



2009 Page County Planning Department Annual Report



TABLE OF CONTENTS

Page County Planning Department

2009 Annual Report

Page County Planning Commission.....	3
2009 Highlights.....	4
Districts Map.....	5
Planning Department	
Planning Efforts.....	6
Zoning Enforcement.....	7
Zoning Violations.....	8
Demographics	
Population Trends.....	9
Employment.....	10
Building Permits.....	11
Land Use Application Review	
Summary of Development Applications.....	14
Special Use Permits.....	14
Variances & Appeals.....	15
Miscellaneous Divisions.....	16
Business Licenses.....	18
Committee Activities.....	19

2009
PAGE COUNTY PLANNING COMMISSION

Paul Otto- Chairman
District 1

Bernie Miller
District 1

Charles Newton
District 3

Louis Bosley
District 3

Jackie Sullivan-Smoot
District 5

George Shanks
Legal Counsel

Dawn Ponn
District 2

Alyce Getz
District 2

Darrell Short- Vice-Chairman
District 4

Paul Price
District 4

Sandra Hammel- Secretary
District 5

Kevin Henry
Clerk

PLANNING STAFF

Kevin Henry
Planning Director

Carolyn Miller
Administrative Assistant

Michelle Somers
Zoning Administrator

Tracy Clatterbuck
Administrative Assistant

2009 Highlights

The 2009 Page County Annual Report is compiled to provide Page County Planning Commission, Board of Supervisors, Administrative Agencies, and members of the community with information on planning activities. This report addresses demographics of the County, as well as the planning activities throughout the County over the course of 2009.

The County is divided into five voting districts (separate from magisterial districts) consisting of 24,175 people (as of July 2009), a slightly larger increase than last year. The majority of jobs in the county are located in the government and manufacturing sectors and the top employer in 2009 was the Page County government (including School Board).

During 2009, the County transitioned its planning efforts from the Comprehensive Plan, which was completed in April to ordinance updates. Besides ordinance updates the County adopted its first Transportation Improvement Plan. The Transportation Improvement Plan has helped put Page County's proverbial "foot in the door" for transportation improvements and funding. The Transportation Improvement Plan calls for major and minor improvements to the County network of state maintained roads. It is the desire of the County to annually update this plan.

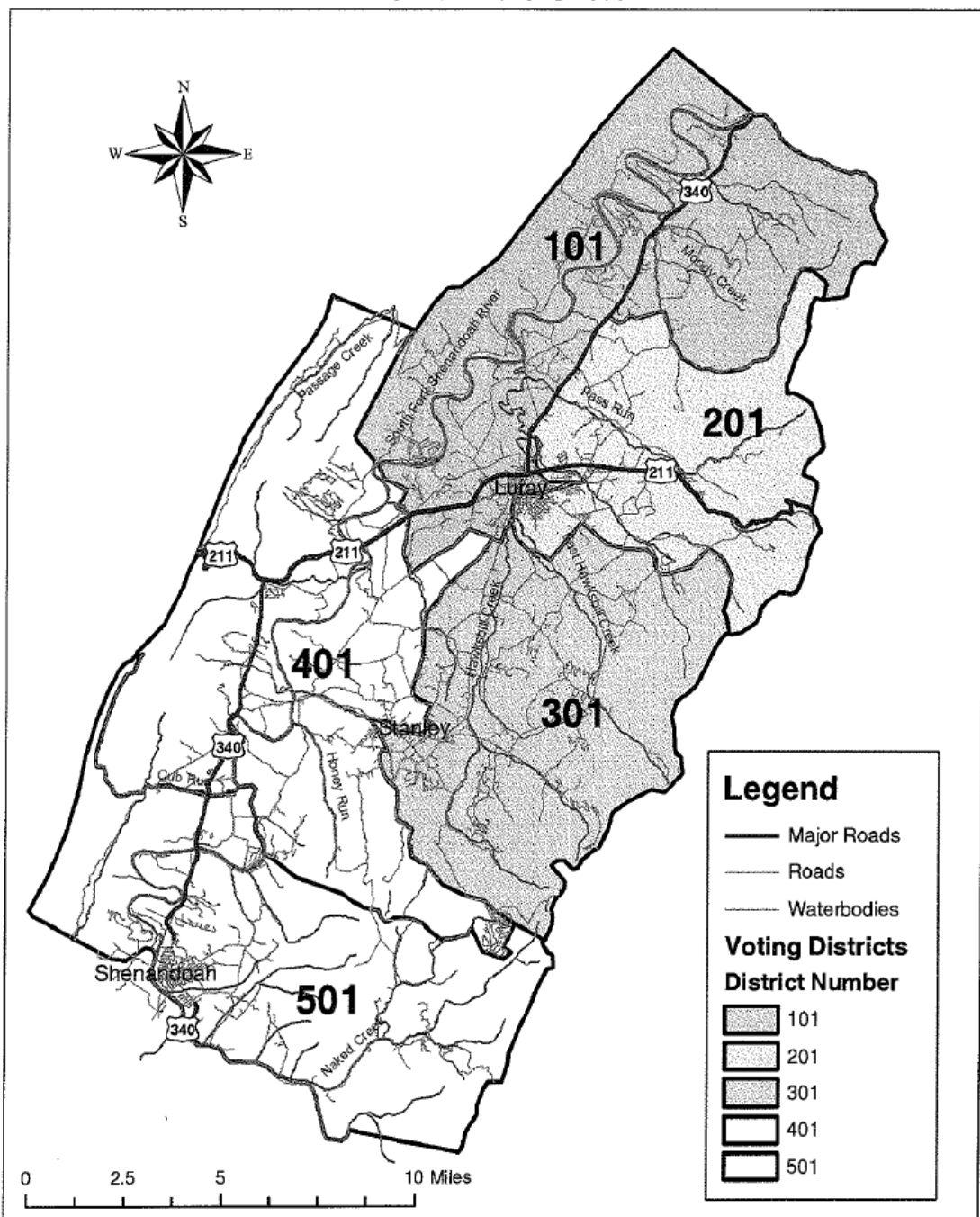
The least influential of the larger projects in 2009 was the adoption of a proffer system (conditional zoning). The project itself lasted about 2 ½ years, but was merely a part of 2009 due to its adoption date (March 2009). The overall impact of the proffer system shouldn't be overlooked though. The proffer system allows for a great deal of flexibility in controlling zoning both for the property owner/developer and the County. It is Virginia's preferred method of zoning, which makes for, stronger, more in-depth dialogue about the impacts of the proposed rezoning (both physical and financial impacts to the County).

