



AGENDA
Page County Planning Commission
Regular Meeting
Board of Supervisors Room- County Government Center
103 South Court Street, Luray, VA 22835
July 11, 2023- 7:00 p.m.

Live Meeting Stream: <http://www.pagecounty.virginia.gov/392/Watch-Meetings-Videos>

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. Adoption of Minutes- June 27, 2023
- B. Discuss Projected Operational Timeline Josh Hahn

Unfinished Business

- A. Review of the Campground Ordinance Draft Josh Hahn
- B. Zoning Ordinance Amendment- Light Quarry Operation Josh Hahn
- C. Review and discuss updates to the Page County Zoning Ordinance (Chapter 125) Josh Hahn

Open Citizen Comment Period

Chairman's Report

Clerk's Report

Adjourn

MINUTES
PAGE COUNTY PLANNING COMMISSION
June 28, 2023

Members Present

Catherine Grech, Secretary, District 1
Jared Burner, Chairman, District 3
William Turner, Vice Chairman, District 5

Chris Adams, District 2
Isaac Smelser, District 4

Staff Present

Tracy Clatterbuck

Call to Order

Chairman Burner called the June 27, 2023 Page County Planning Commission Work Session to order in the Board of Supervisors (BOS) 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. Ms. Clatterbuck conducted an attendance roll call.

Adoption of Agenda

Mr. Turner made a motion to approve the agenda as presented. The motion was seconded by Mr. Smelser. The motion passed unanimously (5-0).

New Business

A. Adoption of Minutes- June 13, 2027

Ms. Grech recommended the following changes:

- Page 9, third line from the top, change “attach” to “attack”.
- Page 11, under New Business, item B, the third sentence seems to be missing a verb or something in that sentence. Ms. Clatterbuck agreed to correct.
- Page 12, under the second paragraph, there seems to be something missing beginning at “They’ve heard about...” Ms. Clatterbuck agreed to correct.
- Page 16, fourth paragraph, it reads “Ms. Grech.” There appears to be something missing there as well. Ms. Clatterbuck agreed to correct.
- Page 18, under Clerk’s Report, fourth line from the bottom of the page, change “disagreed” to “disagree.”
- Mr. Smelser made a motion to adopt the minutes as amended. The motion was seconded by Mr. Adams. The motion passed unanimously (5-0).

B. Review of the Stonyman Agricultural and Forestal District

Ms. Clatterbuck presented the following staff memo:

In 2000, a group of local farmers and landowners began the process of creating the first Agricultural and Forestal (Ag/F) District in Page County. In 2001, Page County adopted the Stonyman Ag/F District for a term of seven years. The district was last reviewed and adopted by the Board of Supervisors on July 19, 2016 which currently consists of 2,045.23 acres, more or less. The district will expire on November 1, 2023.

Pursuant to § 15.2-4305 of the Code of Virginia, “*Each district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in the district*

- (i) if the nearest boundary of the parcel is within one mile of the boundary of the core,
- (ii) if it is contiguous to a parcel in the district the nearest boundary of which is within

*one mile of the boundary of the core, or
(iii) if the local governing body finds, in consultation with the advisory committee or
planning commission, that the parcel not part of the core or within one mile of the
boundary of the core contains agriculturally and forestally significant land...”*

As required by the Code of Virginia, the Board appoints members in accordance with state code guidelines, to serve on the Stonyman Ag/F District Committee. Pursuant to § 15.2-4304 of the Code of Virginia, *“The committee shall advise the local planning commission and the local governing body and assist in creating, reviewing, modifying, continuing or terminating districts within the locality. In particular, the committee shall render expert advice as to the nature of farming and forestry and agricultural and forestal resources within the district and their relation to the entire locality.”*

Pursuant to § 15.2-4306 of the Code of Virginia, *“...the following factors should be considered by the local planning commission and the advisory committee, and at any public hearing at which an application that has been filed pursuant to § 15.2-4304 is being considered:*

- 1. The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto;*
- 2. The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production;*
- 3. The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto;*
- 4. Local developmental patterns and needs;*
- 5. The comprehensive plan and, if applicable, the zoning regulations;*
- 6. The environmental benefits of retaining the lands in the district for agricultural and forestal uses; and*
- 7. Any other matter which may be relevant.*

In judging the agricultural and forestal significance of land, any relevant agricultural or forestal maps may be considered, as well as soil, climate, topography, other natural factors, markets for agricultural and forestal products, the extent and nature of farm structures, the present status of agriculture and forestry, anticipated trends in agricultural economic conditions and such other factors as may be relevant.”

