

**MINUTES**  
**PAGE COUNTY PLANNING COMMISSION**  
**April 26, 2016**

**Members Present:**

Bernie Miller, Chairman, District 1  
Donnie Middleton, District 2  
James Holsinger, District 4

Paul Otto, District 1  
James Turner, District 3  
Joshua Shifflett, District 5

**Members Absent:**

Steve Atkins, District 2  
Sue McAnulty, District 4

Keith Weakley, District 3  
Jonathan Comer, Vice Chairman, District 5

**Staff Present:**

Tracy Clatterbuck

**Others Present:**

Natalie Zuckerman

**Call to Order:**

Chairman Miller called the April 26, 2016, Page County Planning Commission work session to order in the Board of Supervisors Room located at the Page County Government Center, 103 S Court Street, Luray, Virginia at 7:03 p.m. The call to order was followed by *The Pledge of Allegiance* and a *Moment of Silence*.

**Unfinished Business**

A. Comp Plan Committee Report

Mr. Otto noted the committee had been having trouble coordinating a meeting. The next meeting was scheduled for April 27, 2016 at 4:00 p.m. Mr. Holsinger requested that the Comprehensive Plan Committee receive input from the subcommittees. Mr. Otto and Chairman Miller agreed the Comp Plan Committee was not at that point in the process yet. Mr. Otto noted they are trying to wrap up the statistic portion of the process. Once that piece is done, they can move toward that part of the plan.

B. Subdivision Committee Report

Mr. Turner stated they had not had a meeting but it was a work in progress. He noted there was not a burning need to get this done. Chairman Miller noted that Ms. Clatterbuck had agreed to offer assistance with the writing of some of the subcommittees.

C. Zoning Committee Report

Mr. Holsinger reviewed the handout provided to the commission regarding the notes from the last Zoning Committee meeting on possible changes to the Commercial Zoning District.

Chairman Miller questioned how air bed and breakfast establishments would fit into this district. Mr. Holsinger stated that he would look at adding that at the next meeting.

There was discussion amongst the commission about drive in restaurants requiring a special use permit in the current commercial zoning district and how that could be an option to change in the future.

**New Business**

A. Approval of Minutes- April 12, 2016

Mr. Otto made a motion to approve the April 12, 2016 minutes. The motion was seconded by Mr. Shifflett. The motion passed unanimously.

### Chairman's Report

Mr. Otto explained that in his opinion one of the biggest problems through his experience in trying to revise the Comp Plan and ordinances is figuring out where the information originally came from or the reasoning behind the way it is. That is where professional planners can be a big help due to their scope of experience and knowledge. The Planning Commission (PC) has been floundering since 2009. That is when the consultant planners helped come up with the current Comp Plan. Under the original design, they were supposed to continue on to revise the ordinances in connection with the Comp Plan, but their services were terminated once the Comp Plan was complete. Since then, they have been struggling through volunteer, non-professional efforts to get things done.

