



VIRGINIA: A SCHEDULED MEETING OF THE SURRY COUNTY BOARD OF SUPERVISORS HELD IN THE GENERAL DISTRICT COURTROOM OF THE SURRY COUNTY GOVERNMENT CENTER ON THURSDAY, APRIL 3, AT 6:00 PM.

PRESENT: SUPERVISOR ROBERT ELLIOTT, JR., CHAIRMAN
SUPERVISOR BREYON PIERCE, VICE-CHAIR
SUPERVISOR WILLIAM T. CALHOUN
SUPERVISOR WALTER HARDY

ABSENT: SUPERVISOR AMY DREWRY
STUDENT REPRESENTATIVE ZARIAH HARRELL

ALSO PRESENT: MS. MELISSA ROLLINS, COUNTY ADMINISTRATOR
MS. LOLA PERKINS, COUNTY ATTORNEY
MS. RENEE CHAPLINE, ECONOMIC DEVELOPMENT
MR. HORACE WADE, PLANNING & COMMUNITY DEVELOPMENT
MR. DELON BROWN, DEPUTY DIRECTOR OF OPERATIONS & INFRASTRUCTURE

Invocation

The invocation was given by Reverend Dr. James Harrison, Main Street Baptist Church, Smithfield, Virginia.

Call to Order/Moment of Silence/Pledge of Allegiance/ Adopt Agenda

The meeting was called to order by Chairperson Elliott, who then asked for a moment of silence. Following the moment of silence, he asked those present to stand and recite the pledge of allegiance. Chairperson Elliott asked for Motion to accept the agenda. Supervisor Hardy made a motion to accept the agenda and Supervisor Calhoun seconded the motion. All present voted affirmatively. (Approved)

SUPERVISOR ROBERT ELLIOTT, JR.	AYE
SUPERVISOR BREYON PIERCE	AYE
SUPERVISOR WILLIAM (TIM) CALHOUN	AYE
SUPERVISOR WALTER HARDY	AYE
SUPERVISOR AMY DREWRY	ABSENT

Consent Items

1. Approval of Draft Minutes – 2/13/2025
2. Approval of Draft Minutes – Work Session – 2/26/2025

3. Approval of Draft Minutes – Work Session – 2/27/2025
4. Approval of Draft Minutes – Work Session – 3/6/2025
5. Approval of Draft Minutes – 3/6/2025
6. Accounts Payable – February 2025
7. Accounts Payable – March 2025
8. Resolution – Proclamation for National Crime Victims’ Rights Week
9. Resolution – Declaring April as Surry County Clean-Up Month
10. MOU Shared Services Agreement & Budget Amendment – Surry County Public Schools
11. Employee Health Insurance Renewal – FY25-26

Supervisor Elliott read the items listed for consent and asked Board members if any items needed to be pulled for discussion. There being none, Supervisor Hardy made a motion to approve the consent items as enumerated. Supervisor Pierce seconded the motion.

Vote (Approved):

Ayes: Mr. Pierce, Mr. Hardy, Mr. Calhoun, Mr. Elliott

Nays: None

Absent: Ms. Drewry

Public Comments

1. Helen Eggleston, Dendron District – concerns regarding increased real estate assessment
2. Mike Eggleston, Dendron District – concerns regarding infrastructure and quality of education
3. Barbara Shears-Williams, Cobham – concerns regarding increased real estate assessment
4. Susan Corvello, Claremont District – concerns regarding increased real estate assessment, tax rate, and conditions of nature trail at the marina
5. Daniel Shaye – call for unity in Surry County government and community

Presentations

1. Wingate Appraisal Services – Update on 2025 Scope Reassessment – Mr. Don Thomas provided the Board of Supervisors an update on the 2025 reassessment.
2. Short-Term Rental Update – Lola Perkins, County Attorney, and Ann Darby, Summit Consulting, provided an update on recommendations for regulation and management of short-term rentals in the County, including zoning district uses, creation of a registry, and aesthetics such as noise, screening, and condition of the property.