In January 2023, notices and applications were sent to current landowners in the district notifying them of the renewal process. Notices and applications were also sent to landowners within a one-mile radius of the core of the district that were also eligible to join. As a result of the applications received, the new acreage for the district will consist of 1883.50 acres, more or less, and will include the following tax map numbers: 52-A-5, 52-A-60, 52-A-59, 52-A-61, 52-A-65A, 52-A-72C, 52-A-67, 53-A-78, 53-A-71, 53-A-112, 51-A-85B, 51-A-91, 52-A-22, 51-A-112, 51-A-111, 51-A-110, 52-A-25, 52-A-24, 52-A-24A, 52-A-51, 51-A-50, 52-A-44A, 52-A-44, 52-A-42, 52-A-40, 52-A-31A, 52-A-32, 52-A-32B, 52-A-36, 52-A-37, 53-A-35, 52-A-79, 52-A-80, 52-A-92, 53-4-B, 63-A-225A, 63-A-227, 63-A-228, 64-A-27, 64-A-28, 63-A-233, 63-A-253A, 63-A-254, 63-A-231, 63-A-232, 63-A-255, 63-A-262, 63-A-258, 63-4-1, 63-4-2, 63-A-257, 42A11-A-242A, 52-A-2, 52-A-3, 42-A-39, 52-A-72A, 53-A-72, 52-A-31, 52-A-31D, 51-A-108, 62-A-81, 62-A-80, 63-A-9, 63-A-9A, 52-A-95, 53-A-42, 63-A-226, 63-A-256, 51-A-84A, 51-A-85A, 51-A-88, 51-A-84, 51-A-85, 51-A-90, 51-5-35, 51-5-28A, 51-A-108A, and 52-A-26. These parcels are also reflected in the map attached to this memo titled “Stonyman Ag-Forestal District 2023 Renewal: Overview”.

The advisory committee met several times to review and discuss the applications received. As a result of those meetings, the committee determined the above listed applications (as also reflected in the map attached to this memo titled “Stonyman Ag-Forestal District 2023 Renewal: Overview) meet the requirements to be in the district. The advisory committee recommended a change to Section 125-67.B of the Page County Zoning Ordinance, which is the description of the district, as reflected in the attached draft ordinance. Staff concurs with the Advisory Committee and requests that the Planning Commission schedule this matter for public hearing at the July 25, 2023 work session.

Ms. Clatterbuck and Chairman Burner briefly reviewed the overview map of properties that was submitted as part of the packet.

Ms. Grech stated she understood that the purpose of the district is to give extra protection to farming activities. She asked if one might infer that if someone does not want to renew their participation in the district it could be inferred that maybe they have plans for development that are no longer farming. Chairman Burner replied that they would have more options on building dwellings on their property.

Ms. Grech asked staff if within the blue belt on the overview map, applications were sent to all of the parcels who would qualify, so is it safe to assume if they were interested, they would have applied, and Ms. Clatterbuck confirmed. [Staff notes that staff response was incorrect. Letters and applications were sent out to landowners that were adjacent to parcels currently in the district.]

Ms. Grech stated that the district does not expire until November 1st. If we accept the amendment staff is proposing tonight which lists all the parcels by number, if someone should say their family member had been in the nursing home and they didn’t check their mail so they didn’t know, could they still join? If the PC has already held their public hearing and recommended approval of the changes to the Board, how would that be handled? Does that mean they are precluded? Chairman Burner noted there was a window of time that the county has to operate on. The landowners have had sufficient time to submit their application. He understood the medical situation, but we have to operate in a window of time to get this through the process. Ms. Grech asked if by approving this amendment, are they closing the window to join the district. Chairman Burner replied that they had had the same discussion at the committee level. Technically, if someone shows up to the public hearings at the commission or board level, they could consider allowing them in the district. Ms. Grech noted that we had five months before the district expired. Ms. Grech expressed concern with whether people understood the district/application process. Chairman Burner noted that the committee members took it upon themselves to extend the application deadline another 30 days with some members even going to individual landowners that had not re-applied, and even approaching some that were sent letters that they thought may be interested. As a result of that extension, parcels labeled 69-78 were additional applications that were received.

Mr. Turner made a motion to schedule the public hearing for July 25, 2023. The motion was seconded by Mr. Smelser. The motion passed unanimously (5-0).

Unfinished Business

A. Review of the Campground Ordinance Draft

Ms. Grech stated that she and staff had reviewed the comments from the last meeting and came back with some additional language regulating swimming pools. Mr. Hahn estimated that Shuler’s Pool was approximately 8,750 square feet, noting that it was irregular shaped. In looking on the GIS website, Ms. Grech and Ms. Clatterbuck estimated the square footage of Yogi’s Pools to be approximately 5,000 square feet. They also pulled the building plans for the pools at the Luray RV Resort and estimate those to be approximately 7,000 square feet. On those plans, they identify it as water surface area which seems to be a good measurement we should consider using in the

ordinance. We may or may not want to define water surface area, aggregate water surface area, and swimming pool. Maybe we could ask the Building Official how he determines water surface area. She felt that the size of the Luray RV Resort was a good size to go by so that is how they came up with that recommended language included in the draft provided. She further noted that height restrictions were already included in the draft which would cover slides, etc. Ms. Grech didn't feel regulating the depth of the pool was necessary.

