Page County
Board of Supervisors
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Agenda
Regular Meeting
Board Room – 2nd Floor
November 16, 2026 – 7:00 p.m.

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

Adoption of Agenda

Presentations, Proclamations & Awards
Page County VA250 Committee Final Report — Rod Graves

Public Comments on Agenda Items
(3-minute time limit for each speaker)

Action Matters
Budget Changes — Tyler Olsen (p. 3)
Board & Commission Appointments — Regina Harner (p. 13)

Consent Agenda (p. 14)
- Approval of Financial Reports
- Approval of Accounts Payable
- Approval of Minutes – October 5, 2026, October 19, 2026
- Coyote Claims

Old Business

New Business
Introduction of Special Use Permit – Flowerdew Hundred — Tracy Clatterbuck (p. 90)
Self-storage Facility

Discussion of Proposed Fee for Pull-off/Assistance with Offloading	Crystal Stapley
Workforce Housing Grant Match	Nina Fox

Open Public Comments
(3-minute time limit for each speaker)

Administrator's Report

Supervisors Time

Adjourn

PAGE COUNTY, VA FINANCE DEPARTMENT

TO:
Chairman Thomas and Board of Supervisors

FROM:
Tyler Olsen, Finance Director

SUBJECT:
Budget Changes

DATE:
November 16, 2026

Requests

SUPPLEMENTAL APPROPRIATION REQUESTS

The Fire-EMS Department has received $31,000 through the Virginia Fire Programs PPE Grant. It is requested that these State funds be appropriated for firefighting uniforms and personal protective equipment.

Battle Creek Landfill has received $17,650 through the DEQ Litter Prevention Grant. Since $12,610 was included in the original budget adoption, an additional appropriation of $5,040 is requested to support the Landfill's and Towns' recycling programs.

The Economic Development and Tourism Department requests an appropriation of $5,095 from the Tourism Fund Balance to pay for an editorial feature in *Food and Travel Magazine*.

The Animal Shelter has received a local donation of $163,846. It is requested that these funds be appropriated for sewer repairs and other capital improvements at the Shelter.

The Finance Department is currently soliciting design-build proposals for a welding shop addition at the Page County Technical Center. This procurement requires a licensed engineer or architect to serve as a consultant throughout the process. The School Board has received $25,000 from the Page County Technical Center Foundation to fund these consulting services and help offset design and construction costs, should a proposal be approved by the Board. It is requested that these local funds be appropriated to the School CIP Fund for this project.

Requests (Continued)

TRANSFER REQUESTS

The School Board has received $281,851 through the Community Schools Development Grant and $52,400 through the School Security Equipment Grant. Rather than requesting additional appropriations, these State grants will replace a portion of the State Supplemental Support revenue currently budgeted, which is expected to be lower than originally estimated. The grant funds will support approved community school initiatives and the purchase of eligible security equipment. Because the funding sources differ from those originally budgeted, corresponding expenditure adjustments are necessary. The School Board requests the transfer of $6,000 from the Instructional category to Admin, Attendance and Health and $169,851 from the Instructional category to Transportation.

The School Board has also received $54,795 through a Federal School Security Grant. These funds will replace $7,795 in State Supplemental Support revenue and $47,000 in State At-Risk revenue. This revenue adjustment does not require any changes with expenditure categories.

Recommendation

Staff recommends appropriation of all requests.

Fiscal Impact

The appropriation requests are funded with $188,846 in local funds, $36,040 in State funds, and $5,095 from the Tourism Fund Balance. These requests will increase the General Fund Budget by $199,886, Tourism Fund Budget by $5,095, and School CIP Fund Budget by $25,000.

The School Board's transfer requests will decrease the Instructional category by $175,851, increase Admin, Attendance, and Health by $6,000, and increase Transportation by $169,851. State revenue will decrease by $54,795, and Federal revenue will increase by the same amount.

Motion

I move to approve revenue of:

- $188,846 in local funds,
- $36,040 in State funds, and
- $5,095 from the Tourism Fund Balance;

Expenditures of:

- $199,886 to the General Fund Budget,
- $5,095 to the Tourism Fund Budget, and
- $25,000 to the School CIP Fund Budget; and

School Operating Fund categorical transfers of:

- $6,000 from Instructional to Admin, Attendance, and Health, and
- $169,851 from Instructional to Transportation

Attachments

1. Resolution 2027-006, Page County School Board
2. Resolution 2027-008, Page County School Board
3. Resolution 2027-009, Page County School Board

SUPPLEMENTAL APPROPRIATIONS REQUESTS:

Item #	*Department*	*Description/Reason*	*Revenue Source*	*Expenditure*	*Requested Amt.*
A	Fire-EMS	Fire Programs PPE Grant	Fire Programs PPE Grant 101-0000-324-05-07	Firefighting Uniforms, PPE 101-3230-432-59-60	$ 31,000
B	Battle Creek Landfill	Litter Prevention Grant	Litter Prevention Grant 101-0000-324-04-07	Recycling Program, Towns 101-4241-442-58-96	5,040
C	Economic Development and Tourism	Food & Travel Magazine Editorial Feature	Tourism Fund Balance 210-0000-341-04-07	Advertising 210-8150-481-30-30	5,095
D	Animal Shelter	Donation	Donation 101-0000-318-02-37	Repairs, Sewer 101-3510-435-30-10	163,846
E	School Board	Donation for Welding Shop	Donation	Capital Projects	25,000
	TOTAL REQUESTS:				$ 229,981

BUDGET TRANSFER REQUESTS:

Item #	*Department*	*Description/Reason*	*Transfer From*	*Transfer to*	*Requested Amt.*
A	School Board	Replace Supplemental Support With Two State Grants	Instructional	Admin, Attendance, Health	$ 6,000
B	School Board	Replace Supplemental Support With Two State Grants	Instructional	Transportation	$ 169,851
C	School Board	Replace State Revenue With Federal Revenue	State Revenue	Federal Revenue	$ 54,795
	TOTAL REQUESTS:				$ 230,646

PAGE COUNTY SCHOOL BOARD
RESOLUTION REQUESTING AN AMENDMENT TO THE FY2027 SCHOOL OPERATING BUDGET FOR STATE GRANT FUNDS

WHEREAS, the Page County School Board has been awarded state grant funding in the amount of $281,850.50 through the Community Schools Development Grant; and

WHEREAS, the purpose of the Community Schools Development Grant is to support the development and implementation of community school initiatives that strengthen partnerships among schools, families, and community organizations to address student needs, remove barriers to learning, and improve student achievement and well-being; and

WHEREAS, these grant funds will provide additional resources to support the implementation of approved community school initiatives within Page County Public Schools; and

WHEREAS, the Page County School Board has also been awarded state grant funding in the amount of $52,400 through the School Security Equipment Grant Program; and

WHEREAS, the purpose of the School Security Equipment Grant is to enhance the safety and security of school facilities through the purchase and installation of eligible security equipment; and

WHEREAS, these grant awards, totaling $334,250.50, were not included in the adopted Fiscal Year 2027 School Operating Fund budget; and

WHEREAS, a review of FY2027 budgeted revenues has identified an overestimation of anticipated state funding, necessitating adjustments to more accurately reflect projected revenues; and

WHEREAS, the Page County School Board seeks to recognize the additional state grant awards through adjustments to existing revenue categories, offset by corresponding reductions in previously budgeted state revenue, without increasing the overall FY2027 School Operating Fund budget;

NOW, THEREFORE, BE IT RESOLVED, that the Page County School Board hereby requests that the Page County Board of Supervisors approve the necessary adjustments to the Fiscal Year 2027 School Operating Fund revenue budget to properly account for:

- Community Schools Development Grant- $281,850.50
- School Security Equipment Grant- $52,400

BE IT FURTHER RESOLVED, that these adjustments will recognize the awarded state grant funding and align budgeted state revenues with revised projections, while maintaining the overall adopted FY2027 School Operating Fund revenue and expenditure budgets.

BE IT FINALLY RESOLVED, that the Page County School Board respectfully requests that the Page County Board of Supervisors approve and authorize these revenue budget adjustments to support the implementation of the awarded grant programs without increasing the total FY2027 School Operating Fund budget.

This is to certify that the foregoing resolution was authorized by the Page County School Board during its regular meeting on Thursday, October 22, 2026.

Duane Painter, Chairman
Page County School Board

Marina Comer, Clerk
Page County School Board

	BUDGET AMENDMENT 2027-006		
FUND 1 OPERATING			
EXPENDITURE FUNCTION	**BUDGET FY 2027**	**APPROPRIATION REQUEST**	**REVISED BUDGET FY 2027**
61 INSTRUCTIONAL	$35,720,799.52	($175,850.50)	$35,544,949.02
62 ADMIN, ATTENDANCE, & HEALTH	$3,129,667.04	$6,000.00	$3,135,667.04
63 TRANSPORTATION	$2,829,866.59	$169,850.50	$2,999,717.09
64 OPERATIONS & MAINTENANCE	$5,191,566.24		$5,191,566.24
66 FACILITIES	$49,500.00		$49,500.00
68 TECHNOLOGY	$1,981,861.61		$1,981,861.61
TOTAL EXPENDITURES	**$48,903,261.00**	**$0.00**	**$48,903,261.00**
REVENUE SOURCE	**BUDGET FY 2027**	**APPROPRIATION REQUEST**	**REVISED BUDGET FY 2027**
SALES TAX	$4,577,397.00		$4,577,397.00
STATE	$27,321,585.00	$0.00	$27,321,585.00
FEDERAL	$2,422,123.00		$2,422,123.00
RECOVERED COSTS	$590,931.00		$590,931.00
LOCAL OPERATIONS MATCH	$13,991,225.00		$13,991,225.00
TOTAL REVENUES	**$48,903,261.00**	**$0.00**	**$48,903,261.00**
Revenue			
1-2-2404302 Security Grant		$52,400.00	
1-2-2403270 Community Schools Grant		$281,850.50	
1-2-2409000 Supplemental Support Oper		($334,250.50)	
Expenditures			
1-2-123-1-61100-1620	5.33 ELEM	$12,000.00	
1-3-123-1-61100-1620	2.67 SEC	$6,000.00	
1-9-200-0-62140-1130		($18,000.00)	
1-9-123-0-63200-8200		$169,850.50	
1-2-108-1-61100-1120		($85,295.21)	
1-2-102-1-61100-1120		($84,555.29)	
1-3-123-3-61100-8200		$70,000.00	
1-2-102-1-61100-1120		($70,000.00)	
1-2-123-0-62210-6000	5.33 ELEM	$16,000.00	
1-3-13-0-62210-6000	2.67 SEC	$8,000.00	
1-2-102-1-61100-1120		($24,000)	
1-2-104-2-61100-1120		($52,400.00)	
1-9-300-0-63200-3000		$52,400.00	

PAGE COUNTY SCHOOL BOARD RESOLUTION REQUESTING ESTABLISHMENT AND APPROPRIATION OF FY2027 CAPITAL IMPROVEMENT FUND (FUND 2) FOR THE PAGE COUNTY TECHNICAL CENTER WELDING PROJECT

WHEREAS, Page County Public Schools has received a donation in the amount of $25,000 from the Page County Technical Center Foundation, Inc. to support the Welding Project at the Page County Technical Center; and

WHEREAS, the donated funds will be allocated toward the Welding Project to support improvements and enhancements to the welding program and its facilities; and

WHEREAS, a Capital Improvement Fund (Fund 2) budget was not established as part of the adopted Fiscal Year 2027 budget; and

WHEREAS, the $25,000 donation was not included in the adopted FY2027 budget and requires an appropriation to recognize the additional revenue and authorize corresponding expenditures; and

WHEREAS, establishing a FY2027 Capital Improvement Fund budget will provide the necessary budgetary authority to properly account for and expend the donated funds toward the Welding Project at the Page County Technical Center; and

WHEREAS, the requested appropriation will establish a FY2027 Capital Improvement Fund budget of $25,000, with corresponding revenues and expenditures, and will require no additional local funding;

NOW, THEREFORE, BE IT RESOLVED, that the Page County School Board respectfully requests that the Page County Board of Supervisors approve the establishment of a Fiscal Year 2027 Capital Improvement Fund (Fund 2) budget in the amount of $25,000, funded entirely through the donation received from the Page County Technical Center Foundation, Inc.

BE IT FURTHER RESOLVED, that the Page County Board of Supervisors is respectfully requested to appropriate $25,000 in donation revenue and authorize corresponding expenditures within Fund 2, with the funds specifically allocated to the Page County Technical Center Welding Project.

BE IT FINALLY RESOLVED, that this action will establish a balanced FY2027 Capital Improvement Fund budget and will not increase the adopted FY2027 School Operating Fund budget or require any additional local tax-supported funding.

This is to certify that the foregoing resolution was authorized by the Page County School Board during its regular meeting on Thursday, October 22, 2026.

Duane Painter, Chairman
Page County School Board

Marina Comer, Clerk
Page County School Board

	BUDGET AMENDMENT 2027-007		
FUND 2 CIP			
EXPENDITURE FUNCTION	**BUDGET FY 2027**	**APPROPRIATION REQUEST**	**REVISED BUDGET FY 2027**
66600 BLDG ADDITIONS & IMPROVE	$25,000.00		$25,000.00
			$0.00
	$25,000.00	**$0.00**	**$25,000.00**
REVENUE SOURCE	**BUDGET FY 2027**	**APPROPRIATION REQUEST**	**REVISED BUDGET FY 2027**
CIP DONATIONS	$25,000.00		$25,000.00
			$0.00
	$25,000.00	**$0.00**	**$25,000.00**
REVENUE			
2-5-1899030 CIP Donations	$ 25,000.00		
EXPENDITURES			
2-9-600-0-66600-8100	$ 25,000.00		

PAGE COUNTY SCHOOL BOARD
RESOLUTION REQUESTING FY2027 BUDGET REVENUE ADJUSTMENT FOR SLFRF SCHOOL SECURITY GRANT REIMBURSEMENT

WHEREAS, Page County Public Schools previously received funding through the State and Local Fiscal Recovery Funds (SLFRF) School Security Grant, a federally funded initiative supported by the American Rescue Plan Act (ARPA) and administered through the Virginia Department of Education to assist school divisions in improving school safety and security; and

WHEREAS, a portion of the funding originally allocated through the FY2024 SLFRF School Security Grant remained unexpended, and Page County Public Schools was subsequently provided an opportunity to seek reimbursement for additional eligible school safety and security expenditures utilizing the remaining grant funds; and

WHEREAS, Page County Public Schools has identified allowable expenditures totaling $54,794.52 for reimbursement through this grant opportunity; and

WHEREAS, these funds represent federal grant revenue that was not anticipated in the originally adopted FY2027 Operating Fund budget and must be properly recognized within the appropriate revenue classification; and

WHEREAS, a review of the FY2027 Operating Fund budget has identified an overestimation of certain state revenues, providing an opportunity to offset the additional federal grant revenue without increasing the overall adopted budget; and

WHEREAS, the proposed adjustment will decrease budgeted state revenue by $54,794.52 and increase budgeted federal revenue by the corresponding amount, resulting in no net change to the total FY2027 Operating Fund budget or existing expenditure appropriations;

NOW, THEREFORE, BE IT RESOLVED, that the Page County School Board respectfully requests that the Page County Board of Supervisors approve the following revenue adjustments to the FY2027 School Operating Fund budget:

State Revenue	($54,794.52)
Federal Revenue – SLFRF School Security Grant	+$54,794.52
Net Change to FY2027 Budget	**$0.00**

BE IT FURTHER RESOLVED, that these adjustments are administrative in nature and are intended to accurately reflect the source of grant reimbursement revenue while maintaining the total adopted FY2027 Operating Fund budget.

BE IT FINALLY RESOLVED, that the Page County School Board requests that the Page County Board of Supervisors authorize the necessary revenue reclassifications to ensure accurate financial reporting and compliance with applicable grant and accounting requirements.

This is to certify that the foregoing resolution was authorized by the Page County School Board during its regular meeting on Thursday, November 12, 2026.

Duane Painter, Chairman
Page County School Board

Marina Comer, Clerk
Page County School Board

Page County
Board of Supervisors
Agenda Item
Meeting Date: November 16, 2026

SUBJECT: Board and Commission Appointments

Board of Zoning Appeals – District 2:
The term of John Coleman expired November 8th. He would like to be reappointed to serve another term. Supervisor Louderback has indicated he would like to nominate him for another term. Appointments to the BZA are recommended by the Board and officially appointed by the Circuit Court Judge. If appointed, his term would expire November 8, 2031.

Motion: I move to recommend John Coleman for reappointment, to the District 2 seat, on the Board of Zoning Appeals, for a five-year term through November 8, 2031.

Other Vacancies:
Board of Zoning Appeals – District 4
Building Code Appeals Board – District 1 & 5, Alternate
Economic Development Authority – District 5
Northern Shenandoah Valley Regional Commission – Local Official
Northwestern Community Services Board Member
Social Services Board – District 5

Page County
Board of Supervisors
Agenda Item
Meeting Date: November 16, 2026

SUBJECT: Consent Agenda

SUMMARY:
The Consent Agenda is a part of the Board's regular meeting agenda, which includes the financial reports, accounts payable and payroll, the meeting minutes for the prior month, and any other items which would not require discussion.

BACKGROUND:
The purpose of the Consent Agenda is to provide a method for the expeditious handling of items which will not require discussion by the Board. The Code of Virginia requires the Board of Supervisors to approve accounts payable and payroll checks as well as payroll related electronic fund transfers. According to the Board's Rules of Procedure, all warrants must be presented to the Board of Supervisors for action as a consent agenda item at their regular meeting.

FISCAL IMPACT:
The accounts payable checks, payroll checks, payroll direct deposit, and payroll tax electronic fund transfers for the County and Social Services totaling $5,244,436.75 for the month of October 2026 and eight coyote claims totaling $400.

MOTION:
I move to approve the Consent Agenda as follows:

- Financial reports for the period of October 1-31, 2026;
- Accounts payable checks, payroll checks, payroll direct deposits, and payroll tax related electronic fund transfers totaling $5,244,436.75 for the month of October 2026;
- Minutes of September 8, 2026 and September 21, 2026;
- Eight coyote claims totaling $400.

MOTION: I move to accept the Financial Reports for the period October 1 to 31, 2026

AGENDA **BOARD OF SUPERVISORS** **November 16, 2026**

SUBJECT: Financial Reports

ISSUE: Approval by the Board of Supervisors of monthly Financial Reports in accordance with county policy and the Code of Virginia.

RECOMMENDATION: Approval

FISCAL IMPLICATIONS: These are summaries of all fiscal activity for the month.

TIMING: Routine

POLICY IMPLICATIONS: None

DISCUSSION: The County's budget ended the month with an unencumbered balance of $64,410,722.90. The general fund accounts for $21,126,559.16 of the unencumbered amount.

The County's cash and investment portfolio equaled $11,433,802.77 at the end of the month.

*Numbers were submitted based on reports generated by the computer and by a study of reports submitted in prior months by the Finance Department.

STAFF: _____ Amanda Seal

ATTACHMENTS: Summary of Revenue and Expenditures
Balance Sheet
Departmental Expenditures

MOTION: I move to approve accounts payable checks, payroll checks, payroll direct deposits, and payroll tax related electronic funds transfers, which total $ 5,244,436.75 as detailed in the discussion section and the supporting warrant lists.

AGENDA BOARD OF SUPERVISORS November 16, 2026

SUBJECT: Warrant Lists

ISSUES: State law requires the Board of Supervisors to approve accounts payable and payroll checks as well as payroll related electronic funds transfers.

RECOMMENDATION: Approval.

FISCAL IMPLICATIONS: This action is necessary to fulfill the County's financial obligations to vendors and employees.

TIMING: Routine.

POLICY IMPLICATIONS: This action complies with the policy that was set by the Board of

Supervisors as to the payment of invoices, payroll, etc.

DISCUSSION:

	Beginning Check #	Ending Check #	Amount
Payroll Checks dated October 9, 2026	237624	237631	11,561.28
Co. Direct Depsoits			346,780.59
Co. Electronic Transfers			221,815.09
Payroll Checks dated October 23, 2026	237632	237641	13,980.22
Co. Direct Deposits			373,064.13
Co. Electronic Transfers			239,159.08
DSS Payroll Checks	3035	3035	1,572.29
DSS Direct Deposits			128,370.02
DSS Electronic Transfers			68,983.47
		Payroll Total	1,405,286.17
Co. Accounts Payable	229390	229712	2,318,294.30
Co. Electronic Transfers	92166	92167	1,325,473.75
DSS Accounts Payable	62948	63177	195,382.53
S/W Accounts Payable			-
		AP Total	3,839,150.58
		October Check Total	5,244,436.75

ATTACHMENTS: Warrant Lists, Check Registers, Direct Deposit Registers, and Payroll Register summary pages, which details the Tax Electronic Transfer.

Warrant Report

October 1 to 31, 2026

CHECK DATE	CHECK NUMBER	VENDOR NAME / VENDOR #	DESCRIPTION	INVOICE	PO #	PER/YEAR	CHECK AMOUNT / TRN AMOUNT
10/07/2026	92166	WEBSTER BANK - LOAN OPS	5707				315,043.75
101-9430-541.58-18	09/30/2026		DEBT SERV: LOAN PAYMENT	4740		04/2027	315,043.75
10/07/2026	92167	WEBSTER BANK - LOAN OPS	5707				1,010,430.00
101-9430-541.58-18	09/30/2026		DEBT SERV: LOAN PAYMENT	4850		04/2027	1,010,430.00
10/07/2026	229390	ADVANCE AUTO PARTS	2956				274.20
101-3230-432.30-12	10/01/2026		EMS: WIPER BLADES	7804627430966		04/2027	58.34
101-3120-431.60-09	10/01/2026		SHERIFF:BATTERY/4WHEELER	7804627442945		04/2027	88.97
101-3310-433.60-09	10/01/2026		JAIL:HEADLIGHT/158	7804627442945		04/2027	126.89
10/07/2026	229391	ADVANCE LOCAL MEDIA LLC	7130				26,145.83
210-8150-481.30-30	09/30/2026		TOURISM:NETWORKING,SOCIAL	4451578		04/2027	26,145.83
10/07/2026	229392	AMBULANCE MEDICAL BILLING	4470				3,129.64
101-3220-432.50-29	09/30/2026		VOL RESCUE: SEPT PYMTS	0124220IN		04/2027	3,129.64
10/07/2026	229393	AMERICAN FAMILY LIFE ASSURANCE	270				2,776.77
785-0000-207.20-04	10/09/2026		PAYROLL SUMMARY	20261009		04/2027	2,776.77
10/07/2026	229394	ANTHEM BLUE CROSS BLUE SHIELD	6246				1,456.00
785-0000-207.20-01	10/09/2026		PAYROLL SUMMARY	20261009		04/2027	1,456.00
10/07/2026	229395	ANTHEM BLUE CROSS BLUE SHIELD	276				120,455.75
785-0000-207.20-01	10/09/2026		PAYROLL SUMMARY	20261009		04/2027	120,455.75
10/07/2026	229396	AT&T	1920				5,169.52
101-3240-432.50-23	09/16/2026		ECC: 911 SERVICE	8168070212		04/2027	5,169.52
10/07/2026	229397	AUTOZONE INC.	2703				217.99
101-3515-435.60-09	10/01/2026		AC: BATTERY/160/TAX EXEMP	02039509310		04/2027	239.99
101-3515-435.60-09	10/01/2026		AC: BATTERY CORE CREDIT	02039509322		04/2027	22.00-
10/07/2026	229398	BLUE MOUNTAIN ANIMAL CLINIC	15				1,338.51
101-3510-435.31-10	09/16/2026		SHELTER: VET SERVICES	749501		04/2027	74.17
101-3510-435.31-10	09/19/2026		SHELTER: VET SERVICES	749502		04/2027	33.37
101-3510-435.31-10	09/23/2026		SHELTER: VET SERVICES	749520		04/2027	48.75
101-3510-435.31-10	09/22/2026		SHELTER: VET SERVICES	749521		04/2027	143.25
101-3510-435.31-10	09/08/2026		SHELTER: VET SERVICES	751421		04/2027	118.87
101-3510-435.31-10	09/02/2026		SHELTER: VET SERVICES	751459		04/2027	253.80
101-3510-435.31-10	09/03/2026		SHELTER: VET SERVICES	751460		04/2027	58.50
101-3510-435.31-10	09/09/2026		SHELTER: VET SERVICES	751462		04/2027	69.75
101-3510-435.31-11	09/09/2026		SHELTER: DOG NEUTER	751462		04/2027	232.50
101-3510-435.31-10	09/09/2026		SHELTER: VET SERVICES	751463		04/2027	305.55
10/07/2026	229399	BOUND TREE MEDICAL, LLC	3669				136.21
101-3230-432.60-42	10/01/2026		EMS: MEDICAL SUPPLIES	86377175		04/2027	136.21
10/07/2026	229400	BRIGHTSPEED	5802				1,056.86
101-1251-412.50-23	09/19/2026		IT:460001536079/PHONE	310360305		04/2027	342.24

CHECK DATE	CHECK NUMBER	VENDOR NAME / VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-1251-412.50-23	09/19/2026	IT:480001465591/LONG DST	309465401		04/2027	714.62
10/07/2026 229401	CAROLINA SOFTWARE INC.	2484				1,607.76
101-4241-442.30-20	09/30/2026	BCLF: SCALE TICKETS	100158		04/2027	807.76
101-4241-442.30-40	10/01/2026	BCLF:QTR MAINT, SUPPORT	99741		04/2027	800.00
10/07/2026 229402	CARTER MACHINERY CO., INC.	2346				19,733.37
101-4241-442.54-11	09/27/2026	BCLF: TRUCK RENTAL	00805593		04/2027	15,214.50
101-4241-442.30-10	09/29/2026	BCLF: REPAIR EQUALIZR BAR	2491485		04/2027	1,086.02
101-4241-442.30-10	09/23/2026	BCLF:REPLC TRUCK SHOE/329	2484383		04/2027	3,432.85
10/07/2026 229403	CENTRAL VIRGINIA REGIONAL JAIL	1102				42,120.00
101-3310-433.30-40	10/01/2026	JAIL: INMATE HOUSING/SEPT	369F		04/2027	42,120.00
10/07/2026 229404	CERTIFIED TRAVEL MEDIA, LLC	7458				36,893.00
210-8150-481.30-40	08/01/2026	TOURSM:VISITR PROGRAM	INV00011075		04/2027	36,893.00
10/07/2026 229405	COLUMN SOFTWARE, PBC	5995				254.06
101-8140-481.30-30	09/30/2026	BZA: NOTICE-BATMAN BZA	4122CD1D0130		04/2027	254.06
10/07/2026 229406	COMCAST	2892				14.00
101-3120-431.50-23	09/28/2026	SHERIFF: CABLE TV	299600630006880		04/2027	14.00
10/07/2026 229407	COMMONWEALTH OF VIRGINIA	4621				582.50
785-0000-207.30-00	10/09/2026	PAYROLL SUMMARY	20261009		04/2027	582.50
10/07/2026 229408	COMMONWEALTH OF VIRGINIA	7336				157.00
785-0000-207.30-00	10/09/2026	PAYROLL SUMMARY	20261009		04/2027	157.00
10/07/2026 229409	CORNET, INC.	4730				195.33
101-4320-443.30-40	10/01/2026	GEN PROP:SPRINKLER INSPEC	12451747		04/2027	195.33
10/07/2026 229410	CORRECTIONAL PEACE OFFICERS FO	2605				2.50
785-0000-207.20-12	10/09/2026	PAYROLL SUMMARY	20261009		04/2027	2.50
10/07/2026 229411	VIRGINIA DEPT OF MOTOR VEHICLE	38				195.00
101-1251-412.30-11	09/16/2026	IT:OKTA ACCESS/CG,LT,AH	202625900043		04/2027	195.00
10/07/2026 229412	DOMINION ENERGY VIRGINIA	255				10.70
101-3240-432.50-01	09/23/2026	ECC:POWER/BIG MTN TWR STE	001533282503		04/2027	10.70
10/07/2026 229413	EAGLE FLIGHT BUSINESS FORMS	1954				386.80
101-1253-412.60-01	09/30/2026	PURCH: SECURITY CHECKS	14737		04/2027	386.80
10/07/2026 229414	THE FRAZIER QUARRY INC.	3504				3,186.87
101-4241-442.60-40	09/15/2026	BCLF STONE	09005260915		04/2027	3,186.87
10/07/2026 229415	GALLS LLC	116				725.71
101-3120-431.60-10	10/01/2026	SHERF:1000875876/BATTERIS	036461731		04/2027	725.71
10/07/2026 229416	HARRISONBURG CENTER FOR HEALIN	7322				175.00
101-3120-431.30-40	10/01/2026	SHERIFF:COUNSELING/DM	10012026		04/2027	175.00

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
10/07/2026	229417	HOEHN PUBLIC HEALTH CONSULTING	7455			1,300.00
101-2130-421.59-66	10/02/2026	ARC:BJA REPORT,DATA COLLE	1231		04/2027	1,300.00
10/07/2026	229418	HOLTZMAN OIL CORP	1167			11,619.63
101-4320-443.50-02	09/28/2026	GEN PROP: HEATING FUEL	4621823		04/2027	156.29
101-4241-442.60-08	09/22/2026	BCLF: VEHICLE FUEL	4617529		04/2027	4,409.19
101-4241-442.60-08	09/28/2026	BCLF: VEHICLE FUEL	4622211		04/2027	4,033.95
101-4241-442.60-08	10/01/2026	BCLF: VEHICLE FUEL	4625295		04/2027	3,020.20
10/07/2026	229419	HOLTZMAN PROPANE LC	3648			378.74
101-3120-431.50-02	09/30/2026	SHERIFF: PROPANE	2944085		04/2027	126.25
101-3121-431.50-02	09/30/2026	INVEST: PROPANE	2944085		04/2027	126.24
101-3310-433.50-02	09/30/2026	JAIL: PROPANE	2944085		04/2027	126.25
10/07/2026	229420	INTRINSIC INTERVENTIONS, INC	4909			1,223.00
101-2130-421.59-66	09/18/2026	ARC: DRUG TESTING	31953		04/2027	1,223.00
10/07/2026	229421	KNOWINK LLC	5153			135.00
101-1310-413.30-20	09/25/2026	ELEC BRD:MICRONICS PAPER	28362		04/2027	135.00
10/07/2026	229422	L & B PORTABLES LLC	5250			1,080.00
101-4230-442.50-03	09/28/2026	COMP SITES:CHEMICAL TOILT	8908		04/2027	720.00
101-4241-442.50-03	09/28/2026	BCLF: CHEMICAL TOILETS	8908		04/2027	360.00
10/07/2026	229423	LEXISNEXIS (MATTHEW BENDER)	1339			307.39
101-3310-433.60-12	12/13/2024	JAIL: CREDIT	915851/39		04/2027	143.00-
101-3310-433.60-12	09/16/2026	JAIL: LAW BOOKS	50489380		04/2027	106.43
101-3310-433.60-12	09/16/2026	JAIL: LAW BOOKS	50548697		04/2027	343.96
10/07/2026	229424	LOUDERBACK IMPLEMENT CO., INC.	622			820.37
101-4320-443.60-14	09/29/2026	GEN PROP:WEEDEATER,MOWER	102163		04/2027	820.37
10/07/2026	229425	LURAY COPY SERVICE, INC.	145			368.00
101-3510-435.30-20	09/04/2026	SHELTER: RECEIPT BOOKS	9042026		04/2027	126.00
101-3120-431.58-15	09/26/2026	SHERIFF: SIGNATURE STAMP	20622		04/2027	24.50
101-3121-431.60-10	09/22/2026	INVEST:PROP CK W/ ENVELOP	20700		04/2027	186.00
101-3120-431.58-15	09/22/2026	SHERIFF: SELF-INK STAMP	20700		04/2027	31.50
10/07/2026	229426	LURAY FIRE DEPARTMENT	316			27,404.33
101-3220-432.56-40	10/02/2026	VOL FIRE:VDFP FY26 FUNDS	10022026		04/2027	27,404.33
10/07/2026	229427	LURAY-PAGE CO CHAMBER OF COMME	146			3,011.58
210-8150-481.30-20	09/14/2026	TOURISM:PAGE COUNTY MAPS	12950		04/2027	3,011.58
10/07/2026	229428	TOWN OF LURAY	147			3,563.82
101-4320-443.50-03	09/25/2026	GEN PROP: WATER/SEWER	2122		04/2027	67.67
101-4320-443.50-03	09/25/2026	GEN PROP: WATER/SEWER	2121		04/2027	136.03
101-3310-433.50-03	09/25/2026	JAIL: WATER/SEWER	2118		04/2027	1,327.13
101-3121-431.50-03	09/25/2026	INVEST: WATER/SEWER	2163		04/2027	71.95

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101-3310-433.50-03	09/25/2026		JAIL: WATER/SEWER	2120		04/2027	1,842.11
101-3120-431.50-03	09/25/2026		SHERIFF: WATER/SEWER	2119		04/2027	118.93
10/07/2026	229429	L3HARRIS TECHNOLOGIES, INC. 5109					725.20
101-3230-432.60-28	10/01/2026		EMS: CHARGERS	577798		04/2027	725.20
10/07/2026	229430	MARLOW FORD 1777					1,114.33
101-3230-432.30-12	09/30/2026		EMS:TENSIONER,BELT,BTTRY	240329		04/2027	1,114.33
10/07/2026	229431	MATTHEW BENDER & CO, INC (RENE 2183					361.31
101-2110-421.60-12	09/24/2026		CIR CT JDG: LAW BOOKS	50601067		04/2027	361.31
10/07/2026	229432	MIMSLYN INN, LLC 4453					2,236.00
101-1101-411.50-44	10/05/2026		BOS:PYMT-CMPNY CHSTMS DIN	E02620		04/2027	2,236.00
10/07/2026	229433	MINNESOTA LIFE 257					376.26
785-0000-207.20-02	10/09/2026		PAYROLL SUMMARY	20261009		04/2027	376.26
10/07/2026	229434	MXI ENVIRONMENTAL SERVICES, LL 4710					12,663.18
101-4241-442.30-42	09/30/2026		BCLF: HHW EVENT	126881		04/2027	12,663.18
10/07/2026	229435	NORTHEASTERN SUPPLY,INC 5258					179.62
101-3310-433.60-07	08/04/2026		JAIL: COUPLING, ADAPTER	4976678		04/2027	54.97
101-3310-433.60-07	09/25/2026		JAIL: SERVICE CHARGE	5026868		04/2027	3.52
101-3310-433.60-07	08/05/2026		JAIL: REPAIR KIT, TAPE	4976679		04/2027	121.13
10/07/2026	229436	NO. SHENANDOAH VALLEY REGIONAL 1469					16,922.50
101-1235-412.30-40	09/30/2026		GIS: SUPPORT SERVICES	35222027		04/2027	16,922.50
10/07/2026	229437	NORTHWEST VA REGIONAL DRUG TAS 160					3,962.04
101-3121-431.58-01	09/29/2026		INVEST: 3RD QTR EXPENSES	9292026		04/2027	3,962.04
10/07/2026	229438	NORTHWESTERN COMMUNITY SERVICE 796					200.00
101-2130-421.59-67	09/23/2026		ARC:SPECIALIZED TRAINING	93		04/2027	200.00
10/07/2026	229439	OMSI LOCKBOX 6102					76.05
101-3310-433.60-34	10/02/2026		JAIL: INMATE CANTEEN	S50649429		04/2027	76.05
10/07/2026	229440	PAGE CO-OP FARM BUREAU, INC. 175					589.46
101-3230-432.58-77	10/05/2026		EMS: NOZZLES, TAPE	K64906		04/2027	54.56
101-3121-431.60-07	10/05/2026		INVEST: PAINT	K64893		04/2027	199.99
101-3310-433.60-07	10/02/2026		JAIL: SPRAY PAINT	K64784		04/2027	30.36
101-3310-433.60-07	10/03/2026		JAIL:PLYWOOD,SCREWS,TAPPR	K64837		04/2027	66.38
101-3310-433.60-07	10/03/2026		JAIL: GASKET, PLIERS	K64808		04/2027	48.46
101-3310-433.60-07	09/28/2026		JAIL: WIRE CHANNEL	K64418		04/2027	23.73
101-3310-433.60-07	09/29/2026		JAIL: SCREWS, ANCHORS	K64502		04/2027	13.80
101-3310-433.60-07	09/28/2026		JAIL: BUFFER PADS	K64392		04/2027	95.92
101-4241-442.60-07	10/05/2026		BCLF: CLEVIS HOOK	K64843		04/2027	11.49
101-4241-442.60-09	10/05/2026		BCLF: CLEVIS HOOK, PLIERS	K64849		04/2027	24.98
101-4230-442.60-07	09/23/2026		COMP SITE/SF: DUST PAN	K64073		04/2027	19.79

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10/07/2026	229441	PAGE COUNTY TIRE & AUTO	5902			2,494.54
101-3120-431.30-12	10/01/2026	SHERIFF: OIL CHANGE/175	93021		04/2027	131.60
101-3121-431.30-12	09/17/2026	INVEST:SPRINGS,SHOCKS,	92787		04/2027	2,362.94
10/07/2026	229442	PAGE TIRE & LUBE	1162			1,017.00
101-3310-433.30-12	10/01/2026	JAIL: NEW TIRES/145	37049		04/2027	1,017.00
10/07/2026	229443	PAINTERS GARAGE TOWING & RECOV	3613			875.61
101-4241-442.30-10	09/30/2026	BCLF: REP HEATER MOTOR/6	7666		04/2027	875.61
10/07/2026	229444	PERFORMANCE FOODSERVICE-VIRGIN	4480			5,856.80
101-3310-433.60-02	10/01/2026	JAIL: INMATE FOOD	8038015		04/2027	8.57
101-3310-433.60-02	10/01/2026	JAIL: INMATE FOOD	8038012		04/2027	5,019.33
101-3310-433.60-05	10/01/2026	JAIL: JANITORIAL SUPPLIES	8038010		04/2027	828.90
10/07/2026	229445	RAPPAHANNOCK CREATIVE HEALTH C	2887			4,780.00
101-3310-433.30-32	10/01/2026	JAIL: INMATE MEDICAL	102610		04/2027	4,780.00
10/07/2026	229446	RECONNECT, INC	6499			495.00
101-2130-421.59-66	10/01/2026	ARC:CURFEW MONITORING/SEP	8BD5C9F40031		04/2027	495.00
10/07/2026	229447	RICOH USA INC	3999			1,324.58
101-8111-481.54-12	09/18/2026	P&CD: COPIER LEASE	46OMN/110313364		04/2027	1,168.83
101-1231-412.54-12	09/24/2026	COR: COPIER LEASE	43148/110322574		04/2027	155.75
10/07/2026	229448	SATELLITE TRACKING OF PEOPLE,	4540			279.00
101-3310-433.30-25	09/30/2026	JAIL: INMATE TRACKER	STPINV00138545		04/2027	279.00
10/07/2026	229449	SCHMIDT BAKING COMPANY	6767			112.07
101-3310-433.60-02	10/01/2026	JAIL: INMATE FOOD	3510726274013		04/2027	112.07
10/07/2026	229450	SHENANDOAH VOLUNTEER FIRE CO.,	336			27,404.34
101-3220-432.56-40	10/02/2026	VOL FIRE:VDFP FY26 FUNDS	10022026		04/2027	27,404.34
10/07/2026	229451	SHENANDOAH VALLEY ELECTRIC COO	3703			11,794.52
101-4320-443.50-01	09/30/2026	GEN PROP: POWER	1007719001		04/2027	1,839.17
101-4320-443.50-01	09/30/2026	GEN PROP: POWER	1007703001		04/2027	248.24
101-4320-443.50-01	09/30/2026	GEN PROP: POWER	1014839011		04/2027	4,140.92
101-4320-443.50-01	09/30/2026	GEN PROP: POWER	1008192001		04/2027	146.11
101-3240-432.50-01	09/30/2026	ECC:POWER/TANNERS RIDGE	1056349001		04/2027	347.48
101-3310-433.50-01	09/30/2026	JAIL: POWER	1007717002		04/2027	392.70
101-3310-433.50-01	09/30/2026	JAIL: POWER	1007717001		04/2027	3,603.38
101-3310-433.50-01	09/30/2026	JAIL: POWER	1007718001		04/2027	373.52
101-4241-442.50-01	09/30/2026	BCLF: POWER	1010798001		04/2027	338.10
101-4241-442.50-01	09/30/2026	BCLF: POWER	1010798002		04/2027	67.31
101-4241-442.50-01	09/30/2026	BCLF: POWER	1010798003		04/2027	196.47
101-4230-442.50-01	09/30/2026	COMP SITES: POWER	1014839006		04/2027	101.12
10/07/2026	229452	SHENANDOAH VALLEY PARTNERSHIP	3022			23,341.00
101-8150-481.58-01	07/06/2026	ECON DEV:PUBLIC FUND/FY27	2983		04/2027	23,341.00

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10/07/2026	229453	SKYLINE ROOFING INC	6490				48,205.00
101-3310-433.30-40	10/01/2026		JAIL: JAIL ROOF PROJECT	R0260511		04/2027	48,205.00
10/07/2026	229454	REBECCA B. SMITH	1203				133.18
101-1231-412.50-51	09/19/2026		COR: MILEAGE/1132	9192026		04/2027	97.28
101-1231-412.50-53	09/20/2026		COR: MEALS/1132	9202026		04/2027	35.90
10/07/2026	229455	STANLEY VOLUNTEER FIRE DEPARTM	340				27,404.33
101-3220-432.56-40	10/02/2026		VOL FIRE:VDFP FY26 FUNDS	10022026		04/2027	27,404.33
10/07/2026	229456	TOWN OF STANLEY	227				436.44
101-3510-435.50-03	09/22/2026		SHELTER: WATER/SEWER	00300009401		04/2027	260.12
101-4320-443.50-03	09/22/2026		GEN PROP: WATER/SEWER	00400022703		04/2027	53.84
101-4320-443.50-03	09/22/2026		GEN PROP: WATER/SEWER	00400022901		04/2027	51.52
101-4320-443.50-03	09/22/2026		GEN PROP: WATER/SEWER	00400022601		04/2027	70.96
10/07/2026	229457	SHENANDOAH VALLEY ELECTRIC CO-	6244				3,852.33
101-3240-432.54-12	10/01/2026		ECC:TWR LEASE/KIBLER HILL	14798		04/2027	1,095.57
101-3240-432.54-12	10/01/2026		ECC:TWR LEASE/BIG MTN	14791		04/2027	1,460.76
101-1251-412.58-11	10/01/2026		ECC:TWR RENT/KBLR HIL/OCT	14799		04/2027	1,296.00
10/07/2026	229458	TANNER'S RIDGE PROPERTIES, LLC	4937				1,109.76
101-3240-432.54-12	10/02/2026		ECC: TOWER RENTAL/OCT	102026		04/2027	1,109.76
10/07/2026	229459	TDC MARKETING	5292				3,882.86
210-8150-481.30-40	10/01/2026		TOURSM:VIDEO,PHOTO,ADS	3920		04/2027	3,882.86
10/07/2026	229460	TEENS, INC	5988				1,697.00
704-3170-433.30-40	10/01/2026		VJCCCA: MENTORING/MW	4732		04/2027	1,697.00
10/07/2026	229461	TK ELEVATOR	648				964.08
101-4320-443.30-40	10/01/2026		GEN PROP: ELEVATOR MAINT	3009823869		04/2027	964.08
10/07/2026	229462	TOM'S AUTO REPAIR	2677				7,456.72
101-3120-431.30-12	08/18/2026		SHERIFF: PREV MAINT/100	47823		04/2027	120.50
101-3120-431.30-12	08/18/2026		SHERIFF: INSPECTION/106	47806		04/2027	20.00
101-3120-431.30-12	08/18/2026		SHERIFF: NEW TIRES/112	47821		04/2027	1,012.85
101-3120-431.30-12	08/18/2026		SHERIFF:TIRES,BRAKES/126	47824		04/2027	1,234.85
101-3120-431.30-12	08/18/2026		SHERIFF: OIL CHANGE/128	47808		04/2027	86.81
101-3120-431.30-12	10/01/2026		SHER:VEH OVERHEATING/135	47813		04/2027	1,256.35
101-3120-431.30-12	08/19/2026		SHER: AC REPAIRS/146	47805		04/2027	366.70
101-3120-431.30-12	08/18/2026		SHERIFF: PREV MAINT/159	47815		04/2027	126.83
101-3120-431.30-12	08/18/2026		SHERIFF: FUEL PUMP/166	47812		04/2027	200.00
101-3120-431.30-12	08/18/2026		SHERIFF:TIRES,OIL CHG/170	47816		04/2027	1,116.85
101-3121-431.30-12	10/02/2026		INVEST:BRAKES,WTR PMP/134	47804		04/2027	927.85
101-3130-431.30-12	08/18/2026		CP: INSPECTION/132	47817		04/2027	20.00
101-3130-431.30-12	08/18/2026		CP: PREV MAINT/148	47822		04/2027	137.99
101-3130-431.30-12	08/18/2026		CP: PREV MAINT/161	47820		04/2027	248.67
101-3130-431.30-12	08/18/2026		CP: PREV MAINT/162	47819		04/2027	351.30

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101-3310-433.30-12	08/18/2026	JAIL: HEADLIGHT,INSP/151	47818		04/2027	82.88
101-3515-435.30-12	08/18/2026	AC: PREV MAINT/160	47810		04/2027	146.29
10/07/2026 229463	TOSHIBA FINANCIAL SERVICES	5222				198.50
101-2160-421.54-12	09/24/2026	CLERK: COPIER LEASE	5040284148		04/2027	198.50
10/07/2026 229464	TOWN POLICE SUPPLY	655				13,949.00
101-3120-431.60-10	09/29/2026	SHERIFF: AMMO	11202890		04/2027	4,649.67
101-3121-431.60-10	09/29/2026	INVEST: AMMO	11202890		04/2027	4,649.67
101-3310-433.60-10	09/29/2026	JAIL: AMMO	11202890		04/2027	4,649.66
10/07/2026 229465	TREASURER OF PAGE COUNTY	811				531.84
785-0000-207.31-00	10/09/2026	PAYROLL SUMMARY	20261009		04/2027	531.84
10/07/2026 229466	TREASURER OF PAGE COUNTY	5260				161.49
101-3230-432.50-54	10/09/2026	PAYROLL SUMMARY	20261009		04/2027	161.49
10/07/2026 229467	TREASURER OF PAGE COUNTY	5704				2,031.16
785-0000-207.20-01	10/09/2026	PAYROLL SUMMARY	20261009		04/2027	2,031.16
10/07/2026 229468	TREASURER OF VIRGINIA (DCSE)	3066				120.00
785-0000-207.30-00	10/09/2026	PAYROLL SUMMARY	20261009		04/2027	120.00
10/07/2026 229469	TRUCK & EQUIPMENT CORP.	2581				143.31
101-4241-442.60-09	09/29/2026	BCLF: NEW FAN	01P178311		04/2027	143.31
10/07/2026 229470	UNITED WAY OF NORTHERN SHEN VA	1556				1.00
785-0000-207.20-12	10/09/2026	PAYROLL SUMMARY	20261009		04/2027	1.00
10/07/2026 229471	UPDIKE INDUSTRIES, INC	7564				130.00
101-3510-435.54-12	09/15/2026	SHELT:DUMPSTR TRASH PIKUP	C254279		04/2027	130.00
10/07/2026 229472	VACORP HYBRID DISABILITY PROGR	880				693.84
785-0000-207.20-02	10/09/2026	PAYROLL SUMMARY	20261009		04/2027	693.84
10/07/2026 229473	VALIC	1231				2,707.50
785-0000-207.20-28	10/09/2026	PAYROLL SUMMARY	20261009		04/2027	2,707.50
10/07/2026 229474	VALLEY AUTOMATION, INC.	3327				449.07
101-1251-412.30-10	09/29/2026	IT:CAMERAS OFFLINE-BCLF	15225		04/2027	111.06
301-9420-541.80-88	09/29/2026	CIP:DMV/JACKS,HOOKUPS,CBL	15226		04/2027	106.11
101-3120-431.30-40	09/29/2026	SHERIFF: REPAIR CAMERAS	15241		04/2027	111.05
101-3310-433.30-40	09/29/2026	JAIL: DOWNLOAD VIDEO	15241		04/2027	111.05
101-3310-433.60-14	09/29/2026	JAIL: THUMB DRIVES	15241		04/2027	9.80
10/07/2026 229475	VALLEY URGENT CARE & OCCUPATIO	5813				155.00
101-9120-541.30-50	09/30/2026	BENEFITS: EMP DRUG SCREEN	12001		04/2027	155.00
10/07/2026 229476	VECTOR SECURITY	2926				842.68
101-3510-435.30-10	08/22/2026	SHELT:AGMT FIRE SYS SERVC	78384429		04/2027	842.68

