MEETING WILL BE LIVE STREAMED ON YOUTUBE: Page County, Virginia- YouTube

AGENDA
Page County Planning Commission
Regular Meeting
Board of Supervisors Room- County Government Center
103 South Court Street, Luray, VA 22835
August 10, 2021- 7:00 p.m.

Call to Order

A. Pledge of Allegiance
B. Moment of Silence
C. Microphone Reminder
D. Attendance Roll Call

Adoption of Agenda

Citizen Comments on Agenda Items

New Business

A. Shawn Fittry- Special Use Permit — Tracy Clatterbuck

Unfinished Business

A. Review of Zoning Ordinance draft materials (dated July 27, 2021) provided by the Berkley Group

Open Citizen Comment Period

Chairman's Report

Clerk's Report

Adjourn

County of Page, Virginia
Planning & Community Development
103 South Court St., Suite B
Luray, VA 22835

TO: Page County Planning Commission

FROM: Tracy Clatterbuck, Zoning Administrator

SUBJECT: Shawn Fittry- Special Use Permit Introduction

DATE: July 8, 2021

SUMMARY:

Special use permit (SUP) for a commercial parking facility.

BACKGROUND:

Shawn Fittry has filed an application for a SUP for a commercial parking facility located at 8164 US Hwy 340, Shenandoah, VA. The parcel is identified by tax map number 87-A-80D, contains 13.843 acres, and is currently split zoned Agriculture (A-1) and Commercial (C-1). The property is improved with an existing 50x100 barn and a 48x50 building. The applicant is proposing to use the current five acres at the frontage of the property as a fenced RV storage lot.

Pursuant to § 125-4 of the Page County Zoning Ordinance, *commercial parking facilities*, is defined as:

> *"An area of land designed or used for the parking or storage of more than five motor vehicles or equipment with at least one axle for more than 10 days in a calendar year, where a fee may be charged for the parking or storing of such motor vehicles or equipment. This definition shall exclude junkyards and automobile graveyards as defined in § 125- 4."*

Under § 125-12.D(2) of the Page County Zoning Ordinance, *commercial parking facilities* is only permitted by special use permit.

OTHER AGENCY COMMENTS:

Virginia Department of Transportation (VDOT) – Per James Nicely with VDOT, "The proposed use is not expected to have an adverse effect on the VDOT right of way."

Health Department- Per Herbert Cormier with the Health Department, "This Health Department has no objections to the construction of the proposed RV storage lot."

Building Official- Per James Campbell, Page County Building Official, "no objections."

PAGE COUNTY COMPREHENSIVE PLAN:

This property falls within the "Agricultural Protection Tier" and into the designation of "Farmland of Statewide Importance".

Chapter 3, Goal 6, Section 6.2 states, "Encourage economic growth that is compatible with the County's rural character while generating a positive net cash flow for the county." Due to the low impact, the proposed business would not change the character of the property.

FISCAL IMPACT:

The applicant will be required to maintain a Page County business license which will result in additional tax revenue for Page County.

MOTION(S):

I move that the Page County Planning Commission hold a public hearing on this special use permit application at the August 24, 2021 Work Session or at the September 14, 2021 Regular Meeting, and direct staff to provide adequate notice of such hearing in accordance with the Code of Virginia § 15.2-2204.

ATTACHMENTS:

SUP Application Packet
SUP draft conditions

County of Page, Virginia
Planning & Community Development
103 South Court St., Suite B
Luray, VA 22835

SPECIAL USE PERMIT

Applicant: Shawn Fittry
Tax Map #'s: 87-A-80D
Purpose: Commercial Parking Facilities

APPROVED _____ DENIED _____
By the Page County Board of Supervisors on _____.