Chairman Burner noted that in the current draft under 128-5.D, it states that access to recreational facilities by the general public is prohibited. He wondered if they should automatically shut that down or leave that up to the special use permit conditions. Ms. Grech noted that the subcommittee had had a lot of discussion about that. There were different opinions from members of the subcommittee. Some had concerns over liability and health department issues related to occupancy. They decided to compromise in allowing family/friends to visit campers staying onsite, but not allow general public entry. Chairman Burner stated he was only asking for clarification and understood their reasoning. Mr. Smelser stated he also felt they came to a fair compromise.

Ms. Grech proceeded to review the remaining comments in the draft which were minor corrections. The last thing the commission will need to discuss is whether or not campgrounds should be allowed in the commercial zoning district by special use permit. Chairman Burner stated he would like to have that conversation tonight. Ms. Grech stated she felt that was more of a use matrix discussion. Chairman Burner replied that it would have to be addressed in the campground ordinance draft just like it was for the Agriculture and Woodland-Conservation districts. Ms. Grech stated if others felt that campgrounds should be allowed in the commercial district by special use permit, she felt they needed to take some time to go back and look at the ordinance with a new emphasis to see if that would change anything because the subcommittee never discussed that as a possibility. At that point, she is also thinking they need to reconsider the ten-acre minimum because that may be too little and there are discussions about other uses related to tourism venues that may end up having larger minimums and we need to be congruent. We may need to pause on the campground ordinance until that is looked at. Chairman Burner stated he had had some time to think about whether or not campgrounds should be allowed in the commercial district, and had come to the conclusion that we probably didn't need that because if they wanted to be on commercial zoned property, they can operate under hotel rules. Ms. Grech noted under the hotel rules they couldn't have tents and yurts; it would be cabins. Chairman Burner stated he felt they should just leave it by special use permit in the Agriculture and Woodland-Conservation districts. Ms. Grech stated she still felt they should go back and review the acreage minimum because she is hearing there are some discussions about considering minimum acreages for other uses within the tourism applications. She would hate to think they had decided on the campground acreage being too small compared to other uses. She had previously mentioned a lodging ordinance to address short term rentals, wedding venues, resorts, etc. so depending on what comes up in those regulations, they need to make sure they talk to the campground ordinance. Chairman Burner asked in the meantime, what did she want staff to do? Have legal review it? Ms. Grech suggested getting Economic Development's opinion on the draft ordinance. If there are comments from that department and/or legal, it would be better if it came back to the commission so that we don't lose input on their comments. Chairman Burner stated he thought both Economic Development and legal should take a preliminary look at the draft so that we keep the ball rolling at least, and Ms. Grech agreed. She stated she was concerned with the minimum acreage just based on what she is hearing. Ms. Smelser noted that they did change it in the proposed campground ordinance draft from parcel size to campground size. Mr. Turner asked if they leave it as ten acres now but if they want to change it to 25 acres, don't they have to come back for approval again. Ms. Grech noted ten was the minimum acreage. Chairman Burner stated if they decide to increase that in the future, it would require an ordinance amendment. Mr. Smelser stated he thought Mr. Turners question was, what would happen if someone had fifty

acres but they apply for a special use permit using only ten acres, then later down the road they decide to expand, they would need a new or amended special use permit. Mr. Smelser stated he was good with the ten-acre minimum. The subcommittee put in a lot of effort related to that, Mr. Hahn had provided them with map models, and Mr. Smelser stated he is comfortable with that. Ms. Grech stated her fear was that there is discussion about setting minimums for wedding venues and recreational facilities, and if we go that route, she wouldn't want to see a ten-acre minimum for campground and a 50-acre minimum for something that is a smaller operation. Ms. Smelser stated that if someone was going to come to them with something like that, then they should be prepared to show some models or maps or calculations to justify, and Ms. Grech agreed. She also noted she was happy to discuss the draft with Mrs. Fox and/or legal if they have questions on how they came to some of the language in the ordinance.

B. Review and discuss updates to the Page County Zoning Ordinance (Chapter 125)

Ms. Clatterbuck reminded the commission that the updated use matrix completed by Mr. Hahn had been provided at the last meeting. As a reminder, Mr. Hahn has incorporated the decisions/discussions that the commission had made over the last few months while reviewing the use matrix line-by-line. She noted she did not have any further information to present and asked how Chairman Burner wanted to go about in reviewing the updated matrix. Chairman Burner noted that since Mr. Hahn was absent, since he put the matrix together, if the commissioners could come up with a list of their questions for him, so that when he gets back, he could have answers for us, that is how he would like to handle it tonight instead of reviewing line-by-line. The commission proceeded reviewing the use matrix. Changes were made that can be found in the updated use matrix that will be done in the near future. Ms. Clatterbuck made record of the changes. No questions for Mr. Hahn were provided.

