

**MINUTES**  
**PAGE COUNTY PLANNING COMMISSION**  
**January 21, 2021**

**DUE TO THE COVID-19 PANDEMIC, IN PERSON ATTENDANCE WAS NOT PERMITTED. THIS MEETING WAS ACCESSIBLE VIA ZOOM (AUDIO ONLY) AND YOUTUBE.**

**Members Present**

Catherine Grech, District 1 (via phone)	Donnie Middleton, District 2
Steve Atkins, District 2	Jared Burner, District 3
Keith Weakley, District 3 (via phone)	James Holsinger, Secretary, District 4 (via phone)
Gary Huffman, District 4	

**Members Absent**

District 1- Vacant	District 5- Vacant
William Turner, Vice Chairman, District 5	

**Staff Present**

Tracy Clatterbuck	Brooke Newman
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**Call to Order**

Secretary Holsinger called the January 21, 2021 Page County Planning Commission Special Meeting 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. Atkins made a motion to accept the agenda as presented. The motion was seconded by Mr. Middleton. The motion passed unanimously 7-0.

**Unfinished Business**

**A. Review draft of zoning ordinance provided by the Berkley Group (specifically zoning districts, intent statements, uses, definitions, and district designations)**

Staff provided the commissioners with the following materials provided by The Berkley Group: Attachment A- Zoning Districts and Map; Attachment B- Proposed Uses and Definitions; Attachment C- Proposed use Matrix; and Attachment D- Adjusted Schedule. For the record, these materials were also posted on the county website for the public.

After a review of Attachment A, the commissioners had the following comments/questions:

- Page 2, item (3) recommends changing to "all development" not just sprawling residential as currently worded. (Ms. Grech)
- Why don't we have a strict Agriculture district for farmers who really want to farm. There is quite a bit of mixed use going on throughout the county. (Ms. Grech and Mr. Burner)
- Within the growth areas as defined in the Comp Plan, how are we going to have all of these zones co-exist in such limited areas? Should they be extended? (Ms. Grech)
- In the AR zone, it speaks of right-to-farm being a priority but that use is not mentioned in the A1 district. Needs to be added.

After a review of Attachment B, the commissioners had the following comments/questions:

- How do we know if they are existing or new definitions? (Mr. Holsinger)

- Having new zones and/or definitions- will there be situations where people are active or currently operating- how will having new zones/definitions/uses impact them? How will these changes affect citizens? (Mr. Holsinger)
- Page 8 of 21, automobile repair service- major vs. minor, how would they ever determine the difference (from an enforcement standpoint) based on the current draft definitions? (Mr. Holsinger and Ms. Grech)
- Page 4 of 21, home occupation, type A, type B, and virtual, this is a true incubator for businesses in the county; therefore, we should pay close attention and make sure we are not eliminating the possibilities. Also, use of accessory use and limiting use of accessory structure (Mr. Holsinger and Ms. Grech)
- Page 5 of 21, residential shelters, recommend we pay close attention to this since this topic has been looked at before within our community. (Mr. Holsinger and Ms. Grech)
- Incidental vs accessory? Definitions not clear (Ms. Grech)
- Page 1, agriculture operations, concern over the word "bona fide". That should be everywhere. That term should apply to the whole document. (Ms. Grech)
- Concerns over Bed and breakfast, short term rentals, accessory dwelling, etc. There is a lot of overlap in those definitions. Need clarification. (Ms. Grech)
- In the new AR zoning district, she has concerns. (Ms. Grech)
- Page 2 of 21, wayside stands vs. farmers markets, how do we know the difference, is there a number that trips one or the other. (Ms. Grech)
- Overlap between public use (page 7 of 21) and public airport and landfills. There all public uses in her mind. She doesn't understand what the difference in one vs. the other (as far as where they are allowed). Why do we have general public use but then have landfill and airport? (Ms. Grech)
- Age Restricted Communities- why deleted? Leave to community design..does that mean it won't be regulated or is that up to developer and where are they allowed? (Ms. Grech)
- Intensive agriculture- what use would be an example of this? Will be subject to debate. Only by SUP? (Mr. Burner)
- Wedding venue? Place of assembly? Need clarification on that. (Mr. Burner)
- Brewery/distillery farm- how do they move forward related to agritourism. What loopholes are they going to have to go through to take it full scale. (Mr. Burner)
- Needs to be some discussion on the CAFO rules. Where are they allowed? (Mr. Burner)
- Produce vs. proteins? Is that allowed at farmers market and/or wayside stand? (Mr. Burner)
- Residential farm definitions- Is that what you want to limit it to? Use of backyard? What if someone wants additional animals? Is this considered incidental or accessory? (Mr. Burner and Ms. Grech)
- Accessory dwelling unit- Are we limiting size? How? (Ms. Grech)
- Alternative structures- Tiny homes, shipping containers, etc. Are they considered manufactured units? How will we regulate? (Ms. Grech)
- Page 11 of 21- Definition of hotel- mentions tourist home..what does that mean? It's mentioned in other parts of the code as well such as short-term tourist rental.
- Utility Service- Major and minor- how does that relate to the solar draft? Concern with proposed definitions. (Ms. Grech)
- AR zoning district- Comparing uses, manufactured homes, air B&B's, etc.? (Ms. Grech)
- Graveyard vs Cemeteries? Public rules regarding COVID- can you bury, guidelines for COVID?
- Windmills- Use districts why? Private stables- Use districts why? (Ms. Grech)
- Shooting Ranges- private vs. commercial? Should we regulate both? (Ms. Grech)
- Storage yards, junkyards- huge issue in this county. Need clear regulation. (Ms. Grech)
- Small cell vs communication tower- Just don't understand definitions. (Ms. Grech)
- Portable sawmills- Not allowed in Residential? (Ms. Grech)

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Adjourn

Mr. Holsinger adjourned the meeting at 8:42 p.m.

  
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Jamie Holsinger, Secretary

