



**IN-PERSON ATTENDANCE IS PERMITTED WITH 10 PERSON SEATING CAPACITY  
MEETING WILL BE LIVE STREAMED, VIA ZOOM:**

**DIAL (301) 715-8592; MEETING ID: 850 1105 9076**

**Agenda  
Page County Board of Supervisors  
Work Session  
Board of Supervisors Room – 103 South Court Street, Luray  
September 1, 2020 – 7:00 p.m.**

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Call to Order

- Invocation/Moment of Silence (District 1)
- Pledge of Allegiance

Public Hearing – Budget Amendment

Amity Moler (p. 2)

Review of Special Use Permit Request – Leona Dean

Tracy Clatterbuck (p. 14)

CARES Funding Review

Amity Moler

Adjourn

Mission Statement

To provide essential and desired services to all Page County citizens through an open and responsive decision making process that values ethical conduct, fiscal responsibility, professional expertise, regional collaboration and proactive stewardship.

NOTICE OF PUBLIC HEARING  
BUDGET AMENDMENT  
PAGE COUNTY BOARD OF SUPERVISORS

On September 1, 2020 at 7:00 p.m., the Page County Board of Supervisors will conduct a public hearing at the Page County Administration building, 103 South Court St., Luray, VA 22835, for the purpose of considering an amendment to the fiscal year 2021 budget. The aggregate amount of the amendments exceed one percent of the fiscal year 2021 budget and the public hearing is required by Section 15.2-2507 of the Code of Virginia.

REVENUE:	State Funds	\$ 4,963,240
	Federal Funds	882,250
	Local Funds	265,285

EXPENDITURE:	Page County Public Schools	\$ 725,977
	General Fund	5,119,513
	Capital Improvements	265,285

Amity Moler  
County Administrator



# COUNTY OF PAGE

103 South Court Street, Suite F  
Luray, Virginia 22835  
(540) 743-4142  
Fax: (540) 743-4533

Board of Supervisors:  
Morgan Phenix – Chairman – At- Large  
D. Keith Guzy, Jr. – District 1  
Allen Louderback – District 2  
Mark Stroupe – District 3  
Larry Foltz – District 4  
Jeff Vaughan – District 5

County Administrator:  
Amity Moler

**TO:** Chairman Phenix and Board of Supervisors

**FROM:** Amity Moler, County Administrator

**SUBJECT:** Budget Appropriations

**DATE:** August 26, 2020

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## **SUMMARY:**

Section 15.2-2507 of the Code of Virginia requires a public hearing when the aggregate amount of the budget amendments exceed one percent of the fiscal year 2021 budget. The cumulative amendments, July through September, total \$6,110,775, due in large part, to the CARES Act funding for both Page County Public Schools and Page County. Additionally, the CDBG grant funding to aid local business and families was also a large amount.

## **RECOMMENDATIONS:**

Staff recommends appropriation of all funding requests.

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## **BACKGROUND:**

Page County received \$4,207,626 (\$26,094 previously appropriated) in CARES Act funding to be used throughout the County and Towns, in response to COVID-19. Page County Public Schools also received \$725,977 in CARES Act funding which is being used to prepare the schools for both distance learning and safe, in person education while meeting CDC guidelines. Economic Development received a total of \$770,275 for two different CDBG programs to aid small business and a food hub & mask production. Prior to these large grants, the county also received funding from the COPS grant and carried over funding to finish the restoration of the courthouse.

## **ISSUES:**

None.

## **ALTERNATIVES:**

None.

## **FISCAL IMPACT:**

The current appropriation of funds will increase the county budget by \$5,677,784. The total appropriation amount from July to September is \$6,110,775.

**MOTION(S):**

I move to approve the appropriation of the requested funds in the amount of \$5,677,784 as outlined in the attachments, making the total appropriation in FY21 \$6,110,775.

**ATTACHMENTS:**

1. Letter of request for appropriation, Page County Economic Development
2. Resolution Requesting Adjustment, PCPS CARES Act funding
3. Notification to Page County regarding CRF



**ECONOMIC  
DEVELOPMENT  
& TOURISM**

To: Amity Moler

From: Liz Lewis

Date: August 19, 2020

Please appropriate the Virginia Department of Housing and Community Development - Community Development Block Grant (CDBG) Funding Opportunities for COVID-19 Response in revenue line 101-0000-???-??-?? to the expenditure line 101-8150-481- ??-?? in the amount \$770,275 to be used to support the following projects:

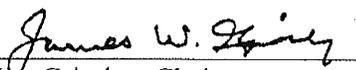
- Small Business Recovery Assistance (CDBG #20-20-04 UN/COV) 548,275
- Page County Food Hub and Mask Production (CDBG #20-20-03 UN/COV) 222,000

Thank You,  
Liz Lewis  
Page County Economic Development & Tourism

## BUDGET AMENDMENT #2021-01

EXPENDITURE FUNCTION	APPROVED BUDGET FY 2021	APPROPRIATION REQUEST	REVISED BUDGET FY 2021
61 INSTRUCTIONAL	\$26,767,654.00	\$200,977.00	\$26,968,631.00
62 ADMIN, ATTENDANCE, & HEALTH	\$2,008,645.00	\$200,000.00	\$2,208,645.00
63 TRANSPORTATION	\$2,004,375.00	\$100,000.00	\$2,104,375.00
64 OPERATIONS & MAINTENANCE	\$4,240,917.00	\$200,000.00	\$4,449,647.00
66 FACILITIES	\$0.00		\$0.00
67 DEBT SERVICE	\$3,905,516.00		\$3,905,516.00
68 TECHNOLOGY	\$1,504,768.00	\$25,000.00	\$1,529,768.00
<b>TOTAL EXPENDITURES</b>	<b>\$40,431,875.00</b>	<b>\$725,977.00</b>	<b>\$41,157,852.00</b>
REVENUE SOURCE	APPROVED BUDGET FY 2021	APPROPRIATION REQUEST	REVISED BUDGET FY 2021
SALES TAX	\$3,996,019.00		\$3,996,019.00
STATE	\$19,755,350.00		\$19,755,350.00
FEDERAL	\$1,811,410.00	\$725,977.00	\$2,537,387.00
RECOVERED COSTS	\$615,000.00		\$615,000.00
LOCAL OPERATIONS MATCH	\$10,348,580.00		\$10,348,580.00
LOCAL DEBT SERVICE	\$3,905,516.00		\$3,905,516.00
<b>TOTAL REVENUES</b>	<b>\$40,431,875.00</b>	<b>\$725,977.00</b>	<b>\$41,157,852.00</b>

This is to certify that the foregoing resolution was authorized by the Page County School Board in its regular session on Thursday, July 16, 2020.

