

MINUTES
PAGE COUNTY PLANNING COMMISSION
July 12, 2016

Members Present:

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

Paul Otto, District 1
Donnie Middleton, District 2
James Holsinger, Secretary, District 4
Jonathan Comer, Vice Chairman, District 5

Members Absent:

Keith Weakley, District 3

Staff Present:

Tracy Clatterbuck

Call to Order:

Chairman Miller called the July 12, 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.

Adoption of Agenda:

Mr. Holsinger requested to amend the agenda to reflect Tracy Clatterbuck would be giving the zoning committee presentation instead of Michelle Somers. Mr. Comer will assist with the portion of the presentation she was not present for at the last zoning subcommittee meeting. Mr. Holsinger made a motion to approve the agenda as amended. The motion was seconded by Mr. Otto. The motion passed unanimously.

Public Hearings:

None

Citizen Comments on Agenda Items:

None

Unfinished Business:

A. Zoning Committee Report/ Presentation

Ms. Clatterbuck presented the proposed draft of the commercial zoning district to the commission. The following draft handouts were provided to the commission: commercial zoning district, definitions, and supplementary regulations. After much discussion and review, the following are requested amendments and/or request for further staff review:

125-12 Commercial (C-1)

- **B-3:** Pet Grooming, Boarding, and Breeding- Request staff do further review.
- **B-9:** Add "Hostel" and create a definition for hostel.
- **B-10:** Amended to read: Indoor bowling alleys; ice and/or skating rinks; archery; laser tag; and paintball.
- **B-14:** Amended to read: All facilities required by public utilities except powered generation and water and/or wastewater treatment plants.
- **B-18:** Add "archery; laser tag; and paintball".

- **D-4:** Amended to read: Outdoor recreation to include drive-in theaters and outdoor shooting ranges.
- **G:** Amended to read: Maximum building coverage and height shall be as follows: maximum building height from average grade: 35 feet; maximum combined building coverage and paved area: 80% of the total lot area.
- **H:** Discuss adjusting height restrictions at next meeting.

125-4 Definitions

- *Call Center Telecommunications:* Add an "s" onto request
- *Commercial Outdoor Recreation:* Add "archery"
- *Media Related Office:* Request that staff redefine to be clearer providing examples like radio stations, news stations, etc.

Supplementary Regulations

- *Auto Repair Service Facility*
B: Amended to read: Auto Repair Service Facility shall be located on a lot or parcel adjacent to and have access to a state-maintained road.
C2: Add "or parts"
- *Commercial Outdoor Recreation Facility*
C: Change to read: That exterior lighting, other than that essential for the safety and convenience the users of the premises, shall be prohibited. All exterior lighting shall be shielded from the view of all surrounding streets and lots. Full light cutoff shall be required except as needed for safety and security.
- The commission requests that staff add something addressing light and sound. It could possibly read similar to the condition listed on the Jellystone special use permit about the equipment being pointed inward and downward and it could also embrace the noise ordinance.
- *Greenhouse, Retail Sales*
B: Delete condition entirely
- *Farm Market*
A: Delete condition entirely
B: Delete condition entirely
- *Farm Implement Sales*
C: Amended to read: Public access shall not be provided by a private right of way.
- *Metal-Working and Welding Facility*
B: Move item to be bulletin "D".
D: Amended to read: The use shall be accessed by a state-maintained road.
- *Restaurant (any place serving food and/or beverages)*
C: The commission requests that staff redefine this item.

B. Subdivision Committee Report

Mr. Weakley was not present for the meeting but he provided a handout for the subcommittee to review. Ms. Clatterbuck noted that Mrs. Somers was working on the draft changes they had discussed and should be submitting that soon to the commission.

C. Comp Plan Committee Report

Mr. Otto explained the subcommittee had meet last week and have gotten quite a bit accomplished. They have another meeting scheduled for July 14 at 4:00 p.m. in Mrs. Lillard's office.

New Business:

A. Approval of Minutes- June 28, 2016

Planning Commission
Minutes- July 12, 2016

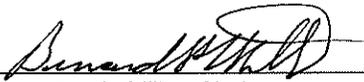
Mr. Otto made a motion to approve the June 28, 2016 minutes. The motion was seconded by Mr. Comer. The motion passed unanimously.

Open Citizen Comment Period:
None

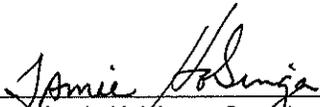
Chairman's Report:
None

Clerk's Report:
None

Adjourn:
Chairman Miller adjourned the meeting at 9:15 p.m.



Bernie Miller, Chairman



Jamie Holsinger, Secretary

