of the VRS Teacher Employee Health Insurance Credit Plan net HIC OPEB liability using the discount rate of 6.75%, as well as what the school division's proportionate share of the net HIC OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (5.75%) or one percentage point higher (7.75%) than the current rate:

	Rate		
	1% Decrease (5.75%)	Current Discount (6.75%)	1% Increase (7.75%)
School division's proportionate share of the VRS Teacher Employee HIC OPEB Plan Net HIC OPEB Liability	$ 5,297,810	$ 4,733,696	$ 4,254,481

Teacher Employee HIC OPEB Fiduciary Net Position

Detailed information about the VRS Teacher Employee Health Insurance Credit Plan's Fiduciary Net Position is available in the separately issued VRS 2019 Comprehensive Annual Financial Report (CAFR). A copy of the 2019 VRS CAFR may be downloaded from the VRS website at http://www.varetire.org/Pdf/ Publications/2019-annual-report.pdf, or by writing to the System's Chief Financial Officer at P.O. Box 2500, Richmond, VA, 23218-2500.

Primary Government and Component Unit School Board

Aggregate OPEB Information

VRS OPEB Plans:	Deferred Outflows	Deferred Inflows	Net OPEB Liability	OPEB Expense
Primary Government				
Group Life Insurance Program (Note 16):				
County	$ 226,967	$ 60,410	$ 948,859	$ 31,728
County Stand-Alone Plan (Note 16)	267,600	579,900	6,493,100	355,900
Totals	$ 494,567	$ 640,310	$ 7,441,959	$ 387,628
Component Unit School Board				
Group Life Insurance Program (Note 16):				
School Board Nonprofessional	$ 29,042	$ 20,205	$ 162,889	$ 1,694
School Board Professional	503,939	188,750	2,518,357	56,573
Teacher Health Insurance Credit Program (Note 16)	510,642	138,609	4,733,696	380,780
School Stand-Alone Plan (Note 16)	397,200	363,900	3,076,000	253,500
Totals	$ 1,440,823	$ 711,464	$ 10,490,942	$ 692,547

NOTE 17—UPCOMING PRONOUNCEMENTS:

Statement No. 84, *Fiduciary Activities*, establishes criteria for identifying fiduciary activities of all state and local governments for accounting and financial reporting purposes and how those activities should be reported. The requirements of this Statement are effective for reporting periods beginning after December 15, 2019.

Statement No. 87, *Leases*, requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. The requirements of this Statement are effective for reporting periods beginning after June 15, 2021.

Statement No. 89, *Accounting for Interest Cost Incurred Before the End of a Construction Period*, provides guidance for reporting capital assets and the cost of borrowing for a reporting period and simplifies accounting for interest cost incurred before the end of a construction period. The requirements of this Statement are effective for reporting periods beginning after December 15, 2020.

Statement No. 90, *Majority Equity Interests – An Amendment of GASB Statements No, 14 and No. 61*, provides guidance for reporting a government's majority equity interest in a legally separate organization and for reporting financial statement information for certain component units. The requirements of this Statement are effective for reporting periods beginning after December 15, 2019.

Statement No. 91, *Conduit Debt Obligations*, provides a single method of reporting conduit debt obligations by issuers and eliminates diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. The requirements of this Statement are effective for reporting periods beginning after December 15, 2021.

Statement No. 92, *Omnibus 2020*, addresses practice issues that have been identified during implementation and application of certain GASB Statements. This Statement addresses a variety of topics such as leases, assets related to pension and postemployment benefits, and reference to nonrecurring fair value measurements of assets or liabilities in authoritative literature. The effective dates differ by topic, ranging from January 2020 to periods beginning after June 15, 2021.

Statement No. 93, *Replacement of Interbank Offered Rates*, establishes accounting and financial reporting requirements related to the replacement of Interbank Offered Rates (IBORs) in hedging derivative instruments and leases. It also identifies appropriate benchmark interest rates for hedging derivative instruments. The requirements of this Statement, except for removal of London Interbank Offered Rate (LIBOR) as an appropriate benchmark interest rate and the requirements related to lease modifications, are effective for reporting periods beginning after June 15, 2020. The removal of LIBOR as an appropriate benchmark interest rate is effective for reporting periods ending after December 31, 2021. All requirements related to lease modifications in this Statement are effective for reporting periods beginning after June 15, 2021.

Statement No. 94, *Public-Private and Public-Public Partnerships and Availability of Payment Arrangements*, addresses issues related to public-private and public-public partnership arrangements. This Statement also provides guidance for accounting and financial reporting for availability payment arrangements. The requirements of this Statement are effective for reporting periods beginning after June 15, 2022.

NOTE 17—UPCOMING PRONOUNCEMENTS: (CONTINUED)

Statement No. 96, *Subscription-Based Information Technology Arrangements (SBITAs)*, (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. The requirements of this Statement are effective for reporting periods beginning after June 15, 2022.

Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code (IRC) Section 457 Deferred Compensation Plans – an Amendment of GASB Statements No. 14 and No. 84, and a Supersession of GASB Statement. No 32,* (1) increases consistency and comparability related to reporting of fiduciary component units in certain circumstances; (2) mitigates costs associated with the reporting of certain plans as fiduciary component units in fiduciary fund financial statements; and (3) enhances the relevance, consistency, and comparability of the accounting and financial reporting for Section 457 plans that meet the definition of a pension plan and for benefits provided through those plans. The effective dates differ based on the requirements of the Statement, ranging from June 2020 to reporting periods beginning after June 15, 2021.

Management is currently evaluating the impact these standards will have on the financial statements when adopted.

NOTE 18—COMMITMENTS AND CONTINGENCIES:

Federal programs in which the County and its component units participate were audited in accordance with the provisions of Title 2, Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements Cost Principles and Audit Requirements for Federal Awards. Pursuant to the provisions of this circular all major programs and certain other programs were tested for compliance with applicable grant requirements. While no matters of noncompliance were disclosed by audit, the Federal Government may subject grant programs to additional compliance tests which may result in disallowed expenditures. In the opinion of management, any future disallowances of current grant program expenditures, if any, would be immaterial.

NOTE 19—SUBSEQUENT EVENT:

On September 15, 2020, the Board of Supervisors adopted a resolution authorizing the issuance of a general obligation school bond of the County of Warren, Virginia, to be sold to the Virginia Public School Authority in an amount not to exceed $42,300,000 for the purpose of refinancing the outstanding principal of the Lease Revenue Refunding Bond, Series 2013B and the General Obligation School Financing Bond, Series 2014.

NOTE 20—COVID-19 PANDEMIC:

On January 30, 2020, the World Health Organization ("WHO") announced a global health emergency stemming from a new strain of coronavirus that was spreading globally (the "COVID-19 outbreak"). On March 11, 2020, the WHO classified the COVID-19 outbreak as a pandemic, triggering volatility in financial markets and a significant negative impact on the global economy. The COVID-19 pandemic has developed rapidly in 2020 and remains a quickly evolving situation. As a result of the spread of COVID-19, economic uncertainties have arisen which are likely to negatively impact economic activity.

NOTE 20—COVID-19 PANDEMIC: (CONTINUED)

On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) was passed by the federal government to alleviate some of the effects of the sharp economic downturn due to the COVID-19 pandemic. Among the CARES Act key provisions was $339.8 billion designated for programs for state and local government, which included $150 billion in direct aid for state and local governments from the federal Coronavirus Relief Fund (CRF), pursuant to the federal CARES Act, to address spending shortages related to the COVID-19 pandemic.

The Commonwealth of Virginia received approximately $3.1 billion from the CRF, of which $1.3 billion was allocated for localities with fewer than 500,000 people. Localities with populations greater than 500,000 could apply to receive funds directly. All other CRF funds were distributed to the states to determine the allocations to localities.

On May 12, 2020, the first round of the allocations to local governments was authorized by the Commonwealth. On June 1, 2020, each locality received its share of the first half, or fifty (50) percent, of the locally based allocations. Unspent funds at June 30 from the initial allocation are reported as unearned revenue. Like the first round, the second round of allocations was based on population and was for the same total amount distributed in the first round.

The federal guidance for the CARES Act states that the CRF funds can be used only for the direct costs associated with the response to the COVID-19 pandemic and cannot be used to address revenue shortfalls. CRF funds are considered one-time funds and should not be used for ongoing services or base operations. As a condition of receiving CRF funds, any funds unexpended as of December 31, 2021 will be returned to the federal government.

NOTE 21— RESTATEMENT OF BEGINNING NET POSITION:

The County restated beginning net position as follows:

	County
Net Position as reported at June 30, 2019	$ 82,212,198
Capital assets acquired by capital leases in prior year not previously capitalized by County	657,704
Outstanding principal balance of capital leases not previously recorded by County	(549,108)
Correct outstanding balance of LOC for Leach Run project	45,199
Net Position as restated at June 30, 2019	$ 82,365,993

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REQUIRED SUPPLEMENTARY INFORMATION

Note to Required Supplementary Information:

Presented budgets were prepared in accordance with accounting principles generally accepted in the United States of America.

General Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Year Ended June 30, 2020

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
General property taxes	$ 51,493,212	$ 51,749,181	$ 53,451,742	$ 1,702,561
Other local taxes	8,497,276	8,575,410	9,138,178	562,768
Permits, privilege fees, and regulatory licenses	556,500	630,496	634,291	3,795
Fines and forfeitures	110,000	110,000	61,725	(48,275)
Revenue from the use of money and property	824,480	824,480	853,027	28,547
Charges for services	2,899,273	2,899,273	2,964,710	65,437
Miscellaneous	325,000	662,998	495,071	(167,927)
Recovered costs	238,122	264,378	253,972	(10,406)
Intergovernmental:				
Local government	-	147,504	147,504	-
Commonwealth	10,985,619	11,884,503	11,481,254	(403,249)
Federal	1,786,698	1,856,598	2,157,922	301,324
Total revenues	$ 77,716,180	$ 79,604,821	$ 81,639,396	$ 2,034,575
EXPENDITURES				
Current:				
General government administration				
Board of supervisors	$ 236,902	$ 1,365,062	$ 2,404,330	$ (1,039,268)
County administrator	643,122	651,136	627,555	23,581
County attorney	296,184	226,161	168,365	57,796
Commissioner of revenue	696,482	708,089	683,315	24,774
Reassessment	123,500	123,500	1,882	121,618
Treasurer	541,582	534,435	498,997	35,438
Finance and purchasing	370,562	355,322	296,188	59,134
Electoral board and officials	306,538	314,152	262,463	51,689
Total general government administration	$ 3,214,872	$ 4,277,857	$ 4,943,095	$ (665,238)
Judicial administration				
Circuit court	$ 24,868	$ 23,988	$ 35,751	$ (11,763)
General district court	25,984	27,984	17,870	10,114
Special magistrates	5,898	5,991	4,583	1,408
Clerk of the circuit court	543,928	558,689	577,066	(18,377)
Juvenile and domestic relations court	19,365	21,090	18,467	2,623
Sheriff - courts	1,106,080	1,038,615	960,998	77,617
Law library	50,193	53,095	54,093	(998)
Commonwealth's attorney	823,752	940,923	952,916	(11,993)
Total judicial administration	$ 2,600,068	$ 2,670,375	$ 2,621,744	$ 48,631
Public safety				
Sheriff - law enforcement	$ 4,133,256	$ 4,186,199	$ 4,092,111	$ 94,088
Work release program	738,805	750,799	725,799	25,000
E - 911 system	585,726	655,023	622,599	32,424
Cost recovery fees	65,000	65,000	66,891	(1,891)
Other fire and rescue costs	324,300	268,664	228,920	39,744
Contributions to fire and rescue squads	974,242	1,034,560	1,024,677	9,883
Emergency services	3,132,372	3,221,657	3,336,947	(115,290)
Disaster reimbursement	-	-	1,977	(1,977)
Regional jail	4,250,000	3,293,067	3,293,067	-
Probation office	67,557	67,557	43,330	24,227
Juvenile detention center	344,769	258,576	344,769	(86,193)
Building	616,112	690,955	669,739	21,216
Animal control	676,977	695,661	685,432	10,229
Medical examiner	500	780	780	-
Total public safety	$ 15,909,616	$ 15,188,498	$ 15,137,038	$ 51,460

General Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Year Ended June 30, 2020

Expenditures (Continued)	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
Public works				
Management of sanitary districts	$ 367,138	$ 371,306	$ 372,848	$ (1,542)
Streets and highways	20,748	17,726	17,818	(92)
Refuse collection	869,615	885,472	936,870	(51,398)
Refuse disposal	2,651,975	2,668,952	2,695,473	(26,521)
General properties	1,296,321	1,387,412	1,484,047	(96,635)
Total public works	$ 5,205,797	$ 5,330,868	$ 5,507,056	$ (176,188)
Health and welfare				
Local health department	$ 376,824	$ 376,824	$ 376,824	$ -
Northwestern community services	348,463	348,463	348,463	-
Warren association for retarded citizens	2,500	2,500	2,500	-
Public assistance and welfare administration	4,097,871	4,097,871	3,818,576	279,295
Shenandoah area agency on aging	54,000	54,000	54,000	-
Warren county council on domestic violence	12,500	12,500	12,500	-
Other social services	48,989	50,974	52,974	(2,000)
Rental of property - Health and Human Services Complex	161,680	-	-	-
Property tax relief for the elderly and handicapped	-	-	477,464	(477,464)
Children's Services Act	1,816,930	1,817,745	1,678,561	139,184
Total health and welfare	$ 6,919,757	$ 6,760,877	$ 6,821,862	$ (60,985)
Education				
Contribution to local school board	$ 26,442,631	$ 26,442,631	$ 24,062,266	$ 2,380,365
Contribution to local school board - capital improvement	-	1,705,391	1,705,391	-
Contributions to community college	41,583	41,583	41,583	-
Total education	$ 26,484,214	$ 28,189,605	$ 25,809,240	$ 2,380,365
Parks, recreation, and cultural				
Programs and operations	$ 2,631,225	$ 2,575,353	$ 2,225,327	$ 350,026
Golf club operations	250,559	250,359	381,745	(131,386)
Browntown community center	2,500	2,500	2,500	-
Blue ridge arts council	9,500	9,500	9,500	-
4-H center	3,000	3,000	3,000	-
Other cultural enrichment	-	75,842	75,842	-
Contribution to Samuels Public Library	991,758	991,758	991,758	-
Total parks, recreation and cultural	$ 3,888,542	$ 3,908,312	$ 3,689,672	$ 218,640
Community development				
Planning and zoning administration	$ 468,632	$ 490,386	$ 419,520	$ 70,866
Enterprise zone grant - IDA	1,711,586	36,586	-	36,586
Industrial development authority	108,234	108,234	108,234	-
Route 340/522 trolley	25,000	57,000	58,906	(1,906)
Other community development	132,000	132,000	41,882	90,118
Contribution to soil and water conservation district	12,000	12,000	12,000	-
Other environmental management	25,000	25,000	6,530	18,470
Airport Commission operations	189,465	104,597	100,898	3,699
VPI extension service	121,572	123,801	114,737	9,064
Total community development	$ 2,793,489	$ 1,089,604	$ 862,707	$ 226,897
Nondepartmental				
Retiree medical insurance and unemployment insurance	$ 133,294	$ 133,294	$ 155,126	$ (21,832)
Route 340/522 Revenue Sharing Agreement Payment	240,000	240,000	258,878	(18,878)
Central equipment and maintenance	175,725	175,725	177,869	(2,144)
Other nondepartmental	449,949	125,609	89,639	35,970
Total nondepartmental	$ 998,968	$ 674,628	$ 681,512	$ (6,884)

General Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Year Ended June 30, 2020

	Budgeted Amounts			Variance with Final Budget - Positive (Negative)
Expenditures (Continued)	**Original**	**Final**	**Actual Amounts**	
Capital projects				
Economic development	$ 106,489	$ 396,193	$ 396,193	$ -
Soccer fields	25,000	-	-	-
Fishnet property	150,000	92,500	74,849	17,651
Bing crosby stadium renovations	15,000	15,375	3,651	11,724
Route 522 beautification project	-	2,799	2,799	-
Airport capital projects	200	55,256	49,318	5,938
Building improvement fund	150,000	150,000	105,048	44,952
Purchase of second street property	100,000	104,800	16,260	88,540
Revenue sharing projects	250,000	1,229,233	842,775	386,458
Simpsons Landing	25,000	13,855	17,640	(3,785)
Health and Human Services building	110,000	157,491	-	157,491
Voter registration facility renovations	25,000	206,560	103,348	103,212
School renovations	100,000	129,994	1,167	128,827
Other capital projects	2,903,400	5,129,621	4,624,009	505,612
Total capital projects	$ 3,960,089	$ 7,683,677	$ 6,237,057	$ 1,446,620
Debt service				
Principal retirement	$ 6,635,897	$ 6,635,897	$ 6,635,897	$ -
Interest	1,237,951	4,140,718	5,094,224	(953,506)
Total debt service	$ 7,873,848	$ 10,776,615	$ 11,730,121	$ (953,506)
Total expenditures	$ 79,849,260	$ 86,550,916	$ 84,041,104	$ 2,509,812
Excess (deficiency) of revenues over (under) expenditures	$ (2,133,080)	$ (6,946,095)	$ (2,401,708)	$ 4,544,387
OTHER FINANCING SOURCES (USES)				
Transfers in	$ 133,080	$ 2,172,784	$ 558,843	$ (1,613,941)
Transfers out	-	(1,418,910)	(1,411,948)	6,962
Insurance proceeds	-	250,000	250,000	-
Issuance of lease revenue bonds	-	429,704	57,270,000	56,840,296
Payments to refunding bond escrow agent	-	-	(56,766,810)	(56,766,810)
Bond issuance costs	-	-	(503,190)	(503,190)
Total other financing sources (uses)	$ 133,080	$ 1,433,578	$ (603,105)	$ (2,036,683)
Net change in fund balances	$ (2,000,000)	$ (5,512,517)	$ (3,004,813)	$ 2,507,704
Fund balances - beginning	2,000,000	5,512,517	18,913,058	13,400,541
Fund balances - ending	$ -	$ -	$ 15,908,245	$ 15,908,245

Schedule of Changes in Net Pension Liability and Related Ratios
Primary Government
Pension Plans
For the Measurement Dates of June 30, 2014 through June 30, 2019

	2019	2018	2017	2016	2015	2014
Total pension liability						
Service cost	$ 1,280,172	1,211,705	$ 1,198,533	$ 1,176,281	$ 1,258,260	$ 1,300,026
Interest	2,972,645	2,854,513	2,710,955	2,598,660	2,491,805	2,333,930
Differences between expected and actual experience	953,339	(248,388)	264,255	(332,064)	(626,648)	-
Changes in assumptions	1,440,774	-	(158,008)	-	-	-
Benefit payments, including refunds of employee contributions	(2,274,766)	(1,985,707)	(1,944,095)	(1,733,230)	(1,460,618)	(1,296,578)
Net change in total pension liability	$ 4,372,164	1,832,123	$ 2,071,640	$ 1,709,647	$ 1,662,799	$ 2,337,378
Total pension liability - beginning	43,603,739	41,771,616	39,699,976	37,990,329	36,327,530	33,990,152
Total pension liability - ending (a)	$ 47,975,903	43,603,739	$ 41,771,616	$ 39,699,976	$ 37,990,329	$ 36,327,530
Plan fiduciary net position						
Contributions - employer	$ 976,942	957,477	$ 911,215	$ 1,156,426	$ 1,111,161	$ 1,212,641
Contributions - employee	553,276	553,248	528,537	482,585	485,091	486,779
Net investment income	2,764,899	2,896,521	4,306,187	618,544	1,536,746	4,527,083
Benefit payments, including refunds of employee contributions	(2,274,766)	(1,985,707)	(1,944,095)	(1,733,230)	(1,460,618)	(1,296,578)
Administrative expense	(27,486)	(24,860)	(24,834)	(21,587)	(20,580)	(23,831)
Other	(1,743)	(2,587)	(3,839)	(260)	(327)	239
Net change in plan fiduciary net position	$ 1,991,122	2,394,092	$ 3,773,171	$ 502,478	$ 1,651,473	$ 4,906,333
Plan fiduciary net position - beginning	41,679,043	39,284,951	35,511,780	35,009,302	33,357,829	28,451,496
Plan fiduciary net position - ending (b)	$ 43,670,165	41,679,043	$ 39,284,951	$ 35,511,780	$ 35,009,302	$ 33,357,829
County's net pension liability - ending (a) - (b)	$ 4,305,738	1,924,696	$ 2,486,665	$ 4,188,196	$ 2,981,027	$ 2,969,701
Plan fiduciary net position as a percentage of the total pension liability	91.03%	95.59%	94.05%	89.45%	92.15%	91.83%
Covered payroll	$ 11,424,285	10,904,355	$ 10,291,665	$ 9,824,708	$ 9,411,440	$ 9,756,199
County's net pension liability as a percentage of covered payroll	37.69%	17.65%	24.16%	42.63%	31.67%	30.44%

Schedule is intended to show information for 10 years. Information prior to the 2014 valuation is not available. However, additional years will be included as they become available.

Schedule of Changes in Net Pension Liability (Asset) and Related Ratios
Component Unit School Board (nonprofessional)
Pension Plans
For the Measurement Dates of June 30, 2014 through June 30, 2019

	2019	2018	2017	2016	2015	2014
Total pension liability						
Service cost	$ 185,424	$ 197,650	$ 196,224	$ 207,929	$ 362,362	$ 363,215
Interest	630,676	609,221	607,042	606,765	580,063	550,481
Differences between expected and actual experience	(405,849)	111,904	(173,660)	(246,769)	15,972	-
Changes in assumptions	225,216	-	(2,908)	-	-	-
Benefit payments, including refunds of employee contributions	(591,881)	(632,661)	(558,464)	(569,479)	(584,416)	(397,751)
Net change in total pension liability	$ 43,586	$ 286,114	$ 68,234	$ (1,554)	$ 373,981	$ 515,945
Total pension liability - beginning	9,305,604	9,019,490	8,951,256	8,952,810	8,578,829	8,062,884
Total pension liability - ending (a)	$ 9,349,190	$ 9,305,604	$ 9,019,490	$ 8,951,256	$ 8,952,810	$ 8,578,829
Plan fiduciary net position						
Contributions - employer	$ 71,546	$ 81,242	$ 82,987	$ 144,630	$ 193,055	$ 330,326
Contributions - employee	89,010	90,635	91,718	90,844	122,376	152,969
Net investment income	647,283	706,784	1,077,002	153,305	411,657	1,232,240
Benefit payments, including refunds of employee contributions	(591,881)	(632,661)	(558,464)	(569,479)	(584,416)	(397,751)
Administrative expense	(6,717)	(6,370)	(6,467)	(5,842)	(5,814)	(6,502)
Other	(405)	(617)	(948)	(66)	(85)	65
Net change in plan fiduciary net position	$ 208,836	$ 239,013	$ 685,828	$ (186,608)	$ 136,773	$ 1,311,347
Plan fiduciary net position - beginning	9,940,106	9,701,093	9,015,265	9,201,873	9,065,100	7,753,753
Plan fiduciary net position - ending (b)	$ 10,148,942	$ 9,940,106	$ 9,701,093	$ 9,015,265	$ 9,201,873	$ 9,065,100
School Division's net pension liability (asset) - ending (a) - (b)	$ (799,752)	$ (634,502)	$ (681,603)	$ (64,009)	$ (249,063)	$ (486,271)
Plan fiduciary net position as a percentage of the total pension liability	108.55%	106.82%	107.56%	100.72%	102.78%	105.67%
Covered payroll	$ 1,957,816	$ 1,954,160	$ 1,973,870	$ 1,917,874	$ 2,519,459	$ 3,059,236
School Division's net pension liability (asset) as a percentage of covered payroll	-40.85%	-32.47%	-34.53%	-3.34%	-9.89%	-15.90%

Schedule is intended to show information for 10 years. Information prior to the 2014 valuation is not available. However, additional years will be included as they become available.

Schedule of Employer's Share of Net Pension Liability (Asset) VRS Teacher Retirement Plan
Pension Plans
For the Measurement Dates of June 30, 2014 through June 30, 2019

	2019	2018	2017	2016	2015	2014
Employer's Proportion of the Net Pension Liability (Asset)	0.35966%	0.36798%	0.36687%	0.36687%	0.37348%	0.38456%
Employer's Proportionate Share of the Net Pension Liability (Asset)	$ 47,333,300	43,274,000	$ 45,117,000	$ 51,414,000	$ 47,008,000	$ 46,473,000
Employer's Covered Payroll	30,329,689	29,808,438	28,925,850	27,973,986	27,765,923	28,102,102
Employer's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of its Covered Payroll	156.06%	145.17%	155.97%	183.79%	169.30%	165.37%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	73.51%	74.81%	72.92%	68.28%	70.68%	70.88%

Schedule is intended to show information for 10 years. Information prior to the 2014 valuation is not available. However, additional years will be included as they become available.