Most of 2009 discussions surfaced around economics, due not only to the national economy, but the local economy. Page County saw unemployment rates rise into the upper teens and the County government had to financially cope with opening two new schools. "A budgetary 'perfect storm,'" as quoted by the County Administrator. These two negative elements are only a couple of the economic issues that face Page County. The Planning Commission and Board of Supervisors in the past year have made large and small efforts to improve the local economy, some of which may be highlighted throughout the report.

On the following page is a map of the voting districts in Page County. The voting districts are a common theme in the annual report and often statistics are compiled by district. District 1 takes in the northern portion of the County, and stretches slightly southwest of Luray. The majority of the population for District 2 resides in the Town of Luray. District 3 covers the eastern part of the County south of Luray and some portions of eastern Stanley. District 4, like District 3, shares a portion of Stanley, but covers the majority of the western half of the county. Finally, District 5 completes the districts, and is the southernmost district having the Town of Shenandoah as the major population-center.

District Map

County of Page Voting Districts from US Census 2000



2007-10
County of Page
GIS Department ©
Reference map only.

Disclaimer: This map is for informational purposes. It does not represent a legal description. Page County assumes no liability for any errors or in the decisions based on this information.

The Planning Department

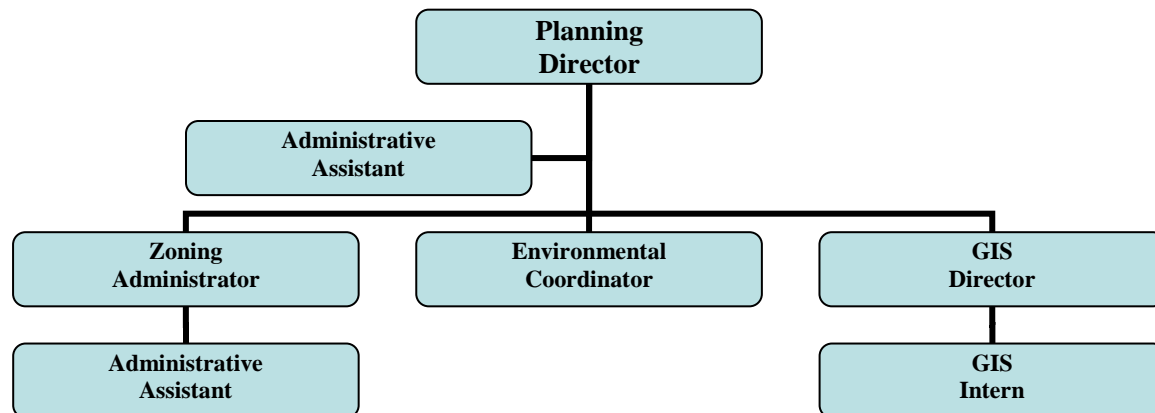
The following is a brief description of the Planning Department's activities in the community.

Planning Efforts

The Planning Department is responsible for all short and long-range planning within Page County. The department prepares the updates to the County's Comprehensive Plan and manages the development of a Future Land Use Map associated with the Comprehensive Plan. Department staff works with numerous committees responding to a wide range of issues affecting the County; assists in economic development efforts, administers the proffer model; and lends technical support to the Comprehensive Plan Subcommittee, as well as the Zoning Ordinance Subcommittee.







In addition to major planning efforts, the Planning Department reviews all land use applications within the County. The Planning Director has the authority to act on certain types of applications, such as major subdivisions and non-family (a.k.a. by-right) subdivisions, while other applications require approval by the Planning Commission, the Board of Supervisors, or the Board of Zoning Appeals. In cases where applications must go before one of these bodies, staff assists the applicant in understanding the formal review process and prepares a written report and recommendation on the completed application package.

In November 2009, the County Administration government structure was reorganized. As such, the Planning Department now includes the Environmental Department, GIS (Geographic Information Systems) Department, and Zoning Department. These department's activities will most likely be detailed further in future annual reports.



Zoning Enforcement

The interpretation and enforcement of the County's subdivision and zoning regulations is handled by the Zoning Department. All land within the County is classified as being within one of the County's six zoning classifications:

	P-R (Park-Recreation, District)
	W-C (Woodland Conservation, District)
	A-1 (Agriculture, District)
	R (Residential, District)
	C-1 (Commercial, District)
	I-1 (Industrial, District)

Each zoning category has a list of land uses which are permitted with no special approval being required. These uses are referred to as "by-right" uses. A separate list of uses which require review and approval of a permit by the Board of Supervisors are referred to as "special uses." Zones are established in any given area to protect residents and landowners within the zone from intrusion by incompatible neighboring uses.

Zoning enforcement involves responding to inquiries and complaints concerning land use and development. Formal complaints are registered, investigated, and appropriate enforcement action taken. The Zoning Administrator will attempt to work with landowners to ensure compliance to an ordinance violation, however, some of the violations handled by the Zoning Department cannot be resolved and criminal charges must be filed. From that point, resolution of the matter is determined through the court system.

