



Agenda  
Page County Board of Supervisors  
Work Session  
Board of Supervisors Room – 103 South Court Street, Luray  
January 3, 2017 – 7:00 p.m.

Call to Order

Organizational Matters

Chairman Woodward

- Election of Vice Chair (p. 2)
- Designation of Dates, Times, and Locations of Meetings for 2017 (p. 3)

Work Session

Public Hearing Request – Code Amendment to Agriculture & Woodland Conservation Districts Michelle Somers (p. 5)

Public Hearing Request – Special Use Permit/Diane Hirsch Stephanie Lillard (p. 16)

Economic Development Update Stephanie Lillard

Request for Resolution to Support the Recommendations Introduced at the Coalfields Equity Summit Donna Whitley-Smith (p. 18)

Battle Creek Landfill Cell 10 Bid Award Amity Moler (p. 20)

Adjourn

Mission Statement

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



# COUNTY OF PAGE

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

## Board of Supervisors:

Johnny Woodward – Chairman – At- Large  
D. Keith Guzy, Jr. – District 1  
David Wiatrowski – District 2  
Mark Stroupe – District 3  
Larry Foltz – District 4  
Dorothy F. Pendley – District 5

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**TO:** Chairman Woodward and Board of Supervisors  
**FROM:** Amity Moler, County Administrator  
**SUBJECT:** Election of a Vice Chair for 2017  
**DATE:** December 30, 2016

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### **SUMMARY:**

The Vice Chair of the Board needs to be selected for 2017. This selection is made from one of the members at the organizational meeting in January to serve for one year.

### **RECOMMENDATION:**

The appointment of a Vice Chair.

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### **BACKGROUND:**

According to the Board's Rules of Procedure, the Board selects one of its members to serve as Vice Chair for a one year term on a rotating basis. Any nominee may decline to serve or may resign from that position, in which event the representative of the next district in ascending sequential order will be the nominee. The Vice Chair for 2016 was Supervisor Wiatrowski (District 2). If the Board continues to follow ascending sequential order, then the next Vice Chair would be Supervisor Stroupe (District 3).

### **ISSUES:**

There are no issues to consider.

### **ALTERNATIVES:**

There are no alternatives to consider.

### **FISCAL IMPACT:**

There is no fiscal impact to consider.

### **MOTION(S):**

I move to nominate \_\_\_\_\_ to serve as Vice Chair of the Board of Supervisors for 2017.



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**TO:** Chairman Woodward and Board of Supervisors  
**FROM:** Amity Moler, County Administrator  
**SUBJECT:** Designation of Board Meeting Dates/Times/Locations  
**DATE:** December 30, 2016

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### **SUMMARY:**

The annual meeting schedule [**Attachment 1**] is approved every year at the Board's organizational meeting in January. This sets forth the Board's meeting dates, times and locations.

### **RECOMMENDATION:**

Approval of the 2017 meeting schedule and holiday calendar is recommended.

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### **BACKGROUND:**

The Board previously designated that monthly work sessions will be held on the first Tuesday of each month, beginning at 7:00 p.m. in the Board of Supervisors Room and the regular meeting will be held on the third Tuesday of each month, beginning at 7:00 p.m. and will be rotated.

### **ISSUES:**

There are no issues to consider.

### **ALTERNATIVES:**

There are no alternatives to consider.

### **FISCAL IMPACT:**

There is no fiscal impact to consider.

### **MOTION(S):**

I move to approve the 2017 Board meeting schedule.

### **ATTACHMENTS:**

1 2017 Board Meeting Schedule

## Page County Board of Supervisors 2017 - Meeting Schedule

Notice is hereby given to all media and citizens requesting notification of the Page County Board of Supervisors meetings that their 2017 meeting schedule is set as follows:

<u>Date</u>	<u>Location</u>	<u>Time</u>	<u>Type of Meeting</u>
January 3, 2017	Board Room	7:00 p.m.	Work Session
January 17, 2017	Board Room	7:00 p.m.	Regular Meeting
February 7, 2017	Board Room	7:00 p.m.	Work Session
February 21, 2017	Board Room	7:00 p.m.	Regular Meeting
March 7, 2017	Board Room	7:00 p.m.	Work Session/Presentation of Budget
March 16, 2017	Board Room	7:00 p.m.	Budget Work Session
March 21, 2017	Stanley Elementary School	7:00 p.m.	Regular Meeting
March 23, 2017	Board Room	7:00 p.m.	Budget Work Session
March 30, 2017	Board Room	7:00 p.m.	Budget Work Session
April 4, 2017	Board Room	7:00 p.m.	Work Session
April 6, 2017	Board Room	7:00 p.m.	Budget Work Session
April 18, 2017	Board Room	7:00 p.m.	Regular Meeting Tax Levy Hearing & Adoption School Budget & Co. Budget Hearing
May 2, 2017	Board Room	7:00 p.m.	Work Session/Budget Adoption
May 16, 2017	Shenandoah Elementary School	7:00 p.m.	Regular Meeting
June 6, 2017	Board Room	7:00 p.m.	Work Session
June 20, 2017	Board Room	7:00 p.m.	Regular Meeting
July 5, 2017	Board Room	7:00 p.m.	Work Session
July 18, 2017	Board Room	7:00 p.m.	Regular Meeting
August 1, 2017	Board Room	7:00 p.m.	Work Session
August 15, 2017	Board Room	7:00 p.m.	Regular Meeting
September 5, 2017	Board Room	7:00 p.m.	Work Session
September 19, 2017	Board Room	7:00 p.m.	Regular Meeting
October 3, 2017	Board Room	7:00 p.m.	Work Session
October 17, 2017	Springfield Elementary School	7:00 p.m.	Regular Meeting
November 8, 2017	Board Room	7:00 p.m.	Work Session
November 21, 2017	Board Room	7:00 p.m.	Regular Meeting
December 5, 2017	Board Room	7:00 p.m.	Work Session
December 19, 2017	Board Room	7:00 p.m.	Regular Meeting

Meeting agendas are available at [www.pagecounty.virginia.gov](http://www.pagecounty.virginia.gov)

Meetings of the Board may be cancelled, as needed, at the discretion  
of the Chairman and County Administrator



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### County Administrator:

Amity Moler

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**TO:** Page County Board of Supervisors  
**FROM:** Michelle Somers, Zoning Administrator  
**SUBJECT:** Amendments to WC 125-9 and A-1 125-10  
**DATE:** January 3, 2017

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### **SUMMARY:**

Code amendments to 125-9 WC and 125-10 A-1 to include additional uses:

#### Changes to 125-9 WC

Permitted by right: Air Bed and Breakfast Establishments, Hostels, Cabin Rentals

Permitted by SUP: Banquet Facility and Event Facility, Indoor and Outdoor Shooting Ranges, Auto Repair Service Facility/Public Garage.

#### Changes to 125-10 A-1

Permitted by right: Air Bed and Breakfast Establishments, Hostels, Cabin Rentals

Permitted by SUP: Banquet Facility and Event Facility, Farmers Market, Greenhouse, Self-Storage Unit, Farm Implement sales with or without service facilities, Indoor and Outdoor Shooting Ranges, Auto Repair Service Facility/Public Garage, Brewery, and Winery.

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### **BACKGROUND:**

On October 18<sup>th</sup>, the Commercial (C-1) code section of the Zoning Ordinance came before the Board for amendments with additional definitions. This amendment was approved. As a result of these amendments, it was noted during the meeting with the Board of Supervisors that by defining certain uses which the County had previously been silent on, the newly added types of business and industry would only be allowed in the C-1 zoning district. This raised concern for several members, to include a local citizen, Diane Hirsch. Mrs. Hirsch submitted a letter to the Board via Supervisor Stroupe. The letter addressed her desire to build a wedding venue on her property, which the new amendment would not permit pursuant to the C-1 district as defined by "Banquet and Event Facilities". As a result, staff informed the Board that in coordination with the county attorney, staff was already prepared to address and remedy the concern by amending the woodland conservation and ag zoning sections of the code.

The Page County Planning Commission met on October 25<sup>th</sup> and reviewed the proposed amendments by staff (attachment 1) and moved forward with setting a public hearing. On November 22<sup>nd</sup>, the Planning Commission held their public hearing and received no opposition. The commission voted unanimously to forward a recommendation for approval of the proposed code amendments.

**ISSUES:**

Please note, in the October public hearing by the Board of Supervisors, staff ensured this amendment would come before them at their January meeting. However, due to the holidays and the Board's cancelation of the December 20<sup>th</sup> regular meeting, I am requesting that the Board move to schedule a public hearing for the February 7, 2017 work session. Following this hearing, Mrs. Hirsch's application for a special use permit to establish an event facility can be entertained.

**RECOMMENDATION:**

The Page County Planning Commission has unanimously recommended approval of these amendments, as presented.

**FISCAL IMPACT:**

With consideration to the growth in our tourism industry, to include weddings and special events, if this amendment is not approved, it could cause potential revenue loss for the County.

**MOTION(S):**

1. I move to schedule a public hearing for the work session on February 7, 2017, for consideration of the proposed Code amendments to the sections of Woodland Conservation (W-C) and Agriculture (A-1) zoning districts in the Page County Code.

