

MINUTES
PAGE COUNTY PLANNING COMMISSION
January 12, 2021

DUE TO THE COVID-19 PANDEMIC, IN PERSON ATTENDANCE WAS LIMITED. THIS MEETING WAS
ACCESSIBLE VIA ZOOM (AUDIO ONLY).

Members Present

Catherine Grech, District 1	Steve Atkins, District 2
Donnie Middleton, District 2	Keith Weakley, District 3
Jared Burner, District 3	Gary Huffman, District 4
James Holsinger, Secretary, District 4	
William Turner, Vice Chairman, District 5	

Members Absent

None

Staff Present

Tracy Clatterbuck	Kelly Butler
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Call to Order

Vice Chairman Turner called the January 12, 2021 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. Weakley made a motion to accept the agenda as presented. The motion was seconded by Mr. Huffman. The motion passed unanimously 8-0.

Public Hearing

A. Alan Rizek (The Barn of Luray, LLC)- Special Use Permit Application

Vice Chairman Turner opened the public hearing. Staff member, Tracy Clatterbuck, provided the following staff report: The Barn of Luray, LLC has filed an application for a SUP to operate a banquet/event facility located at 1108 Longs Road, Luray, VA. The parcels are identified by tax map numbers 49-A-18 (containing 15.333 acres) and 49-A-18A (containing 15.320 acres). They are both currently zoned as Agriculture (A-1). The properties are improved with a farmhouse, a large barn, and other numerous accessory structures. The applicant is proposing to use the existing barn and associated areas as part of the banquet/event facility. The associated areas will include a designated parking area and a future accessory building to be used for restrooms. Pursuant to § 125-10 D. (16) of the Page County Zoning Ordinance, banquet facilities and event facilities require a SUP.

Per David Atwood with VDOT, "the existing entrance has adequate site distance; however, it must be upgraded from a private entrance to a moderate volume commercial entrance. The minimum standards of the entrance will include a 35' radius on each side with an 18' wide throat. It is recommended that the throat width should be widened to 24' to allow for two-way traffic. The entrance must be paved to the back of the radius with the pavement to match that of the existing pavement of Longs Road (Rt. 615). These improvements would not need to be made until after the approval of the special use permit." Staff recommends that we make the improvements required for VDOT as a condition of the SUP and give the applicant six months to complete the work.

Per Gerald Dovel with the Health Department, "no objections to request. Sewage disposal & water supply needs to be addressed before bus. lic. approval." The applicant is currently working with George Swecker from Soil Waste Consultants and the local Health Department in obtaining the required health permits. Staff recommends that we make approval of the well and septic permits as a condition of the SUP and give the applicant six months to complete the work.

Per Don Williams, Page County Building Official, the applicant was required to obtain a structural certification on the existing barn by a licensed engineer. He contracted with Racey Engineering to complete the study. A copy of the structural inspection has been provided in your packet. This report has been reviewed and accepted by Mr. Williams. Building permits will be required for any code related items. Per Mr. Williams, the maximum occupant loads are as follows: **Main Floor:** 180 persons and **Basement:** 180 persons

As you will see on the maps provided, these properties fall within the "Agricultural Protection Tier" and into the designation of "Prime Farmland and Moderate Farmland".

Regarding the Page County Comprehensive Plan, according to Volume 1, Section 2.2 of the Comp Plan, "the purpose of the Agricultural Protection Tier is to protect agricultural uses and preserve the rural lifestyle and sense of community that has long defined Page County. This tier is intended primarily for very low-density residential development, large lot rural development and agricultural uses. Non-residential uses would serve the needs of residents in the surrounding rural areas and generally be limited to agriculture-related businesses."

Chapter 3, Goal 3, Section 3.22 states, "Encourage and support the development and retention of agriculturally-related businesses as a valued element of the Page County economy."

Chapter 3, Goal 6, Section 6.2 states, "Encourage economic growth that is compatible with the County's rural character while generating a positive net cash flow for the County."