For additional information on the activities of either the Planning or Zoning Department on any of the following land use applications:

Special Use Permits
Rezoning of Land

Obtaining a Variance or Filing an Appeal
Subdivision of Land

Contact the Planning Department by telephone at **(540) 743-4142** or by mail at **Planning Department, 117 South Court Street, Luray, Virginia 22835**. You may also visit the Page County Web page at www.pagecounty.virginia.gov

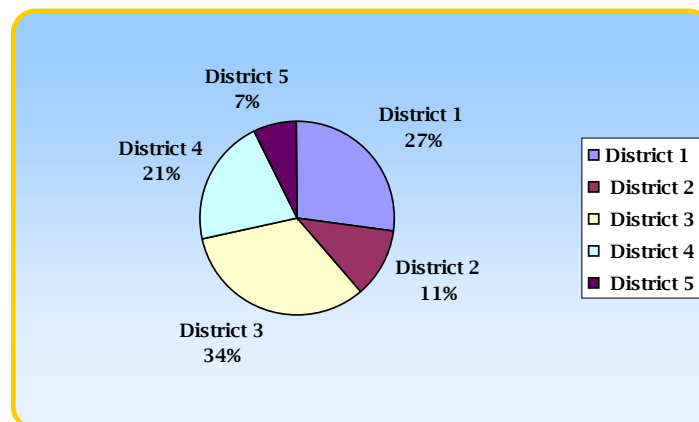
Zoning Violations By Type

Over the past year, zoning violations identified by Page County staff have increased by over 100%. As shown below each type of violation classified increased in every instance. Staff predicted an increase in zoning violations in Page County. Certainly an increase of this size was not expected, but increases nonetheless will continue as the population continues to grow in Page County. The majority of the complaints received by the Zoning Department involved citizens not receiving the proper permits to build a structure on their property.

Type of Violation	2008	2009	% Change
No Zoning Permit	11	27	145%
Illegal Business	3	12	300%
Illegal Structure/Sign	4	6	50%
Junkyard	13	18	38%
Total	31	63	103%

Zoning Violations By District

For two consecutive years, District 3 had the highest total number of violations, totaling twenty (20), which is twice as many as last year (2008). The other four districts make up 2/3 of the remaining number of violations that occurred within the county. About 60% of the zoning violations took place in either District 1 or 3. This is a trend that is not out of the norm for Page County given the population dynamics of each of those districts. Most of the population in those districts lives outside town/municipal boundaries. Within town boundaries are separate zoning regulations, which are enforced by the town, and not the county.



Demographics

Population Trends

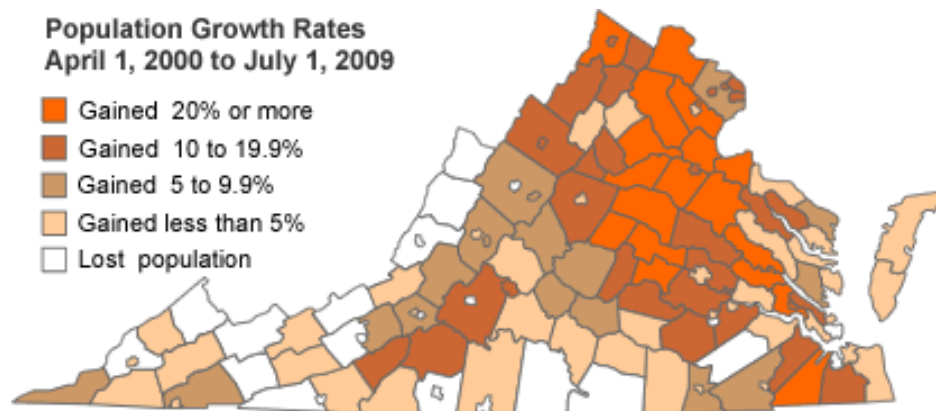
Page County continues to experience steady population growth. Since 1990, the annual population growth has maintained an average rate of 1%. In 2000, Page County's population was 23,177, a 7% increase from 1990. In 2009, the population for Page County rose from 24,046 in 2008, to 24,175, an increase of 0.5%. The sluggish population growth is directly related to the economic downturn the entire nation has witnessed. These decreasing figures are also shown within the building and development portions of the report.

Current Population and Past Population 1980-2009

Area	1980	1990	2000	2008*	2009
Page County	19,401	21,690	23,177	24,046	24,175
Luray	3,584	4,587	4,871	4,858	N/A
Stanley	1,204	1,186	1,326	1,328	N/A
Shenandoah	1,861	2,213	1,878	1,864	N/A
Area Total	26,050	29,676	31,252	32,096	N/A

Source: Weldon Cooper Center for Public Service

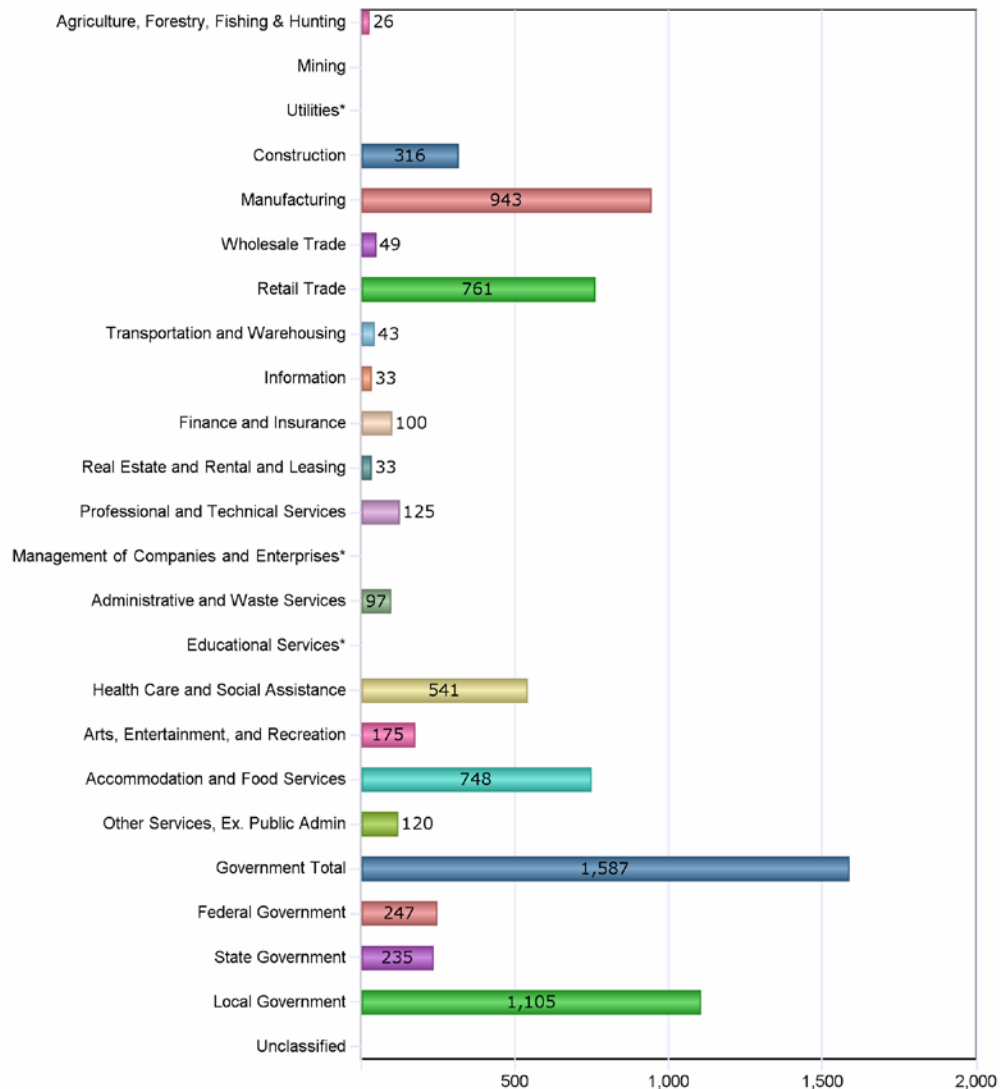
*Town figures are based upon 2007 estimates