**ATTACHMENTS:**

1. Proposed section 125-9 and 125-10 of the Page County Zoning Ordinance.

## § 125-9\_Woodland-Conservation (W-C).

**A. Statement of intent.** It is the intent of this district to perpetuate the rural atmosphere, open space and scenic landscape of the area. This district is established for the specific purpose of conserving natural resources, protecting fragile environmental areas, reducing soil erosion, protecting watersheds, reducing hazards from flooding and protecting existing farmland. This district covers portions of the County which are occupied by mountain areas, heavily forested areas and other open space uses such as recreation areas, floodplains and farms. The area also contains portions where the depth to bedrock is shallow and presents some limitations to development. The protection of the Shenandoah River is also essential, and because of potential pollution problems due to on-lot sewage effluent, erosion and sedimentation from construction and disturbing of the landscape, the area near the river must remain open in nature.

**B. Permitted uses shall be as follows:**

- (1) Forest, scenic and wildlife preserves and conservation areas.
- (2) Agriculture.
- (3) Wayside or roadside stand or market.
- (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. [Amended 6-10-2003]
- (7) Bed-and-breakfast establishments, **Air Bed-and-Breakfast Establishments, Hostels, and -Cabin Rentals.**
- (8) Manufactured homes and individual mobile homes. [Amended 9-16-2014]
- (9) Electric facilities operated at 40 kilovolts or less.
- (10) Confined feeding operations pursuant to the requirements of Article VI of this chapter and pursuant to all other provisions of this chapter. [Added 4-8-1991]
- (11) Only one permitted principal residential structure shall be allowed on any lot, tract or parcel of land. [Added 6-21-2005]

**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) Guest house, as defined in § 125-4. [Added 6-21-2005]

(6)Family day home (less than **five** unrelated children) pursuant to §125.30.6.[Added 6-16-2009]

(7)Small system wind energy facility.[Added 10-20-2009]

(8)Windmill.[Added 10-20-2009]

**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, riding stables and academies; and other similar uses, all pursuant to § 125-22.** [Amended 4-12-1993; 5-11-1999; 7-13-1999 [1]]

[1]Editor's Note: Former Section 402.3(c), which immediately followed this subsection and listed confined feeding operations, was repealed 4-8-1991.

(3)Churches and public schools.

(4)Electric facilities operated above 40 kilovolts.

(5)Publicly owned sanitary landfills which meet all federal, state and County requirements and regulations.[Added 12-9-1991]

(6)Outdoor commercial recreation areas and facilities: camps and campgrounds pursuant to § 125-66.[Added 5-11-1999]

(7)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.[Added 2-12-2002]

(8)Commercial sawmills, commercial chipping mills, and commercial shaving mills pursuant to § 125-30.4.[Added 6-10-2003]

(9)Commercial workshops, as defined in § 125-4.[Added 12-19-2006]

(10)Veterinarian clinics, pet grooming, boarding and breeding of animals, as defined in § 125-4.

[Added 12-19-2006]

(11)Family day home (**five or more unrelated children**)~~(five or more unrelated children)~~ pursuant to § 125-30.6.[Added 6-16-2009]

(12)Small system wind energy facility.[Added 10-20-2009]

(13)Windmill.[Added 10-20-2009]

**Commented [LE1]:** Compare this section with the definition in 125-4 and also section 125-22. They differ. I recommend just stating Commercial outdoor recreation areas and facilities which is then defined by 125-4 and pursuant to 125-22. But check for inconsistencies.

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**Commented [LE2]:** This is a defined term and it should be controlled by the definition.

**Field Code Changed**

**Field Code Changed**

(14) 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. [Added 4-20-2010]

(15) Banquet Facility and Event Facility

(16) Auto Repair Service Facility / Public Garage subject to the requirements in § 125-30.10

(17) Indoor and Outdoor Shooting Ranges

E. Minimum lot size shall be as follows: area: 1 3/4 acre; width at setback line: 150 feet. Lots on culs-de-sac may have width reduced to 50 feet.  
[Amended 6-21-2005]

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 coverage and height shall be as follows: maximum building coverage: 15%; 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 for in § 125-14C.

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 § 125-32, Article VI, of this chapter. [Added 6-21-2005]

I. All wells in W-C 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. [2] 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. [Added 6-21-2005; amended 12-16-2008; 4-21-2009]

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

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
- 6. ~~Buffer area as described in the above~~

**Commented [LE3]:** Should this be deleted? If not, a new paragraph needs to be added regarding buffer requirements.

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## § 125-10 Agriculture (A-1).

**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. [Amended 6-10-2003]
- (7) Electric facilities operating at 40 kilovolts or below.
- (8) Bed-and-breakfast establishments, **Air Bed-and-Breakfast Establishments, Hostels, and Cabin Rentals.**
- (9) Manufactured homes and individual mobile homes. [Amended 9-16-2014]
- (10) Confined feeding operations pursuant to the requirements of Article VI of this chapter and pursuant to all other provisions of this chapter. [Amended 4-8-1991]
- (11) Only one permitted principal residential structure shall be allowed on any lot, tract or parcel of land. [Added 6-21-2005]
- (12) Town of Luray Wastewater Facility. [Added 3-18-2008]
- (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. [Added 9-18-2012]

**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) Guest house, as defined in § 125-4. [Added 6-21-2005]

(6) Family day home (less than five unrelated children). [Added 6-16-2009] pursuant to § 125.30.6.

