

Minutes  
Board of Supervisors  
Work Session  
July 7, 2020

Members 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 Vaughn, District 5

Staff Present: Amity Moler, County Administrator  
Regina Miller, Assistant County Administrator  
Tracy Clatterbuck, Zoning Administrator  
Nathan Miller, County Attorney

Planning Commission Present: Bernie Miller, District 1  
Cathy Grech, District 1  
Donnie Middleton, District 2  
Steve Atkins, District 2  
Jared Burner, District 3  
Keith Weakley, District 3  
Gary Huffman, District 4  
Jonathan Comer, District 5  
William Turner, District 5

Planning Commission Absent: Jamie Holsinger, District 4

**Call to Order:**

Chairman Morgan Phenix called to order the work session of the Page County Board of Supervisors on July 7, 2020, at 7:00 p.m., in the Board of Supervisors Room located in the Page County Government Center, 103 South Court Street, Luray, VA 22835. The Call to Order was followed by the invocation given by Duane Painter and the *Pledge of Allegiance*. The purpose of the meeting was to meet jointly with the Planning Commission.

Chairman Bernie Miller of the Planning Commission called to order a meeting of the Page County Planning Commission, noting a quorum was present.

**Update from the Berkley Group:**

Melissa Scott, Berkley Group, introduced herself, Rebecca Cobb and Ellie Davis as the ones tasked with updating the county's zoning codes. She said that they are in the investigation stage of the project, which was started with a kick-off meeting with staff.

They have completed the document review and ordinance diagnostic and public engagement will be needed to complete this section. Once this part is complete, they will begin the content development and then adoption. The general purpose of the re-write is to comply with state code, clarify language, address modern zoning and subdivision issues, consider zoning flexibility, incorporate subdivision regulation, and revise for compatibility with the new Comprehensive Plan. Ms. Scott then reviewed the ordinance purpose and content for the Zoning Ordinance and Subdivision Ordinance. She then showed a current zoning map with the different zoning areas by color and outlined the makeup of the current ordinance. She compared the new Comprehensive Plan future land use map to the current zoning map and stated that the new Comprehensive Plan elements will be incorporated. Next, she highlighted the County issues: junk yard standards, sign regulation, “back yard” agriculture, agritourism, non-conventional dwelling structures, and comprehensive plan growth strategies. The diagnostic findings are: new legislation and language clarification, additional process requirements, procedures and timelines, rural residential and agriculture, and floodplain regulation update. The next steps in the process will be to hold a public workshop in the fall and to have stakeholder listening sessions. Ms. Scott added that the keys to success are for the Board to engage from start to finish, get input from staff and county officials, inform and listen to constituents and general public, identify and communicate with stakeholders, and stay involved and do your homework.

The Planning Commissioners then discussed the issues of importance, with regard to the re-write of the ordinances.

Ms. Scott said the next step in moving forward is to schedule stakeholder sessions. She thanked the Board and Commission for their time.

Chairman Bernie Miller adjourned the Planning Commission at 8:48 p.m.

Recess: The Board took a brief recess at 8:50 p.m.

Reconvene: Chairman Phenix reconvened the meeting at 9:00 p.m.

**Closed Session:**

**Motion:** Supervisor Guzy moved that the Page County Board of Supervisors convene in closed session under the Virginia Freedom of Information Act in order to discuss personnel matters relating to an employee of the Page County Board of Supervisors for the purpose of considering such person’s assignment, performance, and salary, pursuant to Section 2.2-3711(A) (1) of the Code of Virginia. Supervisor Stroupe seconded and the motion carried by a vote of 6-0. Aye: Phenix, Guzy, Louderback. Stroupe, Foltz, Vaughan. Nay: None.

**Exit Closed Session:**

**Motion:** Supervisor Guzy moved the closed meeting be adjourned and the Page County Board of Supervisors reconvene in open session. Supervisor Vaughan seconded and the motion carried by a vote of 6-0. Aye: Guzy, Louderback, Stroupe, Foltz, Vaughan, Phenix. Nay: None.

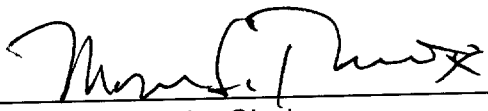
**Certification of Closed Meeting:**

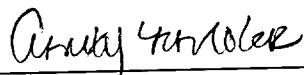
To the best of my knowledge only public business matters lawfully exempted from open meeting requirements under Section 2.2-3711 (A) of the Code of Virginia, 1950, as amended, and only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting.

<u>Recorded Roll Call Vote:</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
D. Keith Guzy, Jr.	X			
Allen Louderback	X			
Mark Stroupe	X			
Larry Foltz	X			
Jeff Vaughan	X			
Morgan Phenix	X			

**Adjourn:** 9:47 p.m.

With no further business, Chairman Phenix adjourned the meeting.

  
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Morgan Phenix, Chairman

  
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Amity Moler, County Administrator