Schedule of Employer Contributions - Pension
Pension Plans
For the Years Ended June 30, 2011 through June 30, 2020

Date	Contractually Required Contribution (1)	Contributions in Relation to Contractually Required Contribution (2)	Contribution Deficiency (Excess) (3)	Employer's Covered Payroll (4)	Contributions as a % of Covered Employee Payroll (5)
Primary Government					
2020	$ 1,010,738	$ 1,010,738	$ -	$ 11,927,497	8.47%
2019	978,882	978,882	-	11,424,285	8.57%
2018	957,477	957,477	-	10,904,355	8.78%
2017	909,186	909,186	-	10,291,665	8.83%
2016	1,156,616	1,156,616	-	9,824,708	11.77%
2015	1,116,197	1,116,197	-	9,411,440	11.86%
2014	1,213,671	1,213,671	-	9,756,199	12.44%
2013	1,141,529	1,141,529	-	9,176,281	12.44%
2012	855,686	855,686	-	8,687,175	9.85%
2011	871,107	871,107	-	8,843,723	9.85%
Component Unit School Board (nonprofessional)					
2020	$ 56,208	$ 56,208	$ -	$ 1,498,545	3.75%
2019	72,021	72,021	-	1,957,816	3.68%
2018	81,242	81,242	-	1,954,160	4.16%
2017	93,424	93,424	-	1,973,870	4.73%
2016	144,913	144,913	-	1,917,874	7.56%
2015	196,770	196,770	-	2,519,459	7.81%
2014	330,703	330,703	-	3,059,236	10.81%
2013	319,901	319,901	-	2,959,307	10.81%
2012	240,422	240,422	-	2,917,748	8.24%
2011	227,316	227,316	-	2,758,693	8.24%
Component Unit School Board (professional) *					
2020	$ 4,770,146	$ 4,770,146	$ -	$ 31,722,797	15.04%
2019	4,609,126	4,609,126	-	30,329,689	15.20%
2018	4,798,005	4,798,005	-	29,808,438	16.10%
2017	4,624,709	4,624,709	-	28,925,850	15.99%
2016	3,906,383	3,906,383	-	27,973,986	13.96%
2015	4,026,059	4,026,059	-	27,765,923	14.50%

* Schedule is intended to show information for 10 years. Information prior to the 2014 valuation is not available. However, additional years will be included as they become available.

Notes to Required Supplementary Information
Pension Plans
For the Year Ended June 30, 2020

Changes of benefit terms – There have been no actuarially material changes to the System benefit provisions since the prior actuarial valuation.

Changes of assumptions – The actuarial assumptions used in the June 30, 2018 valuation were based on the results of an actuarial experience study for the period from July 1, 2012 through June 30, 2016, except the change in the discount rate, which was based on VRS Board action effective as of July 1, 2019. Changes to the actuarial assumptions as a result of the experience study and VRS Board action are as follows:

All Others (Non 10 Largest) – Non-Hazardous Duty:

Mortality Rates (pre-retirement, post-retirement healthy, and disabled)	Updated to a more current mortality table - RP-2014 projected to 2020
Retirement Rates	Lowered rates at older ages and changed final retirement from 70 to 75
Withdrawal Rates	Adjusted rates to better fit experience at each year age and service through 9 years of service
Disability Rates	Lowered rates
Salary Scale	No change
Line of Duty Disability	Increased rate from 14.00% to 15.00%
Discount Rate	Decreased rate from 7.00% to 6.75%

All Others (Non 10 Largest) – Hazardous Duty:

Mortality Rates (pre-retirement, post-retirement healthy, and disabled)	Updated to a more current mortality table - RP-2014 projected to 2020
Retirement Rates	Increased age 50 rates, and lowered rates at older ages
Withdrawal Rates	Adjusted rates to better fit experience at each year age and service through 9 years of service
Disability Rates	Adjusted rates to better fit experience
Salary Scale	No change
Line of Duty Disability	Decreased rate from 60.00% to 45.00%
Discount Rate	Decreased rate from 7.00% to 6.75%

Component Unit School Board - Professional Employees

Mortality Rates (pre-retirement, post-retirement healthy, and disabled)	Updated to a more current mortality table - RP-2014 projected to 2020
Retirement Rates	Lowered rates at older ages and changed final retirement from 70 to 75
Withdrawal Rates	Adjusted rates to better fit experience at each year age and service through 9 years of service
Disability Rates	Adjusted rates to better match experience
Salary Scale	No change
Discount Rate	Decreased rate from 7.00% to 6.75%

Schedule of Changes in Total OPEB Liability (Asset) and Related Ratios
Primary Government and Component Unit - School Board
Health Insurance (Single-Employer Defined Benefit Plan)
For the Years Ended June 30, 2018 through June 30, 2020

	2020	2019	2018
County:			
Total OPEB liability			
Service cost	$ 193,100	239,300	$ 233,500
Interest	228,200	229,500	217,600
Changes in assumptions	317,100	(3,900)	-
Differences between expected and actual experience	(302,600)	(467,600)	-
Benefit payments	(106,400)	(83,900)	(160,200)
Net change in total OPEB liability	$ 329,400	(86,600)	$ 290,900
Total OPEB liability - beginning	6,163,700	6,250,300	5,959,400
Total OPEB liability - ending	$ 6,493,100	6,163,700	$ 6,250,300
Covered employee payroll	$ 7,462,700	7,462,700	$ 7,914,900
County's total OPEB liability (asset) as a percentage of covered employee payroll	87.01%	82.59%	78.97%
School Board:			
Total OPEB liability			
Service cost	$ 158,700	171,200	$ 167,000
Interest	93,800	103,900	97,600
Changes in assumptions	119,900	(208,400)	-
Differences between expected and actual experience	337,500	(285,500)	-
Benefit payments	(133,400)	(56,400)	(126,700)
Net change in total OPEB liability	$ 576,500	(275,200)	$ 137,900
Total OPEB liability - beginning	2,499,500	2,774,700	2,636,800
Total OPEB liability - ending	$ 3,076,000	2,499,500	$ 2,774,700
Covered employee payroll	$ 29,634,300	29,634,300	$ 28,969,300
School Boards total OPEB liability (asset) as a percentage of covered employee payroll	10.38%	8.43%	9.58%

Schedule is intended to show information for 10 years. Additional years will be included as they become available.

Notes to Required Supplementary Information
Primary Government and Component Unit - School Board
Health Insurance (Single-Employer Defined Benefit Plan)
For the Year Ended June 30, 2020

Valuation Date: 7/1/2018
Measurement Date: 7/1/2019

No assets are accumulated in a trust that meets the criteria in GASB 75 to pay related benefits.

Methods and assumptions used to determine OPEB liability - County and School Board:

Actuarial Cost Method	Entry age actuarial cost method
Discount Rate	3.13% as of July 1, 2019
Healthcare Trend Rate	The healthcare trend rate assumption 6.00% for fiscal year end 2020 and decreases 0.50% per year to an ultimate rate of 5.00%.
Salary Increase Rates	Increases of 2.50%
Retirement Age	The average age at retirement is 62
Mortality Rates	RP-2014 Mortality Table, fully generational with base year 2006, projected using two-dimensional mortality improvement scale MP-2018.

Schedule of County's Share of Net OPEB Liability
Group Life Insurance (GLI) Plan
For the Measurement Dates of June 30, 2017 through June 30, 2019

Date (1)	Employer's Proportion of the Net GLI OPEB Liability (Asset) (2)	Employer's Proportionate Share of the Net GLI OPEB Liability (Asset) (3)	Employer's Covered Payroll (4)	Employer's Proportionate Share of the Net GLI OPEB Liability (Asset) as a Percentage of Covered Payroll (3)/(4) (5)	Plan Fiduciary Net Position as a Percentage of Total GLI OPEB Liability (6)
County:					
2019	0.05831%	$ 948,859	$ 11,431,136	8.30%	52.00%
2018	0.05745%	873,000	10,904,583	8.01%	51.22%
2017	0.05580%	840,000	10,291,665	8.16%	48.86%
School Board - Professional:					
2019	0.15476%	$ 2,518,357	$ 30,377,402	8.29%	52.00%
2018	0.15689%	2,383,000	29,831,844	7.99%	51.22%
2017	0.15701%	2,363,000	28,925,850	8.17%	48.86%
School Board - Nonprofessional:					
2019	0.01001%	$ 162,889	$ 1,961,498	8.30%	52.00%
2018	0.01032%	156,000	1,961,389	7.95%	51.22%
2017	0.01077%	162,000	1,973,870	8.21%	48.86%

Schedule is intended to show information for 10 years. Information prior to the 2017 valuation is not available. However, additional years will be included as they become available.

Schedule of Employer Contributions
Group Life Insurance (GLI) Plan
For the Years Ended June 30, 2017 through June 30, 2030

Date	Contractually Required Contribution (1)	Contributions in Relation to Contractually Required Contribution (2)	Contribution Deficiency (Excess) (3)	Employer's Covered Payroll (4)	Contributions as a % of Covered Payroll (5)
County:					
2020	$ 62,091	$ 62,091	$ -	$ 11,940,566	0.52%
2019	59,442	59,442	-	11,431,136	0.52%
2018	56,808	56,808	-	10,904,583	0.52%
2017	53,517	53,517	-	10,291,665	0.52%
School Board - Professional:					
2020	$ 165,055	$ 165,055	$ -	$ 31,741,298	0.52%
2019	157,754	157,754	-	30,377,402	0.52%
2018	156,196	156,196	-	29,831,844	0.52%
2017	150,599	150,599	-	28,925,850	0.52%
School Board - Nonprofessional:					
2020	$ 7,925	$ 7,925	$ -	$ 1,524,043	0.52%
2019	10,200	10,200	-	1,961,498	0.52%
2018	10,199	10,199	-	1,961,389	0.52%
2017	10,328	10,328	-	1,973,870	0.52%

Schedule is intended to show information for 10 years. Additional information will be reported in future years when available.

Notes to Required Supplementary Information
Group Life Insurance (GLI) Plan
For the Year Ended June 30, 2020

Changes of benefit terms – There have been no actuarially material changes to the System benefit provisions since the prior actuarial valuation.

Changes of assumptions – The actuarial assumptions used in the June 30, 2018 valuation were based on the results of an actuarial experience study for the period from July 1, 2012 through June 30, 2016, except the change in the discount rate, which was based on VRS Board action effective as of July 1, 2019. Changes to the actuarial assumptions as a result of the experience study and VRS Board action are as follows:

Teachers

Mortality Rates (pre-retirement, post-retirement healthy, and disabled)	Updated to a more current mortality table - RP-2014 projected to 2020
Retirement Rates	Lowered rates at older ages and changed final retirement from 70 to 75
Withdrawal Rates	Adjusted rates to better fit experience at each year age and service through 9 years of service
Disability Rates	Adjusted rates to better match experience
Salary Scale	No change
Discount Rate	Decreased rate from 7.00% to 6.75%

Non-Largest Ten Locality Employers - General Employees

Mortality Rates (pre-retirement, post-retirement healthy, and disabled)	Updated to a more current mortality table - RP-2014 projected to 2020
Retirement Rates	Lowered retirement rates at older ages and extended final retirement age from 70 to 75
Withdrawal Rates	Adjusted termination rates to better fit experience at each age and service year
Disability Rates	Lowered disability rates
Salary Scale	No change
Line of Duty Disability	Increased rate from 14.00% to 15.00%
Discount Rate	Decreased rate from 7.00% to 6.75%

Non-Largest Ten Locality Employers - Hazardous Duty Employees

Mortality Rates (pre-retirement, post-retirement healthy, and disabled)	Updated to a more current mortality table - RP-2014 projected to 2020
Retirement Rates	Increased age 50 rates and lowered rates at older ages
Withdrawal Rates	Adjusted termination rates to better fit experience at each age and service year
Disability Rates	Adjusted rates to better match experience
Salary Scale	No change
Line of Duty Disability	Decreased rate from 60.00% to 45.00%
Discount Rate	Decreased rate from 7.00% to 6.75%

Schedule of School Board's Share of Net OPEB Liability
Teacher Employee Health Insurance Credit (HIC) Plan
For the Measurement Dates of June 30, 2017 through June 30, 2019

Date (1)	Employer's Proportion of the Net HIC OPEB Liability (Asset) (2)	Employer's Proportionate Share of the Net HIC OPEB Liability (Asset) (3)	Employer's Covered Payroll (4)	Employer's Proportionate Share of the Net HIC OPEB Liability (Asset) as a Percentage of Covered Payroll (3)/(4) (5)	Plan Fiduciary Net Position as a Percentage of Total HIC OPEB Liability (6)
School Board - Professional:					
2019	0.36160%	$ 4,733,696	$ 30,329,689	15.61%	8.97%
2018	0.36852%	4,679,000	29,803,925	15.70%	8.08%
2017	0.36649%	4,649,000	28,925,850	16.07%	7.04%

Schedule is intended to show information for 10 years. Information prior to the 2017 valuation is not available.

Schedule of Employer Contributions
Teacher Employee Health Insurance Credit (HIC) Plan
For the Years Ended June 30, 2017 through June 30, 2020

Date	Contractually Required Contribution (1)	Contributions in Relation to Contractually Required Contribution (2)	Contribution Deficiency (Excess) (3)	Employer's Covered Payroll (4)	Contributions as a % of Covered Payroll (5)
School Board - Professional:					
2020	$ 380,674	$ 380,674	$ -	$ 31,722,797	1.20%
2019	363,956	363,956	-	30,329,689	1.20%
2018	366,378	366,378	-	29,803,925	1.23%
2017	321,046	321,046	-	28,923,040	1.11%

Schedule is intended to show information for 10 years. Additional information will be reported in future years when available.

Changes of benefit terms – There have been no actuarially material changes to the System benefit provisions since the prior actuarial valuation.

Changes of assumptions – The actuarial assumptions used in the June 30, 2018 valuation were based on the results of an actuarial experience study for the period from July 1, 2012 through June 30, 2016, except the change in the discount rate, which was based on VRS Board action effective as of July 1, 2019. Changes to the actuarial assumptions as a result of the experience study and VRS Board action are as follows:

Mortality Rates (pre-retirement, post-retirement healthy, and disabled)	Updated to a more current mortality table - RP-2014 projected to 2020
Retirement Rates	Lowered rates at older ages and changed final retirement from 70 to 75
Withdrawal Rates	Adjusted rates to better fit experience at each year age and service through 9 years of service
Disability Rates	Adjusted rates to better match experience
Salary Scale	No change
Discount Rate	Decreased rate from 7.00% to 6.75%

OTHER SUPPLEMENTARY INFORMATION

Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
School Bond Construction Fund
For the Year Ended June 30, 2020

	School Bond Construction Fund			
	Budgeted Amounts			Variance with Final Budget Positive
	Original	Final	Actual	(Negative)
REVENUES				
Revenue from the use of money and property	$ -	$ -	$ 45,566	$ 45,566
Total revenues	$ -	$ -	$ 45,566	$ 45,566
EXPENDITURES				
Capital projects	$ -	$ -	$ 2,144,745	$ (2,144,745)
Total expenditures	$ -	$ -	$ 2,144,745	$ (2,144,745)
Excess (deficiency) of revenues over (under) expenditures	$ -	$ -	$ (2,099,179)	$ (2,099,179)
Net change in fund balances	$ -	$ -	$ (2,099,179)	$ (2,099,179)
Fund balances - beginning	-	-	2,442,735	2,442,735
Fund balances - ending	$ -	$ -	$ 343,556	$ 343,556

Balance Sheet
Nonmajor Governmental Funds
June 30, 2020

		Special Revenue Funds
ASSETS		
Receivables (net of allowance for uncollectibles):		
Taxes receivable	$	1,783,200
Prepaid items		1,182
Restricted assets:		
Cash and cash equivalents		2,235,719
Total assets	$	4,020,101
LIABILITIES		
Accounts payable	$	81,546
Due to other funds		12,436
Due to component unit		733,286
Total liabilities	$	827,268
DEFERRED INFLOWS OF RESOURCES		
Unavailable revenue - property taxes	$	1,765,602
Total deferred inflows of resources	$	1,765,602
FUND BALANCES		
Nonspendable:		
Prepaid items	$	1,182
Restricted:		
Construction		514,405
Public safety		57,748
Sanitary districts - roads, etc.		853,896
Total fund balances	$	1,427,231
Total liabilities, deferred inflows of resources and fund balances	$	4,020,101

Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2020

	Special Revenue Funds
REVENUES	
General property taxes	$ 2,061,992
Miscellaneous	134,824
Intergovernmental:	
Commonwealth	14,167
Total revenues	$ 2,210,983
EXPENDITURES	
Current:	
Public safety	$ 26,741
Public works	1,611,408
Education	733,286
Debt service:	
Principal retirement	30,000
Interest and other fiscal charges	5,027
Total expenditures	$ 2,406,462
Excess (deficiency) of revenues over (under) expenditures	$ (195,479)
OTHER FINANCING SOURCES (USES)	
Transfers in	$ 19,840
Transfers out	(623,883)
Total other financing sources (uses)	$ (604,043)
Net change in fund balances	$ (799,522)
Fund balances - beginning	2,226,753
Fund balances - ending	$ 1,427,231

Combining Balance Sheet
Nonmajor Special Revenue Funds
June 30, 2020

	Drug Forfeiture	Proffers	Sanitary Districts	Total
ASSETS				
Receivables (net of allowance for uncollectibles):				
Taxes receivable	$ -	$ -	$ 1,783,200	$ 1,783,200
Prepaid items	-	-	1,182	1,182
Restricted assets:				
Cash and cash equivalents	57,748	1,247,691	930,280	2,235,719
Total assets	$ 57,748	$ 1,247,691	$ 2,714,662	$ 4,020,101
LIABILITIES				
Accounts payable	$ -	$ -	$ 81,546	$ 81,546
Due to other funds	-	-	12,436	12,436
Due to component unit	-	733,286	-	733,286
Total liabilities	$ -	$ 733,286	$ 93,982	$ 827,268
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue - property taxes	$ -	$ -	$ 1,765,602	$ 1,765,602
Total deferred inflows of resources	$ -	$ -	$ 1,765,602	$ 1,765,602
FUND BALANCES				
Nonspendable:				
Prepaid items	$ -	$ -	$ 1,182	$ 1,182
Restricted:				
Construction	-	514,405	-	514,405
Public safety	57,748	-	-	57,748
Sanitary districts - roads, etc.	-	-	853,896	853,896
Total fund balances	$ 57,748	$ 514,405	$ 855,078	$ 1,427,231
Total liabilities, deferred inflows of resources and fund balances	$ 57,748	$ 1,247,691	$ 2,714,662	$ 4,020,101

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Special Revenue Funds
For the Year Ended June 30, 2020

	Drug Forfeiture	Proffers	Sanitary Districts	Total
REVENUES				
General property taxes	$ -	$ -	$ 2,061,992	$ 2,061,992
Miscellaneous	-	26,242	108,582	134,824
Intergovernmental:				
Commonwealth	14,167	-	-	14,167
Total revenues	$ 14,167	$ 26,242	$ 2,170,574	$ 2,210,983
EXPENDITURES				
Current:				
Public safety	$ 26,741	$ -	$ -	$ 26,741
Public works	-	-	1,611,408	1,611,408
Education	-	733,286	-	733,286
Debt service:				
Principal retirement	-	-	30,000	30,000
Interest and other fiscal charges	-	-	5,027	5,027
Total expenditures	$ 26,741	$ 733,286	$ 1,646,435	$ 2,406,462
Excess (deficiency) of revenues over (under) expenditures	$ (12,574)	$ (707,044)	$ 524,139	$ (195,479)
OTHER FINANCING SOURCES (USES)				
Transfers in	$ -	$ -	$ 19,840	$ 19,840
Transfers out	-	-	(623,883)	(623,883)
Total other financing sources (uses)	$ -	$ -	$ (604,043)	$ (604,043)
Net change in fund balances	$ (12,574)	$ (707,044)	$ (79,904)	$ (799,522)
Fund balances - beginning	70,322	1,221,449	934,982	2,226,753
Fund balances - ending	$ 57,748	$ 514,405	$ 855,078	$ 1,427,231

COUNTY OF WARREN, VIRGINIA

Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Nonmajor Special Revenue Funds
For the Year Ended June 30, 2020

	Drug Forfeiture			
	Budgeted Amounts			Variance with Final Budget Positive
	Original	Final	Actual	(Negative)
REVENUES				
General property taxes	$ -	$ -	$ -	$ -
Miscellaneous	-	-	-	-
Intergovernmental:				
Commonwealth	-	-	14,167	14,167
Total revenues	$ -	$ -	$ 14,167	$ 14,167
EXPENDITURES				
Current:				
Public safety	$ -	$ -	$ 26,741	$ (26,741)
Public works	-	-	-	-
Education	-	-	-	-
Debt service:				
Principal retirement	-	-	-	-
Interest and other fiscal charges	-	-	-	-
Total expenditures	$ -	$ -	$ 26,741	$ (26,741)
Excess (deficiency) of revenues over (under) expenditures	$ -	$ -	$ (12,574)	$ (12,574)
OTHER FINANCING SOURCES (USES)				
Transfers in	$ -	$ -	$ -	$ -
Transfers out	-	-	-	-
Total other financing sources (uses)	$ -	$ -	$ -	$ -
Net change in fund balances	$ -	$ -	$ (12,574)	$ (12,574)
Fund balances - beginning	-	-	70,322	70,322
Fund balances - ending	$ -	$ -	$ 57,748	$ 57,748

Proffers				Sanitary Districts			
Budgeted Amounts			Variance with Final Budget Positive	Budgeted Amounts			Variance with Final Budget Positive
Original	Final	Actual	(Negative)	Original	Final	Actual	(Negative)
$ -	$ -	$ -	$ -	$ 1,886,750	$ 1,886,750	$ 2,061,992	$ 175,242
-	-	26,242	26,242	-	4,721	108,582	103,861
-	-	-	-	-	-	-	-
$ -	$ -	$ 26,242	$ 26,242	$ 1,886,750	$ 1,891,471	$ 2,170,574	$ 279,103
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	1,752,172	1,618,450	1,611,408	7,042
-	733,286	733,286	-	-	-	-	-
-	-	-	-	30,000	30,000	30,000	-
-	-	-	-	6,500	5,027	5,027	-
$ -	$ 733,286	$ 733,286	$ -	$ 1,788,672	$ 1,653,477	$ 1,646,435	$ 7,042
$ -	$ (733,286)	$ (707,044)	$ 26,242	$ 98,078	$ 237,994	$ 524,139	$ 286,145
$ -	$ -	$ -	$ -	$ -	$ 19,840	$ 19,840	$ -
-	-	-	-	(98,078)	(646,302)	(623,883)	22,419
$ -	$ -	$ -	$ -	$ (98,078)	$ (626,462)	$ (604,043)	$ 22,419
$ -	$ (733,286)	$ (707,044)	$ 26,242	$ -	$ (388,468)	$ (79,904)	$ 308,564
-	733,286	1,221,449	488,163	-	388,468	934,982	546,514
$ -	$ -	$ 514,405	$ 514,405	$ -	$ -	$ 855,078	$ 855,078

Combining Statement of Fiduciary Net Position
Private-Purpose Trust Funds
June 30, 2020

	Private-Purpose Trust Funds						
	Woodward Cook Scholarship	Louise Bolling Scholarship	Elizabeth P. Denny Scholarship	Warren County Education Foundation	Thompson Scholarship	Winnie Nicholls Scholarship	Total
ASSETS							
Cash and cash equivalents	$ 9	$ 5,565	$ 69,974	$ 189,272	$ 3,530	$ 1,650	$ 270,000
Total assets	$ 9	$ 5,565	$ 69,974	$ 189,272	$ 3,530	$ 1,650	$ 270,000
NET POSITION							
Held in trust for:							
Reserved for scholarships	$ 9	$ 5,565	$ 69,974	$ 189,272	$ 3,530	$ 1,650	$ 270,000
Total net position	$ 9	$ 5,565	$ 69,974	$ 189,272	$ 3,530	$ 1,650	$ 270,000

Combining Statement of Changes in Fiduciary Net Position
Private-Purpose Trust Funds
For the Year Ended June 30, 2020

	Private-Purpose Trust Funds						
	Woodward Cook Scholarship	Louise Bolling Scholarship	Elizabeth P. Denny Scholarship	Warren County Education Foundation	Thompson Scholarship	Winnie Nicholls Scholarship	Total
ADDITIONS							
Revenue from the use of money	$ -	$ 70	$ -	$ 5,630	$ 11,200	$ -	$ 16,900
Miscellaneous	-	-	2,205	4,400	-	9	6,614
Total additions	$ -	$ 70	$ 2,205	$ 10,030	$ 11,200	$ 9	$ 23,514
DEDUCTIONS							
Scholarships	$ -	$ -	$ 2,000	$ 2,250	$ 6,000	$ -	$ 10,250
Total deductions	$ -	$ -	$ 2,000	$ 2,250	$ 6,000	$ -	$ 10,250
Change in net position	$ -	$ 70	$ 205	$ 7,780	$ 5,200	$ 9	$ 13,264
Total net position - beginning	9	5,495	69,769	181,492	(1,670)	1,641	256,736
Total net position - ending	$ 9	$ 5,565	$ 69,974	$ 189,272	$ 3,530	$ 1,650	$ 270,000

COUNTY OF WARREN, VIRGINIA

Combining Statement of Fiduciary Net Position
Agency Funds
June 30, 2020

	Agency Funds					
	Special Welfare Fund	Undistributed Local Sales Tax Fund	Flexible Spending Fund	North Warren Fire Department Building Fund	North Warren Fire Department Fund	Shenandoah Farms Vol. Fire Department Fund
ASSETS						
Cash and cash equivalents	$ 29,994	$ -	$ 17,757	$ 151,324	$ 21,418	$ 235,895
Due from other governmental units	-	1,089,337	-	-	-	-
Prepaid expenses	-	-	-	-	-	-
Total assets	$ 29,994	$ 1,089,337	$ 17,757	$ 151,324	$ 21,418	$ 235,895
LIABILITIES						
Accounts payable	$ -	$ -	$ -	$ -	$ 2,401	$ 1,964
Amounts held for social services clients	29,994	-	-	-	-	-
Due to general fund	-	882,254	5,000	-	-	-
Due to other governmental units	-	207,083	-	-	-	-
Amounts held for others	-	-	12,757	151,324	19,017	233,931
Total liabilities	$ 29,994	$ 1,089,337	$ 17,757	$ 151,324	$ 21,418	$ 235,895

