

MINUTES
PAGE COUNTY PLANNING COMMISSION
July 9, 2019

Members Present

Bernie Miller, Vice Chairman, District 1
Steve Atkins, District 2
James Holsinger, Secretary, District 4
William Turner, District 5

Paul Otto, District 1
Jared Burner, District 3
Jonathan Comer, District 5

Members Absent

Donnie Middleton, District 2
Keith Weakley, Chairman, District 3

Staff Present

Tracy Clatterbuck
Donald Williams

Kelly Butler
James Campbell

Call to Order

Vice Chairman Miller called the July 9, 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. Comer made a motion to approve the agenda as presented. The motion was seconded by Mr. Holsinger. The motion passed unanimously.

New Business

None

Unfinished Business

A. Non-Conventional Structures Amendment

Ms. Clatterbuck reminded the Commission of the presentation of the proposed non-conventional structures amendment by Ms. Butler at the last meeting. Ms. Butler has made changes as recommended by the Commission. Don Williams, Building Official, and James Campbell, Building Inspector were at the meeting per the Commission's request to answer any questions the Commission may have of them.

Ms. Butler reviewed the changes that the Commission had requested be made to the proposed amendment. Please see the revised PowerPoint presentation for changes.

Mr. Otto asked for clarification if staff was proposing that non-conventional structures would be allowed by SUP only for Residential zoned properties regardless if they are in a subdivision or not. Staff stated that was correct. Mr. Otto asked how "mobile tiny homes" would be addressed if the owner doesn't want to remove wheel/axle and hitch assembly. Ms. Butler stated they would be placed on piers and tied down per building code. And they can be taken off those piers and pulled away, just as a single- or double-wide mobile home can be. It was clarified by staff that if a property owner doesn't want to go through the SUP process for a "mobile tiny home"/manufactured home on a residential lot, they can remove the wheel/axle and hitch assembly and make the home "permanent." Mr. Miller pointed out the use of the wording "any structure." Ms. Butler stated building code would dictate what a non-conventional structure could be. All structures still are required to meet building code. Mr. Williams

clarified that these structures would typically require engineering. What staff determined after speaking with Mr. Williams was that building code would allow a single family dwelling as small as less than 150 sq. ft. Therefore, the 320 sq. ft. parameter that staff is proposing is actually more restrictive than what minimum building code would allow. Mr. Campbell stated that building code will now allow you to combine your living, sleeping and kitchen area to meet the minimum living area square feet requirement of 70 sq. ft. It excludes the bathroom. Mr. Miller asked what the minimum lot size is. Ms. Clatterbuck stated that effective June of 2005 any new lots that are subdivided require 1.75 acres. But if you were deeded prior to June of 2005 and you have .25 acres, then you are grandfathered. And you can build on it as long as you can meet setbacks. Ms. Butler stated that this proposed amendment would allow for people that do have those smaller lots that have been "unbuildable" up to this point, an option for them to be useful and increase the property value of those lots. Ms. Clatterbuck stated that 93% of our residential zoned properties are less than 3 acres.

Mr. Holsinger stated eliminating the "mobile home" definition is a positive thing about this proposed amendment because it is confusing to a lot of people.

Staff pointed out that the proposed definition for non-conventional dwelling structures included a square footage requirement of 320 sq. ft. However, 20 ft. diameter yurts would come in at 314 sq. ft. This size is a common size that the department sees. Ms. Clatterbuck stated because the manufactured home definition has to be 320 sq. ft., but the non-conventional structure definition could be less.

Mr. Otto asked what the standard sizes for shipping containers were. Staff stated 8x20, 8x40 typically, and they can also be custom built. Mr. Williams stated that if those are converted into a dwelling then they have to be engineered. Mr. Otto also asked if staff saw a problem with removing the square footage requirement for non-conventional structures. Ms. Clatterbuck said that is up for discussion.

Ms. Clatterbuck asked if the consensus of the commission was to remove the proposed minimum square footage on non-conventional structure. The commission agreed that the rest of the proposed definition is fine with the addition of "as required by the Uniform Statewide Building Code." She stated that the Commission needed to discuss where they would like these structures. The consensus of the Commission is for it to match manufactured homes.

Mr. Holsinger made a motion for the proposed amendment with changes to be sent to legal for review. Mr. Comer seconded the motion. The motion passed unanimously.

B. Commercial Workshop Definition Amendment

Current definition of "contractor office" does not allow outside storage of contractor vehicles or equipment. Staff is proposing that the definition be changed to allow outside storage of operations' vehicles, equipment, and/or materials. Ms. Clatterbuck stated that we allow contractor office in the commercial district by right, but nowhere in the zoning ordinance do we allow the outside storage of operations vehicles, equipment, and/or materials. This has come up because of a business license application that was received that involves these things. Originally, Ms. Clatterbuck had previously suggested the definition of "commercial workshop" be amended. The Commission did not want to do that. Ms. Clatterbuck is requesting that in the agricultural zoning district the Commission strike §125-10D(12). This is being requested because Commercial Workshops does not have its own definition. It is defined under "Sawmills, Chipping Mills, and Shaving Mills."

The Commission requested Ms. Clatterbuck draft a definition of "commercial workshop" separate from the definition of "commercial sawmills, commercial chipping mills..."

Mr. Comer made a motion that the proposed definition of "commercial workshop" be sent to legal for review. Mr. Holsinger seconded the motion. The motion passed unanimously.

In addition to the above, Ms. Clatterbuck requested that the proposed definitions for "commercial parking facilities" and "commercial vehicles" and how to apply that to the zoning districts that were presented to the Commission be sent to legal for review as well. Mr. Holsinger made a motion to have it sent to legal for review. Mr. Comer seconded the motion. Mr. Otto suggested to amend the proposed "commercial vehicle" definition to "any vehicle registered to a business and/or commercial enterprise." The motion passed unanimously with proposed change.

C. Sub-Committee Reports

Comp Plan Sub-Committee- Mr. Otto noted the Comp Plan Sub-Committee had met today. They reviewed the latest draft of the proposed amendment to the plan concerning renewable energy. It was the consensus of the Sub-Committee that it be submitted to the full Commission. The Commission requested that the draft be reviewed and put on the agenda for the next meeting.
Subdivision Committee – Nothing to report.

Chairman's Report

Mr. Miller reported on news from the Broadband Authority.


Clerk's Report

Ms. Clatterbuck will be absent from the next meeting. Ms. Butler will be filling in. There are two incomplete SUP Applications that are pending. At the last Board meeting, a supervisor brought up the "animals in a residential district" discussion. It may be on the agenda at the next Board meeting.

Adjourn

Vice Chairman Miller adjourned the meeting at 8:35 p.m.


Bernie Miller, Vice Chairman


Jamie Holsinger, Secretary

