

**MINUTES**  
**PAGE COUNTY PLANNING COMMISSION**  
**July 26, 2016**

**Members Present:**

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

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

**Members Absent:**

Paul Otto, District 1  
Sue McAnulty, District 4

Steve Atkins, District 2

**Staff Present:**

Tracy Clatterbuck

**Others Present:**

None

**Call to Order:**

Chairman Miller called the July 26, 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 7:00 p.m. The call to order was followed by *The Pledge of Allegiance* and a *Moment of Silence*.

Chairman Miller requested that the adoption of the agenda, citizen comments on agenda items, and an open citizen comment period be put on the agenda for both the work session and regular meeting.

**New Business**

A. Special Use Permit Application- Jim Turner

Ms. Clatterbuck started off by explaining that Jim Turner had applied for a special use permit (SUP) application to place a manufactured home on three separate lots (identified by tax map numbers 73C-(1)-4, 73C-(1)-9 and 73C-(1)-39B) located in Mosby Raiders Subdivision. In a residential zoning district, manufactured homes in subdivisions are only allowed by special use permits. It was verified with Michelle Somers, Zoning Administrator, that a single wide or double wide is considered a manufactured home as long as it meets the definition of "manufactured home." Ms. Clatterbuck noted that per Mrs. Somers, a single wide cannot be converted to real estate unless there are additions completely around the single wide and it is on a permanent foundation. Doublewides, however, can be converted to real estate if they are put on a permanent foundation. She also pointed out that Mrs. Somers, William Clark with VDOT, Gerald Dovel with the Page County Health Department, and Kenny Fox with the Building Department had all signed the SUP application with no objections to the request. The Mosby Raider's Subdivision does not have an active home owner's association as that was noted on application and confirmed with Nancy Keyser Bryant. Mr. Turners request does abide by the covenants of the subdivision as lots encircled with "T" are permitted to have trailers. She noted that the adjoining landowners would be notified of the request when the public hearing is advertised.

Chairman Miller pointed out that each lot was a little over an acre or less at which Ms. Clatterbuck confirmed. He questioned well and septic capability on each lot. Mr. Turner explained that each lot had certification letters recorded in the clerk's office for well and septic as noted on the survey plats disturbed to the commission. Mr. Holsinger questioned if Mr. Turner thought there would be anyone opposing the request. Mr. Turner replied that he did not anticipate any opposition. After discussion

amongst the commission, it was decided to set the SUP application for public hearing at the next regular meeting.

B. Approval of Minutes- July 12, 2016

Mr. Holsinger made a motion to approve the July 12, 2016 minutes. The motion was seconded by Mr. Comer. The motion passed unanimously.

Unfinished Business

A. Zoning Committee Report

Ms. Clatterbuck stated she had met with Mrs. Somers on the proposed changes/review from the last meeting. Mrs. Somers agreed with all of the suggestions from the commission.

In reviewing the Commercial District draft with staff and commission, the following was changed:

**B-3-** Remove "Pet Grooming, Boarding, and breeding" and insert "Animal Husbandry/ Commercial Kennel Operation". Mr. Turner questioned if a definition for commercial kennel operation needed to be added. Mr. Holsinger recommended that it be left up to Mrs. Somers for determination.

**B-10-** Remove "ice and/or"

In reviewing the Definitions draft with staff and commission, the following was changed:

*Media Related Office:* The purpose of informing the public of news, entertainment, education, data or promotional messages. This includes but is not limited to: newspapers, magazines, TV, radio, direct mail, telephone, fax, and internet.

In reviewing the Supplemental Regulations draft with staff and commission, the following was changed:

*Commercial Outdoor Recreation Facility:*

**F-** Amended to read: All lighting and sound producing or amplifying devices shall be downward and inward facing.

With the above listed changes, Chairman Miller requested a public hearing be scheduled for the regular meeting in September. He also requested that the Economic Development Authority receive a copy of the proposed changes/additions.

B. Comp Plan Committee Report

Chairman Miller stated he did not have any updates as he had not attended the last subcommittee meeting; however, he did know there was progress being made with updating the data.

C. Subdivision Committee Report

Mr. Weakley explained the subcommittee was proposing a language change for a Class A subdivision to a subdivision creating less than five lots in the Residential, Commercial, or Industrial Zoning District. They are also proposing to change the Class B Subdivision to a subdivision creating five or more lots in the Residential, Commercial, or Industrial Zoning District. The next thing the subcommittee plans to look at is the difference in requirements for a Class A and B Subdivision. After that, they will review the right-of-way requirements. There was lengthy discussion amongst the commission about right-of-way requirements in our current code versus how it could possibly be amended. The subcommittee will do more research regarding right-of-way requirements in state code.

Chairman's Report

None

Clerk's Report

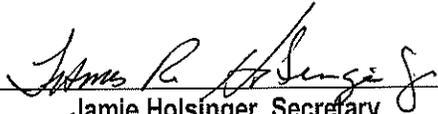
Page County Planning Commission  
Minutes- July 26, 2016

Ms. Clatterbuck provided the commission with the monthly activity report for June from the Planning and Community Development Department. She reviewed the number of permits issued and number of inspections for the month. She also reviewed the year end fiscal report comparing it to the previous fiscal year.

Adjourn

Chairman Miller adjourned the meeting at 8:30 p.m.

  
Bernie Miller, Chairman

  
Jamie Holsinger, Secretary