South Warren Vol. Fire Department Fund	Shenandoah Shores Vol. Fire Department Fund	Linden Vol. Fire Department Fund	Fortsmouth Vol. Fire Department Fund	Skyline Regional Criminal Justice Training Academy	Celebrate Shenandoah	Total
$ 34,847	$ 14,256	$ (38,983)	$ 10,526	$ 353,963	$ 11,002	$ 841,999
-	-	-	-	-	-	1,089,337
-	-	-	-	1,847	-	1,847
$ 34,847	$ 14,256	$ (38,983)	$ 10,526	$ 355,810	$ 11,002	$ 1,933,183
$ 1,187	$ 11,241	$ 12,814	$ 795	$ 8,098	$ -	$ 38,500
-	-	-	-	-	-	29,994
-	-	-	-	-	-	887,254
-	-	-	-	-	-	207,083
33,660	3,015	(51,797)	9,731	347,712	11,002	770,352
$ 34,847	$ 14,256	$ (38,983)	$ 10,526	$ 355,810	$ 11,002	$ 1,933,183

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Combining Statement of Changes in Assets and Liabilities
Agency Funds
For the Year Ended June 30, 2020

	Balance Beginning of Year	Additions	Deductions	Balance End of Year
Special Welfare Fund:				
ASSETS				
Cash and cash equivalents	$ 26,222	$ 40,951	$ 37,179	$ 29,994
Total assets	$ 26,222	$ 40,951	$ 37,179	$ 29,994
LIABILITIES				
Amounts held for social services clients	$ 26,222	$ 40,951	$ 37,179	$ 29,994
Total liabilities	$ 26,222	$ 40,951	$ 37,179	$ 29,994
Undistributed Local Sales Tax Fund:				
ASSETS				
Due from other governmental units	$ 893,926	$ 5,845,682	$ 5,650,271	$ 1,089,337
Total assets	$ 893,926	$ 5,845,682	$ 5,650,271	$ 1,089,337
LIABILITIES				
Due to other governmental units	$ 171,979	$ 1,109,677	$ 1,074,573	$ 207,083
Due to general fund	721,947	4,736,005	4,575,698	882,254
Total liabilities	$ 893,926	$ 5,845,682	$ 5,650,271	$ 1,089,337
Flexible Spending Fund:				
ASSETS				
Cash and cash equivalents	$ 9,548	$ 8,209	$ -	$ 17,757
Total assets	$ 9,548	$ 8,209	$ -	$ 17,757
LIABILITIES				
Due to general fund	$ 5,000	$ -	$ -	$ 5,000
Amounts held for others	4,548	8,209	-	12,757
Total liabilities	$ 9,548	$ 8,209	$ -	$ 17,757
North Warren Fire Department Building Fund:				
ASSETS				
Cash and cash equivalents	$ 107,732	$ 43,592	$ -	$ 151,324
Total assets	$ 107,732	$ 43,592	$ -	$ 151,324
LIABILITIES				
Amounts held for others	$ 107,732	$ 43,592	$ -	$ 151,324
Total liabilities	$ 107,732	$ 43,592	$ -	$ 151,324
North Warren Fire Department Fund:				
ASSETS				
Cash and cash equivalents	$ 19,032	$ 63,827	$ 61,441	$ 21,418
Total assets	$ 19,032	$ 63,827	$ 61,441	$ 21,418
LIABILITIES				
Amounts held for others	$ 17,562	$ 63,827	$ 62,372	$ 19,017
Accounts payable	1,470	2,401	1,470	2,401
Total liabilities	$ 19,032	$ 66,228	$ 63,842	$ 21,418

Combining Statement of Changes in Assets and Liabilities
Agency Funds
For the Year Ended June 30, 2020

	Balance Beginning of Year	Additions	Deductions	Balance End of Year
Shenandoah Farms Volunteer Fire Department Fund:				
ASSETS				
Cash and cash equivalents	$ 187,980	$ 91,392	$ 43,477	$ 235,895
Total assets	$ 187,980	$ 91,392	$ 43,477	$ 235,895
LIABILITIES				
Amounts held for others	$ 185,944	$ 91,392	$ 43,405	$ 233,931
Accounts payable	2,036	1,964	2,036	1,964
Total liabilities	$ 187,980	$ 93,356	$ 45,441	$ 235,895
South Warren Volunteer Fire Department Fund:				
ASSETS				
Cash and cash equivalents	$ 24,506	$ 67,361	$ 57,020	$ 34,847
Total assets	$ 24,506	$ 67,361	$ 57,020	$ 34,847
LIABILITIES				
Amounts held for others	$ 17,955	$ 67,361	$ 51,656	$ 33,660
Accounts payable	6,551	1,187	6,551	1,187
Total liabilities	$ 24,506	$ 68,548	$ 58,207	$ 34,847
Shenandoah Shores Volunteer Fire Department Fund:				
ASSETS				
Cash and cash equivalents	$ 4,369	$ 63,827	$ 53,940	$ 14,256
Total assets	$ 4,369	$ 63,827	$ 53,940	$ 14,256
LIABILITIES				
Amounts held for others	$ 4,077	$ 63,827	$ 64,889	$ 3,015
Accounts payable	292	11,241	292	11,241
Total liabilities	$ 4,369	$ 75,068	$ 65,181	$ 14,256
Linden Volunteer Fire Department Fund:				
ASSETS				
Cash and cash equivalents	$ (33,682)	$ 63,827	$ 69,128	$ (38,983)
Total assets	$ (33,682)	$ 63,827	$ 69,128	$ (38,983)
LIABILITIES				
Amounts held for others	$ (35,802)	$ 63,827	$ 79,822	$ (51,797)
Accounts payable	2,120	12,814	2,120	12,814
Total liabilities	$ (33,682)	$ 76,641	$ 81,942	$ (38,983)
Fortsmouth Volunteer Fire Department Fund:				
ASSETS				
Cash and cash equivalents	$ 35,035	$ 63,827	$ 88,336	$ 10,526
Total assets	$ 35,035	$ 63,827	$ 88,336	$ 10,526
LIABILITIES				
Amounts held for others	$ 33,249	$ 63,827	$ 87,345	$ 9,731
Accounts payable	1,786	795	1,786	795
Total liabilities	$ 35,035	$ 64,622	$ 89,131	$ 10,526

Combining Statement of Changes in Assets and Liabilities
Agency Funds
For the Year Ended June 30, 2020

	Balance Beginning of Year	Additions	Deductions	Balance End of Year
Skyline Regional Criminal Justice Training Academy				
ASSETS				
Cash and cash equivalents	$ 229,081	$ 584,750	$ 459,868	$ 353,963
Prepaid expenses	1,954	1,847	1,954	1,847
Total assets	$ 231,035	$ 586,597	$ 461,822	$ 355,810
LIABILITIES				
Amounts held for others	$ 226,726	$ 584,750	$ 463,764	$ 347,712
Accounts payable	4,309	8,098	4,309	8,098
Total liabilities	$ 231,035	$ 592,848	$ 468,073	$ 355,810
Celebrate Shenandoah				
ASSETS				
Cash and cash equivalents	$ 11,002	$ -	$ -	$ 11,002
Total assets	$ 11,002	$ -	$ -	$ 11,002
LIABILITIES				
Amounts held for others	$ 11,002	$ -	$ -	$ 11,002
Total liabilities	$ 11,002	$ -	$ -	$ 11,002
Totals - All Agency Funds:				
ASSETS				
Cash and cash equivalents	$ 620,825	$ 1,091,563	$ 870,389	$ 841,999
Due from other governmental units	893,926	5,845,682	5,650,271	1,089,337
Prepaid expenses	1,954	1,847	1,954	1,847
Total assets	$ 1,516,705	$ 6,939,092	$ 6,522,614	$ 1,933,183
LIABILITIES				
Accounts payable	$ 18,564	$ 38,500	$ 18,564	$ 38,500
Amounts held for social services clients	26,222	40,951	37,179	29,994
Due to general fund	726,947	4,736,005	4,575,698	887,254
Due to other governmental units	171,979	1,109,677	1,074,573	207,083
Amounts held for others	572,993	1,050,612	853,253	770,352
Total liabilities	$ 1,516,705	$ 6,975,745	$ 6,559,267	$ 1,933,183

Combining Balance Sheet
Discretely Presented Component Unit - School Board
June 30, 2020

	School Operating Fund	School Cafeteria Fund	Capital Improvements Fund	Vocational Building Fund	School Textbook Fund	Total Governmental Funds
ASSETS						
Cash and cash equivalents	$ 1,589,795	$ 761,137	$ 498,769	$ 89,457	$ -	$ 2,939,158
Accounts receivable	292,453	-	-	-	-	292,453
Due from other funds	-	83,015	-	-	-	83,015
Due from primary government	-	-	2,438,677	-	-	2,438,677
Due from other governmental units	1,938,539	-	-	-	-	1,938,539
Total assets	$ 3,820,787	$ 844,152	$ 2,937,446	$ 89,457	$ -	$ 7,691,842
LIABILITIES						
Accounts payable	$ 186,374	$ 100,723	$ -	$ -	$ -	$ 287,097
Accrued liabilities	2,636,831	-	-	-	-	2,636,831
Due to other funds	83,015	-	-	-	-	83,015
Due to primary government	914,567	-	-	-	-	914,567
Total liabilities	$ 3,820,787	$ 100,723	$ -	$ -	$ -	$ 3,921,510
FUND BALANCES						
Committed:						
Education - capital improvements	$ -	$ -	$ 2,937,446	$ 89,457	$ -	$ 3,026,903
Assigned:						
Education	-	743,429	-	$ -	-	743,429
Total fund balances	$ -	$ 743,429	$ 2,937,446	89,457	$ -	$ 3,770,332
Total liabilities and fund balances	$ 3,820,787	$ 844,152	$ 2,937,446	$ 89,457	$ -	$ 7,691,842

Amounts reported for governmental activities in the statement of net position (Exhibit 1) are different because:		
Total fund balances per above		$ 3,770,332
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		
Capital assets	$ 35,980,619	
Accumulated depreciation	(20,218,022)	15,762,597
The net pension asset is not an available resource and, therefore, is not reported in the funds - Nonprofessional group		799,752
Internal service funds are used by management to charge the costs of certain activities, such as insurance, to individual funds. The assets and liabilities of the internal service funds are included in School Board activities in the statement of net position.		651,708
Deferred outflows of resources are not available to pay for current period expenditures and, therefore, are not reported in the funds.		
Pension related items	$ 9,724,143	
OPEB related items	1,440,823	11,164,966
Deferred inflows of resources are not due and payable in the current period and, therefore, are not reported in the funds.		
Pension related items	$ (5,596,718)	
OPEB related items	(711,464)	(6,308,182)
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.		
Compensated absences	$ (1,991,726)	
Net pension liability - professional group	(47,333,300)	
Net OPEB liability	(10,490,942)	(59,815,968)
Net position of governmental activities		$ (33,974,795)

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds - Discretely Presented Component Unit - School Board
For the Year Ended June 30, 2020

	School Operating Fund	School Cafeteria Fund	Capital Improvements Fund	Vocational Building Fund	School Textbook Fund	Total Governmental Funds
REVENUES						
Revenue from the use of money and property	$ 28,166	$ -	$ -	$ -	$ -	$ 28,166
Charges for services	460,551	958,547	-	-	-	1,419,098
Miscellaneous	105,534	-	5,000	-	-	110,534
Intergovernmental:						
Local government	24,062,266	-	2,828,279	-	-	26,890,545
Commonwealth	30,468,760	-	-	-	-	30,468,760
Federal	4,881,386	-	-	-	-	4,881,386
Total revenues	$ 60,006,663	$ 958,547	$ 2,833,279	$ -	$ -	$ 63,798,489
EXPENDITURES						
Current:						
Education	$ 57,021,632	$ 2,654,758	$ -	$ 6,651	$ 143,110	$ 59,826,151
Capital projects	255,954	-	1,300	-	-	257,254
Debt service:						
Principal retirement	273,000	-	-	-	-	273,000
Interest and other fiscal charges	336,446	-	-	-	-	336,446
Total expenditures	$ 57,887,032	$ 2,654,758	$ 1,300	$ 6,651	$ 143,110	$ 60,692,851
Excess (deficiency) of revenues over (under) expenditures	$ 2,119,631	$ (1,696,211)	$ 2,831,979	$ (6,651)	$ (143,110)	$ 3,105,638
OTHER FINANCING SOURCES (USES)						
Transfers in	$ -	$ 2,119,631	$ -	$ -	$ -	$ 2,119,631
Transfers out	(2,119,631)	-	-	-	-	(2,119,631)
Total other financing sources (uses)	$ (2,119,631)	$ 2,119,631	$ -	$ -	$ -	$ -
Net change in fund balances	$ -	$ 423,420	$ 2,831,979	$ (6,651)	$ (143,110)	$ 3,105,638
Fund balances - beginning	-	320,009	105,467	96,108	143,110	664,694
Fund balances - ending	$ -	$ 743,429	$ 2,937,446	$ 89,457	$ -	$ 3,770,332

Amounts reported for governmental activities in the statement of activities (Exhibit 2) are different because:

Net change in fund balances - total governmental funds - per above		$ 3,105,638
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. The following are adjustments related to capital assets reported in the current period.		
Capital asset additions	$ 123,022	
Depreciation expense	(841,838)	(718,816)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore are not reported as expenditures in governmental funds.		
OPEB expense	$ (93)	
Pension expense	313,170	
(Increase) decrease in compensated absences	(369,179)	(56,102)
Internal service funds are used by management to charge the costs of certain activities, such as insurance and telecommunications, to individual funds. The net revenue (expense) of certain internal service funds is reported with governmental activities.		546,741
Change in net position of governmental activities		$ 2,877,461

Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Discretely Presented Component Unit - School Board
For the Year Ended June 30, 2020

	School Operating Fund			
	Budgeted Amounts			Variance with Final Budget Positive
	Original	Final	Actual	(Negative)
REVENUES				
Revenue from the use of money and property	$ 28,166	$ 28,166	$ 28,166	$ -
Charges for services	460,551	460,551	460,551	-
Miscellaneous	324,854	500,202	105,534	(394,668)
Intergovernmental:				
Local government	26,442,631	26,442,631	24,062,266	(2,380,365)
Commonwealth	29,648,541	30,182,911	30,468,760	285,849
Federal	2,188,334	2,188,334	4,881,386	2,693,052
Total revenues	$ 59,093,077	$ 59,802,795	$ 60,006,663	$ 203,868
EXPENDITURES				
Current:				
Education	$ 57,595,284	$ 57,439,602	$ 57,021,632	$ 417,970
Capital projects	-	255,954	255,954	-
Debt service:				
Principal retirement	-	273,000	273,000	-
Interest and other fiscal charges	-	336,446	336,446	-
Total expenditures	$ 57,595,284	$ 58,305,002	$ 57,887,032	$ 417,970
Excess (deficiency) of revenues over (under) expenditures	$ 1,497,793	$ 1,497,793	$ 2,119,631	$ 621,838
OTHER FINANCING SOURCES (USES)				
Transfers in	$ -	$ -	$ -	$ -
Transfers out	(1,497,793)	(1,497,793)	(2,119,631)	(621,838)
Total other financing sources (uses)	$ (1,497,793)	$ (1,497,793)	$ (2,119,631)	$ (621,838)
Net change in fund balances	$ -	$ -	$ -	$ -
Fund balances - beginning	-	-	-	-
Fund balances - ending	$ -	$ -	$ -	$ -

School Cafeteria Fund				Capital Improvements Fund			
Budgeted Amounts			Variance with Final Budget Positive	Budgeted Amounts			Variance with Final Budget Positive
Original	Final	Actual	(Negative)	Original	Final	Actual	(Negative)
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1,312,007	1,312,007	958,547	(353,460)	-	-	-	-
-	-	-	-	-	-	5,000	5,000
-	-	-	-	-	1,752,079	2,828,279	1,076,200
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
$ 1,312,007	$ 1,312,007	$ 958,547	$ (353,460)	$ -	$ 1,752,079	$ 2,833,279	$ 1,081,200
$ 2,809,800	$ 2,809,800	$ 2,654,758	$ 155,042	$ -	$ -	$ -	$ -
-	-	-	-	-	1,752,079	1,300	1,750,779
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
$ 2,809,800	$ 2,809,800	$ 2,654,758	$ 155,042	$ -	$ 1,752,079	$ 1,300	$ 1,750,779
$ (1,497,793)	$ (1,497,793)	$ (1,696,211)	$ (198,418)	$ -	$ -	$ 2,831,979	$ 2,831,979
$ 1,497,793	$ 1,497,793	$ 2,119,631	$ 621,838	$ -	$ -	$ -	$ -
-	-	-	-	-	-	-	-
$ 1,497,793	$ 1,497,793	$ 2,119,631	$ 621,838	$ -	$ -	$ -	$ -
$ -	$ -	$ 423,420	$ 423,420	$ -	$ -	$ 2,831,979	$ 2,831,979
-	-	320,009	320,009	-	-	105,467	105,467
$ -	$ -	$ 743,429	$ 743,429	$ -	$ -	$ 2,937,446	$ 2,937,446

Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Discretely Presented Component Unit - School Board

	Vocational Building Fund				School Textbook Fund			
	Budgeted Amounts			Variance with Final Budget Positive	Budgeted Amounts			Variance with Final Budget Positive
	Original	Final	Actual	(Negative)	Original	Final	Actual	(Negative)
REVENUES								
Revenue from the use of money and property	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Charges for services	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-
Intergovernmental:								
Local government	-	-	-	-	-	-	-	-
Commonwealth	-	-	-	-	-	-	-	-
Federal	-	-	-	-	-	-	-	-
Total revenues	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
EXPENDITURES								
Current:								
Education	$ -	$ -	$ 6,651	$ (6,651)	$ -	$ -	$ 143,110	$ (143,110)
Capital projects	-	-	-	-	-	-	-	-
Debt service:								
Principal retirement	-	-	-	-	-	-	-	-
Interest and other fiscal charges	-	-	-	-	-	-	-	-
Total expenditures	$ -	$ -	$ 6,651	$ (6,651)	$ -	$ -	$ 143,110	$ (143,110)
Excess (deficiency) of revenues over (under) expenditures	$ -	$ -	$ (6,651)	$ (6,651)	$ -	$ -	$ (143,110)	$ (143,110)
OTHER FINANCING SOURCES (USES)								
Transfers in	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfers out	-	-	-	-	-	-	-	-
Total other financing sources (uses)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net change in fund balances	$ -	$ -	$ (6,651)	$ (6,651)	$ -	$ -	$ (143,110)	$ (143,110)
Fund balances - beginning	-	-	96,108	96,108	-	-	143,110	143,110
Fund balances - ending	$ -	$ -	$ 89,457	$ 89,457	$ -	$ -	$ -	$ -

Statement of Net Position
Internal Service Fund - Discretely Presented Component Unit - School Board
June 30, 2020

	Health Insurance Fund
ASSETS	
Current assets:	
Cash and cash equivalents	$ 651,708
Total assets	$ 651,708
NET POSITION	
Unrestricted	$ 651,708
Total net position	$ 651,708

Statement of Revenues, Expenses, and Changes in Net Position
Internal Service Fund - Discretely Presented Component Unit - School Board
For the Year Ended June 30, 2020

	Health Insurance Fund
OPERATING REVENUES	
Charges for services:	
Insurance premiums	$ 7,085,102
Total operating revenues	$ 7,085,102
OPERATING EXPENSES	
Insurance claims and expenses	$ 6,538,111
Total operating expenses	$ 6,538,111
Operating income (loss)	$ 546,991
NONOPERATING REVENUES (EXPENSES)	
Interest expense	$ (250)
Change in net position	$ 546,741
Total net position - beginning	104,967
Total net position - ending	$ 651,708

Statement of Cash Flows
Internal Service Fund - Discretely Presented Component Unit - School Board
For the Year Ended June 30, 2020

	Health Insurance Fund
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts for insurance premiums	$ 7,085,102
Payments for claims	(6,538,111)
Net cash provided by (used for) operating activities	$ 546,991
CASH FLOWS FROM INVESTING ACTIVITIES	
Other	$ (250)
Net cash provided by (used for) investing activities	$ (250)
Net increase (decrease) in cash and cash equivalents	$ 546,741
Cash and cash equivalents - beginning	104,967
Cash and cash equivalents - ending	$ 651,708
Reconciliation of operating income (loss) to net cash provided by (used for) operating activities:	
Operating income (loss)	$ 546,991
Net cash provided by (used for) operating activities	$ 546,991

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Supporting Schedules

Schedule of Revenues - Budget and Actual
Governmental Funds
For the Year Ended June 30, 2020

Fund, Major and Minor Revenue Source	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive (Negative)
General Fund:				
Revenue from local sources:				
General property taxes:				
Real property taxes	$ 30,784,932	$ 30,784,932	$ 31,991,853	$ 1,206,921
Real and personal public service corporation taxes	6,157,000	6,157,000	7,000,793	843,793
Personal property taxes	12,058,780	12,058,780	11,926,302	(132,478)
Mobile home taxes	7,500	7,500	8,391	891
Machinery and tools taxes	1,413,000	1,668,969	1,575,439	(93,530)
Rollback taxes	-	-	75,539	75,539
Mineral rights	2,000	2,000	3,281	1,281
Penalties	600,000	600,000	520,226	(79,774)
Interest	450,000	450,000	349,918	(100,082)
Total general property taxes	$ 51,493,212	$ 51,749,181	$ 53,451,742	$ 1,702,561
Other local taxes:				
Local sales and use taxes	$ 4,027,276	$ 4,027,276	$ 4,575,698	$ 548,422
Consumers' utility taxes	760,000	760,000	741,898	(18,102)
E-911 telephone taxes	45,000	123,134	123,134	-
Business license taxes	875,000	875,000	977,580	102,580
Motor vehicle licenses	940,000	940,000	850,319	(89,681)
Taxes on recordation and wills	630,000	630,000	761,318	131,318
Hotel and motel room taxes	220,000	220,000	210,189	(9,811)
Meal taxes	1,000,000	1,000,000	898,042	(101,958)
Total other local taxes	$ 8,497,276	$ 8,575,410	$ 9,138,178	$ 562,768
Permits, privilege fees, and regulatory licenses:				
Animal licenses	$ 45,000	$ 45,000	$ 32,557	$ (12,443)
Building and related permits	375,000	448,996	380,975	(68,021)
Zoning, subdivision fees and rezoning permits	30,000	30,000	31,518	1,518
Land use application fees	-	-	430	430
Transfer fees	1,500	1,500	1,807	307
Weapon permits	-	-	34,613	34,613
Bank franchise fees	10,000	10,000	43,694	33,694
Septage fees	95,000	95,000	106,144	11,144
Other fees	-	-	2,553	2,553
Total permits, privilege fees, and regulatory licenses	$ 556,500	$ 630,496	$ 634,291	$ 3,795
Fines and forfeitures:				
Court fines and forfeitures	$ 110,000	$ 110,000	$ 58,350	$ (51,650)
Other fines	-	-	3,375	3,375
Total fines and forfeitures	$ 110,000	$ 110,000	$ 61,725	$ (48,275)
Revenue from use of money and property:				
Revenue from use of money	$ 440,000	$ 440,000	$ 517,378	$ 77,378
Revenue from use of property	384,480	384,480	335,649	(48,831)
Total revenue from use of money and property	$ 824,480	$ 824,480	$ 853,027	$ 28,547

Schedule of Revenues - Budget and Actual
Governmental Funds
For the Year Ended June 30, 2020

Fund, Major and Minor Revenue Source	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive (Negative)
General Fund: (Continued)				
Revenue from local sources: (Continued)				
Charges for services:				
Excess fees of clerk	$ 7,500	$ 7,500	$ -	$ (7,500)
Sheriff's fees	-	-	2,396	2,396
Courthouse security fees	70,000	70,000	45,530	(24,470)
Administrative fee	225,000	225,000	169,867	(55,133)
Charges for Commonwealth's Attorney	4,200	4,200	4,426	226
Airport hangar rental fees and fuel sales	194,423	194,423	186,933	(7,490)
Charges for sanitation and waste removal	1,150,000	1,150,000	1,228,912	78,912
Other charges for services	22,500	22,500	26,039	3,539
Golf club membership dues, golf fees, shop sales	123,000	123,000	111,534	(11,466)
Parks and rec user fees	338,650	338,650	178,290	(160,360)
Courthouse maintenance fees	40,000	40,000	31,343	(8,657)
Cost recovery	700,000	700,000	967,994	267,994
Charges for law library	24,000	24,000	8,286	(15,714)
Other court charges	-	-	3,160	3,160
Total charges for services	$ 2,899,273	$ 2,899,273	$ 2,964,710	$ 65,437
Miscellaneous:				
Miscellaneous	$ 235,000	$ 572,998	$ 438,366	$ (134,632)
Sale of recyclable materials	90,000	90,000	56,705	(33,295)
Total miscellaneous	$ 325,000	$ 662,998	$ 495,071	$ (167,927)
Recovered costs:				
Other recovered costs	$ 220,122	$ 246,378	$ 213,750	$ (32,628)
Expenditure refunds	18,000	18,000	40,222	22,222
Total recovered costs	$ 238,122	$ 264,378	$ 253,972	$ (10,406)
Total revenue from local sources	$ 64,943,863	$ 65,716,216	$ 67,852,716	$ 2,136,500
Intergovernmental:				
Revenue from Local Government				
Town of Front Royal - project costs	$ -	$ 147,504	$ 147,504	$ -
Revenue from the Commonwealth:				
Noncategorical aid:				
Motor vehicle carriers' tax	$ 60,000	$ 60,000	$ 62,244	$ 2,244
Mobile home titling tax	1,000	1,000	12,707	11,707
State recordation tax	150,000	150,000	115,517	(34,483)
Personal property tax relief funds	4,541,220	4,541,220	4,541,220	-
Communication taxes	900,000	900,000	738,247	(161,753)
Total noncategorical aid	$ 5,652,220	$ 5,652,220	$ 5,469,935	$ (182,285)
Categorical aid:				
Shared expenses:				
Commonwealth's attorney	$ 431,943	$ 431,943	$ 488,698	$ 56,755
Sheriff	1,762,633	1,762,633	1,751,230	(11,403)
Commissioner of revenue	161,915	161,915	161,757	(158)

