

Minutes  
Board of Supervisors  
Work Session  
February 4, 2020

Members Present: Morgan Phenix, Chairman At-Large  
D. Keith Guzy, District 1  
Allen Louderback, District 2  
Mark Stroupe, District 3  
Larry Foltz, District 4  
Jeff Vaughan, District 5

Staff Present: Amity Moler, County Administrator  
Regina Miller, Assistant County Administrator  
Nathan Miller, County Attorney

**Call to Order:**

Chairman Morgan Phenix called to order the work session of the Page County Board of Supervisors on February 4, 2020, at 7:00 p.m., in the Board of Supervisors Room located in the Page County Government Center, 103 South Court Street, Luray. The Call to Order was followed by a Moment of Silence and the *Pledge of Allegiance*.

**Presentation of Certificate of Thanks for 2A Sanctuary Support:**

Jeremy Hilliard, Member of Shenandoah Valley Supporters of the Second Amendment, presented the Board with a certificate of appreciation for supporting the Second Amendment.

**VDOT Update:**

Don Komara, Virginia Department of Transportation Residency Administrator, said the White House Bridge project will be starting this summer and the westbound side will be replaced. There were eight bidders for the project and Fielders Choice was the low bid. In February, they will start cutting trees and building the crossovers for the project. Demolition will begin mid to late summer, with completion scheduled for July 2022. The Northcott Drive and Main Street roundabout, in Luray, will begin in the Spring 2020. They are currently working on relocating the utilities for the project. The Rural Rustic projects they are working on are Printz Mill Road and Fox Hollow Road. Next year, they plan to start on Page Valley Road during the summer months. He noted that safety improvements were made at the end of Hook Hill Road, and while it is not their intention to pave the road they did build a cul-de-sac in order to be able to turn around easier. Another bridge memorial has been approved for Sedwick Bridge (Low Water Bridge) and is worthy of memorializing. Lastly, he said they are working on maintenance items such as spot grading some of the roads, brush cutting, ditching and pipe replacement, cleaning out overflows and cleaning out Cub Run Bridge.

**Review of Courthouse Remediation Proposals:**

C. L. Rexrode, Maintenance Supervisor, told the Board that the Request for Proposal (RFP) went out on November 25, 2019, with a closing date of January 3, 2020. The bid reviews started on January 4, 2020. The proposals required a mandatory site visit, lead abatement proof and references with experience in lead abatement and historic landmark projects. Two bids were received; one from Titan Restoration out of Warrenton, Virginia, and the other from Exterior Experts from Rocky Mount, North Carolina. Both companies met the mandatory requirements of supplying past experience of lead abatement and proper certification of lead abatement and lead safe practice. In addition, both companies met the requirements of a mandatory site visit, but Exterior Experts references did not appear to include historical landmark experience. Titan Restoration's proposal included lead abatement, brick replacement, replace/repair trim, gutter and downspouts, paint metal roof over Commonwealth Attorney's office, paint courthouse and handrails, for a total of \$229,700. They projected the duration of the project to take 14 weeks. They also included options with their proposals, such as: rebuilding and painting the brick retaining wall on the rear, repair and paint retaining wall in the front, repaint ramp walkway and wall, and seal windows and doors for a total project price of \$246,400. Exterior Experts submitted an incomplete bid package, provided a price for lead abatement and paint, with a project duration of 3-4 weeks and a total price of \$60,000.

Mr. Rexrode's recommendation was to award Titan Restoration the bid, to include the options, for a total of \$246,400. He a budget of \$300,000 be approved, since this is a project involving a historic building and may contain unforeseen items during the course of the project.

**Motion:** Supervisor Guzy moved to award the Courthouse restoration project to Titan Restoration, in the amount of \$246,400, not to exceed \$300,000. Supervisor Stroupe seconded and the motion carried by a vote of 6-0. Aye: Phenix, Guzy, Louderback, Stroupe, Foltz, Vaughan. Nay: None.

**Zoning Ordinance Amendment Review – Definitions:**

Tracy Clatterbuck, Zoning Administrator, explained that staff is proposing amendments to Section 125-4 (Definitions) of the Zoning Ordinance to contractor office, commercial parking facilities, and commercial workshop. She also proposed amendments to the Zoning Ordinance, as follows: § 125-9 (Woodland-Conservation) - add the use of commercial parking facilities by special use permit; § 125-10 (Agriculture) - add the use of commercial parking facilities by special use permit; and, to § 125-13 (Industrial) - add the use of commercial parking facilities by-right.

