



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
June 8, 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

Public Hearing

None

Citizen Comments on Agenda Items

New Business

- A. Adoption of Minutes- April 15, 2021, April 22, 2021, and May 25, 2021

Unfinished Business

- A. Follow-up/Review draft of Zoning Ordinance provided by the Berkley Group

Open Citizen Comment Period

Chairman's Report

Clerk's Report

Adjourn

MINUTES
PAGE COUNTY PLANNING COMMISSION
April 22, 2021

DUE TO THE COVID-19 PANDEMIC, IN PERSON ATTENDANCE IS LIMITED TO 10 PEOPLE. THIS MEETING
WAS ACCESSIBLE VIA YOUTUBE.

Members Present

Catherine Grech, District 1
Jared Burner, Chairman, District 3 (in late)
James Holsinger, District 4

Steve Atkins, District 2
Keith Weakley, Vice Chairman, District 3
Gary Huffman, District 4

Members Absent

Donnie Middleton, District 2

William Turner, Secretary, District 5

Staff Present

Tracy Clatterbuck

Kelly Butler

Call to Order

Vice Chairman Weakley called the April 22, 2021 Page County Planning Commission Special Meeting 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*. Vice Chairman Weakley reminded all commissioners and speakers to turn on and/or speak into the microphone so that all may hear.

Adoption of Agenda

Vice Chairman asked if there were any changes or amendments to the agenda. Mrs. Grech made a motion to accept the agenda as presented. The motion was seconded by Mr. Huffman. The motion passed unanimously 6-0.

Unfinished Business

- A. **Review and discussion of the draft Zoning Ordinance prepared by the Berkley Group**
Floodplain administrator, Kelly Butler, gave her overview of the proposed ordinance prepared by the Berkley Group.
- Any changes to the floodplain ordinance must be approved by DCR/FEMA before adoption or risk losing NFIP eligibility per 44 CFR 59.24(a).
 - Berkley Group, as well as Tracy and I, encourage that you consider the floodplain ordinance to become a stand-alone ordinance. Floodplain development does not always coincide with zoning. The regulations that govern floodplain development are independent and can sometimes have conflicting definitions than that of the zoning ordinance.
 - The proposed ordinance that was prepared by the Berkley Group is from a model ordinance that was released in 2017. There is a newer model ordinance that was released by FEMA in August 2019. This model ordinance is coordinated with – written as a companion to – the flood provisions of the 2015 and later editions of the USBC. The 2015 USBC was adopted in 2018.
 - Our existing ordinance and the proposed ordinance give a very limited description of the Flood Districts and their uses. The newest model ordinance gives a better detailed description of the flood districts using current terminology. FEMA suggests that communities with Flood Insurance Rate Maps (FIRMs) that show only Flood Zones that start with "A" should check with NFIP state coordinators or FEMA Regional offices for assistance to remove the coastal provisions.
 - The newest model ordinance provides an expanded section on duties and powers of the Floodplain Administrator. It also includes new sections on permits, site plans and construction documents,

MINUTES
PAGE COUNTY PLANNING COMMISSION
WORK SESSION
May 25, 2021

Members Present

Catherine Grech, District 1
Jared Burner, Chairman, District 3
Gary Huffman, District 4

Donnie Middleton, District 2
James Holsinger, District 4
William Turner, Secretary, District 5

Members Absent

Keith Weakley, Vice Chairman, District 3

Steve Atkins, District 2

Staff Present

Tracy Clatterbuck

Brooke Newman

Call to Order

Chairman Burner called the May 25, 2021 Page County Planning Commission Work Session Meeting 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*. Chairman Burner reminded all commissioners and speakers to please turn on and/or speak into the microphones. Due to the COVID-19 pandemic, in-person attendance was limited to 10 people. The meeting was live streamed, via YouTube.

Adoption of Agenda

Ms. Grech made a motion to accept the agenda as presented. The motion was seconded by Mr. Middleton. The motion passed unanimously 6-0.

New Business

A. Adoption of Minutes- April 13, 2021, April 15, 2021 April 22, 2021, April 27, 2021, and May 11, 2021

Mr. Huffman and Mr. Middleton questioned their attendance listed on the April 15 and 22 minutes. Ms. Clatterbuck stated she would need to go back and review the footage to see if they were present or not. She would add those sets of minutes on the next meeting agenda.

Mr. Holsinger made the motion to accept the minutes from April 13th, April 27th, and May 11th as presented. The motion as seconded by Mr. Middleton. The motion passed unanimously 6-0.

B. Planning Commission Budget for FY2022

Ms. Clatterbuck presented the approved budget for fiscal year 2022.

Unfinished Business

A. Follow-up/Review draft of Zoning Ordinance provided by the Berkley Group

Ms. Clatterbuck explained that the next scheduled joint meeting was supposed to be June 22nd. The Berkley Group has requested that it be rescheduled. Therefore, the next joint meeting with the Board of Supervisors (BOS) will be July 27th. The reason they did this is because they are still working on incorporating the animal regulations, floodplain, and the remaining portions including the subdivision of land regulations.

Ms. Grech asked for a reminder as to what general provisions, administration and enforcement, under article number three is about, which is to be discussed at the next work session. Ms. Clatterbuck replied that it is the material that will be discussed which is in reference to permitting.

At that meeting, they will also be discussing zoning map revisions. Ms. Clatterbuck suggested they think about offering incentives to applicants (such as reduced permit fees, joint public hearings) rather than map revisions due to the lengthy process involved. The BOS has the authority to waive permit fees. The process could take three to six months. That could be cut in half by having a joint hearing. Mr. Turner reminded the commission it also has to go through other departments which takes time as well. This is also part of what holds up the process. Mr. Holsinger asked for a reminder of why the BOS thought map revisions would be helpful. Ms. Clatterbuck stated that her understanding was that the BOS preferred to have site ready lots. Mr. Holsinger's response was that in that case the county would be requiring a zoning change. Ms. Clatterbuck agreed. Mr. Holsinger stated he thought it would be more appropriate to identify the areas thought needed to be rezoned and reach out to the landowners and try to educate them specifically on those areas. Yes, it's a slower process but may be a much more comfortable way to approach it rather than get receiving a notice that it was happening. In the long run, it might be more meaningful and a less lengthy discussion if it were a choice. He would not want the county making the determination. He likes the idea of incentives; however, if there were areas that had to be rezoned it should not be a blanket and should not take areas of no consequence and force that on people. Chairman Burner stated that at the April 27th meeting, they were not privy to the maps ahead of time. Those maps were presented as talking points. That's all it is at this point. Mr. Holsinger stated most of those areas were in town. If that's the case, that is a negotiation with the towns.

Ms. Grech asked about non-conformity and the flood plain ordinance. She questioned if a large percentage, around 90%, is state code requirements. The only thing we can decide on is the free board and Ms. Clatterbuck replied yes.

Ms. Grech stated her concern regarding the definitions. She recommended they go back and look at a lot of them. There was no feed back from the Berkley Group and suggested making an inventory for discussions. Ms. Clatterbuck suggested having the use matrix on hand during discussion to understand how they are being applied.

Open Citizen Comment Period

None

Chairman's Report

None

Clerk's Report

None

Adjourn

Chairman Burner requested a motion to adjourn the meeting. Mr. Turner made a motion to adjourn. Mr. Huffman seconded the motion. The meeting was adjourned at 7:29 p.m.

Chairman, Jared Burner

Vice Chairman, Keith Weakley