Schedule of Revenues - Budget and Actual
Governmental Funds
For the Year Ended June 30, 2020

Fund, Major and Minor Revenue Source	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive (Negative)
General Fund: (Continued)				
Intergovernmental: (Continued)				
Revenue from the Commonwealth: (Continued)				
Categorical aid: (Continued)				
Shared expenses: (Continued)				
Treasurer	$ 121,748	$ 121,748	$ 111,920	$ (9,828)
Registrar/electoral board	40,000	40,000	68,361	28,361
Clerk of the Circuit Court	313,842	313,842	333,649	19,807
Total shared expenses	$ 2,832,081	$ 2,832,081	$ 2,915,615	$ 83,534
Other categorical aid:				
Welfare administration and public assistance	$ 1,192,677	$ 1,192,677	$ 1,131,478	$ (61,199)
Children services act	1,040,442	1,040,442	866,288	(174,154)
Emergency medical services	42,855	42,855	-	(42,855)
Litter control grant	-	10,842	10,842	-
Abandoned vehicle program	20,000	20,000	2,950	(17,050)
VA domestic violence victims grant	45,000	45,000	45,000	-
Victim-witness grant	16,000	16,000	15,054	(946)
Fire programs funds	77,344	77,344	84,261	6,917
Juvenile crime control	35,000	35,000	36,630	1,630
Airport grants	-	10,942	9,894	(1,048)
Revenue sharing	-	832,030	832,030	-
Other categorical aid	32,000	77,070	61,277	(15,793)
Total other categorical aid	$ 2,501,318	$ 3,400,202	$ 3,095,704	$ (304,498)
Total categorical aid	$ 5,333,399	$ 6,232,283	$ 6,011,319	$ (220,964)
Total revenue from the Commonwealth	$ 10,985,619	$ 11,884,503	$ 11,481,254	$ (403,249)
Revenue from the Federal government:				
Noncategorical aid:				
Payments in lieu of taxes	$ 52,500	$ 52,500	$ 58,620	$ 6,120
Total noncategorical aid	$ 52,500	$ 52,500	$ 58,620	$ 6,120
Categorical aid:				
Welfare administration and public assistance	$ 1,686,198	$ 1,686,198	$ 2,009,396	$ 323,198
Juvenile justice and delinquency prevention	-	1,985	1,985	-
Emergency management performance grant	-	13,837	7,949	(5,888)
Disaster grants - Public Assistance	-	3,463	-	(3,463)
Crime victims assistance	48,000	48,000	29,357	(18,643)
Airport improvement program	-	50,615	50,615	-
Total categorical aid	$ 1,734,198	$ 1,804,098	$ 2,099,302	$ 295,204
Total revenue from the federal government	$ 1,786,698	$ 1,856,598	$ 2,157,922	$ 301,324
Total General Fund	$ 77,716,180	$ 79,604,821	$ 81,639,396	$ 2,034,575

Schedule of Revenues - Budget and Actual
Governmental Funds
For the Year Ended June 30, 2020

Fund, Major and Minor Revenue Source	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive (Negative)
Special Revenue Funds:				
Drug Forfeiture Fund:				
Intergovernmental:				
Revenue from the Commonwealth:				
Categorical aid:				
Drug forfeiture funds	$ -	$ -	$ 14,167	$ 14,167
Total categorical aid	$ -	$ -	$ 14,167	$ 14,167
Total revenue from the Commonwealth	$ -	$ -	$ 14,167	$ 14,167
Total Drug Forfeiture Fund	$ -	$ -	$ 14,167	$ 14,167
Proffers Fund:				
Revenue from local sources:				
Miscellaneous:				
Other miscellaneous	$ -	$ -	$ 26,242	$ 26,242
Total miscellaneous	$ -	$ -	$ 26,242	$ 26,242
Total revenue from local sources	$ -	$ -	$ 26,242	$ 26,242
Total Proffers Fund	$ -	$ -	$ 26,242	$ 26,242
Sanitary District Fund:				
Revenue from local sources:				
General property taxes:				
Real property taxes	$ 1,886,750	$ 1,886,750	$ 2,061,992	$ 175,242
Total general property taxes	$ 1,886,750	$ 1,886,750	$ 2,061,992	$ 175,242
Miscellaneous:				
New construction fee	$ -	$ 4,721	$ 108,582	$ 103,861
Total miscellaneous	$ -	$ 4,721	$ 108,582	$ 103,861
Total revenue from local sources	$ 1,886,750	$ 1,891,471	$ 2,170,574	$ 279,103
Total Sanitary District Fund	$ 1,886,750	$ 1,891,471	$ 2,170,574	$ 279,103
Capital Projects Funds:				
School Bond Construction Fund:				
Revenue from local sources:				
Revenue from use of money and property:				
Revenue from the use of money	$ -	$ -	$ 45,566	$ 45,566
Total revenue from use of money and property	$ -	$ -	$ 45,566	$ 45,566
Total revenue from local sources	$ -	$ -	$ 45,566	$ 45,566
Total School Bond Construction Fund	$ -	$ -	$ 45,566	$ 45,566
Total Primary Government	$ 79,602,930	$ 81,496,292	$ 83,895,945	$ 2,399,653

Schedule of Revenues - Budget and Actual
Governmental Funds
For the Year Ended June 30, 2020

Fund, Major and Minor Revenue Source	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive (Negative)
Discretely Presented Component Unit - School Board:				
School Operating Fund:				
Revenue from local sources:				
Revenue from use of money and property:				
Revenue from the use of property	$ 28,166	$ 28,166	$ 28,166	$ -
Total revenue from use of money and property	$ 28,166	$ 28,166	$ 28,166	$ -
Charges for services:				
Other charges for services	$ 460,551	$ 460,551	$ 460,551	$ -
Total charges for services	$ 460,551	$ 460,551	$ 460,551	$ -
Miscellaneous:				
Other miscellaneous	$ 324,854	$ 500,202	$ 105,534	$ (394,668)
Total miscellaneous	$ 324,854	$ 500,202	$ 105,534	$ (394,668)
Total revenue from local sources	$ 813,571	$ 988,919	$ 594,251	$ (394,668)
Intergovernmental:				
Revenues from local governments:				
Contribution from Warren, Virginia	$ 26,442,631	$ 26,442,631	$ 24,062,266	$ (2,380,365)
Total revenues from local governments	$ 26,442,631	$ 26,442,631	$ 24,062,266	$ (2,380,365)
Revenue from the Commonwealth:				
Categorical aid:				
Share of state sales tax	$ 6,945,309	$ 7,005,578	$ 7,118,939	$ 113,361
Basic school aid	12,915,541	13,094,075	13,007,607	(86,468)
Remedial summer education	-	17,443	17,443	-
Gifted and talented	148,844	150,722	150,403	(319)
Remedial education	464,042	469,899	468,903	(996)
Homebound education	11,619	8,512	8,476	(36)
Textbook payment	293,864	297,573	296,943	(630)
Vocational SOQ payments	582,165	609,740	555,294	(54,446)
Social security fringe benefits	843,448	854,093	852,284	(1,809)
Retirement fringe benefits	1,859,088	1,882,552	1,878,563	(3,989)
Group life insurance benefits	58,370	59,107	58,982	(125)
Compensation supplement	833,929	828,120	828,120	-
State lottery payments	1,064,869	1,079,681	1,114,153	34,472
Early reading intervention	116,440	126,143	183,200	57,057
Jail education	134,044	136,789	136,789	-
GED program	16,710	16,772	16,773	1
School food	-	-	30,060	30,060
Special education - foster children	-	-	21,625	21,625
At risk payments	716,561	721,440	720,480	(960)
Technology	284,000	284,000	284,000	-
Standards of Learning algebra readiness	55,037	57,894	57,894	-
Mentor teacher program	9,286	8,426	14,426	6,000
English as a second language	92,022	101,380	101,380	-
K-3 initiative	518,561	548,965	548,965	-
Special education	1,435,904	1,560,201	1,531,108	(29,093)
Other state funds	248,888	263,806	465,950	202,144
Total categorical aid	$ 29,648,541	$ 30,182,911	$ 30,468,760	$ 285,849
Total revenue from the Commonwealth	$ 29,648,541	$ 30,182,911	$ 30,468,760	$ 285,849

Schedule of Revenues - Budget and Actual
Governmental Funds
For the Year Ended June 30, 2020

Fund, Major and Minor Revenue Source	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive (Negative)
Discretely Presented Component Unit - School Board: (Continued)				
School Operating Fund: (Continued)				
Intergovernmental: (Continued)				
Revenue from the federal government:				
Noncategorical aid:				
Interest rate subsidy - Qualified Energy Conservation Bonds	$ -	$ -	$ 275,028	$ 275,028
Total noncategorical aid	$ -	$ -	$ 275,028	$ 275,028
Categorical aid:				
Federal land use	$ -	$ -	$ 1,201	$ 1,201
Title I; Grants to local educational agencies	738,986	738,986	1,088,250	349,264
Title VI-B; Special education grants to states	1,156,961	1,156,961	1,129,584	(27,377)
Title VI-B; Special education preschool grants	29,588	29,588	33,140	3,552
Vocational education	77,177	77,177	91,800	14,623
English language acquisition grant	11,798	11,798	13,230	1,432
School improvement grants	-	-	23,417	23,417
Title II Part A; Improving teacher quality state grants	173,824	173,824	195,679	21,855
Student support and academic enrichment	-	-	72,792	72,792
National school lunch and breakfast program	-	-	1,956,897	1,956,897
State admin expenses for child nutrition	-	-	368	368
Total categorical aid	$ 2,188,334	$ 2,188,334	$ 4,606,358	$ 2,418,024
Total revenue from the federal government	$ 2,188,334	$ 2,188,334	$ 4,881,386	$ 2,693,052
Total School Operating Fund	$ 59,093,077	$ 59,802,795	$ 60,006,663	$ 203,868
School Cafeteria Fund:				
Revenue from local sources:				
Charges for services:				
Cafeteria sales	$ 1,312,007	$ 1,312,007	$ 958,547	$ (353,460)
Total charges for services	$ 1,312,007	$ 1,312,007	$ 958,547	$ (353,460)
Total revenue from local sources	$ 1,312,007	$ 1,312,007	$ 958,547	$ (353,460)
Total School Cafeteria Fund	$ 1,312,007	$ 1,312,007	$ 958,547	$ (353,460)
Capital Improvements Fund				
Revenue from local sources:				
Miscellaneous:				
Other miscellaneous	$ -	$ -	$ 5,000	$ 5,000
Total miscellaneous	$ -	$ -	$ 5,000	$ 5,000
Total revenue from local sources	$ -	$ -	$ 5,000	$ 5,000
Intergovernmental revenues:				
Revenues from local governments:				
Contribution from County of Warren, Virginia	$ -	$ 1,752,079	$ 2,828,279	$ 1,076,200
Total revenues from local governments	$ -	$ 1,752,079	$ 2,828,279	$ 1,076,200
Total Capital Improvements Fund	$ -	$ 1,752,079	$ 2,833,279	$ 1,081,200
Total Component Unit - School Board	$ 60,405,084	$ 62,866,881	$ 63,798,489	$ 931,608

Schedule of Expenditures - Budget and Actual
Governmental Funds
For the Year Ended June 30, 2020

Fund, Function, Activity and Elements	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive (Negative)
General Fund:				
General government administration:				
Legislative:				
Board of supervisors	$ 236,902	$ 1,365,062	$ 2,404,330	$ (1,039,268)
General and financial administration:				
County administrator	$ 643,122	$ 651,136	$ 627,555	$ 23,581
County attorney	296,184	226,161	168,365	57,796
Commissioner of revenue	696,482	708,089	683,315	24,774
Reassessment	123,500	123,500	1,882	121,618
Treasurer	541,582	534,435	498,997	35,438
Finance and purchasing	370,562	355,322	296,188	59,134
Total general and financial administration	$ 2,671,432	$ 2,598,643	$ 2,276,302	$ 322,341
Board of elections:				
Electoral board and officials	$ 306,538	$ 314,152	$ 262,463	$ 51,689
Total board of elections	$ 306,538	$ 314,152	$ 262,463	$ 51,689
Total general government administration	$ 3,214,872	$ 4,277,857	$ 4,943,095	$ (665,238)
Judicial administration:				
Courts:				
Circuit court	$ 24,868	$ 23,988	$ 35,751	$ (11,763)
General district court	25,984	27,984	17,870	10,114
Special magistrates	5,898	5,991	4,583	1,408
Clerk of the circuit court	543,928	558,689	577,066	(18,377)
Juvenile and domestic relations court	19,365	21,090	18,467	2,623
Sheriff - court security	1,106,080	1,038,615	960,998	77,617
Law library	50,193	53,095	54,093	(998)
Total courts	$ 1,776,316	$ 1,729,452	$ 1,668,828	$ 60,624
Commonwealth's attorney:				
Commonwealth's attorney	$ 823,752	$ 940,923	$ 952,916	$ (11,993)
Total commonwealth's attorney	$ 823,752	$ 940,923	$ 952,916	$ (11,993)
Total judicial administration	$ 2,600,068	$ 2,670,375	$ 2,621,744	$ 48,631
Public safety:				
Law enforcement and emergency services:				
Sheriff - law enforcement	$ 4,133,256	$ 4,186,199	$ 4,092,111	$ 94,088
School resource officers	738,805	750,799	725,799	25,000
E - 911 system	585,726	655,023	622,599	32,424
Total law enforcement and emergency services	$ 5,457,787	$ 5,592,021	$ 5,440,509	$ 151,512
Fire and rescue services:				
Other fire and rescue costs	$ 324,300	$ 268,664	$ 228,920	$ 39,744
Cost recovery fees	65,000	65,000	66,891	(1,891)
Contributions to fire and rescue squads	974,242	1,034,560	1,024,677	9,883
Disaster reimbursement	-	-	1,977	(1,977)
Emergency services	3,132,372	3,221,657	3,336,947	(115,290)
Total fire and rescue services	$ 4,495,914	$ 4,589,881	$ 4,659,412	$ (69,531)

Schedule of Expenditures - Budget and Actual
Governmental Funds
For the Year Ended June 30, 2020

Fund, Function, Activity and Elements	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive (Negative)
General Fund: (Continued)				
Public safety: (Continued)				
Correction and detention:				
Regional jail	$ 4,250,000	$ 3,293,067	$ 3,293,067	$ -
Probation office	67,557	67,557	43,330	24,227
Juvenile detention center	344,769	258,576	344,769	(86,193)
Total correction and detention	$ 4,662,326	$ 3,619,200	$ 3,681,166	$ (61,966)
Inspections:				
Building	$ 616,112	$ 690,955	$ 669,739	$ 21,216
Total inspections	$ 616,112	$ 690,955	$ 669,739	$ 21,216
Other protection:				
Animal control	$ 676,977	$ 695,661	$ 685,432	$ 10,229
Medical examiner	500	780	780	-
Total other protection	$ 677,477	$ 696,441	$ 686,212	$ 10,229
Total public safety	$ 15,909,616	$ 15,188,498	$ 15,137,038	$ 51,460
Public works:				
Maintenance of highways, streets, bridges and sidewalks:				
Management of sanitary districts	$ 367,138	$ 371,306	$ 372,848	$ (1,542)
Streets and highways	20,748	17,726	17,818	(92)
Total maintenance of highways, streets, bridges and sidewalks	$ 387,886	$ 389,032	$ 390,666	$ (1,634)
Sanitation and waste removal:				
Refuse collection	$ 869,615	$ 885,472	$ 936,870	$ (51,398)
Refuse disposal	2,651,975	2,668,952	2,695,473	(26,521)
Total sanitation and waste removal	$ 3,521,590	$ 3,554,424	$ 3,632,343	$ (77,919)
Maintenance of general buildings and grounds:				
General properties	$ 1,296,321	$ 1,387,412	$ 1,484,047	$ (96,635)
Total maintenance of general buildings and grounds	$ 1,296,321	$ 1,387,412	$ 1,484,047	$ (96,635)
Total public works	$ 5,205,797	$ 5,330,868	$ 5,507,056	$ (176,188)
Health and welfare:				
Health:				
Local health department	$ 376,824	$ 376,824	$ 376,824	$ -
Total health	$ 376,824	$ 376,824	$ 376,824	$ -
Mental health and mental retardation:				
Northwestern community services	$ 348,463	$ 348,463	$ 348,463	$ -
Warren association for retarded citizens	2,500	2,500	2,500	-
Total mental health and mental retardation	$ 350,963	$ 350,963	$ 350,963	$ -

Schedule of Expenditures - Budget and Actual
Governmental Funds
For the Year Ended June 30, 2020

Fund, Function, Activity and Elements	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive (Negative)
General Fund: (Continued)				
Health and welfare: (Continued)				
Welfare:				
Public assistance and welfare administration	$ 4,097,871	$ 4,097,871	$ 3,818,576	$ 279,295
Shenandoah area agency on aging	54,000	54,000	54,000	-
Warren county council on domestic violence	12,500	12,500	12,500	-
Other social services	48,989	50,974	52,974	(2,000)
Rental of property - Health and Human Services Complex	161,680	-	-	-
Property tax relief for the elderly and handicapped	-	-	477,464	(477,464)
Children's Services Act	1,816,930	1,817,745	1,678,561	139,184
Total welfare	$ 6,191,970	$ 6,033,090	$ 6,094,075	$ (60,985)
Total health and welfare	$ 6,919,757	$ 6,760,877	$ 6,821,862	$ (60,985)
Education:				
Contribution to local school board	$ 26,442,631	$ 26,442,631	$ 24,062,266	$ 2,380,365
Contribution to local school board - capital improvement	-	1,705,391	1,705,391	-
Contributions to community college	41,583	41,583	41,583	-
Total education	$ 26,484,214	$ 28,189,605	$ 25,809,240	$ 2,380,365
Parks, recreation, and cultural:				
Parks and recreation:				
Programs and operations	$ 2,631,225	$ 2,575,353	$ 2,225,327	$ 350,026
Golf club operations	250,559	250,359	381,745	(131,386)
Total parks and recreation	$ 2,881,784	$ 2,825,712	$ 2,607,072	$ 218,640
Cultural enrichment:				
Browntown community center	$ 2,500	$ 2,500	$ 2,500	$ -
Blue ridge arts council	9,500	9,500	9,500	-
4-H center	3,000	3,000	3,000	-
Other cultural enrichment	-	75,842	75,842	-
Total cultural enrichment	$ 15,000	$ 90,842	$ 90,842	$ -
Library:				
Contribution to Samuels Public Library	$ 991,758	$ 991,758	$ 991,758	$ -
Total library	$ 991,758	$ 991,758	$ 991,758	$ -
Total parks, recreation, and cultural	$ 3,888,542	$ 3,908,312	$ 3,689,672	$ 218,640
Community development:				
Planning and community development:				
Planning and zoning administration	$ 468,632	$ 490,386	$ 419,520	$ 70,866
Enterprise zone grant - IDA	1,711,586	36,586	-	36,586
Industrial development authority	108,234	108,234	108,234	-
Route 340/522 trolley	25,000	57,000	58,906	(1,906)
Other community development	132,000	132,000	41,882	90,118
Total planning and community development	$ 2,445,452	$ 824,206	$ 628,542	$ 195,664
Environmental management:				
Contribution to soil and water conservation district	$ 12,000	$ 12,000	$ 12,000	$ -
Other environmental management	25,000	25,000	6,530	18,470
Total environmental management	$ 37,000	$ 37,000	$ 18,530	$ 18,470
Airport:				
Airport Commission operations	$ 189,465	$ 104,597	$ 100,898	$ 3,699
Total airport	$ 189,465	$ 104,597	$ 100,898	$ 3,699

Schedule of Expenditures - Budget and Actual
Governmental Funds
For the Year Ended June 30, 2020

Fund, Function, Activity and Elements	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive (Negative)
General Fund: (Continued)				
Community development: (Continued)				
Cooperative extension program:				
VPI extension service	$ 121,572	$ 123,801	$ 114,737	$ 9,064
Total cooperative extension program	$ 121,572	$ 123,801	$ 114,737	$ 9,064
Total community development	$ 2,793,489	$ 1,089,604	$ 862,707	$ 226,897
Nondepartmental:				
Retiree medical insurance and unemployment insurance	$ 133,294	$ 133,294	$ 155,126	$ (21,832)
Route 340/522 Revenue Sharing Agreement Payment	240,000	240,000	258,878	(18,878)
Central equipment and maintenance	175,725	175,725	177,869	(2,144)
Other nondepartmental	449,949	125,609	89,639	35,970
Total nondepartmental	$ 998,968	$ 674,628	$ 681,512	$ (6,884)
Capital projects:				
Economic development	$ 106,489	$ 396,193	$ 396,193	$ -
Soccer fields	25,000	-	-	-
Fishnet property	150,000	92,500	74,849	17,651
Bing crosby stadium renovations	15,000	15,375	3,651	11,724
Route 522 beautification project	-	2,799	2,799	-
Airport capital projects	200	55,256	49,318	5,938
Building improvement fund	150,000	150,000	105,048	44,952
Purchase of second street property	100,000	104,800	16,260	88,540
Revenue sharing projects	250,000	1,229,233	842,775	386,458
Simpsons Landing	25,000	13,855	17,640	(3,785)
Health and Human Services building	110,000	157,491	-	157,491
Voter registration facility renovation	25,000	206,560	103,348	103,212
School renovations	100,000	129,994	1,167	128,827
Other capital projects	2,903,400	5,129,621	4,624,009	505,612
Total capital projects	$ 3,960,089	$ 7,683,677	$ 6,237,057	$ 1,446,620
Debt service:				
Principal retirement	$ 6,635,897	$ 6,635,897	$ 6,635,897	$ -
Interest	1,237,951	4,140,718	5,094,224	(953,506)
Total debt service	$ 7,873,848	$ 10,776,615	$ 11,730,121	$ (953,506)
Total General Fund	$ 79,849,260	$ 86,550,916	$ 84,041,104	$ 2,509,812
Special Revenue Funds:				
Drug Forfeiture Fund:				
Public safety:				
Other protection				
Drug forfeiture	$ -	$ -	$ 26,741	$ (26,741)
Total other protection	$ -	$ -	$ 26,741	$ (26,741)
Total public safety	$ -	$ -	$ 26,741	$ (26,741)
Total Drug Forfeiture Fund	$ -	$ -	$ 26,741	$ (26,741)

Schedule of Expenditures - Budget and Actual
Governmental Funds
For the Year Ended June 30, 2020

Fund, Function, Activity and Elements	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive (Negative)
Special Revenue Fund: (Continued)				
Proffers Funds:				
Education				
Contribution to local school board	$ -	$ 733,286	$ 733,286	$ -
Total Proffers Funds	$ -	$ 733,286	$ 733,286	$ -
Sanitary Districts Fund:				
Public works				
Maintenance of highways, streets, bridges and sidewalks:				
Highways, streets, bridges and sidewalks	$ 1,752,172	$ 1,618,450	$ 1,611,408	$ 7,042
Total maintenance of highways, streets, bridges and sidewalks	$ 1,752,172	$ 1,618,450	$ 1,611,408	$ 7,042
Total public works	$ 1,752,172	$ 1,618,450	$ 1,611,408	$ 7,042
Debt service:				
Principal retirement	$ 30,000	$ 30,000	$ 30,000	$ -
Interest	6,500	5,027	5,027	-
Total debt service	$ 36,500	$ 35,027	$ 35,027	$ -
Total Sanitary District Fund	$ 1,788,672	$ 1,653,477	$ 1,646,435	$ 7,042
Capital Projects Fund:				
Special Projects Fund				
Capital projects expenditures:				
Contribution to local school board	$ -	$ -	$ 389,602	$ (389,602)
Total Special Projects Fund	$ -	$ -	$ 389,602	$ (389,602)
School Bond Construction Fund:				
Capital projects expenditures:				
School construction	$ -	$ -	$ 2,144,745	$ (2,144,745)
Total capital projects	$ -	$ -	$ 2,144,745	$ (2,144,745)
Total School Bond Construction Fund	$ -	$ -	$ 2,144,745	$ (2,144,745)
Total Capital Projects Funds	$ -	$ -	$ 2,534,347	$ (2,534,347)
Total Primary Government	$ 81,637,932	$ 88,937,679	$ 88,981,913	$ (44,234)
Discretely Presented Component Unit - School Board:				
School Operating Fund:				
Education:				
Instruction	$ 44,543,782	$ 44,437,485	$ 44,427,637	$ 9,848
Administration, attendance and health	2,370,714	2,364,468	2,287,611	76,857
Pupil transportation	2,516,994	2,510,362	2,428,763	81,599
Operation and maintenance	6,342,150	6,310,442	6,119,833	190,609
Technology	1,821,644	1,816,845	1,757,788	59,057
Total education	$ 57,595,284	$ 57,439,602	$ 57,021,632	$ 417,970

Schedule of Expenditures - Budget and Actual
Governmental Funds
For the Year Ended June 30, 2020

Fund, Function, Activity and Elements	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive (Negative)
Discretely Presented Component Unit - School Board: (Continued)				
Capital projects:				
School capital projects	$ -	$ 255,954	$ 255,954	$ -
Total capital projects	$ -	$ 255,954	$ 255,954	$ -
Debt service:				
Principal retirement	$ -	$ 273,000	$ 273,000	$ -
Interest and other fiscal charges	-	336,446	336,446	-
Total debt service	$ -	$ 609,446	$ 609,446	$ -
Total School Operating Fund	$ 57,595,284	$ 58,305,002	$ 57,887,032	$ 417,970
School Cafeteria Fund:				
Education:				
School food services:				
Administration of school food program	$ 2,809,800	$ 2,809,800	$ 2,654,758	$ 155,042
Total school food services	$ 2,809,800	$ 2,809,800	$ 2,654,758	$ 155,042
Total education	$ 2,809,800	$ 2,809,800	$ 2,654,758	$ 155,042
Total School Cafeteria Fund	$ 2,809,800	$ 2,809,800	$ 2,654,758	$ 155,042
Vocational Building Fund:				
Education:				
Vocational building	$ -	$ -	$ 6,651	$ (6,651)
Total education	$ -	$ -	$ 6,651	$ (6,651)
Total Vocational Building Fund	$ -	$ -	$ 6,651	$ (6,651)
School Textbook Fund:				
Education:				
Textbook expenditures	$ -	$ -	$ 143,110	$ (143,110)
Total education	$ -	$ -	$ 143,110	$ (143,110)
Total School Textbook Fund	$ -	$ -	$ 143,110	$ (143,110)
Capital Improvements Fund:				
Capital projects expenditures:				
School capital projects	$ -	$ 1,752,079	$ 1,300	$ 1,750,779
Total Capital Improvements Fund	$ -	$ 1,752,079	$ 1,300	$ 1,750,779
Total Discretely Presented Component Unit - School Board	$ 60,405,084	$ 62,866,881	$ 60,692,851	$ 2,174,030

Other Statistical Information

Contents	Tables
Financial Trends These tables contain trend information to help the reader understand how the the County's financial performance and well-being have changed over time.	1 - 6
Revenue Capacity These tables contain information to help the reader assess the factors affecting the County's ability to generate its property and sales taxes.	7 - 11
Debt Capacity These tables present information to help the reader assess the affordability of the County's current levels of outstanding debt and the County's ability to issue debt in the future.	12 - 13
Demographic and Economic Information These tables offer demographic and economic indicators to help the reader understand the environment within which the County's financial activities take place and to help make comparisons over time and with other governments.	14 - 18

Sources: Unless otherwise noted, the information in these tables is derived from the annual financial reports for the relevant year.