Adjourn

Mr. Smelser made a motion to adjourn the meeting. The motion was seconded by Mr. Turner. The meeting was adjourned at 8:30 p.m.

Jared Burner, Chairman

Chapter 128

Campgrounds

[HISTORY: Adopted by the Board of Supervisors of the County of Page 5-11-1999; amended in its entirety 4-16-2013. Subsequent amendments noted where applicable.]

GENERAL REFERENCES

Trailers — See Ch. 109.

Abandoned vehicles — See Ch. 115.

Vehicles and traffic — See Ch. 118.

Zoning — See Ch. 125.

§ 128-1 Purpose.

The purpose of this chapter shall be to provide rules, regulations and standards for development of campgrounds in the County of Page, ensuring that the public health, safety and general welfare are protected; that orderly growth and development together with the conservation, protection and proper use of land, and the rural character of the county shall be ensured; that proper provisions for all public facilities shall be made; and that Page County government is given appropriate control over the zoning and location of campgrounds in Page County.

§ 128-2 Adoption of statutory provisions.

All of the provisions and requirements of the laws of the State of Virginia contained in Title 35.1 pertaining to campgrounds and all of the provisions of Virginia's Department of Health Rules and Regulations Governing Campgrounds, known as 12 VAC 5-450-10 through 12 VAC 5-450-230, as amended, except those provisions and requirements which, by their very nature, can have no application to or within the County of Page, are hereby adopted and incorporated in this chapter by reference and made applicable within the County. Such provisions and requirements are hereby adopted mutatis mutandis, and made a part of this chapter as fully as if set forth at length herein, and it shall be unlawful for any person within the County to violate or fail, neglect or refuse to comply with any provision of Title 35.1 of the Code of Virginia, as amended, and the provisions of Virginia's Department of Health Rules and Regulations Governing Campgrounds, known as 12 VAC 5-450-10 through 12 VAC 5-450-230, as amended, which are adopted by this section, provided that in no event shall the penalty imposed for the violation of any provision or requirement hereby adopted exceed the penalty imposed for a similar offense under the Code of Virginia. This incorporation is for the purpose of ensuring uniformity between the Code of the County of Page and state laws.

§ 128-3 Definitions.

As used in this chapter, unless the context requires otherwise or it is otherwise provided, the following terms shall have the meanings indicated:

ACCESSORY USES

Offices, recreational facilities, convenience stores, gift shops, service buildings, restrooms, dumping stations, showers, laundry facilities, storage units and other uses and structures customarily a part of the campground operation for the use of occupants.

AUTHORITY HAVING JURISDICTION

The organization, office or individual responsible for approving equipment, equipment installation, a permit or a procedure.

CABIN/CAMPING ~~CAMPING CABIN~~

A hard-sided shelter ~~camping unit~~ less than 400 square feet ~~or less~~ in area.

CAMPERS

~~Guests of the campground~~ Persons participating in ~~overnight~~ camping.

CAMPGROUND

Includes, but is not limited to, a travel trailer camp, recreation camp, family campground, camping resort, camping community, or any other area, place, parcel, or tract of land, by whatever name called, on which three or more campsites are occupied or intended for occupancy, or facilities are established or maintained, wholly or in part, for the accommodation of camping units for periods of overnight or longer, whether the use of the campsites and facilities is granted gratuitously, or by rental fee, lease, or conditional sale, or by covenants, restrictions, and easements. "Campground" does not include a summer camp, migrant labor camp, or park for mobile ~~manufactured~~ homes as defined in § 35.1-16 ~~32.1-203~~ and ~~32.1-203~~ ~~36-85.3~~ of the Virginia Code, as amended, or a construction camp, storage area for unoccupied camping units, or property upon which the individual owner may choose to camp and not be prohibited or encumbered by covenants, restrictions, and conditions from providing his sanitary facilities within his property lines.

- A. **PRIMITIVE SITE** A campsite ~~where no utility hookups are provided~~ that is characterized by the absence of toilets, showers, lavatories, electrical connections, or any combination thereof.
- B. **DEVELOPED SITE** A site accessible by vehicular traffic where ~~c~~Campsites are substantially developed with one, or more, utility, e.g., sewer, water and/or electricity.