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10/07/2026	229477	VERIZON	1645				27.00
101-3240-432.50-23	09/21/2026	ECC: BUNDLED TRUNK		000131048348		04/2027	27.00
10/07/2026	229478	VETERINARY EMERGENCY SERVICES	4895				347.40
101-3515-435.31-10	09/29/2026	AC: EMERGENCY VET VISIT		58154		04/2027	347.40
10/07/2026	229479	VIRGINIA MAGISTRATES ASSOC.INC	1826				50.00
101-2191-421.58-01	09/18/2026	MAGISTRATE:MEMBER DUES/RR		4/26		04/2027	25.00
101-2191-421.58-01	09/18/2026	MAGISTRATE:MEMBER DUES/CC		4/26		04/2027	25.00
10/07/2026	229480	VISION TECHNOLOGY GROUP, LLC	5705				27,710.91
101-1251-412.30-11	10/01/2026	IT: MONTHLY BILLING/OCT		33264		04/2027	9,854.25
101-1251-412.30-10	10/01/2026	IT:CONNECT LAPTOP TO PRIN		33394		04/2027	42.16
101-3120-431.30-40	10/02/2026	SHERF:MONTHLY BILLIN/OCT		33447		04/2027	8,554.50
101-3310-433.30-40	10/02/2026	JAIL:MICROSOFT SUBSCRPTIN		33447		04/2027	583.10
101-3120-431.60-14	10/01/2026	SHER: NEW COMPUTER SETUP		33162		04/2027	1,611.14
101-3130-431.58-15	10/01/2026	CP: SRO LAPTOPS/SETUP		33111		04/2027	7,065.76
10/07/2026	229481	VISTAMEDIA INC	5706				13,376.25
210-8150-481.30-30	10/01/2026	TOURSM:TRAVEL GUIDE,		26633M		04/2027	13,376.25
10/07/2026	229482	WEST CENTRAL COMM OF REVENUE A	1987				35.00
101-1231-412.50-54	10/05/2026	COR: REGIST FEE/1189-RS		10012026		04/2027	35.00
10/14/2026	229483	ADVANCE AUTO PARTS	2956				6.22
101-3120-431.60-09	09/04/2026	SHERF:FUSE FOR MDT MOUNT		7804624730142		04/2027	6.22
10/14/2026	229484	AMERICAN FAMILY LIFE ASSURANCE	6001				30.21
785-0000-207.20-04	10/16/2026	PAYROLL SUMMARY		20261016		04/2027	30.21
10/14/2026	229485	ANTHEM BLUE CROSS BLUE SHIELD	6246				9,019.50
785-0000-207.20-01	10/16/2026	PAYROLL SUMMARY		20261016		04/2027	9,019.50
10/14/2026	229486	APPLE VALLEY SCALE COMPANY	3332				685.00
101-4241-442.30-10	10/12/2026	BCLF: SCALE MAINTENANCE		114343		04/2027	685.00
10/14/2026	229487	ARC3 GASES, INC.	2962				11.40
101-4241-442.54-11	09/30/2026	BCLF: LEASE CYLINDERS		13355344		04/2027	11.40
10/14/2026	229488	AUTOZONE INC.	2703				7.34
101-3120-431.60-09	09/01/2026	SHERF:WASHER FLUID/TX EXM		02039493644		04/2027	7.34
10/14/2026	229489	B&B SERVICE CENTER, LLC	6217				270.56
101-4241-442.30-10	09/22/2026	BCLF: TRUCK 10 REPAIRS		412854		04/2027	234.94
101-4241-442.60-09	09/29/2026	BCLF: BOXED CAPSULES		413031		04/2027	35.62
10/14/2026	229490	BENNETT AND BUTLER, INC.	4444				150.00
101-3120-431.30-12	10/13/2026	SHERIF:TOWING/#2026025273		2157		04/2027	150.00
10/14/2026	229491	C&C EXTERMINATING	4523				70.00
101-3120-431.50-70	10/07/2026	SHERIFF: EXTERMINATING		27313		04/2027	70.00

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10/14/2026	229492	CARSON LAND CONSULTANTS	4416			2,732.00
101-8111-481.30-40	10/01/2026	P&CD:SITE PLAN REVIEW	28911		04/2027	2,201.00
101-8111-481.30-40	10/07/2026	P&CD:LETTER REVISION	28917		04/2027	531.00
10/14/2026	229493	CARTER MACHINERY CO., INC.	2346			790,221.08
301-9420-541.80-23	09/29/2026	CIP:PURCHASE COMPACTOR	00097295		04/2027	775,000.00
101-4241-442.54-11	10/08/2026	BCLF: WATER TRUCK RENTAL	00811774		04/2027	4,021.08
101-4241-442.60-09	09/22/2026	BCLF: BUCKET W/ TEETH	00096547		04/2027	11,200.00
10/14/2026	229494	CHARM-TEX	4304			842.38
101-3310-433.60-34	09/23/2026	JAIL: MESH BASEBALL CAPS	0462043IN		04/2027	179.80
101-3310-433.60-05	09/24/2026	JAIL: PUMP	0461000IN		04/2027	13.80
101-3310-433.60-34	10/05/2026	JAIL:INMATE PANTS,CAPS,	0461146IN		04/2027	648.78
10/14/2026	229495	CONCERN HOTLINE, INC	1837			1,500.00
101-3555-435.50-65	09/29/2026	CONCERN CONTRIBUTION FY26	9292026		04/2027	1,500.00
10/14/2026	229496	TIFFANY COUCH	4544			53.06
101-1231-412.50-51	10/06/2026	COR: MILEAGE/1194	10062026		04/2027	53.06
10/14/2026	229497	AMY DOVEL	4308			32.43
101-1231-412.50-53	10/06/2026	COR: MEALS/1125	10062026		04/2027	32.43
10/14/2026	229498	ELK HILL	2317			700.80
205-6220-513.36-04	08/31/2026	CSA:SPECIAL EDU/AUG/HG	63405		04/2027	700.80
10/14/2026	229499	LOCALITY MEDIA LLC DBA FIRST D	7586			13,241.67
101-3240-432.30-40	10/08/2026	ECC:WEB RESPONDER ACCOUNT	11255		04/2027	11,034.72
101-3230-432.30-40	10/08/2026	EMS:WEB RESPONDER ACCOUNT	11255		04/2027	2,206.95
10/14/2026	229500	AMANDA FOSTER	6625			144.46
101-2130-421.59-66	10/01/2026	ARC:PRO-SOCIAL/GO-KARTS,	10012026		04/2027	144.46
10/14/2026	229501	TREASURER, FREDERICK COUNTY	3152			796.80
101-4241-442.60-16	10/05/2026	BCLF: SHRED TIRES	28730010		04/2027	796.80
10/14/2026	229502	GALLS LLC	116			408.49
101-3310-433.60-11	10/09/2026	JAIL:1000875876/SHIRTS	036547318		04/2027	164.96
101-3130-431.60-11	10/09/2026	AC:1000875876/SHIRTS	036547317		04/2027	243.53
10/14/2026	229503	GRAFTON SCHOOL, INC.	1721			15,714.00
205-6220-513.36-16	07/31/2026	CSA: ABA TREATMNT/JULY/CD	4348735		04/2027	7,934.00
205-6220-513.36-16	07/31/2026	CSA:TRETMNT,THRPY/JULY/CK	9148		04/2027	7,780.00
10/14/2026	229504	CHARITY D GRAY	7206			1,085.00
205-6220-513.36-13	09/30/2026	CSA:VEMAT,MAINT/SEPT/TS	0926TSVM		04/2027	1,085.00
10/14/2026	229505	HEART HORSE HEALING LLC	7587			555.00
205-6220-513.36-14	10/05/2026	CSA:EVAL,THERPY/SEPT/BW	4521		04/2027	555.00

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10/14/2026	229506	HOLTZMAN OIL CORP	1167				3,644.91
101-4241-442.60-08	10/08/2026		BCLF: OFF ROAD DIESEL	4630903		04/2027	3,080.47
101-4241-442.60-08	10/08/2026		BCLF: VEHICLE FUEL	4631230		04/2027	564.44
10/14/2026	229507	JACKSON-FEILD HOMES	1733				4,893.00
205-6220-513.36-04	09/30/2026		CSA:SPECIAL EDU/SEPT/JS	I521499		04/2027	4,893.00
10/14/2026	229508	HALEY JENKINS	7233				1,977.00
205-6220-513.36-13	09/30/2026		CSA:VEMAT,MAINT/SEPT/RB	0926RBVM		04/2027	1,797.00
205-6220-513.36-14	10/05/2026		CSA:CHILD CARE/AUG/RB	22054199		04/2027	60.00
205-6220-513.36-14	10/05/2026		CSA:CHILD CARE/AUG/RB	22054297		04/2027	60.00
205-6220-513.36-14	10/05/2026		CSA:CHILD CARE/AUG/RB	19958676		04/2027	60.00
10/14/2026	229509	JR'S TIRE CENTER, INC.	2541				817.90
101-3120-431.30-12	09/08/2026		SHERIFF: ALTERNATOR/142	264064		04/2027	817.90
10/14/2026	229510	JENNY KNIGHT	2357				26.12
101-1231-412.50-53	10/06/2026		COR: MEALS/1131	10062026		04/2027	26.12
10/14/2026	229511	LIFE ENRICHMENT SERVICES, LLC	5353				2,875.00
205-6220-513.36-16	09/24/2026		CSA: CTS-F/SEPT/MW	029926		04/2027	1,575.00
205-6220-513.36-14	09/30/2026		CSA: CTS-C/SEPT/MG	028926		04/2027	1,300.00
10/14/2026	229512	LITTLE SCHOLARS ACADEMY OF RHA	7516				360.00
205-6220-513.36-14	09/30/2026		CSA:DAY CARE/SEPT/TK	09302026		04/2027	360.00
10/14/2026	229513	LURAY FIRE DEPARTMENT	316				27,500.00
101-3220-432.50-66	10/06/2026		VOL FIRE: 2ND QTR CONTRIB	10062026		04/2027	27,500.00
10/14/2026	229514	LURAY VOLUNTEER RESCUE SQUAD	317				2,572.30
101-3220-432.50-26	09/30/2026		VOL RESCUE:REV RECOV/SEPT	92026		04/2027	2,572.30
10/14/2026	229515	LUTHERAN FAMILY SERVICES OF VI	3224				30,081.45
205-6220-513.36-16	09/30/2026		CSA:INTENSIVE DAY/SEPT/OG	0065581IN		04/2027	11,052.51
205-6220-513.36-16	09/30/2026		CSA:INTENSIVE DAY/SEPT/OG	0065580IN		04/2027	11,052.51
205-6220-513.36-16	09/30/2026		CSA:INTENSIVE DAY/SEPT/HC	0065579IN		04/2027	7,976.43
10/14/2026	229516	L3HARRIS TECHNOLOGIES, INC.	5109				181.30
101-3120-431.60-10	10/12/2026		SHERIFF: CHARGERS	578117		04/2027	181.30
10/14/2026	229517	MIMSLYN INN, LLC	4453				5,108.50
101-3120-431.50-53	10/13/2026		SHERIFF:CHRISTMAS DINNER	E02632		04/2027	5,108.50
10/14/2026	229518	MINNESOTA LIFE (DSS)	6488				178.48
785-0000-207.20-02	10/16/2026		PAYROLL SUMMARY	20261016		04/2027	178.48
10/14/2026	229519	NATIONAL ASSOCIATION OF COUNTI	1234				474.00
101-1101-411.58-01	08/28/2026		BOS: COUNTY DUES 2027	202654396		04/2027	474.00
10/14/2026	229520	NORTHWESTERN COMMUNITY SERVICE	796				3,800.00
205-6220-513.36-14	10/02/2026		CSA: ICC SUPPORT/SEPT/AN	0926PAG		04/2027	1,900.00

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205-6220-513.36-14	09/29/2026	CSA: ICC SUPPORT/AUG/AN	27		04/2027	1,900.00
10/14/2026 229521	NUESYNERGY, INC.	5796				123.75
101-9120-541.20-03	10/12/2026	BENEFITS:FSA ADM FEE/SEPT	272766		04/2027	123.75
10/14/2026 229522	PAGE CO-OP FARM BUREAU, INC.	175				22.49
101-3121-431.60-07	10/08/2026	INVEST: PAINT	K65140		04/2027	22.49
10/14/2026 229523	PAINTERS GARAGE TOWING & RECOV	3613				705.71
101-4241-442.30-10	09/22/2026	BCLF:FILTER CHANGE,GREASE	7661		04/2027	705.71
10/14/2026 229524	PEOPLE PLACES, INC.	1741				17,345.43
205-6220-513.36-07	07/31/2026	CSA:PFC-TFC,MGMT/JULY/DL	62167		04/2027	5,900.81
205-6220-513.36-07	09/30/2026	CSA:PFC-TFC,MGMT/SEPT/DL	62506		04/2027	5,722.31
205-6220-513.36-07	09/30/2026	CSA:PFC-TFC,MGMT/SEPT/JL	62507		04/2027	5,722.31
10/14/2026 229525	PERFORMANCE FOODSERVICE-VIRGIN	4480				5,947.41
101-3310-433.60-05	10/08/2026	JAIL:JANITORIAL SUPPLIES	8045306		04/2027	1,003.69
101-3310-433.60-02	10/08/2026	JAIL: INMATE FOOD	8045307		04/2027	4,943.72
10/14/2026 229526	PITNEY BOWES GLOBAL FINANCIAL	2788				482.82
101-1241-412.54-12	09/29/2026	TREASURER:POSTAGE MACHINE	3323320822		04/2027	482.82
10/14/2026 229527	SCHMIDT BAKING COMPANY	6767				227.28
101-3310-433.60-02	10/08/2026	JAIL: INMATE BREAD	3510726281013		04/2027	113.64
101-3310-433.60-02	10/05/2026	JAIL: INMATE BREAD	3510726278015		04/2027	113.64
10/14/2026 229528	SHINEFORTH	3724				110,832.75
205-6220-513.36-16	03/31/2026	CSA:OCUPTION THRPY/MAR/JB	114257CL00004		04/2027	75.01
205-6220-513.36-16	09/30/2026	CSA:NEURO DAY SERV/SEP/JB	114977CL00001		04/2027	7,399.98
205-6220-513.36-16	09/30/2026	CSA:SPEECH THRPY/SEP/JB	114977CL00002		04/2027	315.02
205-6220-513.36-16	09/30/2026	CSA:BEHAVIOR SUPP/SEPT/LB	114977CL00003		04/2027	5,927.04
205-6220-513.36-16	09/30/2026	CSA:NEURO DAY SER/SEPT/LB	114977CL00004		04/2027	7,399.98
205-6220-513.36-16	09/30/2026	CSA:SPEECH THERPY/SEPT/LB	114977CL00005		04/2027	354.40
205-6220-513.36-16	09/30/2026	CSA:BEHAVIOR SUPP/SEPT/WC	114977CL00006		04/2027	6,615.00
205-6220-513.36-16	09/30/2026	CSA:NEURO DAY SER/SEPT/WC	114977CL00007		04/2027	7,399.98
205-6220-513.36-16	09/30/2026	CSA:NEURO DAY SER/SEPT/CF	114977CL00008		04/2027	7,399.98
205-6220-513.36-16	09/30/2026	CSA:BEHAVIOR SUPP/SEPT/CF	114977CL00009		04/2027	6,958.98
205-6220-513.36-16	09/30/2026	CSA:SPEECH THERPY/SEPT/CF	114977CL00010		04/2027	78.76
205-6220-513.36-16	09/30/2026	CSA:DAY SERVICES/SEPT/KF	114977CL00011		04/2027	6,314.28
205-6220-513.36-16	09/30/2026	CSA:NEURO DAY SER/SEPT/TG	114977CL00012		04/2027	7,399.98
205-6220-513.36-16	09/30/2026	CSA:NEURO DAY SER/SEPT/CK	114977CL00013		04/2027	7,399.98
205-6220-513.36-16	09/30/2026	CSA:BEHAVIOR SUPP/SEPT/CK	114977CL00014		04/2027	6,615.00
205-6220-513.36-16	09/30/2026	CSA:NEURO DAY SER/SEPT/JO	114977CL00015		04/2027	7,399.98
205-6220-513.36-16	09/30/2026	CSA:BEHAVIOR SUPP/SEPT/JO	114977CL00016		04/2027	5,715.36
205-6220-513.36-16	09/30/2026	CSA:DAY SERVIES/SEPT/MP	114977CL00018		04/2027	7,399.98
205-6220-513.36-16	09/30/2026	CSA:BEHAVIOR SUPP/SEPT/MP	114977CL00019		04/2027	6,271.02
205-6220-513.36-16	09/30/2026	CSA:SPEECH THERPY/SEPT/MP	114977CL00020		04/2027	78.76
205-6220-513.36-16	09/30/2026	CSA:DAY SERVICES/SEPT/DR	114977CL00021		04/2027	6,314.28
10/14/2026 229529	SKYLINE ROOFING INC	6490				1,244.00
101-3310-433.30-10	06/25/2026	JAIL: JAIL LEAK REPAIR	SI8901351		04/2027	1,244.00

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10/14/2026	229530	SOUTHERN SOFTWARE, INC.	4616			28,202.00
101-3240-432.30-40	10/02/2026	ECC: RENEWAL SUPPORT FEE	265062		04/2027	11,895.00
101-3240-432.30-40	10/02/2026	ECC: RENEWAL SUPPORT FEE	265063		04/2027	5,469.00
101-3310-433.30-40	10/02/2026	JAIL:RENEWAL SUPPORT FEE	265065		04/2027	3,568.00
101-3120-431.30-40	10/02/2026	SHER: RENEWAL SUPPORT FEE	265064		04/2027	7,270.00
10/14/2026	229531	STANLEY VOLUNTEER FIRE DEPARTM	340			27,639.23
101-3220-432.50-19	10/07/2026	VOL FIRE:REV RECOV/SEPT	92026		04/2027	139.23
101-3220-432.50-68	10/01/2026	VOL FIRE:2ND QTR FUNDING	10022026		04/2027	27,500.00
10/14/2026	229532	STANLEY VOLUNTEER RESCUE SQUAD	226			911.18
101-3220-432.50-25	10/07/2026	VOL RES:REV RECOV/SEPT	92026		04/2027	911.18
10/14/2026	229533	STEVE'S AUTOMOTIVE & TOWING	2009			125.00
101-3230-432.30-12	09/29/2026	EMS: TOW VEHICLE	1390		04/2027	125.00
10/14/2026	229534	SUDBOSS GARAGE LLC	7453			2,381.72
101-3120-431.30-12	10/13/2026	SHERF:LIGHTS,WIRE,CONNECT	10132026		04/2027	2,381.72
10/14/2026	229535	THE SUPPLY ROOM COMPANIES	205			191.50
101-4320-443.54-11	10/01/2026	GEN PROP:WATER COOLR RENT	60604760		04/2027	18.00
101-3310-433.30-40	10/09/2026	JAIL: WATER	60691350		04/2027	119.60
101-3310-433.54-11	10/01/2026	JAIL: WATER COOLER RENTAL	60604780		04/2027	6.00
101-3121-431.30-40	10/07/2026	INVEST: WATER	60671480		04/2027	29.90
101-3121-431.54-11	10/01/2026	INVEST: WATER COOLER RENT	60604770		04/2027	6.00
101-3120-431.54-11	10/01/2026	SHERIFF:WATER COOLER RENT	60604790		04/2027	6.00
101-3120-431.54-11	10/01/2026	SHERIFF:WATER COOLER RENT	60604820		04/2027	6.00
10/14/2026	229536	JACQUELINE BANKS SWEET-DAY	7517			1,700.00
205-6220-513.36-13	10/06/2026	CSA:VEMAT,MAINT/SEPT/TK	0926TKVM		04/2027	1,700.00
10/14/2026	229537	TEENS, INC	5988			608.00
704-3170-433.30-40	10/07/2026	VJCCCA: MENTORING/KK	4755		04/2027	380.00
704-3170-433.30-40	10/07/2026	VJCCCA: MENTORING/GM	4754		04/2027	228.00
10/14/2026	229538	ELISA THOMPSON	4958			1,797.00
205-6220-513.36-13	10/06/2026	CSA:VEMAT,MAINT/SEPT/AL	0926AVLVM		04/2027	1,797.00
10/14/2026	229539	TREASURER OF PAGE COUNTY	5704			65.00
785-0000-207.20-01	10/16/2026	PAYROLL SUMMARY	20261016		04/2027	65.00
10/14/2026	229540	TREVIPAY	7490			1,061.37
101-1253-412.60-01	10/06/2026	PURCH: DESK CHAIR	AA5521CB		04/2027	59.39
101-1253-412.60-01	10/06/2026	PURCH: DESK CHAIR	FFF7FC01		04/2027	59.39
101-1253-412.60-01	10/06/2026	PURCH: DESK CHAIR	D1AB7AB6		04/2027	59.39
101-1253-412.60-01	10/06/2026	PURCH: DESK CHAIR	D792B213		04/2027	59.39
101-1253-412.60-01	10/06/2026	PURCH: DESK CHAIR	41B7AB60		04/2027	59.39
101-1253-412.60-01	10/06/2026	PURCH: DESK CHAIR	383A8511		04/2027	59.39
101-1253-412.60-01	10/06/2026	PURCH: DESK CHAIR	FFF3BB89		04/2027	59.39

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ACCOUNT #	TRN DATE						
101-1253-412.60-01	10/06/2026		PURCH: DESK CHAIR	506280CB		04/2027	59.39
101-1253-412.60-01	10/06/2026		PURCH: DESK CHAIR	A9480118		04/2027	59.39
101-1253-412.60-01	10/06/2026		PURCH: DESK CHAIR	0ABE1ABE		04/2027	59.39
101-1253-412.60-01	10/06/2026		PURCH: DESK CHAIR	07725149		04/2027	59.39
101-1253-412.60-01	10/06/2026		PURCH: DESK CHAIR	29C7FACC		04/2027	59.39
101-1253-412.60-01	10/06/2026		PURCH: DESK CHAIR	93F48E1A		04/2027	59.39
101-1253-412.60-01	10/06/2026		PURCH: DESK CHAIR	5BAF731B		04/2027	59.39
101-1253-412.60-01	10/06/2026		PURCH: DESK CHAIR	5FCEEE86A		04/2027	59.39
101-1253-412.60-01	10/06/2026		PURCH: DESK CHAIR	C311F80D		04/2027	59.39
101-4241-442.60-05	11/04/2026		BCLF: WINDEX,TREES	80F6926E		04/2027	23.40
101-4241-442.60-14	11/04/2026		BCLF:WATER,CUTLERY,HEATER	80F6926E		04/2027	87.73
10/14/2026	229541	TRUCK & EQUIPMENT CORP. 2581					588.89
101-4241-442.60-09	10/07/2026		BCLF: TARP STRAP	01P178800		04/2027	52.50
101-4241-442.60-09	10/08/2026		BCLF: FILTERS	01P178810		04/2027	250.68
101-4241-442.60-09	10/08/2026		BCLF: FILTERS	01P178799		04/2027	285.71
10/14/2026	229542	VACORP HYBRID DISABILITY PROGR 880					228.21
785-0000-207.20-02	10/16/2026		PAYROLL SUMMARY	20261016		04/2027	228.21
10/14/2026	229543	VACORP RISK MANAGEMENT 4545					12,909.00
101-9120-541.20-09	10/07/2026		BENEFITS: WORKERS COMP	120751		04/2027	12,909.00
10/14/2026	229544	VALIC 6000					115.00
785-0000-207.20-28	10/16/2026		PAYROLL SUMMARY	20261016		04/2027	115.00
10/14/2026	229545	WESTWOOD PHARMACY CLINICAL SER 2496					2,997.54
101-3310-433.30-32	10/07/2026		JAIL: INMATE MEDS/SEPT	52375		04/2027	2,997.54
10/14/2026	229546	HOLLY WILLIAMS 5302					583.44
101-2130-421.59-66	09/23/2026		ARC: MILEAGE/1169	9232026		04/2027	164.16
101-2130-421.59-66	09/23/2026		ARC: MEALS/1169	9232026		04/2027	150.39
101-2130-421.59-66	09/23/2026		ARC: 5-YEAR CELEBRATION	9232026		04/2027	268.89
10/21/2026	229547	ADVANCE AUTO PARTS 2956					99.38
101-3230-432.58-77	10/09/2026		EMS:TRUCK BED SPRAY	7804628224003		04/2027	74.02
101-4320-443.60-07	01/31/2025		GEN PROP:WAX,GLASS CLEANR	7804503134436		04/2027	23.17
101-4320-443.60-07	03/10/2026		GEN PROP: CREDIT	689166544		04/2027	6.98-
101-4320-443.60-07	11/20/2024		GEN PROP: CREDIT	639065402		04/2027	153.35-
101-4320-443.60-07	05/19/2026		GEN PROP: BATTERIES,TAPE	7804613948096		04/2027	162.52
10/21/2026	229548	AMAZON CAPITAL SERVICES, INC. 5907					1,488.45
101-1253-412.60-01	09/30/2026		PURCH:PAPER,LABLES,ENVELP	1CQYXL9M17LN		04/2027	190.50
301-9420-541.80-88	09/30/2026		DMV:RUBBER BANDS,CALCULTR	1CQYXL9M17LN		04/2027	601.30
101-4320-443.60-07	09/30/2026		GEN PROP: DOOR MATS	1CQYXL9M17LN		04/2027	196.08
101-4320-443.60-05	09/30/2026		GEN PROP:VACUUMS,DISH SOA	1CQYXL9M17LN		04/2027	606.94
101-3510-435.60-21	09/30/2026		SHELTER:KITTEN FOOD,CLENR	1CQYXL9M17LN		04/2027	143.14
101-7110-461.60-11	09/30/2026		REC DEPT: SHOES	1CQYXL9M17LN		04/2027	114.99
301-9420-541.80-88	09/30/2026		DMV: CREDIT MEMO	1X66KN3M1QNG		04/2027	364.50-
10/21/2026	229549	AMERICAN FAMILY LIFE ASSURANCE 270					2,776.77
785-0000-207.20-04	10/23/2026		PAYROLL SUMMARY	20261023		04/2027	2,776.77

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
10/21/2026	229550	AMERICAN SOLUTIONS FOR BUSINES	5435			747.69
101-1241-412.30-20	08/24/2026	TREAS: DOG TAGS BILLING	INV09161426		04/2027	747.69
10/21/2026	229551	ANTHEM BLUE CROSS BLUE SHIELD	6246			1,456.00
785-0000-207.20-01	10/23/2026	PAYROLL SUMMARY	20261023		04/2027	1,456.00
10/21/2026	229552	ANTHEM BLUE CROSS BLUE SHIELD	276			122,741.00
785-0000-207.20-01	10/23/2026	PAYROLL SUMMARY	20261023		04/2027	122,741.00
10/21/2026	229553	AVENITY, INC.	6497			876.42
101-1231-412.30-40	10/15/2026	COR: VEH VALUE GUIDE 2026	10152026		04/2027	876.42
10/21/2026	229554	ASHLEY BAILEY	7135			521.38
101-2130-421.59-66	09/23/2026	ARC:MEALS,MILEAGE/AB/1170	9232026		04/2027	520.38
101-2130-421.50-53	09/23/2026	ARC:MEALS/AB/1170	9232026		04/2027	1.00
10/21/2026	229555	MICHAEL M BAILEY	7588			258.35
101-2130-421.59-66	09/20/2026	ARC: MILEAGE/1172	09232026		04/2027	258.35
10/21/2026	229556	BEST EXTERMINATING SERVICES, I	5540			40.00
101-4320-443.50-70	10/16/2026	GEN PROP:MTHLY PEST CONTR	129284		04/2027	40.00
10/21/2026	229557	BIG L TIRE	4079			632.00
101-4241-442.30-10	10/15/2026	BCLF:O-RINGS ON TIRES	260415345003		04/2027	632.00
10/21/2026	229558	BLUE RIDGE BANK	5127			49,200.25
101-1212-412.58-15	09/30/2026	FINANCE: P-CARD	5329		04/2027	49,200.25
10/21/2026	229559	BRIGHTSPEED	5802			370.71
101-2120-421.50-23	09/19/2026	GDC:480001465424/PHONES	310074874		04/2027	22.70
101-3121-431.50-23	10/09/2026	INVEST:480001535406/PHONE	320350482		04/2027	254.33
101-2191-421.50-23	10/06/2026	MAGIST:430001455076/PHONE	7000004659		04/2027	93.68
10/21/2026	229560	BURNER ELECTRICAL SERVICE, INC	21			35,000.00
301-9420-541.80-81	09/25/2026	CIP:GENERATOR/SOCIAL SERV	33727		04/2027	35,000.00
10/21/2026	229561	BRADLEY JAMES CHAMBERLAIN II	7591			102.62
101-2130-421.59-66	09/20/2026	ARC: MEALS/1171	09212026		04/2027	102.62
10/21/2026	229562	CHOICES	36			7,000.00
101-5261-452.56-42	10/15/2026	CHOICES:FY2027 ALLOCATION	FY27		04/2027	7,000.00
10/21/2026	229563	COMCAST	2892			556.14
101-1251-412.50-23	10/10/2026	IT: INTERNET	299600630050979		04/2027	285.34
101-3310-433.50-23	10/03/2026	JAIL: CABLE	829960063003747		04/2027	28.00
101-3230-432.58-77	10/13/2026	EMS: INTERNET	299600650130768		04/2027	242.80
10/21/2026	229564	COMMONWEALTH OF VIRGINIA	4621			582.50
785-0000-207.30-00	10/23/2026	PAYROLL SUMMARY	20261023		04/2027	582.50

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10/21/2026	229565	COMMONWEALTH OF VIRGINIA 7336					157.00
785-0000-207.30-00	10/23/2026		PAYROLL SUMMARY	20261023		04/2027	157.00
10/21/2026	229566	CONNECTED COMMUNITIES, INC. 5007					1,058.75
205-6220-513.36-14	10/01/2026		CSA: MENTORING/SEPT/NB	40069		04/2027	1,058.75
10/21/2026	229567	CORRECTIONAL PEACE OFFICERS FO 2605					2.50
785-0000-207.20-12	10/23/2026		PAYROLL SUMMARY	20261023		04/2027	2.50
10/21/2026	229568	MARCUS A DEBELLAISTRE 5445					47.15
101-3120-431.60-11	10/03/2026		SHERIFF: VEST PATCH	PB10966		04/2027	47.15
10/21/2026	229569	EXCEL STEEL WORKS LLC 7589					936.00
101-3510-435.30-10	09/18/2026		SHELTER:STEEL GATES/FABRI	103260728		04/2027	936.00
10/21/2026	229570	GALLS LLC 116					1,305.09
101-3130-431.60-11	10/14/2026		CP: 1000875876/BADGES	036596384		04/2027	1,219.78
101-3120-431.60-11	10/15/2026		SHERIFF:1000875876/SHIRTS	036608342		04/2027	85.31
10/21/2026	229571	GRANITE TELECOMMUNICATIONS, LL 4950					2,434.93
101-1251-412.50-23	10/01/2026		IT: 765062736/PHONE	04193810		04/2027	2,434.93
10/21/2026	229572	HOLTZMAN OIL CORP 1167					5,567.39
101-4241-442.60-08	10/06/2026		BCLF: OFF ROAD DIESEL	4628530		04/2027	2,121.99
101-4241-442.60-08	10/13/2026		BCLF: OFF ROAD DIESEL	4634503		04/2027	2,636.92
101-4241-442.60-08	10/14/2026		BCLF: OFF ROAD DIESEL	4636759		04/2027	808.48
10/21/2026	229573	HOLTZMAN OIL CORPORATION 1872					33,479.12
101-3120-431.60-08	09/30/2026		SHERIFF:VEHICLE FUEL CARD	12399		04/2027	11,858.16
101-3121-431.60-08	09/30/2026		INVEST: VEHICLE FUEL CARD	12399		04/2027	1,464.40
101-3130-431.60-08	09/30/2026		CP: VEHICLE FUEL CARD	12399		04/2027	1,506.03
101-3310-433.60-08	09/30/2026		JAIL: VEHICLE FUEL CARD	12399		04/2027	2,276.34
101-3515-435.60-08	09/30/2026		AC: VEHICLE FUEL CARD	12399		04/2027	704.08
101-3510-435.60-08	09/30/2026		SHELTER:VEHICLE FUEL CARD	12399		04/2027	76.66
101-3230-432.60-08	09/30/2026		EMS: VEHICLE FUEL CARD	12399		04/2027	3,833.01
101-7110-461.60-08	09/30/2026		REC DEP:VEHICLE FUEL CARD	12399		04/2027	114.73
101-4320-443.60-08	09/30/2026		GEN PROP:VEHICL FUEL CARD	12399		04/2027	488.14
101-8111-481.60-08	09/30/2026		P&CD: VEHICLE FUEL CARD	12399		04/2027	628.97
101-8150-481.60-08	09/30/2026		ECON/DEV:VEHICLE FUEL CAR	12399		04/2027	17.59
101-4241-442.60-08	09/30/2026		BCLF:FUEL CARDS/SEPTEMBER	13705		04/2027	10,511.01
10/21/2026	229574	J REX BURNER CO. 22					1,404.34
101-3510-435.30-10	10/02/2026		SHELTER:INSTALL HOSE REEL	15101		04/2027	1,404.34
10/21/2026	229575	JR'S TIRE CENTER, INC. 2541					216.49
101-3230-432.30-12	10/02/2026		EMS: OIL CHANGE/WASTE FEE	264529		04/2027	216.49
10/21/2026	229576	LABELLA ASSOCIATES, D.P.C., P. 4873					19,595.57
101-4241-442.31-40	09/30/2026		BCLF: OCTOBER ENGINEERING	322207		04/2027	11,050.56

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101-4240-442.31-40	09/30/2026		SLF:OCT ENVIRONMENTAL SER	322205		04/2027	8,545.01
10/21/2026	229577	LOUDERBACK IMPLEMENT CO., INC. 622					265.95
101-7110-461.60-07	10/14/2026		REC DEPT:SHARPEN BLADES	102307		04/2027	265.95
10/21/2026	229578	LUTHERAN FAMILY SERVICES OF VI 3224					21,486.75
205-6220-513.36-16	07/31/2026		CSA:ADAPTIVE EDU/JULY/OG	0065090IN		04/2027	7,894.65
205-6220-513.36-16	07/31/2026		CSA:ADAPTIVE EDU/JULY/OG	0065089IN		04/2027	7,894.65
205-6220-513.36-16	07/31/2026		CSA:INTENSIVE EDU/JULY/HC	0065088IN		04/2027	5,697.45
10/21/2026	229579	MCCLUNG-LOGAN EQUIPMENT COMPAN 6111					4,507.72
101-4241-442.30-10	08/27/2026		BCLF: FUSE PANEL/HARNESS	W050056671		04/2027	4,507.72
10/21/2026	229580	MCKESSON MEDICAL-SURGICAL 4901					38.24
101-3230-432.60-42	10/08/2026		EMS: MEDICAL SUPPLIES	26341153		04/2027	38.24
10/21/2026	229581	HEATHER MEADOWS 7333					1,533.00
101-3240-432.60-11	10/14/2026		ECC: SHIRTS, HOODIES	007		04/2027	1,533.00
10/21/2026	229582	MINNESOTA LIFE 257					451.92
785-0000-207.20-02	10/23/2026		PAYROLL SUMMARY	20261023		04/2027	451.92
10/21/2026	229583	OMSI LOCKBOX 6102					92.15
101-3310-433.60-34	10/09/2026		JAIL: INDIGENT	S50649613		04/2027	27.45
101-3310-433.60-34	10/16/2026		JAIL: INDIGENT	S50649841		04/2027	64.70
10/21/2026	229584	PAGE CO-OP FARM BUREAU, INC. 175					1,195.91
101-3230-432.58-77	10/09/2026		EMS:ARBOR,HOLE SAW,PLYWOD	K65191		04/2027	115.68
101-3510-435.60-07	09/16/2026		SHELTER: TAPPER,SCREWS	K63669		04/2027	2.40
101-3120-431.60-09	10/15/2026		SHERIFF:KEY RING/HEAD KEY	K65639		04/2027	4.59
101-3120-431.60-07	09/16/2026		SHERIFF:ELECTRONIC KEYPAD	K63690		04/2027	308.73
101-3310-433.60-07	10/13/2026		JAIL: BATTERY/PAINT/BOLTS	K65397		04/2027	15.42
101-3310-433.60-07	10/14/2026		JAIL: OUTLET/GRND SWITCH	K65493		04/2027	138.66
101-3121-431.60-07	10/13/2026		INVEST: WALL PLATE/PAINT	K65444		04/2027	205.17
101-3310-433.60-07	10/15/2026		JAIL: FLOOR STRIPPER	K65598		04/2027	129.53
101-3310-433.60-07	10/17/2026		JAIL: PTRAP/BIT SOCKET	K65753		04/2027	25.08
101-3310-433.60-07	10/17/2026		JAIL:PVC PIPE/LEVEL	K65772		04/2027	32.69
101-3310-433.60-09	10/10/2026		JAIL: MAPP PRO FUEL	K65280		04/2027	31.98
101-4241-442.60-07	10/16/2026		BCLF:SAW BLADES/BARE TOOL	K65705		04/2027	185.98
10/21/2026	229585	PAGE VALLEY NEWS LLC 6902					285.00
101-1320-413.30-30	10/11/2026		REGISTRAR:PUBLIC NOTIC/AD	1092		04/2027	285.00
10/21/2026	229586	PENN VETERINARY SUPPLY, INC. 171					1,231.25
101-3510-435.60-21	09/02/2026		SHELTER: WALK-ON SCALE	8369880		04/2027	615.94
101-3510-435.60-05	09/02/2026		SHELTER:CLEANERS,DISINFEC	8369601		04/2027	615.31
10/21/2026	229587	PERFORMANCE FOODSERVICE-VIRGIN 4480					6,027.75
101-3310-433.60-02	10/15/2026		JAIL: INMATE FOOD	8052681		04/2027	5,155.25
101-3310-433.60-02	10/15/2026		JAIL: INMATE FOOD	8052682		04/2027	8.57

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101-3310-433.60-02	10/14/2026		JAIL: INMATE FOOD	8052493		04/2027	38.86-
101-3310-433.60-02	07/24/2026		JAIL: INMATE FOOD	7965048		04/2027	21.86-
101-3310-433.60-05	10/15/2026		JAIL: JANITORIAL SUPPLIES	8052680		04/2027	924.65
10/21/2026	229588	THE POWER CONNECTION INC.	1495				809.47
101-4320-443.30-40	10/12/2026		GEN PROP:PREV MAINT INSPC	17055		04/2027	424.47
101-4320-443.30-40	10/13/2026		GEN PROP:PREV MAINT INSPC	17062		04/2027	385.00
10/21/2026	229589	REDWOOD TOXICOLOGY LABORATORY	3915				348.82
101-2130-421.59-66	09/30/2026		ARC: DRUG TEST KITS	30696920269		04/2027	348.82
10/21/2026	229590	RICOH USA INC	3999				1,217.35
101-1310-413.54-12	10/02/2026		ELEC BRD: COPIER LEASE	0OMN4/110335798		04/2027	787.62
101-2191-421.54-12	10/02/2026		MAGISTRATE:COPIER LEASE	0OMN6/110335800		04/2027	55.73
101-1211-412.54-12	10/21/2026		ADMIN: COPIER LEASE	0USC2/110337948		04/2027	184.89
101-1212-412.54-12	10/02/2026		FINANCE: COPIER LEASE	2USC1/110335794		04/2027	189.11
10/21/2026	229591	RICOH USA, INC	5251				7,320.91
718-2190-421.54-12	10/01/2026		VCTM/WIT: ADDTL IMAGES	5073959369		04/2027	26.91
301-9420-541.80-55	10/08/2026		CIP: GIS PLOTTER	1108098031		04/2027	7,294.00
10/21/2026	229592	RIVERSIDE FAMILY SUPPORT, LLC	5417				3,325.00
205-6220-513.36-14	09/30/2026		CSA: MENTORING/SEPT/DD	92026		04/2027	175.00
205-6220-513.36-14	09/30/2026		CSA:FAMILY THRPY/SEPT/BW	92026		04/2027	1,200.00
205-6220-513.36-14	09/30/2026		CSA:FAMILY THRPY/SEPT/KG	92026		04/2027	1,200.00
205-6220-513.36-14	09/30/2026		CSA:FAMILY SUPP/SEPT/RB	92026		04/2027	750.00
10/21/2026	229593	ROBERTS OXYGEN COMPANY, INC.	2583				859.57
101-3230-432.60-04	10/05/2026		EMS:THERAPY,MEDICAL OXYGN	679589		04/2027	138.65
101-3230-432.60-04	10/05/2026		EMS: MEDICAL OXYGEN	679502		04/2027	133.04
101-3230-432.60-04	09/30/2026		EMS: SERVICE CHARGE	SC5998		04/2027	1.48
101-3230-432.60-04	09/30/2026		EMS:MEDICAL,THERAPY OXYGN	J69868		04/2027	104.70
101-3230-432.60-04	09/30/2026		EMS:MEDICAL,THERAPY OXYGN	J69869		04/2027	252.50
101-3230-432.60-04	09/30/2026		EMS:MEDICAL,THERAPY OXYGN	J69870		04/2027	229.20
10/21/2026	229594	ROCKINGHAM COUNTY DEPT FIRE RE	7592				1,000.00
101-3230-432.50-54	09/02/2026		EMS:AEMT CLASS/LS	01AEMT2026		04/2027	1,000.00
10/21/2026	229595	RSW REGIONAL JAIL	4765				3,302.55
101-3310-433.30-40	10/13/2026		JAIL: INMATE HOUSEING/SEP	202629		04/2027	3,300.00
101-3310-433.30-32	10/13/2026		JAIL: INMATE MEDS/SEP	202629		04/2027	2.55
10/21/2026	229596	TINA RUNYON	3688				26.31
101-1241-412.58-15	09/29/2026		TREAS:EXTERNAL LIGHT-SAFE	9292026		04/2027	26.31
10/21/2026	229597	SCHMIDT BAKING COMPANY	6767				225.71
101-3310-433.60-02	10/12/2026		JAIL: INMATE BREAD	3510726285014		04/2027	113.64
101-3310-433.60-02	10/15/2026		JAIL: INMATE BREAD	3510726288011		04/2027	112.07
10/21/2026	229598	SHADE EQUIPMENT CO., INC	1817				526.00
101-4241-442.60-09	10/08/2026		BCLF:HEADLIGHT KIT	448482		04/2027	526.00

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
10/21/2026	229599	SHENANDOAH AREA AGENCY ON AGIN	334			16,250.00
101-5323-453.50-65	10/15/2026	SAAA:FY27 CONTRIBUTION/Q2	20272		04/2027	16,250.00
10/21/2026	229600	SHENANDOAH VALLEY ELECTRIC COO	3703			3,727.35
101-3510-435.50-01	09/10/2026	SHELTER: POWER	1013615001		04/2027	851.23
101-3510-435.50-01	10/09/2026	SHELTER: POWER	1013615001		04/2027	566.77
101-4320-443.50-01	10/09/2026	GEN PROP: POWER	1014839012		04/2027	583.30
101-4320-443.50-01	10/09/2026	GEN PROP: POWER	1014839007		04/2027	1,079.09
101-4320-443.50-01	10/09/2026	GEN PROP: POWER	1014839008		04/2027	346.94
101-3121-431.50-01	10/09/2026	INVEST: POWER	1007718002		04/2027	85.73
101-4240-442.50-01	10/09/2026	SLF: FLARE SYSTEM	1014839010		04/2027	214.29
10/21/2026	229601	SHINEFORTH	3724			22,102.92
205-6220-513.36-16	09/30/2026	CSA:CLASSROOM SUPP/SEP/WC	115062CL00001		04/2027	343.98
205-6220-513.36-16	09/30/2026	CSA:DAY SERVICES/SEP/DP	114977CL00017		04/2027	7,399.98
205-6220-513.36-16	09/30/2026	CSA:DAY SERVICES/SEP/BS	114977CL00022		04/2027	7,399.98
205-6220-513.36-16	09/30/2026	CSA:BEHAVIOR SERV/SEP/BS	114977CL00023		04/2027	6,958.98
10/21/2026	229602	SKYLINE PAINT & HARDWARE	3784			78.00
101-3121-431.60-07	10/13/2026	INVEST: PAINT	SS6P9		04/2027	70.49
101-3120-431.60-09	10/08/2026	SHERIFF: BATTERY	ESP4E		04/2027	7.51
10/21/2026	229603	WILLIAM STACEY	7590			1,550.00
101-2130-421.59-66	10/14/2026	ARC:PARTICIPATION SUPPORT	10142026		04/2027	1,550.00
10/21/2026	229604	TOWN OF STANLEY	227			116.55
101-3510-435.50-03	08/21/2026	SHELTER: WATER/SEWER	00300009401		04/2027	116.55
10/21/2026	229605	CRYSTAL STAPLEY	7580			5,465.26
101-4241-442.60-07	10/10/2026	BCLF:TIRES,CLEANERS,TOOLS	10102026		04/2027	5,465.26
10/21/2026	229606	THE SUPPLY ROOM COMPANIES	205			2,392.62
101-3510-435.54-11	09/01/2026	SHELTER:WATER COOLER RENT	60360010		04/2027	6.00
101-3510-435.54-11	08/03/2026	SHELTER:WATER COOLER RENT	60116070		04/2027	6.00
101-4320-443.60-05	08/27/2026	GEN PROP: PAPER TOWELS	60325460		04/2027	467.10
101-2150-421.54-11	10/01/2026	JDR: WATER COOLER RENTAL	60604840		04/2027	6.00
101-2150-421.58-15	10/08/2026	JDR:BATTERIES,CARTRIDGES	60072090		04/2027	149.52
101-2130-421.59-66	09/18/2026	ARC: STORAGE CABINET	09182026		04/2027	1,758.00
10/21/2026	229607	TDC MARKETING	5292			5,102.62
210-8150-481.30-40	08/01/2026	TOURSM:VIDEO,PHOTO,ADS	3816		04/2027	5,102.62
10/21/2026	229608	TREASURER OF PAGE COUNTY	811			531.83
785-0000-207.31-00	10/23/2026	PAYROLL SUMMARY	20261023		04/2027	531.83
10/21/2026	229609	TREASURER OF PAGE COUNTY	5260			161.49
101-3230-432.50-54	10/23/2026	PAYROLL SUMMARY	20261023		04/2027	161.49
10/21/2026	229610	TREASURER OF PAGE COUNTY	5704			2,031.16
785-0000-207.20-01	10/23/2026	PAYROLL SUMMARY	20261023		04/2027	2,031.16