With consideration to the designation, by TLC, who named Luray/Page County the #2 of 10 beautiful destination wedding locales, Page County has done well in the industry and continues to build momentum and attract tourists.

Approval of this application could result in new revenue to the towns and county, to include but not limited to: license tax, retail sales, meals and lodging, and increased real estate.

Ms. Clatterbuck moved that the Page County Planning Commission recommend approval to the Page County Board of Supervisors for a special use permit to operate a banquet/event facility with the attached conditions located on the above-described property.

Staff member, Kelly Butler, provided the following comments from adjoining property owners. Turner Sod Farms, LLC objected to the special use request. Bette G. Long objected to the special use request. Jeri Ritz had no objections to the special use request. Jill Long objected to the special use request. Billy Gordon objected to the special use request. Zachaurey B. Long objected to the special use request. Sandy & Ralph Davis objected to the special use request. Brad & Carol Holsinger had no objections to the special use request. Scott C. Plein had no objections to the special use request. (Copies of all comments received are on record).

Ms. Clatterbuck requested that Mr. Alan Rizek, the applicant, be allowed to respond to the above comments. Mr. Rizek stated his history of living in Page County and his background in event planning

along with his wife. He projected that the event space will bring added revenue to the county, as well as the investment they are making in restoring the barn and property. The property is currently largely still in agricultural use and will remain so. Some of the farm smells are coming from their own cattle. They have done clean up and restoration work to the cemetery on the property. When speaking with their neighbors prior to this they had only received positive feedback regarding their plans. They are working on having the property nominated for the National Registry of Historic Places and the Virginia Landmarks Registry. They look forward to restoring the property and home to productive years.

Vice Chairman Turner closed the public hearing and opened up to comments from the Planning Commission. Ms. Clatterbuck noted that because we did receive so many comments related to traffic concerns, she did reach out to David Atwood at VDOT who signed the special use permit application. Mr. Atwood stated that the last traffic study that was done on this area was in 2018. The study showed 190 vehicles per day. VDOT does not have any concerns with traffic on this road, specifically related to this special use permit.

Mr. Weakley commented that a special use permit that was granted for another event venue located on Pollock Rd. tripled the amount of traffic on that road and VDOT had no objections to that request. And the Board of Supervisors approved that request. Mr. Atkins stated that it is beneficial that you can go right or left coming off of the entrance to the property onto Longs Rd. Traffic can go either way. Mr. Burner stated that the traffic study likely does not take into account the width of the equipment or type of vehicles that travel that road. Ms. Grech stated that this traffic would likely be traveling during the day and not during the hours of the events. Mr. Weakley stated there may be some overlap, but a non-issue.

Mr. Turner requested a motion to approve the special use permit request for the event venue at The Barn of Luray, LLC. Mr. Weakley made a motion to recommend approval of the special use permit request. Mr. Atkins seconded the motion. The motion passed unanimously 8-0.

Citizen Comments on Agenda Items

None

New Business

A. Reminder of Special Meeting to be held January 21, 2021

Ms. Clatterbuck stated the Berkley Group has sent the documents for the proposed zoning ordinance. She encouraged all commission members to read the document and be ready with any questions for the special meeting on January 21st.

B. Approval of Minutes – November 8, 2020 and December 10, 2020

Mr. Huffman made a motion to accept the minutes as presented. Mr. Atkins seconded the motion. The motion passed unanimously 8-0.

Unfinished Business

None

Open Citizen Comment Period

None

Chairman's Report


None

Clerk's Report

Ms. Clatterbuck stated that a special use permit application for a utility scale solar facility has been received based on legal direction. Ms. Clatterbuck stated that she is not aware of specific details of the request, except that it is from Urban Grid. She is waiting for legal direction as to how she is to proceed with the application since there is currently a moratorium on those applications.

Adjourn

Mr. Turner adjourned the meeting at 7:40 p.m.



Vice Chairman, William Turner



Jamie Holsinger, Secretary