CAMPING UNIT

~~A tent, tent trailer, travel trailer, camping trailer, pickup camper, motor home, camping cabin, and any other device or vehicular type structure for use as a temporary living quarter or shelter during periods of recreation, vacation, leisure time, or travel.~~ A tent, tent trailers, travel trailers, camping trailers, pick-up campers, motor homes, yurts, cabins, or any other device or vehicular-type structure as may be developed marketed and used by the camping trade for use as temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel. A camping unit shall be limited to 400 square feet or less in area. A camping unit shall consist of a single-story structure, with an additional sleeping loft allowable not to exceed 25 percent of foundation footprint.

CAMPSITE

A ~~Any~~ plot of ground within a campground used or intended for the occupation by ~~the~~ a camping unit or units. ~~under the control of a camper.~~

DENSITY

The number of campsites per ~~unit of land~~ acre of land on a tract or parcel.

DEVELOPED AREA / ACRE

The area or areas within the campground that may include campsites, structures, impervious surfaces, roads, developed recreational facilities, or are used by motorized vehicles.

GREENBELT

A ~~buffer zone consisting of~~ a strip of land, containing landscaping or other aesthetic site-obscuring features, intended to buffer potentially incompatible uses. Greenbelts may include utilities and other underground facilities but not camping units, buildings, ~~roads (except those used for ingress or egress)~~.

Commented [MH1]: What's the thought on this - are we permitting a road that would be in the greenbelt that runs from front to back of the campsite? What kind of road - paved, dirt, gravel?

If we permit a road for ingress/egress - are we talking only about a road into and out of the campsite that happens to touch, or travel through, the greenbelt, but not running along the length of the campground?

trails, or recreation areas.

MINIMUM PARCEL SIZE

~~The minimum land area required to accommodate a campground.~~

TRANSIENT OCCUPANCY

The presence of overnight guest(s) for any period of less than thirty (30) consecutive days in a camping unit for a site, whether the use of the Campsites and facilities is granted gratuitously, or by rental fee.

OPEN AREA

The area or areas within the campground that do not include campsites, structures, impervious surfaces, roads, developed recreational facilities, or are used by motorized vehicles. Areas between campsites or within campsite clusters are not to be considered open area.

OPERATOR

~~The owner of the campground or his/her designee.~~ any person employed or contracted by a campground owner who is responsible for the management and general administrative operation of the campground.

OWNER

Person or entity holding title to the parcel on which the campground is located.

RECREATION AREA

A specific undeveloped open area of the campground, either of land or an area of water or a combination of land and water, which is designed and intended for the use or enjoyment of ~~guests of the campground~~ campers.

RECREATIONAL FACILITY

A recreational space for the use or enjoyment of campers developed with permanent structures or impervious surfaces.

RENT

Compensation or other consideration given for a prescribed right, use, possession or occupancy of a campsite.

RENTAL/ON-SITE

~~A camping unit placed within a campground which is available for rental to guests.~~

RV'ERS

~~Individuals who use recreational vehicles for camping, those who stay for a day, week, or even up to seven months (extended stay) as an alternative to other types of lodging.~~

SERVICE BUILDING

A structure or portion thereof that is used to house sanitary facilities, such as ~~water closets~~ toilets, showers, or lavatories. It may include other facilities for the convenience of the campground guests.

SITE

~~A plot of ground within a campground used or intended for the occupation by the camping unit or units under the control of a camper.~~

TENT

A portable shelter, consisting of synthetic fabrics or natural skins stretched over a flexed or rigid framework.

YURT

A round, domed, temporary or permanent, typically a one-room shelter or structure.

§ 128-4 Enforcement; zoning; site plan application requirements; permit approval.

- A. Enforcement. The Page County Zoning Administrator is the officer having enforcement authority.
- B. Zoning. Campgrounds may be allowed in the Woodland-Conservation (W-C) and the Agricultural (A-1) Zoning Districts by special use permit only. Campgrounds are prohibited in all other zoning districts.
- C. Site Plan Application Requirements. In order to insure the provision of adequate, properly designed sanitation facilities at campgrounds, any person planning construction, major alteration or extensive addition to any campground shall, prior to the initiation of any such construction, submit to the Page County Health Department, complete plans, at a minimum scale of one inch to 50 feet, and statements which show the following: ~~The application shall contain:~~
- (1) ~~Name and address of applicant.~~ The name and address of the person applying to be the permit holder, and a designation of whether that person is the owner or the intended operator of the campground. Proof of land ownership and/or lease is required.
 - (2) A narrative, at a minimum, identifying the applicant and/or operator, owner of the proposed project, a history of the owner(s) and/or applicant(s) and or operator(s) campground experience, including but not limited to, ~~any under current operation or previously operated,~~ any legal challenges, claims, or regulatory violations in which the owner(s) and/or applicant(s) and/or operator(s) were named or identified, and the name of any proposed entity under which they intend to operate, if different.
 - (3) A property management plan demonstrating how the proposed campground will be managed and how the impact on neighboring properties will be minimized. A copy of proposed campground rules shall be included. A copy of the proposed evacuation plan shall be included.
 - (4) A site plan, at a minimum scale of one inch to 50 feet, for the proposed campground which shall include:
 - a) ~~The proposed location,~~ location, boundaries, and dimension of the proposed project.
 - b) ~~The proposed number, location, and dimensions of all campsites.~~ Site plan must also show proposed setbacks from all campsites to property lines.
 - c) ~~The proposed types and locations of all camping units.~~ Site plan must also show proposed setbacks from camping units to property lines.
 - d) The proposed sources and location of the water supply.
 - e) The proposed method and location of sewage disposal system.
 - f) ~~The proposed number, description, and location of proposed sanitary facilities and dump stations, sewer lines, etc.~~ such as toilets, dump stations, sewer lines, etc.
 - g) The proposed location of waste containers and method of trash disposal.
 - h) The proposed description and location of all interior roads to include width and surface type.
 - i) The proposed number, description, and location of proposed motor vehicle parking spaces and/or parking areas.