Source: Weldon Cooper Center of Public Services

Employment

Employment in Page County for both the private and public sectors totaled 5,697; in 2009 according to the 2nd quarter data for 2009 (does not include educational services and management of companies). The total number of employment has decreased in Page County by 184, which is a -3% change. The Virginia Employment Commission states that employment within the private sector in 2009 made up about 72% of the employment in Page County as shown below. Private sector employment also seems to be continually decreasing the past few years.



Note: Asterisk (*) indicates non-disclosable data.

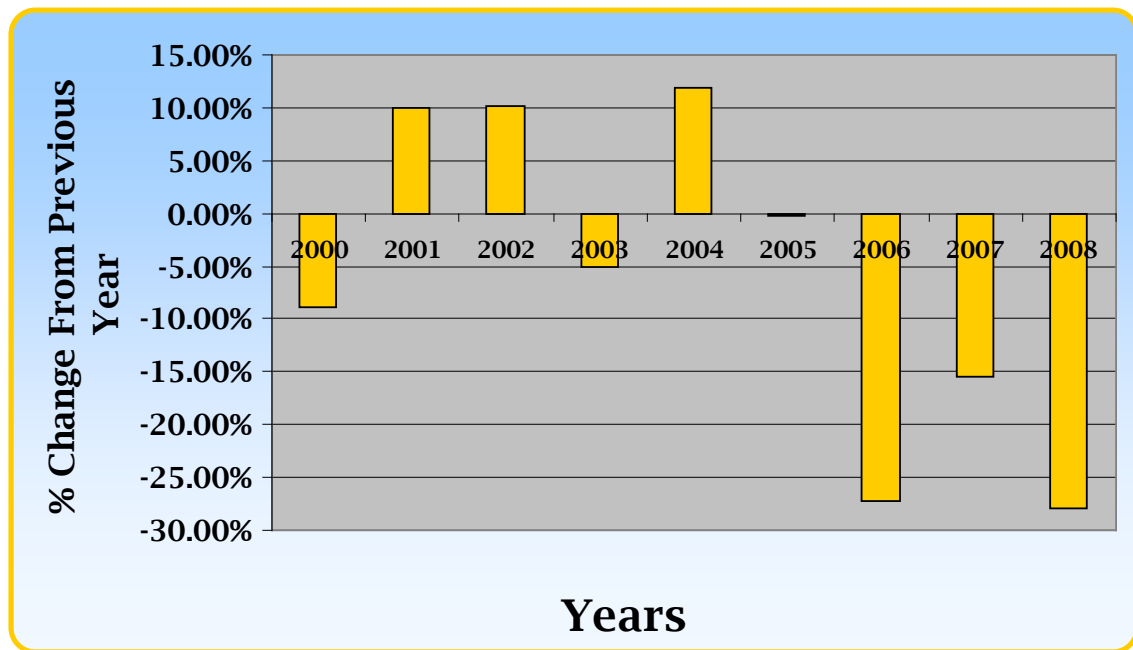
Source: Virginia Employment Commission,

Quarterly Census of Employment and Wages (QCEW), 2nd Quarter (April, May, June) 2009.

Building Permits

As shown on the following chart, building trends across the state of Virginia are down. The important element of the chart to note is that the percentages are figured by comparing the previous year to the current year. The estimates show a bleak economy in 2008, as permits dropped statewide by almost 30% in just one year. Beyond that chart you can see that Page County's residential permits are down about 37% from last year.