COUNTY OF WARREN, VIRGINIA **Table 1**

Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Governmental activities										
Net investment in capital assets	$ 33,051,889	$ 39,807,455	$ 41,283,508	$ 44,643,308	$ 50,608,195	$ 50,390,918	$ 47,493,851	$ 46,396,078	$ 53,144,977	$ 56,236,417
Restricted	404,906	472,751	462,122	501,786	392,770	609,053	1,102,483	1,368,387	1,291,771	572,153
Unrestricted	42,626,162	38,133,808	39,289,581	39,844,691	31,397,108	23,597,887	29,397,300	25,619,321	27,770,044	26,581,523
Total governmental activities net position	$ 76,082,957	$ 78,414,014	81,035,211	$ 84,989,785	$ 82,398,073	$ 74,597,858	$ 77,993,634	$ 73,383,786	$ 82,206,792	$ 83,390,093
Primary government										
Net investment in capital assets	$ 33,051,889	$ 39,807,455	$ 41,283,508	$ 44,643,308	$ 50,608,195	$ 50,390,918	$ 47,493,851	$ 46,396,078	$ 53,144,977	$ 56,236,417
Restricted	404,906	472,751	462,122	501,786	392,770	609,053	1,102,483	1,368,387	1,291,771	572,153
Unrestricted	42,626,162	38,133,808	39,289,581	39,844,691	31,397,108	23,597,887	29,397,300	25,619,321	27,770,044	26,581,523
Total primary government net position	$ 76,082,957	$ 78,414,014	81,035,211	$ 84,989,785	$ 82,398,073	$ 74,597,858	$ 77,993,634	$ 73,383,786	$ 82,206,792	$ 83,390,093

Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Expenses										
Governmental activities:										
General government administration	$ 3,911,301	$ 4,763,989	$ 3,325,816	$ 3,851,326	$ 3,955,083	$ 3,833,474	$ 3,871,325	$ 3,897,066	$ 4,857,017	$ 5,705,438
Judicial administration	1,377,697	1,409,961	1,337,703	1,410,337	1,378,138	2,311,765	2,392,659	2,495,716	2,499,541	2,774,389
Public safety	11,302,344	12,298,117	12,715,103	14,381,005	13,964,875	15,056,861	14,860,539	15,249,315	14,131,400	16,156,532
Public works	5,226,893	4,770,471	5,184,861	6,365,453	6,462,172	8,652,338	10,922,208	8,335,668	6,964,539	8,730,730
Health and welfare	7,072,800	7,693,313	6,372,322	6,329,760	6,270,332	6,465,553	6,947,264	6,944,616	7,111,589	7,255,801
Education	20,702,750	19,409,698	20,616,162	21,089,704	22,694,712	33,441,555	22,500,264	25,533,790	28,389,802	29,429,249
Parks, recreation and cultural	3,681,010	3,154,449	3,321,806	3,488,039	3,802,849	3,565,915	3,713,029	3,946,163	3,826,634	3,955,750
Community development	1,200,522	1,257,830	1,215,861	1,020,028	1,444,078	1,287,614	1,348,846	1,473,827	1,539,067	1,661,861
Non-departmental	136,821	-	-	-	-	-	-	-	-	-
Interest on long-term debt	5,535,466	4,699,187	4,687,949	4,349,138	5,281,135	5,436,533	5,538,416	5,675,570	6,446,381	4,897,997
Total governmental activities expenses	$ 60,147,604	$ 59,457,015	$ 58,777,583	$ 62,284,790	$ 65,253,374	$ 80,051,608	$ 72,094,550	$ 73,551,731	$ 75,765,970	$ 80,567,747
Total primary government expenses	$ 60,147,604	$ 59,457,015	$ 58,777,583	$ 62,284,790	$ 65,253,374	$ 80,051,608	$ 72,094,550	$ 73,551,731	$ 75,765,970	$ 80,567,747
Program Revenues										
Governmental activities:										
Charges for services:										
General government	$ 489,180	$ 477,385	$ 173,887	$ 258,425	$ 264,237	$ 267,603	$ 236,808	$ 180,987	$ 311,603	$ 239,658
Judicial administration	375,716	332,962	248,492	243,901	225,746	216,225	185,489	226,015	262,090	142,809
Public safety	1,919,051	2,299,296	1,266,792	1,341,592	937,881	1,053,953	1,211,691	1,104,443	1,321,886	1,430,286
Public works	951,891	891,139	855,074	965,738	982,071	1,045,223	1,096,644	1,148,332	1,151,032	1,337,461
Health and welfare	250,371	293,177	-	-	-	-	-	-	-	-
Parks, recreation and cultural	549,381	570,267	429,712	423,860	439,677	476,834	439,608	411,263	361,368	289,824
Community development	213,341	241,298	218,494	214,921	206,823	210,051	221,604	214,604	229,846	220,688
Operating grants and contributions	8,784,738	7,984,270	7,533,944	8,402,853	6,693,201	7,541,835	7,422,626	7,279,271	7,277,890	7,230,236
Capital grants and contributions	630,340	295,688	261,197	473,284	387,573	795,626	1,096,324	1,437,532	1,090,036	1,042,054
Total governmental activities program revenues	$ 14,164,009	$ 13,385,482	$ 10,987,592	$ 12,324,574	$ 10,137,209	$ 11,607,350	$ 11,910,794	$ 12,002,447	$ 12,005,751	$ 11,933,016
Total primary government program revenues	$ 14,164,009	$ 13,385,482	$ 10,987,592	$ 12,324,574	$ 10,137,209	$ 11,607,350	$ 11,910,794	$ 12,002,447	$ 12,005,751	$ 11,933,016
Net (expense) / revenue										
Governmental activities	$ (45,983,595)	$ (46,071,533)	$ (47,789,991)	$ (49,960,216)	$ (55,116,165)	$ (68,444,258)	$ (60,183,756)	$ (61,549,284)	$ (63,760,219)	$ (68,634,731)
Total primary government net expense	$ (45,983,595)	$ (46,071,533)	$ (47,789,991)	$ (49,960,216)	$ (55,116,165)	$ (68,444,258)	$ (60,183,756)	$ (61,549,284)	$ (63,760,219)	$ (68,634,731)

Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes										
Property taxes	$ 33,922,048	$ 34,768,063	$ 35,453,198	$ 40,170,018	$ 43,218,932	$ 46,462,723	$ 48,028,934	$ 49,130,661	$ 54,934,806	$ 53,463,608
Local sales and use taxes	2,931,450	3,281,603	6,351,573	3,765,595	3,459,402	3,339,288	3,707,397	3,785,913	3,925,330	4,575,698
Taxes on recordation and wills	418,073	321,394	579,111	460,515	371,886	451,634	470,302	611,171	595,099	761,318
Consumer utility taxes	683,604	687,180	692,508	708,592	696,551	649,156	764,170	728,834	735,999	741,898
Business licenses taxes	569,485	906,752	928,778	858,661	773,355	765,773	837,612	811,476	831,320	977,437
Meals tax	690,672	724,799	757,306	824,351	874,721	917,662	940,928	947,737	1,015,726	898,042
Other local taxes	775,901	890,048	788,039	913,505	1,099,486	1,132,119	1,120,689	1,109,861	1,089,681	1,183,785
Unrestricted grants and contributions (1)	5,312,483	5,781,049	5,818,324	5,789,093	5,672,161	5,672,279	5,781,070	5,628,301	5,562,228	5,528,557
Unrestricted revenues from use of money and property	459,208	392,301	373,583	374,038	323,996	519,420	741,230	489,390	985,531	898,593
Miscellaneous	4,199,746	649,401	372,120	470,422	359,978	503,214	1,187,200	1,229,050	2,837,153	629,895
Gain on disposal of assets	-	-	-	-	-	230,775	-	-	70,352	-
Transfers	-	-	35,740	-	-	-	-	-	-	-
Total governmental activities	$ 49,962,670	$ 48,402,590	$ 52,150,280	$ 54,334,790	$ 56,850,468	$ 60,644,043	$ 63,579,532	$ 64,472,394	$ 72,583,225	$ 69,658,831
Total primary government	$ 49,962,670	$ 48,402,590	$ 52,150,280	$ 54,334,790	$ 56,850,468	$ 60,644,043	$ 63,579,532	$ 64,472,394	$ 72,583,225	$ 69,658,831
Change in Net Position										
Governmental activities	$ 3,979,075	$ 2,331,057	$ 4,360,289	$ 4,374,574	$ 1,734,303	$ (7,800,215)	$ 3,395,776	$ 2,923,110	$ 8,823,006	$ 1,024,100
Total primary government	$ 3,979,075	$ 2,331,057	$ 4,360,289	$ 4,374,574	$ 1,734,303	$ (7,800,215)	$ 3,395,776	$ 2,923,110	$ 8,823,006	$ 1,024,100

(1) The County implemented GASB Statement 63 and 65, effective July 1, 2012 - the implementation required the reclassification of certain expense items

(2) Commencing in fiscal year 2016, expenses related to court security is reported under judicial administration. Previously the costs were reported under public safety.

Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
General fund										
Nonspendable	$ -	$ -	$ -	$ -	$ -	$ 31,374	$ 30,312	$ 29,550	$ 219,913	$ 164,386
Restricted	-	-	-	-	-	-	-	-	6,698,497	3,031,433
Unassigned	13,566,706	13,757,149	17,132,916	16,693,295	15,505,815	15,710,784	15,736,735	13,528,579	11,989,240	12,712,426
Total general fund	$ 13,566,706	$ 13,757,149	$ 17,132,916	$ 16,693,295	$ 15,505,815	$ 15,742,158	$ 15,767,047	$ 13,558,129	$ 18,907,650	$ 15,908,245
All other governmental funds										
Nonspendable	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,979	$ 1,182
Restricted	4,994,702	726,981	462,122	1,274,248	50,257,532	41,433,694	12,500,725	4,073,726	3,734,506	915,709
Committed	27,769,270	23,205,218	22,852,130	24,285,633	21,044,453	16,328,334	19,035,093	20,108,849	19,415,149	20,403,587
Assigned	195,965	195,965	153,514	153,514	153,514	-	-	-	-	-
Unassigned	-	-	(183,904)	(183,904)	-	-	-	-	-	-
Total all other governmental funds	32,959,937	24,128,164	23,283,862	25,529,491	71,455,499	57,762,028	31,535,818	24,182,575	23,151,634	21,320,478
Total fund balance, governmental funds	$ 46,526,643	$ 37,885,313	$ 40,416,778	$ 42,222,786	$ 86,961,314	$ 73,504,186	$ 47,302,865	$ 37,740,704	$ 42,059,284	$ 37,228,723

Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Revenues										
General property taxes	$ 33,878,123	$ 34,090,051	$ 36,109,920	$ 39,547,607	$ 43,189,446	$ 45,985,664	$ 48,137,667	$ 49,007,643	$ 51,898,098	$ 55,513,734
Other local taxes (1)	6,069,186	6,811,776	10,097,315	7,531,219	7,275,401	7,255,632	7,841,098	7,994,992	8,193,155	9,138,178
Permits, privilege fees and regulatory licenses	555,982	527,806	665,598	679,907	685,234	818,327	525,014	497,776	565,796	634,291
Fines and forfeitures	49,216	24,776	80,083	97,416	100,564	103,259	103,806	85,029	94,467	61,725
Revenue from use of money and property	459,208	392,301	373,913	374,038	324,091	519,420	741,230	489,390	985,532	898,593
Charges for services	2,237,108	2,408,251	2,446,770	2,671,114	2,270,637	2,348,303	2,763,023	2,702,838	2,977,561	2,964,710
Miscellaneous	4,199,744	649,404	372,110	470,423	359,882	1,025,720	1,357,198	1,229,049	824,957	629,895
Recovered costs	317,422	14,514	83,270	72,885	139,172	65,608	93,762	193,809	911,569	253,972
Intergovernmental:										
Local government	-	-	-	-	-	501,468	375,200	149,175	157,705	147,504
Commonwealth	11,787,400	11,954,053	11,745,823	12,385,077	10,565,562	10,834,673	11,132,178	11,927,767	11,444,285	11,495,421
Federal	2,940,161	2,106,954	1,867,311	2,280,153	2,187,373	2,151,099	2,792,642	2,268,163	2,328,164	2,157,922
Total revenues	$ 62,493,550	$ 58,979,886	$ 63,842,113	$ 66,109,839	$ 67,097,362	$ 71,609,173	$ 75,862,818	$ 76,545,631	$ 80,381,289	$ 83,895,945
Expenditures										
General government administration	$ 3,023,745	$ 2,671,164	$ 2,680,167	$ 2,905,847	$ 3,123,371	$ 3,211,580	$ 2,902,896	$ 3,239,276	$ 3,812,613	$ 4,943,095
Judicial administration	1,387,022	1,448,578	1,534,198	1,578,791	1,611,596	2,242,720	2,285,963	2,418,499	2,465,679	2,621,744
Public safety	10,192,987	10,453,211	11,689,025	13,538,746	13,807,508	14,728,230	14,471,085	15,031,937	14,751,413	15,163,779
Public works	4,127,601	4,199,431	4,720,519	4,906,211	5,427,334	5,209,182	5,191,279	6,387,113	6,530,130	7,118,464
Health and welfare	6,688,564	6,706,491	6,245,724	6,213,147	6,313,085	6,444,670	6,628,743	6,730,444	6,835,174	6,821,862
Education	20,687,963	18,643,244	19,150,024	20,039,108	21,498,329	20,728,369	20,228,390	23,037,768	24,855,431	26,542,526
Parks, recreation and cultural	2,779,555	2,828,558	3,036,924	3,451,896	3,410,727	3,299,722	3,437,329	3,549,814	3,699,590	3,689,672
Community development	781,834	734,419	792,613	977,696	1,055,488	1,046,953	1,093,351	953,282	798,721	862,707
Non-departmental	197,336	249,404	235,430	250,523	269,080	276,784	515,049	511,636	913,208	681,512
Capital projects	13,537,702	11,760,452	3,507,383	5,000,468	7,531,305	24,512,900	33,472,111	14,724,613	5,247,282	8,771,404
Debt service										
Principal	4,490,955	3,458,550	3,499,383	11,010,125	5,470,583	6,607,594	5,649,214	5,861,999	13,931,283	6,665,897
Interest	5,231,529	6,758,827	4,478,371	4,591,060	5,429,201	6,554,940	6,018,728	5,882,155	5,677,957	5,099,251
Total expenditures	$ 73,126,793	$ 69,912,329	$ 61,569,761	$ 74,463,618	$ 74,947,607	$ 94,863,644	$ 101,894,138	$ 88,328,536	$ 89,518,481	$ 88,981,913
Excess of revenues over (under) expenditures	$ (10,633,243)	$ (10,932,443)	$ 2,272,352	$ (8,353,779)	$ (7,850,245)	$ (23,254,471)	$ (26,031,320)	$ (11,782,905)	$ (9,137,192)	$ (5,085,968)
Other financing sources (uses)										
Transfers in	$ 15,793,316	$ 12,805,447	$ 5,321,020	$ 7,009,008	$ 8,363,969	$ 13,313,568	$ 8,684,074	$ 4,112,437	$ 7,204,194	$ 2,538,197
Transfers out	(15,721,064)	(12,360,880)	(5,061,907)	(6,849,221)	(8,139,798)	(13,260,255)	(8,854,074)	(4,110,393)	(7,204,194)	(2,538,197)
Insurance proceeds		-	-	-	-	-	-	-	-	250,000
Issuance of bonds	-	77,000,000	-	10,000,000	48,325,000	8,691,000	-	-	11,248,000	57,270,000
Issuance of line of credit	-	-	-	-	-	-	-	2,218,700	1,954,931	-
Premium on bonds issued	-	10,859,925	-	-	3,298,094	-	-	-	-	-
Payments to refunded bond escrow agent	-	(86,013,379)	-	-	-	-	-	-	-	(56,766,810)
Bond issuance costs	-	-	-	-	-	-	-	-	-	(503,190)
Issuance capital leases	318,628	-	-	-	741,508	409,650	-	-	-	-
Sale of capital assets	-	-	-	-	-	643,380	-	-	252,841	-
Total other financing sources (uses)	$ 390,880	$ 2,291,113	$ 259,113	$ 10,159,787	$ 52,588,773	$ 9,797,343	$ (170,000)	$ 2,220,744	$ 13,455,772	$ 250,000
Net change in fund balances	$ (10,242,363)	$ (8,641,330)	$ 2,531,465	$ 1,806,008	$ 44,738,528	$ (13,457,128)	$ (26,201,320)	$ (9,562,161)	$ 4,318,580	$ (4,835,968)
Debt service as a percentage of noncapital expenditures	16.08%	16.85%	13.43%	22.07%	15.97%	17.88%	15.68%	15.40%	23.23%	14.25%

(1) Commencing in fiscal year 2016, expenses related to court security is reported under judicial administration. Previously the costs were reported under public safety.

General Governmental Expenditures by Function (1)
Last Ten Fiscal Years

Fiscal Year	General Government Administration	Judicial Administration	Public Safety	Public Works	Health and Welfare	Education (2)	Parks, Recreation, and Cultural	Community Development	Non-departmental	Debt Service	Total
2011	$ 3,023,745	$ 1,387,022	$ 10,192,987	$ 4,127,601	$ 6,688,564	$ 47,736,047	$ 2,779,555	$ 781,834	$ 197,336	$ 11,356,255	$ 88,270,946
2012	2,671,164	1,448,578	10,453,211	4,199,431	6,706,491	46,365,366	2,828,558	734,419	249,404	11,887,803	87,544,425
2013	2,680,167	1,534,198	11,689,025	4,720,519	6,245,724	49,243,217	3,036,924	1,060,749	235,430	9,512,920	89,958,873
2014	2,905,847	1,578,791	13,538,746	4,906,211	6,213,147	50,871,698	3,451,896	977,696	250,523	17,070,079	101,764,634
2015	3,123,371	1,611,596	13,807,508	5,427,334	6,313,085	53,445,414	3,410,727	1,055,488	269,080	11,346,629	99,810,232
2016	3,211,580	2,242,720	14,728,230	5,209,182	6,444,670	54,041,635	3,299,722	1,046,953	276,784	12,819,206	103,320,682
2017	2,902,896	2,285,963	14,471,085	5,191,279	6,628,743	54,469,709	3,437,329	1,093,351	515,049	11,667,942	102,663,346
2018	3,239,276	2,418,499	15,031,937	6,387,113	6,730,444	57,521,859	3,549,814	953,282	511,636	12,349,213	108,693,073
2019	3,812,613	2,465,679	14,751,413	6,530,130	6,835,174	60,694,527	3,699,590	798,721	913,208	19,609,240	120,110,295
2020	4,943,095	2,621,744	15,163,779	7,118,464	6,821,862	62,486,923	3,689,672	862,707	681,512	11,765,148	116,154,906

(1) Includes General and Special Revenue funds of the Primary Government and the Discretely Presented Component Unit - School Board.
(Does not include activity of the Discretely Presented Component Unit - Industrial Development Authority)

(2) Excludes contribution from Primary Government to Discretely Presented Component Unit.
Activity of the school self-insurance fund is not reported in the above table.

(3) Commencing in fiscal year 2016, expenses related to court security is reported under judicial administration. Previously the costs were reported under public safety.

General Governmental Revenues by Source (1)
Last Ten Fiscal Years

Fiscal Year	General Property Taxes	Other Local Taxes (4)	Permits, Privilege Fees, Regulatory Licenses	Fines and Forfeitures	Revenue from the Use of Money and Property	Charges for Services	Miscellaneous	Recovered Costs	Inter-governmental (2)	Total
2011	$ 33,878,123	$ 6,069,186	$ 555,982	$ 49,216	$ 424,507	$ 3,509,824	$ 4,452,764	$ 17,463	$ 42,024,470	$ 90,981,535
2012	34,090,051	6,811,776	527,806	24,776	386,991	3,739,774	885,906	14,514	41,811,690	88,293,284
2013	36,109,920	10,097,315	665,598	80,083	373,913	3,762,802	791,223	45,031	43,652,258	95,578,143
2014	39,547,607	7,531,219	679,907	97,416	372,850	3,975,882	931,270	72,885	44,860,064	98,069,100
2015	43,189,446	7,275,401	685,234	100,564	319,441	3,797,728	691,423	139,172	43,946,990	100,145,399
2016	45,985,664	7,255,632	818,327	103,259	379,854	4,058,886	1,419,020	65,608	45,071,412	105,157,662
2017	48,137,667	7,841,098	822,761	103,806	608,402	4,058,999	1,674,542	93,762	46,901,146	110,242,183
2018	49,007,643	7,994,992	497,776	85,029	438,756	4,255,101	1,477,412	193,809	47,666,392	111,616,910
2019	51,898,098	8,193,155	565,796	94,467	1,019,398	4,529,824	1,073,320	911,569	47,251,441	115,537,068
2020	55,513,734	9,138,178	634,291	61,725	926,759	4,383,808	740,429	253,972	49,150,993	120,803,889

(1) Includes General and Special Revenue funds of the Primary Government and its Discretely Presented Component Unit - School Board.
(Does not include activity of the Discretely Presented Component Unit - Industrial Development Authority)
(2) Excludes contribution from Primary Government to Discretely Presented Component Unit.

