

MINUTES
PAGE COUNTY PLANNING COMMISSION
May 24, 2016

Members Present:

Bernie Miller, Chairman, District 1
Steve Atkins, District 2
James Turner, District 3
James Holsinger, District 4
Joshua Shifflett, District 5

Paul Otto, District 1
Donnie Middleton, District 2
Sue McAnulty, District 4
Jonathan Comer, Vice Chairman, District 5

Members Absent:

Keith Weakley, District 3

Staff Present:

Stephanie Lillard
Michelle Somers
Tracy Clatterbuck

Others Present:

None

Call to Order:

Chairman Miller called the May 24, 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*.

Adoption of Agenda:

As requested by staff, Chairman Miller amended the agenda moving item C under New Business to item A. Mr. Otto also recommended adding election of recording clerk as item D under New Business. Mr. Otto made a motion to accept the agenda as amended. The motion was seconded by Mr. Atkins. The motion passed unanimously.

Unfinished Business

A. Comp Plan Committee Report

Mrs. Lillard noted she had met with Ms. Zuckerman and Chairman Miller last Wednesday. They went back and did a full review of the exhibits that were last reviewed and found content that had been overlooked. Mrs. Lillard stated there were approximately a dozen but she was able to find half of those herself. Ms. Zuckerman agreed that she would go back and chart that information. Chairman Miller asked if they had identified which items would be sent to the regional commission for assistance. Mrs. Lillard responded that she had emailed Mr. Cooper but hadn't received a response and would be following up again. The next meeting was scheduled for June 8, 2016 at 4:00 p.m. Mr. Otto offered that he would notify Ms. Zuckerman and Mr. Newton of the meeting.

B. Subdivision Committee Report

Mr. Turner explained that they had not had the time to meet due to scheduling conflicts. Chairman Miller requested that Ms. Clatterbuck coordinate the next subdivision committee meeting.

C. Zoning Committee Report

Mr. Holsinger noted that a draft copy of the proposed changes to the commercial zoning district had been provided to the commission for review. He asked if Mrs. Somers had any additional comments since the zoning committee had met last in which she replied no. Mr. Otto recommended the following changes/additions:

- Under B-1, welding would be best served under service shops.
- Under B-5, he suggested adding a statement that these listed uses are also permitted in the agricultural zoning district.
- Under B-9, he assumed that upstairs apartments meant a residential use above a commercial use. Mr. Holsinger provided the example of the old McCoy's Store that was recently granted a special use permit (SUP).
- Under B-14, he felt as written it left it open to assume a large power generation plant would be permitted in which Mr. Holsinger confirmed. Mr. Otto wondered if that would be appropriate in the commercial district. Mr. Turner noted that Fiber Watt came to his mind. Mr. Holsinger pointed out that in the current zoning ordinance it only specified electric utilities as the committee changed it to include all public utilities. Mr. Otto detailed that in other municipalities, electric utilities are allowed but there is usually a lighter usage/kilowatt cap than in the industrial zoning district. There was further discussion amongst the commission regarding electric, gas, and telephone utilities. Mr. Otto felt all public utilities should be welcomed but the intensity should be defined or only be permitted by SUP. Mr. Comer requested moving it to the accessory permitted uses section. After discussions, Mr. Holsinger recommended adding the exception of powered generation. Mr. Otto also suggested adding water treatment plants.
- Under B-18, he recommended riding stables and academies be only permitted by SUP. Mr. Comer questioned if that was allowed by right or SUP in the current agricultural zoning district. Ms. Clatterbuck replied currently it would only be allowed by SUP in conjunction with camps and campgrounds.
- Under D-7, he suggested adding monopole.
- Under C-4, Mr. Comer recommended adding solar panels. After discussion, it was decided that and/or other small alternative energy generators (ex: solar panels) would be added. Mr. Otto recommended staff check to see what neighboring counties have regarding solar panels.