Commented [MH2]: A list of all campgrounds currently owned or being operated as well as those previously owned or operated,

j) The proposed description and location of all buildings and/or structures, including but not limited to offices, recreational facilities, convenience stores, gift shops, service buildings, maintenance buildings, storage buildings, etc. and open area and/or recreational areas. Must also include location of any existing buildings or structures.

(5) A The description of any landscaping plans plan which shall include:

- a) A map which shows the proposed location of all campground facilities and amenities, surface water features, the greenbelt and all landscaped areas, including the location and description of types of vegetation, spacing of vegetation, landscaping of the campground and proposed and/or existing fencing. The use of recent aerial imagery in the map is encouraged.
- b) A description of existing vegetation.
- c) A description of existing and proposed shade cover.
- d) A description of the dimensions of all landscaped areas and proposed tree, shrub and groundcover species.

(6) Such other pertinent information as the Page County Zoning Administrator Virginia Health Commissioner or the Page County Health Department may deem necessary.

D. Permit approval. Before any permit is issued for construction of, major alterations to, or extensive additions to any campground, the plans and specifications shall first be approved by the County Planning/Building/Zoning Office(s), the Virginia Department of Transportation (VDOT), the office of Emergency Services, and the Page County Health Department, taking into account all of the provisions as set out herein, as well as such special conditions as may be imposed by the Planning Commission and the Board of Supervisors, and provided further that said plans and specifications are in accordance with state regulations governing campgrounds, including, but not limited to Title 35.1 of the Virginia Code, as amended, and the Virginia Department of Health's Rules and Regulations Governing Campgrounds, 12 VAC 5-450-10 through 12 VAC 5-450-230, as amended from time to time.

§ 128-5 Standards.

A. Permitted camping units. Only camping units tents, tent trailers, travel trailers, camping trailers, pickup campers, motor homes, or camping cabins, as defined above, or any other device or vehicular-type structure as may be developed, marketed and used by the camping trade for use as temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel shall be allowed.

B. ~~Transient occupancy for campers is allowed. P~~permanent occupancy is prohibited. No camping unit shall shall be used as a permanent place of abode, dwelling or business. ~~or for indefinite periods of time. Continuous occupancy extending beyond seven months in any twelve-month period shall be presumed to be permanent occupancy.~~

Commented [MH3]: Just a thought - strike the first 2 sentences and replace with:

Only transient occupancy, as defined herein, for campers is permitted. Occupancy exceeding thirty (30) days is prohibited. No camping unit shall be used...

C. Site requirement/density.

- (1) ~~The minimum parcel size shall be~~ No campground shall be less than 10 contiguous acres.
- (2) The average number of campsites per developed acre shall not exceed ~~20-15~~.
- (3) Each campsite (including parking space) shall be a minimum of ~~1,600~~ 1,800 square feet of space and shall not be less than ~~25~~ 30 feet wide at its narrowest point.
- (4) A minimum of ~~20~~ 25 percent to 40 percent of the entire tract of land campground, in accordance with table below, shall be open area and/or recreation area, of which no more than 50% percent

can be a body of water. Campsites, service buildings, roads, or greenbelt shall not be included as open and/or recreation area.