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10/21/2026	229611	TREASURER OF VIRGINIA (DCSE)	3066			120.00
785-0000-207.30-00	10/23/2026	PAYROLL SUMMARY	20261023		04/2027	120.00
10/21/2026	229612	TREVIPAY	7490			362.17
101-3230-432.58-77	10/08/2026	EMS:GAIN,DISINFECTANT,	B830AA6A		04/2027	89.10
101-3230-432.58-77	10/13/2026	EMS: FELT PADS	DE5CA243		04/2027	9.88
101-4320-443.60-05	10/15/2026	GEN PROP:CLEANING SUPPLIE	C9EB484A		04/2027	29.04
101-3230-432.58-77	10/15/2026	EMS: STARTER/SLATE	241B372B		04/2027	143.98
101-4241-442.60-14	10/14/2026	BCLF:GATORADE,WATER,ICE	C5A6120C		04/2027	70.20
101-4241-442.60-07	10/14/2026	BCLF: NET- LITTER POND	C5A6120C		04/2027	19.97
10/21/2026	229613	TRIMBLE INC.	5923			1,907.84
101-4241-442.54-12	09/28/2026	BCLF: LEASE GPS UNITS	400398946		04/2027	953.92
101-4241-442.54-12	08/28/2026	BCLF: LEASE GPS UNITS	400394101		04/2027	953.92
10/21/2026	229614	TRUCK & EQUIPMENT CORP.	2581			1,589.81
101-4241-442.60-09	09/28/2026	BCLF: STRAP	01P177992		04/2027	269.64
101-4241-442.60-09	07/22/2026	BCLF: FILTER	01P174487		04/2027	17.72
101-4241-442.60-09	08/04/2026	BCLF: SEALANT/MACK TRUNNI	01P175151		04/2027	999.02
101-4241-442.60-09	07/01/2026	BCLF: FILTERS	01P173308		04/2027	303.43
10/21/2026	229615	UNITED WAY OF NORTHERN SHEN VA	1556			1.00
785-0000-207.20-12	10/23/2026	PAYROLL SUMMARY	20261023		04/2027	1.00
10/21/2026	229616	VACORP HYBRID DISABILITY PROGR	880			695.02
785-0000-207.20-02	10/23/2026	PAYROLL SUMMARY	20261023		04/2027	695.02
10/21/2026	229617	VALIC	1231			2,707.50
785-0000-207.20-28	10/23/2026	PAYROLL SUMMARY	20261023		04/2027	2,707.50
10/21/2026	229618	VALLEY FAMILY SUPPORT SERVICES	5112			900.00
205-6220-513.36-14	09/01/2026	CSA:PARENT EDU/SEPT/SB	6452		04/2027	900.00
10/21/2026	229619	VESA	705			270.00
101-8310-483.58-01	10/14/2026	EXT OFFICE:DUE FOR AGENTS	10142026		04/2027	270.00
10/21/2026	229620	VETERINARY EMERGENCY SERVICES	4895			336.37
101-3515-435.31-10	10/17/2026	AC: EMERGENCY VET VISIT	58765		04/2027	240.52
101-3515-435.31-10	10/18/2026	AC: EMERGENCY VET VISIT	58822		04/2027	95.85
10/21/2026	229621	VIRGINIA LAWYERS WEEKLY	1109			494.00
101-2120-421.60-12	10/15/2026	GEN DIST: SUBSCRIPTION	1103678552		04/2027	494.00
10/21/2026	229622	VISA	5064			8.05
101-2160-421.50-20	09/21/2026	CLERK: POSTAGE	0689		04/2027	8.05
10/21/2026	229623	VISION TECHNOLOGY GROUP, LLC	5705			9,187.53
301-9420-541.80-07	10/15/2026	CIP: FIREWALL AGREEMENT	33520		04/2027	2,462.16
101-3120-431.60-14	10/15/2026	SHERIFF:SMART DOCK/MONITO	33469		04/2027	1,517.40

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101-3120-431.60-14	10/15/2026	SHERIFF: DELL NOTEBOOKS / 33454 / 04/2027	1,735.99
101-3121-431.60-14	10/15/2026	INVEST: DELL NOTEBOOKS / 33454 / 04/2027	3,471.98
10/21/2026	229624	CITY OF WINCHESTER / 1206	60,584.00
101-3340-433.70-01	10/02/2026	CARE OF JUV:1ST QTR BILLG / 15367 / 04/2027	60,584.00
10/21/2026	229625	XEROX CORPORATION / 1799	69.46
101-4241-442.54-12	10/06/2026	BCLF: COPIER LEASE / 026468967 / 04/2027	69.46
10/21/2026	229626	33 APPAREL, LLC / 5764	30.00
101-7110-461.60-11	10/19/2026	REC/ENT: POLOS,TSHIRTS / 1047 / 04/2027	30.00
10/28/2026	229627	ADVANCE AUTO PARTS / 2956	205.83
101-3310-433.60-09	10/21/2026	JAIL:WASHER FLUID,OIL / 7804629431622 / 04/2027	68.96
101-3310-433.60-07	10/20/2026	JAIL: AIR GUAGE / 7804629331589 / 04/2027	28.78
101-3130-431.60-09	10/17/2026	CP: WINDOW REGULATOR / 7804629024280 / 04/2027	108.09
10/28/2026	229628	WILLIAM N. AMONETTE / 5022	104.00
101-9120-541.20-06	10/26/2026	BENEFITS:RETIREE HLTH/OCT / 102026 / 04/2027	104.00
10/28/2026	229629	ANTHEM HEALTH PLANS OF VIRGINI / 4751	1,260.27
101-3310-433.30-32	09/24/2026	JAIL:AUG INMATE MEDICAL / 321007849660 / 04/2027	3,312.84
101-3310-433.30-32	09/24/2026	JAIL: AUGUST RETRACTIONS / 321007849660 / 04/2027	2,052.57-
10/28/2026	229630	MARY ANN ARRINGTON / 645	120.00
101-9120-541.20-06	10/26/2026	BENEFITS:RETIREE HLTH/OCT / 102026 / 04/2027	120.00
10/28/2026	229631	ATLANTIC ELECTION SERVICES, IN / 1956	12,502.00
101-1310-413.30-20	10/22/2026	ELEC BRD: BALLOTS / 1028 / 04/2027	6,334.00
101-1310-413.30-40	10/22/2026	EB: PROGRAM MACHINES / 1028 / 04/2027	6,168.00
10/28/2026	229632	ATLANTIC EMERGENCY SOLUTIONS I / 3886	4,933.56
101-3230-432.30-12	10/23/2026	EMS:BRAKE PADS/CHASSIS / 10743SVA / 04/2027	4,933.56
10/28/2026	229633	STEPHEN BELL / 1016	50.00
101-2110-421.58-71	10/22/2026	CIR CT JDG: JUROR/JULY / 72026 / 04/2027	50.00
10/28/2026	229634	BRIGHTSPEED / 5802	742.81
101-3510-435.50-23	10/10/2026	SHELTER:405001629103/PHON / 310403127 / 04/2027	76.42
101-1251-412.50-23	10/12/2026	IT:490001592450/PHONES / 7000013264 / 04/2027	666.39
10/28/2026	229635	BULBS.COM, INC. / 5418	349.50
101-4320-443.60-07	10/21/2026	GEN PROP: BULBS / FU1525 / 04/2027	349.50
10/28/2026	229636	JOYCE BURKE / 371	104.00
101-9120-541.20-06	10/26/2026	BENEFITS:RETIREE HLTH/OCT / 102026 / 04/2027	104.00
10/28/2026	229637	R. CASEY BURNER / 6936	51.96
101-3230-432.60-11	10/16/2026	EMS: UNIFORM PANTS / 10162026 / 04/2027	51.96
10/28/2026	229638	KATHY CAMPBELL / 7595	50.00
101-2110-421.58-71	10/22/2026	CIR CT JDG: JUROR/JULY / 72026 / 04/2027	50.00

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10/28/2026	229639	FAITH CARLSON	4141				20.00
101-9120-541.20-06	10/26/2026		BENEFITS:RETIREE HLTH/OCT	102026		04/2027	20.00
10/28/2026	229640	MADALYNN CAVE	7593				861.00
205-6220-513.36-13	10/06/2026		CSA:FOSTER CARE/SEPT/MC	0926MCVM		04/2027	861.00
10/28/2026	229641	CHARM-TEX	4304				755.06
101-3310-433.60-05	10/21/2026		JAIL:PILLOCASES,SHEETS,	0463955IN		04/2027	367.46
101-3310-433.60-34	10/21/2026		JAIL:ADMISSION KITS,SHAMP	0463955IN		04/2027	387.60
10/28/2026	229642	DEBRA CLAMON	5446				150.00
101-2110-421.58-71	10/22/2026		CIR CT JDG: JUROR/JULY	72026		04/2027	150.00
10/28/2026	229643	COMCAST	2892				429.58
101-3230-432.58-77	10/15/2026		EMS: INTERNET	299600760212845		04/2027	129.94
101-2191-421.50-23	10/14/2026		MAGISTRATE: CABLE TV	299600630048551		04/2027	299.64
10/28/2026	229644	MELLANIE COMER	5322				112.00
101-9120-541.20-06	10/26/2026		BENEFITS:RETIREE HLTH/OCT	102026		04/2027	112.00
10/28/2026	229645	CORNET, INC.	4730				730.00
101-4320-443.30-40	10/20/2026		GEN PROP:SPRINKLER INSPEC	12452026		04/2027	730.00
10/28/2026	229646	JAMES COTTER	7596				150.00
101-2110-421.58-71	10/22/2026		CIR CT JDG: JUROR/JULY	72026		04/2027	150.00
10/28/2026	229647	PETER J. CREATURO, JR.	4138				120.00
101-9120-541.20-06	10/26/2026		BENEFITS:RETIREE HLTH/OCT	102026		04/2027	120.00
10/28/2026	229648	KATHY V CUMMINGS	6617				120.00
101-9120-541.20-06	10/26/2026		BENEFITS:RETIREE HLTH/OCT	102026		04/2027	120.00
10/28/2026	229649	GLENROSE DAMERON	368				120.00
101-9120-541.20-06	10/26/2026		BENEFITS:RETIREE HLTH/OCT	102026		04/2027	120.00
10/28/2026	229650	JAMES E. FARGO	2200				200.00
101-2110-421.58-71	10/22/2026		CIR CT JDG: JUROR/JULY	72026		04/2027	200.00
10/28/2026	229651	DENNIS FLEMING	834				200.00
101-2110-421.58-71	10/22/2026		CIR CT JDG: JUROR/JULY	72026		04/2027	200.00
10/28/2026	229652	TIM FOSTER	375				36.00
101-9120-541.20-06	10/26/2026		BENEFITS:RETIREE HLTH/OCT	102026		04/2027	36.00
10/28/2026	229653	FRONTLINE FOCUS LLC	7131				18,722.50
101-4241-442.30-40	10/07/2026		BCLF:CONTINUE SLOPE REPAI	0682		04/2027	4,820.00
101-4241-442.30-40	10/20/2026		BCLF:PREP HYDRO-SEEDING	0688		04/2027	9,120.00
101-4241-442.30-40	10/21/2026		BCLF:OIL TANK REFURBISH	0687		04/2027	4,782.50
10/28/2026	229654	GALLS LLC	116				970.33
101-3310-433.60-11	10/19/2026		JAIL:1000875876/SHIRTS	036645334		04/2027	322.34

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101-3120-431.60-11	10/19/2026	SHERF:1000875876/PANTS	036645330 / 04/2027 / 72.28
101-2170-421.60-11	10/20/2026	BAILF:1000875876/PANTS	036658316 / 04/2027 / 362.80
101-3310-433.60-11	10/22/2026	JAIL:1000875876/JACKET	036687497 / 04/2027 / 189.64
101-3120-431.60-11	10/22/2026	SHERF:1000875876/PATCHES	036687529 / 04/2027 / 23.27
10/28/2026 229655	CINDY GOOD	496	120.00
101-9120-541.20-06	10/26/2026	BENEFITS:RETIREE HLTH/OCT	102026 / 04/2027 / 120.00
10/28/2026 229656	GRANICUS LLC	7139	3,258.33
210-8150-481.30-40	10/05/2026	TOURISM:CM-SEO,CMS CORE	239311 / 04/2027 / 3,258.33
10/28/2026 229657	H&R CONTRACTORS, INC.	5053	138.00
101-2210-422.30-40	06/04/2026	COMM ATTY:SHRED DOCUMENTS	43152 / 04/2027 / 89.00
101-2210-422.30-40	09/25/2026	COMM ATTY:SHRED DOCUMENTS	44049 / 04/2027 / 49.00
10/28/2026 229658	EVELYN A. HARVEY	4139	72.00
101-9120-541.20-06	10/26/2026	BENEFITS:RETIREE HLTH/OCT	102026 / 04/2027 / 72.00
10/28/2026 229659	HELM LAW, PLLC	6927	7,298.10
101-1221-412.30-03	10/23/2026	LGL SRV:PROF SERVICE/OCT	1687 / 04/2027 / 4,253.25
101-1221-412.30-03	09/23/2026	LGL SRV:PROF SERVICE/SEPT	1653 / 04/2027 / 3,044.85
10/28/2026 229660	BRENDA C. HILLIARD	781	120.00
101-9120-541.20-06	10/26/2026	BENEFITS:RETIREE HLTH/OCT	102026 / 04/2027 / 120.00
10/28/2026 229661	HOLTZMAN PROPANE LC	3648	879.97
101-3310-433.50-02	10/15/2026	JAIL: PROPANE	2971582 / 04/2027 / 879.97
10/28/2026 229662	HOLTZMAN CORP	4162	822.02
101-3230-432.30-12	10/21/2026	EMS:NEW TIRES	54132 / 04/2027 / 822.02
10/28/2026 229663	J & C TOWING	4603	276.91
101-3120-431.30-12	10/07/2026	SHERIFF: FRONT AXLES/126	2002 / 04/2027 / 276.91
10/28/2026 229664	MARY E. JOHNSON	513	128.00
101-9120-541.20-06	10/26/2026	BENEFITS:RETIREE HLTH/OCT	102026 / 04/2027 / 128.00
10/28/2026 229665	SUE C. KEYTON	947	120.00
101-9120-541.20-06	10/26/2026	BENEFITS:RETIREE HLTH/OCT	102026 / 04/2027 / 120.00
10/28/2026 229666	KUSTOM SIGNALS, INC.	1579	8,114.15
101-3120-431.59-24	10/07/2026	SHERIFF: RADAR SYSTEM	629869 / 04/2027 / 8,114.15
10/28/2026 229667	OTIS R. LAM, JR.	1467	120.00
101-9120-541.20-06	10/26/2026	BENEFITS:RETIREE HLTH/OCT	102026 / 04/2027 / 120.00
10/28/2026 229668	JONATHAN C. LONG	661	96.00
101-9120-541.20-06	10/26/2026	BENEFITS:RETIREE HLTH/OCT	102026 / 04/2027 / 96.00
10/28/2026 229669	TOWN OF LURAY	147	3,629.33
101-3310-433.50-03	10/25/2026	JAIL: WATER/SEWER	2120 / 04/2027 / 1,957.68

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101-3310-433.50-03	10/25/2026	JAIL: WATER/SEWER	2118		04/2027	1,499.27
101-3121-431.50-03	10/25/2026	INVEST: WATER/SEWER	2163		04/2027	79.07
101-3120-431.50-03	10/25/2026	SHERIFF: WATER/SEWER	2119		04/2027	93.31
10/28/2026 229670		LINDA G MCLAIN 7142				120.00
101-9120-541.20-06	10/26/2026	BENEFITS:RETIREE HLTH/OCT	102026		04/2027	120.00
10/28/2026 229671		CAROYLN A. MILLER 3547				16.00
101-9120-541.20-06	10/26/2026	BENEFITS:RETIREE HLTH/OCT	102026		04/2027	16.00
10/28/2026 229672		LISHA MILLER 7213				120.00
101-9120-541.20-06	10/26/2026	BENEFITS:RETIREE HLTH/OCT	102026		04/2027	120.00
10/28/2026 229673		PHILIP MIMS 727				120.00
101-9120-541.20-06	10/26/2026	BENEFITS:RETIREE HLTH/OCT	102026		04/2027	120.00
10/28/2026 229674		BRYAN M. NELSON 3090				300.00
101-3510-435.58-02	10/20/2026	SHELTER: COYOTE BOUNTIES	10202026		04/2027	300.00
10/28/2026 229675		JAMES E. NICHOLSON, JR. 2280				28.00
101-9120-541.20-06	10/26/2026	BENEFITS:RETIREE HLTH/OCT	102026		04/2027	28.00
10/28/2026 229676		OMSI LOCKBOX 6102				43.85
101-3310-433.60-34	10/23/2026	JAIL: INMATE CANTEEN ACCT	S50650058		04/2027	43.85
10/28/2026 229677		OFF DUTY MANAGEMENT, INC. 7350				1,062.50
101-3220-432.50-75	10/22/2026	VOL FIRE/RESC:SCHOOL SECU	INV422476		04/2027	325.00
101-3220-432.50-75	10/22/2026	VOL FIRE/RESC:SCHOOL SECU	INV422475		04/2027	300.00
101-3220-432.50-75	10/22/2026	VOL FIRE/RESC:SCHOOL SECU	INV422467		04/2027	437.50
10/28/2026 229678		PAGE CO-OP FARM BUREAU, INC. 175				1,789.16
101-3310-433.60-07	10/21/2026	JAIL:SUPPLIES-WIRE KITCHN	K65948		04/2027	284.29
101-3310-433.60-07	10/20/2026	JAIL: SAND	K65932		04/2027	29.96
101-3310-433.60-07	10/19/2026	JAIL:ADAPTER,TEE,VALVE	K65840		04/2027	31.82
101-3310-433.60-07	10/19/2026	JAIL:DECK BOARDS,LEDGRLOC	K65839		04/2027	89.97
101-3310-433.60-07	10/20/2026	JAIL:DECK BOARDS CREDIT	K65880		04/2027	34.98-
101-3120-431.60-07	10/20/2026	SHERIF:ANCHOR,WASHER,NUTS	K65885		04/2027	30.96
101-4320-443.60-07	10/22/2026	GEN PROP:CONNECTRS,CONCRT	K66020		04/2027	31.98
101-3230-432.58-77	10/19/2026	EMS: BRASS BUSHING	K65811		04/2027	8.83
101-3310-433.60-07	10/21/2026	JAIL:KITCHEN ELEC SUPPLIE	K65969		04/2027	170.28
101-3310-433.60-07	10/23/2026	JAIL: PVC VALVE	K66098		04/2027	7.12
101-3310-433.60-07	10/24/2026	JAIL: FUEL-BLOW TORCH	K66209		04/2027	31.98
101-3310-433.60-07	10/24/2026	JAIL:PARKING LOT MAINTANC	K66190		04/2027	514.40
101-3310-433.60-07	10/24/2026	JAIL: BLACKTOP PATCH	K66178		04/2027	159.90
101-3310-433.60-07	10/23/2026	JAIL: GFCI OUTLET	K66166		04/2027	170.91
101-3310-433.60-07	10/22/2026	JAIL: METAL-GARAGE	K66015		04/2027	27.45
101-3120-431.60-07	10/23/2026	SHERF:PAINT SUPPLIES	K66116		04/2027	48.77
101-3121-431.60-07	10/23/2026	INVEST: PAINT SUPPLIES	K66116		04/2027	48.77
101-3310-433.60-07	10/23/2026	JAIL: PAINT SUPPLIES	K66116		04/2027	48.77
101-3120-431.60-07	10/23/2026	SHERIF: EXTERIOR SCREWS	K66139		04/2027	29.33

CHECK DATE	CHECK NUMBER	VENDOR NAME / VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-3121-431.60-07	10/23/2026	INVEST: EXTERIOR SCREWS	K66139		04/2027	29.32
101-3310-433.60-07	10/23/2026	JAIL: EXTERIOR SCREWS	K66139		04/2027	29.33
10/28/2026 229679	PAGE TIRE & LUBE	1162				76.55
101-3120-431.30-12	10/08/2026	SHERIFF:OIL CHANGE/135	36846		04/2027	76.55
10/28/2026 229680	PERFORMANCE FOODSERVICE-VIRGIN	4480				6,925.59
101-3310-433.60-05	10/22/2026	JAIL: JANITORIAL SUPPLIES	8060140		04/2027	7.52
101-3310-433.60-05	10/22/2026	JAIL: JANITORIAL SUPPLIES	8060138		04/2027	947.24
101-3310-433.60-02	10/22/2026	JAIL: INMATE FOOD	8060139		04/2027	6,074.68
101-3310-433.60-02	10/22/2026	JAIL: INMATE FOOD CREDIT	7930922		04/2027	16.48-
101-3310-433.60-02	10/16/2026	JAIL: INMATE FOOD CREDIT	8055616		04/2027	53.48-
101-3310-433.60-02	10/20/2026	JAIL: INMATE FOOD CREDIT	8058920		04/2027	33.89-
10/28/2026 229681	THE POWER CONNECTION INC.	1495				990.50
101-4320-443.30-40	10/20/2026	GEN PROP: PREV MAINT	17206		04/2027	581.77
101-4320-443.30-40	10/20/2026	GEN PROP: PREV MAINT	17207		04/2027	408.73
10/28/2026 229682	RICOH USA INC	3999				477.13
101-2210-422.54-12	09/24/2026	COMM ATTY: COPIER LEASE	2USC2/110322569		04/2027	477.13
10/28/2026 229683	ROBERTS OXYGEN COMPANY, INC.	2583				473.77
101-3230-432.60-04	10/19/2026	EMS:THERAPY,MEDCIAL OXYGN	710030		04/2027	207.69
101-3230-432.60-04	10/19/2026	EMS: MEDICAL OXYGEN	710123		04/2027	98.52
101-3230-432.60-04	10/19/2026	EMS: MEDICAL OXYGEN	710172		04/2027	167.56
10/28/2026 229684	ROCKINGHAM COUNTY TREASURER	2813				210.00
101-3240-432.58-43	10/09/2026	ECC: ROADSIDE SIGNS	3984		04/2027	210.00
10/28/2026 229685	CHARLES W. ROSE	566				120.00
101-9120-541.20-06	10/26/2026	BENEFITS:RETIREE HLTH/OCT	102026		04/2027	120.00
10/28/2026 229686	JOHN RUTT	5360				100.00
101-2110-421.58-71	10/22/2026	CIR CT JDG: JUROR/JULY	72026		04/2027	100.00
10/28/2026 229687	SCHMIDT BAKING COMPANY	6767				225.71
101-3310-433.60-02	10/19/2026	JAIL: INMATE BREAD	3510726292016		04/2027	113.64
101-3310-433.60-02	10/22/2026	JAIL: INMATE BREAD	3510726295022		04/2027	112.07
10/28/2026 229688	SHARPS MWS	4819				125.66
101-3310-433.30-40	10/22/2026	JAIL: MEDICAL WASTE	INV4884015		04/2027	125.66
10/28/2026 229689	SHENANDOAH VALLEY ELECTRIC COO	3703				348.73
101-4320-443.50-01	10/20/2026	GEN PROP: POWER	1014839014		04/2027	348.73
10/28/2026 229690	SHENANDOAH VALLEY TRAVEL ASSOC	4877				2,900.00
210-8150-481.30-30	07/04/2026	TOURISM: BANNER ADS	02733		04/2027	2,900.00
10/28/2026 229691	SKYLINE PAINT & HARDWARE	3784				1,127.82
101-3310-433.60-07	10/22/2026	JAIL: PAINT	282MV		04/2027	1,127.82

CHECK DATE	CHECK NUMBER	VENDOR NAME / VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
10/28/2026	229692	BETTY JO STILLWELL	1165			120.00
101-9120-541.20-06	10/26/2026	BENEFITS:RETIREE HLTH/OCT	102026		04/2027	120.00
10/28/2026	229693	REBECCA W. STRAWDERMAN	4149			68.00
101-9120-541.20-06	10/26/2026	BENEFITS:RETIREE HLTH/OCT	102026		04/2027	68.00
10/28/2026	229694	SUDBOSS GARAGE LLC	7453			85.00
101-3120-431.30-12	10/19/2026	SHERIFF:INSTALL GUN LOCK	10192026		04/2027	85.00
10/28/2026	229695	SUNRISE MEDICAL LABORATORIES,	4181			39.51
101-3310-433.30-32	06/30/2026	JAIL: INMATE MEDICAL	P113063026		04/2027	39.51
10/28/2026	229696	THE SUPPLY ROOM COMPANIES	205			149.50
101-3310-433.30-40	10/23/2026	JAIL: WATER	60782720		04/2027	119.60
101-3121-431.30-40	10/23/2026	INVEST: WATER	60771710		04/2027	29.90
10/28/2026	229697	PATRICIA TEMPLE	1691			104.00
101-9120-541.20-06	10/26/2026	BENEFITS:RETIREE HLTH/OCT	102026		04/2027	104.00
10/28/2026	229698	JOHN B. THOMAS	1670			24.00
101-9120-541.20-06	10/26/2026	BENEFITS:RETIREE HLTH/OCT	102026		04/2027	24.00
10/28/2026	229699	PAUL W THOMPSON	6474			20.00
101-9120-541.20-06	10/26/2026	BENEFITS:RETIREE HLTH/OCT	102026		04/2027	20.00
10/28/2026	229700	T-MOBILE	5642			3,631.10
101-2170-421.50-23	10/14/2026	BAILIFF: CELL PHONE	981812367		04/2027	69.94
101-3120-431.50-23	10/14/2026	SHERIFF: CELL PHONE	981812367		04/2027	2,057.45
101-3121-431.50-23	10/14/2026	INVEST: CELL PHONE	981812367		04/2027	699.40
101-3130-431.50-23	10/14/2026	CP: CELL PHONE	981812367		04/2027	244.79
101-3310-433.50-23	10/14/2026	JAIL: CELL PHONE	981812367		04/2027	384.67
101-3515-435.50-23	10/14/2026	AC: CELL PHONE	981812367		04/2027	69.94
101-3120-431.50-23	10/14/2026	SHERIFF: CELL PHONE	981812367		04/2027	104.91
10/28/2026	229701	T-MOBILE	5642			92.52
101-3510-435.50-23	10/14/2026	SHELTER: CELL PHONE	20392077222		04/2027	92.52
10/28/2026	229702	T-MOBILE	5642			41.90
101-1251-412.50-23	10/14/2026	IT: BCLF HOT SPOT	996072403		04/2027	41.90
10/28/2026	229703	TREASURER OF PAGE COUNTY	5704			65.00
785-0000-207.20-01	10/30/2026	PAYROLL SUMMARY	20261030		04/2027	65.00
10/28/2026	229704	TREVIPAY	7490			28.26
101-1253-412.60-01	10/23/2026	PURCH: LABELS	EDF6E21F		04/2027	28.26
10/28/2026	229705	UPDIKE INDUSTRIES, INC	7564			130.00
101-3510-435.54-12	10/15/2026	SHELT:DUMPSTR TRASH PIKUP	C254862		04/2027	130.00
10/28/2026	229706	VACORP RISK MANAGEMENT	4545			250.00
101-3120-431.30-12	10/22/2026	SHERF: DEDUCTIBLE	397241		04/2027	250.00

CHECK DATE	CHECK NUMBER	VENDOR NAME / VENDOR #	DESCRIPTION	INVOICE	PO #	PER/YEAR	CHECK AMOUNT / TRN AMOUNT
10/28/2026	229707	VALIC 6000					115.00
785-0000-207.20-28	10/30/2026		PAYROLL SUMMARY	20261030		04/2027	115.00
10/28/2026	229708	VALLEY AUTOMATION, INC. 3327					336.96
101-1251-412.30-11	10/20/2026		IT:ANNUAL BRIVO ACCESS	15363		04/2027	336.96
10/28/2026	229709	VALLEY WASHERS, INC. 4771					664.62
101-3310-433.30-10	10/19/2026		JAIL:ALS DRIVE KIT	2164		04/2027	664.62
10/28/2026	229710	CHERYL P. VILE 992					96.00
101-9120-541.20-06	10/26/2026		BENEFITS:RETIREE HLTH/OCT	102026		04/2027	96.00
10/28/2026	229711	KATHLEEN WHITE 7594					150.00
101-2110-421.58-71	10/22/2026		CIR CT JDG: JUROR/JULY	72026		04/2027	150.00
10/28/2026	229712	DONALD L. YOUNG 1732					120.00
101-9120-541.20-06	10/26/2026		BENEFITS:RETIREE HLTH/OCT	102026		04/2027	120.00

DATE RANGE TOTAL * 3,643,768.05 *

CHECK REPORT USING LOCALITY GENERAL LEDGER NUMBERS
FROM 06/01/2026 TO 05/31/2027
SORTED BY WARRANT NUMBER

CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
62948	09/29/26	PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC	201-5300-453.57-55	POSTAL SERVICES	425.19
62949	09/30/26	CHECK ALIGNMENT		CHECK ALIGNMENT	********0.00
62950	09/30/26	CHECK ALIGNMENT		CHECK ALIGNMENT	********0.00
62951	09/29/26		201-5300-453.57-12	FOR:	224.00
62952	09/29/26		201-5300-453.57-12	FOR:	640.00
			201-5300-453.57-12	FOR:	1,280.00
			201-5300-453.57-12	FOR:	640.00
62953	09/29/26		201-5300-453.57-12	FOR:	2,016.00
62954	09/29/26		201-5300-453.57-12	FOR:	448.00
			201-5300-453.57-12	FOR:	1,120.00
62955	09/29/26		201-5300-453.57-12	FOR:	1,792.00
62956	09/29/26		201-5300-453.57-12	FOR:	1,792.00
62957	09/29/26		201-5300-453.57-12	FOR:	470.00
			201-5300-453.57-12	FOR:	896.00
62958	09/29/26		201-5300-453.57-12	FOR:	1,344.00
			201-5300-453.57-12	FOR:	1,792.00
			201-5300-453.57-12	FOR:	1,568.00
			201-5300-453.57-12	FOR:	1,344.00
			201-5300-453.57-12	FOR:	1,344.00
62959	09/29/26		201-5300-453.57-12	FOR:	672.00
62960	09/29/26		201-5300-453.57-12	FOR:	1,792.00
62961	09/29/26		201-5300-453.57-12	FOR:	1,792.00
62962	09/29/26		201-5300-453.57-12	FOR:	448.00
			201-5300-453.57-12	FOR:	448.00
			201-5300-453.57-12	FOR:	672.00
62963	09/29/26		201-5300-453.57-12	FOR:	224.00
			201-5300-453.57-12	FOR:	305.00
			201-5300-453.57-12	FOR:	1,568.00
			201-5300-453.57-12	FOR:	224.00
			201-5300-453.57-12	FOR:	1,792.00
			201-5300-453.57-12	FOR:	448.00
62964	09/29/26		201-5300-453.57-12	FOR:	672.00

CHECK REPORT USING LOCALITY GENERAL LEDGER NUMBERS
FROM 06/01/2026 TO 05/31/2027
SORTED BY WARRANT NUMBER

CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
62964	09/29/26		201-5300-453.57-12	FOR:	224.00
			201-5300-453.57-12	FOR:	224.00
62965	09/29/26		201-5300-453.57-12	FOR:	1,344.00
62966	09/29/26		201-5300-453.57-17	FOR:	448.00
62967	09/29/26		201-5300-453.57-17	FOR:	677.00
62968	09/29/26		201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	861.00
62969	09/29/26		201-5300-453.57-12	FOR:	677.00
62970	09/29/26		201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	861.00
62971	09/29/26		201-5300-453.57-12	FOR:	861.00
62972	09/29/26		201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	861.00
62973	09/29/26		201-5300-453.57-12	FOR:	677.00
62974	09/29/26		201-5300-453.57-12	FOR:	861.00
62975	09/29/26		201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	677.00
62976	09/29/26		201-5300-453.57-12	FOR:	580.00
			201-5300-453.57-12	FOR:	677.00
			201-5300-453.57-12	FOR:	677.00
			201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	677.00
62977	09/29/26		201-5300-453.57-12	FOR:	1,180.00
			201-5300-453.57-12	FOR:	1,180.00
62978	09/29/26		201-5300-453.57-12	FOR:	677.00
62979	09/29/26		201-5300-453.57-12	FOR:	861.00
62980	09/29/26		201-5300-453.57-12	FOR:	861.00
62981	09/29/26		201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	677.00
			201-5300-453.57-12	FOR:	861.00
62982	09/29/26		201-5300-453.57-12	FOR:	677.00
			201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	677.00

CHECK REPORT USING LOCALITY GENERAL LEDGER NUMBERS
FROM 06/01/2026 TO 05/31/2027
SORTED BY WARRANT NUMBER

CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
62982	09/29/26		201-5300-453.57-12	FOR:	677.00
			201-5300-453.57-12	FOR:	677.00
			201-5300-453.57-12	FOR:	861.00
62983	09/29/26		201-5300-453.57-12	FOR:	580.00
62984	09/29/26		201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	677.00
62985	09/29/26		201-5300-453.57-12	FOR:	677.00
62986	09/29/26		201-5300-453.57-12	FOR:	677.00
62987	09/29/26		201-5300-453.57-14	FOR:	861.00
62988	09/29/26		201-5300-453.57-14	FOR:	861.00
62989	09/29/26		201-5300-453.57-14	FOR:	861.00
62990	09/29/26		201-5300-453.57-14	FOR:	861.00
62991	09/29/26		201-5300-453.57-14	FOR:	1,344.00
62992	09/29/26		201-5300-453.57-14	FOR:	861.00
62993	09/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR: CANCELLED ON: 09/30/2026 REASON: VEMAT CHANGE $1344 TO $896	****1,344.00
62994	09/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR:	896.00
62995	09/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR:	448.00
62996	09/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR:	896.00
62997	09/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR:	896.00
62998	09/29/26	PEOPLE PLACES INC	201-5300-453.57-11	FOR:	448.00
62999	09/29/26	PEOPLE PLACES INC	201-5300-453.57-11	FOR:	448.00
63000	09/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR:	677.00

CHECK REPORT USING LOCALITY GENERAL LEDGER NUMBERS
FROM 06/01/2026 TO 05/31/2027
SORTED BY WARRANT NUMBER

CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
63001	09/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR:	1,354.00
63002	09/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR:	1,160.00
63003	09/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR:	1,160.00
63004	09/29/26	PEOPLE PLACES INC	201-5300-453.57-11	FOR:	677.00
63005	09/29/26	PEOPLE PLACES INC	201-5300-453.57-11	FOR:	677.00
63006	09/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR:	69.44
			201-5300-453.57-11	FOR:	83.39
63007	09/29/26		201-5300-453.57-11	FOR:	1,757.00
63008	09/29/26		201-5300-453.57-11	FOR:	896.00
63009	09/29/26	PEOPLE PLACES INC	201-5300-453.57-11	FOR:	400.00
63010	09/29/26	SHENANDOAH COUNTY KIDZ REC.	201-5300-453.57-11	FOR:	1,300.00
63011	09/29/26		201-5300-453.57-11	FOR:	580.00
63012	09/29/26		201-5300-453.57-11	FOR:	580.00
63013	09/29/26		201-5300-453.57-11	FOR:	677.00
63014	09/29/26		201-5300-453.57-11	FOR:	861.00
63015	09/29/26		201-5300-453.57-11	FOR:	1,160.00
63016	09/30/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR:	896.00
63017	09/30/26		201-5300-453.57-55	REPAIRS & MAINTENANCE	52.63
			201-5300-453.57-55	FOOD SUPPLIES	5.33
			201-5300-453.57-55	FOOD SUPPLIES	3.18
			201-5300-453.57-55	FOOD SUPPLIES	11.00
			201-5300-453.57-55	FOOD SUPPLIES	8.41
63018	09/30/26	THE GENERAL AUTOMOTIVE INSURAN		FOR: INSURANCE POLICY #VA8823764 CANCELLED ON: 10/06/2026 REASON: MISPRINTED ONTO CHECK 63028	****2,127.00

CHECK REPORT USING LOCALITY GENERAL LEDGER NUMBERS
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CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
63019	09/30/26	CHACON, BRAYDEN	201-5300-453.57-62	FOR: PORTABLE WELDER/APPRENTICE PREP CANCELLED ON: 10/06/2026 REASON: MISPRINTED ONTO CHECK 63029	******105.54
63020	09/30/26	CHECK ALIGNMENT		CHECK ALIGNMENT	********0.00
63021	09/30/26	CHECK ALIGNMENT		CHECK ALIGNMENT	********0.00
63022	09/30/26	CHECK ALIGNMENT		CHECK ALIGNMENT	********0.00
63023	09/30/26	CHECK ALIGNMENT		CHECK ALIGNMENT	********0.00
63024	09/30/26	CHECK ALIGNMENT		CHECK ALIGNMENT	********0.00
63025	09/30/26	CHECK ALIGNMENT		CHECK ALIGNMENT	********0.00
63026	09/30/26	CHECK ALIGNMENT		CHECK ALIGNMENT	********0.00
63027	09/30/26	CHECK ALIGNMENT		CHECK ALIGNMENT	********0.00
63028	09/30/26	CHECK ALIGNMENT		CHECK ALIGNMENT	********0.00
63029	09/30/26	CHECK ALIGNMENT		CHECK ALIGNMENT	********0.00
63030	10/06/26	CHECK ALIGNMENT		CHECK ALIGNMENT	********0.00
63031	10/06/26	CHECK ALIGNMENT		CHECK ALIGNMENT	********0.00
63032	10/06/26	CHECK ALIGNMENT		CHECK ALIGNMENT	********0.00
63033	10/06/26	CHECK ALIGNMENT		CHECK ALIGNMENT	********0.00
63034	10/06/26	THE GENERAL AUTOMOTIVE INSURAN		FOR: SEPT 2026-INSURANCE POLICY #VA8823764	2,127.00
63035	10/06/26	CHACON, BRAYDEN	201-5300-453.57-62	FOR: PORTABLE WELDER/APPRENTICE PREP	105.54

TOTAL EXPENDITURES	93,678.65
LESS CANCELLED CHECKS	(3,576.54)
EXPENDITURES NET OF CANCELLATIONS	90,102.11

PAGE COUNTY
CHECK REPORT USING LOCALITY GENERAL LEDGER NUMBERS
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CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT	
63036	09/30/26	LIONBRIDGE GLOBAL SOLUTIONS II INC	201-5300-453.57-55	PROFESSIONAL SERVICES - OTHER	18.40	1
			201-5300-453.57-55	PROFESSIONAL SERVICES - OTHER	55.20	2
63037	09/30/26	STERICYCLE, INC.	201-5300-453.57-55	PROFESSIONAL SERVICES - OTHER	489.26	3
63038	09/30/26	KONICA MINOLTA BUSINESS SOLUTIONS USA INC	201-5300-453.57-55	MAINTENANCE SERVICE CONTRACTS	363.00	4
63039	09/30/26	VECTOR SECURITY INC	201-5300-453.57-55	MAINTENANCE SERVICE CONTRACTS	75.16	5
63040	09/30/26	BRIGHTSPEED	201-5300-453.57-55	TELECOMMUNICATIONS	91.28	6
63041	09/30/26	COMCAST BUSINESS	201-5300-453.57-55	TELECOMMUNICATIONS	454.81	7
63042	09/30/26	T-MOBILE	201-5300-453.57-55	TELECOMMUNICATIONS	554.49	8
63043	09/30/26	QUILL LLC	201-5300-453.57-55	OFFICE SUPPLIES	880.93	9
TOTAL EXPENDITURES					2,982.53	
LESS CANCELLED CHECKS					0.00	
EXPENDITURES NET OF CANCELLATIONS					2,982.53	

(2) – Credit = 201-0000-101-00-00
2,982.53

(1) Debit

(3) + Debit = 800-0000-101-20-00
2982.53

(4) – Credit = 800-000-101-50-00
2982.53

C
2,982.53 *
2,982.53 *
0002
5,965.06 *

PAGE COUNTY
CHECK REPORT USING LOCALITY GENERAL LEDGER NUMBERS
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CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
63044	10/19/26	STERICYCLE, INC.	201-5300-453.57-55	PROFESSIONAL SERVICES - OTHER	364.80
			201-5300-453.57-55	PROFESSIONAL SERVICES - OTHER	355.83
63045	10/19/26	VECTOR SECURITY INC	201-5300-453.57-55	MAINTENANCE SERVICE CONTRACTS	75.16
63046	10/19/26	VIRGINIA STATE POLICE	201-5300-453.57-55	PUR SERVICE-OTHER GOVT ENTITY	27.00
		PROPERTY & FINANCE	201-5300-453.57-55	PUR SERVICE-OTHER GOVT ENTITY	15.00
		DIVISION			
63047	10/19/26	PAGE CO BOARD OF	201-5300-453.57-55	ELECTRICAL SERVICES	398.10
		SUPERVISORS	201-5300-453.57-55	DEPR - BUILDINGS/IMPROVEMENTS	1,337.22
		C/O COUNTY ADMINISTRATOR			
63048	10/19/26	THE SUPPLY ROOM	201-5300-453.57-55	OFFICE SUPPLIES	216.96
63049	10/19/26	CREATIVE WONDERS LEARNING	201-5300-453.57-11	FOR:	720.00
		CTR			
63050	10/19/26	CREATIVE WONDERS LEARNING	201-5300-453.57-11	FOR:	720.00
		CTR			
					4,230.07
TOTAL EXPENDITURES					0.00
LESS CANCELLED CHECKS					
EXPENDITURES NET OF CANCELLATIONS					4,230.07

(5)

C
4,230.07 +
4,230.07 +
0002
8,460.14 *

(3) Credit = 201-0000-101-00-00

(4) Debit = 800-0000-101-20-00

(5) Credit = 800-0000-101-50-00

CHECK REPORT USING LOCALITY GENERAL LEDGER NUMBERS
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CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
63051	10/22/26	BUSINESS CARD	201-5300-453.57-66	FOR: FIRE PREVENTION SUPPLIES	122.39
63052	10/22/26	BUSINESS CARD	201-5300-453.57-66	FOR: CLOTHING ALLOWANCE/RIVER BRADLEY	70.55
			201-5300-453.57-66	FOR: CLOTHING ALLOWANCE/RIVER BRADLEY	73.67
63053	10/22/26	URGENT CARE, VALLEY	201-5300-453.57-30	FOR: HAIR FOLLICLE & UDS	245.00
63054	10/22/26	URGENT CARE, VALLEY	201-5300-453.57-30	FOR: DRUG SCREENS	150.00
63055	10/22/26	VALLEY URGENT CARE & OCCUPATIONAL MEDICINE	201-5300-453.57-30	FOR: DRUG SCREENS	245.00
63056	10/22/26	BUSINESS CARD	201-5300-453.57-72	FOR: SVEC 2033784001/MALISA STONEBERGER	114.66
			201-5300-453.57-72	FOR: SVEC 2033784001/MALISA STONEBERGER	120.86
63057	10/22/26	BUSINESS CARD	201-5300-453.57-55	ADVERTISING	257.50
			201-5300-453.57-55	TRAVEL - LODGING	225.36
			201-5300-453.57-55	ADVERTISING	103.03
			201-5300-453.57-55	EMPLOYEE TRAINING	17.58
			201-5300-453.57-55	OFFICE SUPPLIES	115.82
			201-5300-453.57-55	OFFICE SUPPLIES	60.82
			201-5300-453.57-55	OFFICE SUPPLIES	57.88
			201-5300-453.57-55	TELECOMMUNICATIONS	1,504.16
			201-5300-453.57-55	OFFICE SUPPLIES	16.42
			201-5300-453.57-55	TRAVEL - LODGING	176.50
			201-5300-453.57-55	DUES & ASSOCIATION MEMBERSHIPS	40.00
			201-5300-453.57-55	DUES & ASSOCIATION MEMBERSHIPS	40.00
			201-5300-453.57-55	DUES & ASSOCIATION MEMBERSHIPS	30.00
			201-5300-453.57-55	DUES & ASSOCIATION MEMBERSHIPS	30.00
			201-5300-453.57-55	DUES & ASSOCIATION MEMBERSHIPS	30.00
			201-5300-453.57-55	DUES & ASSOCIATION MEMBERSHIPS	30.00
			201-5300-453.57-55	DUES & ASSOCIATION MEMBERSHIPS	30.00
			201-5300-453.57-55	DUES & ASSOCIATION MEMBERSHIPS	30.00
			201-5300-453.57-55	DUES & ASSOCIATION MEMBERSHIPS	30.00
			201-5300-453.57-55	DUES & ASSOCIATION MEMBERSHIPS	30.00
			201-5300-453.57-55	DUES & ASSOCIATION MEMBERSHIPS	30.00
			201-5300-453.57-55	POSTAL SERVICES	11.02
			201-5300-453.57-55	EMPLOYEE TRAINING	23.69
			201-5300-453.57-55	TRAVEL - LODGING	127.91

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CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
63057	10/22/26	BUSINESS CARD	201-5300-453.57-55	EMPLOYEE TRAINING	192.86
			201-5300-453.57-55	JANITORIAL SUPPLIES	12.10
			201-5300-453.57-55	OFFICE SUPPLIES	285.25
			201-5300-453.57-55	OFFICE SUPPLIES	24.21
			201-5300-453.57-55	OFFICE SUPPLIES	246.95
			201-5300-453.57-55	OFFICE SUPPLIES	125.07
			201-5300-453.57-55	TELECOMMUNICATIONS	1,504.59
			201-5300-453.57-55	OTHER OPERATING SUPPLIES	96.09
			201-5300-453.57-55	DUES & ASSOCIATION MEMBERSHIPS	14.99
			201-5300-453.57-55	DUES & ASSOCIATION MEMBERSHIPS	14.99
			201-5300-453.57-55	TRAVEL-CONVENTION/EDUCATION	400.00
			201-5300-453.57-55	OFFICE SUPPLIES	126.79
63058	10/22/26	MAYNE, TIFFANY	201-5300-453.57-55	VEHICLE/POWER EQUIPMENT FUELS	62.68
63059	10/22/26	WEX BANK-EXXON	201-5300-453.57-55	VEHICLE/POWER EQUIPMENT FUELS	548.86
			201-5300-453.57-55	VEHICLE/POWER EQUIPMENT FUELS	571.69
63060	10/22/26		201-5300-453.57-04	FOR:	959.00
63061	10/22/26		201-5300-453.57-04	FOR:	1,082.00
63062	10/22/26		201-5300-453.57-04	FOR:	616.00
63063	10/22/26		201-5300-453.57-04	FOR:	915.00
63064	10/22/26		201-5300-453.57-04	FOR:	1,193.00
63065	10/22/26		201-5300-453.57-04	FOR:	967.00
63066	10/22/26		201-5300-453.57-04	FOR:	1,066.00
63067	10/22/26		201-5300-453.57-04	FOR:	407.00
TOTAL EXPENDITURES					15,651.94
LESS CANCELLED CHECKS					0.00
EXPENDITURES NET OF CANCELLATIONS					15,651.94

PAGE COUNTY
CHECK REPORT USING LOCALITY GENERAL LEDGER NUMBERS
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CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
[illegible]3079	10/29/26		201-5300-453.57-12	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******224.00
63080	10/29/26		201-5300-453.57-12	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******640.00
			201-5300-453.57-12	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	****1,280.00
			201-5300-453.57-12	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******640.00
63081	10/29/26		201-5300-453.57-12	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	****2,016.00
63082	10/29/26		201-5300-453.57-12	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******448.00
			201-5300-453.57-12	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	****1,120.00
63083	10/29/26		201-5300-453.57-12	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	****1,792.00
63084	10/29/26		201-5300-453.57-12	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	****1,792.00
63085	10/29/26		201-5300-453.57-12	FOR:	470.00
			201-5300-453.57-12	FOR:	896.00
63086	10/29/26		201-5300-453.57-12	FOR:	1,344.00
			201-5300-453.57-12	FOR:	1,792.00
			201-5300-453.57-12	FOR:	1,568.00
			201-5300-453.57-12	FOR:	1,344.00
			201-5300-453.57-12	FOR:	1,344.00