1. THIS SPECIAL USE PERMIT IS TRANSFERABLE, IT WILL MEET THE REQUIREMENTS IN AND HAVE PRIVILEGES PROVIDED FOR IN THE PAGE COUNTY ZONING ORDINANCE, AND ANY ORDINANCE AMENDMENTS FOR THE PERIOD SET FORTH WITHIN THE PARAMETERS IN THIS SPECIAL USE PERMIT. THE SPECIAL USE PERMIT SHALL REMAIN WITH THE PROPERTY FOR A PERIOD OF FIFTY (50) YEARS.
2. SHAWN FITTRY, OR ITS SUCCESSOR AND/OR ASSIGNS, SHALL BE IN COMPLIANCE WITH ALL COUNTY ORDINANCES, THE UNIFORM STATEWIDE BUILDING CODE, AND ALL STATE AND FEDERAL AGENCY REGULATIONS.
3. THE OWNER SHALL APPLY FOR AND MAINTAIN A VALID PAGE COUNTY BUSINESS LICENSE TO OPERATE THE BUSINESS.
4. ALL MOTOR VEHICLES AND/OR EQUIPMENT SHALL BE KEPT INSIDE THE EXISTING FENCED IN AREA. ALL MOTOR VEHICLES AND/OR EQUIPMENT SHALL HAVE A VALID REGISTRATION AND LICENSE TAG AS REQUIRED BY THE DEPARTMENT OF MOTOR VEHICLES.
5. ANY LIGHTING THAT IS PROVIDED ON THE PROPERTY WILL BE DIRECTED DOWNWARDS, SO AS NOT TO PRODUCE A GLARE ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
6. THIS SPECIAL USE PERMIT MAY BE REVOKED UPON MATERIAL NONCOMPLIANCE WITH THE TERMS OF THE PERMIT, OR UPON VIOLATION OF ANY OTHER RELEVANT TERMS OF THE ZONING ORDINANCE OR ANY OTHER ORDINANCES OF THE COUNTY OF PAGE, VIRGINIA. HOWEVER, PRIOR TO THE COMMENCEMENT OF ANY ACTION TO REVOKE THIS PERMIT, THE COUNTY SHALL NOTIFY THE PERMIT HOLDER IN WRITING OF THE MATERIAL IN NONCOMPLIANCE OR VIOLATION, AND THE PERMIT HOLDER SHALL HAVE THIRTY (30) DAYS THEREAFTER TO CURE THE MATERIAL NON-COMPLIANCE OR VIOLATION. THE NOTICE SHALL BE DEEMED GIVEN WHEN HAND DELIVERED TO THE

PERMIT HOLDER OR WHEN MAILED BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, TO THE PERMIT HOLDER.

7. ANY CHANGE OF USE OR EXPANSION OF SERVICES NOT INCLUDED IN THIS SPECIAL USE PERMIT WILL REQUIRE AN ADDITIONAL, NEW, OR MODIFIED SPECIAL USE PERMIT AS REQUIRED BY THE PAGE COUNTY ZONING ORDINANCE AT THAT TIME.
8. THE ZONING ADMINISTRATOR OR THEIR DESIGNATED REPRESENTATIVE MAY VISIT THE SITE AT ANY TIME TO ENSURE COMPLIANCE WITH THE SPECIAL USE PERMIT.

I (we) the undersigned owner(s)/occupant(s) understand and agree to the foregoing conditions of this special use permit. I further understand that this special use permit may be reviewed on a yearly basis or at any time, the county determines necessary to ensure the compliance with and enforcement of all applicable conditions, codes, and regulations.

Owner(s)/Occupant(s)	*Date*
Board of Supervisors Chairman	*Date*
County Administrator	*Date*

COUNTY OF PAGE
SPECIAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY:

DATE RECEIVED: _____ **DENSITY RANGE:** _____

AMOUNT PAID: _____ **RECEIPT #:** _____

* *

1. The applicant is the owner _____ other ✓ (Check one)

2. OWNER/MAILING ADDRESS — OCCUPANT (If other than owner)

Name: Shawn Fittry — Name: Racey Engineering, PLLC - C/O Tyler Austin, PE, LS

Address: 153 Old Mine Rd, Stanley, VA 22851 — Address: 312 West Main Street, Luray, VA 22835

Phone Number: 540-860-8327 — Phone Number: 540-743-9227

3. Site Address: 8164 US HWY 340, Shenandoah, VA 22849

4. Directions to property:
Heading South on US 340 from Stanley, Pass Grove Hill Bridge, Site is on the right approximately 1 mile from the intersection with Grove Hill River Road.

5. Property size: 13.843 Acres - 3.38 Acres of Planned disturbance

6. Tax Map Number: 87-A-80D
Magisterial District: Shenandoah Iron Works

7. Current use of the property: Vacant Lot

8. Description of proposed use: The current 5.00 acres at the frontage of the property to be graded and used as a fenced RV storage lot

Size of building(s), if any: Existing 50x100 barn, and an existing 48x50 building

9. Present Zoning:
8.843 acres ✓ A-1 (Agriculture) _____ R (Residential)
5.00 acres ✓ C-1 (Commercial) _____ I (Industrial)
_____ W-C (Woodland Conservation)

10. Applicants' additional comments, if any:

_____

I (we), the undersigned, do hereby certify that the above information is correct and true. I (we) further understand that in granting approval of this application, the Board of Supervisors may require that I (we) comply with certain conditions and that such approval shall not be considered valid until these conditions are met. *Please refer to the attached "Power of Attorney" form for those applicants that desire to have a spokesperson, who is not the property owner, represent the application and property.*

Signature of Owner: ______________________

Signature of Applicant: ______________________

* *

COMMENTS BY PLANNING AND COMMUNITY DEVELOPMENT OFFICE:

ZONING ADMINISTRATOR

DATE

Submit names and complete mailing addresses of ALL adjoining property owners, including property owners across any road or right-of-way (Continue on separate sheet if needed).