Virginia Statewide Building Permit Trends



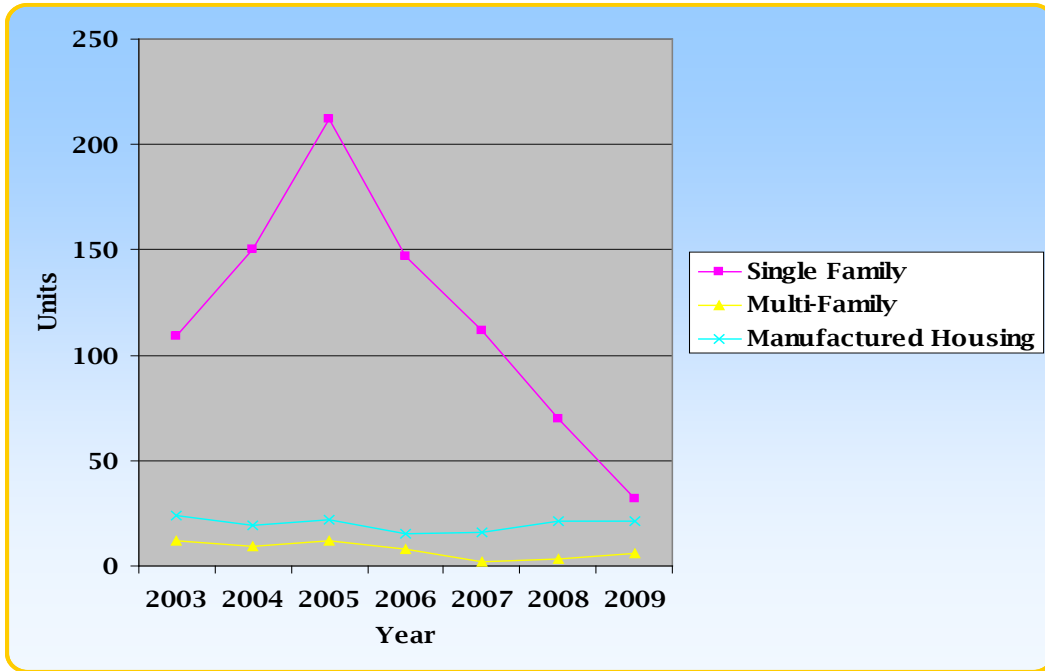
Source: Weldon Cooper Center for Public Services

New Residential Units Issued From Building Permits (2003-2009)

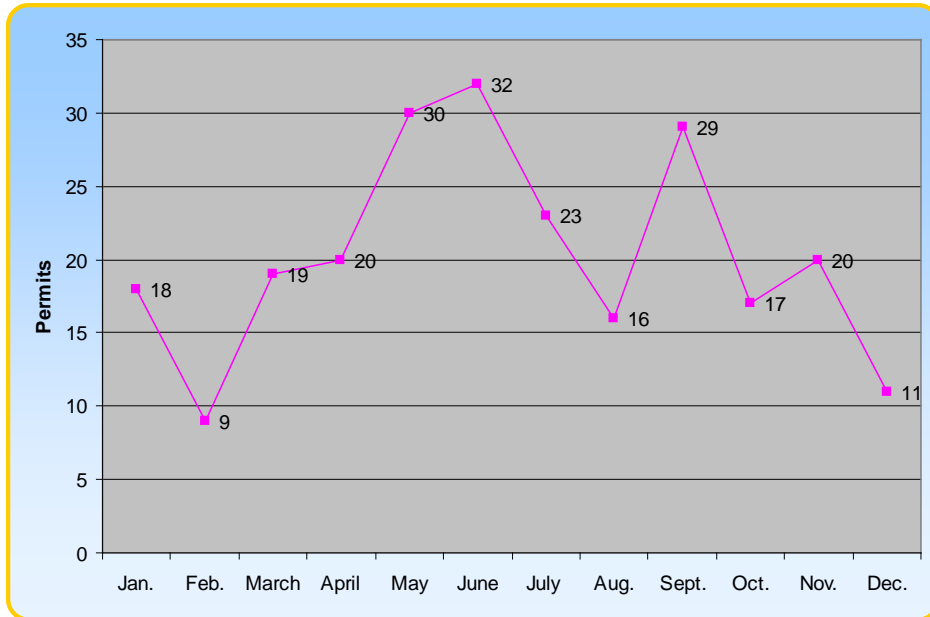
Year	Single Family	Multi-Family	Manufactured Housing	Total Units
2003	109	12	24	145
2004	150	9	19	178
2005	212	12	22	246
2006	147	8	15	170
2007	112	2	16	130
2008	70	3	21	94
2009	37	6	16	59

The following chart displays the rapid decrease in the construction of single family dwellings in the County. Although construction of single family dwellings decreased, the county has seen a consistent amount of manufactured housing, including years past. Finally, below that is the permit tracking for 2009. As expected the summer months were the busiest time.