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CHECK REPORT USING LOCALITY GENERAL LEDGER NUMBERS
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CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
63087	10/29/26		201-5300-453.57-12	FOR:	672.00
63088	10/29/26		201-5300-453.57-12	FOR:	1,792.00
63089	10/29/26		201-5300-453.57-12	FOR:	1,792.00
63090	10/29/26		201-5300-453.57-12	FOR:	448.00
			201-5300-453.57-12	FOR:	448.00
			201-5300-453.57-12	FOR:	672.00
63091	10/29/26		201-5300-453.57-12	FOR:	224.00
			201-5300-453.57-12	FOR:	305.00
			201-5300-453.57-12	FOR:	1,568.00
			201-5300-453.57-12	FOR:	224.00
			201-5300-453.57-12	FOR:	1,792.00
			201-5300-453.57-12	FOR:	448.00
63092	10/29/26		201-5300-453.57-12	FOR:	672.00
			201-5300-453.57-12	FOR:	224.00
			201-5300-453.57-12	FOR:	224.00
63093	10/29/26		201-5300-453.57-12	FOR:	1,344.00
63094	10/29/26		201-5300-453.57-17	FOR:	448.00
63095	10/29/26		201-5300-453.57-17	FOR:	677.00
63096	10/29/26		201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	861.00
63097	10/29/26		201-5300-453.57-12	FOR:	677.00
63098	10/29/26		201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	861.00
63099	10/29/26		201-5300-453.57-12	FOR:	861.00
63100	10/29/26		201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	861.00
63101	10/29/26		201-5300-453.57-12	FOR:	677.00
63102	10/29/26		201-5300-453.57-12	FOR:	861.00
63103	10/29/26		201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	677.00
63104	10/29/26		201-5300-453.57-12	FOR:	580.00
			201-5300-453.57-12	FOR:	677.00
			201-5300-453.57-12	FOR:	677.00

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63104	10/29/26		201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	677.00
63105	10/29/26		201-5300-453.57-12	FOR:	1,180.00
			201-5300-453.57-12	FOR:	1,180.00
63106	10/29/26		201-5300-453.57-12	FOR:	677.00
63107	10/29/26		201-5300-453.57-12	FOR:	861.00
63108	10/29/26		201-5300-453.57-12	FOR:	861.00
63109	10/29/26		201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	677.00
			201-5300-453.57-12	FOR:	861.00
63110	10/29/26		201-5300-453.57-12	FOR:	677.00
			201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	677.00
			201-5300-453.57-12	FOR:	677.00
			201-5300-453.57-12	FOR:	677.00
			201-5300-453.57-12	FOR:	861.00
63111	10/29/26		201-5300-453.57-12	FOR:	580.00
63112	10/29/26		201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	677.00
63113	10/29/26		201-5300-453.57-12	FOR:	******677.00
				CANCELLED ON: 10/29/2026	
				REASON: PRINTER MALFUNCTION	
63114	10/29/26		201-5300-453.57-12	FOR:	******677.00
				CANCELLED ON: 10/29/2026	
				REASON: PRINTER MALFUNCTION	
63115	10/29/26		201-5300-453.57-14	FOR:	******861.00
				CANCELLED ON: 10/29/2026	
				REASON: PRINTER MALFUNCTION	
63116	10/29/26		201-5300-453.57-14	FOR:	******861.00
				CANCELLED ON: 10/29/2026	
				REASON: PRINTER MALFUNCTION	
63117	10/29/26		201-5300-453.57-14	FOR:	******861.00
				CANCELLED ON: 10/29/2026	
				REASON: PRINTER MALFUNCTION	

CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
63118	10/29/26		201-5300-453.57-14	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******861.00
63119	10/29/26		201-5300-453.57-14	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	****1,344.00
63120	10/29/26		201-5300-453.57-14	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCITON	******861.00
63121	10/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******896.00
63122	10/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******448.00
63123	10/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******896.00
63124	10/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******448.00
63125	10/29/26	PEOPLE PLACES INC	201-5300-453.57-11	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******448.00
63126	10/29/26	PEOPLE PLACES INC	201-5300-453.57-11	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******448.00
63127	10/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******677.00
63128	10/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******677.00
63129	10/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******580.00

CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
63130	10/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******580.00
63131	10/29/26	PEOPLE PLACES INC	201-5300-453.57-11	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******677.00
63132	10/29/26	PEOPLE PLACES INC	201-5300-453.57-11	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******677.00
63133	10/29/26		201-5300-453.57-11	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******462.40
63134	10/29/26		201-5300-453.57-11	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******896.00
63135	10/29/26		201-5300-453.57-11	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	****1,100.00
63136	10/29/26		201-5300-453.57-11	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******580.00
63137	10/29/26		201-5300-453.57-11	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******580.00
63138	10/29/26		201-5300-453.57-11	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******444.32
63139	10/29/26		201-5300-453.57-11	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******677.00
63140	10/29/26		201-5300-453.57-11	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******861.00
63141	10/29/26		201-5300-453.57-11	FOR: CANCELLED ON: 10/29/2026 REASON: PRINTER MALFUNCTION	******392.91

CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
63141	10/29/26		201-5300-453.57-11	FOR:	******580.00
				CANCELLED ON: 10/29/2026	
				REASON: PRINTER MALFUNCTION	
63142	10/29/26		201-5300-453.57-12	FOR:	224.00
63143	10/29/26		201-5300-453.57-12	FOR:	640.00
			201-5300-453.57-12	FOR:	1,280.00
			201-5300-453.57-12	FOR:	640.00
63144	10/29/26		201-5300-453.57-12	FOR:	2,016.00
63145	10/29/26		201-5300-453.57-12	FOR:	448.00
			201-5300-453.57-12	FOR:	1,120.00
63146	10/29/26		201-5300-453.57-12	FOR:	1,792.00
63147	10/29/26		201-5300-453.57-12	FOR:	1,792.00
63148	10/29/26		201-5300-453.57-12	FOR:	677.00
63149	10/29/26		201-5300-453.57-12	FOR:	677.00
63150	10/29/26		201-5300-453.57-14	FOR:	861.00
63151	10/29/26		201-5300-453.57-14	FOR:	861.00
63152	10/29/26		201-5300-453.57-14	FOR:	861.00
63153	10/29/26		201-5300-453.57-14	FOR:	861.00
63154	10/29/26		201-5300-453.57-14	FOR:	1,344.00
63155	10/29/26	[illegible]	201-5300-453.57-14	FOR:	861.00
63156	10/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR:	896.00
63157	10/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR:	448.00
63158	10/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR:	896.00
63159	10/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR:	448.00
63160	10/29/26	PEOPLE PLACES INC	201-5300-453.57-11	FOR:	448.00
63161	10/29/26	PEOPLE PLACES INC	201-5300-453.57-11	FOR:	448.00

CHECK REPORT USING LOCALITY GENERAL LEDGER NUMBERS

FROM 06/01/2026 TO 05/31/2027

SORTED BY WARRANT NUMBER

CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
63162	10/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR:	677.00
63163	10/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR:	677.00
63164	10/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR:	580.00
63165	10/29/26	KIDSPEACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR:	580.00
63166	10/29/26	PEOPLE PLACES INC	201-5300-453.57-11	FOR:	677.00
63167	10/29/26	PEOPLE PLACES INC	201-5300-453.57-11	FOR:	677.00
63168	10/29/26		201-5300-453.57-11	FOR:	462.40
63169	10/29/26		201-5300-453.57-11	FOR:	896.00
63170	10/29/26	LITTLE ANGEL DAYCARE	201-5300-453.57-11	FOR:	1,100.00
63171	10/29/26	JENKINS, HALEY & MICHAEL	201-5300-453.57-11	FOR:	580.00
63172	10/29/26	MENDEZ, CATHERINE & DAMON	201-5300-453.57-11	FOR:	580.00
63173	10/29/26	ROSARIO, RACHEL	201-5300-453.57-11	FOR:	444.32
63174	10/29/26	SCHENNUM, REBEKAH & BRIAN	201-5300-453.57-11	FOR:	677.00
63175	10/29/26	SHAFER, NATHAN	201-5300-453.57-11	FOR:	861.00
63176	10/29/26	WILLIAMS, IESHA	201-5300-453.57-11	FOR:	972.91
63177	10/30/26	CONTINUING CARE, INC.	201-5300-453.57-33	POS# 91520002	23.25
				164,831.76 *	
TOTAL EXPENDITURES					113,396.51
LESS CANCELLED CHECKS					(30,980.63)
EXPENDITURES NET OF CANCELLATIONS					82,415.88

Payroll Warrant Report

Checks Dated October 9, 2026

			Gross Pay	With Hold	Net Pay	Advance Out	Paid Back	Dir Dep	Check Amount	
***** Grand Totals ***			518074.50	159732.63	358341.87	.00	.00	346780.59	11561.28	
HR$		OTHER PAY		16047.98	241.50	COMP TIME EARNED				
HR$	183.25	COMP TIME PREMIUM			138.00	COMP TIME TAKEN		4177.05		
HR$	363.00	NIGHT SHIFT DIFF.		8107.30	83.00	OVERTIME PREMIUM		911.19		
HR$	7308.25	REGULAR PAY		181278.15		SALARY ADJUSTMENT		296276.00		
HR$	235.25	SICK LEAVE		6677.49	157.75	VACATION		4451.18	517926.34	HR$
ADD		CLOTHING ALLOWANCE		106.94		SUPPLEMENTAL HEALTH		41.22	148.16	ADD
ABT		AFLAC		1711.62		VRS DEFINED BENEFIT		5478.20		
ABT		FLEXIBLE SPENDING ACCT		2031.16		HDHP FAM W/COMP		317.50		
ABT		HEALTH DUAL 250 W/COMP		8299.75		HEALTH FAM 250 W/COMP		11060.00		
ABT		HEALTH S250 /COMP		4418.00		HEALTH F250/COMP LAUREN		437.00		
ABT		SUPP LIFE EMPLOYEE (TEMP)		376.26		SERVICE CREDIT BUYBACK		296.97		
ABT		VALIC		1887.50		VRS DEFINED CONT ICMA/26		1502.94		
ABT		VRS		16961.38		VRS ICMA VOL .50%		264.69		
ABT		VRS ICMA VOL 1.00%		157.47		VRS ICMA VOL 1.5%		48.43		
ABT		VRS ICMA VOL 4.00%		1186.25		VRS ICMA VOL 2.00%		133.39	56568.51	ABT
TAX		FEDERAL WITHHOLDING		39395.01		MEDICARE		6795.01		
TAX		FICA		29054.51		VIRGINA WITHHOLDING		24697.20	99941.73	TAX
DED		AFLAC		1065.15		CHILD SUPPORT		582.50		
DED		CHILD SUPPORT		120.00		CHILD SUPPORT		157.00		
DED		GARNISHMENT		137.48		GARNISHMENT		219.09-		
DED		GARNISHMENT		153.50		GARNISHMENT		106.30		
DED		GARNISHMENT		134.56		CORR PEACE OFFICERS FOUN		2.50		
DED		PARAMEDIC REIMBURSEMENT		161.49		UNITED WAY OF PAGE COUNTY		1.00		
DED		VALIC		820.00					3222.39	DED
BEN		HDHP FAM W/COMP		742.00		HEALTH DUAL 250 W/COMP		19551.00		
BEN		GROUP LIFE INSURANCE		5054.19		VRS ICMA-RC/26		1369.55		
BEN		HEALTH F250/COMP LAUREN		1019.00		MEDICARE		6795.01		
BEN		VRS RETIREMENT EE		37343.86		HYBRID DISABILITY		693.84		
BEN		HEALTH S250 W/COMP		46122.50		SOCIAL SECURITY		29054.51		
BEN		HDHP S W/COMP		3451.00		VRS HYBRID ER 10.86%		14881.13		
BEN		VRS ICMA ER MATCH .50%		264.69		VRS ICMA ER MATCH 1%		157.47		
BEN		VRS ICMA ER MATCH 1.50%		48.43		VRS ICMA ER MATCH 2.0%		133.39		
BEN		VRS ICMA ER MATCH 2.50%		741.41		HEALTH FAM 250 W/COMP		26494.00	193916.98	BEN
		IMPUTED INCOME		1933.41						

257 Employees

257 Checks
257 Regular checks amount - 11,561.28
0 Supplemental checks amount - .00
0 Advance checks amount - .00
0 Deduction checks amount - .00
113 Females paid
190 Full time employees paid
67 Part time employees paid

Payroll Warrant Report

Checks Dated October 23, 2026

			Gross Pay	With Hold	Net Pay	Advance Out	Paid Back	Dir Dep	Check Amount	
***** Grand Totals ***			561432.17	174387.82	387044.35	.00	.00	373064.13	13980.22	
HR$		OTHER PAY		33128.33	22.25	BEREAVEMENT LEAVE		844.08		
HR$	163.25	COMP TIME EARNED			71.00	COMP TIME PREMIUM				
HR$	153.62	COMP TIME TAKEN		3544.33	32.50	HRS WRK OVR/UNDR 168		385.58		
HR$	192.00	EMS HOLIDAY		5410.13	552.00	HOLIDAY DAY		14384.17		
HR$	373.50	NIGHT SHIFT DIFF.		8365.03	270.25	OVERTIME PREMIUM		3437.19		
HR$	7011.50	REGULAR PAY		175355.52		RETRO PAY		189.99-		
HR$		SALARY ADJUSTMENT		297462.71	93.00	SICK LEAVE		3256.72		
HR$	165.25	EMS SICK LEAVE		4659.75	142.00	VACATION		3809.35		
HR$	259.00	EMS VACATION		7518.05					561370.95	HR$
ADD		CLOTHING ALLOWANCE		20.00		SUPPLEMENTAL HEALTH		41.22	61.22	ADD
ABT		AFLAC		1711.62		VRS DEFINED BENEFIT		5642.11		
ABT		FLEXIBLE SPENDING ACCT		2031.16		HDHP FAM W/COMP		317.50		
ABT		HEALTH DUAL 250 W/COMP		9036.00		HEALTH FAM 250 W/COMP		10344.50		
ABT		HEALTH S250 /COMP		5184.00		HEALTH F250/COMP LAUREN		437.00		
ABT		SUPP LIFE EMPLOYEE (TEMP)		451.92		SERVICE CREDIT BUYBACK		296.97		
ABT		VALIC		1887.50		VRS DEFINED CONT ICMA/26		1543.92		
ABT		VRS		16961.38		VRS ICMA VOL .50%		265.80		
ABT		VRS ICMA VOL 1.00%		157.47		VRS ICMA VOL 1.5%		48.43		
ABT		VRS ICMA VOL 4.00%		1186.25		VRS ICMA VOL 2.00%		133.39	57636.92	ABT
TAX		FEDERAL WITHHOLDING		47117.49		MEDICARE		7409.08		
TAX		FICA		31680.18		VIRGINA WITHHOLDING		27102.68	113309.43	TAX
DED		AFLAC		1065.15		CHILD SUPPORT		582.50		
DED		CHILD SUPPORT		120.00		CHILD SUPPORT		157.00		
DED		GARNISHMENT		137.48		GARNISHMENT		153.49		
DED		GARNISHMENT		106.30		GARNISHMENT		134.56		
DED		CORR PEACE OFFICERS FOUN		2.50		PARAMEDIC REIMBURSEMENT		161.49		
DED		UNITED WAY OF PAGE COUNTY		1.00		VALIC		820.00	3441.47	DED
BEN		HDHP FAM W/COMP		742.00		HEALTH DUAL 250 W/COMP		21750.50		
BEN		GROUP LIFE INSURANCE		5097.63		VRS ICMA-RC/26		1410.53		
BEN		HEALTH F250/COMP LAUREN		1019.08		MEDICARE		7409.08		
BEN		VRS RETIREMENT EE		37343.86		HYBRID DISABILITY		695.02		
BEN		HEALTH S250 W/COMP		46608.00		SOCIAL SECURITY		31680.18		
BEN		HDHP S W/COMP		3925.00		VRS HYBRID ER 10.86%		15326.15		
BEN		VRS ICMA ER MATCH .50%		265.80		VRS ICMA ER MATCH 1%		157.47		
BEN		VRS ICMA ER MATCH 1.50%		48.43		VRS ICMA ER MATCH 2.0%		133.39		
BEN		VRS ICMA ER MATCH 2.50%		741.41		HEALTH FAM 250 W/COMP		24833.50	199186.95	BEN
		IMPUTED INCOME		1951.20						

252 Employees
252 Checks
252 Regular checks amount - 13,980.22
0 Supplemental checks amount - .00
0 Advance checks amount - .00
0 Deduction checks amount - .00
110 Females paid
190 Full time employees paid
62 Part time employees paid

Payroll Warrant Report- DSS

Checks Dated October 2, 2026

			Gross Pay	With Hold	Net Pay	Advance Out	Paid Back	Dir Dep	Check Amount	
***** Grand Totals ***			60404.85	18310.56	42094.29	.00	.00	40522.00	1572.29	
HR$	23.25	COMP TIME EARNED			17.75	COMP TIME PREMIUM				
HR$	60.64	COMP TIME TAKEN		1981.94	9.00	DSS PERSONAL/FAMILY		143.65		
HR$	33.50	DSS SICK LEAVE CREDIT		635.00	25.75	DSS ANNUAL LEAVE		556.47		
HR$		DSS ON CALL PAY		800.00	22.75	OVERTIME PREMIUM		316.34		
HR$	22.75	OVERTIME		632.63	1983.75	REGULAR PAY		53099.54		
HR$		SALARY ADJUSTMENT		.08-	76.75	SICK LEAVE		2239.36	60404.85	HR$
ABT		AFLAC - DSS		30.21		VRS DEFINED BENEFIT		1720.05		
ABT		DSS DUAL 250 COMP		1496.25		DSS FAMILY 250/COMP		1748.00		
ABT		DSS S250 COMP KD		54.00		DSS SINGLE 250/COMP		432.00		
ABT		FLEXIBLE SPENDING ACCT		65.00		DSS HDHP FAMILY COMP		317.50		
ABT		SUPP LIFE EMPLOYEE-DSS		148.76		VRS DEFINED CONT ICMA/26		430.01		
ABT		VALIC - DSS		115.00		VRS		1033.21		
ABT		VRS ICMA VOL .50%		50.29		VRS ICMA VOL 1.00%		24.43		
ABT		VRS ICMA VOL 3.5%		65.35					7730.06	ABT
TAX		FEDERAL WITHHOLDING		3833.90		MEDICARE		776.81		
TAX		FICA		3321.54		VIRGINA WITHHOLDING		2648.25	10580.50	TAX
BEN		DSS HEALTH DUAL/COMP 250		3491.25		DSS FAMILY COMP 250		4076.00		
BEN		DSS S/250 COMP KD		485.50		DSS HDHP FAMILY COMP		742.00		
BEN		DSS SINGLE COMP 250		3884.00		DSS HYBRID DISABILITY		243.61		
BEN		GROUP LIFE INSURANCE		674.88		DSS HDHP SINGLE COMP		785.00		
BEN		VRS ICMA-RC/26		430.01		MEDICARE		776.81		
BEN		VRS RETIREMENT EE		2244.09		SOCIAL SECURITY		3321.54		
BEN		VRS HYBRID ER 10.86%		4669.98		VRS ICMA ER MATCH .50%		50.29		
BEN		VRS ICMA ER MATCH 1%		24.43		VRS ICMA ER MATCH 2.50%		46.68	25946.07	BEN
		IMPUTED INCOME		213.27						

28 Employees
29 Checks
28 Regular checks amount - 1,572.29
1 Supplemental checks amount - .00
0 Advance checks amount - .00
0 Deduction checks amount - .00
26 Females paid
27 Full time employees paid
1 Part time employees paid

Payroll Warrant Report- DSS

Checks Dated October 16, 2026

			Gross Pay	With Hold	Net Pay	Advance Out	Paid Back	Dir Dep	Check Amount	
****** Final Totals ******			56973.23	15227.53	41745.70	.00	.00	41745.70	.00	
HR$	30.50	COMP TIME EARNED			18.25	COMP TIME PREMIUM				
HR$	103.63	COMP TIME TAKEN		2925.66	15.25	DSS PERSONAL/FAMILY		601.20		
HR$	30.25	DSS SICK LEAVE CREDIT		625.87	38.50	DSS ANNUAL LEAVE		797.12		
HR$		DSS ON CALL PAY		800.00	26.50	OVERTIME PREMIUM		368.49		
HR$		DSS ON CALL SUPERVISOR		450.00	1762.50	REGULAR PAY		49529.22		
HR$		SALARY ADJUSTMENT		.02-	33.50	SICK LEAVE		875.69	56973.23	HR$
ABT		AFLAC - DSS		30.21		VRS DEFINED BENEFIT		1603.39		
ABT		DSS DUAL 250 COMP		1496.25		DSS FAMILY 250/COMP				
ABT		DSS S250 COMP KD		54.00		DSS SINGLE 250/COMP		432.00		
ABT		FLEXIBLE SPENDING ACCT		65.00		DSS HDHP FAMILY COMP		952.50-		
ABT		SUPP LIFE EMPLOYEE-DSS		178.48		VRS DEFINED CONT ICMA/26		400.85		
ABT		VALIC - DSS		115.00		VRS		1033.21		
ABT		VRS ICMA VOL .50%		50.29		VRS ICMA VOL 1.00%		24.43		
ABT		VRS ICMA VOL 3.5%		65.35					4595.96	ABT
TAX		FEDERAL WITHHOLDING		3915.59		MEDICARE		772.08		
TAX		FICA		3301.31		VIRGINA WITHHOLDING		2642.59	10631.57	TAX
BEN		DSS HEALTH DUAL/COMP 250		3491.25		DSS FAMILY COMP 250				
BEN		DSS S/250 COMP KD		485.50		DSS SINGLE COMP 250		3884.00		
BEN		DSS HYBRID DISABILITY		228.21		GROUP LIFE INSURANCE		643.97		
BEN		DSS HDHP SINGLE COMP		129.00		VRS ICMA-RC/26		400.85		
BEN		MEDICARE		772.08		VRS RETIREMENT EE		2244.09		
BEN		SOCIAL SECURITY		3301.31		VRS HYBRID ER 10.86%		4353.23		
BEN		VRS ICMA ER MATCH .50%		50.29		VRS ICMA ER MATCH 1%		24.43		
BEN		VRS ICMA ER MATCH 2.50%		46.68					20054.89	BEN
		IMPUTED INCOME		213.27						

27 Employees
28 Checks
27 Regular checks amount - .00
1 Supplemental checks amount - .00
0 Advance checks amount - .00
0 Deduction checks amount - .00
25 Females paid
26 Full time employees paid
1 Part time employees paid

Payroll Warrant Report- DSS

Checks Dated October 30, 2026

			Gross Pay	With Hold	Net Pay	Advance Out	Paid Back	Dir Dep	Check Amount	
****** Final Totals ******			58630.35	12528.03	46102.32	.00	.00	46102.32	.00	
HR$	47.50	COMP TIME EARNED			25.50	COMP TIME PREMIUM				
HR$	90.75	COMP TIME TAKEN		3368.53	24.50	DSS SICK LEAVE CREDIT		537.18		
HR$	35.50	DSS ANNUAL LEAVE		1131.82	200.00	HOLIDAY DAY		5599.36		
HR$		DSS ON CALL PAY		825.00	15.75	OVERTIME PREMIUM		219.00		
HR$	23.75	OVERTIME		660.44	1616.75	REGULAR PAY		45065.22		
HR$		SALARY ADJUSTMENT		.07-	42.75	SICK LEAVE		1223.87	58630.35	HR$
ABT		FLEXIBLE SPENDING ACCT		65.00		VRS DEFINED CONT ICMA/26		366.63		
ABT		VALIC - DSS		115.00					546.63	ABT
TAX		FEDERAL WITHHOLDING		4539.58		MEDICARE		849.19		
TAX		FICA		3631.05		VIRGINA WITHHOLDING		2961.58	11981.40	TAX
BEN		VRS ICMA-RC/26		366.63		MEDICARE		849.19		
BEN		SOCIAL SECURITY		3631.05					4846.87	BEN
26 Employees										

28	Checks	
26	Regular checks amount -	.00
2	Supplemental checks amount -	.00
0	Advance checks amount -	.00
0	Deduction checks amount -	.00
24	Females paid	
25	Full time employees paid	
1	Part time employees paid	

Minutes
Board of Supervisors
Work Session
October 5, 2026

Members Present:	Clifton Thomas, Chairman At-Large Jeremy Baldwin, District 1 Allen Louderback, District 2, first Vice Chair Susan Kile, District 4 Jeff Vaughan, District 5
Members Absent:	Ryan Cubbage, District 3, second Vice Chair
Staff Present:	Amity Moler, County Administrator Regina Harner, Assistant County Administrator Danielle Rhinehart, ECC Director Tracy Clatterbuck, Zoning Administrator I Becky Smith, Commissioner of the Revenue Penny Gray, Treasurer Nina Fox, Director Economic Development & Tourism Rebecca Armstrong, Communications & Marketing Coordinator Kimberly Donohoe, Executive Assistant Caleb Routhier, County Attorney

Call to Order:
Chairman Clifton Thomas called to order the work session of the Page County Board of Supervisors on October 5, 2026, at 7:00 p.m., in the Board of Supervisors Room located in the Page County Government Center, 103 South Court Street, Luray, VA 22835.

Chairman Thomas informed the Board that Ms. Crystal Stapley, Director of Solid Waste, would not be available to update the Board on the Battle Creek Landfill. The Board agreed to amend the agenda to remove the Battle Creek Landfill update and add an update on Page Valley Connect.

Motion: Supervisor Vaughan moved that the Page County Board of Supervisors amend the agenda for the October 5, 2026, work session, as stated. Supervisor Baldwin seconded and the motion carried by a vote of 5-0. Aye: Thomas, Baldwin, Louderback, Kile, Vaughan. Nay: None. Absent: Cubbage.

Presentation of ECC Years of Service Award:
Mrs. Danielle Rhinehart, ECC Director, presented McKinley Stallard with the ECC Years of Service Award for five years of service to Page County.

Update by FirstEnergy on the Page-Sperryville Transmission Project:
Heather Derflinger and Matthew Wells, representing FirstEnergy, updated the Board on the Page-Sperryville Transmission project. She noted that the project is to rebuild 13.8 miles of existing 138-kilovolt transmission line between the Page Substation in Luray and the Sperryville Substation in Sperryville to improve reliability and maintain standards.

Supervisor Kile asked the meaning of the acronyms PJM, SVEC and REC. PJM is the regional transmission authority that coordinates the movement of wholesale electricity, SVEC is Shenandoah Valley Electric Cooperative and they serve Page County, REC is Rappahannock Electric Cooperative. Mrs. Kile asked what FirstEnergy does. FirstEnergy is an electric utility providing transmission, distribution, and generation of power. Mrs. Kile noted that the filing paperwork by FirstEnergy states that the line capacity is increasing from 97 MVA to 309 MVA and asked how much of the increase is necessary to improve deteriorating infrastructure and how much is to increase capacity.

Supervisor Baldwin asked if FirstEnergy is increasing the right-of-way.

Supervisor Kile asked about the classification of the project, who determined the need, scope, capacity and alternatives. She asked if the additional capacity could support a data center. Supervisor Kile asked for the current cost estimate for the project and who is going to pay for the upgrade project. Heather Derflinger noted that REC and SVEC members will pay a portion. Supervisor Kile asked what contact and engagement FirstEnergy has had with the Town of Luray. Heather Derflinger noted that there was an open house at the Luray Fire Department on November 7, 2024. Supervisor Kile asked about clear viewshed mapping showing structure heights and canopy visibility. Heather Derflinger noted that information will become public at the time of the Virginia State Corporation Commission (SCC) filing. Supervisor Kile asked for detailed plans to minimize their footprint during construction, capacity analysis, alternative analysis, pole height, and schedule.

Heather Derflinger will follow up with the Board with responses to those questions she was unable to answer.

Pump & Haul Permit Application – Hershell Knott:
Ms. Tracy Clatterbuck, Zoning Administrator I, informed the Board that Hershell Knott Jr. requested a Pump and Haul Permit for property located off Battlecreek Road, Stanley, VA, identified by tax map number 69-A-86.

Based on these site conditions, the Page County Health Department has determined that no suitable area exists on the property for installation of either a conventional or alternative onsite sewage disposal system. As a result, Mr. Knott is requesting authorization to pursue a Pump and Haul Permit for the property. The proposed system will utilize a 2,000-gallon sewage holding tank equipped with an alarm feature.

Under the Virginia Department of Health regulations governing alternative sewage systems, issuance of a special pump-and-haul permit requires concurrence from the

applicable local governing body. The Virginia Department of Health is responsible for issuance of the permit and for determining compliance with the applicable state requirements. Ms. Clatterbuck noted that payment for pumping and hauling would fall to the County, if not maintained by the owner.

Following discussion, the Board was in consensus to table the matter until the October 19, 2026, regular meeting.

Update by the Commissioner of Revenue:
Mrs. Becky Smith, Commissioner of the Revenue, provided the Board with an update on the Commissioner of Revenue's Office. Mrs. Smith highlighted each area and how they work together.

Update by the Treasurer:
Mrs. Penny Gray, Treasurer, provided the Board with an update on the Treasurer's Office. Mrs. Gray highlighted the office's responsibilities and duties.

Update on Page Valley Connect:
Mrs. Nina Fox, Economic Development & Tourism Director, updated the Board on the Page Valley Connect (PVC) transit service. PVC will start providing the fixed-route service on November 2, 2026, for 50 cents per ride. The on-demand van service cost will be $1 per ride.

Adjourn: 8 :20 p.m.
With no further business to discuss, Chairman Thomas adjourned the meeting.

_____	_____
Clifton Thomas, Chairman At-Large	Amity Moler, County Administrator

Minutes
Board of Supervisors
Regular Meeting
October 19, 2026

Members Present:	Clifton Thomas, Chairman At-Large Jeremy Baldwin, District 1 Allen Louderback, District 2, first Vice Chair Ryan Cubbage, District 3, second Vice Chair Susan Kile, District 4 Jeff Vaughan, District 5
Staff Present:	Amity Moler, County Administrator Regina Harner, Assistant County Administrator Nina Fox, Economic Development & Tourism Director Andrew Good, Recreation Program Coordinator Crystal Stapley, Director of Solid Waste Tyler Olsen, Finance Director Tracy Clatterbuck, Zoning Administrator I Josh Hahn, Planning Director Rebecca Armstrong, Communications & Marketing Coordinator Kimberly Donohoe, Executive Assistant Caleb Routhier, County Attorney

Call to Order:
Chairman Thomas called to order the regular meeting of the Page County Board of Supervisors on Monday, October 19, 2026, at 7:00 p.m., in the Board of Supervisors Room located in the Page County Government Center, 103 South Court Street, Luray, VA 22835. The Call to Order was followed by Supervisor Vaughan leading a Moment of Silence and the *Pledge of Allegiance.*

Adoption of Agenda:
Motion: Supervisor Cubbage moved to adopt the agenda, as presented. Supervisor Vaughan seconded and the motion carried by a vote of 6-0. Aye: Thomas, Baldwin, Louderback, Cubbage, Kile, Vaughan. Nay: None.

Presentations, Proclamations & Awards:
Update on the Meat Processing Facility:
Mrs. Nina Fox, Economic Development & Tourism Director, provided the Board with an update on the meat processing facility. Mrs. Fox noted that the County worked with the Northern Shenandoah Valley Regional Commission (NSVRC) to apply for an industrial revitalization grant and is waiting for the governor's decision about those funds.

Construction is due to begin in November 2026, demolition work has started, and commitments are being secured from producers and vendors.

Supervisor Cubbage asked what would happen if the grant is not awarded to Page County. Mrs. Fox explained that the funding structure would change, but the project would continue.

Wellness/Recreation Center Feasibility Study:
Mr. Andrew Good, Recreation Program Coordinator, informed the Board that a feasibility study would be necessary if they wanted to move forward with a wellness/recreation center and asked the Board if they wanted to continue with the project.

The Board was in consensus for Mr. Good to form a recreation center subcommittee.

Motion: Supervisor Cubbage moved that the Page County Board of Supervisors approve a feasibility study and pro forma financial statement for the proposed wellness and recreation center. Supervisor Vaughan seconded and the motion carried by a vote of 6-0. Aye: Baldwin, Louderback, Cubbage, Kile, Vaughan, Thomas. Nay: None.

Landfill Update & Tipping Fees Discussion:
Ms. Crystal Stapley, Director of Solid Waste, provided the Board with an update on the Battle Creek Landfill. Ms. Stapley highlighted reduced violations and increased compliance. Ms. Stapley informed the Board that tipping fees have been unchanged for years and recommended increasing the commercial tipping fees to help offset operational costs for the landfill.

Motion: Supervisor Vaughan moved that the Page County Board of Supervisors raise the bulk municipal solid waste tipping fee $10 from $35 per ton to $45 per ton to start on January 1, 2027. Supervisor Baldwin seconded and the motion carried by a vote of 6-0. Aye: Louderback, Cubbage, Kile, Vaughan, Thomas, Baldwin. Nay: None.

Public Comments on Agenda Items:
John Russell made comments not related to an agenda item.

Emily Holder expressed concern about the FirstEnergy Page-Sperryville transmission line rebuild project. She questioned the project's impact on wildlife, potential health effects from long-term exposure to electromagnetic fields, and property rights.

Paul DesJardin asked the Board to hold a referendum on the County's by-right policy concerning short-term rentals. He asked the Board to consider the impact of short-term rentals in neighborhoods, and he expressed concern that neighbors were not required to be notified when a short-term rental business begins operating.

Christine Sennott asked about the status of the proposed short-term rental amendments. She recommended identifying specific problems, establishing baseline data, and measuring effectiveness.

Duane Painter discussed the number of current and potential future students and their relationship to affordable housing.

Randy Howan asked the Board to reject the proposed amendments to the zoning ordinance related to short-term rentals. He recommended adding more members to the Planning Commission if the timeline is to be shortened. He also recommended removing suggestions related to the C-1 district.

Action Matters:

Budget Changes :

Mr. Tyler Olsen, Finance Director, informed the Board that the School Board has received $16,865 in insurance proceeds. Rather than requesting an additional appropriation, the School Board is reducing its state revenue estimate to reflect more recent, lower projections. The insurance proceeds will be used for transportation expenses instead of instructional purposes. Accordingly, it is requested that the Instructional category be reduced by $16,865 and the Transportation category be increased by the same amount.

The School Board has also incurred various expenses related to repairs and capital projects. Expenses under $7,000 are being absorbed within the existing budget. For the remaining expenses, the School Board is requesting $252,012 from the General Fund Balance. Purchase orders have been issued for all items except the well drilling and pump at Springfield Elementary School. Two quotes for the well drilling are included in the attachments. Accordingly, it is requested that $252,012 from the General Fund Balance be appropriated to the Operations and Management category to cover these expenses.

The General Registrar has received $700 in filing penalty fees. It is requested that these local funds be appropriated for part-time wages in the office.

The Sheriff's Office has received $21,001 in grant funding from the DMV. It is requested that these federal funds be appropriated for overtime wages and radar and LIDAR equipment.

Supervisor Louderback requested the school buses' mileage and Page County Public School pay raises for the past five years.

Motion: Supervisor Cubbage moved that the Page County Board of Supervisors approve the revenue of $252,012 from the General Fund Balance, $700 in local funds, $21,001 in federal funds, and expenditures of $21,701 to the General Fund Budget, $252,012 to the School Operating Fund Budget, and a categorical transfer of $16,865 from Instruction to Transportation within the School Operating Fund. Supervisor Vaughan seconded and the motion carried by a vote of 6-0. Aye: Cubbage, Kile, Vaughan, Thomas, Baldwin, Louderback. Nay: None.

Supplemental Appropriations Requests Approved:

Dept	Description	Revenue Source	Expenditure	Requested Amount
School Board	Capital Projects	General Fund Bal 101-0000-341-04-07	Operations & Maintenance	$252,012
General Registrar	Filing Penalty Fees	Filing Penalty Fees 101-0000-318-02-12	Part-time Wages 101-1320-413-11-04	$700
Sheriff's Office	DMV Grant	DMV Grant 101-0000-333-09-08	Overtime, Equipment 101-3120-431-59-24	$21,001
Total Requests				$273,713

Budget Transfer Requests Approved:

Dept	Description	Transfer From	Transfer To	Requested Amount
School Board	Revenue Update	Instructional	Transportation	$16,865
Total Requests				$16,865

Zoning Ordinance Amendments – Short Term Rentals: **Exhibit A**

Ms. Tracy Clatterbuck, Zoning Administrator I, presented the proposed amendments to the zoning ordinance regarding short-term rentals from the public hearing held on September 21, 2026. She addressed nonconforming uses of structures, noting that if a business is sold and there is no lapse in the licensing for more than 24 months, the nonconforming use remains valid. Ms. Clatterbuck gave the example of a short-term rental being sold, noting that the new owner would be required to file a community development review application and obtain a business license, but would not need a special use permit (SUP) within those 24 months.

Ms. Clatterbuck explained that in the August 4, 2026, draft of the proposed zoning ordinance amendments related to short-term rentals, pages 17 and 18 note duplicate of the letter G and that she would make the correction.

Ms. Clatterbuck asked the Board for their input about funding the new tracking software by either adopting an annual registration fee per short-term rental cabin or using the transient occupancy tax (TOT).

Ms. Clatterbuck asked if the Board approves the proposed amendments, they make the effective date no earlier than March 1, 2027, in order to set up the tracking software.

Supervisor Cubbage asked why the owner would be required to post the short-term rental registry on their short-term rental page. Mr. Josh Hahn, Planning Director, explained it would make it easy for neighbors of the short-term rental to ensure it was properly registered.

Supervisor Cubbage recommended a review in a year to include how many short-term rental applications were received, how many applications were approved, and what people are saying about the process.

Supervisor Louderback expressed concern about the maintenance of private roads housing short-term rentals. Ms. Clatterbuck noted that there is a provision in the proposed amendments on page 17 of the August 4, 2026, draft. She proposed to the Board that the maintenance of private roads should be addressed in the subdivision of land requirements, and staff is currently working on draft amendments to those zoning ordinances.

The Board was in consensus not to adopt an annual fee for the mandatory annual registration of short-term rentals and to issue a civil penalty of $500 per violation for any unregistered short-term rentals. The Board was in consensus to require SUPs for short-term rentals in the Agriculture and Woodland-Conservation Districts (W-C) with more than 4 bedrooms. The Board was in consensus to remove item G on page 17 of the August 4, 2026, draft requiring screening. The Board was in consensus that staff give an update before April 1, 2027.

Motion: Supervisor Baldwin moved that the Page County Board of Supervisors approve the short-term rental amendments, as presented and with the following changes, as discussed; strike the SUP requirements of private roads in W-C and A-1 zoning districts, strike the letter “G” referencing landscape and fencing requirements and correct the lettering format in that section for duplicate letter “Gs,” in the A-1 and W-C districts allow up to 4 bedrooms by right; more than 4 bedrooms in those districts will require an SUP, effective, April 1, 2027, no registry fee to the customer, mandatory 1-year review in October 2027, or as needed, by staff with the Board as an update. Supervisor Vaughan seconded and the motion carried by a vote of 6-0. Aye: Kile, Vaughan, Thomas, Baldwin, Louderback, Cubbage, Nay: None.

Resolution on the FirstEnergy Page-Sperryville Transmission Line Rebuild Project:

Supervisor Kile introduced to the Board a proposed resolution requesting full project disclosure, additional analysis, and meaningful community review from FirstEnergy related to the Page-Sperryville transmission line rebuild project.

The Board was in consensus to send a joint response with Rappahannock County to FirstEnergy affirming each county’s resolutions.

Motion: Supervisor Cubbage moved that the Page County Board of Supervisors adopt the Resolution Requesting Full Project Disclosure, Additional Analysis, and Meaningful Community Review Prior to the Filing or Advancement of the FirstEnergy Page-Sperryville 138kV Transmission Line Rebuild Project, as presented. Supervisor Baldwin seconded and the motion carried by a vote of 6-0. Aye: Vaughan, Thomas, Baldwin, Louderback, Cubbage, Kile. Nay: None.

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RESOLUTION REQUESTING FULL PROJECT DISCLOSURE, ADDITIONAL ANALYSIS, AND MEANINGFUL COMMUNITY REVIEW PRIOR TO THE FILING OR ADVANCEMENT OF THE FIRSTENERGY PAGE-SPERRYVILLE 138 kV TRANSMISSION LINE REBUILD PROJECT

WHEREAS, FirstEnergy has proposed the reconstruction of the existing Page-Sperryville 138 kilovolt transmission line between Luray and Sperryville through replacement of aging infrastructure and installation of new transmission structures; and

WHEREAS, primary regulatory oversight and approval authority for high-voltage transmission line projects in the Commonwealth of Virginia rests with the Virginia State Corporation Commission (SCC); and

WHEREAS, while local land use authority over electric transmission lines is limited, the Board of Supervisors serves as an advocate for the health, safety, welfare, scenic heritage, and economic interests of Page County residents; and

WHEREAS, portions of the proposed project pass through areas of exceptional scenic, environmental, recreational, historical, and economic importance to Page County, including the Shenandoah National Park; and

WHEREAS, the Board of Supervisors recognizes the importance of maintaining safe and reliable electric service while ensuring that utility infrastructure projects are planned, justified, and implemented in a manner that minimizes adverse impacts on local communities; and

WHEREAS, numerous residents have expressed concerns regarding visual impacts, structure heights, right-of-way clearing, property rights, environmental effects, construction impacts, and the potential for future transmission expansion; and

WHEREAS, numerous residents have expressed concerns that this project will result in an increase to their utility rates when the upgrades are being done to serve outside third party interests such as data center development in other jurisdictions; and

WHEREAS, the Board finds that complete and transparent information is necessary for informed public participation and regulatory review.

NOW, THEREFORE, BE IT RESOLVED, that the Page County Board of Supervisors requests that FirstEnergy provide the following:

1. Detailed engineering justification for proposed structure heights, materials, configuration, and right-of-way requirements.
2. Comprehensive alternatives analysis including lower-profile structures and undergrounding options in visually sensitive locations.

3. Professional visual simulations from Skyline Drive, and other significant public viewpoints.
4. Comprehensive assessment of impacts on tourism, recreation, businesses, agriculture, conservation investments, and property values.
5. Documentation concerning property-owner rights, easement modifications, and land access requirements.
6. Detailed construction, restoration, and mitigation plans.
7. Full disclosure regarding future transmission capacity and potential future expansion capability.
8. Clear and transparent access to project information throughout permitting, design, and construction.
9. Full disclosure regarding intended financing of the project and whether there are proposed or anticipated rate increases for current utility consumers to fund the project.

BE IT FURTHER RESOLVED, that the Board requests the SCC and all applicable state and federal agencies thoroughly evaluate environmental, scenic, historic, cultural, economic, and community impacts before issuing permits or approvals.

BE IT FINALLY RESOLVED, that the Board reaffirms its commitment to protecting the scenic beauty, rural character, natural resources, private property rights, and quality of life of Page County while supporting responsible and transparent utility infrastructure planning.

This Resolution was adopted by the Page County Board of Supervisors this 19th day of October, 2026.

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Board & Commission Appointments:
Mrs. Regina Harner, Assistant County Administrator, reviewed the Board and Commission appointments as follows:

Board of Zoning Appeals:
There is currently a vacancy on the Board of Zoning Appeals for District 5. Billy Turner has expressed interest and is willing to serve. Supervisor Vaughan would like to recommend him for appointment. Appointments to the BZA are recommended by the Board and officially appointed by the Circuit Court Judge. If appointed, his term would expire November 8, 2029.

Motion: Supervisor Vaughan moved that the Page County Board of Supervisors recommend Billy Turner for appointment, to fill the District 5 seat, on the Board of Zoning Appeals, for an unexpired term through November 8, 2029. Supervisor Cubbage seconded and the motion carried by vote of 6-0. Aye: Thomas, Baldwin, Louderback, Cubbage, Kile, Vaughan. Nay: None.

Consent Agenda:

Motion: Supervisor Cubbage moved to approve the Consent Agenda as follows:

- Financial reports for the period of September 1-30, 2026;
- Accounts payable checks, payroll checks, payroll direct deposits, and payroll tax related electronic fund transfers totaling $3,188,928.41 for the month of September 2026;
- Minutes of September 8, 2026 and September 21, 2026;
- Six coyote claims for Bryan Nelson totaling $300.

Supervisor Baldwin seconded and the motion carried by a vote of 6-0. Aye: Baldwin, Louderback, Cubbage, Kile, Vaughan, Thomas. Nay: None.

Old Business:

Recommendation to Direct the Planning Commission to Amend the Special Use Timeline:

Supervisor Cubbage supported sending a letter to the Planning Commission directing them to amend the County Code, changing the special use permit timeline from 180 to 100 days to hold the appropriate public hearing and submit a recommendation to the Board. The Board was in consensus.

Supervisor Louderback suggested filling the vacant seats on the Planning Commission to the total membership of 10 seats.

New Business:

Landfill Municipal Solid Waste Tipping Fee:

Supervisor Kile recommended pausing the increase in the municipal solid waste tipping fees to evaluate the effect on local operators. The Board was in consensus that rate adjustments could be made at any time and to keep the January 1, 2027, effective date.

Open Public Comments:

Randy Howan supported the shorter SUP process and filling the vacant seats on the Planning Commission.

Susan Corbett expressed concern about the lack of workforce housing and noted improvements in manufactured housing.

Ned Alderman asked the Board how churches could minister regarding immigration. Due to the nature of the forum, the Board does not answer questions; Mr. Alderman noted that he will email the Board.

Administrator's Report:

Mrs. Amity Moler, County Administrator, informed the Board that the County's 6th annual employee-funded Trunk or Treat is Thursday, October 29, 2026, from 5:30 to 7:00 p.m. in the parking lot of the Page County Government Center at 103 South Court Street, Luray. Early voting will continue through October 31, 2026. Mrs. Moler reported that the DMV Select brought in almost $60,000 and served approximately 1,000 people during the first two weeks of opening.

Supervisors Time:
The Supervisors thanked everyone for attending the meeting.

Recess: 9:49 p.m.

Reconvene: 10:00 p.m.

Closed Session:
Motion: Supervisor Cubbage moved that the Page County Board of Supervisors convene in a closed meeting under the Virginia Freedom of Information Act for consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel, concerning the legal terms contained within a memorandum of understanding, pursuant to Section 2.2-3711(A)(8) of the Code of Virginia and for the purpose of discussing the acquisition of real property for a public purpose for a proposed drug recovery center, pursuant to Section 2.2-3711(A)(3) of the Code of Virginia.

Exit Closed Session/Certification of Closed Session:
Motion: Supervisor Cubbage moved that the closed meeting be adjourned and the Page County Board of Supervisors reconvene in open session. Supervisor Louderback seconded and the motion carried by a vote of 6-0. Aye: Louderback, Cubbage, Kile, Vaughan, Thomas, Baldwin. Nay: None.

Certification of Closed Meeting:
To the best of my knowledge (i) only public business matters lawfully exempted from open meeting requirements under Section 2.2-3711 (A) of the Code of Virginia, 1950, as amended, and (ii) 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.