Supervisor Hardy made a motion to direct staff to use the recommendations in their next steps for creation of a short-term rental ordinance. Supervisor Pierce seconded the motion.

Vote (Approved):

Ayes: Mr. Pierce, Mr. Hardy, Mr. Calhoun, Mr. Elliott

Nays: None

Absent: Ms. Drewry

Public Hearings

1. Ordinance Amendment 2025-02 / PC Ordinance Amendment 2024-04: The Board of Supervisors considered an ordinance amendment initiated by Clenera, LLC and took action on the adoption of amendments to the Surry County Zoning Ordinance by amending Article II – Definitions and Uses, Article III – Zoning Districts and Boundaries, and Article IV – Supplementary Regulations to amend, incorporate, and add language regarding definitions, use

type descriptions, district requirements, application requirements, required plans, and performance standards for Battery Energy Storage Systems to allow this use as an accessory or by conditional use permit in Agricultural-Rural, M-1 and M-2 General Industrial.

- I. Call to Order
- II. Presentation by Staff- Horace Wade, Director of Planning and Zoning, presented the ordinance amendment.
Mr. Wade discussed the staff's recommendation to create an ordinance amendment to include language for this specific use.
Mr. Matthew Rummler and Mr. Scott Foster, representing the applicant, provided context on the Zoning Text Amendment request from Clenera, LLC.
- III. Open the Floor for Public Comments - Chairman Elliot opened the public hearing.
- IV. Public Comment Period
 1. Mike Eggleston, Dendron District – concerns regarding the composition of batteries and relevant safety precautions
 2. Charlome Pierce, Bacon's Castle District – supportive of the project, but had concerns that information from more sources was necessary to draft a well-formed ordinance
 3. Keith Estes, Carsley District – strongly encouraged the County ensure they had public safety precautions in place in case of an emergency
 4. Diane Cheek, Surry District – requested the Board to consider some wording change for the ordinance related to noise prior to voting
 5. Susan Corvello, Claremont District – requested the Board to consider a lower decibel level for these battery installations
- V. Public Comments Closed – Chairman Elliott closed the public hearing.
- VI. Closing Remarks by Staff – Mr. Foster and Mr. Matt Kim, representing the applicant, explained the conservative approach taken in drafting the zoning text amendment to mitigate any negative impacts of battery storage systems.
Mr. Wade summarized that the Planning Commission voted 9:1 to recommend approval of the ordinance, which would allow battery storage systems by special use permits in the specified zoning districts.
- VII. Board Comments – Supervisor Calhoun agreed that it would be beneficial for the Board to visit a battery storage system to get firsthand experience of their impacts. Ms. Perkins noted that staff was currently working on organizing a visit to a site. Chairman Elliott acknowledged the safety concerns regarding the battery storage systems were valid and could be addressed in a project's conditional use permit, but he wanted to clarify that the Board was considering an ordinance amendment to regulate those systems and were not considering an actual installation in this public hearing.

Board Action: Chairman Elliott asked for motion on Ordinance Amendment 2025-02.

Supervisor Hardy moved for approval of the **2025-02 / PC Ordinance Amendment 2024-04** and seconded by Supervisor Pierce.

Vote: 4:0 (Approved)

Ayes: Mr. Pierce, Mr. Calhoun, Mr. Hardy, Mr. Elliott

Nays:

Absent: Ms. Drewry

County Administrator's Report

1. Economic Development Tourism Update-Ms. Chapline provided the community with a few announcements about upcoming events in April and May:

- April 5, 11:00 a.m. to 2:00 p.m.: Community Spring Festival at the Surry County High School football field
- April 22, 5:00 p.m.: unveiling the LOVE sign to the community at the County Government Center
- April 26, 3:00 p.m. to 7:00 p.m.: Boots in Bloom at the Pavilion
- May 2, 5:00 p.m. to 7:00 p.m.: Music on the Lawn at the Pavilion
- May 7: Surry County Fam Tour
- May 10, 10:00 a.m. and 2:00 p.m.: Up the Creek With a Paddle Kayaking at Gray's Creek Marina
- June 10, 3:00 p.m. to 5:00 p.m.: Food Giveaway at the Pavilion
- June 11: Surry County Tour for Students and Families

Mrs. Rollins provided the budget calendar for 2025 and 2026; congratulated the Surry County Board and staff for the success of the broadband project in the County; reminded everyone that April was Surry County Clean-Up Month, and Solid Waste collections crews would be providing special collections refuse containers on Saturday, April 12 from 9:00 a.m. to 11:00 a.m. at Bacon's Castle grocery store, L.P Jackson school site and at Goodson Path. On April 26, they would be at Claremont and the Pine View Station site and announced that April 24 would be Student Government Day.

Board Comments

- Supervisor Hardy Noted that their student representative, Ms. Zariah Harrell, was not at tonight's meeting due to a competition in Virginia Beach. He wished her well and good luck. He thanked the Wingate representative for presenting reassessment information to the Board this evening.
- Supervisor Calhoun – Expressed his appreciation for the presentation from Wingate, which he hoped was clarifying for their residents, as well as the short-term rental update and the battery storage systems ordinance request. He thanked the public for their comments and being in attendance at tonight's meeting.
- Supervisor Pierce - Thanked those watching from home and present in person at tonight's meeting. He expressed his excitement for the upcoming events happening in Surry, many of which were free to attend. He encouraged all their citizens to participate in their community events and enjoy the experience of life in Surry.
- Supervisor Elliott - Thanked all for attending tonight's Board meeting. He noted that there were concerns about financing the local Head Start program due to funding reductions at the federal level, so the County must be mindful of local funding requirements in the future. He also met with the National Association of Counties (NACo) Steering Committee today, and the discussion included potential of taking away tax exemptions from municipal bonds, so NACo was requesting localities to write to their federal representatives in support of keeping tax exemptions on those municipal bonds.

Reports

1. Business and Professional License Report – Commissioner of Revenue

For Your Information

There was none.

Adjournment

Chairman Elliott asked for a motion for adjournment to April 10 at 10:00 a.m. for a work session. Supervisor Hardy moved, and Mr. Calhoun seconded.

Vote (Approved):

Ayes: Mr. Pierce, Mr. Hardy, Mr. Calhoun, Mr. Elliott

Nays: None

Absent: Ms. Drewry

The meeting adjourned at 7:53 p.m.

This meeting can be viewed in its entirety through the Surry County Government Website:
<https://www.surrycountyva.gov/387/Watch-A-Meeting>

2025 Surry County Reassessment

Wingate Appraisal Service

04/03/2025



ASSESSOR'S HEARING PARTICIPATION

- 4,600 PROPERTIES RECEIVED AN ASSESSMENT CHANGE
- 111 PROPERTIES WERE APPEALED (2.4%)
- 62 or 56% OF THE APPEALS RECEIVED AN ASSESSMENT REVISION

Sample Assessments



Surry

912 SF Ranch Home Built 1970 on 1.0 Acre. Sold November 2024 for \$200,000 or \$219/SF

2024 Assessment \$135,500

2025 Assessment \$203,600

50% Increase

Also Sold January 2022 for \$145,000



Spring Grove

2,252 SF Modular Home Built 2007 on 3.0 Acres. Sold April 2024 for \$354,000 or \$157/SF

2024 Assessment \$272,800

2025 Assessment \$350,100

28% Increase

Also Sold March 2020 for \$205,000



North of Surry

1,954 SF Cape Cod Home Built in 2005 on 2.7 Acres. Sold July 2024 for \$430,000 or \$220/SF