New Residential Units 2003-2009

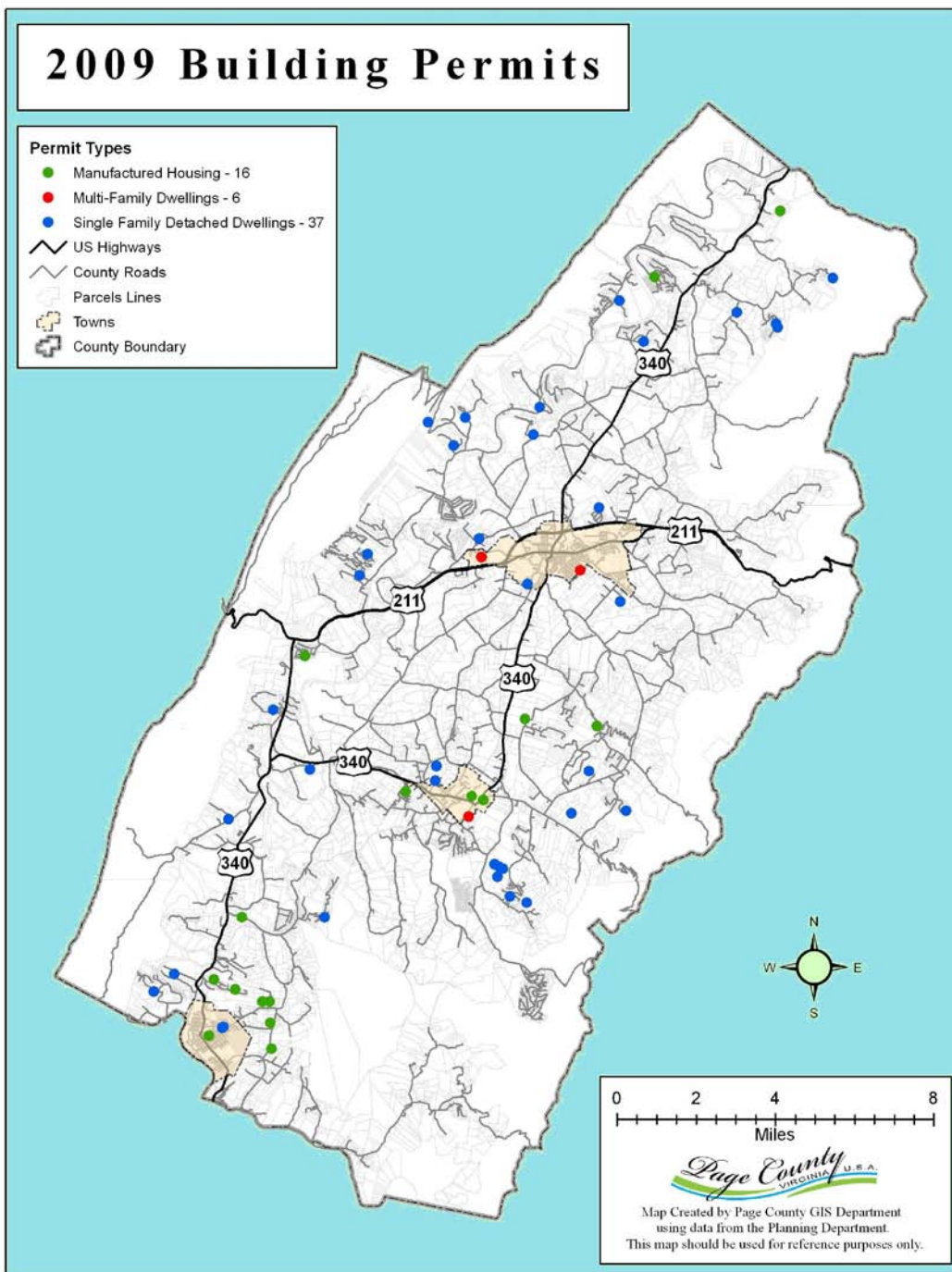


2009 Monthly Permit Tracking



Building Permits Map

The map below shows the distribution of new home construction in 2009 within the County.



Land Use Application Reviews

The Planning and Zoning Departments continue to review a significant number of development applications, plans, and permits on an annual basis. In recent years, these numbers have generally fluctuated. The table below highlights the number of applications reviewed in Page County since 2003.

Summary of Development Applications Submitted from 2003-2009

Application	2003	2004	2005	2006	2007	2008	2009
Rezoning	2	3	3	6	5	0	1
Special Use Permits	9	9	11	6	7	3	5
Class A Subdivisions	-	-	-	-	4	1	0
Class B Subdivisions	-	-	-	-	1	2	0
Non-family, Family Subdivisions and Boundary Line Adjustments	-	-	-	67*	119	111	78
Subdivision Waivers	-	-	-	-	3	0	3
Variances/Appeals	6	5	15	3	2	2	5

*Accounts for only half the year

Note: Most development applications were not recorded previous to 2006

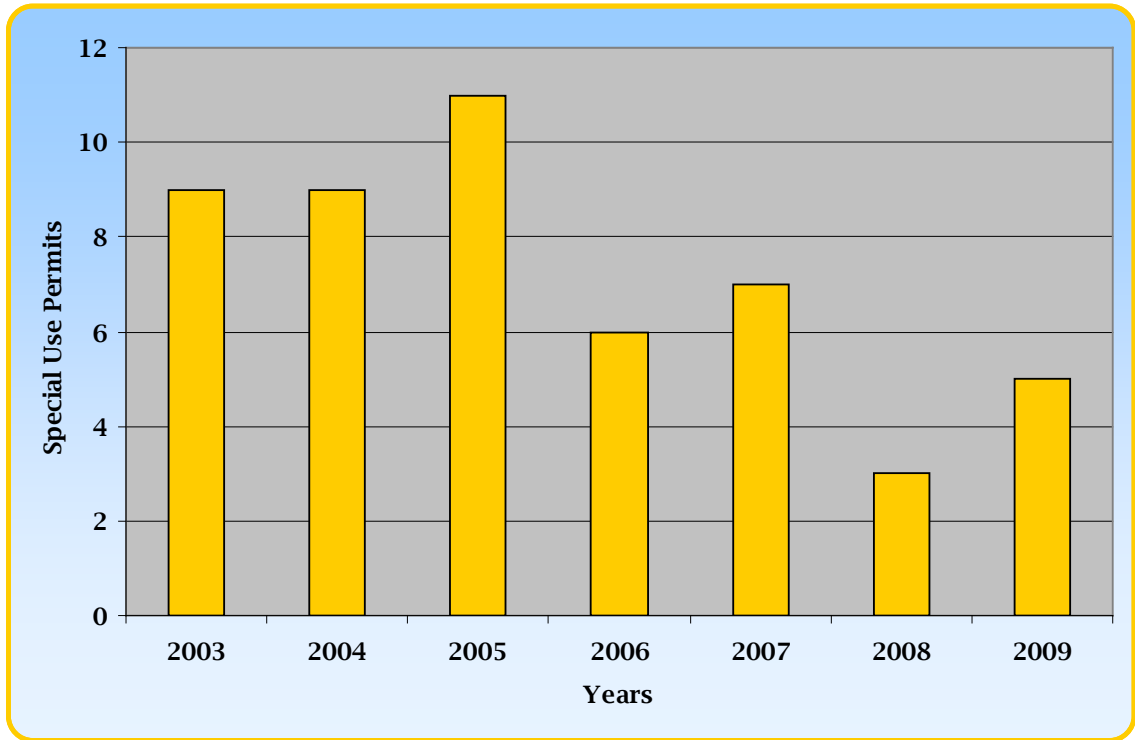
Special Use Permits

Special Use Permits increased in 2009, with five applications that all varied in nature. All the Special Use Permits that were applied for in 2009 were approved as shown below.

