

Minutes  
Joint Meeting  
Page County Board of Supervisors  
and  
Page County Planning Commission  
February 23, 2021

Board of Supervisors  
Present:

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

Planning Commission  
Present:

William Turner, Vice Chair, District 5  
Cathy Grech, District 1  
Steve Atkins, District 2  
Donnie Middletown, District 2  
Jared Burner, District 3  
Keith Weakley, District 3  
Gary Huffman, District 4  
James Holsinger, District 4

Staff Present:

Amity Moler, County Administrator  
Regina Miller, Assistant County Administrator  
Tracy Clatterbuck, Zoning Administrator

**Call to Order:**

Vice Chair 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 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. 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:** 8:55 p.m.

With no further business, Chairman Phenix adjourned the Board of Supervisors meeting.

  
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Morgan Phenix, Chairman

  
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Amity Moler, County Administrator