Note: Names and address of property owners may be found in the Real Estate and Land Use Office at the Commissioner of Revenue's Office.

NAME	ADDRESS
Cheyre Estep	8230 US HWY 340 N, Shenandoah, VA 22849
Rozelle K Hott Trustee	8386 US HWY 340 SHENANDOAH VA 22849
Timothy and Sherry Brown	8108 US HWY 340 SHENANDOAH VA 22849
Eric Pullen	220 PULLENS LN SHENANDOAH VA 22849
Kenneth and Kristen Herring	8237 US HWY 340 SHENANDOAH VA 22849
Robert and Monna Reed	8167 US HWY 340 SHENANDOAH VA 22849
Luis A Gomez Garcia	8113 US HWY 340 SHENANDOAH VA 22849

ADJOINING PROPERTY OWNER VERFICATION:

AS APPLICANT FOR THIS SPECIAL USE PERMIT REQUEST,

I Tyler Austin, PE, LS (Name)
HEREBY ACKNOWLEDGE THAT I HAVE FAITHFULLY AND CORRECTLY PROVIDED NAMES AND COMPLETE MAILING ADDRESSES OF ALL MY ADJOINING PROPERTY OWNERS AND THOSE DIRECTLY ACROSS THE ROAD OR RIGHT-OF-WAY. I UNDERSTAND THAT FAILURE TO PROVIDE ALL ADJOINING PROPERTY OWNERS WILL LEAVE ME LIABLE FOR ADDITIONAL COSTS FOR RE-ADVERTISEMENT AND NOTICES MAILED AND THAT MY REQUEST COULD BE DELAYED UNTIL PROPER NOTIFICATION HAS BEEN GIVEN TO ALL ADJOINING PROPETY OWNERS AND THOSE PROPERTY OWNERS ACROSS THE ROAD OR RIGHT-OF-WAY.

5/26/21
DATE

SIGNATURE OF APPLICANT

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW **BEFORE SUBMITTING THIS APPLICATION** TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

Attached

DATE VDOT OFFICIAL

* * * * * * * * * * * *

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

Attached

DATE HEALTH OFFICIAL

* * * * * * * * * * *

PAGE COUNTY BUILDING OFFICIAL
103 S COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

No objections

6/22/21 Jim Campbell
DATE BUILDING OFFICIAL

* * * * * * * * * * *

SUBDIVISION PROPERTY OWNERS ASSOCIATION

N/A

DATE PRESIDENT OR SECRETARY

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW **BEFORE SUBMITTING THIS APPLICATION** TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

THE PROPOSED USE IS NOT EXPECTED TO HAVE AN ADVERSE EFFECT ON THE VDOT RIGHT OF WAY.

6/17/21
DATE

VDOT OFFICIAL

* * * * * * * * * * * *

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

DATE

HEALTH OFFICIAL

* * * * * * * * * * *

PAGE COUNTY BUILDING OFFICIAL
103 S COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

DATE

BUILDING OFFICIAL

* * * * * * * * * *

SUBDIVISION PROPERTY OWNERS ASSOCIATION

DATE

PRESIDENT OR SECRETARY

Virginia Department of Transportation

HARRISONBURG RESIDENCY
LAND USE MEMORANDUM

DATE: June 17, 2021

TO: Tracy Clatterbuck, Page County Zoning Administrator

FROM: Jeff Nicely, Land Development Engineer

RE: Special Use Permit – Shawn Fittry

Tracy,

VDOT has reviewed the following Special Use Permit application and comments have been provided as noted:

Applicant: Shawn Fittry Landowner: Same

Site Address: 8164 US HWY 340, Shenandoah, VA 22849 Tax Map#: 87-A-80D Ph: 540-743-9227

Request:
Applicant is requesting a Special Use Permit to have a fenced RV storage lot.

VDOT Site Specific Comments:
The existing entrance at this site meets the minimum sight distance standards of a low volume commercial entrance and is adequate to serve the proposed use.

VDOT General Comments:
Should the safety, use, or maintenance level of any existing or proposed entrance to a VDOT maintained highway change in the future, VDOT reserves the right to require additional modifications as warranted by the site specific conditions.

If any work is required on VDOT right-of-way, a VDOT Land Use Permit is required. The permit is issued through the Harrisonburg Residency office.

Please feel free to contact me if you have any questions or comments.

Sincerely,

Jeff Nicely
VDOT | Land Development Engineer

Shawn Fitts

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW **BEFORE SUBMITTING THIS APPLICATION** TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

DATE VDOT OFFICIAL

****

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

This Health Department has no objections to the construction of the proposed RV storage lot.