She stated that there is currently a business that is in violation of the Zoning Ordinance for having an illegal contractor office in an agriculture zoning district. The business has expressed interest in rezoning to the commercial zoning district where contractor offices are a by-right use. However, based on the current definition of contractor office, if they

apply for the rezoning and it be approved, they would still not be allowed to park their operations' vehicles, equipment, and/or materials onsite. She said this would hinder the operation of the business and it is appropriate to allow the outdoor storage of operations' vehicles, equipment, and/or materials at contractor offices. Regarding the commercial parking facilities, she indicated that she has received numerous inquiries from citizens wanting to potentially start new business ventures. The current zoning ordinance allows for commercial parking facilities in the commercial zoning district, but does not define what a commercial parking facility includes. Adding the proposed definition will add clarity. Adding the use in other zoning districts will allow for additional opportunity. The Page County Planning Commission held a public hearing on October 8, 2019. There were no comments from the public regarding the proposed amendments. The Commission voted 9-0 recommending approval as drafted above to the Board of Supervisors. The proposed amendments have been reviewed and approved by legal counsel for adoption. If approved, the proposed changes could potentially allow for new business opportunities for citizens which could generate tax revenue for the county.

**MOTION:** Supervisor Foltz moved that the Page County Board of Supervisors hold a public hearing on the above listed ordinance amendments, at the March 17, 2020 regular meeting, and direct staff to provide adequate notice of such hearing in accordance with the Code of Virginia 15.2-2204. Supervisor Louderback seconded and the motion carried by a vote of 6-0. Aye: Guzy, Louderback, Stroupe, Foltz, Vaughan, Phenix. Nay: None.

**Review of Tourism Study:**

Liz Lewis, Economic Development/Tourism Coordinator, said Page County was selected to be a Small Scale Manufacturing Pilot Community by the Department of Housing and Community Development. The premise of the application was to explore the industry of outdoor recreation and how to develop and attract those types of boutique manufacturers and other businesses. The County will receive \$30,000 in technical assistance from the grant.

Page County also received \$54,000 from the Department of Game and Inland Fisheries to improve the Alma Bridge boat launch and the land the county owns near the launch. This grant requires no local match.

Mrs. Lewis showed how visitors in Virginia are spending their money in food, transportation (auto), lodging, retail, transportation (public), and entertainment & recreation. She explained tourism revenue by county, tourism employers in each county and how many tourism jobs the industry provided for each county. Regarding TOT, the Commissioner of Revenue's office approved 26 new short-term rental business licenses, totaling 30% of all new businesses, during the last year. In 2018, AirBNB reported that Page County hosted 16,000 guests and generated \$2.2 million in lodging revenue. Mrs. Lewis went on to say that Page County's Tourism budget was \$135,000, Front Royal's was \$409,640, Shenandoah County - \$634,453, Rockbridge County - \$1,275,653, Bath County - \$467,400 and Rockingham County's budget was \$1,669,646, for 2019-20. Virginia Tourism tracks more than 100 Destination Marketing Organizations (DMO)

across the state. Over 98% of those organizations are managed by county, city or town governments. To establish a Page County Office of Tourism to develop and promote Page County in a manner that it remains a desirable place to visit and live. Lastly, she gave examples of what the next few years could generate for tourism revenue if it increased by 25%, 50% and 75%.

**Board and Commission Appointments:**

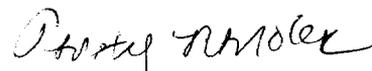
Ms. Miller, Assistant County Administrator, said the term of Paul Otto (District 1) has expired. Mr. Otto is eligible to serve another term or another individual can be appointed. The new four-year term would run from January 15, 2020 through January 14, 2024.

**Motion:** Supervisor Guzy moved to appoint Paul Otto (District 1) to the Planning Commission for a four-year term through January 14, 2024. Supervisor Louderback seconded and the motion failed by a vote of 2-4. Aye: Guzy, Louderback. Nay: Foltz, Vaughan, Phenix, Stroupe.

**Adjourn:** 8:01 p.m.

With no further business to discuss, Chairman Phenix adjourned the meeting.

  
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Morgan Phenix, Chairman

  
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Amity Moler, County Administrator