  
 Jim Grimley, Chairman  
 Page County School Board

  
 Linda Breeden-Wallace, Clerk  
 Page County School Board

**RESOLUTION TO  
THE PAGE COUNTY BOARD OF SUPERVISORS  
REQUESTING ADJUSTMENT OF 2020-2021 SCHOOL BUDGET FOR  
CARES ACT FUNDING**

WHEREAS, The Coronavirus Aid, Relief, and Economic Security (CARES) Act was signed into law on March 27, 2020; and

WHEREAS, the CARES Act and Elementary and Secondary School Emergency Relief (ESSER) funds are emergency relief funds intended to address the impact that COVID-19 has had, and continues to have, on elementary and secondary schools in Virginia; and

WHEREAS, Page County Public Schools has been notified of CARES Act and ESSER fund allocation in the amount of \$725,977, available on a reimbursement basis; and

WHEREAS, these additional federal CARES Act and ESSER funds will be used to support programs and activities consistent with the following allowable uses:

- Activities authorized by the Elementary and Secondary Education Act (ESEA), the Individuals with Disabilities Education Act (IDEA), the Adult Education and Family Literacy Act (AEFLA), the Carl D. Perkins Career and Technical Education Act (Perkins), and the McKinney-Vento Homeless Education Assistance Act;
- Coordination of LEA preparedness and response efforts to improve coordinated responses with other agencies to prevent, prepare for, and respond to coronavirus;
- Providing principals and other school leaders with the resources necessary to address school needs;
- Activities to address the unique needs of low-income children or students, children with disabilities, English learners, racial and ethnic minorities, students experiencing homelessness, and foster care youth;
- Developing and implementing procedures and systems to improve LEA preparedness and response efforts;
- Training and professional development for LEA staff on sanitation and minimizing the spread of infectious diseases;
- Purchasing supplies to sanitize and clean LEA facilities;
- Planning for and coordinating during long-term closures, including how to provide meals, technology for online learning, guidance on IDEA requirements, and ensuring other educational services can continue to be provided consistent with all applicable requirements;
- Purchasing educational technology (including hardware, software, and connectivity) for students served by the LEA that aids in regular and substantive educational interactions between students and their classroom teachers, including assistive technology or adaptive equipment;
- Providing mental health services and supports;
- Planning and implementing activities related to summer learning and supplemental afterschool programs and addressing the needs of low-income students, students with disabilities, English learners, migrant students, students experiencing homelessness, and children in foster care; and
- Other activities that are necessary to maintain operations and continuity of services and continuing to employ existing staff.

NOW, THEREFORE, BE IT RESOLVED, that the Page County School Board, in order to respond to the impact of COVID-19 on school operations, students and staff, respectfully requests the Page County Board of Supervisors to appropriate the additional federal funding of \$725,977, with no increase or decrease in the local appropriation involved, to the 2020-2021 school operating budget as follows:

**CERTIFICATION for RECEIPT of  
CORONAVIRUS RELIEF FUND PAYMENTS**  
by  
**County of Page**

We the undersigned represent **County of Page**

(the locality), and we certify that:

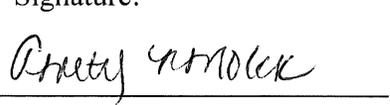
1. we have the authority to request direct payment on behalf of the locality from the Commonwealth of Virginia of revenues from the Coronavirus Relief Fund (CRF) pursuant to section 601(b) of the Social Security Act, as added by section 5001 of the Coronavirus Aid, Relief, and Economic Security Act, Pub. L. No. 116-136, div. A, Title V (Mar. 27, 2020).
2. we understand that the Commonwealth of Virginia will rely on this certification as a material representation in making a direct payment to the locality.
3. the locality 's proposed uses of the funds received as direct payment from the Commonwealth of Virginia under section 601(b) of the Social Security Act will be used only to cover those costs that:
  - a. are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19);
  - b. were not accounted for in the budget most recently approved as of March 27, 2020, for the locality; and
  - c. were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020.
4. any funds that are not expended or that will not be expended on necessary expenditures on or before December 30, 2020, by the locality or its grantee(s), must be returned to Commonwealth of Virginia no later than December 30, 2020, and that the Commonwealth of Virginia is entitled to invoke state aid intercept to recover any such unexpended funds that have not been returned to the Commonwealth within 30 days of December 30, 2020.
5. we understand that the locality will not receive continued funding beyond December 30, 2020, from any source to continue paying expenses or providing services that were initiated or previously supported from CRF funds prior to December 30, 2020.
6. funds received as a direct payment from the Commonwealth of Virginia pursuant to this certification must adhere to official federal guidance issued or to be issued regarding what constitutes a necessary expenditure.
7. any CRF funds expended by the locality or its grantee(s) in any manner that does not adhere to official federal guidance shall be returned to the Commonwealth of Virginia within 30 days of a finding that the expenditure is disallowed, and that the Commonwealth of Virginia is entitled to invoke state aid intercept to recover any and all such funds that are not repaid within 30 days of a finding that the expenditure is disallowed.
8. as a condition of receiving the CRF funds pursuant to this certification, the locality shall retain documentation of all uses of the funds, including but not limited to payroll time records, invoices, and/or sales receipts. Such documentation shall be produced to the Commonwealth of Virginia upon request.
9. the locality must maintain proper accounting records to segregate these expenditures from those supported by other fund sources and that all such records will be subject to audit.

10. any funds provided pursuant to this certification cannot be used as a revenue replacement for lower than expected revenue collections from taxes, fees, or any other revenue source.
11. any CRF funds received pursuant to this certification will not be used for expenditures for which the locality has received funds from any other emergency COVID-19 supplemental funding (whether state, federal, or private in nature) for that same expense nor may CRF funds be used for purposes of matching other federal funds unless specifically authorized by federal statute, regulation, or guideline.

**For counties only**

12. an equitable share of CRF funds received pursuant to this certification shall be shared with and granted to each town within its jurisdiction. Such grant(s) shall be used solely for necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19), that were not accounted for in the budget most recently approved as of March 27, 2020, and that were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020. The county issuing the grant is responsible for the ensuring compliance with the documentation requirements required by this certification and shall ensure that the use of the funds meets the requirements set forth in this certification.

We certify that we have read the above certification and our statements contained herein are true and correct to the best of our knowledge.

By: Morgan S. Phenix	By: Amity N. Moler	By: Penny Gray
Signature: 	Signature: 	Signature: 
Title: Chair, Board of Supervisors	Title: County Administrator	Title: Treasurer
Date: 5/12/2020	Date: 5/13/2020	Date: 5/13/2020

**CERTIFICATION for RECEIPT of  
CORONAVIRUS RELIEF FUND PAYMENTS**

by

**County of Page**

We the undersigned represent **County of Page**

(the locality), and we certify that:

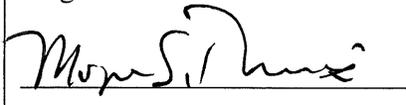
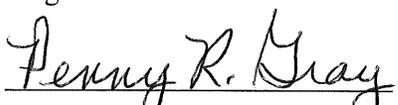
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We certify that we have read the above certification and our statements contained herein are true and correct to the best of our knowledge.