(7) Small system wind energy facility. [Added 10-20-2009]

(8) Windmill. [Added 10-20-2009]

**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, riding stables and academies; and other similar uses, all pursuant to § 125-22. [Amended 4-12-1993; 5-11-1999; 7-13-1999]

(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. [1]

[1] Editor's Note: Former Section 403.3(f), which immediately followed this subsection and listed confined feeding operations, was repealed 4-8-1991.

(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. [Added 9-9-1996]

(9) Outdoor commercial recreation areas and facilities: camps and campgrounds pursuant to § 125-66. [Added 5-11-1999]

(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. [Added 2-12-2002]

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(12) Commercial Workshops as defined in § 125-4.[Added 12-19-2006]

(13) Veterinarian clinics, pet grooming, boarding and breeding of animals as defined in § 125-4.

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(14) Family day home (five or more unrelated children) (~~five or more unrelated children~~) pursuant to § 125-30.6.[Added 6-16-2009]

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(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.[Added 4-20-2010]

(16) Banquet Facility and Event Facility.

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(18) Greenhouse Retail Sales.

(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 subject to the requirements in § 125-30.10

(23) Brewery

(24) Winery

E. Minimum lot size shall be as follows: area: 1 3/4 acre; width at setback line: 150 feet.  
[Amended 6-21-2005]

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 § 125-14C.

H. Any new structure designed to be occupied as a residence, church, school, community center or commercial business establishment or industry or any other structure designed for public occupancy shall not be located closer than 300 feet from any confined feeding operation as defined in § 125-32, Article VI, of this chapter.[Added 6-21-2005]

L. All wells in Agricultural zoned districts shall be a Class III "B" well and shall maintain a fifty-foot setback from all property lines adjacent to parcel(s) three acres or larger that are used for an agricultural

operation, as defined in § 3.1-22.29(B), Code of Virginia (1950), as amended.<sup>[2]</sup> A variance may be sought through the Page County Board of Zoning Appeals for a well location closer than 50 feet to the property line if either of the following criteria listed can be achieved: (i) the owner of the adjacent property that is used for an agricultural operation may grant 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. [Added 6-21-2005; amended 12-16-2008; 4-21-2009]

<sup>[2]</sup>Editor's Note: See now Code of Virginia, § 3.2-300.

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
6. ~~Buffer area as described in the above~~<sup>[1]</sup>

Commented [LE6]: Should this be deleted? If not, a new paragraph needs to be added regarding buffer requirements.

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125-4 Definitions

"Family day home" means a child day program offered in the residence of the provider or the home of any of the children in care for one through 12 children under the age of 13, exclusive of the provider's own children and any children who reside in the home, when at least one child receives care for compensation. A family day home serving five through 12 children, exclusive of the provider's own children and any children who reside in the home, shall be licensed. A family day home caring for more than four children under the age of two years, including the provider's own children and any children who reside in the home, shall be licensed or voluntarily registered. A family day home where the children in care are all related to the provider by blood or marriage shall not be required to be licensed.

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### County Administrator:

Amity Moler

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**TO:** Page County Board of Supervisors

**FROM:** Stephanie Lillard, Community & Economic Development Director

**SUBJECT:** Request for Public Hearing Date: Application for Special Use - Wedding Venue

**DATE:** January 3, 2017

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### **Summary:**

Diane and Thomas Hirsch has submitted a special use permit application to develop a wedding venue at 283 Pollock Road, Luray, zoned woodland conservation (W-C) and further identified at Tax Map# 64-A-8. This property is located in district 3.

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### **BACKGROUND:**

Previously, Mrs. Hirsh submitted a business license application. This application could not be approved, as received for several reasons but primarily it was prohibited by the current zoning code. However, staff has worked closely with her to complete a new application for special use and is ready to move forward.

In accordance with the *proposed* Section 125- 9 D (15) of the Page County Zoning Ordinance, a wedding venue (classified as Banquet and Event Facility) can only be permitted by special use. The current code does not permit such activity in W-C. However, a recommendation for an amendment to the W-C and Ag Zoning Code is being forwarded to the Board for approval; should this amendment be approved as presented, an application to conduct said business may be entertained, via special use permit.

The adjoining properties are either vacant or improved by family dwellings and all are zoned W-C.