6/9/2021 Herbert Comer

DATE HEALTH OFFICIAL

****

PAGE COUNTY BUILDING OFFICIAL
103 S COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

DATE BUILDING OFFICIAL

****

SUBDIVISION PROPERTY OWNERS ASSOCIATION

DATE PRESIDENT OR SECRETARY

A–TEAM OUTDOOR STORAGE AREA

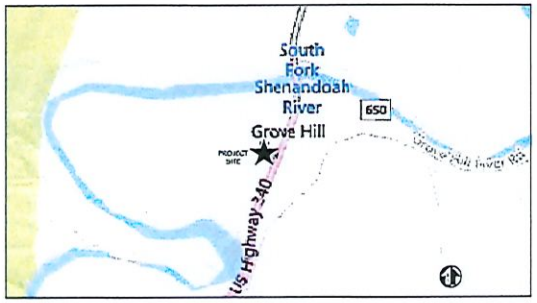
FOR

SHAWN FITTRY

PAGE COUNTY, VA

PROJECT SITE SUMMARY:

SITE ADDRESS:	8164 US HWY 340
OWNER/APPLICANT: ADDRESS:	SHAWN FITTRY 153 OLD MINE ROAD STANLEY, VA 22835
TELEPHONE NO:	540–860–8327
PROJECT ENGINEER: CONTACT: ADDRESS:	RACEY ENGINEERING, PLLC TYLER S. AUSTIN, P.E., L.S. 312 WEST MAIN STREET LURAY, VIRGINIA 22835
TELEPHONE NO:	(540) 743–9227
TAX MAP/PARCEL ID:	87–A–80D
DEED BOOK/INST NO:	INST#: 13–1258 , 13–2961 (COMMERCIAL)
PRESENT ZONING:	AC (8.843 ACRES) , C (5.00 ACRES)
MAG DISTRICT:	SHENANDOAH IRON WORKS
FLOOD ZONE; FEMA MAP NO.:	X; 51139C0165D
PRESENT USE: PROPOSED USE:	VACANT LOT COMMERCIAL (OUTDOOR STORAGE)
PROPERTY AREA:	13.843 ACRES
TOTAL DISTURBED AREA:	3.38 ACRES
SETBACKS:	FRONT: 40' SIDE: 25' REAR: 25'



VICINITY MAP
SCALE: 1" = 2000'

PROJECT COORDINATES
38° 31' 37.2" N
78° 38' 52.4" W

PROPOSED USE:

THE PROPOSED SITE INCLUDES THE CONSTRUCTION OF A NEW OUTDOOR STORAGE AREA AND ASSOCIATED STORMWATER MANAGEMENT.

