

MINUTES
PAGE COUNTY PLANNING COMMISSION
August 9, 2016

Members Present:

Bernie Miller, Chairman, District 1	Steve Atkins, District 2
Donnie Middleton, District 2	Keith Weakley, District 3
James Turner, District 3	James Holsinger, Secretary, District 4
Sue McAnulty, District 4	Joshua Shifflett, District 5

Members Absent:

Paul Otto, District 1	Jonathan Comer, Vice Chairman, District 5
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Staff Present:

Stephanie Lillard

Call to Order:

Chairman Miller called the August 9, 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:

Mr. Holsinger made a motion to approve the agenda and Josh Shifflett seconded. The motion passed unanimously.

Public Hearings:

None

Citizen Comments on Agenda Items:

None

Unfinished Business:

A. Zoning Committee Report/ Presentation

Mr. Holsinger advised the commission that the code amendment for the commercial zoning has been forwarded to County Attorney, Nathan Miller, for review. A public hearing for the amendment is scheduled for September 13th, 2016.

B. Subdivision Committee Report

Mr. Weakley offered a report to the commission sharing findings on the right-of-way requirements for a family subdivision, stating that state code calls for a minimum of ten and maximum of twenty. The County currently requires twenty. Additionally, Mr. Weakley shared the proposed verbiage for code amendment on nonfamily subdivisions:

"The right away shall be 50 foot for all nonfamily subdivisions (Class A&B), or, as an alternative, a functional right of way may be determined by an engineering study to determine what is sufficient to accommodate all necessary requirements for ingress and egress of the subdivision to include, but not limited to, roadway, shoulders, ditches, slopes, sidewalks, curves, utility strips, or any other necessary requirements for the roadway prism, the study and plan should be signed and sealed by a professional engineer registered in commonwealth of Virginia."

C. Comp Plan Committee Report

Stephanie Lillard offered an update on the progress of the Comp Plan stating that the greater majority of the exhibits in volume two have been updated, reviewed, and accepted by the committee. Additionally, maps from the first volume have been extracted and sent to the GIS Department for review and update. The committee is scheduled to meet again on September 7th at 4:00 p.m. and will be reviewing the outstanding exhibits and discussing the maps with GIS staff.

New Business:

A. Approval of Minutes- July 26th, 2016

Mr. Shifflett made a motion to approve the July 26th, 2016 minutes. The motion was seconded by Mr. Weakley. The motion passed unanimously.

Open Citizen Comment Period:

None

Chairman's Report:

None

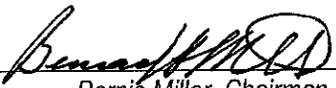
Clerk's Report:

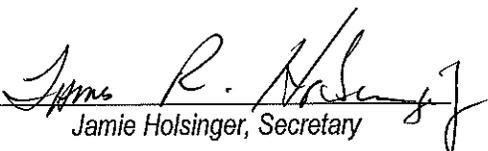
Stephanie Lillard advised the Commission of outstanding violations of a SUP where the applicant has been notified via certified mail and by a notice posted on the property. This is a final notice requiring a response within 30 days from the date the notice was received. After some discussion, the commission will review the SUP and compare to SUPs issued for similar operations. Staff will include these copies in the next meeting packet.

Additionally, Stephanie advised of an inquiry from a commercial developer looking at property on 340 N. US Highway and provided they move forward, the project will require a rezoning and a packet has been emailed to the developer.

Adjourn:

Chairman Miller adjourned the meeting at 7:52 p.m.


Bernie Miller, Chairman


Jamie Holsinger, Secretary