

MINUTES
PAGE COUNTY PLANNING COMMISSION
April 26, 2022

Members Present

Catherine Grech, District 1	Thomas Mitchell, District 2
Jared Burner, Chairman, District 3	Isaac Smelser, District 4
William Turner, Vice Chairman, District 5	

Members Absent

None

Staff Present

Tracy Clatterbuck

Call to Order

Chairman Burner called the April 26, 2022 Page County Planning Commission Work Session to order in the Board of Supervisors (BOS) Room located at the Page County Government Center, 103 S Court Street, Luray, Virginia at 7:01 p.m. The call to order was followed by *The Pledge of Allegiance* and a *Moment of Silence*. Chairman Burner reminded all commissioners and speakers to please turn on and/or speak into the microphones. The meeting was available via zoom. Ms. Clatterbuck conducted an attendance roll call.

Adoption of Agenda

Mr. Turner made a motion to adopt the agenda as presented. Mr. Smelser seconded the motion. The motion passed unanimously 5-0.

New Business

A. RKA, LLC/Rodney Jenkins- Rezoning Application

Ms. Clatterbuck presented the following staff report:

RKA, LLC/Rodney Jenkins has filed an application to rezone property located on the corner of US Hwy 211 E BSN and Dry Run Road, Luray, VA, and further identified by tax map number 43-A-79. The property contains 3.006 acres and is currently zoned as Residential (R). The applicant is proposing to rezone the parcel from Residential (R) to Commercial (C-1). The parcel is located just outside of the Town of Luray limits (as shown on the attached map labeled "Town Context"). The parcel is surrounded by residential and commercial zones along US Hwy 211 E BSN and Dry Run Road (as shown on the attached map labeled "Zoning").

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

Virginia Department of Transportation (VDOT) – Per Jeff Nicely, VDOT has no objection to the rezoning request. At the time of any future development, VDOT will need to approve access to Route 211 and/or Route 667. The entrance(s) will be required to meet all current VDOT Access Management Design Standards for the proposed use at that time.

Page County Health Department- Per Herbert Cormier, the Health Department has no objections to the rezoning request.

Page County Building Department- Per James Campbell, if any work is done in the future, applicable permits will be required.

Ms. Clatterbuck recommended that the commission and board approve the rezoning request

as presented. Rezoning this property to C-1 is appropriate considering the parcel fronts US HWY 211 E BSN and considering its proximity to town limits and surrounding zoning districts. She recommended that the Page County Planning Commission hold a public hearing on the rezoning request for tax map number 43-A-79 at the May 24, 2021 work session, and direct staff to provide adequate notice of such hearing in accordance with the Code of Virginia 15.2-2204.

There was discussion amongst the commission about what the surrounding properties were currently being used for.

Mr. Smelser made a motion that the Planning Commission hold their public hearing at the May 24, 2022 work session and direct staff to provide adequate notice pursuant to the Virginia State Code. The motion was seconded by Ms. Grech. The motion passed unanimously 5-0.

Unfinished Business

A. Solar Ordinance Draft Discussion

Ms. Grech noted the commission had discussed the draft solar ordinance provided by the BOS at the last meeting. Since then, based on the conversation at that meeting, and a little more reflection and input, we have made some changes to that proposal. She began highlighting the differences in the draft provided by the BOS at the last meeting vs. the current draft provided in the agenda packet for the meeting tonight which was sent to legal for review a few days ago. After Ms. Grech reviewed the changes, she asked if all commissioners agreed with the changes submitted to legal for review and all commissioners were in agreement. Ms. Smelser thanked the commission and the citizens for all their hard work on the solar ordinance.

B. Review draft of Zoning and Subdivision Ordinance provided by The Berkley Group

Chairman Burner stated that now that they seemed to be closer in getting the solar ordinance done, they needed to get back into the swing of the zoning and subdivision ordinance update and get this done as well. As a refresher for some of the new commissioners, Chairman Burner reviewed one of the PowerPoints that was presented by The Berkley Group that explained the proposed zoning districts, etc.

Ms. Clatterbuck reminded the commissioners and the public that the Zoning and Subdivision Ordinance Update documents to include presentations, drafts, etc. were available on the Page County website for review.

Chairman Burner recommended that the commissioners take a look at the Page County Comp Plan since that is used as a guide for the Zoning and Subdivision Ordinance. Mr. Mitchell stressed the importance of managed growth.

The commission briefly reviewed the use matrix for C-1 and C-2 and I-1 and I-2. Ms. Grech stressed the importance of the use matrix as it would determine what was allowed in the district and what was not allowed. After discussion, the commission agreed to have only one industrial zoning district (not seeing a need for two at this time) and two commercial zoning districts.

Mr. Smelser suggested they pick two zoning districts and discuss those then move to the next two.

Chairman Burner recommended they focus on the residential zoning districts and possibly adding a new agriculture zoning district at the next meeting. Ms. Grech encouraged the commissioners to take a look at the goal/intent of each zoning district in the draft (pages 41-65 which is Article 4).

Adjourn

Chairman Burner requested a motion to adjourn the meeting. Mr. Turner made a motion to adjourn. Mr. Smelser seconded the motion. The meeting was adjourned at 8:05 p.m.



Jared Burner, Chairman