Governmental Activities Tax Revenues by Source
Last Ten Fiscal Years
(accrual basis of accounting)

Fiscal Year	Property Tax	Local sales and use Tax	Consumer Utility Tax	Recordation and Wills Tax	Business License Tax	Meals Tax (1)	Other Local Taxes (2)	Total
2011	$ 33,922,049	$ 2,931,450	$ 683,604	$ 313,489	$ 569,485	$ 690,672	$ 880,485	$ 39,991,234
2012	34,768,063	3,281,603	687,180	321,394	906,752	724,799	890,048	41,579,839
2013	36,109,920	6,351,573	692,508	579,111	928,778	757,306	788,039	46,207,235
2014	39,547,607	3,765,595	708,592	460,515	858,661	824,351	913,505	47,078,826
2015	43,189,446	3,459,402	696,551	482,158	773,357	871,933	992,000	50,464,847
2016	45,985,664	3,339,288	649,156	571,197	765,773	917,662	1,012,556	53,241,296
2017	48,137,667	3,707,397	764,170	599,921	837,612	940,928	991,070	55,978,765
2018	49,007,643	3,785,913	728,834	611,171	811,476	947,737	1,109,861	57,002,635
2019	51,898,098	3,925,330	735,999	595,099	831,320	1,015,726	1,089,681	60,091,253
2020	55,513,734	4,575,698	741,898	761,318	977,580	898,042	1,183,642	64,651,912

Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

Fiscal Year	Real Estate	Personal Property and Mobile Homes	Machinery and Tools	Public Service	Total Taxable Assessed Value	Overlapping Tax Rate Town of Front Royal			Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value
						Pers. Prop.	Mach. - Tools	Real Estate		
2011	$ 4,816,929,300	$ 336,375,506	$ 55,042,750	$ 83,128,930	$ 5,291,476,486	$ 0.64	$ 0.64	$ 0.11	$ 5,291,476,486	100.00%
2012	3,783,054,400	338,756,346	51,946,980	95,214,200	4,268,971,926	0.64	0.64	0.11	4,268,971,926	100.00%
2013	3,795,435,900	345,186,421	52,915,970	93,483,110	4,287,021,401	0.64	0.64	0.11	4,287,021,401	100.00%
2014	3,813,780,900	361,209,652	53,266,515	384,518,870	4,612,775,937	0.64	0.64	0.13	4,612,775,937	100.00%
2015	3,924,829,100	367,502,458	53,266,515	693,556,225	5,039,154,298	0.64	0.64	0.13	5,039,154,298	100.00%
2016	4,039,047,050	379,410,581	60,371,995	960,963,480	5,439,793,106	0.64	0.64	0.13	5,439,793,106	100.00%
2017	4,068,221,600	392,547,103	63,065,930	1,072,950,545	5,596,785,178	0.64	0.64	0.135	5,596,785,178	100.00%
2018	4,117,282,950	402,113,393	68,125,550	1,017,740,775	5,605,262,668	0.64	0.64	0.135	5,605,262,668	100.00%
2019	4,394,054,150	423,738,556	84,411,975	953,592,583	5,855,797,264	0.64	0.64	0.131	5,855,797,264	100.00%
2020	4,660,813,450	443,939,299	94,697,880	991,420,935	6,190,871,564	0.64	0.64	0.131	6,190,871,564	100.00%

Source: Commissioner of Revenue

Notes: The County implemented semi-annual tax billings in fiscal year 2010.
Fiscal Year 2011 is comprised of the 2010 calendar year assessment.
Fiscal Year 2012 is comprised of the 2011 calendar year assessment.
Fiscal Year 2013 is comprised of the 2012 calendar year assessment.
Fiscal Year 2014 is comprised of the second half of calendar year 2013 and first half of calendar year 2014
Fiscal Year 2015 is comprised of the second half of calendar year 2014 and first half of calendar year 2015
Fiscal Year 2016 is comprised of the second half of calendar year 2015 and first half of calendar year 2016

Property Tax Rates (1)
Last Ten Fiscal Years

Fiscal Year	Direct Rates			
	Real Estate (3)	Personal Property (2)(3)	Mobile Homes (3)	Machinery and Tools (2)(3)
2011	$ 0.46/0.59	$ 4.00/4.00	$ 0.46/0.59	$ 1.30/1.30
2012	0.59/0.59	4.00/4.00	0.59/0.59	1.30/1.30
2013	0.59/0.59	4.00/4.00	0.59/0.59	1.30/1.30
2014	0.59/0.61	4.00/4.00	0.59/0.61	1.30/1.95
2015	0.61/0.595	4.00/4.00	0.61/0.595	1.95/1.95
2016	0.595/0.62	4.00/4.00	0.595/0.62	1.95/1.95
2017	0.62/0.65	4.00/4.00	0.62/0.65	1.95/1.95
2018	0.65/0.66	4.00/4.00	0.65/0.66	1.95/2.05
2019	0.66/0.655	4.00/4.00	0.66/0.655	2.05/2.05
2020	0.655/0.655	4.00/4.00	0.655/0.655	2.05/2.05

(1) Per $100 of assessed value
(2) In fiscal year 1996, assessments for personal property changed from 40% to 100% of value base. Additionally, value base changed from retail to loan NADA value.
(3) The County collects taxes semi-annually commencing fiscal year 2010.

Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year	Total Original Tax Levy (1,2,4,5)	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years (1)	Total Collections to Date	
		Collections (1,3,4)	Percentage of Levy		Amount (1) (2)	Percentage of Levy (5)
2011	$ 37,294,301	$ 35,493,841	95.17%	$ 1,603,290	$ 37,097,131	99.47%
2012	37,825,616	35,949,106	95.04%	23,713	35,972,819	95.10%
2013	38,819,912	36,920,536	95.11%	1,071,837	37,992,373	97.87%
2014	41,713,051	41,073,133	98.47%	665,155	41,738,288	100.06%
2015	44,253,098	43,363,126	97.99%	1,021,354	44,384,480	100.30%
2016	47,761,913	46,775,488	97.93%	1,075,644	47,851,132	100.19%
2017	51,446,487	49,128,746	95.49%	2,056,680	51,185,426	99.49%
2018	52,980,354	50,483,164	95.29%	1,887,655	52,370,819	98.85%
2019	55,668,393	52,528,130	94.36%	1,471,698	53,999,828	97.00%
2020	58,793,454	56,562,316	96.21%	-	56,562,316	96.21%

(1) Exclusive of penalties and interest.
(2) Includes personal property tax relief from the Commonwealth of Virginia.
(3) Original assessments, does not include supplemental or abatement assessments

Principal Property Taxpayers - Real Estate
Last Ten Fiscal Years

Fiscal Year 2020				Fiscal Year 2019				Fiscal Year 2018			
Taxpayer	Taxable Assessed Valuation	Rank	% of Total Assessed Valuation	Taxpayer	Taxable Assessed Valuation	Rank	% of Total Assessed Valuation	Taxpayer	Taxable Assessed Valuation	Rank	% of Total Assessed Valuation
Sysco Mdse & Supply Chain Svcs (Baugh Northeast)	$ 61,328,500	1	1.32%	Sysco Mdse & Supply Chain Svcs (Baugh Northeast)	$ 61,328,500	1	1.40%	Sysco Mdse & Supply Chain Svcs (Ba	$ 64,942,100	1	1.58%
Family Dollar Services Inc	44,743,600	2	0.96%	Family Dollar Services Inc	44,320,600	2	1.01%	Family Dollar Services Inc	57,633,600	2	1.40%
Cole FG Front Royal VA LLC	30,583,800	3	0.66%	Cole FG Front Royal VA LLC	30,583,500	3	0.70%	Cole FG Front Royal VA LLC	37,869,800	3	0.92%
Interbake Foods LLC	24,076,200	4	0.52%	Interbake Foods LLC	23,410,800	4	0.53%	Interbake Foods LLC	21,678,700	4	0.53%
Axalta (DuPont Performance Coatings)	19,313,900	5	0.41%	Toray Plastics (America) The	20,924,500	5	0.48%	Axalta (DuPont Performance Coating	20,164,700	5	0.49%
Toray Plastics (America) The	20,924,500	6	0.35%	Axalta (DuPont Performance Coatings)	19,313,900	6	0.44%	Walmart	18,495,800	6	0.45%
Boisseau Family LC (The) et al	16,492,000	7	0.35%	Boisseau Family LC (The) et al	16,492,000	7	0.38%	Boisseau Family LC (The) et al	17,496,200	7	0.42%
Walmart	16,208,300	8	0.31%	Walmart	16,208,300	8	0.37%	Toray Plastics (America) The	16,620,900	8	0.40%
Crooked Run LLC	14,575,400	9	0.45%	Crooked Run LLC	16,164,900	9	0.37%	Crooked Run LLC	14,880,300	9	0.36%
JCR Riverton Investors	12,977,900	10	0.28%	Green Mountain Hospitality	13,046,600	10	0.30%	Green Mountain Hospitality	12,158,600	10	0.30%
	$ 261,224,100		5.60%		$ 261,793,600		5.96%		$ 281,940,700		6.85%

Fiscal Year 2017				Fiscal Year 2016				Fiscal Year 2015			
Taxpayer	Taxable Assessed Valuation	Rank	% of Total Assessed Valuation	Taxpayer	Taxable Assessed Valuation	Rank	% of Total Assessed Valuation	Taxpayer	Taxable Assessed Valuation	Rank	% of Total Assessed Valuation
Sysco Mdse & Supply Chain Svcs	$ 64,942,100	1	1.60%	Sysco Mdse & Supply Chain Svcs	$ 64,942,100	1	1.61%	Sysco Mdse & Supply Chain Svcs.	$ 65,680,300	1	1.67%
Family Dollar Services Inc	57,633,600	2	1.42%	Family Dollar Services Inc	57,633,600	2	1.43%	Family Dollar Services Inc	57,413,750	2	1.46%
Cole FG Front Royal VA LLC	37,719,800	3	0.93%	Cole FG Front Royal VA LLC	37,719,800	3	0.93%	Cole FG Front Royal VA LLC	37,016,550	3	0.94%
Interbake Foods LLC	21,678,700	4	0.53%	Interbake Foods LLC	21,678,700	4	0.54%	Interbake Foods LLC	21,953,150	4	0.56%
Axalta (DuPont Perf. Coatings)	20,164,700	5	0.50%	Axalta (DuPont Perf. Coatings)	20,164,700	5	0.50%	Axalta (DuPont Perf. Coatings)	20,141,450	5	0.51%
Walmart	18,430,800	6	0.45%	Boisseau Family LC (The) et al	17,464,700	6	0.43%	Boisseau Family LC (The) et al	18,481,000	6	0.47%
Boisseau Family LC (The) et al	17,496,200	7	0.43%	Walmart	18,430,800	7	0.46%	Walmart	16,752,250	7	0.43%
Toray Plastics (America) The	16,620,900	8	0.41%	Crooked Run LLC	14,880,300	8	0.37%	Crooked Run LLC	14,795,500	8	0.38%
Crooked Run LLC	14,880,300	9	0.37%	Toray Plastics (America) The	15,530,400	9	0.38%	Toray Plastics (America) The	14,796,650	9	0.38%
JCR Riverton Investors	13,006,300	10	0.32%	Green Mountain Hospitality	11,768,700	10	0.29%	Winchester Road (E&A) LLC	11,073,050	10	0.28%
	$ 282,573,400		6.95%		$ 280,213,800		6.94%		$ 278,103,650		7.09%

Principal Property Taxpayers - Real Estate
Last Ten Fiscal Years

Taxpayer	Fiscal Year 2014 Taxable Assessed Valuation	Rank	% of Total Assessed Valuation	Taxpayer	Fiscal Year 2013 Taxable Assessed Valuation	Rank	% of Total Assessed Valuation	Taxpayer	Fiscal Year 2012 Taxable Assessed Valuation	Rank	% of Total Assessed Valuation
Baugh Northeast Co-op Inc.	$ 66,418,500	1	1.74%	Baugh Northeast Co-op Inc.	$ 66,418,500	1	1.75%	Baugh Northeast Co-op Inc.	$ 66,418,500	1	1.76%
Family Dollar Services Inc	57,173,900	2	1.50%	Family Dollar Services Inc	57,173,900	2	1.51%	Family Dollar Services Inc	57,173,900	2	1.51%
Cole FG Front Royal VA LLC	36,313,300	3	0.95%	Cole FG Front Royal VA LLC	36,313,300	3	0.96%	Cole FG Front Royal VA LLC	36,313,300	3	0.96%
Interbake Foods LLC	22,227,600	4	0.58%	Interbake Foods LLC	22,227,600	4	0.59%	Interbake Foods LLC	22,227,600	4	0.59%
Dupont E I De Nemours & Co.	20,118,200	5	0.53%	Dupont E I De Nemours & Co.	20,118,200	5	0.53%	Dupont E I De Nemours & Co.	20,118,200	5	0.53%
Boisseau Family LC (The) et al	19,528,800	6	0.51%	Boisseau Family LC (The) et al	19,670,400	6	0.52%	Boisseau Family LC (The) et al	19,658,000	6	0.52%
Walmart	15,073,300	7	0.40%	Walmart	15,073,300	7	0.40%	Walmart	15,073,300	7	0.40%
Crooked Run LLC	14,710,700	8	0.39%	Crooked Run LLC	14,710,700	8	0.39%	Crooked Run LLC	14,710,700	8	0.39%
Toray Plastics (America) The	14,062,900	9	0.37%	Toray Plastics (America) The	14,062,900	9	0.37%	Toray Plastics (America) The	14,072,900	9	0.37%
Winchester Road (E&A) LLC	11,722,500	10	0.31%	Winchester Road (E&A) LLC	11,722,500	10	0.31%	Winchester Road (E&A) LLC	11,722,500	10	0.31%
	$ 277,349,700		7.27%		$ 277,491,300		7.31%		$ 277,488,900		7.34%

Taxpayer	Fiscal Year 2011 Taxable Assessed Valuation	Rank	% of Total Assessed Valuation
Baugh Northeast Co-op Inc.	$ 66,418,500	1	1.38%
Family Dollar Services Inc	57,173,900	2	1.19%
Cole FG Front Royal VA LLC	36,313,300	3	0.75%
Interbake Foods LLC	22,227,600	4	0.46%
Dupont E I De Nemours & Co.	20,118,200	5	0.42%
Boisseau Family LC (The) et al	19,658,000	6	0.41%
Crooked Run LLC	16,727,000	7	0.35%
Walmart	15,073,300	8	0.31%
Toray Plastics (America) The	14,072,900	9	0.29%
Winchester Road (E&A) LLC	11,627,600	10	0.24%
	$ 279,410,300		5.80%

Source: Commissioner of Revenue

Notes: The County implemented semi-annual tax billings in fiscal year 2010.
Fiscal Year 2010 is comprised of the 2009 calendar year assessment.
Fiscal Year 2011 is comprised of the 2010 calendar year assessment.
Fiscal Year 2012 is comprised of the 2011 calendar year assessment.
Fiscal Year 2013 is comprised of the 2012 calendar year assessment.
Fiscal Year 2014 is comprised of the second half of calendar year 2013 and first half of calendar year 2014 assessment.
Fiscal Year 2015 is comprised of the second half of calendar year 2014 and first half of calendar year 2015 assessment.
Fiscal Year 2016 is comprised of the second half of calendar year 2015 and first half of calendar year 2016 assessment.

Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Years	Governmental Activities: General Obligation Bonds	Lease Revenue and Revenue Bonds	Line of Credit	Premium on Bonds	Other Notes/ Bonds	Capital Leases	Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)	Overlapping Debt (2)	Overlapping Percent
2011	$ 28,075,211	$ 87,320,985	$ -	$ 14,597,900	$ 482,652	$ 742,336	$ 131,219,084	9.24%	$ 3,482	n/a	n/a
2012	15,521,800	92,468,265	-	14,546,493	454,145	496,150	123,486,853	8.77%	3,243	n/a	n/a
2013	14,079,600	89,443,928	-	13,934,950	424,503	307,945	118,190,926	7.72%	3,113	n/a	n/a
2014	14,432,500	87,410,000	-	13,326,444	393,681	244,670	115,807,295	7.50%	3,000	n/a	n/a
2015	54,817,386	89,230,000	-	12,679,166	-	844,392	157,570,944	10.20%	4,042	n/a	n/a
2016	51,938,076	93,126,000	-	11,818,496	-	1,135,758	158,018,330	9.67%	4,043	15,274,979	37%
2017	50,029,634	89,566,000	-	10,983,988	-	954,986	151,534,608	9.13%	3,868	16,894,846	37%
2018	48,052,204	85,639,000	6,501,558	10,159,588	-	770,417	151,122,767	8.44%	3,820	17,240,561	37%
2019	46,005,806	92,804,000	586,270	9,346,450	398,812	581,938	149,723,276	8.01%	3,743	16,690,666	37%
2020	43,875,632	92,942,000	541,071	9,346,450	392,017	871,118	147,968,288	7.69%	3,681	16,181,333	37%

Note: Details regarding the County's outstanding debt can be found in the notes to the financial statements.
(1) Reference the Table of Demographic and Economic Statistics - Table 14
(2) Overlapping debt for those Warren County residents that reside in the Town of Front Royal - general obligation debt

n/a - Information not available

Ratio of Net General Bonded Debt to
Assessed Value and Net Bonded Debt Per Capita
Last Ten Fiscal Years

Fiscal Year	Gross Bonded Debt	Net Bonded Debt (3)	Ratio of Net General Obligation Debt to Assessed Value (2)	Net Bonded Debt per Capita (1)
2011	$ 129,994,096	$ 129,994,096	2.46%	$ 3,449
2012	122,536,558	122,536,558	2.87%	3,218
2013	117,458,478	117,458,478	2.74%	3,094
2014	115,168,944	115,168,944	2.50%	2,983
2015	156,726,552	156,726,552	3.11%	4,020
2016	156,882,572	156,882,572	2.88%	4,014
2017	150,579,622	150,579,622	2.69%	3,843
2018	150,352,350	150,352,350	2.68%	3,800
2019	148,742,526	148,742,526	2.54%	3,718
2020	146,705,153	146,705,153	2.37%	3,649

(1) Population data can be found in the Table of Demographic and Economic Statistics - Table 14
(2) See the Table of Assessed Value and Estimated Actual Value of Taxable Property - Table 8
(3) Includes all long-term general obligation bonded debt, lease revenue bonds and line of credit. Excludes capital leases, revenue bonds, OPEB liabilities, net pension liabilities, landfill related liabilities, notes payable and compensated absences.

The County is not subject to a legal debt margin
The County has no legally pledged revenue sources for long-term debt.

Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population	Personal Income (in thousands)	Per Capita Personal Income	Median Age	September 30 School K-12 Membership	Unemploy-ment Rate
2011	37,688	$ 1,419,556	$ 37,666	39	5,340	6.20%
2012	38,077	1,408,315	36,986	39	5,329	5.00%
2013	37,963	1,530,374	39,867	39	5,414	4.90%
2014	38,607	1,544,352	39,907	39	5,408	4.80%
2015	38,987	1,544,352	39,907	39	5,341	4.81%
2016	39,083	1,634,254	41,815	41	5,296	4.10%
2017	39,181	1,659,160	42,374	41	5,277	3.40%
2018	39,563	1,790,520	45,257	41	5,171	2.80%
2019	40,003	1,869,873	46,743	41	5,242	2.90%
2020	40,202	1,925,126	47,932	41	4,964	4.30%

Source: Weldon Cooper Center, Annual school report - prepared by the County, www.census.gov, www.bea.gov

Principal Employers
Current Year

Employer	Industry	2020 Employees	2020 Rank	2020 % of Total Employment
Warren County School Board	Educational Services	750 - 950	1	7.5% - 9.0%
Valley Health System-WMH	Hospitals	400 - 500	2	4.0% - 5.3%
Family Dollar Services	Warehousing and Storage	300 - 400	3	3.1% - 4.7%
Walmart	General Merchandise Stores	250 - 350	4	2.1% - 4.5%
Warren County Government	General Government	250 - 350	5	2.1% - 4.5%
Rural King	General Merchandise Stores	250 - 350	6	2.1% - 4.5%
Axalta Coating Systems (Dupont)	Chemical Manufacturing	250 - 350	7	2.1% - 4.5%
Interbake Foods LLC	Food Manufacturing	250 - 350	8	2.1% - 4.5%
Baugh Northeast (Sysco)	Administrative and Support Services	250 - 300	9	2.1% - 4.2%
Ferguson Enterprises Inc	Merchant Wholesalers, Durable Goods	250 - 300	10	2.1% - 4.2%

Total Employed 11,921

Source: Virginia Labor Market Services, Area Profile Summary, QCEW Data US Bureau of Labor Statistics

Note: Information nine years prior is unavailable. As information is available the data will be reported.

Full-Time County Government Employees By Function
Last Ten Fiscal Years

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Primary Government										
Department:										
General government administration	**32**	**32**	**32**	**32**	**34**	**34**	**34**	**34**	**34**	**33**
Board of Supervisors	0	0	0	0	0	0	0	0	0	0
County Administration	6	6	6	6	7	7	7	7	7	6
County Attorney's Office	3	3	3	3	3	3	3	3	3	3
Office of the Commissioner of Revenue	10	10	10	10	10	10	10	10	10	10
Reassessment	0	0	0	0	0	0	0	0	0	0
Treasurer's Office	7	7	7	7	7	7	7	7	7	7
Finance and Purchasing	4	4	4	4	5	5	5	5	5	5
Elections	2	2	2	2	2	2	2	2	2	2
Judicial administration	**15**	**15**	**16**	**16**	**16**	**18**	**19**	**19**	**19**	**21**
Circuit Court	0	0	0	0	0	0	0	0	0	0
General District Court	0	0	0	0	0	0	0	0	0	0
Magistrates	0	0	0	0	0	0	0	0	0	0
Juvenile and Domestic Court	0	0	0	0	0	0	0	0	0	0
Clerk of Circuit Court	7	7	8	8	8	9	9	9	9	9
Law Library	0	0	0	0	0	0	1	1	1	1
Commonwealth's Attorney	8	8	8	8	8	9	9	9	9	11
Public safety	**125**	**125**	**128**	**130**	**109**	**111**	**112**	**118**	**122**	**122**
Sheriff's Office	53	53	54	54	53	53	54	54	48	48
School Resource	0	0	0	0	0	0	0	0	10	10
Court Security	2	2	2	2	0	0	0	0	0	0
E-911 System	6	6	6	6	6	7	7	7	7	7
Volunteer Fire and Rescue	0	0	0	0	0	0	0	0	0	0
Corrections	31	31	31	31	10	10	10	10	10	10
Probation	1	1	1	1	1	1	1	1	1	1
Building Inspections	6	6	6	6	6	7	7	7	7	7
Animal Control	4	4	4	4	4	4	4	4	4	4
Medical Examiner	0	0	0	0	0	0	0	0	0	0
Fire and Rescue Department	22	22	24	26	29	29	29	35	35	35
Cost Recovery	0	0	0	0	0	0	0	0	0	0
Public works	**5**	**5**	**7**	**8**	**10**	**11**	**12**	**12**	**13**	**18**
Public Works/Sanitary Districts	0	0	0	0	0	0	1	1	3	4
Streets and Highways	0	0	0	0	0	0	0	0	0	0
Refuse Collection	1	0	0	0	0	0	0	0	0	0
Refuse Disposal	2	3	3	4	5	5	5	5	4	4
General Services	2	2	4	4	5	6	6	6	6	10

Full-Time County Government Employees By Function
Last Ten Fiscal Years

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Primary Government: (Continued)										
Department: (Continued)										
Health and welfare	**39**	**39**	**39**	**39**	**42**	**42**	**42**	**42**	**42**	**42**
Health	0	0	0	0	0	0	0	0	0	0
Mental Health and Retardation	0	0	0	0	0	0	0	0	0	0
Social Services	38	38	38	38	41	41	41	41	41	41
Other Social Services	0	0	0	0	0	0	0	0	0	0
Comprehensive Youth Service Act	1	1	1	1	1	1	1	1	1	1
Education	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Community College	0	0	0	0	0	0	0	0	0	0
Parks, recreation and cultural	**15**	**14**	**14**	**16**	**18**	**18**	**19**	**19**	**18**	**17**
Parks and recreation	15	14	14	16	18	18	19	19	18	17
Library Museum Cultural Enrichment	0	0	0	0	0	0	0	0	0	0
Community development	**5**	**5**	**4**	**4**	**5**	**5**	**6**	**6**	**6**	**6**
Planning and Zoning	4	4	3	3	4	4	5	5	5	5
Economic Development	0	0	0	0	0	0	0	0	0	0
Front Royal/Warren County Airport	0	0	0	0	0	0	0	0	0	0
Environmental Management	0	0	0	0	0	0	0	0	0	0
Gypsy Moth Control	0	0	0	0	0	0	0	0	0	0
VPI Extension Service	1	1	1	1	1	1	1	1	1	1
Total	236	235	240	245	234	239	244	250	254	259
Component Unit - School Board										
Function:										
Education - full-time	754	754	748	750	720	723	742	742	755	740
Total Full-Time Employees	**990**	**989**	**988**	**995**	**954**	**962**	**986**	**992**	**1009**	**999**

Source: Warren County Fiscal Year Budget Documents and other payroll reports

Operating Indicators By Function
Last Ten Fiscal Years

Function	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Public safety										
Sheriffs department:										
Physical arrests	603	779	467	454	369	438	403	457	322	430
Traffic violations	853	1,358	1,163	1,523	1,385	1,304	1,111	1,188	874	1,645
Court security manhours worked	7,506	7,520	7,420	7,419	5,083	5,136	4,447	4,848	4,900	4,652
Prisoner transports	826	959	1,315	579	579	748	445	456	495	158
DUIs	64	84	61	64	73	84	49	49	55	129
Fire and rescue:										
Number of calls answered****	8,357	7,163	5,666	8,137	5,526	5,867	5,962	6,300	6,133	6,322
Building Inspections:										
Permits issued	1,827	1,815	2,106	2,097	2,178	2,634	2,567	2,274	2,121	2,453
Public works										
General maintenance:										
Trucks/vehicles	2	3	3	3	3	3	5	3	3	3
Landfill:										
Refuse collected (tons/day)	76.44	78.51	78.51	89.96	94.11	99.45	103.64	105.13	108.57	119.61
Parks, recreation and cultural										
Parks and recreation attendees/participants:										
Youth sports participants	2,439	2,134	2,663	2,254	3,453	4,292	3,007	2,500	1,902	1,321
Adult sports participants (individuals)	281	237	241	360	443	644	790	1,055	856	453
Adult sports participants (teams)	26	26	20	22	18	9	4	-	-	-
Dance and crafts - youth and adult	50	50	50	50	160	233	236	837	890	197
Trips	336	102	108	431	178	550	609	404	192	199
CPR, Lifeguard, Dog Obedience classes	43	26	26	101	30	21	35	9	51	26
Open special events	112	423	1,942	2,351	1,793	1,729	1,988	2,069	2,073	1,244
Component Unit - School Board										
Education:										
School age population***	7,847	7,847	7,706	7,675	7,567	7,500	7,466	7,385	7,422	7,419
Sept. 30 K-12 school membership	5,340	5,329	5,414	5,408	5,398	5,309	5,313	5,186	5,242	5,244

Source: Recreation & Parks, Fire and Rescue, Sheriff's Department annual report, Soild Waste receiving facilities' record, and Warren County Budget Book.