INDEX	
SHEET	TITLE OF SHEET
T100	TITLE SHEET
C100	EXISTING FEATURES PLAN
C300	CONCEPT SITE & GRADING PLAN

No.	Submittal / Revision	By	Appd	Date
1	CONCEPT PLAN	BSR	TSA	05/21/21

NOT APPROVED FOR CONSTRUCTION

COMMONWEALTH OF VIRGINIA
TYLER S. AUSTIN
LICENSED PROFESSIONAL ENGINEER

PRELIMINARY REVIEW SET

RACEY ENGINEERING
312 WEST MAIN ST. P.O. BOX 197
LURAY, VA 22835
PH: (540) 743-9227 FAX: (540) 743-4113

DESIGNED:BSR | DRAWN:BSR | CHECKED:TSA

A–TEAM OUTDOOR STORAGE AREA

TITLE SHEET

SHAWN FITTRY
PAGE COUNTY, VA

RACEY PROJECT NUMBER: 8232 | PUBLISH DATE: 5/21/2021

T100

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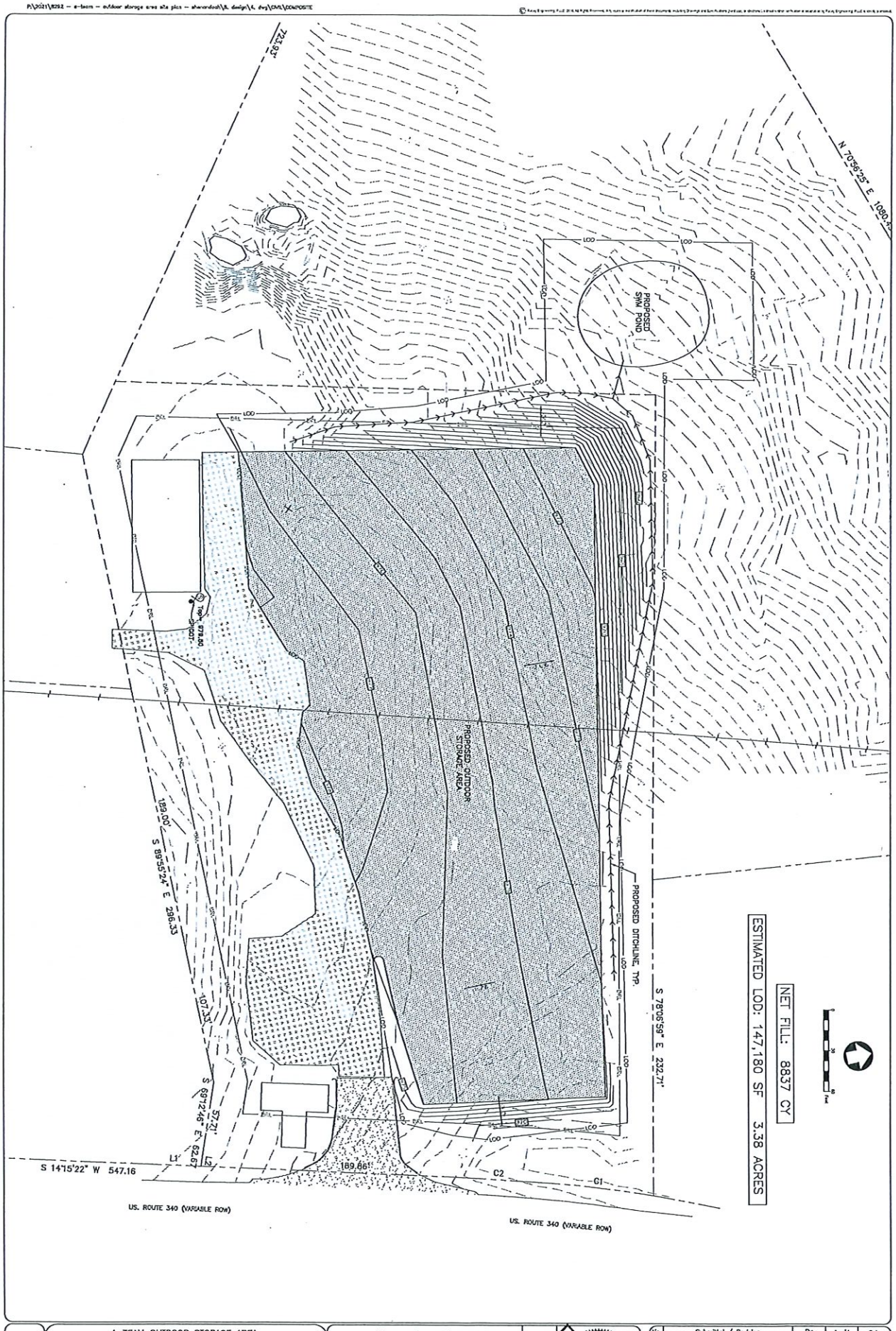
P:\2021\8232 - a-team - outdoor storage area site plan - shenandoah\8. design\1. dwg\civil\CONCEPT



C300

A–TEAM OUTDOOR STORAGE AREA

CONCEPT SITE & GRADING PLAN

SHAWN FITTRY

PAGE COUNTY, VA

RACEY PROJECT NUMBER: 8292 PUBLISH DATE: 5/21/2021

RACEY ENGINEERING PLLC
312 WEST MAIN ST - P.O. BOX 317
LURAY, VA 22835
PH: (540) 743-5127 - FAX: (540) 743-6718

DESIGNED:BSR DRAWN:BSR CHECKED:TSA

PRELIMINARY REVIEW SET

EXHIBIT

No.	Submittal / Revision	By	App'd	Date
1	CONCEPT PLAN	BSR	TSA	05/21/21

NOT APPROVED FOR CONSTRUCTION

SURVEY SOURCE AND INFORMATION:

SOURCE: THIS TOPOGRAPHIC SURVEY WAS COMPLETED BY RACEY ENGINEERING, PLLC ON OR BEFORE MAY 6, 2021, FROM ACTUAL CONVENTIONAL AND RTK GPS SURVEY METHODS FROM RACEY ENGINEERING, PLLC ESTABLISHED CONTROL. THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

HORIZONTAL AND VERTICAL DATUM: VA NAD83 BASED UPON[GPS OBSERVATION PERFORMED BY RACEY ENGINEERING, PLLC.