Chairman Miller pointed out that Mr. Otto had been very vocal on how he wants a professional planner. The Board of Supervisors (BOS) have said it's not going to happen. As a professional organization, Chairman Miller and Mr. Otto feel the PC should submit a resolution to the BOS requesting a planner so that the commission is not held liable if something isn't done or there is an explosion of development. This would put it on record that they seeked professional assistance. Chairman Miller expressed that they are doing the best they can but they need help. The ordinances are really out of date. The ordinances need to be looked at every two or three years because of the change with technology and everything else. Chairman Miller allowed Mr. Otto to explain a draft copy of the resolution that was passed amongst the commission, which was prepared and submitted in 2006 to the BOS. Mr. Otto explained that the draft presented was very similar to what he would propose the PC forward (with a few minor changes) to the BOS. He noted that nothing came of the resolution passed to the BOS ten years ago and he didn't expect anything to come of it today; however, it puts the PC on record as far as what the situation is and what they need. They have all put in a lot of time and effort and have produced very little. Chairman Miller pointed out that the Comp Plan was due last year. They needed professional help 10 years ago and they need it even more today. As Mr. Otto stated previously, he as well didn't expect anything to come of the resolution at this point in time but it wouldn't make the situation any worse. Mr. Holsinger began by noting he did not disagree with anything Mr. Otto stated, however; he would be reluctant to sign the resolution because he does not feel it is practical. It may not improve the relationship with the BOS and he didn't feel doing this would cover them either. The responsibilities are our responsibilities whether we get them done or not. Mr. Holsinger respectfully requested not to sign a resolution like the one previously submitted. They should find a better way to request it. Mr. Otto noted that it was only an example of what they could use today with some changes. Chairman Miller stated he was not trying to get on an adversarial basis with the BOS, but they need to know that every year the ordinances are getting worse. He noted Ms. Clatterbuck was here and doing a fine job but more of what Mr. Otto is looking for is someone that can get into these ordinances. Mr. Shifflett suggested rewording the draft resolution as it was very harsh. We are all on the same team for the county. There is a nicer more professional way to say we need someone that knows what they're doing in a team oriented way. Mr. Otto stated at one point they did have a very effective Professional Director of Planning, Kevin Henry, whom had been here for some time. Chairman Miller noted that Mrs. Lillard was over this department now and during one of his meetings with her she stated that they were thinking about rewriting some of this stuff. He assumed she meant Amity, the County Administrator. He suggested that the PC at least let the BOS know the situation in which he would be willing to go in front of them to discuss.

Ms. Natalie Zuckerman began by stating that the county had been very lucky to have the mountains because they have kept some of the development out of the county. The PC is not professional planners and they are doing the best they can. The recession is over, 211 is coming out along with Rt. 80 [sic] and it is easy to think of farm land becoming massive developments. She explained how she had received a postcard in the mail that noted she owned 93 acres and inquired if she wanted to sell. There seems to be two options: Encourage the farmers to do conservation easements which has not been worked at hard in this county. Doing this makes it possible for young people to buy those farms once they are in a

conservation easement because the price goes down. Mr. Holsinger noted the price goes down because it is no longer buildable. Ms. Zuckerman explained that part of the benefit of having a county planner would be for that person to go out and talk to these farmers about the benefits of a conservation easement. If you don't have a planner that has the knowledge and experience the PC cannot do it on their own. Loudoun County is in so much debt because the farmland has been converted into development which meant schools. If you don't have someone with background knowledge in zoning and planning, this county will be footing the bill for essentials due to the development. Mr. Holsinger stated he felt the political will was just not there. We need to build political will. She recommended the PC approach the BOS in unity and put the request out there.

Mr. Holsinger stated they had worked previously with past county administrators but to his knowledge they had not had a meeting with the current administrator, Amity. He would feel more comfortable starting a dialogue with Amity about this. He would like to know how she feels about this. Mr. Turner agreed that they should start by talking with Amity instead of BOS. Mr. Shifflett questioned the proper chain of command and Chairman Miller replied they were appointed by the BOS. Mr. Shifflett expressed that he felt they should go directly to the BOS since they were appointed by them. Chairman Miller and Mr. Otto agreed. Chairman Miller concluded to say that he would like for the BOS to get to know them and understand the shortfalls amongst the commission. He suggested the PC discuss this at the next meeting and maybe they could draw up something to present. Mr. Otto suggested with the immediate needs of the ordinances and Comp Plan they would be better served with a paid consultant because it takes time to go through the hiring process for a Director of Planning if the money was even there. Mr. Shifflett stated he felt they were talking out of both sides of the mouth because part of us want to bring in growth but the other part is hiring someone to prevent growth. Mr. Otto noted they were referring to "smart growth".

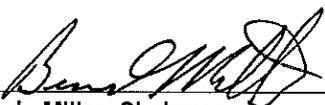
#### Clerk's Report

Ms. Clatterbuck provided staff with an updated special use permit brochure prepared by Kelly Butler.

Ms. Clatterbuck reviewed the section of bylaws regarding proper notification to the BOS when a member is absent for three consecutive meetings. It was agreed that staff would prepare a notice making the BOS aware that Mr. Comer has missed three consecutive meetings; however, the PC approved his request.

#### Adjourn

Chairman Miller adjourned the meeting at 9:05 p.m.

  
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Bernie Miller, Chairman