Following the County's Comprehensive Plan, this property falls within the "Agricultural Protection Tier" which is described as follows: "to keep from being damaged or lost agricultural uses and preserve the rural lifestyle and sense of community that has long defined Page County" (refer to Page County's Comprehensive Plan, Exhibit 3, Volume 1). Parcels within this area are intended primarily for rural development and agricultural uses. According to the plan, non-residential uses should service the needs of residents in the surrounding ag/rural areas and generally be limited to ag-related businesses. As well, property within this area that is deemed low intensity, may offer local employment and increase the local tax base, may be permitted if access is adequate and the use is compatible with surrounding ag/rural development.

Development should be subject to County plans and development regulations via the special use process. The revised strategic plan for economic development, updated in July 2009, states (under Priorities A, objective 6) that the County should identify sectors and business types that are most conducive to locating in Page County. With consideration to the very much leveraged designation, by TLC, #2 of 10 beautiful destination wedding locales, Page County has done well in the industry and continues to build momentum. Therefore, it makes sense to be open, and eager, for businesses that will compliment and/or extend opportunities in this sector. Furthermore, while this property is located outside of the primary incorporated areas where adequate public services and infrastructure is usually offered, both VDOT and the Page County Health Department are required to review for approval of this application; therefore, ensuring the proposed business poses little to no risk to the safety and welfare of residents and visitors, alike.

**ISSUES:**

Mrs. Hirsch's application should not be entertained until it is permitted by the County's Zoning Code; therefore, please note, consideration of this application is contingent upon the proposed zoning amendments being approved by the Page County Board of Supervisors (proposed public hearing on 02/07/17). Therefore, staff is requesting the Board to consider a joint public hearing with the Page County Planning Commission during the regular monthly meeting in February. Due to the holidays and required timeline by law for public notices, this is the earliest the hearing can be held. If a joint hearing is not conducted and the usual process is followed, Mrs. Hirsch's application cannot be entertained for approval until March and this assumes the application for special use receives no objections by any other agencies for which approval is required.

**FISCAL IMPACT:**

Approval of this application can result in new revenue to the Towns and County, to include but not limited to, license tax, retail sales, meals and lodging, and increased real estate.

**MOTION(S):**

I move that the Page County Board of Supervisors schedule a joint public hearing with the Page County Planning Commission on February 21, 2017, to entertain a special use application for approval of a new wedding venue.

**ATTACHMENTS:**

None

The Page County School Board fully supports the Resolution to Support the Recommendations Introduced at the Coalfields Equity Summit. We find our division faced with similar challenges in terms of falling enrollment, rising poverty, and limited local resources to backfill the reduction in student direct aid that comprises sixty percent of our annual budget. Therefore, we offer our own resolution of support.

**Whereas**, Page County is a rural school division facing significant challenges in funding; and,

**Whereas**, the Page County School Board believes that PK-12 public education is critical to the economy of Page County; and,

**Whereas**, Page County has determined that working collaboratively with Coalfields Localities and others with similar challenges will enhance our collective voice in legislative and other matters; and

**Whereas**, Page County has seen a decline in K-12 enrollment of more than 230 students since 2009 and is projected to see a further decline in enrollment next year; and,

**Whereas**, the system lost nearly \$400,000 due to a drop in enrollment last year alone; and,

**Whereas**, 21% of the students in Page County live below the Federal Poverty level; and

**Whereas**, 53% of the students in Page County are eligible for Free or Reduced Priced Lunch; and

**Whereas**, the state direct aid per student has fallen by 9.1% (in inflation adjusted dollars) since 2009; and

**Whereas**, Page County has the ability to raise only \$200,000 by increasing property taxes by one penny (.01); and

**Whereas**, Page County already invests 64.0% above the required local effort for SOQ programs but falls more than 13% behind the state average for local support; and,

**Whereas**, local poverty, unemployment, and loss of industry prevent Page County from funding schools at the same levels as affluent localities.

Now, Therefore, Be It Resolved that the Page County School Board does hereby:

1. Urge the Virginia General Assembly to provide a Cost of Competing Adjustment (CoCA) for Page County and other divisions facing similar challenges for salaries and operations similar to the CoCA for 18 School Divisions in Northern Virginia as permitted by recommendation of JLARC Report Document 82;
2. Urge the Virginia General Assembly to reissue the Enrollment Loss Budget Line item for Virginia's schools as issued most recently in 2010;
3. Urge the Virginia General Assembly to approve the 2% Compensation Supplement that was originally part of the 2017 State Budget;
4. Urge the Virginia General Assembly to postpone the employer VRS increase scheduled for 2017-2018;
5. Urge the Virginia General Assembly to consider other long term solutions to provide equitable funding to School Divisions across Virginia as presented at the Coalfields equity Summit held at the University of Virginia's College at Wise on October 13, 2016.