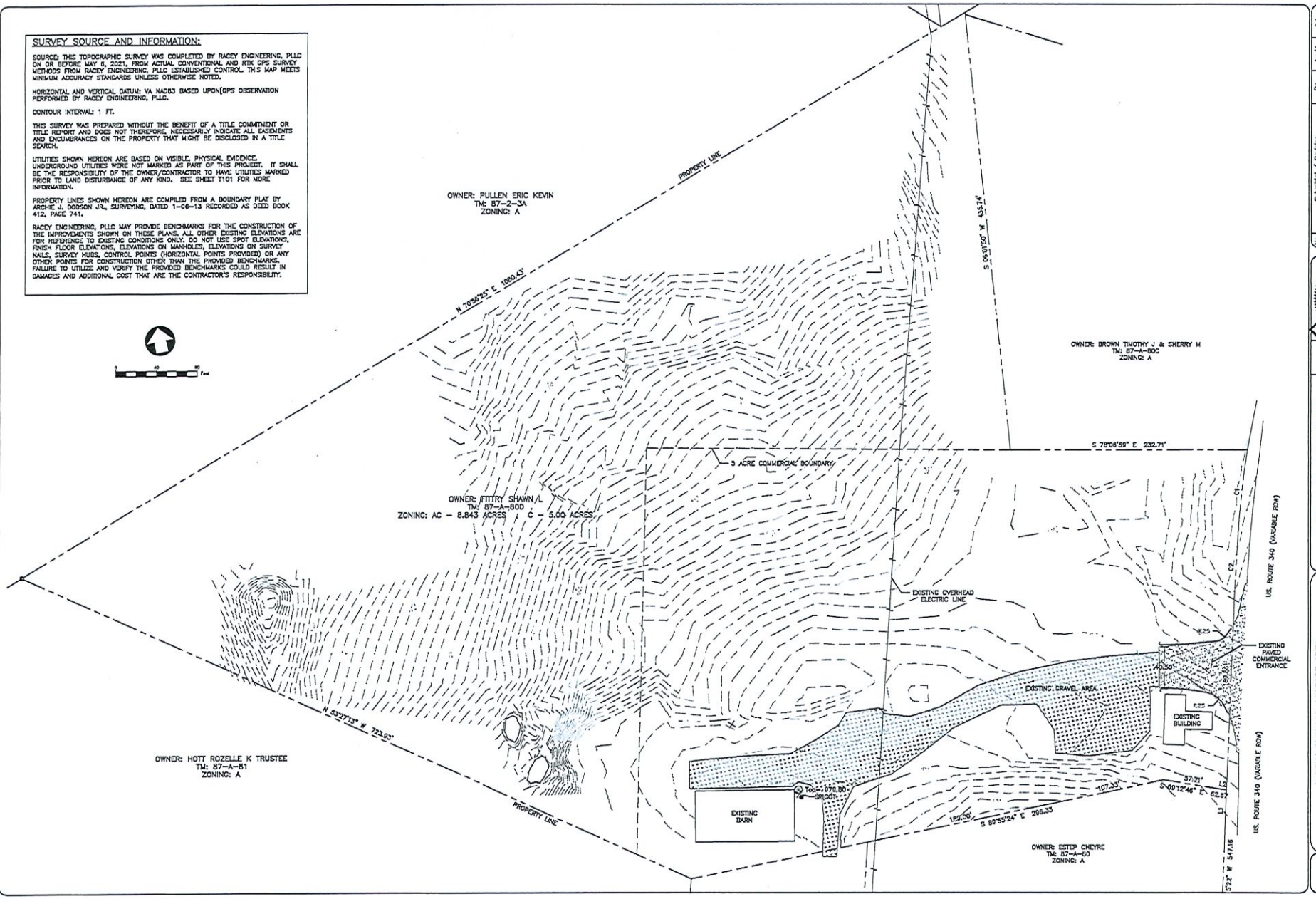
CONTOUR INTERVAL: 1 FT.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT AND DOES NOT THEREFORE, NECESSARILY INDICATE ALL EASEMENTS AND ENCUMBRANCES ON THE PROPERTY THAT MIGHT BE DISCLOSED IN A TITLE SEARCH.

UTILITIES SHOWN HEREON ARE BASED ON VISIBLE, PHYSICAL EVIDENCE. UNDERGROUND UTILITIES WERE NOT MARKED AS PART OF THIS PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO HAVE UTILITIES MARKED PRIOR TO LAND DISTURBANCE OF ANY KIND. SEE SHEET T101 FOR MORE INFORMATION.

PROPERTY LINES SHOWN HEREON ARE COMPILED FROM A BOUNDARY PLAT BY ARCHIE J. DODSON JR., SURVEYING, DATED 1-06-13 RECORDED AS DEED BOOK 412, PAGE 741.