Recorded Roll Call Vote:

	AYE	NAY	ABSENT	ABSTAIN
Jeremy Baldwin	X			
Allen Louderback	X			
Ryan Cubbage	X			
Susan Kile	X			
Jeff Vaughan	X			
Bucky Thomas	X			

Adjourn: 10:29 p.m.
With no further business to discuss, Chairman Thomas adjourned the meeting.

_____ _____

Clifton Thomas, Chairman At-Large Amity Moler, County Administrator

W9 on File

APPLICATION FOR BOUNTY ON COYOTES

Applicant Information

Name of Applicant: Bryan Nelson Phone: 540-435-4849

Address of Applicant: 105 Second St, Shenandoah VA 22849

Coyote Information

Is the animal for which the bounty is being claimed a coyote? (Yes) No

Physical description of animal killed: (photo to be attached)

Male

Was the coyote killed within 72 hours before the application was made for the bounty? (Yes) No

Was the coyote killed in Page County? (Yes) No

Date killed: 10/24/26 Time killed: 11:30 am

Property Information

Was the coyote killed on applicants own property? (if no, please continue) (Yes) No

Was the coyote killed on property in which the applicant is the lawful tenant in possession? Yes No

Was the coyote killed on property in which the applicant has written permission to kill coyote? Yes No

Was the coyote killed on property in which the applicant has written acknowledgement of the owner or lawful tenant in possession, that coyote was killed on such owner's or tenant in possession's property? Yes No

Name of Property Owner on which the coyote was killed: (if different than applicant)

Name:

Address:

Phone Number:

Applicant Certification

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. ***Signature of Applicant:*** [signature] *Date:* 10/24/26

Land Owner's or Tenant's Certification (if not applicant)

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. ***Signature of Land Owner or Tenant:*** [signature] *Date:* 10/24/26

Animal Control Officer / Deputy Certification

I certify and swear that according to my findings the applicant did kill a coyote within the boundaries of Page County. Applicant did kill such coyote on his/her own property, on property in which he/she is the lawful tenant in possession, or on property in which he/she has the written permission of the owner or the lawful tenant in possession of the property to kill such coyote.

Signature of Animal Control Officer / Deputy: Sgt. Tra Dye 507 *Date:* 10-26-26

Board of Supervisors Approval

Approved: *Yes* *No*

Signature of Board of Supervisor's Chairman: *Date:*

W9 on File

APPLICATION FOR BOUNTY ON COYOTES

Applicant Information

Name of Applicant: Bryan Nelson Phone: 540-435-4849

Address of Applicant: 105 Second St, Shenandoah VA 22849

Coyote Information

Is the animal for which the bounty is being claimed a coyote? (Yes) No

Physical description of animal killed: (photo to be attached)

Female

Was the coyote killed within 72 hours before the application was made for the bounty? (Yes) No

Was the coyote killed in Page County? (Yes) No

Date killed: 10/25/26 Time killed: 06:30

Property Information

Was the coyote killed on applicants own property? (if no, please continue) Yes (No)

Was the coyote killed on property in which the applicant is the lawful tenant in possession? Yes (No)

Was the coyote killed on property in which the applicant has written permission to kill coyote? (Yes) No

Was the coyote killed on property in which the applicant has written acknowledgement of the owner or lawful tenant in possession, that coyote was killed on such owner's or tenant in possession's property? (Yes) No

Name of Property Owner on which the coyote was killed: (if different than applicant)

Name: TBR

Address: Po Box 687, Luray VA 22835

Phone Number: 540 743 2929

Applicant Certification

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. ***Signature of Applicant:*** Bryan Nelson *Date:* 10/25/26

Land Owner's or Tenant's Certification (if not applicant)

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. ***Signature of Land Owner or Tenant:*** Isaac Hooper *Date:* 10-25-26

Animal Control Officer / Deputy Certification

I certify and swear that according to my findings the applicant did kill a coyote within the boundaries of Page County. Applicant did kill such coyote on his/her own property, on property in which he/she is the lawful tenant in possession, or on property in which he/she has the written permission of the owner or the lawful tenant in possession of the property to kill such coyote.

Signature of Animal Control Officer / Deputy: Travis Dyer 507 *Date:* 10-26-26

Board of Supervisors Approval

Approved: Yes No

Signature of Board of Supervisor's Chairman: *Date:*

W9 on File

APPLICATION FOR BOUNTY ON COYOTES

Applicant Information

Name of Applicant: Bryan Nelson Phone: 540 435 4849

Address of Applicant: 105 Second St, Shenandoah VA 22849

Coyote Information

Is the animal for which the bounty is being claimed a coyote? (Yes) No

Physical description of animal killed: (photo to be attached)

Female

Was the coyote killed within 72 hours before the application was made for the bounty? (Yes) No

Was the coyote killed in Page County? (Yes) No

Date killed: 10/29/26 Time killed: 12:30 pm

Property Information

Was the coyote killed on applicants own property? (if no, please continue) Yes (No)

Was the coyote killed on property in which the applicant is the lawful tenant in possession? Yes (No)

Was the coyote killed on property in which the applicant has written permission to kill coyote? (Yes) No

Was the coyote killed on property in which the applicant has written acknowledgement of the owner or lawful tenant in possession, that coyote was killed on such owner's or tenant in possession's property? (Yes) No

Name of Property Owner on which the coyote was killed: (if different than applicant)

Name: Danny Comer

Address: 5138 Leaksville Road, Luray VA 22835

Phone Number: 540 860 2443

Applicant Certification

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. ***Signature of Applicant:*** Bryan Nelson *Date:* 10/29/26

Land Owner's or Tenant's Certification (if not applicant)

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. ***Signature of Land Owner or Tenant:*** Danny Comer *Date:* 10-29-26

Animal Control Officer / Deputy Certification

I certify and swear that according to my findings the applicant did kill a coyote within the boundaries of Page County. Applicant did kill such coyote on his/her own property, on property in which he/she is the lawful tenant in possession, or on property in which he/she has the written permission of the owner or the lawful tenant in possession of the property to kill such coyote.

Signature of Animal Control Officer / Deputy: Dep. A.S. Heasley S16 *Date:* 10-30-26

Board of Supervisors Approval

Approved: *Yes* *No*

Signature of Board of Supervisor's Chairman: *Date:*

APPLICATION FOR BOUNTY ON COYOTES

Applicant Information

Name of Applicant: Paul Kinser Phone: 540-960-1424

Address of Applicant: 4430 Farmview Rd Stanley VA 22851

Coyote Information

Is the animal for which the bounty is being claimed a coyote? (Yes) No

Physical description of animal killed: (photo to be attached)

Male Coyote

Was the coyote killed within 72 hours before the application was made for the bounty? (Yes) No

Was the coyote killed in Page County? (Yes) No

Date killed: 10-30-26 Time killed: 1:30 AM

Property Information

Was the coyote killed on applicants own property? (If no, please continue) Yes (No)

Was the coyote killed on property in which the applicant is the lawful tenant in possession? Yes (No)

Was the coyote killed on property in which the applicant has written permission to kill coyote? (Yes) No

Was the coyote killed on property in which the applicant has written acknowledgement of the owner or lawful tenant in possession, that coyote was killed on such owner's or tenant in possession's property? (Yes) No

Name of Property Owner on which the coyote was killed: (If different than applicant)

Name: Joey Murray

Address: 2700 Mike Longwoods Rd Stanley VA

Phone Number: 540-226-4455

Applicant Certification

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. Signature of Applicant: Paul Kinser *Date:* 10-30-26

Land Owner's or Tenant's Certification (If not applicant)

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. Signature of Land Owner or Tenant: Lease Attached *Date:* 10-30-26

Animal Control Officer / Deputy Certification

I certify and swear that according to my findings the applicant did kill a coyote within the boundaries of Page County. Applicant did kill such coyote on his/her own property, on property in which he/she is the lawful tenant in possession, or on property in which he/she has the written permission of the owner or the lawful tenant in possession of the property to kill such coyote.

Signature of Animal Control Officer / Deputy: Dep. A.S. Heaslip SIC *Date:* 10-30-26

Board of Supervisors Approval

Approved: Yes No

Signature of Board of Supervisor's Chairman: _____ *Date:* _____

APPLICATION FOR BOUNTY ON COYOTES

Applicant Information

Name of Applicant: Paul Kinsey Phone: 540-860-1424

Address of Applicant: 4430 Farmview Rd Stanley VA 22851

Coyote Information

Is the animal for which the bounty is being claimed a coyote? (Yes) No

Physical description of animal killed: (photo to be attached)

Female Coyote

Was the coyote killed within 72 hours before the application was made for the bounty? (Yes) No

Was the coyote killed in Page County? (Yes) No

Date killed: 11-1-2026 Time killed: 1:30 AM

Property Information

Was the coyote killed on applicants own property? (If no, please continue) Yes (No)

Was the coyote killed on property in which the applicant is the lawful tenant in possession? Yes (No)

Was the coyote killed on property in which the applicant has written permission to kill coyote? (Yes) No

Was the coyote killed on property in which the applicant has written acknowledgement of the owner or lawful tenant in possession, that coyote was killed on such owner's or tenant in possession's property? (Yes) No

Name of Property Owner on which the coyote was killed: (if different than applicant)

Name: Joey Murray

Address: 270 Mike Long Woods Rd Stanley VA

Phone Number: 540 246-4455

Applicant Certification

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. Signature of Applicant: Paul Kinsey *Date:* 11-1-26

Land Owner's or Tenant's Certification (if not applicant)

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. Signature of Land Owner or Tenant: Lease Attached *Date:* 11-1-26

Animal Control Officer / Deputy Certification

I certify and swear that according to my findings the applicant did kill a coyote within the boundaries of Page County. Applicant did kill such coyote on his/her own property, on property in which he/she is the lawful tenant in possession, or on property in which he/she has the written permission of the owner or the lawful tenant in possession of the property to kill such coyote.

Signature of Animal Control Officer / Deputy: Dep. [illegible] 530 *Date:* 11/1/26

Board of Supervisors Approval

Approved: Yes No

Signature of Board of Supervisor's Chairman: _____ *Date:* _____

APPLICATION FOR BOUNTY ON COYOTES

Applicant Information

Name of Applicant: Paul Kinsell Phone: 540-860-1424

Address of Applicant: 4430 Farmview Rd Stanley VA 22851

Coyote Information

Is the animal for which the bounty is being claimed a coyote? (Yes) No

Physical description of animal killed: (photo to be attached)

Female Coyote

Was the coyote killed within 72 hours before the application was made for the bounty? (Yes) No

Was the coyote killed in Page County? (Yes) No

Date killed: 11-1-2026 Time killed: 9:30 PM

Property Information

Was the coyote killed on applicants own property? (if no, please continue) Yes (No)

Was the coyote killed on property in which the applicant is the lawful tenant in possession? Yes (No)

Was the coyote killed on property in which the applicant has written permission to kill coyote? (Yes) No

Was the coyote killed on property in which the applicant has written acknowledgement of the owner or lawful tenant in possession, that coyote was killed on such owner's or tenant in possession's property? (Yes) No

Name of Property Owner on which the coyote was killed: (if different than applicant)

Name: Joey Murray

Address: 2700 Mike Long Woods Rd Stanley VA 22851

Phone Number:

Applicant Certification

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. Signature of Applicant: Paul E Kinsell *Date:* 11-2-2026

Land Owner's or Tenant's Certification (if not applicant)

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. Signature of Land Owner or Tenant: Lease Attached *Date:* 11-2-2026

Animal Control Officer / Deputy Certification

I certify and swear that according to my findings the applicant did kill a coyote within the boundaries of Page County. Applicant did kill such coyote on his/her own property, on property in which he/she is the lawful tenant in possession, or on property in which he/she has the written permission of the owner or the lawful tenant in possession of the property to kill such coyote.

Signature of Animal Control Officer / Deputy: Eli Shiflett *Date:* 11-2-26

Board of Supervisors Approval

Approved: Yes No

Signature of Board of Supervisor's Chairman: _____ *Date:* _____

W9 on File

APPLICATION FOR BOUNTY ON COYOTES

Applicant Information

Name of Applicant: Bryan Nelson Phone: 540-435-4849

Address of Applicant: 105 Second St Shenandoah VA 22849

Coyote Information

Is the animal for which the bounty is being claimed a coyote? (Yes) No

Physical description of animal killed: (photo to be attached)

Male

Was the coyote killed within 72 hours before the application was made for the bounty? (Yes) No

Was the coyote killed in Page County? (Yes) No

Date killed: 11/5/26 Time killed: 3 pm

Property Information

Was the coyote killed on applicants own property? (if no, please continue) Yes (No)

Was the coyote killed on property in which the applicant is the lawful tenant in possession? Yes (No)

Was the coyote killed on property in which the applicant has written permission to kill coyote? (Yes) No

Was the coyote killed on property in which the applicant has written acknowledgement of the owner or lawful tenant in possession, that coyote was killed on such owner's or tenant in possession's property? (Yes) No

Name of Property Owner on which the coyote was killed: (if different than applicant)

Name: Danny Comer

Address: 5138 Leaksville Rd Luray VA 22835

Phone Number: 540 860-2443

Applicant Certification

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. ***Signature of Applicant:*** Bryan Nelson ***Date:*** 11/5/26

Land Owner's or Tenant's Certification (if not applicant)

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. ***Signature of Land Owner or Tenant:*** Danny Comer ***Date:*** 11/5/26

Animal Control Officer / Deputy Certification

I certify and swear that according to my findings the applicant did kill a coyote within the boundaries of Page County. Applicant did kill such coyote on his/her own property, on property in which he/she is the lawful tenant in possession, or on property in which he/she has the written permission of the owner or the lawful tenant in possession of the property to kill such coyote.

Signature of Animal Control Officer / Deputy: [illegible] ***Date:*** 11-8-26

Board of Supervisors Approval

Approved: *Yes* *No*

Signature of Board of Supervisor's Chairman: ***Date:***

W9 on File

APPLICATION FOR BOUNTY ON COYOTES

Applicant Information

Name of Applicant: Bryan Nelson Phone: 540-435-4849

Address of Applicant: 105 Second St Shenandoah VA 22849

Coyote Information

Is the animal for which the bounty is being claimed a coyote? (Yes) No

Physical description of animal killed: (photo to be attached)

Male

Was the coyote killed within 72 hours before the application was made for the bounty? (Yes) No

Was the coyote killed in Page County? (Yes) No

Date killed: 11/07/26 Time killed: 11:30

Property Information

Was the coyote killed on applicants own property? (if no, please continue) Yes (No)

Was the coyote killed on property in which the applicant is the lawful tenant in possession? (Yes) No

Was the coyote killed on property in which the applicant has written permission to kill coyote? (Yes) No

Was the coyote killed on property in which the applicant has written acknowledgement of the owner or lawful tenant in possession, that coyote was killed on such owner's or tenant in possession's property? (Yes) No

Name of Property Owner on which the coyote was killed: (if different than applicant)

Name:

Address:

Phone Number:

Applicant Certification

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. ***Signature of Applicant:*** Bryan Nelson ***Date:*** 11/07/26

Land Owner's or Tenant's Certification (if not applicant)

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. ***Signature of Land Owner or Tenant:*** Bryan Nelson ***Date:*** 11/07/26

Animal Control Officer / Deputy Certification

I certify and swear that according to my findings the applicant did kill a coyote within the boundaries of Page County. Applicant did kill such coyote on his/her own property, on property in which he/she is the lawful tenant in possession, or on property in which he/she has the written permission of the owner or the lawful tenant in possession of the property to kill such coyote.

Signature of Animal Control Officer / Deputy: Eli Shifflett ***Date:*** 11-8-26

Board of Supervisors Approval

Approved: Yes No

Signature of Board of Supervisor's Chairman: ***Date:***

COUNTY OF PAGE

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

Board of Supervisors:
Clifton "Bucky" Thomas – Chairman - At-Large
Jeremy Baldwin - District 1
Allen Louderback - District 2
Ryan Cubbage - District 3
Susan Kile - District 4
Jeff Vaughan - District 5

County Administrator:
Amity Moler

TO: Page County Board of Supervisors

FROM: Tracy Clatterbuck, Zoning Administrator I

SUBJECT: Flowerdew Hundred LLC- Special Use Permit Application (*Introduction*)

DATE: November 12, 2026

SUMMARY:

Special use permit (SUP) to operate a self-storage facility.

BACKGROUND:

Flowerdew Hundred LLC has filed an application for a special use permit (SUP) to construct a self-storage facility located off US Hwy 340, Stanley, VA, and further identified by tax map number 59-(A)-63F. The parcel of land, currently vacant, is located west of Stanley, approximately 0.8 mile north of US HWY BSN 340 W and just to the north of 2845 US Hwy 340 Stanley. The property contains 9.69 acres and is currently zoned as Agriculture (A-1). The applicant is proposing to construct a self-storage facility for up to 500 self-serve storage units in a mix of the following sizes: 5x5, 5x10, 10x10, 10x15, 10x20, and 10x30.

Under Section 125-4 of the Page County Zoning Ordinance, *self-storage* is defined as follows:

> *SELF STORAGE: A structure or structures containing separate storage spaces of varying sizes leased or rented as individual leases for the purpose of storing personal property and household goods.*

In the A-1 zoning district, pursuant to Section 125-10.D(19) of the Page County Zoning Ordinance, *self-storage units* require a SUP.

Also, the applicant will be required to comply with the following supplemental code regulations found under Section 125-30.19 (*Self-Storage Facilities*) of the Page County Zoning Ordinance:

A. No commercial activities of any kind shall occur within the facility other than rental of storage units. No repair of vehicles, furniture, or other materials or equipment shall occur within the facility. Signs shall be posted within the facility describing such limitations.
B. No storage of hazardous, toxic or explosive materials shall occur in the self-storage facility. Signs shall be posted within the facility describing such limitations.
C. The maximum size of any individual storage space or unit in a self-storage facility shall be 500 square feet.
D. In the Agriculture Zoning District, fencing, screening, and security may be required for all facilities. Additional conditions may also be required as part of the special use permit review process.
E. Self-storage facilities shall not include portable storage containers, shipping containers and/or tractor trailers.

The applicant has provided a detailed narrative explaining the proposal along with a concept plan and comp plan references.

Draft conditions are included in the packet for review and consideration. As indicated in the supplemental

regulations listed above, additional conditions may also be considered relating to fencing, screening, and security.

OTHER AGENCY COMMENTS:

Virginia Department of Transportation (VDOT) – Per Lindsey Burgess with VDOT:

1) The location of the proposed commercial entrance meets VDOT requirements for sight distance.
2) Any access to a state-maintained roadway must be in accordance with Appendix F of the VDOT Road Design Manual.
3) At the site plan phase, VDOT will review and require the design of the new commercial entrance to meet all applicable state standards.
4) A VDOT land use permit will be required for any work within the VDOT right of way and may be obtained at the VDOT Harrisonburg residency office.

Should the safety, use, or maintenance level of any existing or proposed entrance to a VDOT maintained highway change in the future, VDOT reserves the right to require additional modifications as warranted by the site-specific conditions.

Staff recommends that we make requirements from VDOT a condition of the SUP.

Health Department- Per Jeffery Mason with the Page County Health Department, "*No health department issues w/ request. Note: Certification letters could be potentially Null/Void if drainfield areas are disturbed.*"

Staff recommends that we make requirements from the Health Department a condition of the SUP.

Building Official- Per James Campbell, Page County Building Official, "*No objection to request. Applicable permits will be required prior to construction*."

Staff recommends that we make the requirements from the Building Official a condition of the SUP.

PAGE COUNTY COMPREHENSIVE PLAN:

Tax Map 59-(A)-63F is located in the "Agricultural Protection Tier." Per the Comprehensive Plan, the purpose of the Agricultural Protection Tier is "[t]o protect (to keep from being damaged or lost) agricultural uses and preserve the rural lifestyle and sense of community that has long defined Page County" (Volume 1-9). Further, the Comprehensive Plan states the following: "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." (Volume 1-23, 24).

Policies within the Comprehensive Plan (Volume I, Chapter 3) include (other policies may also be relevant):

- Goal 2, Policy 2.1: "*Preserve a rural lifestyle in the County outside of the towns, Incorporated Areas Tier and Community Service Area Tiers*." (Volume 1-66).
- Goal 3, Policy 3.2: "*Preserve and protect agricultural uses and the rural lifestyle and sense of community that has long defined Page County, especially in the Agricultural Protection Tier.*" (Volume 1-68).
- Goal 3, Policy 3.16: "*Minimize conflicts between agriculture and non-agricultural land uses*. (Volume 1-70).
- Goal 6, Policy 6.2: "*Encourage economic growth that is compatible with the County's rural character while generating a positive net cash flow for the County*" (Volume 1-74).
- Goal 6, Policy 6.9: "*Encourage commercial and industrial business to locate in industrial parks and existing commercial centers or designated growth areas*" (Volume 1-74).
- Goal 6, Policy 6.10: "*Allow commercial and industrial uses in rural areas or near existing neighborhoods only if the use:*
  a. Does not unduly impede traffic flow on roads or intersections;
  b. Is not, and does not, initiate strip development;
  c. Has direct access to adequate roads, railroads or airports;
  d. Meets all standards for water, sewage and waste disposal; and
  e. Does not adversely affect surrounding agricultural or residential activities" (Volume 1-74).

Tax Map 59-(A)-63F is a portion of a larger lot that was divided via 25-acre divisions and non-family divisions, along with a boundary line adjustment, in 2024, as well as court-authorized divisions in 2025. The only residential address located within approximately 500 ft. of Tax Map 59-(A)-63F is 2844 US HWY 340, located on the west side of US HWY 340. 2845 US HWY 340 is the physical address for a poultry structure located approximately 50 ft. from the southwest parcel line of 59-(A)-63F. 2195 US HWY 340 is the address for structures previously operated as Page Valley Flea Market, located within a Commercial (C-1) split-zoned portion of Tax Map 59-(A)-40. This split-zoned portion of lot 59-A-40 is approximately 60 ft. from one corner of Tax Map 59-A-63F. Tax Map 59-(A)-63F does not have access to public water or wastewater.

Contained within the application packet is the applicant's "Comprehensive Plan Compliance Narrative," which includes a table of policies and consistency analysis of most of the policies listed, above. Planning staff generally concurs with the conclusions represented, here, including the assertion that the Zoning Ordinance reflects "the County's own determination that a facility of this type can coexist with the district's agricultural purpose without altering the land's underlying agricultural zoning or availability for future agriculture use." Staff notes that "rural character" may be interpreted in different ways. The Comprehensive Plan provides a general framework in Exhibit 5: Development Guidelines; however, a commercial storage land use does not necessarily fit cleanly within the "Rural Business" category. The Zoning Ordinance's allowance of this use in the Agriculture zoning district by special use permit suggests that Rural Business may be a comparable "Land Use Type" from Exhibit 5. Staff recommends the Planning Commission and Board of Supervisors consider appropriate conditions to address potential adverse impact of this use brought forward during the public hearing(s).

PLANNING COMMISSION ACTION(S):

This application was introduced to the Planning Commission on September 22, 2026. The Commission also discussed proposed permit conditions at two subsequent meetings. In addition, several Commissioners conducted a site visit to the property with Mr. Reed.

A public hearing was held on November 10, 2026. At the hearing, two speakers were opposed to the project and one speaker was in favor of the project. The applicant, represented by David Reed was afforded time to speak on the project, part of which he used to summarize ideas within the application's Comprehensive Plan Compliance Narrative, mentioned above. Staff and Commissioners also reviewed a number of written comments from the public. There were written comments in favor of and opposed to the project. For those that were opposed, reasons mentioned were as follows: concerns related to the proposed business being non-agricultural related, concerns with the property being located in the Agriculture Protection Tier, opinions stating there is not a need for another self-storage facility, concerns over traffic safety, concerns over light pollution, concerns over lack of screening/buffering, and concerns related to the preservation of the rural lifestyle. Copies of all written comments received have been included in the packet for review.

The Planning Commission specifically discussed conditions related to the appearance of the self-storage facility, ultimately recommending language that had been agreed upon with the applicant (*see condition #7*). They also discussed landscaping requirements in general and recommended a condition (*see condition #8*) be added to address that.

Following the discussion, the Commission voted 3–1 (*Yes- Commissioner Davis, Johnson, and Grech; No- Commissioner Adams*) to recommend approval to the Board, subject to the attached conditions.

STAFF RECOMMENDATIONS:

Staff strongly encourages the commission and board to carefully consider any proposed conditions attached to the SUP.

Staff has concerns regarding Condition #8 as currently recommended by the Planning Commission. As written, the condition is overly broad and lacks sufficient objective standards for Zoning Administrators to consistently and effectively enforce. For example:

- "*sufficient to reduce visibility*" is subjective and open to interpretation. What a Zoning Administrator considers acceptable may differ from the expectations of the applicant or other parties. Currently, the Page County Zoning Ordinance does not establish specific landscaping standards to guide staff in determining what constitutes sufficient screening.
- "*combination of trees and shrubs at an appropriate distance from the property line and buildings*" is similarly subjective, as no specific distances or standards are provided. What a Zoning Administrator

considers an appropriate distance may not align with the expectations of the applicant or others.

Although Section 125-30.19.D of the Page County Zoning Ordinance authorizes the Planning Commission and Board of Supervisors to impose conditions related to screening, staff is requesting additional clarification and specificity in Condition #8. Without clearly defined standards or measurable expectations, Zoning Administrators lack sufficient guidance to determine compliance and ensure the condition achieves its intended purpose.

MOTION(S):

I move that the Page County Board of Supervisors hold a public hearing on this special use permit application at the January 19, 2027 Regular Meeting, and direct staff to provide adequate notice of such hearing in accordance with the Code of Virginia § 15.2-2204.

OR

I move an alternative motion.

ATTACHMENTS:

- SUP Application
- SUP Draft Conditions

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

SPECIAL USE PERMIT

Owner: Flowerdew Hundred LLC
Tax Map #: 59-(A)-63F
Purpose: Self-Storage Units

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 40 years.

2. Flowerdew Hundred LLC, 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 business owner and/or operator shall apply for and maintain a valid Page County business license to operate the business.

4. The self-storage units/facility shall be developed and operated in substantial conformance with the concept plan and supporting materials submitted with the Special Use Permit application.

5. 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.

6. Outdoor storage of materials, equipment, vehicles, trailers, boats, recreational vehicles, junk, waste, or other items shall not be permitted.

7. The self-storage facility may consist of multiple buildings; however, no individual building shall exceed 300 feet in length, 30 feet in width, or one story in height. The exterior walls, roofs, doors, and trim of the storage buildings shall be finished in neutral and/or earth-tone colors, including, but not limited to, white, off-white, cream, gray, black, beige, tan, taupe, brown, green, red, and slate. Different colors and combinations thereof may be used on individual buildings and building components. Fluorescent, neon, or similarly vivid colors shall not be permitted on the exterior walls, roofs, doors, and trim of the storage buildings. White, off-white, and customary factory-applied finishes for metal roofing, siding, doors, and trim shall be expressly permitted, provided such finishes are not fluorescent or neon in appearance.

8. The applicant shall provide a landscaping plan sufficient to reduce visibility of the storage units from US HWY 340, including a combination of trees and shrubs at an appropriate distance from the property line and buildings, not to interfere with VDOT sight distance requirements. This landscaping shall consist of native and noninvasive plant materials including evergreen and deciduous species.

9. Security cameras or other remote monitoring devices shall be installed within the self-storage facility prior to operation of the facility.

DRAFT 1/12/26

10. All entrance requirements required by the Virginia Department of Transportation (VDOT) shall be completed prior to the operation of the self-storage units/facility. This condition is subject to modification in writing from VDOT prior to the operation.

11. All building code requirements required by the Uniform Statewide Building Code and/or the Page County Building Official shall be completed prior to the operation of the self-storage units/facility. This condition is subject to modification in writing from the Page County Building Official prior to the operation.

12. All health requirements related to water and sewage required by the Virginia Department of Health shall be completed prior to the operation of the self-storage units/facility. This condition is subject to modification in writing from the Virginia Department of Health prior to the operation.

13. 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.

14. The Zoning Administrator or their designated representative may visit the site at any time to ensure compliance with the special use permit.

15. Violations: 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.

    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) *Date*

_____ _____

Board of Supervisors Chairman *Date*

_____ _____

County Administrator *Date*

DRAFT 1/12/26

COUNTY OF PAGE
SPECIAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY:

DATE RECEIVED: _____ **DENSITY RANGE:** _____

AMOUNT PAID: _____ **RECEIPT #:** _____

* * * \

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: Flowerdew Hundred LLC, a Virginia limited liability company BY: _____ its manager 8-6-2026

Signature of Applicant: **same as above**

* * * *

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
Commonwealth of Virginia (c/o VDOT)	3536 North Valley Pike, Harrisonburg, VA 22802
The Lois A. Freeze Trust	67 Power Dam Road, Luray, VA 22835
Isaac's Woods LLC	P.O. Box 766, Luray, VA 22835
Historic Triangle LLC	P.O. Box 766, Luray, VA 22835
Kenneth W. Shuler, Life Estate	187 Eunice Dr., Stanley, VA 22835
Bryan Clay Nevitt, Jr.	369 Hawksbill Pines Rd., Stanley, VA 22851
Mark & Dyanna Lam	2858 U.S. Hwy. 340, Stanley, VA 22851
Ronald & Judith Painter	2844 U.S. Hwy. 340, Stanley, VA 22851

*above information obtained from Page County GIS records (pagecountygis.com), as of date: August 6, 2026.

ADJOINING PROPERTY OWNER VERFICATION:

AS APPLICANT FOR THIS SPECIAL USE PERMIT REQUEST,

I Flowerdew Hundred LLC, a Virginia limited liability company (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 PROPETY OWNERS AND THOSE PROPERTY OWNERS ACROSS THE ROAD OR RIGHT-OF-WAY.

Flowerdew Hundred LLC, a Virginia limited liability company

8-6-2026
DATE

BY: its manager
SIGNATURE OF APPLICANT

Updated 08/2018

HARRISONBURG RESIDENCY
LAND USE MEMORANDUM

DATE: September 3, 2026

TO: Tracy Clatterbuck, CZA, Zoning Administrator I, Page County

FROM: Burgess Lindsey, Area Land Use Engineer

RE: Special Use Permit – Flowerdew Hundred LLC

VDOT has reviewed the following Special Use Permit application, and comments have been provided as noted:

Applicant: Flowerdew Hundred LLC Landowner: Flowerdew Hundred LLC

Site Address: US Highway 340 Tax Map#: 59-A-63F Ph:

Request:
The applicant is requesting a special use permit to construct and operate a self-storage facility with up to 500 units.

Route Data: -ADT: 5,700
-Speed Limit: 55 MPH
-Functional Classification: Minor Arterial

VDOT Site Specific Comments:

1) The location of the proposed commercial entrance meets VDOT requirements for sight distance.
2) Any access to a state-maintained roadway must be in accordance with Appendix F of the VDOT Road Design Manual.
3) At the site plan phase, VDOT will review and require the design of the new commercial entrance to meet all applicable state standards.
4) A VDOT land use permit will be required for any work within the VDOT right of way and may be obtained at the VDOT Harrisonburg residency office.

VDOT General Comments:
Should the safety, use, or maintenance level of any existing or proposed entrance to a VDOT maintained highway change in the future, VDOT reserves the right to require additional modifications as warranted by the site-specific conditions.

Thank you for the opportunity to comment. Please feel free to contact me at 540-434-2587 if you have any questions or concerns.

Sincerely,

Burgess Lindsey, P.E.
VDOT | Area Land Use Engineer
540-434-2587 | burgess.lindsey@vdot.virginia.gov

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 health department issues w/ request. Note: Certification Letters could be potentially Null/Void if drainfield areas are disturbed.

8/21/2026
DATE HEALTH OFFICIAL

* * * * * * * * * * *

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

DATE BUILDING OFFICIAL

* * * * * * * * * * *

SUBDIVISION PROPERTY OWNERS ASSOCIATION

None applicable

DATE PRESIDENT OR SECRETARY

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

DATE HEALTH OFFICIAL

* * * * * * * * * * *

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

No objection to request. Applicable permits will be required prior to construction.

8-19-26 Jason Campbell

DATE BUILDING OFFICIAL

* * * * * * * * * * *

SUBDIVISION PROPERTY OWNERS ASSOCIATION

None applicable

DATE PRESIDENT OR SECRETARY

SPECIAL USE PERMIT APPLICATION

Written Narrative & Site Plan Description

Self-Storage Facility — Route 340, Page County, Virginia

Applicant / Owner	Flowerdew Hundred LLC
Owner Mailing Address	P.O. Box 766, Luray, VA 22835
Tax Map / Parcel No.	59-A-63F
Property Area	9.69 acres, more or less
Present Zoning	Agriculture (A-1)
Present Use	Vacant
Proposed Use	Self-storage facility (drive-up, non-climate-controlled)
Requested Approval	Special Use Permit, Page County Zoning Ordinance § 125-30.19 (Self-Storage Facilities) / § 125-10 (D) 19
Locality / Jurisdiction	Page County, Virginia
Adjoining Public Road	U.S. Route 340

I. Project Summary

Flowerdew Hundred LLC ("Applicant"), owner of Page County Tax Map Parcel Number 59-A-63F, containing 9.69 acres, more or less, requests approval of a Special Use Permit to construct and operate a self-storage facility on the subject property. The property is zoned Agriculture (A-1), a district in which self-service storage facilities are permitted use by special use permit under the Page County Zoning Ordinance (see § 125-30.19 / § 125-10 (D) 19).

The proposed facility will consist of single-story, drive-up self-storage buildings arranged to allow tenants direct vehicular access to individual unit doors. The facility will not be climate-controlled (not heated or cooled) and will not include a staffed on-site office. This narrative, together with the accompanying exhibits, is submitted for consideration by the Page County Planning Commission and Board of Supervisors.

II. Site & Zoning Data

Item	Data
Tax Map Parcel	59-A-63F
Deed Owner	Flowerdew Hundred LLC
Total Site Area	9.69 acres, more or less
Zoning District	Agriculture (A-1)
Maximum Building Coverage	10% of gross site area (42,299.6 square feet aggregate max. actual improved building footprint, excluding access roads)
Maximum Building Height	Single story buildings (Code maximum is 2.5 stories / 35 feet)
Proposed Use Classification	Self-service storage facility, special use permit
Water Supply	None proposed for self-storage facility use — no well, no public water connection
Sewage Disposal	None proposed for self-storage facility use — no septic system, no public sewer connection
Electric Service	Provided to site via existing, recorded Shenandoah Valley Electric Cooperative easement
On-Site Management	The facility will be professionally managed without a permanently staffed on-site office. Routine inspections will be conducted on a regular basis, and the property will be monitored through electronic access controls and security cameras. Management personnel will be locally available and capable of responding promptly to

	maintenance issues, customer needs, emergencies, or requests from law enforcement or emergency responders
Vehicular Access	Single VDOT-approved commercial entrance from U.S. Route 340, serving only this parcel

III. Description of Proposed Use

The facility will provide up to 500 self-serve storage units in a mix of the following sizes: 5×5, 5×10, 10×10, 10×15, 10×20, and 10×30. Each unit will be individually accessed directly from an adjacent drive aisle ("drive-up" configuration); there will be no interior corridor access and no climate control (heating or cooling) provided to any unit.

The proposed facility will be professionally managed through a local off-site management team and will not include a permanently staffed office or full-time on-site attendant. Management personnel will conduct regular inspections of the property and will be readily available to promptly respond to customer needs, maintenance issues, security concerns, emergencies, or requests from law enforcement or emergency responders. This operating model is common for modern self-storage facilities, particularly in rural markets. Because the facility will not include an on-site office or public restroom facilities, no potable water supply or wastewater disposal system (including a well, septic system, or public water and sewer connection) is proposed or required for the operation of the facility. Electric service will be extended to the site via an existing recorded Shenandoah Valley Electric Cooperative easement.

Prohibited uses at the facility will include, consistent with standard self-storage operating covenants and Page County Zoning Ordinance § 125-30.19: residential occupancy of any unit, retail sales or business activity unrelated to the storage use, outdoor storage of hazardous or flammable materials, and any commercial/industrial activity (fabrication, repair, spray-painting, etc.) within the units. No unit will exceed 500 square feet, and the facility will not include portable storage containers, shipping containers, and/or tractor trailers used for storage.

Compliance with § 125-30.19 (Self-Storage Facilities)

The proposed facility has been designed to comply with all the supplementary standards specific to self-storage facilities set forth at Page County Zoning Ordinance § 125-30.19, as follows:

Standard	Requirement	Compliance
§ 125-30.19(A)	No commercial activity other than rental of storage units; no repair of vehicles, furniture, or other materials/equipment; limitations posted on signage within the facility	Facility will be limited to rental of self-storage units only; no repair or commercial/industrial activity permitted under tenant lease terms; required signage will be posted on site
§ 125-30.19(B)	No storage of hazardous, toxic, or explosive materials; limitations posted on signage	Prohibited under tenant lease terms; required signage will be posted on site

§ 125-30.19(C)	Maximum individual unit size: 500 SF	Largest proposed unit is 10×30 (300 SF); all unit types comply
§ 125-30.19(E)	No portable storage containers, shipping containers, and/or tractor trailers	None proposed; all self-storage units will be within permanently constructed buildings (with permanent foundations)

IV. Site Layout & Building Design

The conceptual site layout (see Exhibit A) arranges the storage buildings in parallel (to each other) rows and generally perpendicular to Route 340, with drive aisles separating each row to provide tenant vehicle access to unit doors. The building layout includes a mix of building widths.

Individual buildings will not exceed 300 feet in length. A minimum separation of 24 feet will be maintained between buildings to provide fire apparatus access and vehicle turning/maneuvering space consistent with the drive-up design. Aggregate building footprint coverage for the site will not exceed 42,299.6 square feet (10% of the 9.69-acre site), in accordance with the maximum building coverage permitted in the Agriculture A-1 district.

Setback Compliance

Yard	Required Setback	Compliance
Front (Route 340 frontage)	50 feet	Provided per site layout
Side yards	15 feet	Provided per site layout
Rear yard	15 feet	Provided per site layout

V. Vehicular Access & Traffic

Site access will be provided via a single commercial entrance onto U.S. Route 340, designed and engineered in accordance with VDOT Minimum Standards of Entrances to State Highways. A VDOT commercial entrance plan has been prepared by Racey Engineering, PLLC, of Luray, Virginia, addressing sight distance, stopping sight distance, entrance geometry, and pavement design. This entrance plan is included as Exhibit B to this application.

The provided sight distance at the proposed entrance in each direction exceeds VDOT's minimum requirement. Based on trip generation for a self-storage use (ITE Land Use Code 151), the entrance does not trigger a warrant for a left-turn lane or right-turn taper/lane under VDOT's volume-based warrant criteria.

VI. Utilities

- Water: None. No well or connection to public/town water is proposed for the facility. The facility will not include restrooms or other fixtures requiring a potable water supply.
- Sewage Disposal: None. No septic system or connection to public sewer is proposed for the facility, consistent with the unstaffed, no-restroom operating model.

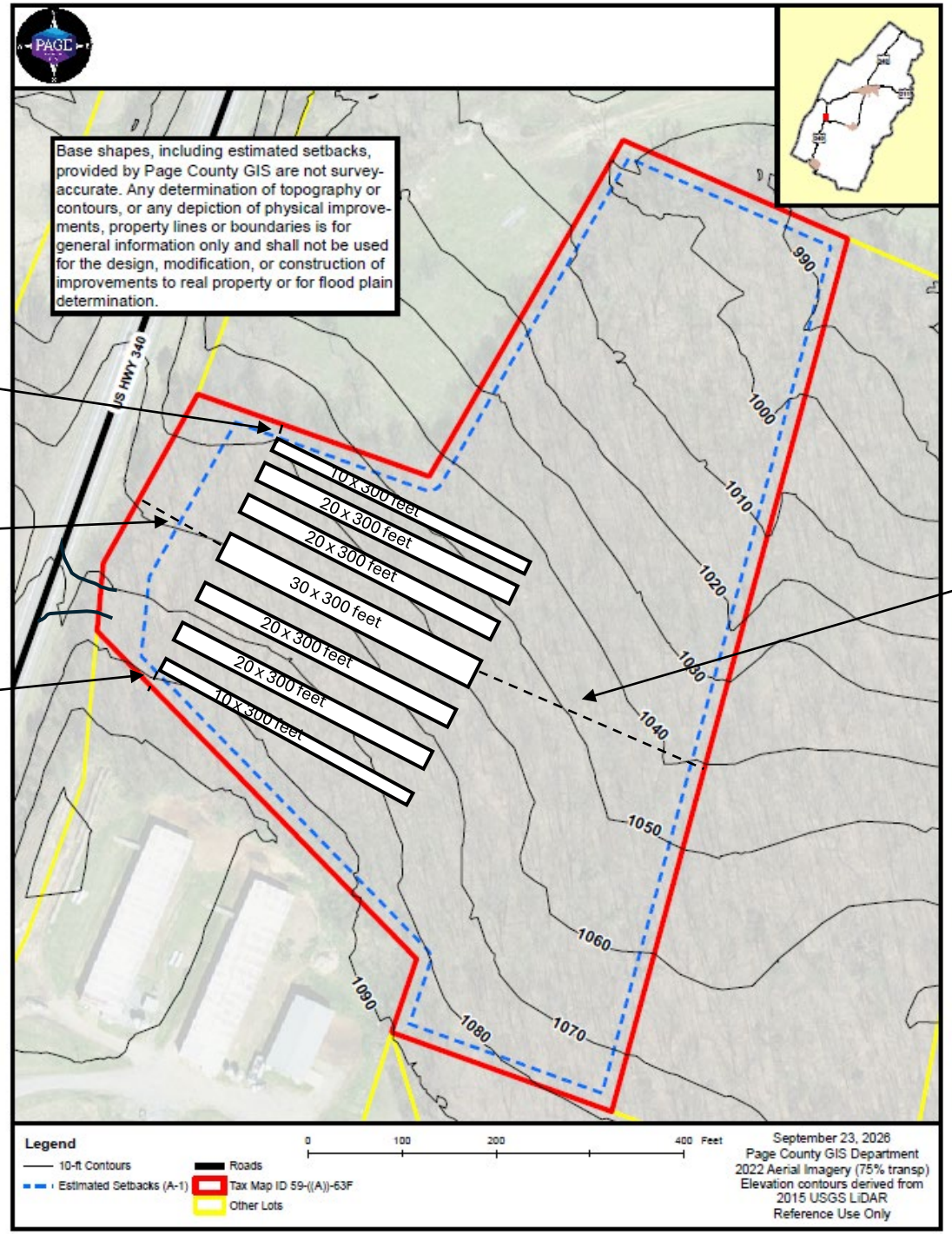
- Electric: Electric service will be extended to the site via a recorded Shenandoah Valley Electric Cooperative easement.

VII. Zoning Compliance Summary

Standard	Required / Permitted	Proposed
Zoning District	Agriculture (A-1)	No change: Agriculture (A-1)
Use	Self-service storage facility by SUP	Allowed in zoning district: Self-service storage facility (drive-up, non-climate-controlled)
Max. Building Coverage	10% of gross site area	Complies: Maximum of 42,299.6 SF (10% of 9.69 acres)
Front Setback (Rt. 340)	50 feet	Complies: 50 feet minimum
Side / Rear Setbacks	15 feet	Complies: 15 feet minimum
Building Separation	5 feet	Complies: 24 feet minimum
Max. Building Length	No requirement	300 feet maximum
Building Widths	No requirement	40 feet maximum
Max. Individual Unit Size	500 SF (§ 125-30.19(C))	Complies: largest unit is 300 square feet
Portable/Shipping Containers	Not permitted (§ 125-30.19(E))	Complies: None proposed — permanent buildings only
Vehicular Access	VDOT-approved commercial entrance	Complies: VDOT-approved commercial entrance provided / to be constructed — Racey Engineering plan, Rt. 340

VIII. List of Exhibits

- Exhibit A — Conceptual Site Layout / Building Type Diagram
- Exhibit B — VDOT Entrance Plan (Racey Engineering, PLLC, Project No. 10272), including Cover Sheet, Existing Features, Entrance Plan, Sight Distance Plan, Stopping Distance Plan, and Details
- Exhibit C – Comprehensive Plan Compliance Narrative



20 feet

75 feet

21 feet

295 feet

for illustrative purposes / not to scale

<u>Assumptions</u>

Width (generally north to south) at 75 feet setback is 315 feet

Length (generally east to west)) of property is 670 feet

Width needed for buildings / drive aisles is 274 feet

PROJECT SITE SUMMARY:

SITE ADDRESS:	US ROUTE 340
OWNER/APPLICANT: ADDRESS:	ISAAC'S WOODS LLC 16 SOUTH COURT STREET LURAY, VA 22835
TELEPHONE NO:	(540) 860-4875
PROJECT ENGINEER: CONTACT: ADDRESS:	RACEY ENGINEERING, PLLC TYLER S. AUSTIN, P.E., L.S. 312 WEST MAIN STREET LURAY, VIRGINIA 22835
TELEPHONE NO:	(540) 743-9227
TAX MAP/PARCEL ID	69-A-97
DEED BOOK/INST NO:	INST#: 202402853
PRESENT ZONING:	AGRICULTURAL
MAG DISTRICT	IRON WORKS
PROPERTY CLASS:	AGRICULTURAL
FLOOD ZONE: FEMA MAP NO.:	X; 51139C0135D
PRESENT USE: PROPOSED USE:	VACANT LOT COMMERCIAL
PROPERTY AREA:	16.09 ACRES

PROPOSED USE:

THE PROPOSED SITE INCLUDES THE CONSTRUCTION OF A NEW COMMERCIAL ENTRANCE FOR THE FUTURE CONSTRUCTION OF APPROXIMATELY 500 SELF-SERVE STORAGE UNITS.

GENERAL NOTES AND STANDARDS:

CONSTRUCTION STANDARDS

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM WITH THESE DRAWINGS, PROJECT SPECIFICATIONS, WITH ALL CURRENT APPLICABLE CODES, AND, UNLESS OTHERWISE SPECIFIED, WITH THE LATEST REVISIONS OF THE FOLLOWING REFERENCE DOCUMENTS:

- THE COUNTY OF PAGE CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD & BRIDGE SPECIFICATIONS.
- VDOT ROAD AND BRIDGE STANDARDS.
- VIRGINIA WORK AREA PROTECTION MANUAL

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CONSTRUCTION STANDARDS. IN IDENTIFIED ON THESE PLANS, THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS, PERMITS AND LICENSES ON-SITE AT ALL TIMES DURING CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
2. THE CONTRACTOR SHALL MAINTAIN A SET OF CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND A STORMWATER POLLUTION PREVENTION PLAN (IF APPLICABLE) ON-SITE AT ALL TIMES DURING CONSTRUCTION. A DESIGNATED RESPONSIBLE PERSON SHALL BE AVAILABLE FOR CONTACT BY INSPECTIONS OR AGENCY OFFICIALS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH HIS PARTICULAR WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES ARE FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS, SITE CONDITIONS, OR ANY RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AFTER THE DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
4. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FROM WHICH THE OWNER AND ENGINEER WERE NOT CONNECTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM. ANY DEVIATIONS FROM OR CHANGES TO THESE PLANS WILL NOT BE ALLOWED UNLESS OTHERWISE APPROVED BY THE ENGINEER. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, HE SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE. ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES, PENALTIES, AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE WHATSOEVER.
5. CONTRACTOR TO VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY AND TO VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND MATERIAL SPECIFICATIONS AND NOTIFY THE OWNER AND THE ENGINEER OF ANY CONFLICTS, DISCREPANCIES, OR DISCONTINUITIES BEFORE COMMENCING OR PROCEEDING WITH WORK. CONTRACTOR SHALL FIELD CHECK DIMENSIONS, ON DISCREPANC

SURVEY SOURCE AND INFORMATION:

SOURCE: THIS TOPOGRAPHIC SURVEY WAS COMPLETED BY RACEY ENGINEERING, PLLC ON OR BEFORE JANUARY 13, 2025, FROM RTK GPS SURVEY METHODS FROM RACEY ENGINEERING, PLLC ESTABLISHED CONTROL. THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

HORIZONTAL AND VERTICAL DATUM: VA NAD83 BASED UPON GPS OBSERVATION PERFORMED BY RACEY ENGINEERING, PLLC.