*** Source from Virginia Department of Education and the Weldon Cooper Center, 2008, and 2010-2015 numbers available.

**** 2013 does not include all CAD sheets from dispatch

Capital Asset Statistics By Function
Last Ten Fiscal Years

Function	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
General government										
Vehicles	6	6	6	6	6	4	6	5	4	4
Public safety - insured vehicles										
Law enforcement										
Vehicles	61	57	57	65	67	68	74	69	80	80
Other public safety										
Vehicles	3	3	3	3	3	2	0	0	0	0
Building inspections										
Vehicles	5	5	5	5	6	6	6	6	5	5
Animal control										
Vehicles	5	4	4	4	5	4	4	5	4	4
Emergency services										
Vehicles	13	13	13	14	15	20	17	21	20	21
Public works										
Refuse										
Vehicles	2	1	1	1	2	2	5	4	4	6
Buildings and Grounds										
Vehicles	0	2	2	2	2	2	2	2	2	3
Health and welfare										
Department of Social Services										
Vehicles	8	8	8	8	8	8	8	8	8	8
Parks, recreation and cultural										
Parks and recreation										
Vehicles	13	13	13	14	17	22	23	21	23	26
Community development										
Planning and Zoning										
Vehicles	1	1	1	1	1	1	1	1	1	1
Other										
Vehicles	1	1	1	1	1	2	4	6	6	6

Source: Finance Department motor vehicle insurance reports

- Compliance -

Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Honorable Members of
the Board of Supervisors
County of Warren, Virginia

We have audited, in accordance with the auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; and the *Specifications for Audits of Counties, Cities, and Towns,* issued by the Auditor of Public Accounts of the Commonwealth of Virginia, the financial statements of the governmental activities, the discretely presented component unit-school board, each major fund, and the aggregate remaining fund information of the County of Warren, Virginia, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the County of Warren, Virginia's basic financial statements, and have issued our report thereon dated March 3, 2021.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the County of Warren, Virginia's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the County of Warren, Virginia's internal control. Accordingly, we do not express an opinion on the effectiveness of the County of Warren, Virginia's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. However, as described in the accompanying schedules of findings and questioned costs, we identified certain deficiencies in internal control that we consider to be material weaknesses (2020-001 and 2020-02).

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the County of Warren, Virginia's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

County's Response to Findings

County of Warren, Virginia's response to the findings identified in our audit is described in the accompanying schedule of findings and questioned costs. County of Warren, Virginia's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no such opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Robinson, Farmer, Cox Associates

Charlottesville, Virginia
March 3, 2021

Independent Auditors' Report on Compliance For Each Major Program and on Internal Control over Compliance Required by the Uniform Guidance

**To the Honorable Members of
the Board of Supervisors
County of Warren, Virginia**

Report on Compliance for Each Major Federal Program

We have audited the County of Warren, Virginia's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the County of Warren, Virginia's major federal programs for the year ended June 30, 2020. County of Warren, Virginia's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for each of the County of Warren, Virginia's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the County of Warren, Virginia's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the County of Warren, Virginia's compliance.

Opinion on Each Major Federal Program

In our opinion, the County of Warren, Virginia complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2020.

Report on Internal Control over Compliance

Management of the County of Warren, Virginia is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the County of Warren, Virginia's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the County of Warren, Virginia's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Robinson, Farmer, Cox Associates

Charlottesville, Virginia
March 3, 2021

COUNTY OF WARREN, VIRGINIA

Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2020

Federal Grantor/State Pass - Through Grantor/ Program or Cluster Title	Federal CFDA Number	Pass-Through Entity Identifying Number	Federal Expenditures
Department of Health and Human Services:			
Pass-Through Payments:			
Department of Social Services:			
MaryLee Allen Promoting Safe and Stable Families Program	93.556	0950119/0950120	$ 14,243
TANF Cluster:			
Temporary Assistance for Needy Families	93.558	0400119/0400120	241,723
Refugee and Entrant Assistance State/Replacement Designee Administered Programs	93.566	0500119/0500120	436
Low-Income Home Energy Assistance	93.568	0600419/0600420	45,926
CCDF Cluster:			
Child Care Mandatory and Matching Funds of the Child Care and Development Fund	93.596	0760119/0760120	45,022
Stephanie Tubbs Jones Child Welfare Services Program	93.645	0900119/0900120	432
Foster Care - Title IV-E	93.658	1100119/1100120	286,372
Adoption Assistance	93.659	1120119/1120120	254,805
Social Services Block Grant	93.667	1000119/1000120	258,717
John H. Chafee Foster Care Program for Successful Transition to Adulthood	93.674	9150119/9150120	2,205
Children's Health Insurance Program	93.767	0540119/0540120	7,123
Medicaid Cluster:			
Medical Assistance Program	93.778	1200119/1200120	435,886
Total Department Health and Human Services			$ 1,592,890
Department of Agriculture:			
Child Nutrition Cluster:			
Pass-Through Payments:			
Department of Agriculture:			
Food distribution - Summer Food Service Program for Children	10.559	APE40254000	$ 6,288
Subtotal CFDA 10.559			$ 6,288
Food distribution - National School Lunch Program	10.555	APE40254000	$ 238,627
Subtotal CFDA 10.555			$ 238,627
Department of Education:			
Summer Food Service Program for Children	10.559	201919N109941/202020N109941	$ 14,758
COVID-19 - Summer Food Service Program for Children	10.559	202020N85034	399,626
Subtotal CFDA 10.559			$ 414,384
School Breakfast Program	10.553	201919N109941/202020N109941	$ 353,120
COVID-19 - School Breakfast Program	10.553	202020N85034	29,643
Subtotal CFDA 10.553			$ 382,763
National School Lunch Program	10.555	201919N109941/202020N109941	846,802
COVID-19 - National School Lunch Program	10.555	202020N85034	66,858
Subtotal CFDA 10.555			$ 913,660
Subtotal Child Nutrition Cluster			$ 1,955,722
Forest Services Schools and Roads Cluster:			
Schools and Roads - Grants to States	10.665	APE43841	$ 1,201
Child and Adult Care Food Program	10.558	201919N109941/202020N109941	$ 1,102
COVID-19 - Child and Adult Care Food Program	10.558	202020N85034	73
Subtotal CFDA 10.558			$ 1,175
State Administrative Expenses for Child Nutrition	10.560	201919N253341	$ 368
Department of Social Services:			
SNAP Cluster:			
State Administrative Matching Grants for the Supplemental Nutrition Assistance Program	10.561	Unavailable	416,506
Total Department of Agriculture			$ 2,374,972

COUNTY OF WARREN, VIRGINIA

Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2020 (Continued)

Federal Grantor/State Pass - Through Grantor/ Program or Cluster Title	Federal CFDA Number	Pass-Through Entity Identifying Number	Federal Expenditures
Department of Justice:			
Pass-Through Payments:			
Department of Criminal Justice Service:			
Crime Victim Assistance	16.575	17VAGX0018	$ 29,357
Juvenile Justice and Delinquency Prevention	16.540	17JFFX0018	1,985
Total Department of Justice			$ 31,342
Department of Transportation:			
Direct Payments:			
Airport Improvement Program	20.106	Not applicable	$ 50,615
Total Department of Transportation			$ 50,615
Department of Homeland Security:			
Pass-Through Payments:			
Department of Emergency Management:			
Homeland Security Grant Program	97.067	EMP-2018-SS-00088/EMP-2019-SS-0093	$ 1,472
Emergency Management Performance Grants	97.042	EMP-2018-EP-00006/EMP-2019-EP-00007	6,477
Total Department of Homeland Security			$ 7,949
Department of Education:			
Pass-Through Payments:			
Department of Education:			
Title I: Grants to Local Educational Agencies	84.010	S010A180046/S010A190046	$ 1,088,250
Special Education Cluster:			
Special Education Grants to States	84.027	H027A180107/H027A190107	1,129,584
Special Education Preschool Grants	84.173	H173A180112/H173A190112	33,140
Subtotal Special Education Cluster			$ 1,162,724
Career and Technical Education: Basic Grants to States	84.048	V048A180046/V048A190046	$ 91,800
English Language Acquisition State Grants	84.365	S365A190046	13,230
Supporting Effective Instruction State Grants (formerly Improvement Teacher Quality State Grants)	84.367	S367A180044/S367A190044	195,679
School Improvement Grants	84.377	Unavailable	23,417
Student Support and Academic Enrichment Program	84.424	S424A180048/S424A190048	72,792
Total Department of Education			$ 2,647,892
Total Expenditures of Federal Awards			$ 6,705,660

See accompanying notes to Schedule of Expenditures of Federal Awards.

Note 1 - Basis of Presentation

The accompanying Schedule of Expenditures of Federal Awards ("Schedule") includes the federal award activity of the County of Warren, Virginia under programs of the federal government for the year ended June 30, 2020. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the County of Warren, Virginia, it is not intended to and does not present the financial position, changes in net position, or cash flows of the County of Warren, Virginia.

Note 2 - Summary of Significant Accounting Policies

(1) Expenditures on the Schedule are reported on the accrual basis of accounting. Expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

(2) Pass-through entity identifying numbers are presented where available.

Note 3 - Food Donation

Nonmonetary assistance is reported in the schedule at the fair market value of the commodities received and distributed.

Note 4 - Indirect Cost Rate

The County did not elect to use the 10-percent de minimis indirect cost rate allowed under Uniform Guidance.

Note 5 - Subrecipients

No awards were passed through to subrecipients.

Note 6 - Loan Balances

The County has no loans or loan guarantees which are subject to reporting requirements for the current year.

Note 7 - Relationship to Financial Statements

Federal expenditures, revenues and capital contributions are reported in the County's basic financial statements as follows:

Intergovernmental federal revenues per the basic financial statements:	
Primary government:	
General fund	$ 2,157,922
Less: Department of the Interior - Payments in lieu of taxes	(58,620)
Total Primary Government	$ 2,099,302
Component Unit - Warren County School Board:	
School operating fund	$ 4,881,386
Less: Federal Interest Rate Subsidy - Qualified Energy Conservation Bonds	(275,028)
Total Component Unit - Warren County School Board	$ 4,606,358
Total expenditures of federal awards per basic financial statements	$ 6,705,660
Total expenditures of federal awards per the Schedule of Expenditures of Federal Awards	$ 6,705,660

Schedule of Findings and Questioned Costs
For the Year Ended June 30, 2020

Section I - Summary of Auditors' Results

Financial Statements

Type of auditors' report issued:

Unmodified: governmental activities; discretely presented component unit - School Board; each major fund; and aggregate remaining fund information

Disclaimer: discretely presented component unit - IDA

Internal control over financial reporting:

Material weakness(es) identified?	Yes
Significant deficiency(ies) identified?	None reported
Noncompliance material to financial statements noted?	No

Federal Awards

Internal control over major programs:

Material weakness(es) identified?	No
Significant deficiency(ies) identified?	None reported
Type of auditors' report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516(a)?	No

Identification of major programs:

CFDA #	Name of Federal Program or Cluster
84.027 / 84.173	Special Education Cluster
10.553 / 10.555 / 10.559	Child Nutrition Cluster

Dollar threshold used to distinguish between Type A and Type B programs	$750,000
Auditee qualified as low-risk auditee?	No

Section II - Financial Statement Findings

2020-001 - Material Audit Adjustments Proposed by External Auditor

Criteria:	Identification of a material adjustment to the financial statements that was not detected by the entity's internal controls indicates that a material weakness may exist.
Condition:	The financial statements required material adjustments proposed by the Auditor to ensure such statements complied with Generally Accepted Account Principles (GAAP).
Cause:	The County failed to identify and record all year-end accounting adjustments necessary for the books to be prepared in accordance with current reporting standards.
Effect:	There is a reasonable possibility that a material misstatement of the financial statements will not be prevented or detected and corrected by the entity's internal controls over financial reporting.
Recommendation:	We recommend the County implement procedures to ensure the financial statements are materially correct in accordance with Generally Accepted Accounting Principles.
Management's Response:	Management recognize that some adjustments were not made timely, which is attributed to the lack of staffing in the finance office. Management agrees that internal procedures and timely adjustments need to made, and will develop the necessary internal steps to ensure the financial statements are completed om a timely manner. Given Finance is now adequately, timely entries and segregation of duties will resolve this finding.

2020-002 - Inadequate Year-End Controls Over Capital Assets/Projects and Long-Term Obligations

Criteria:	The County is responsible for maintaining an effective system of internal controls over financial closing and reporting that provides reasonable assurance for the reliability of the reported financial information.
Condition:	It was necessary for the Auditor to compile the information at year-end relevant to the identification of capital asset additions and tracking of capital projects for the fiscal year ended June 30, 2020. Additionally, it was necessary for the Auditor to reconcile debt service payments to the corresponding outstanding long-term obligations at year-end.
Cause:	The County did not have adequate controls in place over the year-end close process to identify capital asset additions, track capital projects, and reconcile debt service payments to the corresponding outstanding long-term obligations.
Effect:	There is a reasonable possibility that unidentified capital assets and debt service payments not reconciled to the corresponding long-term obligations could result in a material misstatement of the financial statements.
Recommendation:	We recommend the County Finance Department develop year-end procedures to aid in the identification, tracking, and reconciliation of capital assets, capital projects, and long-term obligations.

Section II - Financial Statement Findings: (Continued)

2020-002 - Inadequate Year-End Controls Over Capital Assets/Projects and Long-Term Obligations: (Continued)

Management's Response:

Management recognizes that Finance processes all payments for Capital projects, and the projects were managed by a different department. This led to finance having partial responsibility in the tracking of capital projects, in particular the project expenditures. Finance will work with the Administration to define appropriate responsibilities for ongoing capital project.

Finance recognizes that information was not compiled to prepare the reconciliation of debt service. Going forward, Finance will work to complete the reconciliation of debt service payments and prepare a schedule tracking the balance of outstanding long-term obligations.

The County is developing a process where all leases are channeled through Finance before being executed.

Section III - Federal Award Findings and Questioned Costs

None

Section IV - Prior Year Audit Findings

None

COUNTY OF WARREN, VIRGINIA

BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:	PAGE 1 OF
March 16, 2021	N	Resolution Authorizing the Issuance of School Refunding Bonds	

EXPLANATION & SUMMARY:

At its regular meeting on March 2, 2021, Davenport & Company, the County's financial advisors, discussed a potential refunding opportunity related to the Series 2014 school bonds through the Virginia Public School Authority (VPSA) spring 2021 bond sale.

The proposed resolution will authorize the issuance of a general obligation school bond of the County of Warren, Virginia, to be sold to the VPSA and provide for the form and details thereof.

COST & FINANCING:

None at this time.

PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors adopt the attached resolution authorizing the issuance of a general obligation school bond of the County of Warren, Virginia, to be sold to the Virginia Public School Authority and providing for the form and details thereof.

SUBMITTED BY:	DISPOSITION OF BOARD: ☐ APPROVED ☐ OTHER (DESCRIBE)	PROCESSED BY:
Keith A. McLiverty, Finance Director		

COMMONWEALTH OF VIRGINIA

Department of the Treasury

MANJU S. GANERIWALA
TREASURER OF VIRGINIA

P. O. BOX 1879
RICHMOND, VA. 23218
(804) 225-2142

March 1, 2021

MEMORANDUM

TO: Local Issuers Interested in Participating in Subject Sale

FROM: James D. Mahone
Public Finance Manager

SUBJECT: Virginia Public School Authority ("VPSA") School Financing Bonds
(1997 Resolution) 2021 Spring Pool Bond Sale

The draft of the Bond Sale Agreement ("the BSA") can be found on the Department of Treasury website at the address listed below. The BSA is to be delivered to VPSA at the address indicated in the BSA no later than **April 1, 2021**. **Please utilize an overnight delivery service to ensure timely delivery.** A final debt service schedule will be provided after VPSA's bonds are sold on or about April 20, 2021. **The closing date will be on or about May 11, 2021.**

The electronic information package, including all form documents, is available at the Department of Treasury home page on the Internet at:

https://trs.virginia.gov/Boards-Authorities/Virginia-Public-School-Authority

VPSA structures its financings with a goal of purchasing each locality's local school bonds for a price substantially equal to the amount of proceeds the locality has requested. This method of structuring is intended to ensure that the purchase price VPSA pays will finance projects adequately and, at the same time, accommodate the range of possible loan maturities and amortization schedules within the participant pool. As in prior transactions, actual market conditions will be evaluated in the pricing and sizing of the transaction and VPSA expects to resize, to the extent permitted, the par amount of local school bonds on the VPSA sale date.

For example, if a locality's requested loan maturity and amortization schedule results in a local school bond that is valued at a price of par plus a premium, VPSA intends to reduce the par

amount of such bond to the extent required to provide proceeds approximately equal to, but not less than, the amount of proceeds requested (the amount of proceeds requested by a locality is referred to herein as the "Proceeds Requested"). Conversely, if a locality's requested loan maturity and amortization schedule results in a bond that is valued at a price of par less a discount, VPSA is willing, at the locality's request, to increase the par amount of such bond by the amount required to generate the proceeds requested. To do so the locality must authorize additional bonds in excess (up to 5%) of the amount of Proceeds Requested.

Because VPSA cannot predict the interest rate coupon structure of its Spring Pool bonds at this time, VPSA requests that each locality authorize a "not to exceed" or "up to" principal amount of bonds that is sufficiently in excess of the amount of Proceeds Requested. If a locality's bond structure results in a discount purchase price and no additional bonds have been authorized in excess of the Proceeds Requested by the locality's bond resolution, the resulting purchase price paid will reflect the discount and result in a purchase price less than the Proceeds Requested.

The BSA and form of local bond resolution are specifically drafted to accommodate VPSA's approach to structuring its transactions. First, in the header section on the first page of the BSA, there are two line entries for dollar amounts. The Maximum Authorized Par Amount should equal the Proceeds Requested plus a cushion of up to 5%. VPSA and its financial advisor will be pleased to assist you in quantifying an appropriate cushion. Second, the BSA and bond resolution do not include a purchase price parameter as a percentage of par. Rather, the purchase price is to be "substantially equal" to the Proceeds Requested except in the cases where issuing at the maximum authorized amount would not be sufficient to generate the Proceeds Requested. In instances where a discount would be paid, bracketed language is included in the bond resolution for a minimum purchase price parameter as a percentage of Proceeds Requested. If such a figure is required, the locality and its bond counsel should consult with VPSA and its financial advisor in developing the parameter. An acknowledgment relating to the possibility of receiving a discount is included in the BSA. Third, the resolution includes certain recitals (similar to the acknowledgments in the BSA), which explain sizing adjustments and VPSA's objective to pay a purchase price that reflects the market value for the local school bonds.

Please ensure that the minutes for any resolution/ordinance taken by your school board and board of supervisors/council list, by name, each board/council member voting, and the member's vote (or abstention). The Virginia Supreme Court in Town of Madison v. Ford held that the minutes of the town council's meeting stating that all members were present and that the motion to adopt ordinance carried unanimously were **insufficient** to comply with Article VII, Section 7 of the Virginia Constitution. That provision states, "On final vote on any ordinance or resolution, the name of each member voting and how he voted shall be recorded." The forthcoming BSA resolution forms will accommodate this requirement.

At the VPSA Board meeting scheduled for March 10, 2021, the Board will consider approval of the applications received from localities interested in participating in the financing. Applications are being reviewed and approval of funding amounts is expected on that date. If approved, localities and their counsel will be notified of their anticipated funding amount. If not approved, you will be notified as soon as possible following the Board meeting. If you have any questions about the BSA, or need assistance, please call Melissa Palmer at (804) 225-4926.

JDM:mwp
Attachments

c: Thomas W. Bruno, Esq.
McGuireWoods LLP
Anne Curtis Saunders, Esq.
McGuireWoods LLP
Ty Wellford
Davenport & Company LLC
Zach Lucanie
Davenport & Company LLC

BOARD OF SUPERVISORS
COUNTY OF WARREN
VIRGINIA
R-__-21
(VPSA POOL OPTION)

At the regular meeting of the Board of Supervisors of the County of Warren, Virginia in the Boardroom of the Administration Building in Front Royal, Virginia, on the 16th day of March 2021:

Present:	Vote:

Absent

Motion was made by _____, which carried __-__, to adopt the following resolution:

RESOLUTION AUTHORIZING THE ISSUANCE OF A GENERAL OBLIGATION SCHOOL REFUNDING BOND OF THE COUNTY OF WARREN, VIRGINIA, TO BE SOLD TO THE VIRGINIA PUBLIC SCHOOL AUTHORITY AND PROVIDING FOR THE FORM AND DETAILS THEREOF

WHEREAS, the Board of Supervisors (**the "Board"**) of the County of Warren, Virginia (**the "County"**), has determined that it is necessary and expedient to borrow an amount not to exceed $24,000,000 and to issue its general obligation school refunding bond (**as more specifically defined below, the "Local School Bond"**) for the purpose of refinancing all or a portion of the County's outstanding unrefunded $42,440,000 General Obligation School Financing Bond, Series 2014 (**the "Refunded Bonds"**) issued to finance a new middle school in the County plus other capital improvements and related equipment for school facilities, all of which constitute capital projects for public school purposes and paying the costs of issuance of the Local School Bond (**the "Project"**);

WHEREAS, no public hearing or request from the School Board of the County is required in connection with the issuance of the Local School Bond in accordance with the requirements of Section 15.2-2643, Code of Virginia 1950, as amended (**the "Virginia Code"**) as it refunds existing county obligations thereunder;

WHEREAS, Virginia Public School Authority **("VPSA")** has offered to purchase the Local School Bond along with the local school bonds of certain other localities with a portion of the proceeds of certain bonds to be issued by VPSA in the calendar year 2021 **(the "VPSA Bonds")**;

WHEREAS, the Bond Sale Agreement (as defined below) shall indicate an amount requested (**or such other amount as may be requested by the County and permitted by VPSA, the "Proceeds Requested"**) from VPSA in connection with the sale of the Local School Bond of an amount sufficient to refinance the Project subject to the parameters established in paragraph 4 hereof, and an amount sufficient to finance the costs of issuance of the Local School Bond;

WHEREAS, VPSA's objective is to pay the County a purchase price for the Local School Bond which, in VPSA's judgment, reflects the Local School Bond's market value (**the "VPSA Purchase Price Objective"**), taking into consideration of such factors as the amortization schedule the County has requested for the Local School Bond relative to the amortization schedules requested by other localities, the purchase price to be received by VPSA from the sale of the VPSA Bonds and other market conditions relating to the sale of the VPSA Bonds; and

WHEREAS, such factors may result in the Local School Bond having a purchase price other than par and consequently (i) the County may have to issue the Local School Bond in a principal amount that is greater than or less than the Proceeds Requested in order to receive an amount of proceeds that is substantially equal to the Proceeds Requested, or (ii) if the maximum authorized principal amount of the Local School Bond set forth in section 1 below does not exceed the Proceeds Requested by at least the amount of any discount, the purchase price to be paid to the County, given the VPSA Purchase Price Objective and market conditions, will be less than the Proceeds Requested.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF WARREN, VIRGINIA:

1. **Authorization of Local School Bond and Use of Proceeds**. The Board hereby determines that it is advisable to contract a debt and issue and sell its general obligation school refunding bond in an aggregate principal amount not to exceed $24,000,000 (**the "Local School Bond"**) for the purpose of refinancing the Project. The Board hereby authorizes the issuance and sale of the Local School Bond in the form and upon the terms established pursuant to this Resolution.

2. **Sale of the Local School Bond**. The sale of the Local School Bond, within the parameters set forth in paragraph 4 of this Resolution, to VPSA is authorized. Given the VPSA Purchase Price Objective and market conditions, the County acknowledges that the limitation on the maximum principal amount of the Local School Bond set forth in paragraph 1 of this Resolution restricts VPSA's ability to generate the Proceeds Requested, however, the Local School Bond may be sold for a purchase price not lower than 95% of the Proceeds Requested. The Chairman of the Board, the County Administrator, or either of them (**each a "Delegate"**) and such other officer or officers of the County as either may designate are hereby authorized and directed to enter into an agreement with VPSA providing for the sale of the Local School Bond to VPSA (**the "Bond Sale Agreement"**). The Bond Sale Agreement shall be in substantially the form submitted to the Board at this meeting, which form is hereby approved,

with such completions, insertions, omissions and changes not inconsistent with this Resolution as may be approved by the County officer executing the Bond Sale Agreement.

3. Details of the Local School Bond. The Local School Bond shall be dated 16 days prior to the date of its issuance and delivery or such other date designated by VPSA; shall be designated "General Obligation School Refunding Bond, Series 2021 [ ]"; shall bear interest from its dated date payable semi-annually on each January 15 and July 15 beginning January 15, 2022 (**each an "Interest Payment Date"**), at the rates established in accordance with paragraph 4 of this Resolution; and shall mature on July 15 in the years (**each a "Principal Payment Date"**) and in the amounts acceptable to a Delegate (**the "Principal Installments"**), subject to the provisions of paragraph 4 of this Resolution.