RACEY ENGINEERING, PLLC MAY PROVIDE BENCHMARKS FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THESE PLANS. ALL OTHER EXISTING ELEVATIONS ARE FOR REFERENCE TO EXISTING CONDITIONS ONLY. DO NOT USE SPOT ELEVATIONS, FINISH FLOOR ELEVATIONS, ELEVATIONS ON MANHOLES, ELEVATIONS ON SURVEY NAILS, SURVEY HUBS, CONTROL POINTS (HORIZONTAL POINTS PROVIDED) OR ANY OTHER POINTS FOR CONSTRUCTION OTHER THAN THE PROVIDED BENCHMARKS. FAILURE TO UTILIZE AND VERIFY THE PROVIDED BENCHMARKS COULD RESULT IN DAMAGES AND ADDITIONAL COST THAT ARE THE CONTRACTOR'S RESPONSIBILITY.



No.	Submittal / Revision	By	Apv'd	Date
1	CONCEPT PLAN	BSR	TSA	05/21/21

NOT APPROVED FOR CONSTRUCTION

PRELIMINARY REVIEW SET

RACEY ENGINEERING

DESIGNED:BSR | DRAWN:BSR | CHECKED:TSA

A-TEAM OUTDOOR STORAGE AREA

EXISTING FEATURES PLAN

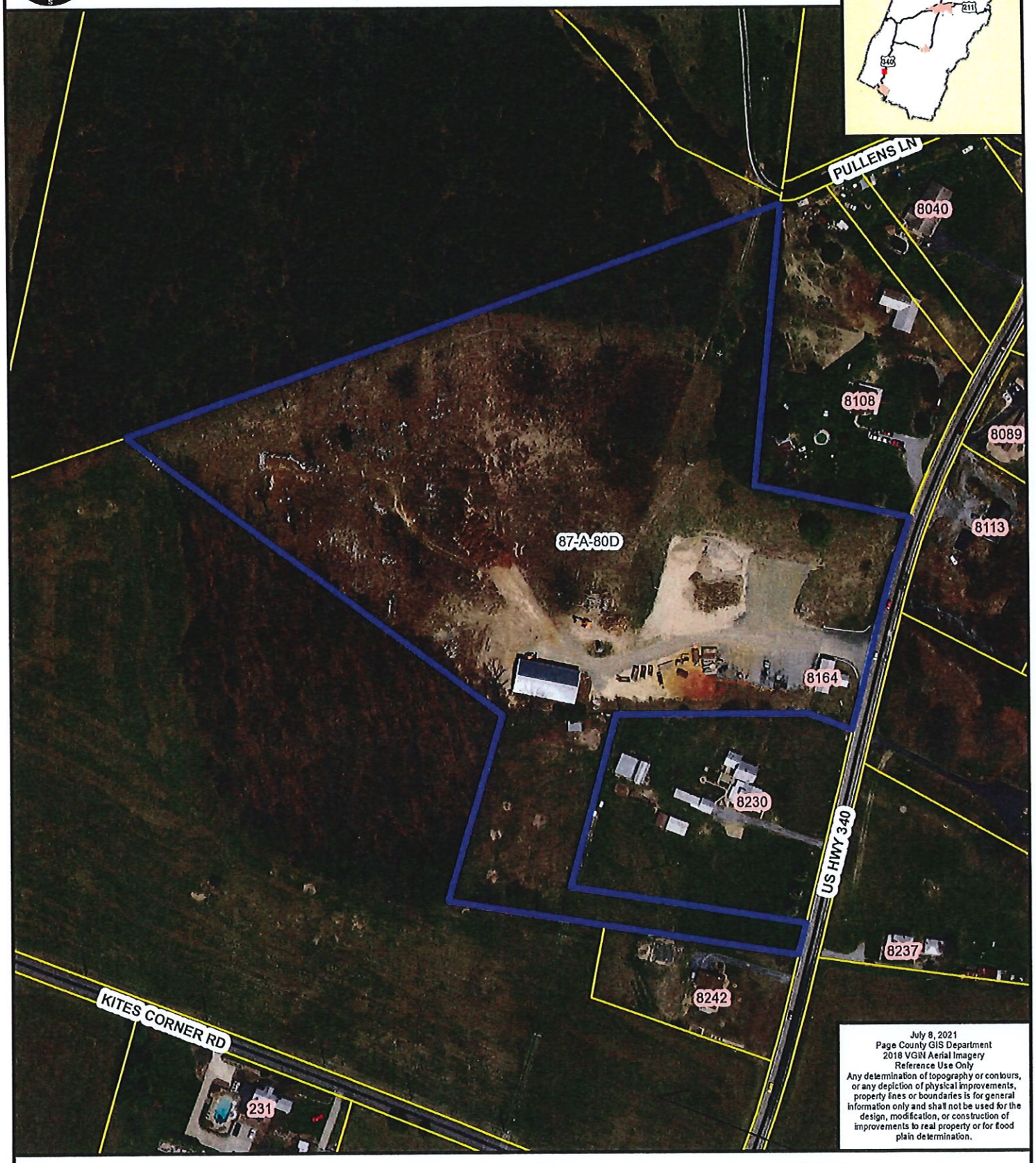
SHAWN FITTRY

PAGE COUNTY, VA

RACEY PROJECT NUMBER: 8232 | PUBLISH DATE: 5/21/2021

C100

Tax Map 87-((A))-80D
Aerial Imagery



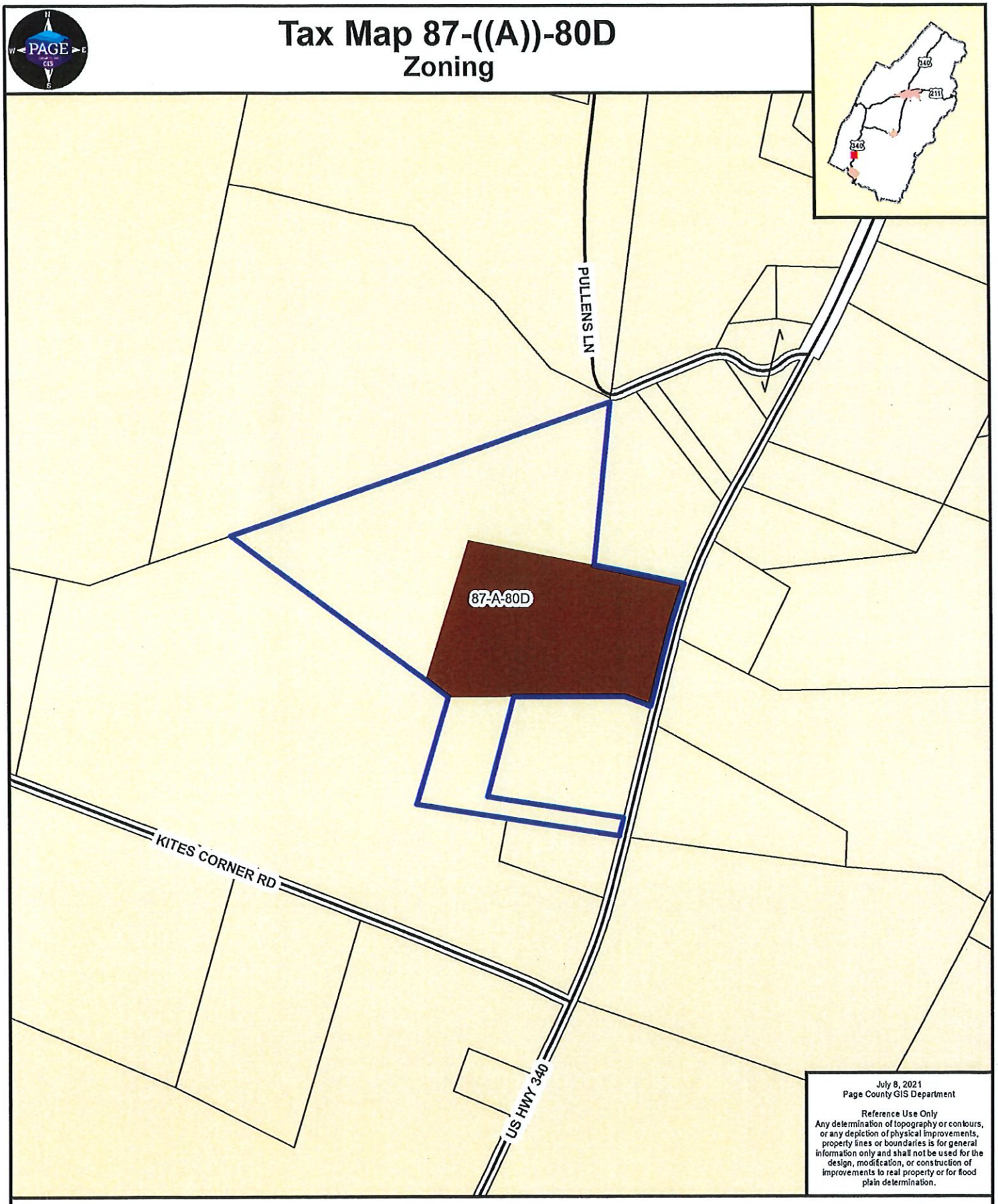
July 8, 2021
Page County GIS Department
2018 VGIN Aerial Imagery
Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

Legend

- Roads
- 87-((A))-80D
- Other Lots

0 200 400 800 Feet

Tax Map 87-((A))-80D
Zoning



July 8, 2021
Page County GIS Department

Reference Use Only
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Legend

- Roads
- 87-((A))-80D
- Other Lots

Current Zoning

- Agricultural
- Commercial

0 200 400 800 Feet