

**Grayson County Planning Commission Meeting  
June 25, 2024, at 6 pm  
Mountain Ridge Construction Workshop**

**IN RE: Member Attendance**

Dan Boyer, Lisa Hash, Gary Ballard, Charlie Ward, Howard Sharpe, Jr.,  
Travis Jones

Absent: Brian Walls, Justin Funk, Philip Vaughan

Staff: Jada Black, Clerk Michael Zehner, Berkley Group

**IN RE: Call to Order & Agenda**

Vice Chairman Boyer called the Grayson County Planning meeting on June 25, 2024, to order. Gary Ballard made a motion to approve the agenda, duly seconded by Travis Jone. Motion carried 6-0.

**IN RE: Approval of Minutes**

Due to a technical error, Planning Commission members were unable to retrieve the board packets electronically in a timely manner. Therefore, the May 14<sup>th</sup> and May 21<sup>st</sup> minutes were tabled and will be considered at the July 16th meeting. Motion to table minutes by Gary Ballard, seconded by Charlie Ward. Motion carried 6-0.

**IN RE: Public Comment**

No public was in attendance

**IN RE: Old Business**

None.

**IN RE: New Business- Mountain Ridge Construction Text**

Mr. Michael Zehner presented the Planning Commission with drafted language that would be inserted into the Zoning Ordinance as Section 3-17 within Article 3 General Requirements for All Zone Districts. Prior to the meeting, several ridgeline protection ordinances from other jurisdictions were sent to review: Tazewell, Bluefield, and Floyd.

Guiding this amendment is section 15.2-2295.1 Regulation of Mountain Ridge Construction. Content under consideration based on the state code would be definitions, applicability, permitting, prohibitions, and administration. The

Planning Commission discussed at length the regulation for development and a consensus to establish the threshold for development at 3500 feet elevation, adding an exclusion statement for R5 residential single-family dwellings and accessory structures. Also, in discussing the proposed definitions, “tall buildings and structures,” a vertical height of more than 40 feet will be considered for other buildings, structures, and multi-unit buildings, which would require a Special Use Permit of the Zoning Ordinance.

The Planning Commission concluded with a unanimous decision to hold a public hearing in July for the proposed mountain ridge construction.

**IN RE: Adjournment**

With no further discussion, Lisa Hash made a motion to adjourn, duly seconded by Gary Ballard. Motion carried.

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Chairman

July 16, 2024

Date

For Approval