

MINUTES
PAGE COUNTY PLANNING COMMISSION
June 28, 2016

Members Present:

Bernie Miller, Chairman, District 1
Steve Atkins, District 2
James Turner, District 3
Sue McAnulty, District 4

Paul Otto, District 1
Donnie Middleton, District 2
Keith Weakley, District 3
Jonathan Comer, Vice Chairman, District 5

Members Absent:

James Holsinger, District 4

Joshua Shifflett, District 5

Staff Present:

Tracy Clatterbuck

Others Present:

Becky Smith, Cheryl Vile

Call to Order:

Chairman Miller called the June 28, 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 7:01 p.m. The call to order was followed by *The Pledge of Allegiance* and a *Moment of Silence*.

Adoption of Agenda:

Mr. Otto made a motion to accept the agenda as presented. The motion was seconded by Mr. Weakley. The motion passed unanimously.

New Business

A. Land Use Presentation

Mrs. Smith began by noting that Mrs. Vile had been in charge of the Land Use Program (LUP) since 2003; therefore, she was willing to answer any questions. The program has been in place since 1979. There are approximately 3500 parcels in the program. Interested applicants can enroll each year. Enrollment is from September 1st through November 1st. If someone purchases a piece of property that is in the LUP, Mrs. Vile will send a letter to the new owner to see if they are interested in applying to be in the program. The next revalidation is in 2018 effective beginning January 1, 2019. At that time, every person that is in the program must verify they are using the land for agricultural purposes. A lot of the parcels that should have not been in the program have been cleaned up and the revalidation process assists with that.

Mr. Turner asked when the last valuation was changed in which Mrs. Vile replied it had never been changed. It is 300 an acre for agricultural, 150 for forestry, 400 for horticulture, and 1,000 for open space. Mrs. Smith noted as long as there are no changes it stays the same but if the applicant were to subdivide a piece of property that would constitute a change in which they would have to reapply. Chairman Miller asked if renting property for agricultural purposes that meets the five acreage minimum would qualify for the LUP in which Mrs. Vile confirmed. Mr. Turner questioned if a piece of property was rezoned to industrial and was being used for agricultural purposes if it could stay in the LUP? Mrs. Vile explained that the LUP has never been based on zoning classifications in this county. Mr. Otto asked if the validation process was the same for everyone or if it varied from parcel to parcel and Mrs. Smith responded it was the same for everyone. Chairman Miller asked in the revalidation process if applicants had to prove they were making money off of agricultural. Mrs. Smith corrected him to say it's not that

money is being made it's that you are legitimately farming the property to qualify it for the program. Mrs. Vile noted typically she sees a Schedule F from applicants. With the revalidation process, there is a \$20 fee per parcel requirement. Mr. Atkins questioned with the forestry if a Forestal Plan (lasts 10 years) was still required in which Mrs. Vile confirmed. Mrs. Vile pointed out that if there were ever any questions on proper usage of a particular piece of property to contact her as she does check into those things. You just have to be careful because agricultural land can sit idle for some time due to poor soil conditions, etc.

Mrs. Vile concluded detailing that if someone were to build a house on an acre of the land that was in the LUP, they would be required to pay rollback taxes for five years plus the current year. To remain in the LUP, there must be at minimum five acres to qualify. She noted that taxes follow the land not the owner. Most of the local attorneys know this and will include that in on the closing cost, etc. If the applicant wanted to get out of the LUP but continued using it for agricultural purposes they would not be required to pay the rollback taxes and at the end of that five years they could sell the property.

B. Approval of Minutes- June 14, 2016

Mr. Otto made a motion to approve the June 14, 2016 minutes. The motion was seconded by Mr. Atkins. The motion passed unanimously.

C. Bylaw Amendment

Ms. Clatterbuck pointed out that the 30 day review period was up and the bylaw amendments could be voted on if desired by the commission. The changes reflected in the draft amendment provided to the commission were adding the recording clerk position throughout the bylaws. Mr. Comer made a motion to approve the bylaws as amended. The motion was seconded by Mr. Otto. The motion was unanimously approved by a vote of 8-0.

D. Election of Recording Clerk

Chairman Miller opened the floor to nominations for Recording Clerk. Mr. Otto nominated Tracy Clatterbuck. The floor was closed to nominations. Tracy Clatterbuck was unanimously approved as Recording Clerk by a vote of 8-0.

Unfinished Business

A. Comp Plan Committee Report

Mr. Otto stated the next meeting was scheduled for tomorrow at 4:00 p.m. in the Break Room.

B. Subdivision Committee Report

Mr. Weakley began by noting the subcommittee had met after the last Planning Commission (PC) meeting. It was agreed that the wording of the class of subdivisions would be changed from size of lots to number of lots. A Class "A" subdivision would consist of less than five lots and a Class "B" would consist of more than five lots.

The other topic the subcommittee discussed was minimum right-of-way length which is currently 50 feet. Most of the secondary roads to which these right-of-ways connect to are only 30 feet. The idea was tossed around about lowering the current minimum 50 foot. Mr. Otto explained that about 10 years ago it was established to require a 50 foot right-of-way. The thinking at that time was if someone had a landlocked parcel and wanted to develop the parcel, the developer would be required to seek a 50 foot right-of-way from the adjoining landowners. If they did give it to him the 50 feet would allow enough space to be less intrusive to adjoining landowners. Mr. Atkins questioned if VDOT had changed the minimum 50 foot right-of-way requirement before they took over private roads. Mr. Weakley stated he needed to check on that. There was discussion amongst the commission about utilities being out of the

right-of-way. It was decided that reducing the 50 foot right-of-way would be discussed once more information was obtained from VDOT.

There was discussion amongst the commission about the county enforcing covenants of Home Owners Associations with things like maintenance of the roads, etc. Mr. Otto pointed out that at some point that had been discussed but it was determined that the county did not want any part in enforcing covenants. Ms. Clatterbuck stated she felt it would be a disaster for the county to enforce their covenants.

C. Zoning Committee Report

Mr. Comer began by noting in the packets were included an up to date draft of the proposed changes to the commercial district. There are also definitions and supplemental regulations included. He requested the commission review these documents for the next PC meeting.

Chairman's Report

None

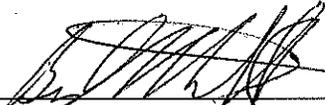
Clerk's Report

None

Mr. Comer questioned if the Board of Supervisors (BOS) had any action/response regarding the Boneta Bill. Chairman Miller stated he had requested in the past that a presentation be given to the BOS about what the bill is, how other counties are handling, etc. The problem with the bill is that it is very wide open as there are no limits on traffic, etc. Other localities are trying to put things in place to get ahead of this. There was further discussion amongst the commission about how surrounding counties are addressing the bill. Chairman Miller concluded to say he would discuss the issue with Stephanie Lillard.

Adjourn

Chairman Miller adjourned the meeting at 8:05 p.m.


Bernie Miller, Chairman


Jamie Holsinger, Secretary