By: Morgan S Phenix	By: Amity N. Moler	By: Penny Gray
Signature: 	Signature: 	Signature: 
Title: Board of Supervisors, Chair	Title: County Administrator	Title: Treasurer
Date: July 30, 2020	Date: 7/30/2020	Date: 7/30/2020

.Frederick County, Virginia	89,313	1.0464%	\$7,792,215
.Giles County, Virginia	16,720	0.1959%	\$1,458,756
.Gloucester County, Virginia	37,348	0.4376%	\$3,258,469
.Goochland County, Virginia	23,753	0.2783%	\$2,072,358
.Grayson County, Virginia	15,550	0.1822%	\$1,356,678
.Greene County, Virginia	19,819	0.2322%	\$1,729,131
.Greensville County, Virginia	11,336	0.1328%	\$989,022
.Halifax County, Virginia	33,911	0.3973%	\$2,958,604
.Hanover County, Virginia	107,766	1.2626%	\$9,402,168
.Henrico County, Virginia	330,818	3.8758%	\$28,862,595
.Henry County, Virginia	50,557	0.5923%	\$4,410,903
.Highland County, Virginia	2,190	0.0257%	\$191,069
.Isle of Wight County, Virginia	37,109	0.4348%	\$3,237,617
.James City County, Virginia	76,523	0.8965%	\$6,676,337
.King and Queen County, Virginia	7,025	0.0823%	\$612,904
.King George County, Virginia	26,836	0.3144%	\$2,341,338
.King William County, Virginia	17,148	0.2009%	\$1,496,097
.Lancaster County, Virginia	10,603	0.1242%	\$925,071
.Lee County, Virginia	23,423	0.2744%	\$2,043,566
.Loudoun County, Virginia	413,538	4.8449%	\$36,079,596
.Louisa County, Virginia	37,591	0.4404%	\$3,279,670
.Lunenburg County, Virginia	12,196	0.1429%	\$1,064,054
.Madison County, Virginia	13,261	0.1554%	\$1,156,971
.Mathews County, Virginia	8,834	0.1035%	\$770,732
.Mecklenburg County, Virginia	30,587	0.3583%	\$2,668,598
.Middlesex County, Virginia	10,582	0.1240%	\$923,239
.Montgomery County, Virginia	98,535	1.1544%	\$8,596,799
.Nelson County, Virginia	14,930	0.1749%	\$1,302,585
.New Kent County, Virginia	23,091	0.2705%	\$2,014,601
.Northampton County, Virginia	11,710	0.1372%	\$1,021,652
.Northumberland County, Virginia	12,095	0.1417%	\$1,055,242
.Nottoway County, Virginia	15,232	0.1785%	\$1,328,933
.Orange County, Virginia	37,051	0.4341%	\$3,232,557
.Page County, Virginia	23,902	0.2800%	\$2,085,357
.Patrick County, Virginia	17,608	0.2063%	\$1,536,230
.Pittsylvania County, Virginia	60,354	0.7071%	\$5,265,654
.Powhatan County, Virginia	29,652	0.3474%	\$2,587,023
.Prince Edward County, Virginia	22,802	0.2671%	\$1,989,387
.Prince George County, Virginia	38,353	0.4493%	\$3,346,151
.Prince William County, Virginia	470,335	5.5103%	\$41,034,915
.Pulaski County, Virginia	34,027	0.3987%	\$2,968,725
.Rappahannock County, Virginia	7,370	0.0863%	\$643,004
.Richmond County, Virginia	9,023	0.1057%	\$787,222
.Roanoke County, Virginia	94,186	1.1035%	\$8,217,365

**SUPPLEMENTAL APPROPRIATIONS REQUESTS:**

<i>Item #</i>	<i>Department</i>	<i>Description/Reason</i>	<i>Revenue Source</i>	<i>Expenditure</i>	<i>Requested Amt.</i>
A	Page Co. Public Schools	CARES Act	Federal CARES Act	PC Public School	\$725,977
B	Economic Development	CDBG Small Bus. Recovery	Commonwealth of Virginia	Economic Dev	548,275
C	Economic Development	CDBG Food Hub/Mask Prod	Commonwealth of Virginia	Economic Dev	222,000
D	Page County various	CARES Recovery Funds	Commonwealth of Virginia	Board Reserve	4,181,532
E					
TOTAL REQUESTS:					<u>\$5,677,784</u>

**BUDGET TRANSFER REQUESTS:**

<i>Item #</i>	<i>Department</i>	<i>Description/Reason</i>	<i>Transfer From</i>	<i>Transfer to</i>	<i>Requested Amt.</i>
A					
TOTAL REQUESTS:					<u>\$0</u>



County of Page, Virginia  
Planning & Community Development  
103 South Court St., Suite B  
Luray, VA 22835

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**TO:** Page County Board of Supervisors  
**FROM:** Tracy Clatterbuck, Zoning Administrator  
**SUBJECT:** Leona Dean Special Use Permit (Home Occupation) - Introduction  
**DATE:** August 26, 2020

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**SUMMARY:**

Special use permit (SUP) to operate a home occupation for a hair salon in an existing accessory structure.

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**BACKGROUND:**

Leona Dean has filed an application for a SUP to operate a home occupation for a hair salon in an accessory structure located at 2980 Leaksville Road, Luray, VA. The parcel is identified by tax map number 50-3-2B, contains 2.4 acres, and is currently zoned as Agriculture (A-1). This property is improved with a single-family detached dwelling, several accessory buildings, and an above ground pool.

This SUP would allow Mrs. Dean to operate a hair salon from her primary residence. The proposed business would be conducted out of an existing accessory structure. The accessory structure is approximately 30x25 total in size; however, the applicant plans to only use a 16x12 area for the hair salon.

Pursuant to § 125-10 C.(3) of the Page County Zoning Ordinance, home occupations are permitted by-right. However, pursuant to § 125-15 B.(1)(e) of the Page County Zoning Ordinance, home occupations in an accessory building require a special use permit.

**OTHER AGENCY COMMENTS:**

Virginia Department of Transportation (VDOT) – Per Jeff Nicely with VDOT, the existing entrance is adequate and the proposed use will have no negative impact to right-of-way.

Health Department- Per Gerald Dovel with the Health Department, there are no objections to the request.

Building Official- Per Don Williams, Page County Building Official, there are no objections to the request.

