

MINUTES
PAGE COUNTY PLANNING COMMISSION
February 9, 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 (via Zoom)	Donnie Middleton, District 2
Steve Atkins, District 2	Jared Burner, District 3
Keith Weakley, District 3 (via Zoom)	James Holsinger, Secretary, District 4 (via Zoom)
Gary Huffman, District 4	William Turner, Vice Chairman, District 5

Members Absent

None

Staff Present

Tracy Clatterbuck	Kelly Butler
-------------------	--------------

Call to Order

Vice Chairman Turner called the February 9, 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. Burner made a motion to accept the agenda as presented. The motion was seconded by Mr. Atkins. The motion passed unanimously 8-0.

Public Hearing

None

Citizen Comments on Agenda Items

None

New Business

A. Election of Officers

Tracy Clatterbuck opened up the nominations for Chairman. Vice Chairman Turner nominated Mr. Burner for Chairman and made a motion. Gary Huffman seconded the motion. The motion passed unanimously. Ms. Clatterbuck opened up the nominations for Vice Chairman. Ms. Grech nominated Keith Weakley and made a motion. The motion passed unanimously. Ms. Clatterbuck opened up the nominations for Secretary. Mr. Middleton nominated Mr. Turner for Secretary and made a motion. Gary Huffman seconded the motion. The motion passed unanimously.

B. Suneel & Renu Kapur Rezoning Application

Ms. Clatterbuck delivered the following staff memo:

Suneel & Renu Kapur has filed an application to rezone the following properties:

- Property located at 170 Kibler Drive, Luray, and further identified by tax map number: 30A2-A-1, containing 7.466 acres;
- Property located off Kibler Drive (beside 170 Kibler Drive), Luray, and further identified by tax map number: 30A2-A-1A; containing 16.25 acres;

- Property located at 165 Kibler Drive, Luray, and further identified by tax map number: 30A2-3-1; containing 3.87 acres;
 - Property located off Kibler Drive (beside 165 Kibler Drive), Luray, and further identified by tax map number: 30A2-3-2; containing 1.75 acres; and
 - Property located off Kibler Drive (across from 170 Kibler Drive), Luray, and further identified by tax map number: 30A2-3-3, containing 1.75 acres.
- The applicant is proposing to rezone the above listed parcels from Agriculture (A-1) to Residential (R).

The applicant purchased the above listed properties on November 9, 2020. In the near future, the applicant would like to subdivide lots identified by tax map numbers 30A2-A-1 and 30A2-A-1A into residential lots (approximately 2-3 acres each). In the Page County Subdivision of Land Ordinance, under the definition of "subdivide" Section 100-3(3) states: "*Nonfamily division (excluding immediate family division): In Agricultural and Woodland-Conservation zoned districts, the Clerk may permit one division of a parcel into two parcels once every five years, provided that.....*" subsections a through f are met. Because these lots are currently zoned as Agriculture, the applicant could not do the desired subdivisions of land at one time. The applicant would only be able to do one division once every five years. By rezoning the land to Residential, this will allow the applicant to apply for a Class A/B subdivision. The applicant is proposing no future subdivisions of land for lots identified by tax map numbers: 30A2-3-1, 30A2-3-2 and 30A2-3-3.

The applicant has reached out to the following agencies for comment:

Virginia Department of Transportation (VDOT) – A copy of comments from VDOT have been included in your packets.

Page County Health Department- A copy of comments from the Health Department have been included in your packets.

Page County Building Department- A copy of comments from the Building Official have been included in your packets.

As you will see on the map included in your packet, the properties that are adjacent to these lots are zoned as Residential (R). Egypt Bend Estates is to the west of these properties, Riverview Estates is to the east of these properties, and across the river is the Oh Shenandoah Subdivision.

Staff feels the rezoning of these properties from Agriculture (A-1) to Residential (R) is appropriate for the location given the fact that the properties are surrounded by existing residential zoned lots.

Ms. Clatterbuck requests that the Page County Planning Commission hold a public hearing on the rezoning request for the above listed properties at the March 9, 2021 regular meeting, and direct staff to provide adequate notice of such hearing in accordance with the Code of Virginia 15.2-2204.

Mr. David Reed, attorney for the applicants, was available for questions. Mr. Reed stated that the purpose of this rezoning request is for their children to build homes on the properties in the future.

Mr. Huffman made a motion to set a public hearing on the rezoning request for the above listed properties at the March 9, 2021 regular meeting. Mr. Middleton seconded the motion. The motion passed unanimously.

C. Approval of Minutes – January 12, 2021 and January 21, 2021

Mr. Burner made a motion to accept the minutes as presented. Mr. Huffman seconded the motion. The motion passed unanimously.

Unfinished Business

None

Open Citizen Comment Period

None

Chairman's Report

None

Clerk's Report

- The next meeting is the joint meeting with the Board of Supervisors. Meeting packets will need to be picked up in the office beginning tomorrow. The commission decided to have a special meeting on February 18, 2021 at 7 p.m. to discuss the materials.
- The Barn of Luray special use permit public hearing will be at the Board of Supervisors meeting next week.
- Ms. Clatterbuck is working on the annual report and it will be available at the first commission meeting in March.
- Ms. Clatterbuck stated that the solar ordinance that the commission recommended approval for did not get approved by the Board. There were concerns that it was too restrictive. A subcommittee consisting of admin, staff, Allen Louderback, and Jeff Vaughan was created to discuss changes based on Board feedback.

Adjourn

Mr. Turner adjourned the meeting at 7:29 p.m.



Vice Chairman, William Turner



Jamie Holsinger, Secretary