Adopted this 12<sup>th</sup> day of December, 2016

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Linda Breeden-Wallace, Clerk of the Board

**#2017-01  
RESOLUTION**

**Whereas**, Page County is a rural school division facing significant challenges in funding; and,

**Whereas**, the Page County Board of Supervisors believes that PK-12 public education is critical to the economy of Page County; and,

**Whereas**, Page County has determined that working collaboratively with Coalfields Localities and others with similar challenges will enhance our collective voice in legislative and other matters; and

**Whereas**, Page County has seen a decline in K-12 enrollment of more than 230 students since 2009 and is projected to see a further decline in enrollment next year; and,

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4. Urge the Virginia General Assembly to postpone the employer VRS increase scheduled for 2017-2018;
5. Urge the Virginia General Assembly to consider other long term solutions to provide equitable funding to School Divisions across Virginia as presented at the Coalfields equity Summit held at the University of Virginia's College at Wise on October 13, 2016.

Adopted this 3<sup>rd</sup> day of January, 2017.

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Johnny Woodward, Chairman

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Amity Moler, Clerk



## COUNTY OF PAGE

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

Board of Supervisors:  
Johnny Woodward – Chairman – At- Large  
D. Keith Guzy, Jr. – District 1  
David Wiatrowski – District 2  
Mark Stroupe – District 3  
Larry Foltz – District 4  
Dorothy F. Pendley – District 5

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

**FROM:** Amity Moler, County Administrator

**SUBJECT:** Cell 10 Bids

**DATE:** December 21, 2016

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**SUMMARY:**

The second phase of Cell 10 construction was advertised for proposals and six were received. Of those six, three were incomplete, disqualifying them from consideration. Three contenders remain, with Shamrock Environmental being the low bidder.

**RECOMMENDATION:**

Staff recommends awarding the contract to Shamrock Environmental Corp., the lowest bidder.

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**BACKGROUND:**

Construction of Phase II at Battlecreek Landfill began last fiscal year with the excavation portion of the cell. The liner portion was advertised for bid in mid-October. Six proposals were received, with three of those being disqualified. Shamrock Environmental Corp was the low bidder with a proposed price of \$2,519,272. Sargent was next with a bid of \$2,806,500 and GEI was the final bid with a cost of \$3,209,000. The references were vetted by SCS Engineers and myself. With all feedback being positive on the low bidder (Shamrock), I recommend awarding them the contract.

**ALTERNATIVES:**

N/A

**FISCALIMPACT:**

N/A

**MOTION:**

I move to award the contract for Cell 10 construction to Shamrock Environmental Corporation, the low bidder.

**ATTACHMENTS:**

1. Engineer's recommendation letter
2. Bid tabulation
3. Schedule of Values - Shamrock

**SCS ENGINEERS**

November 28, 2016  
File No. 02202016.24, Task 2

Ms. Amity Moler  
County Administrator  
County of Page  
103 South Court Street  
Luray, Virginia 22835

Subject: Cell 10 Construction  
Battle Creek Landfill  
Page County, Virginia

Dear Ms. Moler:

SCS Engineers has reviewed the bids submitted for the Cell 10 Construction at Battle Creek Landfill in Luray, Page County, Virginia, a tabulation of which is attached. Based on review of the bids, SCS recommends the County award the Cell 10 Construction contract to the low-bidder, Shamrock Environmental Corporation, Browns Summit, North Carolina.

The references provided by Shamrock had no hesitation in providing positive feedback about their work on similar projects. SCS also checked other references that provided positive feedback for Shamrock, one by an SCS employee and one by another SCS client. Further, SCS Engineers has worked with Shamrock's proposed liner installer, Hallaton Environmental Linings, on multiple geosynthetics installation projects and is comfortable with Shamrock using them as a subcontractor.

During your review of this documentation, please do not hesitate to contact either of the undersigned at (610) 382-3050 if you have any questions or require additional information.