**PAGE COUNTY COMPREHENSIVE PLAN:**

Regarding the Page County Comprehensive Plan, this property falls within the “Agricultural Protection Tier”. According to Volume 1, Section 2.2 of the Comp Plan, “the purpose of the Agricultural Protection Tier is to protect agricultural uses and preserve the rural lifestyle and

sense of community that has long defined Page County. This tier is intended primarily for very low-density residential development, large lot rural development and agricultural uses. Non-residential uses would serve the needs of residents in the surrounding rural areas and generally be limited to agriculture-related businesses. Low density suburban subdivisions and low intensity employment centers may be permitted if access is adequate and the use is compatible with surrounding uses. Levels of service depend on the density/intensity of a development and its location.” Due to the low impact, the proposed business would not change the character of the property.

Also, Chapter 3, Goal 6, Section 6.2 states, “Encourage economic growth that is compatible with the County’s rural character while generating a positive net cash flow for the county.”

**PLANNING COMMISSION ACTIONS:**

The Page County Planning Commission held their public hearing on August 25, 2020. There were no objections from adjoining landowners. The commission recommended approval 10-0 to the board.

**FISCAL IMPACT:**

Mrs. Dean will be required to maintain a Page County business license which will result in additional revenue for Page County.

**MOTION(S):**

I move that the Page County Board of Supervisors hold a public hearing on this SUP application at the September 15, 2020 regular meeting, and direct staff to provide adequate notice of such hearing in accordance with the Code of Virginia 15.2-2204.

**ATTACHMENTS:**

SUP Application Packet  
SUP draft conditions



## SPECIAL USE PERMIT

**Applicant: Leona Dean**

**Tax Map #: 50-3-2B**

**Purpose: Home Occupation to operate hair salon out of existing accessory structure**

**APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_**

**By the Page County Board of Supervisors on \_\_\_\_\_.**

1. THIS SPECIAL USE PERMIT IS TRANSFERABLE, IT WILL MEET THE REQUIREMENTS IN AND HAVE PRIVILEGES PROVIDED FOR IN THE PAGE COUNTY ZONING ORDINANCE, AND ANY ORDINANCE AMENDMENTS FOR THE PERIOD SET FORTH WITHIN THE PARAMETERS IN THIS SPECIAL USE PERMIT. THE SPECIAL USE PERMIT SHALL REMAIN WITH THE PROPERTY FOR A PERIOD OF FIFTY (50) YEARS.
2. LEONA DEAN OR ITS SUCCESSOR AND/OR ASSIGNS, SHALL BE IN COMPLIANCE WITH ALL COUNTY ORDINANCES, THE UNIFORM STATEWIDE BUILDING CODE, AND ALL STATE AND FEDERAL AGENCY REGULATIONS.
3. THE HOME OWNER SHALL APPLY FOR AND MAINTAIN A VALID PAGE COUNTY BUSINESS LICENSE TO OPERATE THE HOME OCCUPATION.
4. THIS SPECIAL USE PERMIT IS FOR USE OF THE EXISTING ACCESSORY STRUCTURE ONLY.
5. THE BUSINESS MUST REMAIN IN COMPLIANCE WITH THE PAGE COUNTY ZONING ORDINANCE SPECIFICALLY § 125-15.
6. ANY LIGHTING THAT IS PROVIDED ON THE PROPERTY WILL BE DIRECTED DOWNWARDS, SO AS NOT TO PRODUCE A GLARE ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
7. THIS SPECIAL USE PERMIT MAY BE REVOKED UPON MATERIAL NONCOMPLIANCE WITH THE TERMS OF THE PERMIT, OR UPON VIOLATION OF ANY OTHER RELEVANT TERMS OF THE ZONING ORDINANCE OR ANY OTHER ORDINANCES OF THE COUNTY OF PAGE, VIRGINIA. HOWEVER, PRIOR TO THE COMMENCEMENT OF ANY ACTION TO REVOKE THIS PERMIT, THE COUNTY SHALL NOTIFY THE PERMIT HOLDER IN WRITING OF THE MATERIAL IN NONCOMPLIANCE OR VIOLATION, AND THE PERMIT HOLDER SHALL HAVE THIRTY (30) DAYS THEREAFTER TO CURE THE MATERIAL NON-COMPLIANCE OR VIOLATION. THE NOTICE SHALL BE DEEMED GIVEN WHEN HAND DELIVERED TO THE

PERMIT HOLDER OR WHEN MAILED BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, TO THE PERMIT HOLDER.

8. ANY CHANGE OF USE OR EXPANSION OF SERVICES NOT INCLUDED IN THIS SPECIAL USE PERMIT WILL REQUIRE AN ADDITIONAL, NEW, OR MODIFIED SPECIAL USE PERMIT AS REQUIRED BY THE PAGE COUNTY ZONING ORDINANCE AT THAT TIME.
9. THE ZONING ADMINISTRATOR OR THEIR DESIGNATED REPRESENTATIVE MAY VISIT THE SITE AT ANY TIME TO ENSURE COMPLIANCE WITH THE SPECIAL USE PERMIT.

I (we) the undersigned owner(s)/occupant(s) understand and agree to the foregoing conditions of this special use permit. I further understand that this special use permit may be reviewed on a yearly basis or at any time, the county determines necessary to ensure the compliance with and enforcement of all applicable conditions, codes, and regulations.

\_\_\_\_\_  
*Owner(s)/Occupant(s)*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Board of Supervisors Chairman*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*County Administrator*

\_\_\_\_\_  
*Date*

**COUNTY OF PAGE  
SPECIAL USE PERMIT APPLICATION**

<b>DATE RECEIVED:</b> <u>8/10/2020</u>	<b>FOR OFFICE USE ONLY:</b>	<b>DENSITY RANGE:</b> <u>Light-Medium</u>
<b>AMOUNT PAID:</b> <u>550<sup>00</sup></u>	<b>RECEIPT #:</b> <u>check</u>	

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1. The applicant is the owner  other  (Check one)

2. OWNER/MAILING ADDRESS OCCUPANT (If other than owner)

Name: Leona G Dean Name: \_\_\_\_\_

Address: 2980 Leaksville Rd Address: \_\_\_\_\_

Luray VA 22835 \_\_\_\_\_

Phone Number: 540-244-8608 Phone Number: \_\_\_\_\_

3. Site Address: 2980 Leaksville Rd Luray VA 22835

4. Directions to property:  
enter Leaksville Rd from West Main St. <sup>Luray</sup> go 2.9  
miles, property will be on the right

5. Property size: 2.4 acres

6. Tax Map Number: 50-3-2B  
 Magisterial District: MARKSVILLE

7. Current use of the property: Residential

8. Description of proposed use: hair salon

Size of building(s), if any: 30x25 Storage Shed (16x12 for hair salon)

9. Present Zoning:  A-1 (Agriculture)  R (Residential)  
 C-1 (Commercial)  I (Industrial)  
 W-C (Woodland Conservation)

10. Applicants' additional comments, if any:

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I (we), the undersigned, do hereby certify that the above information is correct and true. I (we) further understand that in granting approval of this application, the Board of Supervisors may require that I (we) comply with certain conditions and that such approval shall not be considered valid until these conditions are met. *Please refer to the attached "Power of Attorney" form for those applicants that desire to have a spokesperson, who is not the property owner, represent the application and property.*

Signature of Owner: Leena Y Dean

Signature of Applicant: \_\_\_\_\_

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**COMMENTS BY PLANNING AND COMMUNITY DEVELOPMENT OFFICE:**

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ZONING ADMINISTRATOR

\_\_\_\_\_  
DATE

Submit names and complete mailing addresses of ALL adjoining property owners, including property owners across any road or right-of-way (Continue on separate sheet if needed).