2024 Assessment \$414,800

2025 Assessment \$423,100

2% Increase

Also Sold March 2019 for \$328,000

ASSESSMENT PROGRESSION

• 2024 TAXABLE ASSESSMENT	\$1,263,683,500
• 2025 TAXABLE PROPOSED ASSESSMENT	\$1,416,915,700
• NET CHANGE FROM ASSESSOR'S HEARINGS	\$1,369,800
• 2025 CERTIFIED TAXABLE ASSESSMENT	\$1,415,545,900
• % CHANGE FROM 2024	+12%

Virginia Dept. of Taxation Ratio

2025 Certified Ratio for
Public Service Corporations = **100%**

Surry County – Short Term Rental Advisory Committee Summary

Advisory Committee Composition

- **Community Members:**

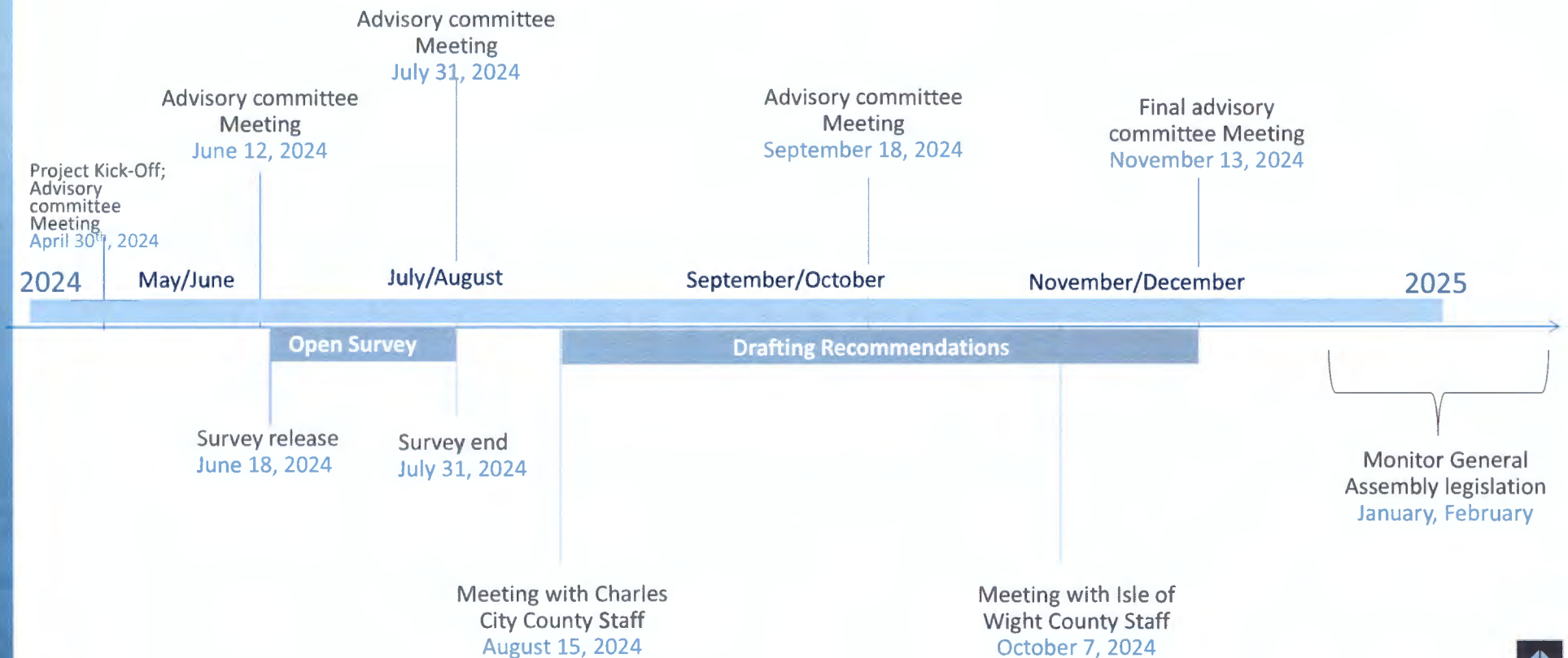
- Dianne Cheek (PC), David Coggin (PC), Bruce Couch, Lynetta Davis, Clayton Lindsay, Rose Miller, Catherine Walls, Myron Wooden (EDA)