4. Interest Rates and Principal Installments. Each Delegate is hereby authorized and directed to accept the interest rates on the Local School Bond established by VPSA, provided that each interest rate shall be five one-hundredths of one percent (0.05%) over the interest rate to be paid by VPSA for the corresponding principal payment date of the VPSA Bonds, a portion of the proceeds of which will be used to purchase the Local School Bond, and provided further that (a) each Delegate is hereby authorized and directed to select the particular portion or portions of the Refunded Bonds (if any) to be refunded and direct VPSA to provide a Proceeds Requested that achieves the refunding of the selected portion or portions (if any) provided that the refunding of the Refunded Bonds selected shall result in an aggregate net present value debt service savings of not less than three percent (3.00%) of the par amount of the Refunded Bonds to be refunded and (b) the Local School Bond shall not mature later than June 30, 2040. The Interest Payment Dates and the Principal Installments are subject to change at the request of VPSA. Each Delegate is hereby authorized and directed to accept changes in the Interest Payment Dates and the Principal Installments at the request of VPSA based on the final term to maturity of the VPSA Bonds, requirements imposed on VPSA by the nationally-recognized rating agencies and the final principal amount of the Local School Bond; provided, however, that the principal amount of the Local School Bond shall not exceed the amount authorized by this Resolution and the final maturity of the Local School Bond shall not exceed 30 years from the date of the issuance and delivery of the Local School Bond. The execution and delivery of the Local School Bond as described in paragraph 8 hereof shall conclusively evidence the approval and acceptance of all of the details of the Local School Bond by the Delegate as authorized by this Resolution. Each Delegate is hereby authorized and directed to cause the redemption proceedings, including the giving of redemption notices to the holder of the Refunded Bonds shall be done pursuant to the terms of the Refunded Bonds (or otherwise as agreed to by the holder).

5. Form of the Local School Bond. The Local School Bond shall be initially in the form of a single, temporary typewritten bond substantially in the form attached hereto as Exhibit A.

6. Payment; Paying Agent and Bond Registrar. The following provisions shall apply to the Local School Bond:

(a) For as long as VPSA is the registered owner of the Local School Bond, all payments of principal, premium, if any, and interest on the Local School Bond shall be made in immediately available funds to VPSA at, or before 11:00 a.m. on the applicable Interest Payment Date, Principal Payment Date or date fixed for prepayment or redemption, or if such date is not a

business day for Virginia banks or for the Commonwealth of Virginia, then at or before 11:00 a.m. on the business day next succeeding such Interest Payment Date, Principal Payment Date or date fixed for prepayment or redemption.

(b) All overdue payments of principal and, to the extent permitted by law, interest shall bear interest at the applicable interest rate or rates on the Local School Bond.

(c) The County Administrator is authorized to designate a Bond Registrar and Paying Agent for the Local School Bond. The County may, in its sole discretion, replace at any time the Bond Registrar with another qualified bank or trust company as successor Bond Registrar and Paying Agent for the Local School Bond. The County shall give prompt notice to VPSA of the appointment of any successor Bond Registrar and Paying Agent.

7. Prepayment or Redemption. Unless otherwise directed by VPSA, the Principal Installments of the Local School Bond held by VPSA coming due on or before July 15, 2031, and the definitive bond for which the Local School Bond held by VPSA may be exchanged that mature on or before July 15, 2031, are not subject to prepayment or redemption prior to their stated maturities. The Principal Installments of the Local School Bond held by VPSA coming due on or after July 15, 2032, and the definitive bond(s) for which the Local School Bond held by VPSA may be exchanged that mature on or after July 15, 2032, are subject to prepayment or redemption at the option of the County prior to their stated maturities in whole or in part, on any date on or after July 15, 2031, upon payment of the prepayment or redemption prices (expressed as percentages of Principal Installments to be prepaid or the principal amount of the Local School Bond to be redeemed) set forth below plus accrued interest to the date set for prepayment or redemption:

Dates	Prices
July 15, 2031 through July 14, 2032	101%
July 15, 2032 through July 14, 2033	100½
July 15, 2033 and thereafter	100

Provided, however, that the Principal Installments of the Local School Bond shall not be subject to prepayment or redemption prior to their stated maturities as described above without first obtaining the written consent of VPSA or other registered owner of the Local School Bond. Notice of any such prepayment or redemption shall be given by the Bond Registrar to VPSA or other registered owner by registered mail not more than ninety (90) and not less than sixty (60) days before the date fixed for prepayment or redemption.

If VPSA refunds the VPSA Bonds in the future and such refunding causes the Local School Bond to be deemed refunded, the prepayment or redemption of the Local School Bond will be subject to VPSA approval and subject to similar prepayment or redemption provisions as set forth above that correspond to the call period of the VPSA bonds issued in part to refund the Local School Bond.

8. Execution of the Local School Bond. The Chairman or Vice Chairman and the Clerk or any Deputy Clerk of the Board are authorized and directed to execute and deliver the Local School Bond and to affix the seal of the County thereto.

9. Pledge of Full Faith and Credit. For the prompt payment of the principal of, premium, if any, and the interest on the Local School Bond as the same shall become due, the full faith and credit of the County are hereby irrevocably pledged, and in each year while any portion of the Local School Bond shall be outstanding there shall be levied and collected in accordance with law an annual ad valorem tax upon all taxable property in the County subject to local taxation sufficient in amount to provide for the payment of the principal of and premium, if any, and the interest on the Local School Bond as such principal, premium, if any, and interest shall become due, which tax shall be without limitation as to rate or amount and in addition to all other taxes authorized to be levied in the County to the extent other funds of the County are not lawfully available and appropriated for such purpose.

10. Use of Proceeds Certificate and Tax Compliance Agreement. The Chairman of the Board, the County Administrator and such other officer or officers of the County or the School Board as either may designate are hereby authorized and directed to execute and deliver on behalf of the County a Use of Proceeds Certificate and Tax Compliance Agreement (**the "Tax Compliance Agreement"**) setting forth the expected use and investment of the proceeds of the Local School Bond and containing such covenants as may be necessary in order to show compliance with the provisions of the Internal Revenue Code of 1986, as amended (**the "Code"**), and applicable regulations relating to the exclusion from gross income of interest on the VPSA Bonds issued as tax-exempt. The Board covenants on behalf of the County that (i) the proceeds from the issuance and sale of the Local School Bond will be invested and expended as set forth in such Tax Compliance Agreement and that the County shall comply with the other covenants and representations contained therein and (ii) the County shall comply with the provisions of the Code so that interest on the VPSA Bonds issued as tax-exempt will remain excludable from gross income for federal income tax purposes.

11. State Non-Arbitrage Program; Proceeds Agreement. The Board hereby determines that it is in the best interests of the County to authorize and direct the County Treasurer to participate in the State Non-Arbitrage Program in connection with the Local School Bond. The Chairman of the Board, the County Administrator and such officer or officers of the County as either may designate are hereby authorized and directed to execute and deliver a Proceeds Agreement with respect to the deposit and investment of proceeds of the Local School Bond by and among the County, the other participants in the sale of the VPSA Bonds, VPSA, the investment manager and the depository, substantially in the form submitted to the Board at this meeting, which form is hereby approved.

12. Continuing Disclosure Agreement. The Chairman of the Board, the County Administrator and such other officer or officers of the County as either may designate are hereby authorized and directed to execute a Continuing Disclosure Agreement, as set forth in Appendix D to the Bond Sale Agreement, setting forth the reports and notices to be filed by the County and containing such covenants as may be necessary in order to show compliance with the provisions of the Securities and Exchange Commission Rule 15c2-12, under the Securities Exchange Act of 1934, as amended, and directed to make all filings required by Section 4 of the Bond Sale Agreement should the County be determined by VPSA to be a MOP (as defined in the Bond Sale Agreement).

13. **Refunding.** The Board hereby acknowledges that VPSA may issue refunding bonds to refund any bonds previously issued by VPSA, including the VPSA Bonds issued to purchase the Local School Bond, and that the purpose of such refunding bonds would be to enable VPSA to pass on annual debt service savings to the local issuers, including the County. Each of the Delegates is authorized to execute and deliver to VPSA such allonge to the Local School Bond, revised debt service schedule, IRS Form 8038-G or such other documents reasonably deemed necessary by VPSA and VPSA's bond counsel to be necessary to reflect and facilitate the refunding of the Local School Bond and the allocation of the annual debt service savings to the County by VPSA. The Clerk to the Board of Supervisors is authorized to affix the County's seal on any such documents and attest or countersign the same.

14. **Filing of Resolution**. The appropriate officers or agents of the County are hereby authorized and directed to cause a certified copy of this Resolution to be filed with the Circuit Court of the County.

15. **Election to Proceed under Public Finance Act**. In accordance with Section 15.2-2601 of the Virginia Code, the Board elects to issue the Local School Bond pursuant to the provisions of the Public Finance Act of 1991, Chapter 26 of Title 15.2 of the Virginia Code.

16. **Further Actions**. The members of the Board and all officers, employees and agents of the County are hereby authorized to take such action as they or any one of them may consider necessary or desirable in connection with the issuance and sale of the Local School Bond and otherwise in furtherance of this Resolution and any such action previously taken is hereby ratified and confirmed.

17. **Effective Date**. This Resolution shall take effect immediately.

* * *

CERTIFICATION OF ADOPTION OF RESOLUTION

The undersigned Clerk of the Board of Supervisors of the County of Warren, Virginia hereby certifies that the Resolution set forth above was adopted during an open meeting on March 16, 2021, by the Board of Supervisors with the following votes:

Aye:

Absent:

Nay:

Abstentions:

Signed this ___ day of March, 2021.

By: _____
Clerk, Board of Supervisors

EXHIBIT A

(FORM OF TEMPORARY BOND)

NO. TR-1 **$_____**

UNITED STATES OF AMERICA
COMMONWEALTH OF VIRGINIA
COUNTY OF WARREN
General Obligation School Refunding Bond
Series 2021 [**]

Dated Date: _____ ___ [16 days prior to issuance], 2021
Issue Date: _____ __, 2021

The **COUNTY OF WARREN, VIRGINIA** (**the "County"**), for value received, hereby acknowledges itself indebted and promises to pay to the **VIRGINIA PUBLIC SCHOOL AUTHORITY ("VPSA")** the principal amount of _____ DOLLARS ($_____), in annual installments in the amounts set forth on Schedule I attached hereto payable on July 15, 20__ and annually on July 15 thereafter to and including July 15, 20__ (each a "Principal Payment Date"), together with interest from the dated date of this Bond on the unpaid installments, payable semi-annually on January 15 and July 15 of each year, commencing on July 15, 2021 (**each an "Interest Payment Date"; together with any Principal Payment Date, a "Payment Date"**), at the rates per annum set forth on Schedule I attached hereto, subject to prepayment or redemption as hereinafter provided. Principal of and interest and premium, if any, on this Bond are payable in lawful money of the United States of America.

For as long as VPSA is the registered owner of this Bond, _____, as bond registrar and paying agent (**the "Bond Registrar"**), shall make all payments of the principal of and interest

** **Letter designation, if any.**

and premium, if any, on this Bond, without the presentation or surrender hereof, to VPSA, in immediately available funds at or before 11:00 a.m. on the applicable Payment Date or date fixed for prepayment or redemption. If a Payment Date or date fixed for prepayment or redemption is not a business day for banks in the Commonwealth of Virginia or for the Commonwealth of Virginia, then the payment of the principal of and interest and premium, if any, on this Bond shall be made in immediately available funds at or before 11:00 a.m. on the business day next succeeding the scheduled Payment Date or date fixed for prepayment or redemption. Upon receipt by the registered owner of this Bond of said payments of principal, premium, if any, and interest, written acknowledgment of the receipt thereof shall be given promptly to the Bond Registrar, and the County shall be fully discharged of its obligation on this Bond to the extent of the payment so made. Upon final payment, this Bond shall be surrendered to the Bond Registrar for cancellation.

The full faith and credit of the County are irrevocably pledged for the payment of the principal of and the premium, if any, and interest on this Bond. The resolution adopted by the Board of Supervisors authorizing the issuance of this Bond provides, and Section 15.2-2624, Code of Virginia 1950, as amended (the "Virginia Code"), requires, that there shall be levied and collected an annual tax upon all taxable property in the County subject to local taxation sufficient to provide for the payment of the principal of and interest and premium, if any, on this Bond as the same shall become due which tax shall be without limitation as to rate or amount and shall be in addition to all other taxes authorized to be levied in the County to the extent other funds of the County are not lawfully available and appropriated for such purpose.

This Bond is duly authorized and issued in compliance with and pursuant to the Constitution and laws of the Commonwealth of Virginia, including the Public Finance Act of 1991, Chapter 26, Title 15.2 of the Virginia Code, and resolutions duly adopted by the Board of Supervisors of the

County and the School Board of the County to provide funds for capital projects for school purposes.

This Bond may be exchanged without cost, on twenty (20) days written notice from the VPSA, at the office of the Bond Registrar on one or more occasions for one or more temporary bonds or definitive bonds in marketable form and, in any case, in fully registered form, in denominations of $5,000 and whole multiples thereof, and having an equal aggregate principal amount, having principal installments or maturities and bearing interest at rates corresponding to the maturities of and the interest rates on the installments of principal of this Bond then unpaid. This Bond is registered in the name of the VPSA on the books of the County kept by the Bond Registrar, and the transfer of this Bond may be effected by the registered owner of this Bond only upon due execution of an assignment by such registered owner. Upon receipt of such assignment and the surrender of this Bond, the Bond Registrar shall exchange this Bond for definitive bonds as hereinabove provided, such definitive bonds to be registered on such registration books in the name of the assignee or assignees named in such assignment.

The principal installments of this Bond coming due on or before July 15, 2031 and the definitive bonds for which this Bond may be exchanged that mature on or before July 15, 2031, are not subject to prepayment or redemption prior to their stated maturities. The principal installments of this Bond coming due on or after July 15, 2032, and the definitive bonds for which this Bond may be exchanged that mature on or after July 15, 2032, are subject to prepayment or redemption at the option of the County prior to their stated maturities in whole or in part, on any date on or after July 15, 2031, upon payment of the prepayment or redemption prices (expressed as percentages of principal installments to be prepaid or the principal amount of this Bond to be redeemed) set forth below plus accrued interest to the date set for prepayment or redemption:

Dates	**Prices**
July 15, 2031 through July 14, 2032	101%
July 15, 2032 through July 14, 2033	100½
July 15, 2033 and thereafter	100

Provided, however, that the principal installments of this Bond shall not be subject to prepayment or redemption prior to their stated maturities as described above without the prior written consent of VPSA or other registered owner of this Bond. Notice of any such prepayment or redemption shall be given by the Bond Registrar to VPSA or other registered owner by registered mail not more than ninety (90) and not less than sixty (60) days before the date fixed for prepayment or redemption.

If VPSA refunds its bonds issued in part to purchase this Bond in the future and such refunding causes this Bond to be deemed refunded, the prepayment or redemption of this Bond will be subject to VPSA approval and subject to similar prepayment or redemption provisions as set forth above that correspond to the call period of the VPSA bonds issued in part to refund this Bond.

All acts, conditions and things required by the Constitution and laws of the Commonwealth of Virginia to happen, exist or be performed precedent to and in the issuance of this Bond have happened, exist and have been performed in due time, form and manner as so required, and this Bond, together with all other indebtedness of the County, is within every debt and other limit prescribed by the Constitution and laws of the Commonwealth of Virginia.

IN WITNESS WHEREOF, the Board of Supervisors of the County of Warren has caused this Bond to be issued in the name of the County of Warren, Virginia, to be signed by its Chairman or Vice-Chairman, its seal to be affixed hereto and attested by the signature of its Clerk or any of its Deputy Clerks, and this Bond to be dated _____ __ [16 days prior to the closing date], 2021.

COUNTY OF WARREN,
VIRGINIA

(SEAL)

ATTEST:

_____	_____
Clerk, Board of Supervisors of the County of Warren, Virginia	Chairman, Board of Supervisors of the County of Warren, Virginia

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

_____

_____

_____

_____

(PLEASE PRINT OR TYPEWRITE NAME AND ADDRESS, INCLUDING ZIP CODE, OF ASSIGNEE)

PLEASE INSERT SOCIAL SECURITY OR OTHER
IDENTIFYING NUMBER OF ASSIGNEE: _____

the within Bond and irrevocably constitutes and appoints

_____ attorney to exchange said Bond for definitive bonds in lieu of which this Bond is issued and to register the transfer of such definitive bonds on the books kept for registration thereof, with full power of substitution in the premises.

Date: _____

_____
Registered Owner

Signature Guaranteed:

_____

(NOTICE: Signature(s) must be guaranteed by an "eligible guarantor institution" meeting the requirements of the Bond Registrar which requirements will include Membership or participation in STAMP or such other "signature guarantee program" as may be determined by the Bond Registrar in addition to, or in substitution for, STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

(NOTICE: The signature above must correspond with the name of the Registered Owner as it appears on the front of this Bond in every particular, without alteration or change.)

*Note - This supplement is the result of the County asking Davenport for additional analysis on refinancing debt on a tax exempt basis versus a taxed basis.

Refunding Summary – 2014 VPSA Special Obligation Bonds

Warren County, Virginia

March 2, 2021

DAVENPORT 1863
PUBLIC FINANCE
Member NYSE | FINRA | SIPC

Refunding Analysis | 2014 Bonds (Remaining Callable Maturities)

Preliminary Numbers as of 2/24/2021 – 2021 VPSA Spring Pool

Summary of Refunding Results	
Bonds Refunded	
Par Refunded	$ 20,210,000
Coupon	3.0% - 5.0%
Call Date	7/15/2024
Call Price	100.0%
Maturities Refunded	7/15/2025-28, 2031-33, 2037-39
Refunding Bonds	
Final Local Maturity	7/15/2039
True Interest Cost	1.934%
All-In TIC	2.053%
Call Date	8/1/2031
Savings	
Gross Savings	**$ 1,489,801**
Net PV Savings	**$ 1,259,588**
Net PV Savings %	**6.23%**
Average Annual Savings	$ 78,411
Key Escrow Statistics	
Escrow Maturity Date	7/15/2024
Average Coupon of Escrowed Bonds	3.778%
Earnings Rate on Escrowed Bonds	0.244%

Annual Savings

Year	Net Prior Bond Debt Service	Net Refunding Debt Service[1]	Aggregate Savings
6/30/2022	765,938	688,564	77,374
6/30/2023	765,938	688,004	77,934
6/30/2024	765,938	686,857	79,081
6/30/2025	765,938	685,601	80,337
6/30/2026	2,286,938	2,208,833	78,105
6/30/2027	2,286,938	2,209,599	77,338
6/30/2028	2,290,288	2,210,561	79,726
6/30/2029	2,288,238	2,212,053	76,185
6/30/2030	501,838	423,556	78,281
6/30/2031	501,838	421,550	80,288
6/30/2032	2,400,475	2,321,788	78,687
6/30/2033	2,401,694	2,322,956	78,738
6/30/2034	2,403,138	2,326,217	76,921
6/30/2035	302,000	224,077	77,923
6/30/2036	302,000	223,025	78,976
6/30/2037	302,000	221,947	80,053
6/30/2038	2,668,700	2,589,140	79,560
6/30/2039	2,670,100	2,593,322	76,779
6/30/2040	2,672,400	2,594,882	77,518
Total	**$ 29,342,331**	**$ 27,852,530**	**$ 1,489,801**

(1) Includes VPSA Annual Admin Fee of 5 bps.

Notes:

- Savings net of Costs of Issuance of $150,000 and Underwriter's Discount of $114,950. Preliminary and subject to change.
- Current market interest rates as of 2/24/2021.
- Assumes a closing date of 5/11/2021.

Refunding Analysis | 2014 Bonds | Sensitivity Analysis

Preliminary Numbers as of 2/24/2021 – 2021 VPSA Spring Pool

	A	B	C	D	E	F	Hypothetical G
	Closing Date	5/11/2021	5/11/2021	5/11/2021	5/9/2023	11/12/2024	5/11/2021
	Tax Status	Taxable	Taxable	Taxable	Taxable	Tax-Exempt	Tax-Exempt
	Rates	Current Market	Current Market + 10 bps	Current Market - 10 bps	Current Market	Current Market	Current Market
1	Gross Savings	$ 1,489,801	$ 1,222,828	$ 1,754,519	$ 2,638,097	$ 3,391,342	$ 2,187,120
2	Net Present Value Savings	$ 1,259,588	$ 1,027,582	$ 1,494,604	$ 2,290,793	$ 3,056,408	$ 1,867,146
3	% Net Present Value Savings	6.23%	5.08%	7.40%	11.33%	15.12%	9.24%
4	Breakeven Interest Rate	N/A	N/A	N/A	+ 55 bps	+ 133 bps	+ 28 bps
5	Annual Savings						
6	2022	$ 77,374	$ 65,347	$ 94,332	$ -	$ -	$ 136,979
7	2023	77,934	64,615	91,143	-	-	35,088
8	2024	79,081	66,025	92,007	156,655	-	35,088
9	2025	80,337	62,552	92,983	158,509	217,005	35,088
10	2026	78,105	66,345	94,705	158,821	282,965	137,826
11	2027	77,338	62,363	92,124	156,232	284,246	138,198
12	2028	79,726	66,560	92,693	159,341	287,286	135,959
13	2029	76,185	64,839	92,291	156,563	283,588	137,486
14	2030	78,281	62,912	93,375	158,722	24,810	88,885
15	2031	80,288	65,044	90,296	159,718	24,810	88,885
16	2032	78,687	64,528	92,649	159,145	285,868	135,498
17	2033	78,738	61,694	90,635	157,677	284,199	135,191
18	2034	76,921	62,089	91,663	155,114	282,426	133,931
19	2035	77,923	64,289	91,477	142,917	93,380	134,819
20	2036	78,976	65,502	92,379	142,917	93,380	135,276
21	2037	80,053	66,742	93,304	142,917	93,380	135,659
22	2038	79,560	62,670	91,458	154,964	283,783	137,164
23	2039	76,779	62,599	91,040	158,198	283,655	133,430
24	2040	77,518	66,114	93,968	159,692	286,563	136,673
25	Total	$ 1,489,801	$ 1,222,828	$ 1,754,519	$ 2,638,097	$ 3,391,342	$ 2,187,120

Current market rates as of 2/24/2021 - preliminary and subject to change. Municipal market interest rates are assumed to increase or decrease from the current market as shown. For purposes of this analysis, escrow yields are based upon current market SLGS.

Refunding Analysis | 2014 Bonds | Savings by Maturity

Preliminary Numbers as of 2/24/2021 – 2021 VPSA Spring Pool

Maturity	Par Amount	PV Savings	PV % Savings
7/15/2025	$ 1,560,000	$ 23,256	1.49%
7/15/2026	1,640,000	75,717	4.62%
7/15/2027	1,710,000	17,145	1.00%
7/15/2028	1,760,000	28,801	1.64%
7/15/2029	-	-	n/a
7/15/2030	-	-	n/a
7/15/2031	1,930,000	52,053	2.70%
7/15/2032	1,995,000	56,118	2.81%
7/15/2033	2,065,000	96,977	4.70%
7/15/2034	-	-	n/a
7/15/2035	-	-	n/a
7/15/2036	-	-	n/a
7/15/2037	2,415,000	278,922	11.55%
7/15/2038	2,515,000	302,953	12.05%
7/15/2039	2,620,000	327,647	12.51%
Total PV Savings	20,210,000	1,259,588	6.23%
Total Gross Savings		1,489,801	

Potential Next Steps/Timeline

Date	Task
February 22	VPSA Application submitted (non-binding).
March 2	County Board Work Session to review the refinancing opportunity.
March 10	VPSA Board Meeting ▪ VPSA Board considers approval of applicants.
March 16	County Board Meeting ▪ County Board considers approval of resolution authorizing the financing through the VPSA Spring Pool based on the County's desired parameters.
March 17 (To Be Confirmed)	School Board Meeting ▪ School Board considers approval of resolution acknowledging the refunding and authorizing the Superintendent to sign the necessary documents.
March 31	Deadline for County Board actions.
April 1	Signed Bond Sale Agreements due from Localities.
April 20	VPSA Bond Sale (interest rates locked in).
May 11	VPSA Bond Closing.

Municipal Advisor Disclosure

The U.S. Securities and Exchange Commission (the "SEC") has clarified that a broker, dealer or municipal securities dealer engaging in municipal advisory activities outside the scope of underwriting a particular issuance of municipal securities should be subject to municipal advisor registration. Davenport & Company LLC ("Davenport") has registered as a municipal advisor with the SEC. As a registered municipal advisor Davenport may provide advice to a municipal entity or obligated person. An obligated person is an entity other than a municipal entity, such as a not for profit corporation, that has commenced an application or negotiation with an entity to issue municipal securities on its behalf and for which it will provide support. If and when an issuer engages Davenport to provide financial advisory or consultant services with respect to the issuance of municipal securities, Davenport is obligated to evidence such a financial advisory relationship with a written agreement.

When acting as a registered municipal advisor Davenport is a fiduciary required by federal law to act in the best interest of a municipal entity without regard to its own financial or other interests. Davenport is not a fiduciary when it acts as a registered investment advisor, when advising an obligated person, or when acting as an underwriter, though it is required to deal fairly with such persons.

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Motion to be Made Going into Closed Meeting

I move the Board enter into a closed meeting under the provisions of Section 2.2-3711(A)(1) of the Virginia Freedom of Information Act for the discussion or consideration of the assignment, appointment, promotion, performance, demotion, salaries, and resignation of a specific public officer of the public body; I further move that discussion be limited to the Economic Development Authority Board of Directors and the Warren County Parks and Recreation Commission.

- - -

Motion to be Made Coming out of Closed Meeting

I move that the Board certifies to the best of each member's knowledge only public business matters lawfully exempted from open meeting requirements under Section 2.2-3711(A)(1) of the Virginia Freedom of Information Act and only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting by the public body.