Note: Names and address of property owners may be found in the Real Estate and Land Use Office at the Commissioner of Revenue's Office.

NAME	ADDRESS
Page and Nellie Painter	1779 Oak Leaf Rd Luray
Edward and Janet Gander	818 Gander's Drive Luray
Robert Modisett and Carroll and Alice Corner	2476 Oak Forest Ln. Luray

**ADJOINING PROPERTY OWNER VERIFICATION:**

AS APPLICANT FOR THIS SPECIAL USE PERMIT REQUEST,

I Leona G Dean (Name)

HEREBY ACKNOWLEDGE THAT I HAVE FAITHFULLY AND CORRECTLY PROVIDED NAMES AND COMPLETE MAILING ADDRESSES OF ALL MY ADJOINING PROPERTY OWNERS AND THOSE DIRECTLY ACROSS THE ROAD OR RIGHT-OF-WAY. I UNDERSTAND THAT FAILURE TO PROVIDE ALL ADJOINING PROPERTY OWNERS WILL LEAVE ME LIABLE FOR ADDITIONAL COSTS FOR RE-ADVERTISEMENT AND NOTICES MAILED AND THAT MY REQUEST COULD BE DELAYED UNTIL PROPER NOTIFICATION HAS BEEN GIVEN TO ALL ADJOINING PROPERTY OWNERS AND THOSE PROPERTY OWNERS ACROSS THE ROAD OR RIGHT-OF-WAY.

6/22/2020  
DATE

Leona G Dean  
SIGNATURE OF APPLICANT

Leona Dean

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW BEFORE SUBMITTING THIS APPLICATION TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY  
3536 NORTH VALLEY PIKE  
HARRISONBURG, VIRGINIA 22802  
(540) 434-2587

ENTRANCE IS ADEQUATE AND HAS PROPOSED  
USE WILL HAVE NO NEGATIVE IMPACT TO RIGHT OF WAY

DATE 7/7/20

*Jeff Nirely*  
VDOT OFFICIAL  
JEFF NIRELY

\*\*\*\*\*

PAGE COUNTY HEALTH DEPARTMENT  
75 COURT LANE  
LURAY, VIRGINIA 22835  
(540) 743-6528

\_\_\_\_\_  
\_\_\_\_\_

DATE

HEALTH OFFICIAL

\*\*\*\*\*

PAGE COUNTY BUILDING OFFICIAL  
103 S COURT STREET, SUITE B  
LURAY, VIRGINIA 22835  
(540) 743-6674

Conduct a site visit, Plb, etc.

DATE 6-22-2020

*Tom Wilson*  
BUILDING OFFICIAL

\*\*\*\*\*

SUBDIVISION PROPERTY OWNERS ASSOCIATION

N/A

DATE

PRESIDENT OR SECRETARY

Leona Dean  
2980 Lakesville Rd.  
Luray, VA 22835

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW BEFORE SUBMITTING THIS APPLICATION TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY  
3536 NORTH VALLEY PIKE  
HARRISONBURG, VIRGINIA 22802  
(540) 434-2587

DATE

VDOT OFFICIAL

\*\*\*\*\*

PAGE COUNTY HEALTH DEPARTMENT  
75 COURT LANE  
LURAY, VIRGINIA 22835  
(540) 743-6528

NO OBJECTION TO REQUEST

8/3/2020  
DATE

[Signature]  
HEALTH OFFICIAL

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PAGE COUNTY BUILDING OFFICIAL  
103 S COURT STREET, SUITE B  
LURAY, VIRGINIA 22835  
(540) 743-6674

Conduct a site visit, PLB, etc.