Sincerely,



Emma R. Smith, EIT  
Project Professional  
**SCS ENGINEERS**



Denise Wessels, PE  
Project Manager  
**SCS ENGINEERS**

Attachment: Bid Tabulation

cc: Ms. Lynda Minke, Director of Solid Waste & Recycling, County of Page



Battle Creek Bids  
Phase II, Cell 10 Construction

	Qty	Shamrock Env. Corp.		Sargent		Kanhwa Stone Co.		Triangle Grading & Paving		Global Contain. Solns.		GEI	
		unit \$	extended	unit \$	extended	unit \$	extended	unit \$	extended	unit \$	extended	unit \$	extended
Mobilization and Demobilization	LS	LS	\$156,748.00	LS	\$120,000.00	LS	\$140,000.00	LS	\$153,866.00	LS	\$156,000.00	LS	\$175,000.00
Erosion and Sediment Controls	LS	LS	\$69,274.00	LS	\$120,000.00	LS	\$125,000.00	LS	\$89,666.00	LS	\$136,250.00	LS	\$95,000.00
Clearing & Grubbing	LS	LS	\$8,341.00	LS	\$18,100.00	LS	\$1.00	LS	\$69,550.00	LS	\$39,500.00	LS	\$91,000.00
Cell 10 Controlled Subgrade	LS	LS	\$136,812.00	LS	\$160,000.00	LS	\$180,000.00	LS	\$223,416.00	LS	\$180,500.00	LS	\$220,000.00
Cell 10 Geosynthetics	LS	LS	\$353,231.00	LS	\$320,000.00	LS	\$500,000.00	LS	\$532,474.80	LS	\$1,200,500.00	LS	\$330,000.00
Cell 10 Leachate Collection System	LS	LS	\$1,967,170.00	LS	\$1,401,500.00	LS	\$970,000.00	LS	\$2,283,559.80	LS	\$457,500.00	LS	\$1,500,000.00
Leachate Conveyance System	LS	LS	\$457,598.00	LS	\$499,100.00	LS	\$665,000.00	LS	\$429,455.20	LS	\$404,750.00	LS	\$480,000.00
Excavation (CY)	25000	\$6.30	\$157,500.00	\$10.00	\$250,000.00	\$8.00	\$200,000.00	\$4.40	\$110,000.00	\$24.00	\$600,000.00	\$10.00	\$250,000.00
Leachate/Sludge Removal & Disposal (tons)	175	\$374.00	\$65,450.00	\$1,400.00	\$245,000.00	\$450.00	\$78,750.00	\$617.10	\$107,992.50	Not provided - used old bid form	\$360.00	\$63,000.00	
Add or Deduct for Angular Stone/16 oz geotextile	LS	LS	-\$852,852.00	LS	-\$327,200.00	LS	-\$10,000.00	LS	-\$900,000.00	Not provided - used old bid form	LS	\$5,000.00	
<b>TOTAL</b>			<b>\$2,519,272.00</b>		<b>\$2,806,500.00</b>		<b>\$2,848,751.00</b>		<b>\$3,099,980.30</b>		<b>\$3,175,000.00</b>		<b>\$3,209,000.00</b>
Bid Signed		yes		yes		yes		yes		yes		yes	
Addendum 1		yes		yes		NO		yes		NO		yes	
Addendum 2		yes		yes		NO		yes		NO		yes	
List of Proposed Subs		yes		yes		yes		yes		Yes		yes	
List of Proposed Suppliers		yes		yes		yes		yes		yes		yes	
Qualification Statement		yes		yes		yes		yes		Yes		yes	
Bid Bond		yes		yes		yes		yes		yes		yes	
Virginia Business License		yes		yes		yes		yes		yes		yes	
Notes													

Highest for Bid Item

Lowest for Bid Item

Schedule of Values  
Page County Department of Public Works  
Phase II, Cell 10 Construction