- **County Participants**

- Pat Bernshausen, Renee Chapline, Jonathan Judkins, Lola Perkins, Horace Wade III



Project Timeline



Legal Authority

- Code of Virginia § 15.2-983 permits localities to create a registry for Short Term Rentals (STRs) and require owner/operators to register and pay fees.
 - If the STR is the primary residence of the owner/operator, an STR ordinance cannot deny the use of the property as an STR as a secondary use.
 - Active farms with an STR on property are also not beholden to local STR ordinances, as part of the Commonwealth's agritourism promotion, per an advisory opinion of the Office of the Attorney General.



Input Process

- **Spring & Summer 2024**

- Established advisory committee, worked to understand existing conditions in Surry related to Short Term Rentals.
 - advisory committee composed of Planning Commissioners, STR operators, several residents affected by STRs, as well as relevant County staff (Economic Development, Tourism, Commissioner of Revenue).
- Developed and distributed online survey
- Interpreted and shared survey results with committee

- **Fall & Winter 2024**

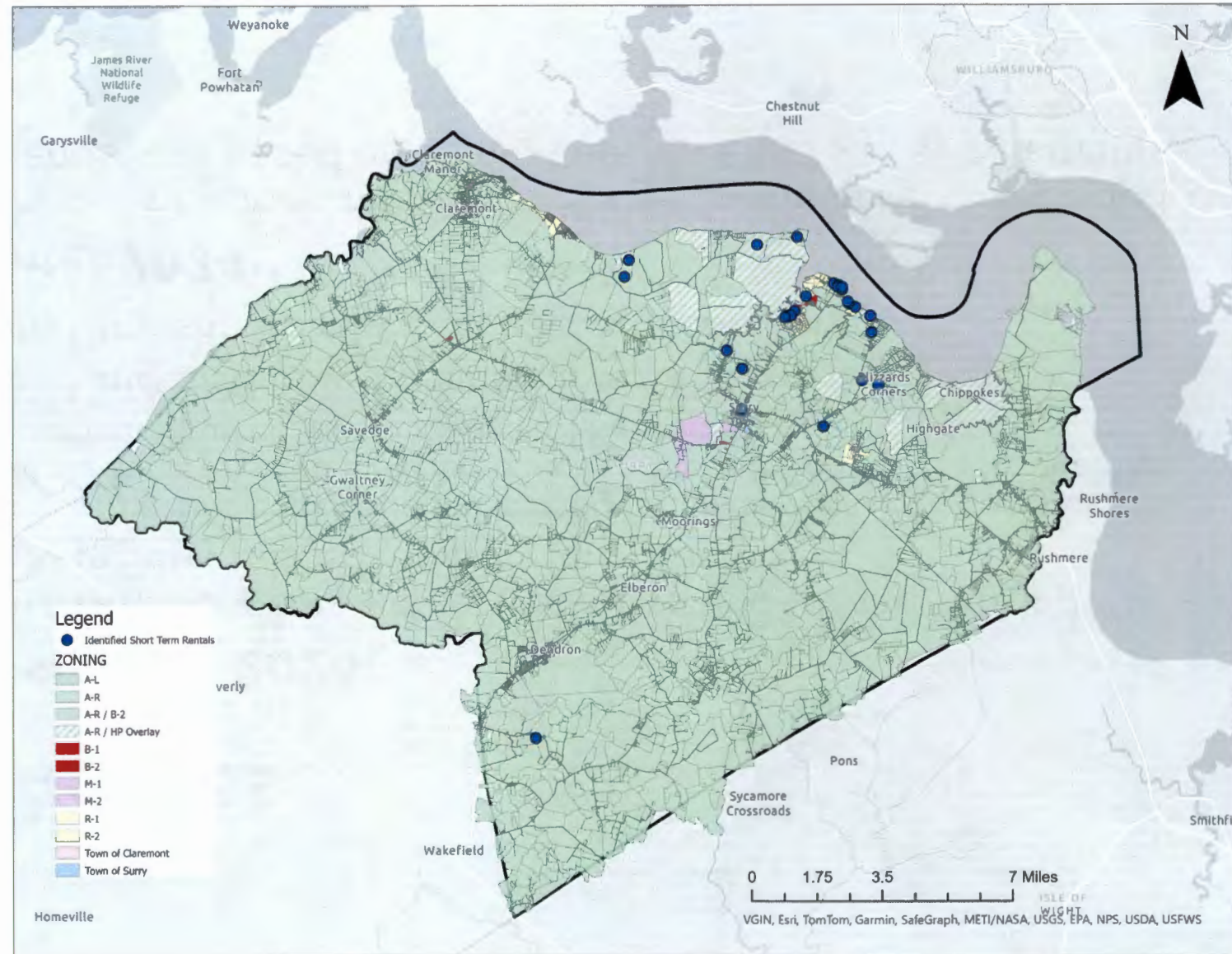
- Researched case studies relevant to Surry's conditions and provided recommendations based on committee input and survey comments.