6-22-2020  
DATE

[Signature]  
BUILDING OFFICIAL

\*\*\*\*\*

SUBDIVISION PROPERTY OWNERS ASSOCIATION

N/A

DATE

PRESIDENT OR SECRETARY



# Page County, Virginia

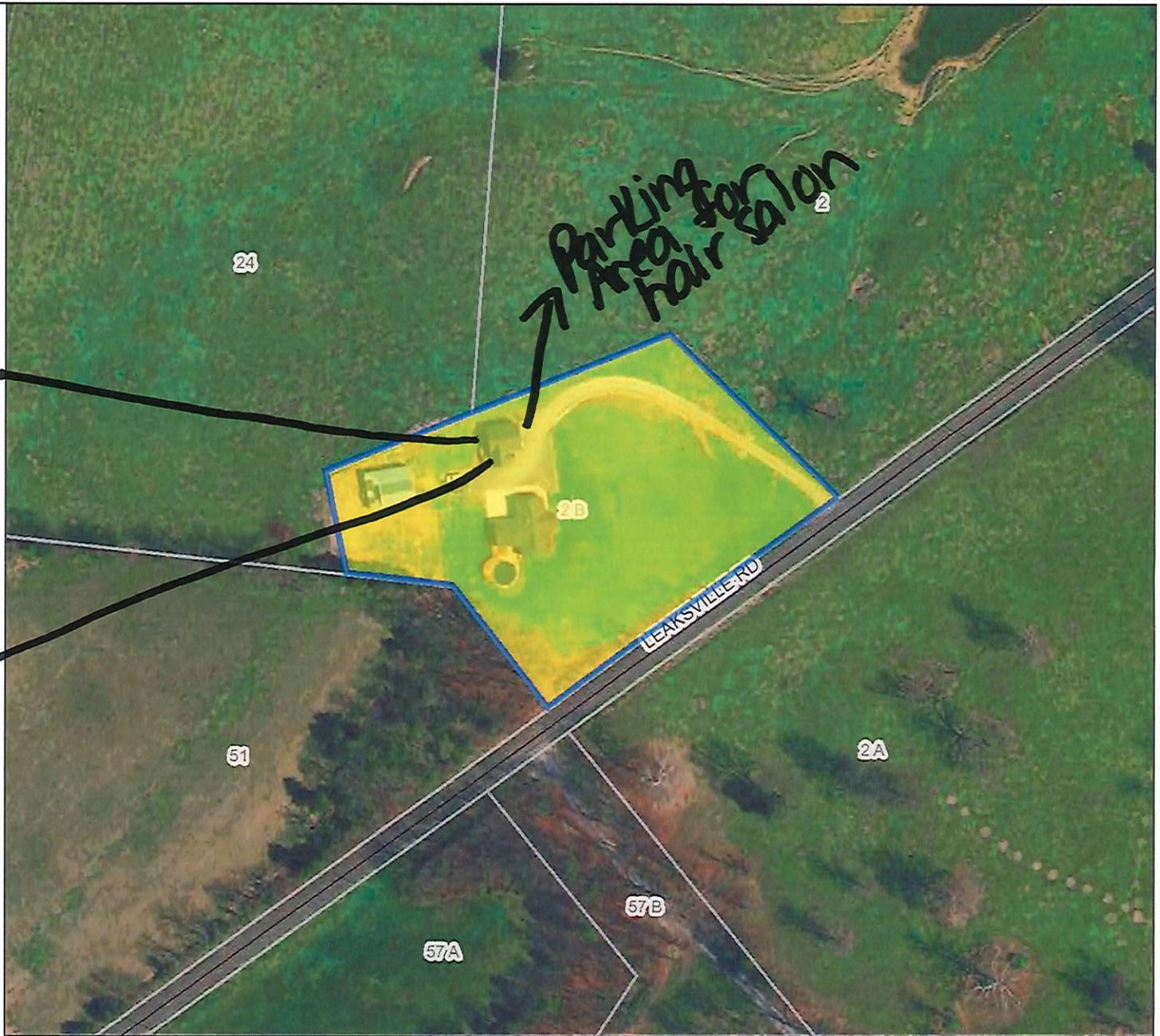
## Legend

- Major Roads
- Roads
- Railroads
- Other Counties
- Parcels
- Shenandoah River
- Streams

Storage Building

Hair Salon

Parking Area  
hair salon



Title: Parcels

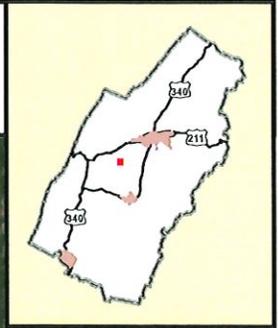
Date: 6/22/2020

DISCLAIMER: THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressly or implied, but no limited to, the implied warranties of merchantability and fitness for a particular purpose. Site-specific information is best obtained after an onsite visit by a competent professional. Please call Page County, VA for specialized products. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Page County, VA expressly disclaims any liability for loss or damage arising from the use of said information by any third party. In addition use of Virginia Base Mapping Program (VBMP) statewide aerial photography requires the following disclaimer: "Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination."



# Tax Map 50-((3))-2B

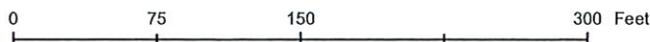
## Aerial Imagery (2018)



July 22, 2020  
Page County GIS Department  
2018 VGIN Aerial Imagery  
Reference Use Only  
Any determination of topography or contours,  
or any depiction of physical improvements,  
property lines or boundaries is for general  
information only and shall not be used for the  
design, modification, or construction of  
improvements to real property or for flood  
plain determination.

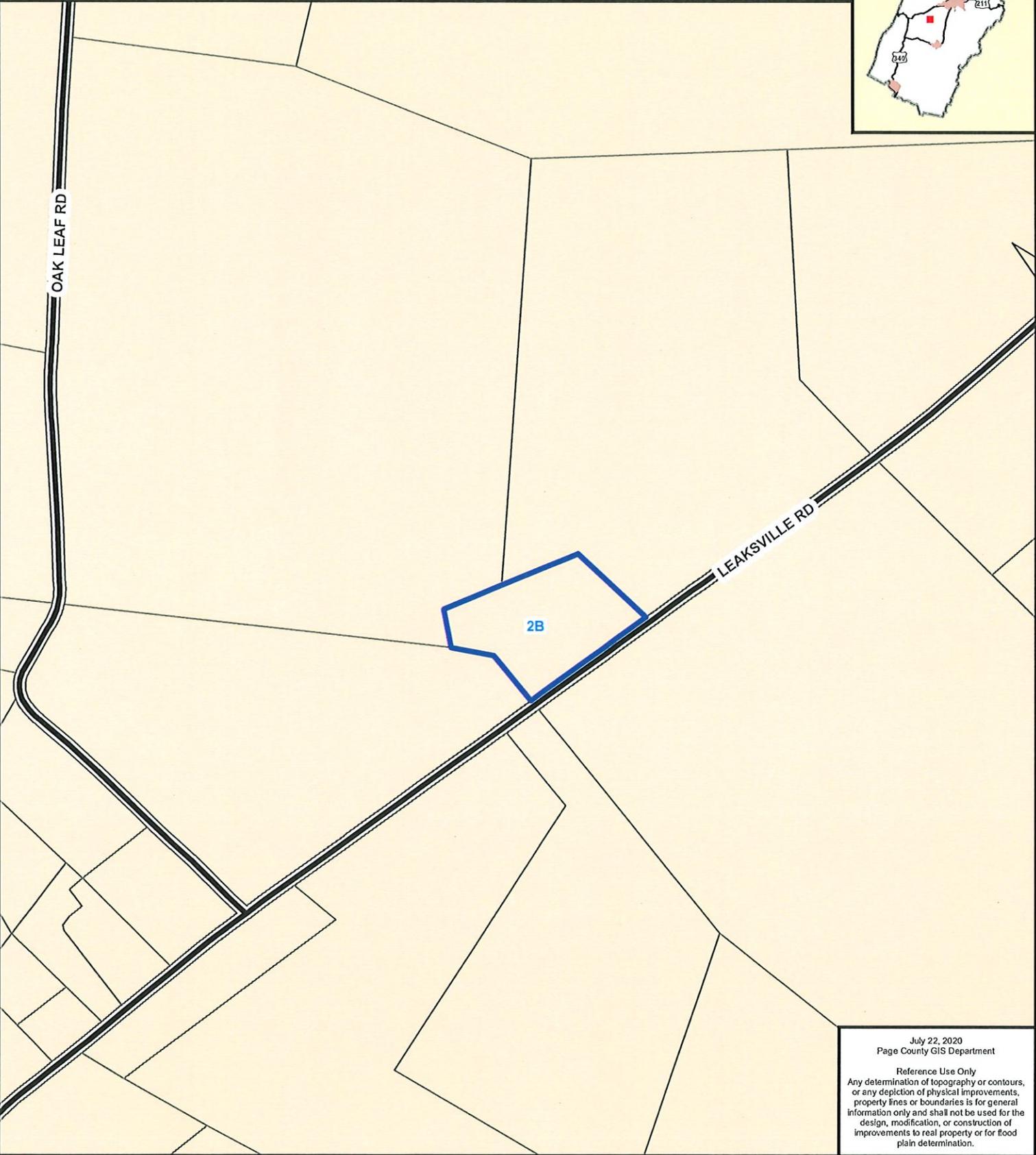
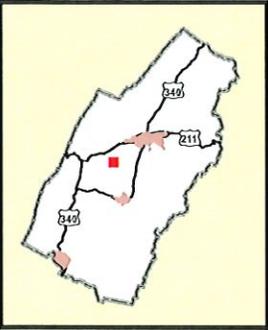
### Legend

- Roads
- 50-((3))-2B
- Other Lots





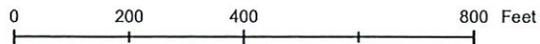
# Tax Map 50-((3))-2B Zoning



July 22, 2020  
Page County GIS Department  
Reference Use Only  
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

### Legend

- Roads
- 20-((A))-200
- Other Lots
- Agricultural



**125-4 Page County Zoning Ordinance:**

**HOME OCCUPATION**

An occupation carried on by the occupant of a dwelling as a secondary use in connection with which there is no display and which use does not change the character of the dwelling or have any exterior evidence of such secondary use other than a small name plate, as referred to herein. No commercial vehicle shall be used in connection with the dwelling.