Special Use Permits Reviewed in 2009

File #	Applicant Name	Use	Zoning	District	PC Action	BOS Action
01-09	Town of Stanley	Recreational Facility	A-1	3	Approved	Approved
02-09	Samten Tse Charitable Society	Church	A-1	3	Approved	Approved
03-09	Reid, Edson	Mobile Home in a Subdivision	R	5	Approved	Approved
04-09	Hilliard, Neal Jr.	Workshop	A-1	3	Approved	Approved
05-09	Burner's Organic Recycling	Sawmill	A-1	4	Approved	Approved

Special Use Permits 2003-2009



Variations & Appeals

The chart below displays the variations and appeals that were applied for through the Board of Zoning Appeals (BZA). Variations and appeals are the only legislative land use actions not handled by either the Planning Commission or Board of Supervisors. Variations are typically granted for dwellings that cannot meet building setback requirements, while appeals deal with disagreements in the interpretation of the Zoning Ordinance.

Applicant Name	Variance/Appeal	Zoning	District	BZA Action
Bobrowski, Clamonte & Tempie	Variance	R	1	Approved
Jones, Bobby	Variance	R	1	Approved
Cave, J.D.	Appeal-Sign	A-1	3	Upheld
Comer, William	Variance	A-1	5	Approved
Kite, Raymond	Appeal-Warehouse	A-1	4	Overtured

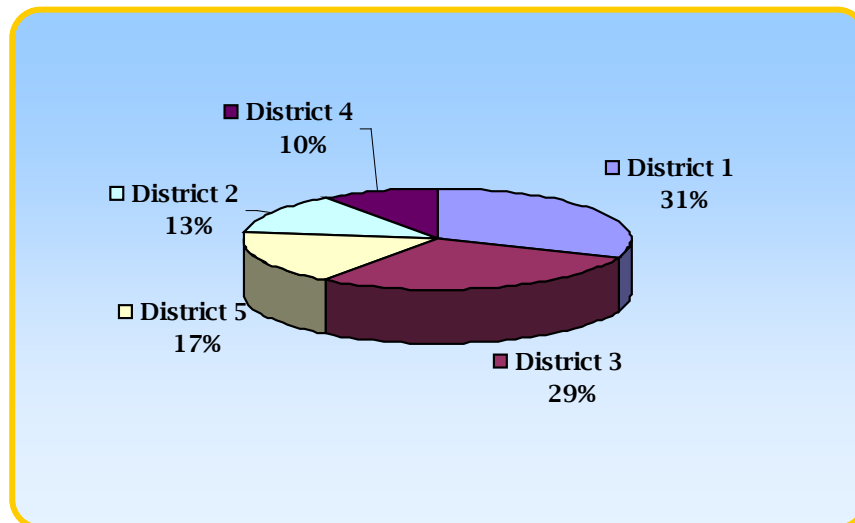
Miscellaneous Divisions

2007 and 2008 were almost identical with respect to the amount of “by-right” / non-family & family divisions. In 2009, only 52 divisions occurred, which is a 31% decrease in the amount of parcels created through the non-family & family division methods from 2008. On the following charts and map you will see that at least 60% of all the divisions occurred in either District 1 or District 3 for the second consecutive year.