Campground Size (acres)	Minimum Percent Open / Recreation Area
10 to 14.99	25 percent
15 to 19.99	30 percent
20 to 39.99	35 percent
40 or more	40 percent

- (5) Exposed ground surfaces in all parts of a campground shall be paved or covered with crushed stone or gravel or protected with a vegetative growth or other natural growth that is capable of preventing soil erosion and eliminating objectionable dust.
- (6) Each campsite shall be identified by number and section. Camping units within a campground shall be required to be located within the designated campsites.
- (7) Height Restrictions. Height of any structure shall not exceed 25 feet to be measured from the highest adjacent grade to the top of the structure. For structures located in a designated floodplain, height shall be measured from "Base Flood Elevation plus one-foot" to the top of the structure. If a structure is located below base flood elevation, the height shall be measured from the enclosure floor to the top of the structure.
- D. Recreational Facilities. Recreational facilities such as miniature golf, inground pools, picnic grounds and/or picnic shelters/pavilions, dog parks, playgrounds, jumping pillows, climbing walls, horseshoe pits, basketball, volleyball, tennis, and pickleball courts, and fishing ponds are considered accessory uses in a campground. Campgrounds shall be limited to three inground pools with a total aggregate water surface area of 7,000 square feet. Other recreational facilities proposed beyond those listed shall be considered in accordance with applicable zoning ordinance requirements. ~~Prohibited uses in a campground include shooting ranges, archery, and motorsports facilities/race track.~~ Access to recreational facilities by the general public, excluding campers and approved guests, is prohibited.
- E. Landscaping. The preservation of existing healthy regionally-native species should be prioritized. Use of regionally-native trees, shrubs and groundcovers is strongly encouraged. Landscaped areas in proximity of ponds, streams or the Shenandoah River should receive particular consideration to protect water quality and wildlife habitat.
- F. Lighting. Any lighting that is provided on the campground will ~~shall~~ be directed downwards, so as to minimize ~~not produce a glare onto~~ adjoining properties, the night sky, or public roads.
- G. Fires. Any outdoor fires on the campground shall be enclosed by a fire ring. ~~Only one fire ring per campsite shall be permitted.~~ All fire rings shall be enclosed by a durable, nonflammable material at least eight inches in height. ~~The campground operator shall provide or sell firewood for the use of campers.~~ Firewood ~~must originate in Page County and remain in Page County~~ ~~or be kiln-dried.~~
- H. Perimeter fencing. ~~Perimeter fencing is desired.~~ Where perimeter fencing is not provided, ~~the campground shall be blazed a sign shall be posted every 25 feet, and a sign shall be posted every 50 feet~~ which states: "NO CAMPERS BEYOND THIS POINT," in a minimum size of two-inch letters. The signs shall be posted on the property line of the campground.
- I. Waste and trash disposal. A proper method of waste and trash disposal is required. The location of waste

Commented [MH4]: From the enclosure floor - this assumes the structure is an enclosure. Is it intended to be measured from the base of the structure? If so, I would change it to say that it shall be measured from the base of the structure instead of the enclosure floor. If you want it to be from a floor then change it to structure floor

Commented [MH5]: I would change the wording to: Firewood must be kiln-dried or otherwise originate from Page County. All firewood must remain at the campsite. I would change remain in Page County to remain at the campsite because once it's removed from the campsite - there is no way for the campground owner/operator to be responsible for what happens to it.

(The requirement for it to originate from Page County - generally so long as it originates from the surrounding areas there isn't a concern of bringing in any sort of invasive or problematic type wood - is there a reason that it must originate from the County?)

Also, for the clause about firewood remaining in Page County - what happens if a person brings in kiln dried wood but doesn't use it all and they want to take it home with them? Who is responsible for enforcement? We could set a requirement that they post notices that all firewood remain at the campsite, but not sure what other duty they would have for this.

and trash containers within the campground shall be made available for guests and visitors, shall clearly be identified onsite and orderly maintained, and be constructed in a manner that is animal proof. It shall be the responsibility of the campground owner/operator ~~or contracted service~~ to dispose of all waste and trash off-site at a sanitary landfill permitted by the Department of Environmental Quality. Recycling is encouraged.

Commented [MH6]: It shall be the responsibility of the campground owner/operator to dispose of all waste and trash off-site at a sanitary landfill that is permitted by the DEQ. If the owner/operator utilizes a contracted service for disposal, they shall inform the County and provide a copy of such contract to the Zoning Administrator.

J. ~~Yards and setbacks. The minimum setback from property lines shall be 50 feet; a greenbelt shall be included within the setback area.~~ **Setbacks and greenbelt.** The minimum setback from property lines shall be 50 feet. To ensure sufficient screening, an equivalent greenbelt area shall be included within the setback and shall be landscaped with regionally-native and noninvasive plant materials consisting of an evergreen and deciduous mix (as approved by Page County), except to the extent that existing vegetation or natural landforms on the site provide such screening as determined by Page County. Trees shall be a minimum of six feet in height at time of planting and in staggered rows of 10 feet on center. In the event existing vegetation or landforms providing the screening are disturbed, new plantings shall be provided which accomplish the same. The effectiveness of screening shall be maintained as the plant materials mature. Unhealthy and dead plants shall be replaced within six months. A greenbelt may not be required along campground boundaries that are contiguous with Shenandoah National Park or George Washington National Forest.