**§ 125-10. Agriculture (A-1). [Amended 4-8-1991; 4-12-1993; 9-9-1996; 5-11-1999; 7-13-1999; 2-12-2002; 6-10-2003; 6-21-2005; 12-19-2006; 3-18-2008; 12-16-2008; 4-21-2009; 6-16-2009; 10-20-2009; 4-20-2010; 9-18-2012; 9-16-2014; 2-7-2017]**

- A. Statement of intent. This district is intended to preserve the character of those portions of the County where agricultural and other low-intensity uses predominate. To ensure the success of the above goal, it is necessary to maintain a relatively low density of development. The permitted uses should include mainly agriculture and related uses. Generally, soils in these areas are well suited for agricultural purposes. As agricultural land is a primary resource and economic asset of the County, it must be preserved to the greatest extent possible. Very low-density development may be permitted in this area, but agricultural preservation is the primary intent of this district.
- B. Permitted uses shall be as follows:
- (1) Agriculture.
  - (2) Wayside or roadside stand or market.
  - (3) Forest, scenic and wildlife preserves and conservation areas.
  - (4) Single-family detached dwellings.
  - (5) Cemeteries; police, fire and rescue squad stations; other essential public services.
  - (6) Portable sawmills, portable chipping mills, and portable shaving mills.
  - (7) Electric facilities operating at 40 kilovolts or below.
  - (8) Bed-and-breakfast establishments and short-term tourist rentals, subject to the provisions of § 125-30.21. **[Amended 8-1-2017]**
  - (9) Manufactured homes and individual mobile homes.
  - (10) Confined feeding operations pursuant to the requirements of Article VI of this chapter and pursuant to all other provisions of this chapter.
  - (11) Only one permitted principal residential structure shall be allowed on any lot, tract or parcel of land.
  - (12) Town of Luray Wastewater Facility.

(13) Distilleries which are licensed by the Commonwealth in accordance with the Virginia Alcoholic Beverage Control Act, or other Virginia laws, as amended, from time to time. There shall be a limit of 5,000 gallons per year. The applicant shall provide a measured site sketch of the property, including but not limited to parking, and the building used to house the operation. Anything above and beyond the gallons allowed or activity allowed will require a special use permit.

(14) Farmers market. **[Added 6-5-2018]**

(15) Greenhouse retail sales. **[Added 6-5-2018]**

(16) Brewery. **[Added 6-5-2018]**

(17) Winery. **[Added 6-5-2018]**

C. Permitted accessory uses located on the same lot with the permitted principal use shall be as follows:

(1) Private garage or private parking area.

(2) Signs pursuant to § 125-20.

(3) Home occupations pursuant to § 125-15.

(4) Customary accessory uses and buildings, provided that they are clearly incidental to the principal use pursuant to § 125-16.

(5) Guesthouse, as defined in § 125-4.

(6) Family day home (less than five unrelated children).

(7) Small system wind energy facility.

(8) Windmill.

D. Uses permitted by special permit shall be as follows:

(1) Lodges or clubs for climbing, hunting, fishing, gunning, nature observation or other similar recreation purposes pursuant to § 125-22.

(2) Commercial outdoor recreation areas and facilities: parks (except amusement parks), playgrounds, picnic grounds, swimming clubs, country clubs, golf courses and driving ranges, miniature golf courses; archery; laser tag; paintball; and other similar uses, all pursuant to § 125-22.

- (3) Publicly owned sanitary landfills which meet all federal, state and County requirements.
- (4) Recreational trailer camps pursuant to § 125-19.
- (5) Airstrips meeting all federal, state and County requirements and not to be closer than 1,000 feet from a residential district boundary. All airstrips shall meet requirements as established in § 125-26.
- (6) Electric facilities operating above 40 kilovolts.
- (7) Churches and public schools.
- (8) Professional offices, not higher than two stories and not exceeding 5,000 square feet in area, by special use permit.
- (9) Outdoor commercial recreation areas and facilities: camps and campgrounds pursuant to § 125-66.
- (10) Pole-designed tower facilities or pole-designed structures not to exceed 100 feet in height with a minimum setback from all property lines of 200 feet, to be used for the primary purpose of communications, including, by way of illustration but not limited to, the following: telephone, radio, television, cable, and signal by special use permit.
- (11) Commercial sawmills, commercial chipping mills, and commercial shaving mills pursuant to § 125-30.4.
- (12) Commercial workshops as defined in § 125-4.
- (13) Veterinarian clinics, pet grooming, boarding and breeding of animals as defined in § 125-4.
- (14) Family day home (five or more unrelated children) pursuant to § 125-30.6.
- (15) Wholesale businesses and storage warehouses within "confined poultry feeding operation" buildings constructed prior to October 1, 2009. Storage of personal property of the property owner and all agricultural uses are exempt.
- (16) Banquet facility and event facility.
- (17) (Reserved)<sup>1</sup>
- (18) (Reserved)<sup>2</sup>

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1. Editor's Note: Former Subsection D(17), Farmers market, was repealed 6-5-2018; see now Subsection B(14).