Existing Conditions

Existing Surry listings on Airbnb, VRBO, Home to Go, Holiday Homes, and more.

(Identified listings 06/2024)

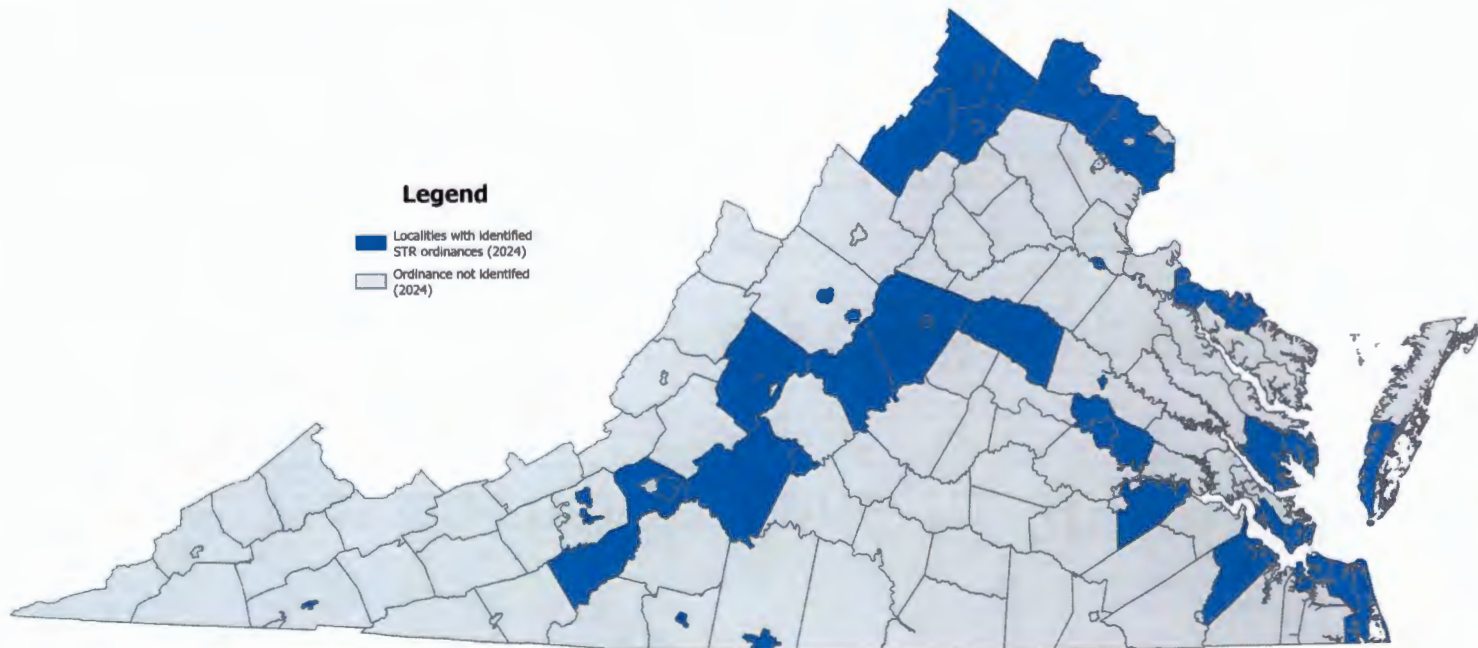


Survey Results

- Survey was open from June 18, 2024 to July 31, 2024, 12:00PM.
- The survey received **104 total responses**.
- There were 23 total questions, all of which were optional, allowing respondents to skip questions if they chose.
- Respondents could provide their address or general location if they chose, some users opted not to.



Other Virginia Localities



Definition - "Short Term Rental"

"The provision of a room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy."



Definition - "Short Term Rental"

STRs CAN be:

- a house,
- a room in a house,
- an apartment,
- an accessory dwelling unit, or
- a "tiny home" (less than 400 square feet) on a permanent foundation.



Definition - "Short Term Rental"

STRs can NOT be, according to Virginia State Code:

- mobile homes,
- trailers, or
- manufactured housing,
- recreational vehicles,
- campers,
- boats, or
- aircraft,
- tents or yurts.



What about Tiny Homes?

- Tiny homes on wheels are classified as recreational vehicles (registered with the DMV) and are therefore not considered STRs by Virginia State Code.
- Tiny homes on permanent foundations can be STRs.



Are there other exceptions?

Home shares, as defined by Virginia State Code, and as consistent with Article IV, Section 4-205 of Surry County's Zoning Ordinance, where a room or rooms are offered for rent for less than 30 consecutive days by the homeowner who uses the home as their principal residence and occupies the home during all rental periods, are exempt from STR regulations and are not required to register with the County or pay transient occupancy tax.