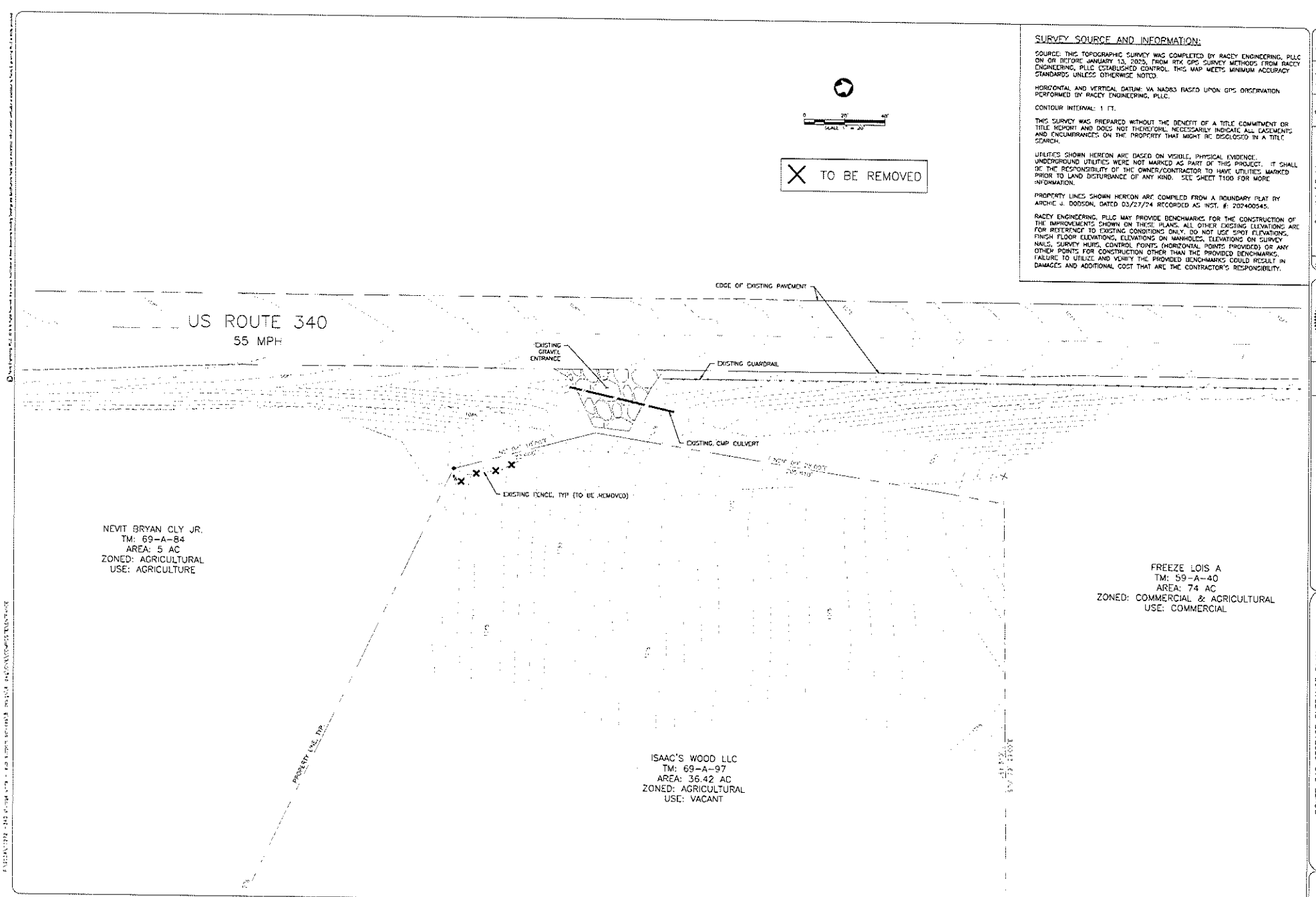
CONTOUR INTERVAL: 1 FT.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT AND DOES NOT THEREFORE, NECESSARILY INDICATE ALL EASEMENTS AND ENCUMBRANCES ON THE PROPERTY THAT MIGHT BE DISCLOSED IN A TITLE SEARCH.

UTILITIES SHOWN HEREON ARE BASED ON VISIBLE, PHYSICAL EVIDENCE. UNDERGROUND UTILITIES WERE NOT MARKED AS PART OF THIS PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO HAVE UTILITIES MARKED PRIOR TO LAND DISTURBANCE OF ANY KIND. SEE SHEET T100 FOR MORE INFORMATION.

PROPERTY LINES SHOWN HEREON ARE COMPILED FROM A BOUNDARY PLAT BY ARCHIE J. DODSON, DATED 03/27/24 RECORDED AS INST. #: 202400545.

RACEY ENGINEERING, PLLC MAY PROVIDE BENCHMARKS FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THESE PLANS. ALL OTHER EXISTING ELEVATIONS ARE FOR REFERENCE TO EXISTING CONDITIONS ONLY. DO NOT USE SPOT ELEVATIONS, FINISH FLOOR ELEVATIONS, ELEVATIONS ON MANHOLES, ELEVATIONS ON SURVEY NAILS, SURVEY HUBS, CONTROL POINTS (HORIZONTAL POINTS PROVIDED) OR ANY OTHER POINTS FOR CONSTRUCTION OTHER THAN THE PROVIDED BENCHMARKS. FAILURE TO UTILIZE AND VERIFY THE PROVIDED BENCHMARKS COULD RESULT IN DAMAGES AND ADDITIONAL COST THAT ARE THE CONTRACTOR'S RESPONSIBILITY.

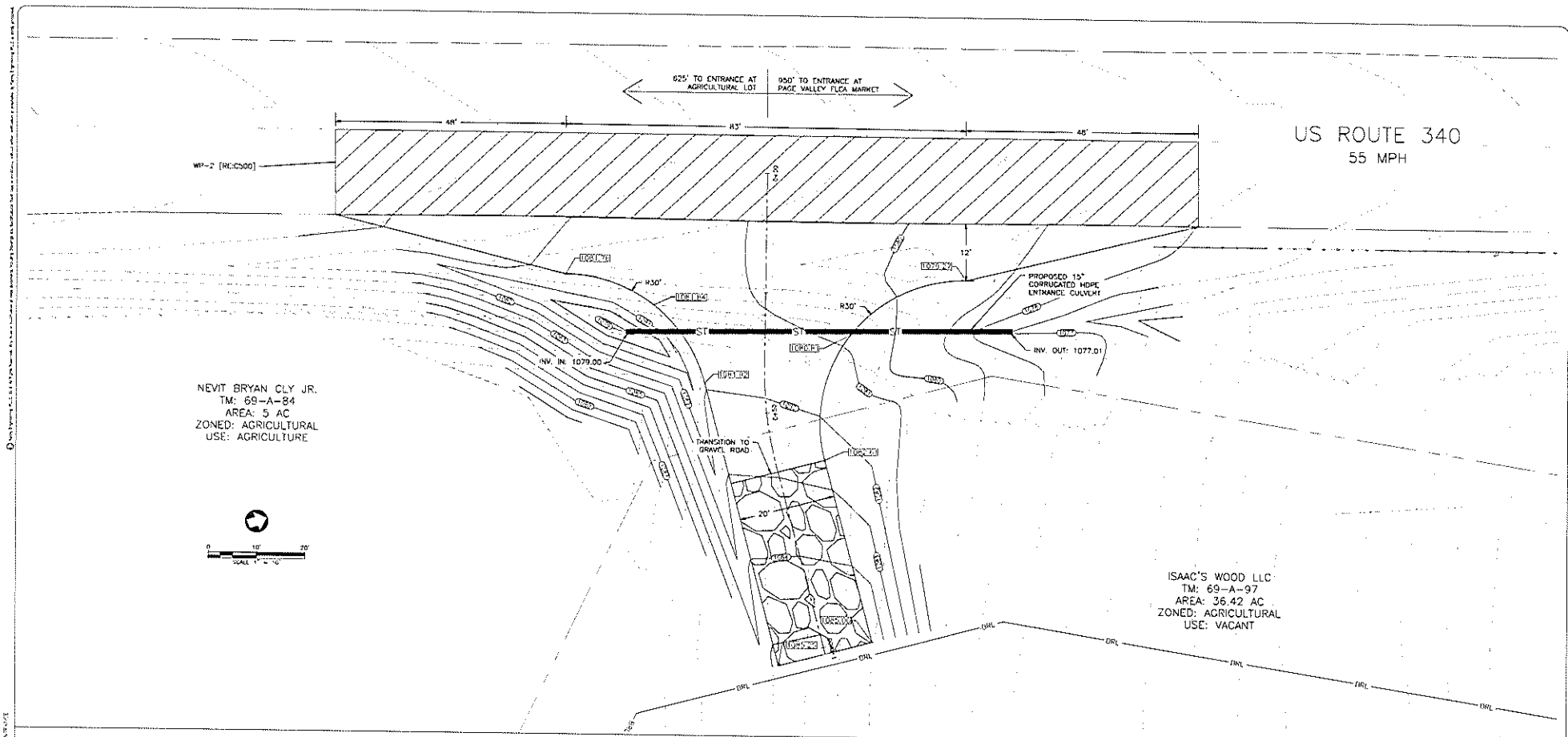


No	Submittal / Revision	By	Apr'd	Date
1	1ST SUBMITTAL VDOT	PV	TSA	02/04/25

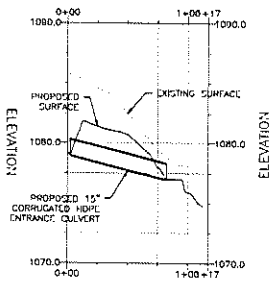
RACEY

ROUTE 340 STORAGE ENTRANCE PLAN

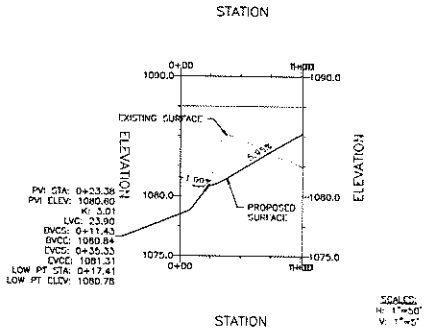
EXISTING FEATURES

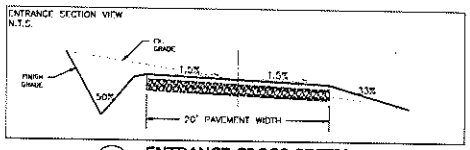


CULVERT PROFILE



ENTRANCE PROFILE





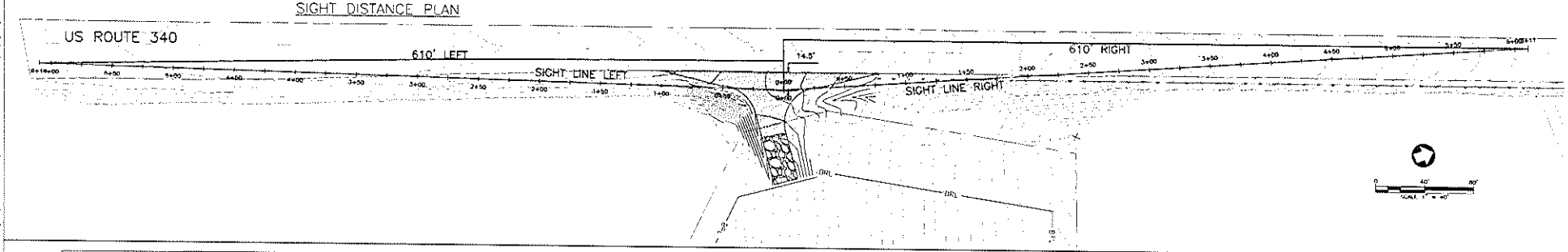
1 ENTRANCE CROSS SECTION
Scale: Not to Scale

RACEY

ROUTE 340 STORAGE ENTRANCE PLAN

ENTRANCE PLAN

SIGHT DISTANCE PLAN



TRIP GENERATION INFORMATION

ADJACENT ROADWAY:
US ROUTE 340

NUMBER OF LANES: 2 (UNDIVIDED)
POSTED SPEED: 55 MPH

CLASSIFICATION: RURAL PRINCIPAL ARTERIAL

TRIP MODERATE INFORMATION:

AADT 2023: 5,400 VPD
%TRUCKS IN ENTRANCE: 1%

ENTRANCE CRITERIA:

ENTRANCE TYPE: VDOT CG-11

REQUIRED SIGHT DISTANCE: SDL: 610 FT — SDR: 610 FT

SIGHT DISTANCE PROVIDED: SDL: 610 (+) FT — SDR: 610 (+) FT

LEFT TURN LANE WARRANT: ADVANCING VOLUME > 464 — 310 VPH (NO LEFT TURN LANE REQUIRED)
RIGHT TURN TAPER WARRANT: RT. TURN VOLUME > 53 — 7 VPH (NO RIGHT TURN TAPER REQUIRED)
RIGHT TURN LANE WARRANT: RT. TURN VOLUME > 97 — 7 VPH (NO RIGHT TURN/TAPER REQUIRED)

PEAK TRIPS = 125 VPD

INFORMATION PER ITE MANUAL 8TH EDITION – ITE CODE 151 – 500 UNITS

Virginia Department of Transportation
Traffic Operations Division
2023
Annual Average Daily Traffic Volume Estimates by Section of Route
Page Maintenance Area

On Rte (R)	Rte/Route Name	Route Level	Route Num	Physical Jurisdiction	Maintenance Jurisdiction	Start Level	End Level	Sect Length	AADT	AADT Quality	Percent 2 and 4 Tire Vehicles	Percent Passenger	Percent Single Unit Trucks 2 Axle	Percent Single Unit Trucks 3+ Axle	Percent Combination Trucks 3 Trailer	Percent Combination Trucks 3+ Trailer	Vehicle Classification Quality	K Factor	Direction Of Travel	Dir Quality	AAWDT	AAWDT Quality	Data Date
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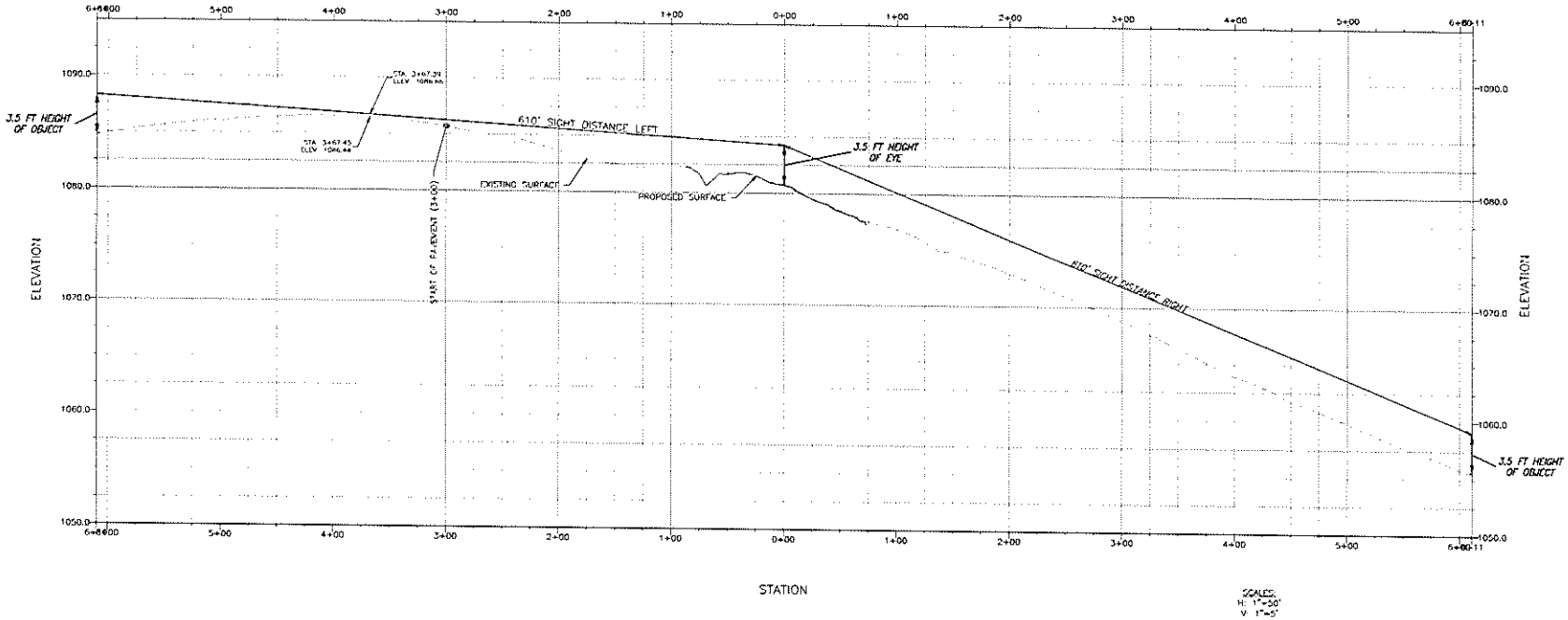
N	340	Primary	340	State Hwy Agency	State Hwy Agency	0.000	0.000	0.000	5400	30	1	1	1	1	1	1	3	0.0	0	0	5400	30	20230101

SIGHT DISTANCE PROFILE



SCALES:
H: 1"=50'
V: 1"=5'

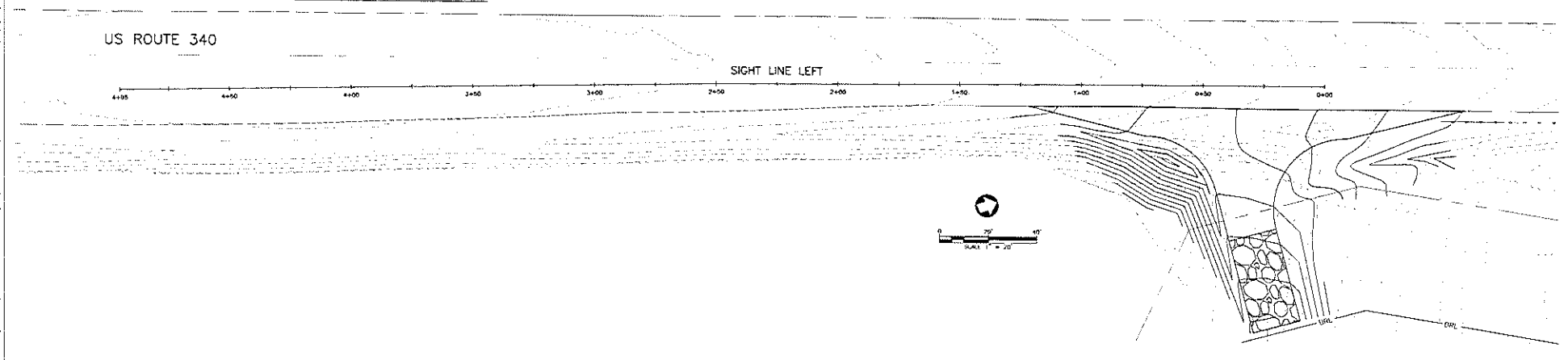
No	Description	By	Date
1	1ST SUBMITTAL VDOT	PJ	09/04/25

RACEY

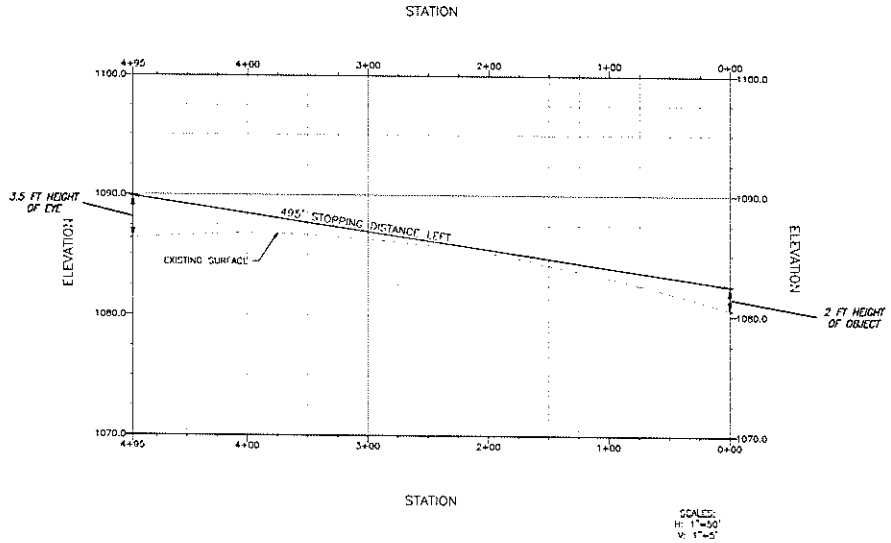
ROUTE 340 STORAGE ENTRANCE PLAN

SIGHT DISTANCE PLAN

STOPPING DISTANCE PLAN



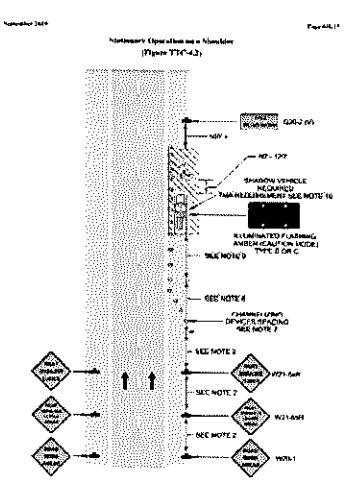
STOPPING DISTANCE PROFILE



RACEY

ROUTE 340 STORAGE ENTRANCE PLAN

STOPPING DISTANCE PLAN



Typical Traffic Control
Stationary Operations on a Shoulder
(Figure TTC-4.1)
NOTES

Standard:

1. For long-term stationary work (more than 1 hour) on divided highways having a median width of 30' or greater on both sides of the roadway shall be required as shown in FIGURE TTC-4.1 (SHEET (3)-2), RIGHT SHOULDER CLOSED AHEAD (W21-5AR), RIGHT SHOULDER CLOSED (W21-5aR), even though only one shoulder is being closed. For operations less than 3 days in duration, sign installation need only be required on the side where the shoulder is being closed.

Guidance:

2. Sign spacing should be 1,000' (305 m) for Limited Access roadways. For all other roadways, the sign spacing should be 500' (150 m) where the posted speed limit is greater than 45 mph, and 350' (105 m) where the posted speed limit is 45 mph or less.

Options:

3. The SHOULDER WORK SIGN (W21-5) sign on an advancing roadway may be omitted when shoulder work is separated from the adjacent traffic lane by a concrete barrier, guardrail, or other similar feature.
4. For short duration operations of no more than one hour, all signs and channelizing devices may be omitted when the activity area is located entirely outside the shoulder and does not encroach on the adjacent traffic lane.

Standard:

5. Vehicle mounted warning signals shall not be used instead of the vehicle's high-mounted rear window, flashing, or oscillating lights. Vehicles required to employ signals not be used to supplement high-mounted rear window, flashing, or oscillating lights.
6. Taper lengths (L) shall be at the following:

Speed Limit (mph)	Taper Length (L) Minimum Desirable (feet)				Taper Length (L) Minimum Acceptable (feet)				Remarks
	9	10	11	12	9	10	11	12	
20	90	100	110	120	45	50	55	60	1 Lane
25	150	165	185	200	75	85	90	100	1 Lane
30	200	220	245	265	100	110	120	135	1 Lane
35	280	310	340	370	140	155	170	185	1 Lane
40	365	405	445	485	180	200	220	240	1 Lane
45	450	500	550	600	225	250	275	300	1 Lane
50	540	600	660	720	270	300	330	360	1 Lane
55	595	660	725	795	295	330	365	395	1 Lane
60	655	725	795	870	325	360	395	435	1 Lane
65	715	795	875	955	360	395	435	475	1 Lane
70	780	865	955	1040	390	430	475	520	1 Lane
75	840	935	1030	1125	420	465	515	560	1 Lane

Longitudinal distance equivalent shall equal 1,000' (305 m) minimum regardless of the posted speed, for example, 1,000' (305 m) minimum for 45 mph (70 km/h) or greater speeds.

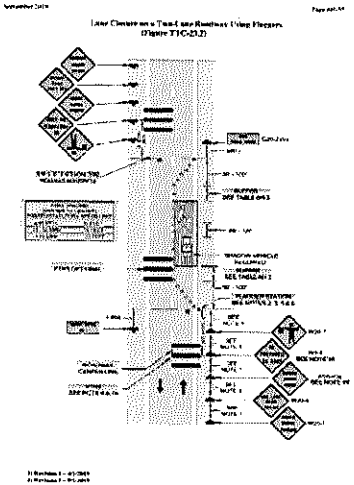
7. Channelizing devices spacing shall be at the following:

Channelizing Device Spacing						
Location Spacing	Speed Limit (mph)	Location Spacing	Speed Limit (mph)	Location Spacing	Speed Limit (mph)	
20' (6 m)	20	40' (12 m)	35	60' (18 m)	50	
20' (6 m)	25	40' (12 m)	40	60' (18 m)	55	
20' (6 m)	30	40' (12 m)	45	60' (18 m)	60	

Longitudinal distance equivalent shall equal 1,000' (305 m) minimum regardless of the posted speed, for example, 1,000' (305 m) minimum for 45 mph (70 km/h) or greater speeds.

8. On roadways with paved shoulders having a width of 4 feet or more, channelizing devices shall be used to offset the shoulder in advance of the lane/shoulder taper to direct vehicular traffic to remain within the traveled way.
9. The buffer space length shall be as shown in Table 6H-3 on Page 6H-3 for the posted speed limit.
10. A shadow vehicle with a truck-mounted attenuator (TMA) shall be used on the shadow vehicle on Limited Access highways and shoulder/lane roadways with posted speed limit equal to or greater than 45 mph for operations with a duration greater than 60 minutes.
11. Where a side road intersects the highway within the temporary traffic control zone, additional traffic control patrols shall be placed as needed.

1) Revised 1 - 4/1/2015
2) Revised 2 - 5/1/2019



Typical Traffic Control
Lane Closure on a Two-Lane Roadway Using Flaggers
(Figure TTC-23.2)
NOTES

Guidance:

1. Lane spacing distance should be 1,640' (500 m) when the posted speed limit is 45 mph or less, and 2,640' (800 m) when the posted speed limit is greater than 45 mph.
2. Lane closures for more than 4 hours requiring the closure of the work zone to permit superseding traffic in advance of the flagger station and downstream, should not be permitted until queued traffic has dissipated and the posted speed limit is restored.
3. For divided, multilane facilities, lane closures should be made in the direction of traffic flow. Lane closures in the opposite direction should be discouraged as a flagger stationed in a median to control traffic in both directions of travel can be hazardous.
4. For divided, multilane facilities, lane closures in the direction opposite the flow of traffic should be considered only when the following conditions exist:
   - Sufficient sight distance is provided for approaching traffic to safely react to the flagger station and the lane closure.
   - Adequate space is provided for the safe operation of the flagger and the equipment.
   - Adequate space is provided for the safe storage of vehicles that are queued because of the lane closure.
   - Adequate space is provided for the safe movement of vehicles that are entering and leaving the work area.
   - Adequate space is provided for the safe movement of vehicles that are passing the work area.
   - Adequate space is provided for the safe movement of vehicles that are traveling through the work area.
   - Adequate space is provided for the safe movement of vehicles that are traveling around the work area.
   - Adequate space is provided for the safe movement of vehicles that are traveling in

RACEY ENGINEERING PLLC

ENGINEERING
SURVEYING
PRE-CONSTRUCTION
CONSTRUCTION MANAGEMENT

November 27, 2024

Isaac's Woods, LLC
c/o David Reed
PO Box 766
Luray, Virginia 22835

Project: Route 340 Storage Units - Preliminary VDOT Entrance Coordination – TM 69-A-97F (Lot 8)

Racey Project Number: 2024-0388

Subject: Proposal for Professional Services

Racey Engineering, PLLC ("Racey") is submitting this proposal for professional services associated with providing task specific surveying, engineering, and other necessary support services as needed by the Client in support of planning and coordination on a possible Special Use Permit ("SUP") for a storage unit use. Racey will be evaluating and coordinating the proposed requirements and feasibility of a commercial entrance with VDOT on the referenced parcel. If approved, the terms in this shall continue to govern through the completion of work.

SCOPE OF SERVICES

Based on the specific task scope, Racey will provide the following support services:

TASK 1 – PHYSICAL FEATURES SURVEY

- Dispatch Crew to site to make a minimal field survey of the entrance, sight distance features, edge of pavement, etc., process field work, and establish parcel survey limits and sight distance limits. In addition, Racey will field locate visible, above ground, physical features, including evidence of sub-surface utilities on the site, structures, concrete, pavement, utilities, drainage structures, and site features within limits of the entrance only. This will be a physical survey. This does not include any physical features survey on the remainder of the property where the proposed storage units are to be located.
- We will prepare a base features and topography map for use by Racey Engineering in the layout and design of the proposed commercial entrance. Field run topography will be provided on a 1-foot contour interval.

TASK 2 – VDOT COMMERCIAL ENTRANCE PLAN PRELIMINARY DESIGN AND FEASIBILITY COORDINATION

- Provide analysis, preliminary layout design, turn lane warrant analysis for the estimated vehicle trips per day based on the proposed use to determine the proposed commercial entrance dimensions and parameters. Plans will include geometric layout, general grading, profiles, and sight distance as required for VDOT Entrance Plans. NOTE: an actual Entrance Plan for permit review and approval will not be provided at this stage. Only the preliminary design and layouts required to prove feasibility to VDOT. If VDOT requires a complete design and submission, that will be under a separate fee and agreement.

- We will provide plans to the Client for review and comment.
- We will coordinate with VDOT on our proposed use and the preliminary plan feasibility and approach for an SUP Application to the County. Client will be copied and involved on reviews, discussions, and coordination with VDOT.
- We will provide revisions to the preliminary plans and package, if required, based on review comments and/or questions from VDOT. Intent is to have a written correspondence from VDOT stating a Commercial Entrance for the proposed use is feasible in the proposed location.

TASK 3 *OPTIONAL* - GENERAL DEVELOPMENT PLAN

It may (and likely will) be required to show VDOT what your intent on the development of this property and what the SUP will be based upon.

- If needed, we will prepare a General Development Plan to show a general layout, preliminary grading, and other concepts as provided by the Client. At this stage of the project, the GDP will be prepared based solely on enough information to make VDOT comfortable with our design assumptions for vehicle trips per day and turn lane warrants. Further detail for other facets of the SUP process would be completed under an additional agreement. This will be designed based off of GIS and or VGIN topography, and a field topographic survey is not proposed at this phase.
- We will provide the plan to the Client for review and comments and provide revisions to the plans based on Client comments.

GENERAL EXCLUSIONS

1. Any and all work not specifically included in the above "Scope of Services" is excluded.
2. Any geotechnical or environmental testing, or investigations and professional design services not outlined above.
3. This work does not include a title survey or report from Racey. If a Title Report is provided to Racey, the information will be incorporated into our engineering and survey files.
4. Permit or Review Fees, Application Fees of any, and Permit Applications are excluded.
5. Rezoning, Special Use, and/or Conditional Use Actions, or Land Subdivisions are excluded.
6. Boundary, Easement, or other plats are excluded.
7. Any Engineering Designs or Plans except for as outlined in the Scope of Work, is excluded.
8. Formal Site Plan submissions to the County for Stormwater Management Quantity or Quality Design, Formal Erosion and Sediment Control Plans, or Calculations are excluded.
9. Traffic, Speed, or Count Studies or Traffic Impact Analysis are excluded.

PROPOSAL FEE

We trust the above scope of work meets the Client's requirements. We are proposing to perform the scope of work presented in this proposal for a fixed fee format. This is the first order under this project and is labeled as Project Order #1. The proposed fee for the project is detailed below.

VDOT Entrance Prelminary Design and Feasiblity
SUP Support Services

Task	Proposed Fee
Racey	Labor (Fixed Fee)
Task 1 –Physical Features Survey	$1,650.00
Task 2 – VDOT Comm. Entrance Plan Prelim Design & Feas. Coord.	$4,350.00
Task 3 *OPTIONAL*– General Development Plan for VDOT Use Only	$5,000.00

FEES AND TERMS

We propose completing these tasks as outlined in this letter for a fixed fee as denoted with each task. All expected reimbursable expenses are included within the fixed fee price provided. We propose to work in accordance with our Standard Terms and Conditions for Professional Services, a copy of which is attached as part of this proposal.

APPROVAL/ACCEPTANCE

We appreciate the opportunity to provide this proposal, and hope the scope and fee are acceptable for your project's needs. Please reach out if you have any questions on the presented information or would like to discuss any aspect further. If the terms of this proposal are acceptable, please sign and return and work will commence as indicated.

Sincerely,

Racey Engineering, PLLC

David Reed ("Client")

Project Representative

By: _____

Date: _____

Title: _____

Attachments: Standard Terms and Conditions for Professional Services

[Close of Proposal_v1 REV]

RACEY ENGINEERING PLLC

ENGINEERING
SURVEYING
PLANNING & PROGRAMMING
CONSTRUCTION MANAGEMENT

STANDARD TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

1. The Proposal to which these Terms and Conditions are attached shall be valid for the length of time noted in the Proposal, or thirty (30) calendar days if not indicated in the Proposal. Once executed, the Proposal, these Terms and Conditions, and all other exhibits identified in the Proposal and attached thereto shall constitute the Agreement between Racey Engineering, PLLC (Racey) and the Client. The parties shall endeavor to ensure that all changes to the scope of work, responsibilities of the parties, schedule, or compensation shall be made in writing and signed by both parties prior to moving forward with the work on said changes; provided, however, that should the client direct Racey to proceed with a change in services orally, it shall not thereafter seek to deny compensation based on the assertion that Racey proceeded with the work without having written directive

2. Racey, upon receipt of any individual request as described in part .01 above, shall promptly advise the Client as to whether the requested assignment can be completed in the timeframe specified by the Client, and if Racey (in its sole judgment) is unable to perform the services requested or is unable to perform the services within the timeline specified by the Client may decline such work assignment.

3. The Client shall pay Racey for its services rendered in support of Project in accordance with a specified and stipulated Schedule of Compensation for Racey's employees and costs expended. Racey will make requisitions for payment as bills on about the 20th of each month for services rendered and completed for the prior 30-day period. Additional Terms and Conditions for payment of monthly pay requisitions will be as shown in Part [.04] below and elsewhere herein.

4. The Client agrees to pay monthly invoices as submitted within thirty days of receipt of the invoices and said payment shall not be conditioned the Client receiving payment from any third party for reimbursement for the services or for any other cause. Any payment not received within fifteen days of its due date shall bear interest at 1.0% per month, i.e. 12% per annum.

5. Racey shall provide services and shall assign the work requested to those employees of Racey who are qualified to perform the services requested in accordance with the standards of the trade and industry.

6. If, during the course of the performance of this Agreement, conditions or circumstances are discovered that could not reasonably be contemplated by Racey at the commencement of this Agreement, Racey shall notify Client in writing of the newly discovered conditions or circumstances. Client and Racey shall negotiate, in good faith, the terms and conditions of any resulting changes to the services and fees presented in this Agreement. If such an amendment to the Agreement cannot be agreed upon within thirty (30) days after notices, Racey may terminate the Agreement and be compensated for all fees and expenses incurred to date.

7. The Client, and its designated representatives, including the Project Director, Architect, and others, shall fully cooperate with Racey in furnishing any, and all, information, or data available to it which might be useful and/or needed by Racey in fulfilling the requested assignment by the Client for this Project.

8. If a party materially breaches the terms of this agreement, then in addition to any other costs or damages sustained by the non-breaching party, the non-breaching party shall be entitled to recover its reasonable attorney's fees including Court costs and expert witness fees incurred in any action seeking to enforce the terms of this agreement or to defend against claims brought by the other party with such reasonable fees to be determined by a Court of competent jurisdiction in Page County, VA.

RACEY ENGINEERING

9. The compensation under this Agreement is based on the orderly and continuous progress of the project through all phases of the work. If the project is delayed for reasons beyond Racey's control, an equitable adjustment in such compensation shall be negotiated, taking into consideration the impact of such delay, including, but not limited to, changes in price indices and in hourly billing rates applicable to the period when services are in facet being rendered. Racey shall not accept liability or responsibility for delays beyond its control. The schedule referenced in the Agreement shall be adjusted as necessary to accommodate Additional Services, review time by the Client and regulatory agencies, and any other delays beyond the control of Racey.

10. The Client shall have unrestricted authority to publish, disclose, distribute, and otherwise use, in whole or in part, any reports, data or other materials prepared by Racey pursuant to this agreement.

11. This Agreement may be terminated by either party upon ten days prior written notice to the other party. In the event of termination, Racey shall be paid as compensation for services rendered to date and upon such payment Racey shall deliver to counsel for the Client the data, drawings, specification reports, summaries, documents, computer data and computer-generated materials of any nature and other such information and materials as may have been accumulated or acquired or prepared by Racey in performance of the terms of this agreement.

12. This Agreement shall not be assignable except upon written consent of the parties hereto and if so assigned, shall extend to and be bind upon the successor and assigns of the parties hereto.

13. Racey and any sub-contractor or its employees shall not be considered to be employees of the Client for any purposes whatsoever. Racey shall be deemed an independent contractor at all times in performance of services described herein. Racey further agrees that neither it nor its employees are entitled to any benefits from the Client or coverage by the Client under the provisions of the workers compensation act of the Commonwealth of Virginia or to any other benefits granted employees of the Client.

14. In the performance of its professional services, Racey shall use the degree of care and skill ordinarily exercised under similar conditions in similar localities and no other warranties expressed or implied are made or intended in any of the proposals, reports, or opinions rendered by Racey.

15. Racey shall be entitled to rely upon the accuracy of data and information furnished it by the Client or agents of the Client without independent review or evaluation. This shall not relieve Racey of its duties of reviewing the data and bringing it to Client's attention, or the attention of its agent for any inaccuracy in the data.

16. Racey's policy is to destroy files after a period of five (5) years of inactivity. Accordingly, if you need any documents from this project, you will need to contact Racey's office within five (5) years of completion of our representation of you in this matter. During this five (5) year period, we will charge a fee to retrieve and copy your file which you agree to pay prior to copying your file. After the five (5) year period your file and all related documents will be destroyed and no longer available.

17. The Proposal and these Terms and Conditions constitute the entire Agreement of the parties and supersedes any and all other agreements or understands oral or written for the previous to the execution hereof or contemporaries herewith with respect to the provision of professional engineering and surveying services.

COMPREHENSIVE PLAN COMPLIANCE NARRATIVE

Special Use Permit Application

Self-Storage Facility — Route 340, Page County, Virginia

Applicant / Owner	Flowerdew Hundred LLC
Tax Map / Parcel No.	59-A-63F
Property Area	9.69 acres, more or less
Present / Proposed Zoning	Agriculture (A-1) — no change requested
Requested Approval	Special Use Permit, Page County Zoning Ordinance § 125-30.19 (Self-Storage Facilities) / § 125-10 (D) 19
Governing Plan	Page County Comprehensive Plan, Volume I (Goals, Policies & Future Land Use)

I. Purpose of This Narrative

This narrative is submitted in support of the special use permit application by Flowerdew Hundred LLC to construct and operate a self-storage facility on Page County Tax Map Parcel 59-A-63F (9.69 acres, more or less). It demonstrates both that the proposal, as designed, is consistent with the applicable goals and policies of the Page County Comprehensive Plan, Volume I, and that the proposal affirmatively advances numerous of those goals — particularly the County's economic development objectives. Unlike a rezoning, a special use permit does not change the underlying zoning district or the Future Land Use designation of the property; it authorizes a specific use that the Zoning Ordinance already identifies as appropriate within the Agriculture (A-1) District, subject to conditions imposed through Planning Commission and Board of Supervisors review. Because the Zoning Ordinance itself is the principal tool by which the County implements the Comprehensive Plan, an application that conforms to the ordinance's special use standards for the A-1 District (§ 125-30.19) and § 125-10 (D) 19 is, by design, an application that operates within the land use framework the Comprehensive Plan establishes for agriculturally zoned land.

II. Relationship to the Applicant's Prior Rezoning Application

The Applicant previously filed an application to rezone this same parcel from Agriculture (A-1) to Commercial (C-1), which is currently pending before the Board of Supervisors. This application is a materially different request. It does not seek to rezone the property or to change its designation on the County's Future Land Use Map; the parcel remains, and will remain, zoned Agriculture (A-1). The Applicant instead seeks approval of a special use permit for a use — a self-storage facility — that the Zoning Ordinance already contemplates as appropriate within the A-1 District.

The Applicant is pursuing the Special Use Permit application as the preferred path for the proposed project. Accordingly, if the Special Use Permit is approved in a form acceptable to the Applicant, it is anticipated that the pending rezoning application will be withdrawn.

This distinction is directly relevant to Comprehensive Plan consistency: the concerns that typically inform review of an agricultural-to-commercial rezoning — permanent conversion of agricultural land, alteration of the Future Land Use Map, and diminished capacity for future agricultural use — do not apply to a special use permit that leaves the underlying agricultural zoning intact. This narrative addresses the applicable Comprehensive Plan goals and policies on that basis.

III. Consistency with Comprehensive Plan Goals & Policies

Site-Specific Suitability & Surrounding Context

Several site-specific characteristics support the conclusion that this particular parcel is well suited to the proposed use and that the impact of the proposed special use permit on the County's agricultural land base is minimal:

- Limited agricultural viability: The parcel is not well suited to active agricultural crop production, distinguishing it from higher-value farmland that the Agricultural Protection Tier and Goal 3 policies are principally intended to preserve.

- Land condition: The parcel is no longer fully wooded, having been partially cleared; the proposed development does not require the removal of a substantial stand of mature forest or conversion of an intact natural area.
- Highway frontage and access: The property has direct, substantial frontage on U.S. Route 340 with an engineered, VDOT-approved commercial entrance already designed for the site — a locational advantage not available to many agricultural parcels, and one that supports siting a highway-oriented, low-traffic commercial use here rather than requiring new road improvements or access elsewhere.
- Proximity to existing commercial uses: The parcel adjoins a Commercial (C-1) split-zoned parcel, Tax Map 59-A-40 (the former Page Valley Flea Market site, 2195 US Hwy 340). Commerial (C-1) zoned land is located approximately 60 feet from the subject property. The site is therefore not an isolated agricultural tract, but is located within a transitional area of the Route 340 corridor that already includes commercially zoned and used property nearby, including the Battle Creek landfill, a commercial landfill facility, owned and operated by the County located less than one mile from the site.

These factors directly inform the Goal 3 and Future Land Use analysis below: siting a special use permit for self-storage on this particular parcel — rather than on high-quality farmland farther from existing commercial development and highway frontage — is consistent with the Comprehensive Plan's intent to minimize conflicts between agricultural and non-agricultural uses and to avoid impacts to land most valuable for continued agricultural use.

Policy-by-Policy Analysis

The table below addresses the specific Comprehensive Plan goals and policies (Volume I, Chapter 3) most relevant to development proposals on agriculturally zoned land along the U.S. Route 340 corridor, consistent with those identified in the County's own review of this parcel.

Goal / Policy	Policy Language	Consistency Analysis
Goal 2, Policy 2.1	*"Preserve a rural lifestyle in the County outside of the towns, Incorporated Areas Tier and Community Service Area Tiers."*	The property retains its Agriculture (A-1) zoning and Future Land Use designation. The proposed facility is a single, low-intensity use with a limited building footprint (10% max. lot coverage), substantial setbacks (50 ft. front, 15 ft. side/rear), and no residential density increase. The rural character of the surrounding area is preserved; no new residential or intensive commercial development is introduced.
Goal 3, Policy 3.2	*"Preserve and protect agricultural uses and the rural lifestyle and sense of community that has long defined Page County,*	The parcel remains zoned and designated Agriculture. The Zoning Ordinance itself authorizes the self-storage use within A-1 by special use permit — reflecting the County's own determination that a facility of this type can coexist with the district's

	especially in the Agricultural Protection Tier."	agricultural purpose without altering the land's underlying agricultural zoning or availability for future agricultural use. As discussed above, the parcel itself is not well suited to active agricultural crop production, is not fully wooded, and adjoins an existing Commercial (C-1) split-zoned parcel — factors that further reduce any impact on the agricultural land base this policy is intended to protect.
Goal 3, Policy 3.16	*"Minimize conflicts between agriculture and non-agricultural land uses."*	The facility will generate minimal noise, odor, and nighttime activity relative to other commercial and agricultural uses; it involves no processing, manufacturing, livestock, or agricultural nuisance conflicts. The parcel directly adjoins existing split zoned Commercial (C-1) property — further reducing the potential for agriculture/non-agriculture conflict at this specific location.
Goal 6, Policy 6.2	*"Encourage economic growth that is compatible with the County's rural character while generating a positive net cash flow for the County."*	Self-storage is among the absolute lowest-impact commercial uses available: it generates minimal daily traffic, requires no public water or sewer extension, and adds no school-age population. It expands the County's real estate and business tax base at an extremely low marginal cost to County services, consistent with a positive net fiscal impact.
Goal 6, Policy 6.9	*"Encourage commercial and industrial business to locate in industrial parks and existing commercial centers or designated growth areas."*	This policy is most directly applicable to rezonings that convert agricultural land to a commercial or industrial district outright. This application does neither: it proposes a special use within the existing A-1 District, using the specific mechanism (§ 125-30.19 and § 125-10 (D) 19) the County's own Zoning Ordinance provides for accommodating limited-scale commercial services on agricultural land. The Applicant recognizes this policy favors growth-area and existing-commercial-center locations for larger-scale or more intensive commercial and industrial uses, and notes that a self-

		storage facility — unstaffed, non-manufacturing, and low-traffic — is a materially different land use intensity than the businesses this policy is principally directed at.

IV. Consistency with the Future Land Use Plan

The Comprehensive Plan's discussion of non-residential development on agriculturally designated land recognizes that "non-residential uses would serve the needs of residents in the surrounding rural areas". A self-storage facility is consistent with the rural-serving character contemplated by this language: it provides a service used disproportionately by rural residents and small agricultural operations (equipment, seasonal, and household storage) rather than a use oriented toward regional or highway-commercial traffic. The facility introduces no change to the property's Future Land Use designation and does not establish a precedent for further commercial rezoning of adjoining agricultural parcels.

The parcel's location also reflects an existing transition along this segment of the Route 340 corridor rather than an isolated intrusion into a contiguous agricultural area. The property directly adjoins a Commercial (C-1) split-zoned portion of Tax Map 59-A-40 (the former Page Valley Flea Market), and its highway frontage, partially cleared condition, and limited suitability for active crop agriculture further distinguish it from the higher-value farmland the Future Land Use Plan's agricultural designations are intended to protect. The County also owns and operates a commercial landfill less than one mile from the parcel.