New Business

A. Stonyman Agricultural and Forestal District Renewal

Michelle Somers began by explaining the Stonyman Agricultural and Forestal District (AFD) had expired. Applications have been solicited and reviewed by the advisory committee and a list has been included for review (attachment #2). Additionally, code has been reviewed and enclosed is the proposed changes (attachment #1). Page County's Stonyman AFD needs to be renewed for another term. The AFD Program was defined in 1979 under state enabling legislation. The State Code of Virginia §15.2-4300-§15.2-4313, characterizes the purpose of an AFD Program as a means to "conserve, protect, and encourage the development and improvement of agricultural and forestal lands for the production of food and other agricultural and forestal products, and conserve and protect agricultural and forestal lands as valued natural and ecological resources which provide essential open spaces for clean air sheds, as well as for aesthetic purposes".

In 2000, a group of local farmers and landowners applied and began the process of Page County's first AFD. In 2001, Page County adopted the Stonyman AFD for a term of seven years. In 2008, the district was renewed for another seven years. The AFD advisory committee has reviewed the applications and code. They have recommended approval of both. She reviewed the changes outlined in Attachment #1. She provided the commission with a copy of the applicants and map showing the outlined properties. She requested that they set a date for the public hearing. She highlighted that the district was actually growing with about 800 additional acreage being added at this renewal. She stated that in the past there was not a fee to apply. Supervisor Wiatrowski recommended a \$20 application fee per parcel be implicated just as it is to participate in the land use program. The fee will be waived at this renewal

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since the county is behind in renewing the district. There are provisions within the state code as far as no longer qualifying once it has been approved for renewal. For example, being delinquent on property taxes. If the applicant wishes to withdraw they can submit the request in writing. This program is completely voluntary. It provides extra protection for possible development, rezoning, etc. Chairman Miller requested that the commission read up on the report as it will be coming up on the agenda for public hearing. Mrs. Somers noted that the advisory committee would be invited to the public hearing as well. At the end of the meeting, it was determined that the public hearing would be held on June 14, 2016.

- B. Approval of Minutes- May 10, 2016; February 11, 2014; March 11, 2014; March 25, 2014; April 8, 2014; April 22, 2014; May 13, 2014; May 27, 2014; June 10, 2014; June 24, 2014; July 8, 2014; July 22, 2014; August 12, 2014; August 26, 2014; September 15, 2014; September 23, 2014; and October 14, 2014.

Mr. Otto made a motion to approve the above listed minutes. The motion was seconded by Mr. Comer. The motion passed unanimously.

- C. Bylaw Amendment

Mrs. Lillard explained that Mr. Turner had sent an email bringing to attention that in the subdivision ordinance it refers to the PC clerk as being appointed by the Board of Supervisors. Mrs. Somers, as the Zoning Administrator, is the current clerk of the PC and will remain that position due to her training and other responsibilities she has associated with signing off on lot adjustments. She will be working with the subcommittees in the re-writing of the ordinances. When Ms. Clatterbuck was hired she was assigned as the Recording Clerk to the PC. We need to ensure that the bylaws go along with our county code. A copy of the draft bylaw was provided to the commission detailing the changes. Mrs. Lillard ended by noting the PC had 30 days to review the proposed changes after that time it would be put on the agenda for adoption.

- D. Election of recording clerk

After discussion, it was decided that the election of the recording clerk would not be done until the proposed changes to the bylaws were adopted.

Chairman's Report

Chairman Miller expressed his appreciation of progress with the subcommittees.

Clerk's Report

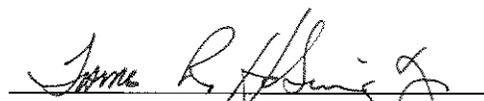
Mrs. Lillard noted that technically the AFD had not expired due to how the state code read. The state code requires that the district be reviewed as early as four years but as late as ten years. The county code states we would conduct a review every seven years. That may be the only change you see in the code at the public hearing as they are working to eliminate any gray areas.

Going forward with the subcommittee meetings, Mrs. Somers is back full time and she will be meeting with the subcommittees. Mrs. Clatterbuck is here for administrative support. The research will be done by Mrs. Somers or Mrs. Lillard.

Adjourn

Chairman Miller adjourned the meeting at 8:15 p.m.


Bernie Miller, Chairman


Jamie Holsinger, Secretary

