

MINUTES
PAGE COUNTY PLANNING COMMISSION
May 10, 2016

Members Present:

Bernie Miller, Chairman, District 1	Steve Atkins, District 2
Donnie Middleton, District 2	Keith Weakley, District 3
Sue McAnulty, District 4	James Holsinger, Secretary, District 4
Joshua Shifflett, District 5	

Members Absent:

Paul Otto, District 1	James Turner, District 3
Jonathan Comer, Vice Chairman, District 5	

Staff Present:

Tracy Clatterbuck

Others Present:

None

Call to Order:

Chairman Miller called the May 10, 2016, Page County Planning Commission regular meeting to order in the Board of Supervisors Room located at the Page County Government Center, 103 S Court Street, Luray, Virginia at 7:00 p.m. The call to order was followed by *The Pledge of Allegiance* and a *Moment of Silence*.

Approval of Agenda:

The agenda was approved with a motion by Mr. Atkins and seconded by Mr. Holsinger. The motion passed unanimously.

Public Hearings:

None

Citizen Comments on Agenda Items:

None

Unfinished Business

- A. Comp Plan Committee Report
Mr. Atkins explained at the last subcommittee meeting they discussed moving forward with sending some of the missing data to the Virginia Northern Regional Commission.
- B. Subdivision Committee Report
Mr. Weakley noted the subcommittee had not met but he did see in the minutes from the last Planning Commission (PC) meeting that Mr. Turner had discussed it a bit. He asked if Miss. Clatterbuck would be willing to take a stab at the writing. He noted he would provide some bullets for guidance before the end of the week as they had agreed they would proceed with similar writing concepts as Warren County.
- C. Zoning Committee Report
Mr. Holsinger provided a copy of the proposed changes to the Commercial Zoning District that were discussed at the last PC meeting to those members that were absent. There was discussion amongst

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the commission about defining residential care facilities (ex: assisted living facilities, adult day care facilities, etc.) Mr. Weakley recommended adding indoor recreational facilities especially with the recent Special Use Permit (SUP) request for the outdoor recreational facility. Mr. Atkins recommended adding archery as well. Mr. Weakley also suggested adding welding under service shops. Mr. Middleton and Chairman Miller questioned shooting ranges and how they would fit into this. Mr. Holsinger noted it would also be discussed at the next subcommittee meeting. There was also discussion amongst the commission about public garages and the current conflict there is within the commercial zoning district. The commission briefly discussed drive-in and drive-thru restaurants in the current ordinance comparing it to future suggested changes. Chairman Miller asked if the committee had looked at surrounding counties ordinances in which Mr. Holsinger confirmed they had. Chairman Miller asked if the committee had spoken to the Economic Development Authority (EDA) for suggestions or ideas. Mr. Holsinger explained that they had done two presentations to them in the past and they did not have any input. Chairman Miller questioned where convenience stores would fit in. Mr. Holsinger replied that convenience stores and storage facilities still needed to be discussed amongst the subcommittee. They may add square footage limitations for retail stores and shops.

The next meeting was scheduled for Tuesday, May 17th, 2016 at 2:00 p.m.

Mr. Holsinger requested that the Commissioner of Revenue speak to the commission in the near future regarding land use regulations.

Mr. Holsinger requested Miss. Clatterbuck briefly explain the Home Occupation ordinance in which she did. She explained the business license review process as well. Mr. Holsinger requested that a presentation regarding the home occupation ordinance be given to the commission. Chairman Miller requested that Miss. Clatterbuck put together a presentation explaining the home occupation ordinance along with gearing it toward the types of application we approve, deny, how many are done per year, how many result in items that need to come to the PC, etc.

New Business

A. Approval of Minutes- April 26, 2016

Mr. Holsinger made a motion to approve the April 26, 2016 minutes. The motion was seconded by Mr. Shifflett. The motion passed unanimously.

Chairman's Report

None

Clerk's Report

Miss. Clatterbuck provided the commission with a copy of April's monthly activity report. There were four new home permits issued during the month. Three were stick built homes which were located on Loop Road, Elkton, Brady Road, Stanley, and River Hill Road, Shenandoah. The fourth one was for a mobile home located on Blainesville Road in Luray. A copy of the fiscal report comparing the current fiscal year to last fiscal year was also provided to the commission for review.

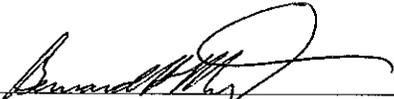
Miss. Clatterbuck noted that during the last PC meeting, it was stated that she was the clerk for the PC; however, that is incorrect. She clarified that she is the recording clerk for the commission. Michelle Somers was appointed PC clerk by the Board of Supervisors in October 2015. This is her last week of radiation so beginning next week she will be back to a full time work schedule. She will be involved in the subcommittees that are a part of her duties. She will be present at the next meeting to discuss the renewal of the Stonyman-Ag Forestall District. Mrs. Lillard will also be present to discuss staff responsibilities. Mr. Holsinger asked Chairman Miller if there was any updated information on the discussion of the last PC meeting regarding the

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intent to put together a presentation to the Board of Supervisors requesting a county planner. Chairman Miller stated as Miss. Clatterbuck had stated, the staff she named is who we got. They are not going to request a county planner any further to the BOS as they had discussed because it is in the minutes if they want to see it. He stated the commission could talk about it some other time but will not be discussing the issue anymore in public.

Adjourn

Chairman Miller adjourned the meeting at 8:07 p.m.



Bernie Miller, Chairman

