

MINUTES
PAGE COUNTY PLANNING COMMISSION
August 23, 2016

Members Present:

Bernie Miller, Chairman, District 1	Keith Weakley, District 3
James Turner, District 3	James Holsinger, District 4
Jonathan Comer, Vice Chairman, District 5	Joshua Shifflett, District 5

Members Absent:

Paul Otto, District 1	Steve Atkins, District 2
Donnie Middleton, District 2	Sue McAnulty, District 4

Staff Present:

Stephanie Lillard, Michelle Somers, Tracy Clatterbuck

Others Present:

None

Call to Order:

Chairman Miller called the August 23, 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 7:03 p.m. The call to order was followed by *The Pledge of Allegiance* and a *Moment of Silence*.

Adoption of Agenda:

Mr. Weakley made a motion to approve the agenda as submitted. The motion was seconded by Mr. Holsinger. The motion passed unanimously.

Public Hearings:

A. Special Use Permit Application- James Turner

Mrs. Lillard explained that Mr. Turner was applying for a special use permit (SUP) to place one manufactured home on three separate lots containing 1.22 acres, 1.15 acres, and .91 acres. There were no objections to the request from internal staff or from other agencies. However, one neighbor returned the following comment: "Seems like high density or over capacity unless they are large lots." Staff recommendation would be that the commission recommend approval to the Board of Supervisors (BOS) with conditions that were provided to the commission for review.

Chairman Miller opened the public hearing at 7:12 p.m. The public hearing was closed at 7:13 p.m.

Chairman Miller questioned condition #1 which addressed the time period of the SUP which proposed 50 years. In 50 years will the applicant have to reapply for another SUP or pull the manufactured homes off the lots? Mrs. Lillard replied that it would depend on the code during that time period. After discussion amongst the commission, it was decided to extend the time period to 99 years instead of 50 years.

Mr. Weakley made a motion to recommend approval of the SUP to the BOS with the amendment to item #1 changing it from 50 years to 99 years. The motion was seconded by Mr. Comer. The motion passed unanimously with a vote of 5-0, with Mr. Turner abstaining from voting.

Citizen Comments on Agenda Items:

None

Unfinished Business:

A. Zoning Committee Report

Mrs. Somers presented the comments from legal (copies were provided to the commission) after reviewing the proposed changes to Section 125-12 Commercial Zoning District, Section 125-4 Definitions, and the Supplementary Regulations. After discussion regarding the comments, Mrs. Somers concluded noting the public hearing for the proposed amendments would be held at the next meeting.

B. Comp Plan Committee Report

Mrs. Lillard noted the next Comp Plan Committee meeting was scheduled for September 7, 2016.

C. Subdivision Committee Report

Mr. Weakley provided the commission with the proposed functional right of way definition. There was discussion amongst the commission on what the next step in the subdivision ordinance amendments should be. It was decided that the subcommittee would continue working on a few amendments at a time to take to the BOS for review. There was also discussion about reducing the minimum lot size in the county.

New Business:

A. Approval of Minutes- August 9, 2016

Mr. Shifflett made a motion to approve the August 9, 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:

Ms. Clatterbuck noted that handouts of previously approved SUP applications for grinding were provided upon their request for review.

Adjourn

Chairman Miller adjourned the meeting at 8:20 p.m.


Bernie Miller, Chairman


Jamie Holsinger, Secretary