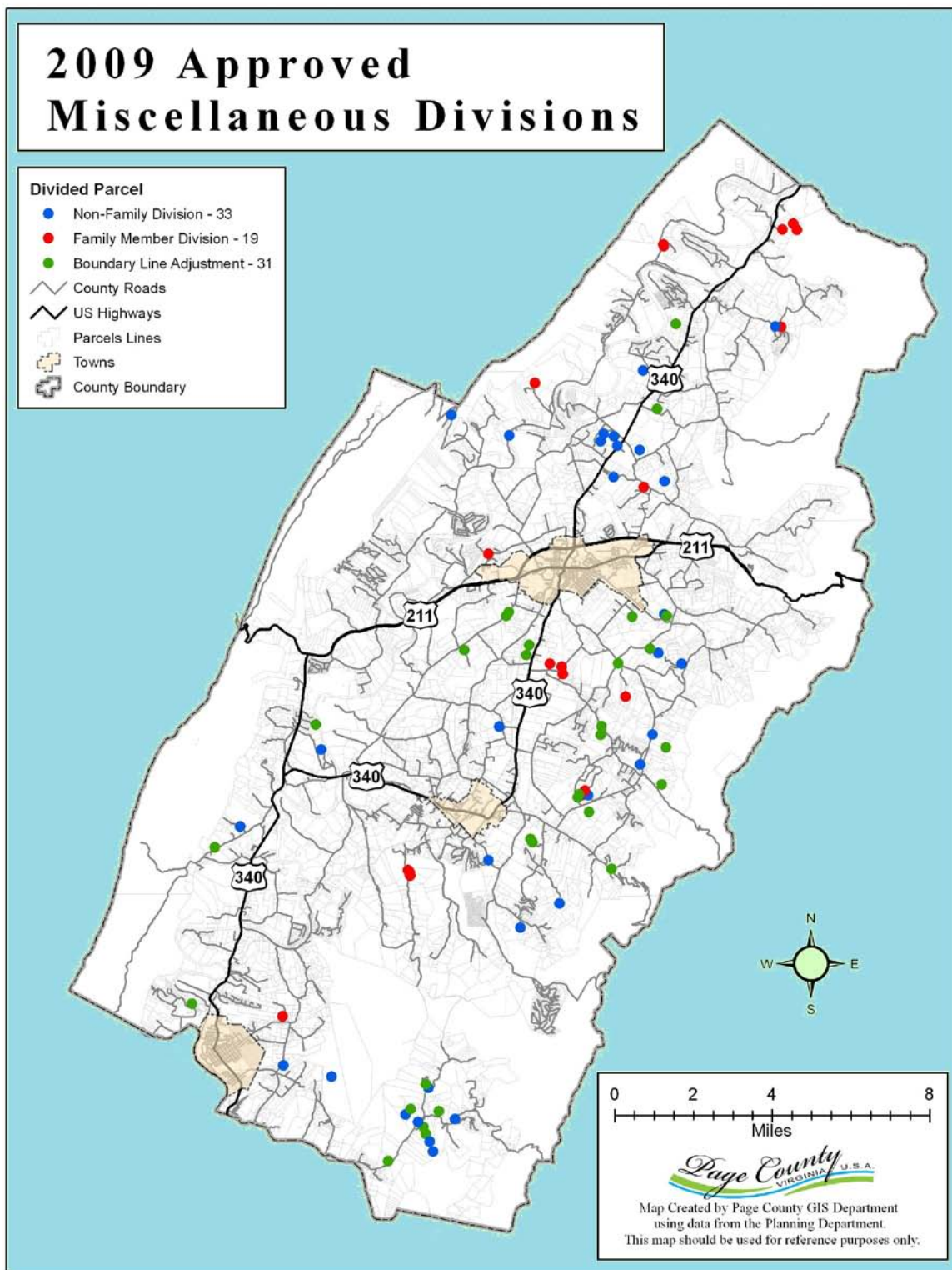
Approved Miscellaneous Divisions

Subdivision Type	District 1	District 2	District 3	District 4	District 5	Total
Non-Family division	8	6	9	2	8	33
Family division	8	1	6	3	1	19
Boundary Line Adjustment	1	3	15	5	7	31

Distribution of Divisions



Miscellaneous Divisions Map



Business Licenses

Business licenses for 2009 increased from 2008 quite drastically, but it appears that this is merely an increase that puts the figure where it usually should be. The previous two years saw a dramatic decrease in licenses, but in 2009, 106 licenses issued is about the average for the decade.

Business Licenses Issued for 2003-2009

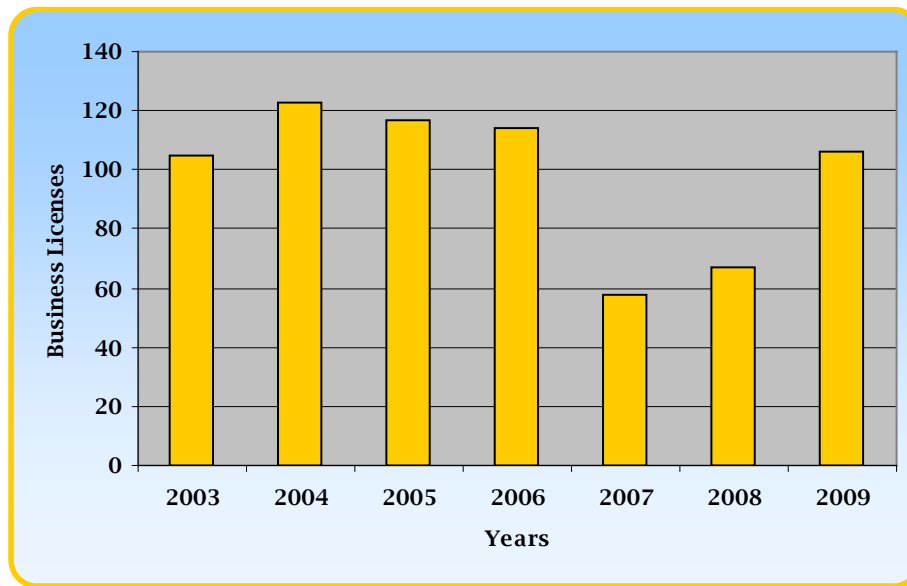


Table of Business Licenses from 2003-2009

2003	2004	2005	2006	2007	2008	2009
105	123	117	114	58	67	106

Committee Activities During 2009

Zoning Subcommittee

The Zoning Subcommittee didn't handle quite as much work as last year. The latter part of 2009 was dedicated towards larger ordinance projects, which don't necessarily yield quick results. In the winter and spring of 2009 the committee worked on and got approval of the adult business ordinance, day care regulations, and proffer ordinance. The adoption of the adult business ordinance was not as easy as it seemed to the committee or the Planning Commission at the beginning stages. In an effort to help protect the community from adult businesses and put ordinances in place to restrict it; the Commission was suddenly under fire. Massive public outcry was displayed in and outside of the public meetings against adoption of the ordinance. After a few months of reviewing the ordinance with citizens, the County was able to pass the ordinance amendments without much hassle.

In the fall of 2009 the "by-right" subdivision subcommittee recommended changes to the non-family & immediate family division ordinance. This particular issue was rated as the #1 land use issue facing Page County. To briefly describe what occurred through the ordinance change is that an A-1 or W-C zoned property can only be divided once every five years instead of, once every two years. The immediate family division ordinance was changed so that a family member receiving a parcel has to hold title to the new property for five years prior to selling it to someone outside the family. The first of the two issues was addressed because of the poor growth pattern it allows for across the County, while the second of the issues was raised because family members were using this method to get around the requirements of a non-family division. A quick transfer to someone outside the family was previously allowed after the county approved the division for an immediate family member.

Other notable ordinances that took form in the fall of 2009 are the modified sign ordinance, windmills, vacant poultry houses being used for storage, and the festivals ordinance. Only the windmill and festival ordinances are approved to date.

Comprehensive Plan Subcommittee

The CPS only met once or twice in 2009. The newly adopted Comprehensive Plan was well on its way to being approved in April. The adoption of the Comprehensive Plan marked the end of 2 years of work by the Future Land Use Advisory Committee, which includes the CPS.

The Comprehensive Plan contains several new maps and a policy/strategy structure that makes the plan easy to navigate. Probably the most influential impact of the update is the inclusion of Future Land Use Map in the plan, which is the visionary growth model for the county.

Transportation Subcommittee

The Transportation Subcommittee only met once in 2009, but at that point they had already decided on a format of the first Transportation Plan. The majority of the work that went into the Transportation Plan took place in 2008, but was not approved by the Board of Supervisors until September. Since the plan was to become a part of the new Comprehensive Plan, it was necessary to wait until the Comprehensive Plan process was completed to go through adoption of the Transportation appendix.

With a Transportation Plan now established, the county can now leverage federal and state funding for transportation improvements. Also, development can help finance some of the road improvements through the use of proffers.