

**MINUTES**  
**PAGE COUNTY PLANNING COMMISSION**  
**June 25, 2019**

**Members Present**

Bernie Miller, Vice Chairman, District 1  
Steve Atkins, District 2  
Jared Burner, District 3  
Jonathan Comer, Chairman, District 5

Paul Otto, District 1  
Donnie Middleton, District 2  
Keith Weakley, Chairman, District 3  
William Turner, District 5

**Members Absent**

James Holsinger, Secretary, District 4

**Staff Present**

Tracy Clatterbuck  
Kelly Butler

**Call to Order**

Chairman Weakley called the June 25, 2019 Page County Planning Commission Work Session 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. Miller made a motion to approve the agenda as presented. The motion was seconded by Mr. Otto. The motion passed unanimously.

**New Business**

**A. Adoption of Minutes- June 11, 2019**

Mr. Miller made a motion to approve the June 11, 2019 minutes as presented. The motion was seconded by Mr. Otto. The motion passed unanimously.

**B. Non-Conventional Structures Amendment**

Ms. Clatterbuck began by reminding the commission that a few months back, Don Williams, Building Official, brought an issue to the commission for review regarding the use of yurts, shipping containers, and tiny homes as single family dwellings. His office has been receiving an influx of questions from citizens wanting to turn non-conventional structures into single family dwellings. Per Mr. Williams, the building code does not address these and he urged the commission to take this up as a zoning matter to put some sort of zoning regulations in place to address these questions. Since that time, staff has researched ways these structures could be addressed in the zoning ordinance. Ms. Kelly Butler then presented a PowerPoint to the commission on proposed draft language regarding non-conventional structures (refer to the Planning Commission packet for a copy of the PowerPoint).

After presentation, the commission briefly discussed this topic. Mr. Comer suggested rather than creating specific definitions for shipping containers and yurts, they just be referenced as non-conventional structures so that if a new phase comes along (such as using airplanes as single family dwellings) the code would not need to be amended. Mr. Weakley brought up the issue of minimum size requirements for these structures. It seems a minimum of 315 square feet would be a good place to start. Staff agreed to make the changes to the material and put this back on the agenda for the next meeting.

Mr. Otto suggested that the Building Official be present at the next meeting to discuss this matter, specifically on how non-conventional structures would be addressed in the building code if zoning language is adopted.

**Unfinished Business**

**A. Commercial Workshop Definition Amendment Follow-up**

Ms. Clatterbuck stated that staff would be proceeding with proposing to change the definition of contractor office. A draft will be presented at the next meeting.

**B. Sub-Committee Reports**

*Comp Plan Sub-Committee*- Mr. Otto noted the Comp Plan Sub-Committee had met today, and they would continue discussions at the next meeting.

**Chairman's Report**


No Report

**Clerk's Report**

No Report

**Adjourn**

Chairman Weakley adjourned the meeting at 7:49 p.m.

  
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Keith Weakley, Chairman

  
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Jamie Hoisinger, Secretary