V. Consistency with Transportation Goals

The proposed U.S. Route 340 entrance has been engineered by Racey Engineering, PLLC in accordance with VDOT Minimum Standards of Entrances to State Highways, providing more than adequate sight distance in each direction — exceeding VDOT's minimum requirements — and does not trigger a left- or right-turn lane warrant based on projected trip generation. This directly addresses public safety and traffic concerns and is consistent with Comprehensive Plan objectives to ensure that new development along the County's primary highway corridors (Routes 340 and 211) occurs safely and with adequate sight distance and access management.

VI. Affirmative Value to the Comprehensive Plan

Beyond avoiding conflict with the goals and policies discussed above, the proposal affirmatively advances several Comprehensive Plan objectives — particularly Goal 6's directive to encourage economic growth that generates a positive net cash flow for the County while remaining compatible with its rural character.

Positive Net Fiscal Impact at Minimal Service Cost

The subject parcel is currently vacant and generates no business tax revenue / limited real estate tax revenue. The proposed facility will place up to 500 self storage units, being taxable commercial improvements on the site, while placing negligible new demand on County services: it will not add school-age population, will not require extension of public water or sewer, and — as an

unstaffed, drive-up facility — generates minimal daily traffic and a correspondingly low call volume for emergency services relative to most commercial uses. The result is new real estate and business personal property tax base with an unusually favorable ratio of revenue to service cost, directly implementing Goal 6, Policy 6.2's call for economic growth that generates "a positive net cash flow for the County."

Serves a Documented Rural Need Without Consuming Agricultural Land

The Comprehensive Plan recognizes that non-residential uses on agriculturally designated land "would serve the needs of residents in the surrounding rural areas." Self-storage is a practical, recurring need for rural households and small agricultural operations — seasonal equipment and household goods — that is currently underserved in the immediate vicinity of Stanley and the Route 340 corridor. Because the facility is authorized through a special use permit rather than a rezoning, the site's underlying agricultural zoning and its availability for future agricultural use are fully preserved; the County gains the service and the tax base without any permanent reduction in land designated for agriculture, distinguishing this proposal from a rezoning or from development of a use that would consume prime agricultural soils.

Efficient Use of Already-Improved Highway Frontage

The site fronts directly on U.S. Route 340, an already-improved state highway, and will be served by a newly engineered, VDOT-approved commercial entrance with sight distance exceeding minimum standards in both directions. Directing this low-intensity commercial use to existing highway frontage — rather than to a site requiring new road construction or significant frontage improvements — makes efficient use of existing transportation infrastructure and directly and proactively addresses the corridor access-safety concerns.

Lower Long-Term Land Use Risk Than a Rezoning

Because approval would take the form of a special use permit rather than a rezoning the County's Future Land Use Map and zoning map remain unchanged. This offers the County a more conservative, reversible land use outcome than a permanent commercial rezoning would, while still delivering the fiscal and service benefits described above.

VII. Conclusion

The proposed self-storage facility preserves the Agriculture (A-1) zoning and Future Land Use designation of Tax Map Parcel 59-A-63F, relies on a use and process (special use permit under § 125-30.19 and § 125-10 (D) 19) that the County's own Zoning Ordinance establishes for agriculturally zoned land, and has been designed to minimize impacts to surrounding agricultural and rural uses through modest building coverage (10% maximum), generous setbacks, extremely low traffic generation, and a VDOT-approved entrance with sight distance exceeding required standards. For the reasons set forth above, the Applicant submits that the proposal is fully consistent with the applicable goals and policies of the Page County Comprehensive Plan.

THIS DEED IS EXEMPT FROM TAXATION PURSUANT TO SECTION 58.1-811(D) OF THE CODE OF VIRGINIA, 1950 AS AMENDED, AS A DEED OF GIFT WITHOUT CONSIDERATION.

THE SCRIVENER OF THIS DEED HAS NOT GIVEN ANY TAX ADVICE REGARDING THIS TRANSFER. THE SCRIVENER OF THIS DEED HAS NOT GIVEN ANY ADVICE CONCERNING GOVERNMENT BENEFIT PROGRAMS INCLUDING BUT NOT LIMITED TO MEDICAID REGARDING THIS TRANSER. THE PARTIES HAVE BEEN ADVISED TO SEEK THE COUNSEL OF THEIR TAX ADVISOR PRIOR TO EXECUTION OF THIS DEED. THE SCRIVENER OF THIS DEED HAS ONLY PREPARED THIS DOCUMENT AT THE REQUEST OF THE SELLER AND HAS NOT HANDLED ANY SETTLEMENT RELATED TO THIS TRANSFER NOR REPRESENTED ANY OF THE PARTIES HERETO IN ANY OTHER MATTERS RELATED TO THIS TRANSFER.

Tax Map Numbers: 59-(A)-63F and 69-(A)-97I.
This instrument has been prepared by David M. Reed, Attorney at Law (VSB #86890).
The scrivener of this deed has not examined the title to the real estate herein conveyed.
Virginia Code §17.1-223: The existence of title insurance is unknown to the preparer.

BOUNDARY LINE ADJUSTMENT DEED OF GIFT

THIS BOUNDARY LINE ADJUSTMENT DEED OF GIFT, made and entered into this 20th day of May, 2025, by and between **ISAAC'S WOODS LLC**, a Virginia limited liability company, GRANTOR/PARTY OF THE FIRST PART; and **FLOWERDEW HUNDRED LLC**, a Virginia limited liability company, GRANTEE/PARTY OF THE SECOND PART, whose address is: P.O. Box 766, Luray, Virginia 22835.

WHEREAS, the parties hereto are the owners of adjoining parcels of real estate located in Page County, Virginia as more particularly described below; and

WHEREAS, the parties hereto desire to adjust the boundary lines between their aforesaid parcels of real estate as more particularly set forth below, and as further shown on the attached survey plat prepared by Archie J. Dodson, Jr., Land Surveyor, dated May 15, 2025.

NOW THEREFORE WITNESSETH:

That for and in consideration of the love and affection of the Party of the First Part for the Party of the Second Part, the Party of the First Part does hereby bargain, grant, sell, and convey with Special Warranty of title unto **FLOWERDEW HUNDRED LLC**, a Virginia limited liability

company, all that certain tract or parcel of real estate with all improvements thereon and all rights, easements and appurtenances thereunto belonging, lying and being situate in the Shenandoah Iron Works Magisterial District, Page County, Virginia, bounded and described as containing 2.93 acres, more or less, as shown on the attached survey plat made by Archie J. Dodson, Jr., Land Surveyor, dated May 15, 2025.

The Party of the Second Part agrees and covenants that the aforesaid 2.93 acre, more or less, parcel conveyed herein and its adjoining property, currently designated as Tax Map Number 59-(A)-63F, shall hereafter be treated as a single individual parcel containing 9.69 acres, more or less, as more particularly shown on the aforesaid plat, and shall only be sold or conveyed as a single parcel, unless such subdivision or transfer is in accordance with the County of Page, Virginia Subdivision and Zoning Ordinances. This instrument further vacates the internal boundary lines of any currently existing / separate parcels contained within the aforesaid 9.69 acre, more or less, parcel.

This conveyance is made SUBJECT to all easements, conditions and restrictions of record, if any, insofar as they may lawfully affect the herein conveyed property, including but not limited to a certain perpetual, non-exclusive fifty (50) feet wide ingress, egress, and utility easement over the herein conveyed real estate for the purposes of ingress, egress, and utility access to the remaining real estate of the Party of the First Part, in the location shown on the attached survey plat as *"EX. 50' R/W"*.

The Party of the First Part covenants and agrees that it has a right to convey the real estate hereinabove described to the Party of the Second Part and that it will warrant specially the title thereto.

APPROVED FOR RECORDING THIS
28 DAY OF May, 2025
PAGE COUNTY PLANNING COMMISSION
BY: _____
CLERK

WITNESS THE FOLLOWING SIGNATURES AND SEALS.

ISAAC'S WOODS LLC
a Virginia limited liability company

BY: _____(SEAL)
David Reed, its manager

COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

The foregoing instrument was acknowledged before me this 29th day of May, 2025, by David Reed as manager of ISAAC'S WOODS LLC, a Virginia limited liability company, on behalf of said entity.

My commission expires 9/30/2027.
My registration number is 7856504.

Cassidy B. Good
Notary Public

Cassidy Blair Good
Commonwealth of Virginia
Notary Public
Commission No. 7856504
My Commission Expires 9/30/2027

THE SCRIVENER OF THIS INSTRUMENT HAS NOT GIVEN ANY TAX ADVICE REGARDING THIS INSTRUMENT AND THE PARTIES HAVE BEEN ADVISED TO SEEK THE COUNSEL OF THEIR TAX ADVISOR PRIOR TO EXECUTION OF THIS INSTRUMENT. THE SCRIVENER OF THIS INSTRUMENT HAS NOT GIVEN ANY ADVICE CONCERNING GOVERNMENT BENEFIT PROGRAMS INCLUDING BUT NOT LIMITED TO MEDICAID REGARDING THIS INSTRUMENT. THE SCRIVENER OF THIS INSTRUMENT HAS NOT GIVEN ANY ADVICE CONCERNING THE APPLICABILITY OF ANY DUE ON SALE CLAUSE CONTAINED IN ANY MORTGAGE OR DEED OF TRUST OR THE ABILITY OF ANY NOTEHOLDER TO DEMAND PAYMENT IN FULL ON ANY NOTE AS THEY MAY RELATE TO THIS PROPERTY, IF APPLICABLE. THE SCRIVENER OF THIS INSTRUMENT HAS NOT EXAMINED THE TITLE TO THE REAL ESTATE INVOLVED HEREIN. THE PREPARER OF THIS INSTRUMENT HAS BEEN ENGAGED BY THE GRANTEE SOLELY FOR THE PURPOSE OF PREPARING THIS INSTRUMENT, HAS PREPARED THE INSTRUMENT ONLY FROM THE INFORMATION GIVEN AND HAS NOT BEEN REQUESTED TO PROVIDE, NOR HAS THE PREPARER PROVIDED A TITLE SEARCH, AN EXAMINATION OF THE LEGAL DESCRIPTION, AN OPINION ON TITLE OR ADVICE ON THE TAX, LEGAL OR NON-LEGAL CONSEQUENCES THAT MAY ARISE AS A RESULT OF THIS INSTRUMENT. FURTHER SUCH PREPARER HAS NOT VERIFIED THE ACCURACY OF THE AMOUNT OF CONSIDERATION STATED TO HAVE BEEN PAID OR UPON WHICH ANY TAX MAY HAVE BEEN CALCULATED NOR HAS THE PREPARER VERIFIED THE LEGAL EXISTENCE OR AUTHORITY OF ANY PERSON WHO MAY HAVE EXECUTED THIS INSTRUMENT. PREPARER SHALL NOT BE LIABLE FOR ANY CONSEQUENCES ARISING FROM MODIFICATIONS TO THIS DOCUMENT NOT MADE OR APPROVED BY PREPARER.

INSTRUMENT 202501288
RECORDED IN THE CLERK'S OFFICE OF
PAGE COUNTY CIRCUIT COURT ON
MAY 29, 2025 AT 08:58 AM
C. G. MARKOWITZ, CLERK
RECORDED BY: SEW

FLOWERDEW HUNDRED LLC
a Virginia limited liability company

BY: _____(SEAL)

Name: David Reed

Title: Manager

COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

The foregoing instrument was acknowledged before me this 29th day of May, 2025, by David Reed as manager of FLOWERDEW HUNDRED LLC, a Virginia limited liability company, on behalf of said entity.

My commission expires 9/30/2027
My registration number is 7856504

Cassidy B. Good
Notary Public

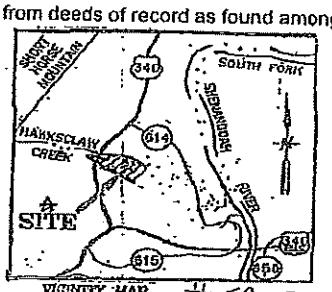
Cassidy Blair Good
Commonwealth of Virginia
Notary Public
Commission No. 7856504
My Commission Expires 9/30/2027

THE SCRIVENER OF THIS INSTRUMENT HAS NOT GIVEN ANY TAX ADVICE REGARDING THIS INSTRUMENT AND THE PARTIES HAVE BEEN ADVISED TO SEEK THE COUNSEL OF THEIR TAX ADVISOR PRIOR TO EXECUTION OF THIS INSTRUMENT. THE SCRIVENER OF THIS INSTRUMENT HAS NOT GIVEN ANY ADVICE CONCERNING GOVERNMENT BENEFIT PROGRAMS INCLUDING BUT NOT LIMITED TO MEDICAID REGARDING THIS INSTRUMENT. THE SCRIVENER OF THIS INSTRUMENT HAS NOT GIVEN ANY ADVICE CONCERNING THE APPLICABILITY OF ANY DUE ON SALE CLAUSE CONTAINED IN ANY MORTGAGE OR DEED OF TRUST OR THE ABILITY OF ANY NOTEHOLDER TO DEMAND PAYMENT IN FULL ON ANY NOTE AS THEY MAY RELATE TO THIS PROPERTY, IF APPLICABLE. THE SCRIVENER OF THIS INSTRUMENT HAS NOT EXAMINED THE TITLE TO THE REAL ESTATE INVOLVED HEREIN. THE PREPARER OF THIS INSTRUMENT HAS BEEN ENGAGED BY THE GRANTEE SOLELY FOR THE PURPOSE OF PREPARING THIS INSTRUMENT, HAS PREPARED THE INSTRUMENT ONLY FROM THE INFORMATION GIVEN AND HAS NOT BEEN REQUESTED TO PROVIDE, NOR HAS THE PREPARER PROVIDED A TITLE SEARCH, AN EXAMINATION OF THE LEGAL DESCRIPTION, AN OPINION ON TITLE OR ADVICE ON THE TAX, LEGAL OR NON-LEGAL CONSEQUENCES THAT MAY ARISE AS A RESULT OF THIS INSTRUMENT. FURTHER SUCH PREPARER HAS NOT VERIFIED THE ACCURACY OF THE AMOUNT OF CONSIDERATION STATED TO HAVE BEEN PAID OR UPON WHICH ANY TAX MAY HAVE BEEN CALCULATED NOR HAS THE PREPARER VERIFIED THE LEGAL EXISTENCE OR AUTHORITY OF ANY PERSON WHO MAY HAVE EXECUTED THIS INSTRUMENT. PREPARER SHALL NOT BE LIABLE FOR ANY CONSEQUENCES ARISING FROM MODIFICATIONS TO THIS DOCUMENT NOT MADE OR APPROVED BY PREPARER.

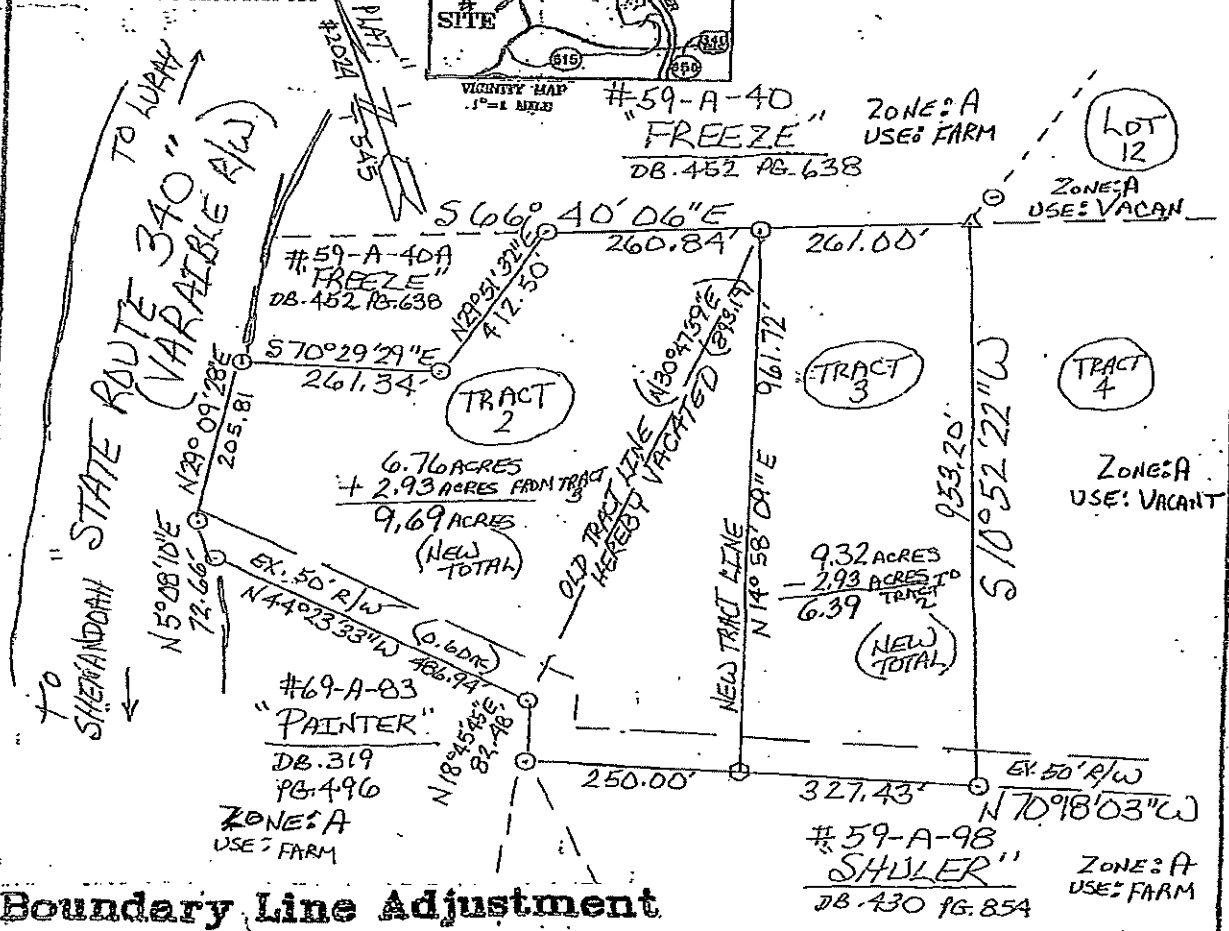
1. Easements, if any, not shown. No title report furnished.
2. This property lies within Flood Zone "X" as shown on the F.E.M.A. F.I.R.M. Community Panel No. 510109 0100 B, dated August 19, 1991.
3. Boundary derived from a field survey and from deeds of record as found among the Land Records of Page County, Virginia, as shown hereon.

Tract 2: ZONE: A USE: VACANT
i. Owner: Flowerdew Hundred LLC
ii. TM# 59-A-63F
iii. Instrument Number 2025-928

Tract 3: ZONE: A USE: VACANT
i. Owner: Isaac's Woods LLC
ii. TM#: 69-A-97I
iii. Instrument Number 2025-930



LEGEND
⊙- Iron Pin Found
△- Point



Boundary Line Adjustment
SURVEY PLAT

Tract 2:
i. Owner: Flowerdew Hundred LLC
ii. TM# 59-A-63F
iii. Instrument Number 2025-928

Tract 3:
i. Owner: Isaac's Woods LLC
ii. TM#: 69-A-97I
iii. Instrument Number 2025-930

Archie J. Dodson Jr., Surveying, LLC.
P.O. Box 672
Luray, VA. 22835
Phone: (540) 843-0608
(540) 742-2447
Email: dodsonsurvey@yahoo.com

MARKSVILLE DISTRICT & SHENANDOAH IRON WORKS DISTRICT
PAGE COUNTY, VIRGINIA

Scale 1"= 200'

16.08 acres

DATE: MAY 15, 2025

Scale 1"=200'
200 0 200 400

COMMONWEALTH OF VIRGINIA
ARCHIE J. DODSON JR.
Lic. No. 2344
5-15-25
LAND SURVEYOR

THIS DEED IS EXEMPT FROM TAXATION PURSUANT TO SECTION 58.1-811(A)14 OF THE CODE OF VIRGINIA, 1950 AS AMENDED, AS A PARTITION DEED.

Portion of Tax Map Number: 69-(A)-97F.
This instrument has been prepared by David M. Reed, Attorney at Law (VSB #86890).
The scrivener of this deed has not examined the title to the real estate herein conveyed.
Virginia Code §17.1-223: The existence of title insurance is unknown to the preparer.

SPECIAL COMMISSIONER'S DEED

THIS SPECIAL COMMISSIONER'S DEED, made and entered into this 18th day of April, 2025, by and between **CHARLES A. BUTLER, JR.** and **DAVID MILFORD REED** as **CO-SPECIAL COMMISSIONERS**, on behalf of **HISTORIC TRIANGLE LLC**, a Virginia limited liability company, **ISAAC'S WOODS LLC**, a Virginia limited liability company, **FLOWERDEW HUNDRED LLC**, a Virginia limited liability company, **HIFI FOREST LLC**, a Virginia limited liability company, **GEORGE WYTHE INVESTMENTS LLC**, a Virginia limited liability company, and **MIGUEL FARIA**, GRANTORS/PARTY OF THE FIRST PART; and **FLOWERDEW HUNDRED LLC**, a Virginia limited liability company, GRANTEE/PARTY OF THE SECOND PART, whose address is c/o Reed & Reed, P.C., P.O. Box 766, Luray, Virginia 22835; and **HISTORIC TRIANGLE LLC**, a Virginia limited liability company, **ISAAC'S WOODS LLC**, a Virginia limited liability company, **FLOWERDEW HUNDRED LLC**, a Virginia limited liability company, **HIFI FOREST LLC**, a Virginia limited liability company, **GEORGE WYTHE INVESTMENTS LLC**, a Virginia limited liability company, and **MIGUEL FARIA**, GRANTORS for indexing purposes.

WHEREAS, by order entered by the Circuit Court of Page County, Virginia, in Case Number CL24-722, Charles A. Butler, Jr. and David Milford Reed was appointed Co-Special

Commissioner for the purpose of conveying title to the hereinafter described real estate on behalf of the parties in that case to the Party of the Second Part; and

WHEREAS, the aforesaid Co-Special Commissioners have qualified as Co-Special Commissioners in this case and posted their bond as such; and

WHEREAS, by the aforesaid order the aforesaid Co-Special Commissioners were directed by the Court to convey title to the hereinafter described real estate on behalf of the parties in the aforesaid case unto the Party of the Second Part in fee simple; and

WHEREAS, as set forth in the aforesaid order this partition/division of the hereinafter described real estate is not subject to the approval of the County of Page, Virginia, of any kind or nature; and

WHEREAS, the aforesaid Co-Special Commissioners now desire to execute and deliver this deed as required by the aforesaid order to the Party of the Second Part.

NOW THEREFORE WITNESSETH:

Pursuant to the aforesaid order of the Circuit Court of Page County, Virginia, the undersigned Co-Special Commissioners do hereby grant, bargain, sell and convey, with Special Warranty of title, on behalf of HISTORIC TRIANGLE LLC, a Virginia limited liability company, ISAAC'S WOODS LLC, a Virginia limited liability company, FLOWERDEW HUNDRED LLC, a Virginia limited liability company, HIFI FOREST LLC, a Virginia limited liability company, GEORGE WYTHE INVESTMENTS LLC, a Virginia limited liability company, and MIGUEL FARIA, unto **FLOWERDEW HUNDRED LLC**, a Virginia limited liability company, as a separate and distinct tract or parcel of land, all that certain real estate with all improvements thereon and all rights, easements and appurtenances thereunto belonging, lying and being situate

off U.S. Highway 340 in the Marksville and Shenandoah Iron Works Magisterial Districts, Page County, Virginia, bounded and described as Tract 2 containing 6.76 acres, more or less, as more particularly shown on that certain survey plat prepared by Archie J. Dodson, Jr., Land Surveyor, dated November 16, 2024, which survey plat is attached that certain order of record in the Clerk's Office of the Circuit Court of Page County, Virginia ("Clerk's Office") as Instrument Number 2025-9/8, and being a portion of the same real estate which is described in those certain deeds of record in the Clerk's Office as Instrument Numbers 2024-2853 and 2024-1080, reference is hereby made to the aforesaid deeds, plat, and order.

As set forth in the aforesaid order the partition/division of the aforesaid real estate made by this instrument is not subject to the approval of the County of Page, Virginia, of any kind or nature. The aforesaid real estate shall be considered a separate and distinct tract or parcel of land as shown on the attached survey plat and is not to be treated as a portion of any other tract or parcel of land pursuant to the aforesaid order.

This conveyance is made TOGETHER WITH all easements, conditions and restrictions of record, if any, insofar as they may lawfully benefit the herein conveyed real estate, including but not limited to those of record in the Clerk's Office in Instrument Numbers 2024-2854, 2024-2853, 2024-2800, 2024-1705, and 2024-1663, as may be applicable to the herein conveyed real estate, which includes (but is not limited to) a certain fifty (50) feet wide right-of-way easement which currently provides ingress, egress, and utility access to and from Shuler Lane over, under, and across Lots 4, 5, 6, and 7 of Promise View Farm.

This conveyance is further made TOGETHER WITH the following perpetual, non-exclusive right-of-way easement for the purposes of ingress, egress, and/or utility access, together

with the right to access, install, repair, maintain, inspect and replace roadways, bridges, culverts, ditches, drain ways, crossings, and similar improvements: A fifty (50) feet wide right-of-way easement in the location shown on the aforesaid survey plat prepared by Archie J. Dodson, Jr., Land Surveyor, dated November 16, 2024, identified thereon as *"NEW 50' INGRESS AND EGRESS AND UTILITY EASEMENT"*.

This conveyance is made SUBJECT TO all easements, conditions and restrictions of record, if any, insofar as they may lawfully affect the herein conveyed real estate, including but not limited to a perpetual, non-exclusive right-of-way easement for the purposes of ingress, egress, and/or utility access, together with the right to access, install, repair, maintain, inspect and replace roadways, bridges, culverts, ditches, drain ways, crossings, and similar improvements: A fifty (50) feet wide right-of-way easement in the location shown on the aforesaid survey plat prepared by Archie J. Dodson, Jr., Land Surveyor, dated November 16, 2024, identified thereon as *"NEW 50' INGRESS AND EGRESS AND UTILITY EASEMENT"*.

WITNESS the following signatures and seals.

--SIGNATURE PAGES FOLLOW--

_____(SEAL)
CHARLES A. BUTLER, JR., as Co-Special Commissioner on behalf of HISTORIC TRIANGLE LLC, a Virginia limited liability company, ISAAC'S WOODS LLC, a Virginia limited liability company, FLOWERDEW HUNDRED LLC, a Virginia limited liability company, HIFI FOREST LLC, a Virginia limited liability company, GEORGE WYTHE INVESTMENTS LLC, a Virginia limited liability company, and MIGUEL FARIA

COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

The foregoing deed was acknowledged before me this 18th day of April, 2025, by CHARLES A. BUTLER, JR., as Co-Special Commissioner, on behalf of HISTORIC TRIANGLE LLC, a Virginia limited liability company, ISAAC'S WOODS LLC, a Virginia limited liability company, FLOWERDEW HUNDRED LLC, a Virginia limited liability company, HIFI FOREST LLC, a Virginia limited liability company, GEORGE WYTHE INVESTMENTS LLC, a Virginia limited liability company, and MIGUEL FARIA.

My commission expires: 9/30/2027.
My registration number is: 7856504.

Cassidy B. Good
Notary Public

Cassidy Blair Good
Commonwealth of Virginia
Notary Public
Commission No. 7856504
My Commission Expires 9/30/2027

INSTRUMENT 202500928
RECORDED IN THE CLERK'S OFFICE OF
PAGE COUNTY CIRCUIT COURT ON
APRIL 21, 2025 AT 03:27 PM
C. G. MARKOWITZ, CLERK
RECORDED BY: CLW

_____(SEAL)

DAVID MILFORD REED, as Co-Special Commissioner on behalf of HISTORIC TRIANGLE LLC, a Virginia limited liability company, ISAAC'S WOODS LLC, a Virginia limited liability company, FLOWERDEW HUNDRED LLC, a Virginia limited liability company, HIFI FOREST LLC, a Virginia limited liability company, GEORGE WYTHE INVESTMENTS LLC, a Virginia limited liability company, and MIGUEL FARIA

COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

The foregoing deed was acknowledged before me this 18th day of April, 2025, by DAVID MILFORD REED, as Co-Special Commissioner, on behalf of HISTORIC TRIANGLE LLC, a Virginia limited liability company, ISAAC'S WOODS LLC, a Virginia limited liability company, FLOWERDEW HUNDRED LLC, a Virginia limited liability company, HIFI FOREST LLC, a Virginia limited liability company, GEORGE WYTHE INVESTMENTS LLC, a Virginia limited liability company, and MIGUEL FARIA.

My commission expires: 9/30/2027.
My registration number is: 7856504.

Cassidy B. Good
Notary Public

Cassidy Blair Good
Commonwealth of Virginia
Notary Public
Commission No. 7856504
My Commission Expires 9/30/2027

THE SCRIVENER OF THIS DEED HAS NOT GIVEN ANY TAX ADVICE REGARDING THIS TRANSFER AND THE PARTIES HAVE BEEN ADVISED TO SEEK THE COUNSEL OF THEIR TAX ADVISOR PRIOR TO EXECUTION OF THIS DEED. THE SCRIVENER OF THIS DEED HAS NOT GIVEN ANY ADVICE CONCERNING GOVERNMENT BENEFIT PROGRAMS INCLUDING BUT NOT LIMITED TO MEDICAID REGARDING THIS TRANSFER. THE SCRIVENER OF THIS DEED HAS ONLY PREPARED THIS DOCUMENT AT THE REQUEST OF THE AFORESAID CO-SPECIAL COMMISSIONERS AND HAS NOT REPRESENTED ANY OF THE PARTIES HERETO IN ANY OTHER MATTERS RELATED TO THIS TRANSFER. THE SCRIVENER OF THIS DEED HAS NOT GIVEN ANY ADVICE CONCERNING THE APPLICABILITY OF ANY DUE ON SALE CLAUSE CONTAINED IN ANY MORTGAGE OR DEED OF TRUST OR THE ABILITY OF ANY NOTEHOLDER TO DEMAND PAYMENT IN FULL ON ANY NOTE AS THEY MAY RELATE TO THIS PROPERTY OR TRANSFER, IF APPLICABLE. THE SCRIVENER OF THIS DEED HAS NOT EXAMINED THE TITLE TO THE REAL ESTATE HEREIN CONVEYED. THE PREPARER OF THIS DOCUMENT HAS BEEN ENGAGED SOLELY FOR THE PURPOSE OF PREPARING THIS INSTRUMENT, HAS PREPARED THE INSTRUMENT ONLY FROM THE INFORMATION GIVEN AND HAS NOT BEEN REQUESTED TO PROVIDE, NOR HAS THE PREPARER PROVIDED A TITLE SEARCH, AN EXAMINATION OF THE LEGAL DESCRIPTION, AN OPINION ON TITLE OR ADVICE ON THE TAX, LEGAL OR NON-LEGAL CONSEQUENCES THAT MAY ARISE AS A RESULT OF THE CONVEYANCE. FURTHER SUCH PREPARER HAS NOT VERIFIED THE ACCURACY OF THE AMOUNT OF CONSIDERATION STATED TO HAVE BEEN PAID OR UPON WHICH ANY TAX MAY HAVE BEEN CALCULATED NOR HAS THE PREPARER VERIFIED THE LEGAL EXISTENCE OR AUTHORITY OF ANY PERSON WHO MAY HAVE EXECUTED THE DOCUMENT. PREPARER SHALL NOT BE LIABLE FOR ANY CONSEQUENCES ARISING FROM MODIFICATIONS TO THIS DOCUMENT NOT MADE OR APPROVED BY PREPARER.

Consideration: $1.00.

Tax Map Numbers: 69-A-97G, 69-A-97H, 69-A-97I, and 59-A-63F.
This instrument has been prepared by David M. Reed, Attorney at Law (VSB #86890).
The scrivener of this deed has not examined the title to the real estate involved herein.
Virginia Code § 17.1-223: The existence of title insurance is unknown to the preparer.

DEED OF RELEASE AND VACATION OF EASEMENT

THIS DEED OF RELEASE AND VACATION OF EASEMENT, made and entered into this 3rd day of August, 2026, by and among **CAFÉ CUBANO #3 LLC**, a Virginia limited liability company; **GEORGE WYTHE INVESTMENTS LLC**, a Virginia limited liability company; and **ISAAC'S WOODS LLC**, a Virginia limited liability company, whose address is 16 South Court Street, Luray, Virginia 22835 (collectively, "Grantors", and each individually a "Grantor"), GRANTORS/PARTIES OF THE FIRST PART; and **FLOWERDEW HUNDRED LLC**, a Virginia limited liability company, whose address is P.O. Box 766, Luray, Virginia 22835 ("Grantee"), GRANTEE/PARTY OF THE SECOND PART.

WITNESSETH:

WHEREAS, the Grantee is the owner of that certain tract or parcel of land lying and being situate in the Shenandoah Iron Works Magisterial District of Page County, Virginia, containing 9.69 acres, more or less, and further identified as Page County Tax Map Parcel Number 59-A-63F (the "Flowerdew Hundred Tract"), as further described in that certain Boundary Line Adjustment Deed of Gift dated May 20, 2025, by and between Isaac's Woods LLC, Grantor, and Flowerdew Hundred LLC, Grantee, recorded as Instrument Number 2025-1288 in the Clerk's Office of the Circuit Court of Page County, Virginia ("Clerk's Office") (the "BLA Deed"); and

WHEREAS, there is a certain existing, perpetual, non-exclusive fifty (50) feet wide right-of-way easement for ingress, egress, and utility access over the Flowerdew Hundred Tract, in the

location shown on that certain survey plat prepared by Archie J. Dodson, Jr., Land Surveyor, dated May 15, 2025 (the "Plat"), as *"EX. 50' R/W"* (the "Easement") attached to the BLA Deed, for the benefit of the hereinafter described real estate of the Grantors; and

WHEREAS, the real estate of the Grantors which is benefited by the Easement consists of the following three tracts: (1) Page County Tax Map Parcel Number 69-A-97G, owned by Café Cubano #3 LLC, a Virginia limited liability company; (2) Page County Tax Map Parcel Number 69-A-97H, owned by George Wythe Investments LLC, a Virginia limited liability company; and (3) Page County Tax Map Parcel Number 69-A-97I, owned by Isaac's Woods LLC, a Virginia limited liability company (collectively, the "Benefited Parcels"). No other parcels besides the aforesaid Benefited Parcels currently have the benefit of or right to utilize the Easement; and

WHEREAS, each of the Benefited Parcels currently have separate, existing recorded ingress, egress, and utility access easements / access to Shuler Lane, a public road, over that certain private roadway known in part as Promise Lane; and

WHEREAS, the Grantors, as the respective owners of the Benefited Parcels, desire to release, relinquish, vacate, terminate, and extinguish any and all right, title, and interest which each Grantor may have in and to the Easement over the Flowerdew Hundred Tract, insofar as the Easement benefits the Benefited Parcels, or any of them;

NOW THEREFORE WITNESSETH:

That for and in consideration of ONE DOLLAR EVEN ($1.00) cash in hand and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, each Grantor does hereby, severally and not jointly, release, relinquish, vacate, terminate, and extinguish any and all of its right, title, and interest in and to the aforesaid fifty (50) feet wide right-of-way easement for ingress, egress, and utility access, over the Flowerdew Hundred Tract, Page

County Tax Map Parcel Number 59-A-63F, owned by Grantee, insofar as such easement benefits the Benefited Parcels described above (Page County Tax Map Parcel Numbers 69-A-97G, 69-A-97H, and 69-A-97I).

It is the intention of the Grantors that the Easement, insofar as it benefits the Benefited Parcels as it crosses the Flowerdew Hundred Tract, be totally released, vacated, and hereafter extinguished and of no further effect, and that the Flowerdew Hundred Tract be held by Grantee free and clear of the Easement as to the Benefited Parcels.

This instrument releases and vacates only the Easement described above, and only insofar as it benefits the Benefited Parcels as it crosses the Flowerdew Hundred Tract. This instrument does not release, vacate, or otherwise affect any right-of-way or other easement providing access from the Benefited Parcels, to Shuler Lane over the private roadway known in part as Promise Lane, or otherwise, which shall remain in full force and effect.

WITNESS THE FOLLOWING SIGNATURES AND SEALS.

--SIGNATURE PAGES FOLLOW--

CAFÉ CUBANO #3 LLC
a Virginia limited liability company

BY: _____(SEAL)
Name: David Reed
Title: Manager

COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

The foregoing instrument was acknowledged before me this 3rd day of August 2026, by David Reed as manager of CAFÉ CUBANO #3 LLC, a Virginia limited liability company, on behalf of said entity.

My commission expires: 5/31/2030
My registration number is: 425452

Martina Monaco
Notary Public

Martina Monaco
Commonwealth of Virginia
Notary Public
Commission No. 425452
My Commission Expires 5/31/2030

GEORGE WYTHE INVESTMENTS LLC
a Virginia limited liability company

BY: _____(SEAL)
Name: David Reed
Title: Manager

COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

The foregoing instrument was acknowledged before me this 3rd day of August 2026, by David Reed as manager of GEORGE WYTHE INVESTMENTS LLC, a Virginia limited liability company, on behalf of said entity.

My commission expires: 5/31/2030
My registration number is: 425452

Martina Monaco
Notary Public

Martina Monaco
Commonwealth of Virginia
Notary Public
Commission No. 425452
My Commission Expires 5/31/2030

ISAAC'S WOODS LLC
a Virginia limited liability company

BY: _____(SEAL)
Name: David Reed
Title: Manager

COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

The foregoing instrument was acknowledged before me this 3rd day of August 2026, by David Reed as manager of ISAAC'S WOODS LLC, a Virginia limited liability company, on behalf of said entity.

My commission expires: 5/31/2030
My registration number is: 425452

Martina Monaco
Notary Public

Martina Monaco
Commonwealth of Virginia
Notary Public
Commission No. 425452
My Commission Expires 5/31/2030

FLOWERDEW HUNDRED LLC
a Virginia limited liability company

BY: _____(SEAL)
Name: David Reed
Title: Manager

COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

The foregoing instrument was acknowledged before me this 3rd day of August 2026, by David Reed as manager of FLOWERDEW HUNDRED LLC, a Virginia limited liability company, on behalf of said entity.

My commission expires: 5/31/2030
My registration number is: 425452

Martina Monaco
Notary Public

Martina Monaco
Commonwealth of Virginia
Notary Public
Commission No. 425452
My Commission Expires 5/31/2030

INSTRUMENT 202602229
RECORDED IN THE CLERK'S OFFICE OF
PAGE COUNTY CIRCUIT COURT ON
AUGUST 4, 2026 AT 10:49 AM
C. G. MARKOWITZ, CLERK
RECORDED BY: AFC

Ticket Detail

2026 REAL ESTATE TAXES

Department:	RE2026
Ticket No:	61540001
Frequency:	1
Supplement No:	0
Name:	FLOWERDEW HUNDRED LLC
Account No:	53428
Name 2:	N/A
Map ID:	59 A 63F
Address:	PO BOX 766 LURAY VA 22835
Description:	INST#25-0918 INST#25-0928 INST#25-1288
District:	01
Bill Date:	05/20/2026
Due Date:	06/18/2026

Land Value:	$111,600
Original Bill:	$290.16
Acres:	9.69
Last Transaction Date:	06/10/2026
Payments:	$290.16-
Penalty Paid:	$0.00
Interest Paid:	$0.00
Amount Owed:	$0.00
Total Owed:	$0.00
Penalty:	$0.00
Interest:	$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show 25 entries

Date	Type	Transaction No.	Amount	Balance
05/20/2026	Charge	0	$ 290.16	$ 290.16
06/09/2026	Payment	2074	$ -290.16	$ 0.00

First Previous 1 Next Last

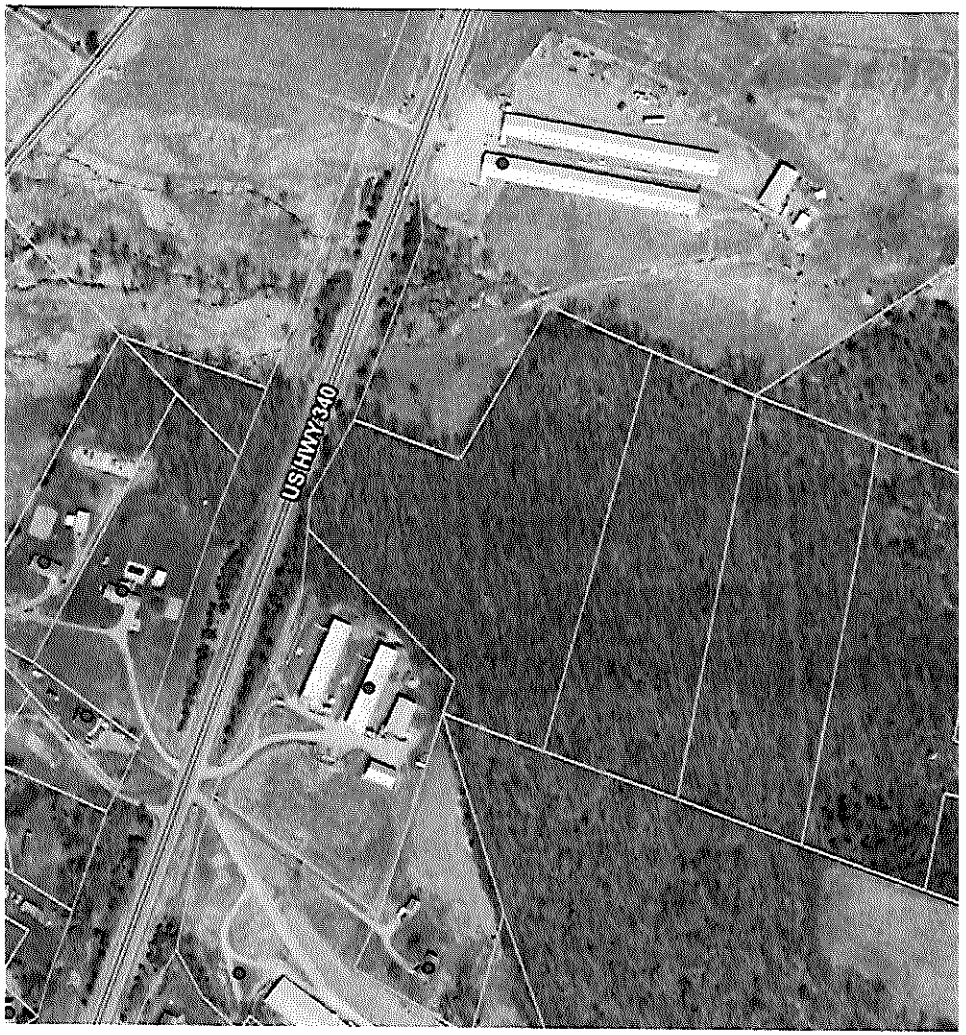
New Search Previous

Vicinity Map

Land use surrounding subject property within 500 feet:

- Subject Property: Vacant
- TM# 59-A-63E: Vacant
- TM# 69-A-97I: Vacant
- TM# 69-A-97H: Vacant
- TM# 59-A-63: Vacant
- No TM#: U.S. Hwy 340: Highway / Road
- TM# 59-A-40: Commercial buildings / agriculture
- TM# 69-A-83: Dwelling
- TM# 69-A-82: Dwelling
- TM# 69-A-96A: Dwelling
- TM# 69-A-98: Dwelling / agriculture
- TM# 69-A-96B: Agriculture
- TM# 69-A-84: Agriculture

**To best knowledge of Applicant as of date of application*



Vicinity Map

Availability of water and sewer facilities to subject property: None available

Principle highway access to subject property: Frontage on U.S. Highway 340

**To best knowledge of Applicant as of date of application*

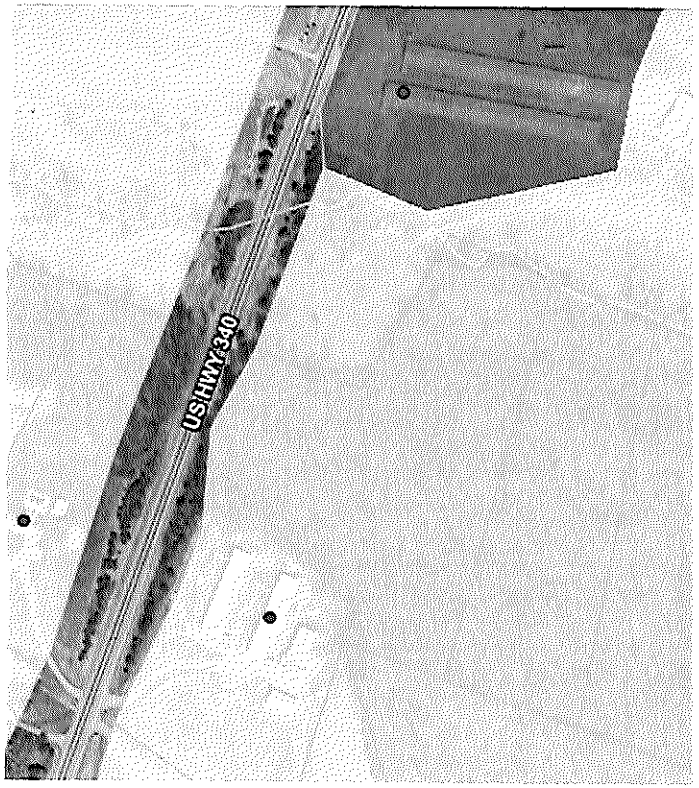


Vicinity Map

Existing Zoning:

- Subject Property: Agriculture A-1
- All adjoiners except TM#59-A-40 and U.S. Hwy 340: Agriculture A-1
- TM# 59-A-40: Split zoned Commercial C-1 and Agriculture A-1
- U.S. Hwy 340 (owned by Commonwealth of Virginia): Unknown zoning

**To best knowledge of Applicant as of date of application*



T A X R E C E I P T

Ticket #:00001040001 @@

PAGE COUNTY
Penny R. Gray MGT
103 SOUTH COURT STREET
SUITE A
LURAY VA 22835

Date : 8/06/2026
Register: BI /BZC1S2
Trans. #: 04035
Dept # : PSUP
Acct# :

PERMITS - SPECIAL USE
SPECIAL USE APPLICATION
FLOWERDEW HUNDRED LLC

Previous Balance	$	.00
Principal Being Paid	$	950.00
Penalty	$	.00
Interest	$	.00
Amount Paid	$	950.00
*Balance Due	$	.00

DAVID M REED
PO BOX 766
LURAY VA 22835

Pd by DAVID M REED
Check 950.00 # 1564 PIONEER
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 8/2026
Total Balance Due for this account# $ .00

125-4 Definitions of the Page County Zoning Ordinance:

SELF STORAGE:
A structure or structures containing separate storage spaces of varying sizes leased or rented as individual leases for the purpose of storing personal property and household goods.

§ 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; 8-1-2017; 6-5-2018; 3-17-2020; 5-19-2020; 5-15-2023; 7-15-2024; 2-18-2025; 7-21-2025; 9-15-2025; 2-17-2026]

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.

(9) Manufactured homes and individual mobile homes.

(10) Confined feeding operations and confined poultry 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.

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(15) Greenhouse retail sales.

(16) Brewery.

(17) Winery.

(18) Aircraft maintenance facilities, avionics repair facilities, aviation terminal buildings, and any other buildings and/or structures related to aviation that are adjacent to and under the control of a public use airport.

(19) Tiny home dwellings.

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.

(9) Catering facilities, subject to the provisions of § 125-30.24.

(10) Mobile food vending operations, subject to the provisions of § 125-30.25.

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.

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(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) Event venue.

(17) (Reserved)

(18) (Reserved)

(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)

(24) (Reserved)

(25) Commercial parking facilities.

(26) Riding stables or academies.

(27) Quarry operations pursuant to § 125-30.23.