- (19) Self-storage unit.
  - (20) Farm implements sales with or without service facilities.
  - (21) Indoor and outdoor shooting ranges.
  - (22) Auto repair service facility/public garage.
  - (23) (Reserved)<sup>3</sup>
  - (24) (Reserved)<sup>4</sup>
  - (25) Commercial parking facilities. **[Added 3-17-2020]**
- E. Minimum lot size shall be as follows: area: 1 3/4 acres; width at setback line: 150 feet.
  - F. Minimum yard dimensions shall be as follows: front yard: 50 feet, except cul-de-sac lots may be 70 feet; each side yard: 20 feet; rear yard: 50 feet.
  - G. Maximum building coverage and height shall be as follows: maximum building coverage: 10%; maximum height from average grade: 35 feet/2 1/2 stories. All accessory buildings shall be less than the main building in height, except as provided in § 125-14D.
  - H. Any new structure designed to be occupied as a residence, church, school, community center or commercial business establishment or industry or any other structure designed for public occupancy shall not be located closer than 300 feet from any confined feeding operation as defined in § 125-32, Article VI, of this chapter.
  - I. All wells in Agricultural Zoned Districts shall be a Class III "B" well and shall maintain a fifty-foot setback from all property lines adjacent to parcel(s) three acres or larger that are used for an agricultural operation, as defined in § 3.1-22.29(B), Code of Virginia (1950), as amended.<sup>5</sup> A variance may be sought through the Page County Board of Zoning Appeals for a well location closer than 50 feet to the property line if either of the following criteria listed can be achieved: i) the owner of the adjacent property that is used for an agricultural operation may grant

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2. Editor's Note: Former Subsection D(18), Greenhouse, was repealed 6-5-2018; see now Subsection B(15).

3. Editor's Note: Former Subsection D(23), Brewery, was repealed 6-5-2018; see now Subsection B(16).

4. Editor's Note: Former Subsection D(24), Winery, was repealed 6-5-2018; see now Subsection B(17). Former Subsection D(25), Air bed-and-breakfast establishments, which immediately followed this subsection, was repealed 8-1-2017.

5. Editor's Note: See now Code of Virginia, § 3.2-300.

written permission for construction within 50 feet of the property line; or ii) certification by the Page County Health Department that no other site on the property complies with zoning regulations for the construction of a private well. If approved, a variance conveyance form, which is part of the Page County appeal/variance application, must be recorded at the Page County Circuit Court within 90 days of the approval. Failed private drinking water wells that must be replaced by order of the local health department shall follow state health regulations for determining a site for a new well and are exempt from adhering to the foregoing variance procedure.

- J. Site plan. Before obtaining a zoning permit for the uses listed within this district either as a permitted use, accessory use or by special use permit a site plan shall be submitted with the zoning application (prior to construction). The site plan should include:
- (1) Boundary of the parcel with project name, tax map number, and owner name and contact information.
  - (2) Building location and setbacks from property lines.
  - (3) Parking spaces.
  - (4) Proposed signs.
  - (5) Lighting with a description.

#### **§ 125-15. Home occupation regulations.**

- A. All dwelling units with direct access to a public street may be used for the practice of a home occupation, provided that such occupation is clearly incidental or secondary to the use of the property as a residence, and further provided that the use of the dwelling does not change the character thereof or have any exterior evidence of such secondary use other than a small nameplate, as provided in § 125-20B(2)(a).

- (1) Standards.
  - (a) Two off-street parking spaces, in addition to those required for the residence units, shall be required for any single home occupation, and four off-street parking spaces, in addition to those required for the residence units, shall be required for any home occupation in an accessory building. **[Amended 6-9-1998]**

- (b) Home occupations shall not occupy more than 25% of the total floor area of the dwelling unit. Site plan shall be required to include size of dwelling unit, accessory structure and sketch to scale of same, plus parking and driveway with dimensions referenced to property line.  
**[Amended 6-9-1998]**
- (c) Home occupations shall be subject to the following limitations:
- [1] No emission of unpleasant gases or other odorous matter shall be permitted.
  - [2] No emission of noxious, toxic or corrosive gases or fumes injurious to persons, property or vegetation shall be permitted.
  - [3] No glare and heat from any home occupation shall be permitted.
  - [4] No discharge is permitted into a reservoir, sewage or storm disposal system, stream, open body of water or into the ground of any materials in such a way or of such nature or temperature as could contaminate any water supply or damage or be detrimental to any sewage system or any sewage treatment plant or otherwise could cause the emission of dangerous objectionable elements.
  - [5] No vibration perceptible beyond the dwelling unit or building in which the home occupation is conducted, whichever shall be the smaller, shall be permitted.
  - [6] No noise shall be audible beyond the dwelling unit or building in which the home occupation is conducted, whichever shall be the smaller, exceeding the average intensity of street traffic at the front lot line. Objectionable noises due to intermittence, beat, frequency or shrillness shall be muffled.
  - [7] No emission of any smoke shall be permitted.
  - [8] Electric or electronic devices shall be shielded in such a manner as not to interfere with radio or television reception or transmission of any kind.

[9] Solid waste shall be contained and disposed of in a manner which will not detract from the appearance of the property or general neighborhood.

[10] Toxic waste or material, including but not limited to used motor oil, antifreeze, power steering fluid, transmission fluid, etc., shall not be stored on property. **[Added 6-9-1998]**

(2) Exceptions. Virtual business home occupations may be allowed by right in dwelling units that do not have direct access to a public street if the virtual business meets the definition in § 125-4. **[Added 4-8-1996; amended 6-9-1998; 8-21-2007]**

**B. Home occupations in accessory buildings by special use permit. [Added 4-11-1994; amended 6-9-1998]**

(1) The practice of a home occupation by the owner of a residence may be allowed in an accessory building incidental to the owner's residence located on the same tract or parcel of land, provided that the residence and accessory building shall have the direct access to a public street; and further provided that the use of the accessory building does not change the character thereof, nor exceed 60% of the footprint-ground floor square footage of the dwelling unit, or the occupation in the accessory building does not exceed 1,000 square feet, whichever is the lesser, or have any exterior evidence of such use as a home occupation other than a small name plate, as provided in § 125-20B(2)(a). The specific home occupation allowed by special use permit shall not be changed in purpose, nor allow for more than three employees that do not reside in the residence on the same tract or parcel of land on which the business is located, during the term of the permit unless further application shall be made and approved for issuance of a special use permit. Home occupations pursuant to this subsection shall comply with the requirements of § 125-15A(1)(a) and (c) of this chapter and shall include but not be limited to the following Subsection B(1)(a) through (e): **[Amended 8-17-2010]**

(a) Small country store.

(b) Craft shops.

(c) Garages (for servicing and repairing only).

- (d) Personal service shops.
- (e) Other similar home occupations.
- (2) The following criteria shall be considered when determining the advisability of issuing a special use permit pursuant to this subsection:
  - (a) Probable increase of traffic to the general area.
  - (b) Concurrence of surrounding property owners.
  - (c) Size, purpose and likelihood of expansion of the proposed home occupation.
  - (d) Probable impact on surrounding properties.
  - (e) Determination that the accessory building meets the maximum requirements of the Uniform Statewide Building Code<sup>6</sup> and BOCA Code and the Code of Page County.
  - (f) Determination of a need for the proposed business for the surrounding community.
  - (g) Screening of property by fencing, landscaping or other acceptable means.<sup>7</sup>

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6. Editor's Note: See Code of Virginia § 36-97 et seq.

7. Editor's Note: Former Subsection C, family-operated small businesses, added 4-8-1996, which immediately followed this subsection, was repealed 6-9-1998.