Item No.	Description	Labor	Equipment	Materials	Subcontractors	Other	Total
A1	Mobilization/Demob.	\$ 48,422.00	\$ 24,185.00	\$ -	\$ 55,000.00	\$ 29,141.00	\$ 156,748.00
A1a	Bonds and Insurance	\$ -	\$ -	\$ -	\$ -	\$ 29,141.00	\$ 29,141.00
A1b	Personnel/Equipment Drop/Pickup	\$ 48,422.00	\$ 18,760.00	\$ -	\$ -	\$ -	\$ 67,182.00
A1c	Temp. Facilities	\$ -	\$ 5,425.00	\$ -	\$ -	\$ -	\$ 5,425.00
A1d	Survey/Asbuilt Drawings	\$ -	\$ -	\$ -	\$ 55,000.00	\$ -	\$ 55,000.00
A2	Erosion Control	\$ 12,283.00	\$ 16,440.00	\$ 16,240.00	\$ 19,855.00	\$ 4,456.00	\$ 69,274.00
A2a	Temporary Construction Entrance	\$ 448.00	\$ 620.00	\$ 1,583.00	\$ -	\$ 168.00	\$ 2,819.00
A2b	Western SW Conveyance Channel	\$ 4,175.00	\$ 5,583.00	\$ -	\$ 2,805.00	\$ 1,513.00	\$ 14,076.00
A2c	Temporary Silt Fence	\$ -	\$ -	\$ -	\$ 1,100.00	\$ -	\$ 1,100.00
A2d	Temporary Seeding	\$ -	\$ -	\$ -	\$ 9,900.00	\$ -	\$ 9,900.00
A2e	Permanent Seeding	\$ -	\$ -	\$ -	\$ 6,050.00	\$ -	\$ 6,050.00
A2f	30" CMP Culvert/FES	\$ 2,320.00	\$ 3,102.00	\$ 4,070.00	\$ -	\$ 841.00	\$ 10,333.00
A2g	Class I Riprap	\$ 5,340.00	\$ 7,135.00	\$ 10,587.00	\$ -	\$ 1,934.00	\$ 24,996.00
A3	Clearing, Grubbing & Stripping	\$ 2,882.00	\$ 4,408.00	\$ -	\$ -	\$ 1,051.00	\$ 8,341.00
A4	Cell 10 Controlled Subgrade	\$ 37,873.00	\$ 70,627.00	\$ -	\$ 13,750.00	\$ 14,562.00	\$ 136,812.00
A4a	Controlled Subgrade (Screening)	\$ 15,515.00	\$ 40,016.00	\$ -	\$ -	\$ 5,733.00	\$ 61,264.00
A4b	Controlled Fill Placement	\$ 22,358.00	\$ 30,611.00	\$ -	\$ 13,750.00	\$ 8,829.00	\$ 75,548.00
A5	Cell 10 Geosynthetics	\$ 17,683.00	\$ 3,220.00	\$ -	\$ 327,283.00	\$ 5,045.00	\$ 353,231.00
A5a	Anchor Trench/Liner Exposure	\$ 17,683.00	\$ 3,220.00	\$ -	\$ -	\$ 5,045.00	\$ 25,948.00
A5b	Liner Subcontractor Mobilization	\$ -	\$ -	\$ -	\$ 3,300.00	\$ -	\$ 3,300.00
A5c	Geosynthetic Clay Liner	\$ -	\$ -	\$ -	\$ 119,053.00	\$ -	\$ 119,053.00
A5d	Flexible Membrane Liner	\$ -	\$ -	\$ -	\$ 138,089.00	\$ -	\$ 138,089.00
A5e	Rain Cover	\$ -	\$ -	\$ -	\$ 66,841.00	\$ -	\$ 66,841.00
A6	Cell 10 Leachate Collection Sys.	\$ 111,354.00	\$ 83,167.00	\$ 1,570,850.00	\$ 183,819.00	\$ 17,980.00	\$ 1,967,170.00
A6a	Leachate Collection Layer (Round Stone/14 oz NW Geotextile)	\$ 96,552.00	\$ 67,672.00	\$ 1,509,256.00	\$ 5,500.00	\$ 10,721.00	\$ 1,689,701.00
A6b	Leachate Collection Pipe/Cleanouts	\$ 9,868.00	\$ 9,630.00	\$ 16,574.00	\$ -	\$ 5,100.00	\$ 41,172.00
A6c	Leachate Sump/Riser	\$ 4,934.00	\$ 5,865.00	\$ 23,622.00	\$ 1,375.00	\$ 2,159.00	\$ 37,955.00
A6d	Leachate Pumps/Controls	\$ -	\$ -	\$ 21,398.00	\$ -	\$ -	\$ 21,398.00
A6e	Leachate Pump Elec./Instrumentation	\$ -	\$ -	\$ -	\$ 171,444.00	\$ -	\$ 171,444.00
A6f	System Oversight/Startup	\$ -	\$ -	\$ -	\$ 5,500.00	\$ -	\$ 5,500.00
A7	Leachate Conveyance System	\$ 54,506.00	\$ 54,974.00	\$ 140,881.00	\$ 182,620.00	\$ 24,617.00	\$ 457,598.00
A7a	10" Gravity Main/Cleanouts	\$ 31,181.00	\$ 32,632.00	\$ 35,503.00	\$ 743.00	\$ 13,372.00	\$ 113,431.00
A7b	8" Gravity Main/Cleanouts	\$ 11,249.00	\$ 11,160.00	\$ 9,515.00	\$ -	\$ 4,800.00	\$ 36,724.00
A7c	Leachate Pump Station	\$ 3,947.00	\$ 5,358.00	\$ 93,663.00	\$ -	\$ 2,661.00	\$ 105,629.00
A7d	Pump Station Elec./Instrumentation	\$ -	\$ -	\$ -	\$ 171,440.00	\$ -	\$ 171,440.00
A7e	4" Forcemain	\$ 8,129.00	\$ 5,824.00	\$ 2,200.00	\$ 7,687.00	\$ 3,784.00	\$ 27,624.00
A7f	Pump Station Oversight/Startup	\$ -	\$ -	\$ -	\$ 2,750.00	\$ -	\$ 2,750.00
B1	Cell Excavation	\$ 31,180.00	\$ 75,325.00	\$ -	\$ 3,878.00	\$ 47,117.00	\$ 157,500.00
B2	Leachate Sludge Removal	\$ 27,816.00	\$ 5,137.00	\$ 2,369.00	\$ -	\$ 30,128.00	\$ 65,450.00
D1	Leachate Collection Layer (Angular Stone/16 oz NW Geotextile)	\$ (32,164.00)	\$ (14,698.00)	\$ (805,990.00)	\$ -	\$ -	\$ (852,852.00)
	<b>Contract Total</b>	\$ 311,835.00	\$ 322,785.00	\$ 924,350.00	\$ 786,205.00	\$ 174,097.00	\$ 2,519,272.00