

MINUTES
PAGE COUNTY PLANNING COMMISSION
June 14, 2016

Members Present:

Bernie Miller, Chairman, District 1	Paul Otto, District 1
Steve Atkins, District 2	Donnie Middleton, District 2
Keith Weakley, District 3	James Turner, District 3
James Holsinger, Secretary, District 4	Jonathan Comer, Vice Chairman, District 5
Joshua Shifflett, District 5	

Members Absent:

Sue McAnulty, District 4

Staff Present:

Stephanie Lillard, Michelle Somers, and Tracy Clatterbuck

Call to Order:

Chairman Miller called the June 14, 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 7:01 p.m. The call to order was followed by *The Pledge of Allegiance* and a *Moment of Silence*.

Adoption of Agenda:

The agenda was approved with a motion by Mr. Otto and seconded by Mr. Shifflett. The motion passed unanimously.

Public Hearings:

A. Stonyman and Agricultural Forestal District Renewal

Mrs. Somers began by explaining that 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. 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 consisting of 1912.55 acres. In 2008, the district was renewed for another seven years consisting of 1243.419 acres. A copy of the list of applicants, a map of the district, and proposed changes to the ordinance was provided to the commission. Mr. Otto pointed out that the total amount of acreage for this renewal was 2,045.23 and not 1,982.48 as indicated in the proposed ordinance in which Mrs. Somers confirmed. She noted that the district had expanded in acreage compared to the last renewal. Chairman Miller questioned how far in radius the district went. Mrs. Somers replied that it was a one mile radius from the core of the district.

Chairman Miller opened the public hearing at 7:08 p.m. The public hearing was closed at 7:08 p.m. due to no speakers.

Mr. Holsinger questioned how the core was selected. Mrs. Somers explained there had to be 200 acres of contiguous land. Mr. Holsinger made a motion to recommend approval to the Board of Supervisors (BOS). The motion was seconded by Mr. Comer. Mr. Otto stated he felt this district protected some of the agricultural land in the county and he felt it was a good

thing. Mr. Weakley agreed with Mr. Otto. He asked if there was opportunity to join the district after tonight. Mrs. Somers replied that yes in fact that was possible. The landowner could petition to join the district or create a new district entirely. Mr. Johnny Housden stated the advisory committee had worked hard on the amendments. He felt it was a good thing and he would recommend the Planning Commission (PC) approve it to the BOS. The motion was approved unanimously with a 9-0 vote.

Citizen Comments on Agenda Items

None

Unfinished Business

A. Comp Plan Committee Report

Mr. Otto stated they had met last Wednesday. Additional exhibits have been obtained that were needed. There are still a few tables that need updated data but they are making progress. The next subcommittee meeting was scheduled for June 22nd at 4:00 p.m. He noted he would be unable to attend that meeting. Mrs. Lillard explained that the meeting would be dependent upon how much information they were able to gather. She had emailed an exhibit to David Cooper and felt his response was a little alarming. Mr. Cooper told her he would need to speak to his Executive Director in regards to time, etc. She plans to follow up with him again soon.

B. Subdivision Committee Report

Mr. Weakley stated the subcommittee had not met but had plans to meet tonight after the PC meeting.

C. Zoning Committee Report

Mr. Holsinger began by noting a recent updated draft was provided to the commission. Mrs. Somers stated she was also providing the committee with definitions and supplementary regulations to go along with the changes to the zoning district for their review. Mr. Holsinger scheduled the next subcommittee meeting for June 22nd at 2:00 p.m.

New Business

A. Approval of Minutes- May 24, 2016; December 9, 2014; February 10, 2015; March 10, 2015; April 14, 2015; May 12, 2015; June 9, 2015; July 14, 2015; August 11, 2015; and September 8, 2015

Mr. Otto noted he had not received the minutes in his packet; therefore, he would be abstaining during voting. Mr. Atkins also abstained for the same reason. Mr. Weakley made a motion to approve the above listed minutes. The motion was seconded by Mr. Holsinger. The motion passed unanimously.

Open Citizen Comment Period

None

Chairman's Report

None

Clerk's Report

Miss. Clatterbuck provided the commission with a copy of the monthly activity report for Building and Zoning. She noted there were seven new home permits issued for the month of May. There will be a land use presentation from the Commissioner of Revenue at the next PC meeting.

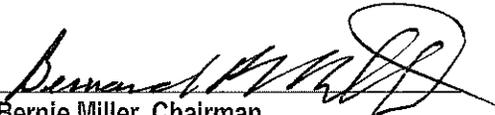
Mrs. Lillard explained that she had recently met with the Valley Conservation Council. They discussed agriculture development, economic development, and agriculture preservation

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with several localities. Throughout the meeting, it was discovered that many localities were in the process of updating their Comp Plan, AFD districts renewals, or even creating new districts. She had asked if the council and Virginia Department of Agriculture would be interested in coming to do a brief presentation to the commission to talk about what tools are available in which they agreed. The PC agreed that it would be of benefit to all members. Mrs. Lillard noted she would work on getting that scheduled possibly in July or August.

Adjourn

Chairman Miller adjourned the meeting at 7:41 p.m.


Bernie Miller, Chairman


Jamie Holsinger, Secretary