Recommendations - Zoning Districts

Zoning District	Short Term Rental Use
A-R (Agricultural Rural)	By right
A-R / HP (Agricultural Rural / Historic Preservation)	By right
A-L (Agricultural Limited)	Not permitted
B-1 (Local Business District)	By right
B-2 (General Business District)	By right
M-1 (General Industrial)	Not permitted
M-2 (General Industrial)	Not permitted
PDD (Planned Development District)	By right
R-1 (Medium Density Residence District)	Conditional Use Permit (CUP)
R-2 (Vacation Residence District)	Conditional Use Permit (CUP)
ET (Emerging Technology District)	Not permitted



Recommendation - Registry

- Create a registry
 - Operators must register annually
 - Fee that is "reasonable and related to the costs of maintaining the registry"
 - Exceptions: Real estate agents, time shares, registered w/ VDH
 - Fine for declining to register, \$200 per violation
 - May be prohibited from operating if violated State law
 - Lessees and sublessees, with property owner's permission (only 1)



Recommendations - Tax

- The County should institute and collect a Transient Occupancy Tax (Lodging Tax), in accordance with State Code Section 58.1-3818.8 *et seq.*
- The tax should be collected by all short-term rental platforms and submitted to the County's Office of the Commissioner of the Revenue.



Recommendations - Other

- Neighborhood Character
- Private Neighborhoods
- Parking
- Trash Storage and Disposal
- Size of Units
- Screening
- Condition of Structure
- Noise, Parties, Large Gatherings
- Safety
- Revocation of License
- Violence, Altercation, or Nuisance



Questions and Next Steps