E. Minimum lot size shall be as follows: area: 1 3/4 acres; width at setback line: 150 feet.

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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 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 Article VI, § 125-32, of this chapter. Any structure to be occupied as a residence on the same property as the confined feeding operation or confined poultry feeding operation is excluded from this requirement.

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.[1] 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 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.

§ 125-30.19. Self-storage facilities. [Added 10-18-2016; amended 7-17-2023]

A. No commercial activities of any kind shall occur within the facility other than rental of storage units. No repair of vehicles, furniture, or other materials or equipment shall occur

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

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within the facility. Signs shall be posted within the facility describing such limitations.

B. No storage of hazardous, toxic or explosive materials shall occur in the self-storage facility. Signs shall be posted within the facility describing such limitations.

C. The maximum size of any individual storage space or unit in a self-storage facility shall be 500 square feet.

D. In the Agriculture Zoning District, fencing, screening, and security may be required for all facilities. Additional conditions may also be required as part of the special use permit review process.

E. Self-storage facilities shall not include portable storage containers, shipping containers and/or tractor trailers.

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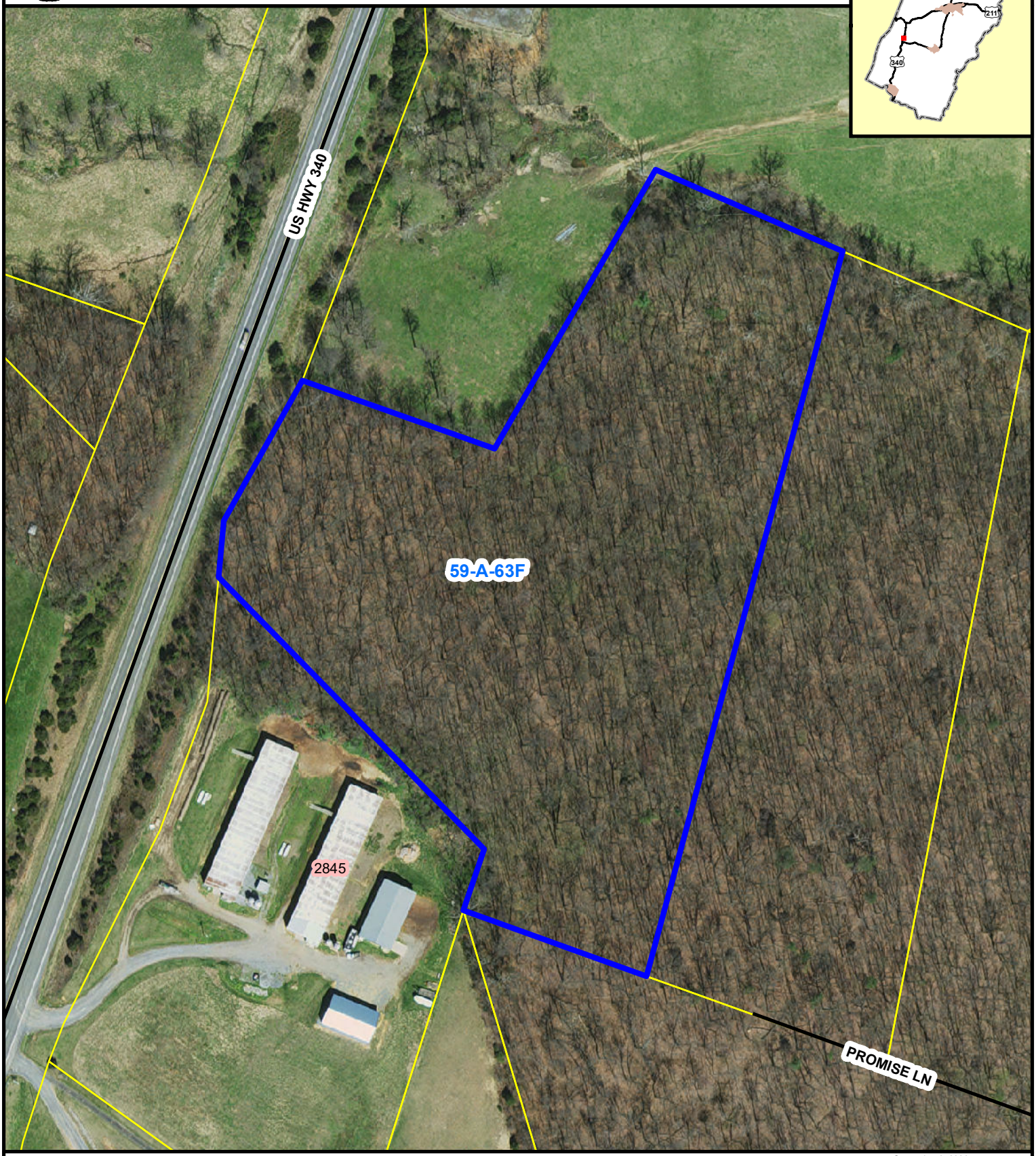
Tax Map ID 59-((A))-63F
Aerial Imagery



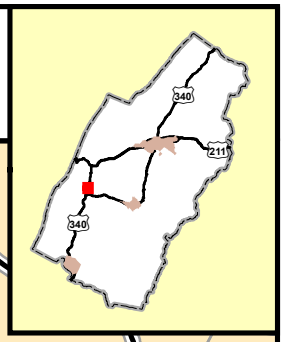
Legend

- Roads
- Tax Map ID 59-((A))-63F
- Other Lots

0 100 200 400 Feet

September 3, 2026
Page County GIS Department
2022 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.

Tax Map ID 59-((A))-63F
Zoning



SHULER LN

BATTLECREEK RD

MOUNTAIN VIEW RD

10 acre split-zoned (C-1)
portion of 59-A-40

US HWY 340

59-A-63F

PROMISE LN

Legend

- Roads
- Tax Map ID 59-((A))-63F
- Other Lots

Current Zoning

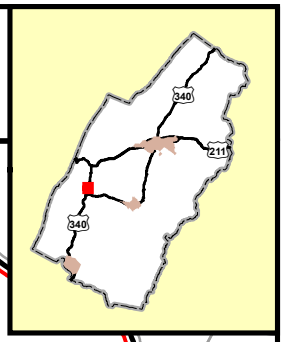
- Woodland-Conservation
- Agricultural
- Commercial

0 200 400 800 Feet

September 3, 2026
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.

Tax Map ID 59-((A))-63F
Neighboring Properties



Tax Map ID	Acreage	Zoning	Property Owner
59-A-40	74.98	A-1, C-1	THE LOIS A FREEZE TRUST
59-A-63E	0.72	A-1	HISTORIC TRIANGLE LLC
69-A-83	3.932	A-1	PAINTER RONALD LEE & JUDITH GAIL
69-A-84	5.877	A-1	NEVITT BRYAN CLAY JR
69-A-96A	2.992	A-1	LAM MARK E & DYANNA B
69-A-97I	6.39	A-1	ISAAC'S WOODS LLC
69-A-98	141.931	A-1	SHULER KENNETH W -LIFE TEN

Legend

- Roads
- Neighboring Parcels
- Tax Map ID 59-((A))-63F
- Other Lots

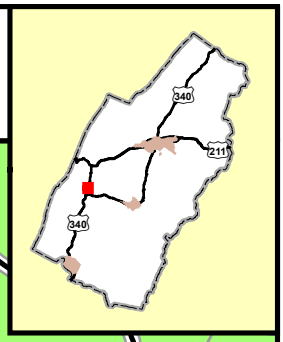
0 200 400 800 Feet

September 3, 2026
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.

Tax Map ID	Acreage	Zoning	Property Owner	Physical Address	Mailing Address	M City	M State	M Zip
59-A-40	74.98	A-1, C-1	THE LOIS A FREEZE TRUST	2195 US HWY 340	67 POWER DAM RD	LURAY	VA	22835
59-A-63E	0.72	A-1	HISTORIC TRIANGLE LLC		PO BOX 766	LURAY	VA	22835
69-A-83	3.932	A-1	PAINTER RONALD LEE & JUDITH GAIL	2844 US HWY 340	2844 US HWY 340	STANLEY	VA	22851
69-A-84	5.877	A-1	NEVITT BRYAN CLAY JR		369 HAWKSBILL PINES RD	STANLEY	VA	22851
69-A-96A	2.992	A-1	LAM MARK E & DYANNA B	2858 US HWY 340	2858 US HWY 340	STANLEY	VA	22851
69-A-97I	6.39	A-1	ISAAC'S WOODS LLC		PO BOX 766	LURAY	VA	22835
69-A-98	141.931	A-1	SHULER KENNETH W -LIFE TEN	4450 US HWY BSN 340 W	187 EUNICE DR	STANLEY	VA	22851

Tax Map ID 59-((A))-63F
Protection Tiers



BATTLECREEK RD

SHULER LN

MOUNTAIN VIEW RD

US HWY 340

59-A-63F

PROMISE LN

Legend

- Roads
- Tax Map ID 59-((A))-63F
- Other Lots

Protection Tiers

- Agricultural Protection Tier
- Environmental Preservation Tier
- National Park / Forest Tier

0 200 400 800 Feet

September 3, 2026
Page County GIS Department

Reference Use Only
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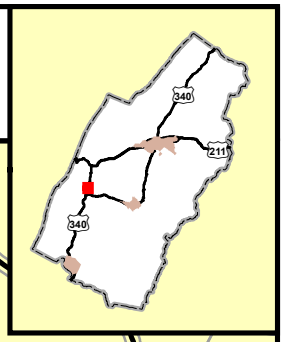
Tax Map ID 59-((A))-63F
Farmland



Legend

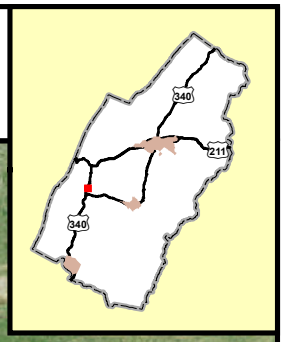
- Roads
- Tax Map ID 59-((A))-63F
- Other Lots
- Prime Farmland
- Farmland of Statewide Importance
- Moderate Farmland

0 200 400 800 Feet

September 3, 2026
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.

Tax Map ID 59-((A))-63F
Proximity to CAFO Structures



All distances are estimates. This map should not be used as a substitute for products created by a licensed surveyor or engineer.

US HWY 340

Approximately 3.2 acres of Tax Map 59-A-63F (9.69 acres) is within 300 ft of CAFO structures. This measurement should not be viewed as a substitute for a determination by a licensed surveyor.

59-A-63F

2845

PROMISE LN

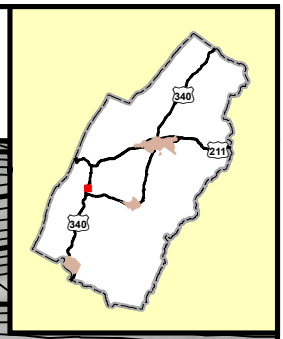
Legend

- Roads
- Tax Map ID 59-((A))-63F
- Other Lots
- CAFO Structures
- 300 ft from CAFO Structures

0 100 200 400 Feet

September 3, 2026
Page County GIS Department
2022 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.

Tax Map ID 59-((A))-63F
Proximity to CAFO Structures - Elevation Contours



All distances are estimates. This map should not be used as a substitute for products created by a licensed surveyor or engineer.

US HWY 340

990
1000
1010
1020
1030
1040
1050
1060
1070
1080
1090
1100

59-A-63F

2845

Approximately 3.2 acres of Tax Map 59-A-63F (9.69 acres) is within 300 ft of CAFO structures. This measurement should not be viewed as a substitute for a determination by a licensed surveyor.

Legend

- Roads
- Tax Map ID 59-((A))-63F
- Other Lots
- CAFO Structures
- 300 ft from CAFO Structures
- 20-ft Contours
- 2-ft Contours

0 100 200 400 Feet

September 3, 2026
Page County GIS Department
2015 LiDar-derived Elevation Contours (USGS)
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.

MEMORANDUM

SUBMISSION IN SUPPORT OF SPECIAL USE PERMIT APPLICATION

TO: Tracy Clatterbuck, Zoning Administrator I, and the Page County Planning Commission

FROM: Flowerdew Hundred LLC, Applicant

RE: Special Use Permit Application, Tax Map Parcel 59-(A)-63F — Inapplicability of the 300-Foot Confined Feeding Operation Setback in Page County Zoning Ordinance § 125-10(H) to the Proposed Self-Storage Facility

DATE: September 3, 2026

I. SUMMARY OF POSITION

Staff's Introduction Memorandum dated September 3, 2026, identifies that a portion of Tax Map Parcel 59-(A)-63F — approximately 3.2 acres of the 9.69-acre parcel — lies within 300 feet of an existing poultry structure located on the adjoining property at 2845 U.S. Highway 340. Applicant submits this memorandum to address that issue directly and states that the Page County Zoning Ordinance § 125-10(H) — the 300-foot setback applicable to certain new structures near a confined feeding operation — does not apply to the self-storage facility proposed under this Special Use Permit application. The plain language of § 125-10(H), the definition and supplemental regulations governing self-storage facilities, and the evident purpose of the setback itself all confirm that this provision was never intended to reach unoccupied, unstaffed storage structures of the kind proposed here. Applicant respectfully requests that Staff and the Planning Commission proceed

with review of the application on that basis, without treating § 125-10(H) as a bar to approval or as requiring relocation of any proposed building.

II. BACKGROUND

Applicant, Flowerdew Hundred LLC, has filed an application for a Special Use Permit to construct and operate a self-storage facility on the subject parcel, consisting of up to 500 individually leased self-storage units in a mix of sizes ranging from 5×5 to 10×30 feet. The parcel is zoned Agriculture (A-1), and self-storage units are a permitted use in that district by Special Use Permit under § 125-10(D)(19) and are further governed by the supplemental standards of § 125-30.19.

As proposed, the facility will consist of single-story, drive-up storage buildings with no interior corridor access and no climate control. The facility will not include a staffed on-site office, restrooms, a well, sewage disposal system, or any connection to public water or sewer. Tenants access their individual units directly from an adjacent drive aisle for the sole purpose of storing personal property and household goods; no other commercial activity, repair work, or occupancy of any kind is proposed or permitted.

Staff's September 3, 2026 Introduction Memorandum notes that a poultry structure exists on the adjoining property at 2845 U.S. Highway 340, approximately 50 feet from the southwest line of the subject parcel, and that approximately 3.2 acres of the 9.69-acre parcel fall within 300 feet of that structure. Applicant addresses below why, notwithstanding this overlap, § 125-10(H) does not operate to restrict the proposed self-storage buildings.

III. ANALYSIS

A. The Plain Language of § 125-10(H) Is Limited to Structures "Designed to Be Occupied," and Self-Storage Buildings Are, by Ordinance Definition, Not Occupancy Structures.

Section 125-10(H) of the Zoning Ordinance provides, in full:

> *"Any new structure designed to be occupied as a residence, church, school, community center or commercial 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 Article VI, § 125-32, of this chapter. Any structure to be occupied as a residence on the same property as the confined feeding operation or confined poultry feeding operation is excluded from this requirement."*

Every category of structure this provision reaches — a residence, a church, a school, a community center, and the catch-all "any other structure designed for public occupancy" — shares a common, essential characteristic: people live, work, worship, learn, or gather within them for extended and meaningful periods of time.

Self-storage buildings do not share that characteristic. The Ordinance's own definition of *self storage*, found at § 125-4, confirms this:

> *"SELF STORAGE: A structure or structures containing separate storage spaces of varying sizes leased or rented as individual leases for the purpose of storing personal property and household goods."*

By definition, a self-storage structure exists to store property, not to in any way house people. The supplemental regulations that the Board of Supervisors adopted specifically for this use, at § 125-30.19(A), go further and **affirmatively prohibit** any occupancy-type activity within a self-storage facility: "No commercial activities of any kind shall occur within the facility other than rental of storage units. No repair of vehicles, furniture, or other materials or equipment shall occur within the facility." As proposed here, the facility will have no staffed office and no restroom facilities, and tenant access to any individual unit is, by design, brief and infrequent — materially indistinguishable in character and duration from a property owner walking to a detached shed or

garage. No one is designed or allowed to work inside these buildings for a shift, attend school in them, worship in them, or otherwise dwell within them.

Under the settled interpretive canons of ejusdem generis and noscitur a sociis, a general or catch-all term that follows a list of specific terms takes its meaning from that list. Here, the catch-all phrase "any other structure designed for public occupancy" must be read consistently with the specific examples that precede it — residence, church, school, community center — all of which involve sustained and prolonged human presence. A self-storage building, which the Ordinance itself defines and regulates as a pure storage use and **expressly forbids** from hosting any other activity, falls outside that class as a matter of law.

B. The Statute's Own Residential Exception Confirms That the Setback Is Calibrated to Protect Occupants, Not to Impose a Categorical Construction Ban Near a Confined Feeding Operation.

Section 125-10(H) expressly excludes "[a]ny structure to be occupied as a residence on the same property as the confined feeding operation or confined poultry feeding operation" from the 300-foot setback. That exception would make little sense if the purpose of § 125-10(H) were simply to prohibit construction within 300 feet of a confined feeding operation as a categorical matter — after all, a residence on the same farm as the operation is, if anything, likely to be closer to the source of any odor or nuisance than a neighboring parcel. The exception only makes sense once the true purpose of the setback is understood: it protects people who will occupy a structure from off-site impacts of a neighboring confined feeding operation that they have no control over and did not choose to live or work beside. Where, as here, **no one occupies the structure** in any comparable sense, that protective purpose simply is not implicated.

C. The Ordinance's Specific, Use-Tailored Supplemental Regulations for Self-Storage Facilities — Not the General District Setback Aimed at Occupancy Uses — Govern Compatibility for This Use.

Section 125-30.19, first adopted in 2016 and amended as recently as 2023, is a detailed, self-storage-specific supplemental regulation that already directly addresses the kinds of compatibility and nuisance concerns that might otherwise be associated with siting this use in the Agriculture district — prohibiting hazardous material storage, capping individual unit size at 500 square feet, and prohibiting portable and shipping containers.

Under the well-established rule of statutory construction that a specific provision governs over a general one, where — as here — the Board of Supervisors has enacted a detailed, use-specific regulatory scheme for self-storage facilities in the A-1 district, that scheme, not the general occupancy-based setback of § 125-10(H), should control the compatibility analysis for this use. Notably, § 125-30.19 was amended as recently as 2023 and could easily have incorporated a CAFO setback for self-storage facilities had the Board intended one to apply. It did not.

D. The Applicability of § 125-10(H) Presupposes That the Adjoining Structure Meets the Ordinance's Specific Definition of a Confined Feeding Operation.

Finally, Applicant notes that § 125-10(H) applies only to a structure or operation meeting the specific definition of a "confined feeding operation" or "confined poultry feeding operation" set forth in Article VI, § 125-32 of the Ordinance. Applicant respectfully requests that, before § 125-10(H) is applied to condition or restrict this application in any way, Staff must actually verify and confirm that the poultry operation located at 2845 U.S. Highway 340 in fact satisfies the applicable definition, including any animal-unit, structural, operational, or other thresholds established by § 125-32.

This inquiry is particularly appropriate because the adjoining poultry operation is itself nonconforming with respect to applicable property-line setback requirements. Moreover, the poultry houses are older, "double-decker" structures of a type that, as Applicant understands it, is increasingly being phased out of modern poultry production due to operational and economic efficiencies associated with newer facilities. These circumstances raise a legitimate question not only as to the operation's present status under the precise definitions of the Ordinance, but also as to whether the continued existence and operation of this nonconforming use should serve as the basis for imposing a substantial and potentially long-term restriction upon the use and development of the Applicant's property.

If the adjoining poultry operation does not qualify as a confined feeding operation, or if its nonconforming use is discontinued or otherwise loses its status under the Ordinance, there would appear to be no continuing basis for applying the separation requirement in § 125-10(H) to Applicant's property.

Applicant raises these points in the alternative and without prejudice to the arguments set forth in Sections A through C above and Section E below.

E. Reservation of Rights

Applicant submits this Memorandum in support of its pending application and to address the issues presently raised by Staff. Nothing herein shall be construed as an admission, concession, or waiver by Applicant regarding the applicability, interpretation, validity, or enforceability of any provision of the Zoning Ordinance, including § 125-10(H), or any condition or restriction proposed or imposed in connection with this application. Applicant expressly reserves all rights, objections, claims, and remedies available under applicable federal and Virginia law, including any statutory

or constitutional challenges, and reserves the right to assert additional or different legal or factual positions as circumstances may warrant.

IV. CONCLUSION AND REQUESTED ACTION

For the foregoing reasons, Applicant respectfully submits that the 300-foot confined feeding operation setback set forth in Page County Zoning Ordinance § 125-10(H) does **not** apply to the self-storage facility proposed under this Special Use Permit application. The plain language of § 125-10(H), read together with the Ordinance's definition of self storage at § 125-4 and the detailed, self-storage-specific supplemental regulations at § 125-30.19, confirms that the setback is directed at occupancy uses and was never intended to reach unstaffed, unoccupied storage structures of the kind proposed here.

Applicant respectfully requests that Staff and the Planning Commission proceed with review and consideration of the Special Use Permit application on the understanding that § 125-10(H) does not apply as a condition of, or barrier to, approval. Applicant is available to discuss this issue further with Staff at the Planning Commission's convenience.

Respectfully submitted,

Applicant: FLOWERDEW HUNDRED LLC, a Virginia limited liability company

BY: _____

David Reed, its manager

Date: September 3, 2026

From: David Reed
To: Joshua Hahn; Tracy Clatterbuck
Cc: Ryan Cubbage
Subject: Re: Tax Assessment Information for TM# 59-A-63F
Date: Monday, November 9, 2026 5:50:34 PM

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

Josh / Tracy,

Can you distribute this to the planning commission for tomorrow's public hearing on the Flowerdew Hundred SUP?

Thanks!
David

David M. Reed, Esq.
REED & REED, P.C.
Attorneys & Counsellors at Law
P.O. Box 766
16 South Court Street
Luray, Virginia 22835
(540) 743-5119 (office main line)
(540) 860-4875 (direct dial)
(540) 743-4806 (fax)
dreed@reedandreedlaw.com

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From: David Reed
Sent: Friday, July 25, 2025 1:07 PM
To: Joshua Hahn <jhahn@pagecounty.virginia.gov>; Tracy Clatterbuck <tclatterbuck@pagecounty.virginia.gov>
Cc: Ryan Cubbage <rcubbage@pagecounty.virginia.gov>
Subject: FW: Tax Assessment Information for TM# 59-A-63F

Josh / Tracy,

Please add this to the file / packet for the Flowerdew Hundred LLC rezoning request currently

before the Planning Commission.

It shows a possible scenario with the addition of $1m of improvements to the property resulting in an increase of the real estate taxes (at current real estate tax rates) from the current amount of $176.66 annually (not in land use tax reduction program) to $7,476.60 annually. This is an estimated 42.32X multiple (4,232%) increase in the current tax revenue to Page County from this property. Noting only $1m additional to improvement value and no change to land value, which land value is likely to increase as well once the improvements are constructed, making the new annual real estate taxes even more. This does not include Page County business license fees or possible gross receipts taxes.

If the property qualified for the land use program and was thereafter removed and $1m of improvements added, the increase in the real estate taxes (at current real estate tax rates) would be an estimated 704.67X multiple (70,467%) increase, not including any applicable roll back real estate taxes.

David

1. Current assessed value of this 9.69 acre parcel $24,200
2. A comparison of the annual real estate taxes of the 9.69 acre parcel three possible ways:
    a. With forestry land use applied (no improvements, realizing parcel is not currently in land use but was previously and could be if adjoining properties had same ownership / met min. size requirements / forestry plan requirements) $10.61
    b. As it currently exists (no land use / no improvements) $176.66
    c. With addition of $1m taxable improvements (no land use) $7,476.60 (But depending on the type of improvement whether house site or a commercial property then the land value would increase)

David

David M. Reed, Esq.
REED & REED, P.C.
Attorneys & Counsellors at Law
P.O. Box 766
16 South Court Street
Luray, Virginia 22835
(540) 743-5119 (office main line)
(540) 860-4875 (direct dial)
(540) 743-4806 (fax)
dreed@reedandreedlaw.com

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From: Rebecca Smith <bsmith@pagecounty.virginia.gov>
Sent: Friday, July 25, 2025 12:41 PM
To: David Reed <dreed@reedandreedlaw.com>
Subject: RE: Tax Assessment Information for TM# 59-A-63F

Hello David,

I have the information you needed, I have noted the answers to the questions in red.

Please let me know if you need anything else.
Have a great weekend!
Becky

Rebecca B. Smith
Master Commissioner of the Revenue
Page County
103 S. Court Street, Suite C
Luray, VA 22835
540-743-3840

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From: David Reed <dreed@reedandreedlaw.com>
Sent: Thursday, July 24, 2025 2:58 PM
To: Rebecca Smith <bsmith@pagecounty.virginia.gov>
Subject: RE: Tax Assessment Information for TM# 59-A-63F

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

Becky,

No problem at all!

David

David M. Reed, Esq.
REED & REED, P.C.
Attorneys & Counsellors at Law

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16 South Court Street
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From: Rebecca Smith <bsmith@pagecounty.virginia.gov>
Sent: Thursday, July 24, 2025 2:57 PM
To: David Reed <dreed@reedandreedlaw.com>
Subject: RE: Tax Assessment Information for TM# 59-A-63F

Hi David,

I just wanted to explain the delay in answering this, been extremely busy since I came back Tuesday. I will start researching this and get back to you as soon as I can.

Have a great evening!
Becky

Rebecca B. Smith
Master Commissioner of the Revenue
Page County
103 S. Court Street, Suite C
Luray, VA 22835
540-743-3840

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From: David Reed <dreed@reedandreedlaw.com>
Sent: Monday, July 21, 2025 9:06 AM
To: Rebecca Smith <bsmith@pagecounty.virginia.gov>
Cc: Joshua Hahn <jhahn@pagecounty.virginia.gov>

Subject: Tax Assessment Information for TM# 59-A-63F

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

Becky,

The above 9.69 acre parcel was divided from TM# 69-A-97F in April 2025 and then a boundary line adjustment was completed in May 2025 establishing the 9.69 acre parcel. Copy of the survey for this parcel is attached. The parcel is currently unimproved except for a very short gravel driveway off 340, zoned agriculture, and was recently timbered. The parcel is now the subject of a pending rezoning application. I wanted to see if your office could provide the below information:

1. Current assessed value of this 9.69 acre parcel $24,200
2. A comparison of the annual real estate taxes of the 9.69 acre parcel three possible ways:
    a. With forestry land use applied (no improvements, realizing parcel is not currently in land use but was previously and could be if adjoining properties had same ownership / met min. size requirements / forestry plan requirements) $10.61
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    c. With addition of $1m taxable improvements (no land use) $7,476.60 (But depending on the type of improvement whether house site or a commercial property then the land value would increase)

Thank you and I hope you have a great week!
David

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David & Lauren Reed
P.O. Box 766
Luray, Virginia 22835

November 10, 2026

Page County Planning Commission
103 South Court Street
Luray, Virginia 22835

Re: Special Use Permit Application of Flowerdew Hundred, LLC

Dear Chair and Members of the Planning Commission:

We are the owners of Flowerdew Hundred, LLC, the applicant for the proposed self-storage facility on U.S. Highway 340 in the Battle Creek area of Page County. We respectfully request that the Planning Commission recommend approval of this special use permit application to the Board of Supervisors. We believe the proposed location is appropriate, the anticipated impacts are limited, and the project represents a responsible use of the property that will provide a needed service and additional tax revenue to Page County.

We are local residents who live, work, and are raising our children in Page County, just a few miles from the proposed facility. David and both of our children were born here. We have deep generational roots in this community and a personal interest in ensuring that this project is developed responsibly and remains compatible with the surrounding area.

This project has been under consideration since early 2024. Over the past nearly three years, we have invested substantial time and resources in engineering, planning, and coordination with the appropriate reviewing agencies. The Virginia Department of Transportation has approved the proposed improved entrance for the intended use, as designed by local engineering firm Racey Engineering. Neither the Health Department nor the Building Department has raised objections to the proposal.

The property's location and the nature of the proposed use are particularly important considerations. The property fronts on U.S. Highway 340, one of Page County's principal transportation corridors. It is located less than 100 feet from commercially zoned property and less than one mile from the County-owned and operated commercial landfill. The proposed development will not remove productive farmland from agricultural use.

A self-storage facility is a relatively low-impact use compared with many other potential forms of development. The proposal requires no water, sewer, or septic service, and none is planned. Customer visits are generally intermittent, resulting in limited traffic compared with many residential and commercial uses. The facility will create no additional demand for school enrollment, and the proposed lighting will be directed downward to minimize impacts on

neighboring properties. The project will also provide storage opportunities for local residents and small businesses.

The proposed development also offers a meaningful financial benefit to Page County. Enclosed is an analysis prepared by the Page County Commissioner of the Revenue projecting an approximately 4,232% increase in annual property tax revenue attributable to the proposed development. This projected increase does not include any applicable business license fees or other potential local business tax revenue. Importantly, the additional revenue would be generated by a use requiring very limited ongoing County services.

We recognize that neighboring property owners have expressed concerns, and we respect their opportunity to participate in this process. We also believe those concerns can and should be evaluated in light of the proposed use, the engineering and agency reviews, and reasonable/sensible conditions. Throughout this process, we have remained willing to work with County staff and the Commission to address legitimate concerns, and that willingness continues.

We have also extended, and continue to extend, an open invitation to members of the Planning Commission and Board of Supervisors to visit the property, review the proposed location firsthand, and discuss any questions to us about the project.

We respectfully ask the Planning Commission to consider the documented characteristics of this proposal and recommend approval of the special use permit. We believe this project can provide a useful service and meaningful additional tax revenue while maintaining compatibility with the surrounding area.

Thank you for your service to Page County and for the time and consideration you have devoted to this application. We respectfully request that this letter and its enclosure be included in the official record and distributed to each member of the Planning Commission before the November 10, 2026, public hearing.

Respectfully,

David M. Reed

Lauren Reed

Enclosure: Page County Commissioner of the Revenue, Tax Revenue Analysis dated July 25, 2025

Outlook

RE: Tax Assessment Information for TM# 59-A-63F

From Rebecca Smith <bsmith@pagecounty.virginia.gov>
Date Fri 7/25/2025 12:41 PM
To David Reed <dreed@reedandreedlaw.com>

Hello David,

I have the information you needed, I have noted the answers to the questions in red.

Please let me know if you need anything else.
Have a great weekend!
Becky

Rebecca B. Smith
Master Commissioner of the Revenue
Page County
103 S. Court Street, Suite C
Luray, VA 22835
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Becky,

No problem at all!

David

David M. Reed, Esq.
REED & REED, P.C.
Attorneys & Counsellors at Law

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From: Rebecca Smith <bsmith@pagecounty.virginia.gov>
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To: David Reed <dreed@reedandreedlaw.com>
Subject: RE: Tax Assessment Information for TM# 59-A-63F

Hi David,

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Have a great evening!
Becky

Rebecca B. Smith
Master Commissioner of the Revenue
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Cc: Joshua Hahn <jhahn@pagecounty.virginia.gov>
Subject: Tax Assessment Information for TM# 59-A-63F

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Becky,

The above 9.69 acre parcel was divided from TM# 69-A-97F in April 2025 and then a boundary line adjustment was completed in May 2025 establishing the 9.69 acre parcel. Copy of the survey for this parcel is attached. The parcel is currently unimproved except for a very short gravel driveway off 340, zoned agriculture, and was recently timbered. The parcel is now the subject of a pending rezoning application. I wanted to see if your office could provide the below information:

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Thank you and I hope you have a great week!
David

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From: Joshua Hahn
To: Claire Comer
Cc: Tracy Clatterbuck
Subject: RE: Proposed storage facility on Battle Creek
Date: Tuesday, November 10, 2026 12:55:30 PM

This email is from a trusted sender and .

Good Afternoon,

Just letting you know I received this. I CCed Tracy Clatterbuck, the Zoning Administrator handling this SUP application. We will send this by email to Planning Commissioners and provide a hard copy for the meeting tonight.

Thanks,

Josh Hahn
Page County Planning Director
103 S. Court St. Suite B.
Luray, VA 22835
540-843-3456

<!--[if !vml]--> <!--[endif]-->



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From: Claire Comer <clairejenningscomer@hotmail.com>
Sent: Tuesday, November 10, 2026 12:38 PM
To: Joshua Hahn <jhahn@pagecounty.virginia.gov>
Subject: Proposed storage facility on Battle Creek

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

Dear Mr. Hahn,

My name is Claire Jennings Comer. I am a lifelong resident of Page County. I live on our farm in the Battle Creek area which has been in my family for 11 generations. I am writing to express my concern about the proposed storage facility along Route 340 in the Battle Creek area.

It is my understanding that the land in question is zoned Agricultural. Ag zoning is absolutely essential to the well-being of our region. Threats to family farms, particularly in the east are alarming. Our zoning is designed to quell that threat and I believe, is a result of the wishes of our community. To veer from it for such a purpose is wrong.

Tourism is another important part of our economic base. People are drawn here by the beautiful views and the rural character of the region. Every time we veer from that, we endanger our greatest assets. We already have the disaster that is the county landfill in the immediate area. It is a blight on the landscape and severely impairs the view of our beautiful valley from Skyline Drive, another important asset. Please don't add to that.

The needs of our region include job creation and affordable housing, both of which should occur in appropriately zoned areas. A storage facility would not meet either of those needs and certainly does not belong in an Ag zone. Preserving the rural character should be a priority.

Thank you.
Claire Comer

ADJOINING PROPERTY OWNERS COMMENTS

I (we) Ronnie & Judy Painter adjoining property owner(s) have the following comments on the special use permit application from Flowerdew Hundred LLC for property located at US HWY BSN 340 W, Stanley, VA, and further identified by tax map number 59-(A)-63F, regarding the request to construct a self-storage facility (as described in the included memo).

(Please check one below and provide comments related to your opinion).

_____ I (we) have no objection to this special use request.

__✓__ I (we) object to this special use request.

COMMENTS:
We have spoken at every meeting we could about our main concern: safety! We have put our trust in you and it is now up to "each" of you to decide if this is truly needed in our county! Thank you for serving on this committee and listening to our concerns!
(continue on reverse side if necessary)

Ron Painter
Signature of Adjoining Property Owner

Nov 9, 2026
Date

Judy Painter
Signature of Adjoining Property Owner

Nov 9, 2026
Date

Please complete and return this form (if desired) to the Department of Planning and Community Development, 103 South Court Street, Suite B, Luray, Virginia 22835, or via email at tclatterbuck@pagecounty.virginia.gov. If you have any questions, please contact Tracy Clatterbuck at (540) 743-1324. Thank you.

ADJOINING PROPERTY OWNERS COMMENTS

I (we) Historic Triangle LLC adjoining property owner(s) have the following comments on the special use permit application from Flowerdew Hundred LLC for property located at US HWY BSN 340 W, Stanley, VA, and further identified by tax map number 59-(A)-63F, regarding the request to construct a self-storage facility (as described in the included memo).

(Please check one below and provide comments related to your opinion).

X I (we) have no objection to this special use request.

_____ I (we) object to this special use request.

COMMENTS:

Great idea. Recommend approving. Our entrance is directly across from this property + its proposed entrance.

(continue on reverse side if necessary)

Historic Triangle LLC

By: [signature] manager

Signature of Adjoining Property Owner

10.26.26

Date

Signature of Adjoining Property Owner

Date

Please complete and return this form (if desired) to the Department of Planning and Community Development, 103 South Court Street, Suite B, Luray, Virginia 22835, or via email at tclatterbuck@pagecounty.virginia.gov. If you have any questions, please contact Tracy Clatterbuck at (540) 743-1324. Thank you.

ADJOINING PROPERTY OWNERS COMMENTS

I (we) Isaacs Woods LLC adjoining property owner(s) have the following comments on the special use permit application from Flowerdew Hundred LLC for property located at US HWY BSN 340 W, Stanley, VA, and further identified by tax map number 59-(A)-63F, regarding the request to construct a self-storage facility (as described in the included memo).

(Please check one below and provide comments related to your opinion).

X I (we) have no objection to this special use request.

_____ I (we) object to this special use request.

COMMENTS:

We have a long common boundary with the Flowerdew Hundred LLC property. We approve + suggest the County also approve. Need more businesses in Page County.

(continue on reverse side if necessary)

Isaacs Woods LLC

By: _____ its mgr

Signature of Adjoining Property Owner

_____

Date

Signature of Adjoining Property Owner

_____

Date

Please complete and return this form (if desired) to the Department of Planning and Community Development, 103 South Court Street, Suite B, Luray, Virginia 22835, or via email at tclatterbuck@pagecounty.virginia.gov. If you have any questions, please contact Tracy Clatterbuck at (540) 743-1324. Thank you.

From: Joshua Hahn
To: Joanne Tate
Cc: Tracy Clatterbuck
Subject: RE: Opposition to planned storage units
Date: Monday, November 9, 2026 8:39:32 AM

This email is from a trusted sender and .

Good Morning:

Just letting you know I received this. I am CCing Tracy Clatterbuck, who is the Zoning Administrator in charge of this special use permit application, as it proceeds through Planning Commission review. The public hearing for this application is tomorrow, Tuesday, November 10 at 7 p.m. at the County Administration building (103 S. Court St., Luray, VA 22835, 2nd Floor. The packets for this application are already printed. We will forward your email to Planning Commissioners and print a hard copy as an addendum to the packets.

Thanks,

Josh Hahn
Page County Planning Director
103 S. Court St. Suite B.
Luray, VA 22835
540-843-3456

<!--[if !vml]--> <!--[endif]-->

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From: Joanne Tate <joanneatate@gmail.com>
Sent: Sunday, November 8, 2026 8:57 PM
To: Joshua Hahn <jhahn@pagecounty.virginia.gov>
Subject: Opposition to planned storage units

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

Dear Mr Hahn,

I am writing to voice my concerns about the proposed self storage units along Highway 340 in the Battle Creek area. As a Page County resident I am very upset about the proposed non-agricultural business being proposed.

This property is zoned as agricultural and is located within the Agricultural Protection Tier. To allow a special use permit for storage units sets a terrible precedent for our rural community .

In fact, there are 13 other storage rental establishments within 10 miles of this site. The majority have available units to rent, meaning this is not something I feel our community even has a need for.

In addition to being unnecessary, it is aLao a detriment. Increased traffic, light pollution, and destruction of our valuable agricultural land are all reasons to refuse this permit.

Please do not allow the continued destruction of our agricultural land and rural community charm with this unneeded, eyesore. Page county is a low residential, agriculture focused area within a protected agricultural tier, we need to keep it this way.

Sincerely,

Joanne Tate
Page County Resident

From: Joshua Hahn
To: Jared Burner; Cathy Grech; Ken Johnson (ken.page.planning@outlook.com); district4planningcomm@gmail.com; Billy Turner; Chris Adams
Cc: Tracy Clatterbuck; Cassie Richards
Subject: FW: Comments on two related items on the 10/13 agenda
Date: Tuesday, October 13, 2026 8:45:37 AM

This email is from a trusted sender and .

FYI – I received this email yesterday, in regards to tonight's meeting. This citizen's comments are in regards to Flowerdew's SUP and Subdivision of Land Discussion.

Thanks,

Josh Hahn
Page County Planning Director
103 S. Court St. Suite B.
Luray, VA 22835
540-843-3456

<!--[if !vml]--> <!--[endif]-->

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From: Kevin Tate <tate.kevinj@gmail.com>
Sent: Monday, October 12, 2026 9:37 PM
To: district4planningcomm@gmail.com; ken.page.planning@outlook.com
Cc: Joshua Hahn <jhahn@pagecounty.virginia.gov>
Subject: Comments on two related items on the 10/13 agenda

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

Good evening Sandy and Ken, I am a resident of District 4 and am reaching out regarding two related issues on the agenda for tomorrow's meeting.

Item A in the Unfinished Business section, the Special Use Permit for Flowerdew Hundred LLC, is a concerning proposal. This property is one parcel away from our family farm so while I am not one of the neighbors who must be notified of the SUP, I am certainly in the "neighborhood". I disagree with the permit application on a number of fronts. First and

foremost, this property is in the Agricultural Protection Tier and while I understand the land will still be zoned agricultural, a self storage facility is certainly not an agricultural use. There is nothing similar in this part of the county. Even the neighboring property that is split-zoned commercial, is a pair of old chicken houses that can be used for commercial purposes. Seven self storage buildings will certainly change the character of this area. Additionally, I would argue that there really isn't a shortage of self storage available in the county. There are 9 self storage facilities within 10 miles of this site. I called and checked on-line at several facilities last week and all had multiple units available. The SUP application references a precedent of other storage unit facilities that were created by SUP on agriculturally zoned parcels, but I notice that all the existing storage facilities are located very near the town borders. None are so far out in the county as this proposal. Additionally, the proposal as submitted will have limited economic benefit and does not provide any permanent employment. Lastly, the proposed development will generate a new source of light pollution and the increase in impervious surface will certainly impact Hawksclaw Creek right before it joins with the South Fork. I do not think this proposal is a wise use of land in our Agricultural Protection Tier.

This brings me the larger issue that you all will discuss tomorrow, Item B in the Unfinished Business section, the Subdivision of Land Discussion. Specifically, the concept of 25-acre subdivisions. While I appreciate the efforts to tighten down on 25 acre divisions, requiring a 5-year wait period before another division, I encourage the Planning Commission to consider fully removing the 25-acre division clause from the subdivision ordinance. According to the Census of Agriculture, Page County lost more farmland between 2017 and 2022 than any neighboring county - 20%. All the while, citizens and elected officials have made it clear that protecting farmland is a priority. How can we say it's a priority while we allow so much farmland to be converted to other uses? One way we could act is to completely remove the 25 acre exception for subdivision. These divisions eat up our remaining farmland and allow for what are ultimately unplanned residential subdivision far from amenities, jobs, and services and/or special use permits for incompatible commercial enterprises, like self storage facilities, in rural areas. Removing the 25 acre exception is not anti-growth, it is in fact protecting the land base for our largest economic asset - agriculture. I urge the Planning Commission to remove the 25 acre exception from the subdivision ordinance entirely.

Thank you for your thoughtful consideration of these issues - and every issue - and thank you for your service.

--
Kevin Tate

From: Joshua Hahn
To: Tracy Clatterbuck
Subject: FW: Flowerdew Hundred LLC SUP
Date: Tuesday, November 10, 2026 8:13:15 AM

This email is from a trusted sender and .

Thanks,

Josh Hahn
Page County Planning Director
103 S. Court St. Suite B.
Luray, VA 22835
540-843-3456

<!--[if !vml]--> <!--[endif]-->

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From: Kevin <tate.kevinj@gmail.com>
Sent: Monday, November 9, 2026 4:44 PM
To: district4planningcomm@gmail.com; ken.page.planning@outlook.com
Cc: Joshua Hahn <jhahn@pagecounty.virginia.gov>
Subject: Flowerdew Hundred LLC SUP

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

Good afternoon Sandra and Ken,

Before tomorrow's Planning Commission meeting I would like to reiterate my concerns with the special use permit application by Flowerdew Hundred LLC to create a self storage facility off of US HWY 340 in the Battle Creek area.

As you know, this property is in the Agricultural Protection Tier which, according to the comprehensive plan, the purpose 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."

I understand that this Special Use Permit will not change the parcel's zoning. I also understand that an application for a special use permit, even if the use is allowed by special use permit, is not guaranteed to be approved. Rather, the application is the opportunity for the planning commission to make a decision about whether or not and under what conditions the Special Use is adequate for the area.

Based on the comprehensive plan, there are relatively few uses compatible with the agricultural protection tier and this application satisfies none of them.

It is neither low density residential or large lot rural development. Storage units are also not an agricultural use nor an agriculture-related business.

As for serving the needs of residents in the surrounding area, this is not a densely populated part of the county and I would argue that the 5 sq miles around this parcel has the fewest residentially zoned parcels in the county. As I mentioned in my previous email, there are 9 self storage facilities within 10 miles of this site. They are all within or very near the towns. Many of these facilities have storage units currently available. I find it hard to believe that there is a need for this storage space in the Battle Creek area.

Finally, this proposed use does nothing to preserve the rural lifestyle or sense of community in this area. In fact, it is directly contrary to the vision of the community as you have heard the comments made by myself and other neighbors since this application was submitted.

If we are allowing for special uses that are in direct conflict with the agricultural protection tier and the comprehensive plan, why do we even have an agricultural protection tier designation? If we intend to protect the natural resources and productive land at the foundation of our community, as is reiterated over and over again in the comprehensive plan and by every candidate who runs for local election, your decision tomorrow has the opportunity to set a precedent for what that means. I urge you to deny this special use permit.

Thank you for considering my comments and those of my neighbors and thank you for your continued service to our community.

--
Kevin Tate

From: Joshua Hahn
To: Tracy Clatterbuck
Subject: FW: Flowerdew Hundred LLC Special Use Permit
Date: Tuesday, November 10, 2026 8:16:40 AM

This email is from a trusted sender and .

Thanks,

Josh Hahn

Page County Planning Director

103 S. Court St. Suite B.

Luray, VA 22835

540-843-3456

<!--[if !vml]--> <!--[endif]-->

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From: Richard Tate <wahoo84@gmail.com>
Sent: Monday, November 9, 2026 9:18 PM
To: district4planningcomm@gmail.com; ken.page.planning@outlook.com
Cc: Joshua Hahn <jhahn@pagecounty.virginia.gov>
Subject: Flowerdew Hundred LLC Special Use Permit

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Dear Sandra and Ken,

I am writing ahead of tomorrow's Planning Commission meeting to add my voice to the local residents' who oppose the special use permit requested by Flowerdew Hundred LLC for a self-storage facility off US Highway 340 in the Battle Creek area. As a Page County landowner, I ask that you deny it.

The parcel lies in the Agricultural Protection Tier, and the Comprehensive Plan is clear about that tier's purpose: "to protect agricultural uses and preserve the rural lifestyle and sense of community that has long defined Page County."

I understand that this special use permit would not rezone the parcel, but it does request a use contrary to the Comprehensive Plan and to the intent of the Agricultural Protection Tier. That is exactly why this decision matters. The special use process exists so that the Commission can judge whether a proposed use fits its surroundings. Measured against the plan, this one does not. Of particular note, it will not serve any local need. There already exist nine other self-storage facilities within a ten-mile radius of this proposed site and most have units available today.

Most importantly, this development does nothing to preserve the rural character and sense of community in Battle Creek. The neighbors who have spoken at every stage of this application have made clear that it runs against what they want for their community.

The comprehensive plan, and nearly every candidate for local office, speaks of protecting the farmland and natural resources present in this county. Now is the time for the commission to demonstrate its resolve in upholding these goals and denying this special use permit.

I urge you to deny this special use permit. Thank you for considering my comments and those of my neighbors, and for your service to Page County.

Sincerely,

Richard Tate

From: Chris Anderson
To: Joshua Hahn; Tracy Clatterbuck
Subject: Condition for Landscaping
Date: Tuesday, November 10, 2026 2:40:37 PM

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Hello Josh and Tracy - in the interest of decreasing the visual impacts and to help protect the rural character of the area where the self-storage facility is being proposed by Flowerdew Hundred, LLC, please forward the following language to be considered as a condition to the special use permit:

Provide landscaping sufficient to limit visibility of the storage units from Hwy 340, including a combination of trees and shrubs at an appropriate distance from the property line and buildings. This landscaping shall consist of native and noninvasive plant materials including evergreen and deciduous species.

Thank you,
Chris

--
Chris Anderson
Page & Warren County Coordinator
Alliance for the Shenandoah Valley
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