

**MINUTES
JOINT MEETING
PAGE COUNTY PLANNING COMMISSION AND BOARD OF SUPERVISORS
February 23, 2021**

THIS MEETING WAS ACCESSIBLE VIA ZOOM (AUDIO ONLY) AND THE PAGE COUNTY YOU TUBE CHANNEL

Planning Commission Members Present

Catherine Grech, District 1
Steve Atkins, District 2
Jared Burner, District 3
Jamie Holsinger, Secretary, District 4

Donnie Middleton, District 2
Keith Weakley, District 3,
Gary Huffman, District 4
William Turner, Vice Chairman, District 5

Board of Supervisors Members Present

Morgan Phenix, Chairman-At-Large
Allen Louderback, District 2
Larry Foltz, District 4

D. Keith Guzy, Jr., District 1
Mark Stroupe, District 3
Jeff Vaughan, District 5

Planning Commission Members Absent

District 1 – Vacant

District 5 - Vacant

Staff Present

Amity Moler, Regina Miller, Tracy Clatterbuck, Brooke Newman

Call to Order:

Vice Chairman William Turner called to order the Planning Commission, at 6:00 p.m., on Tuesday, February 23, 2021, in the Board of Supervisors Room located in the Page County Government Center, 103 South Court Street, Luray, VA 22835. Due to the COVID-19 pandemic, in-person attendance was not permitted; therefore, the meeting was live streamed, via Zoom and YouTube.

Chairman Morgan Phenix called to order the Page County Board of Supervisors at 6:00 p.m. The Call to Order was followed by the Pledge of Allegiance and a Moment of Silence.

Commissioner Burner moved to adopt the Planning Commission agenda as presented. Commissioner Huffman seconded and the motion carried unanimously by a vote of 8-0.

Discussion of Zoning Ordinance:

Darla Orr, The Berkley Group, stated that the purpose of the joint work session was to discuss district standards, community design standards, and use standards. Discussion began with the drafted new standards for new zoning districts and modified standards for existing zoning districts. The standards include: density, parcel size and lot standards, road frontage requirements, setbacks, height requirements, and other specific district standards. She reviewed the P-C, W-C and A-1 districts proposed density allocation based on the parent parcel size, instead of the current 1.75-acre parcel division permitted every five years.

Jon McCoy, The Berkley Group, reviewed the community design standards that include lighting, landscaping, walls, fences, parking, and signs.

Ms. Orr outlined the use standards for uses designated as Restricted © and some for uses designated as requiring a Special Use Permit (SUP). The revised/new standards include: residential farm, accessory dwelling unit, home occupation, storage yard, junk yard, and other specific use standards. Lastly, the Board and Commission discussed animal keeping in certain districts along with the Right to Farm Act.

The next joint work session is scheduled for April 27, 2021 at 6:00 p.m.

Adjourn

With no further business, Chairman Phenix adjourned the Board of Supervisors meeting and Vice Chair Turner adjourned the Planning Commission meeting at 9:00 pm.



William Turner, Vice Chairman



Jamie Holsinger, Secretary