K. ~~On-site operator. If an on-site operator is not provided, a point of contact for the campground shall be designated and emergency contact information provided and posted conspicuously at the campground.~~ **An on-site operator must be provided for campgrounds with five or more campsites. For four or fewer campsites without an on-site operator, a point of contact for the campground shall be designated and emergency contact information provided and posted conspicuously at the campground.**

Commented [MH7]: For campgrounds with five or more campsites, an on-site attendant must be available at all times (24 hours a day?) (???) Not sure if that's what's intended here or if you just want to have someone there part of the time.

L. **Fireworks.** Fireworks shall be prohibited within the boundaries of the campground.

M. **Drones.** The use of drones by campers is prohibited.

N. **Golf carts.** The use of electric golf carts is permitted.

O. **Special use permit requirements.** In addition to requirements listed above and in Section 128-4.C, ~~the~~ special use permit shall also consider the following on a site-by-site basis:

- (1) Maximum number of campsites, campers, and approved guests allowed.
- (2) Accessibility of emergency services.
- (3) Quiet hours ~~(to include use of generators).~~
- (4) Use of portable generators.
- (5) ~~Fireworks.~~ **Landscaping.** Use of native trees and shrubs are preferred, as well as protection of existing native vegetation. **Use of landscaped berms in the greenbelt shall be considered.**
- (6) Use of off-road vehicles ~~and gas-powered golf carts.~~
- (7) Additional **fencing and** buffer requirements adjacent to existing dwellings and areas of potential growth.
- (8) Impact of traffic on nearby residences, and mitigation thereof.
- (9) Aesthetic standards to ensure the preservation of the rural character of the surrounding area.
- (10) Location and dimensions of recreational facilities.

§ 128-6 **Health and sanitation requirements.**

- A. Requirements. All health and sanitation requirements shall be in accordance with the Virginia Department of Health Rules and Regulations Governing Campgrounds (12 VAC 5-450 et al).
- B. Service building. Campgrounds must have a service building constructed of ~~cleanable, nonabsorbent materials, maintained in good repair and in a clean and sanitary condition~~ and meeting the requirements of the Virginia Department of Health Rules and Regulations Governing Campgrounds (12 VAC 5-450 et al.). All service buildings shall also conform to ~~all existing Virginia and Page County Building Codes~~ **the Uniform Statewide Building Code.**

§ 128-7 ~~Design of access to campground.~~ **Access to campground, roads, and parking.**

- A. Location and access.
- (1) Direct access to public street. Except as stated below, no campground shall be located ~~except~~ with direct access to a public street maintained by VDOT with appropriate frontage thereon to permit appropriate design of entrances and exits. No entrance or exit from a campground shall be permitted through a residential zone.
- (2) Private road. If the proposed campground parcel does not adjoin a public street, a fifty-foot deeded right-of-way, with appropriate frontage at the public street to permit appropriate design of entrances and exits, must be obtained to provide access to the parcel. Road condition, maintenance responsibilities, and the rights of the servient tenants shall be considered in the special use permit.
- B. Entrances and exits. Entrances and exits to campgrounds shall be designed for safe and convenient movement of traffic into and out of the campground and shall be designed to minimize marginal friction with free movement of traffic on adjacent streets. All traffic into or out of the campground shall be through such entrances and exits. Entrances shall be constructed utilizing appropriate radii and grades to accommodate movement of all vehicles using/entering the campground. All entrances **and exits** onto public roads shall meet VDOT requirements.
- C. Road requirements. Interior roads and access to individual sites shall consist at a minimum of an all-weather gravel surface. All interior roads shall be a minimum width of ~~10~~**18** feet for one-way traffic and ~~20~~**24** feet for two-way traffic. **Dead-end access roads, if necessary, shall be limited to 150 feet in length, shall be provided with a cul-de-sac 60 feet in radius at the outside of the curb. No roads within a campground shall have any grade exceeding 12%.** No campsite shall have direct access to a public street.
- D. **Parking Requirements.** Each campsite shall include a minimum of two parking spaces. **Additional parking spaces are required for any accessory uses and heavy traffic. No parking is allowed outside of designated parking spaces.**
- E. **Speed limit.** General speed limit in a campground shall be posted and shall not exceed 15 miles per hour.

Commented [MH8]: ... no campground shall be permitted without direct access to a public street

§ 128-8 ~~Yards and setbacks.~~

~~The minimum setback from property lines shall be 50 feet; a greenbelt shall be included within the setback area.~~

§ 128-9 ~~On-site operator.~~

~~If an on-site operator is not provided, a point of contact for the campground shall be designated and emergency contact information provided and posted conspicuously at the campground.~~

§ 128-108 **Violations and penalties.**

~~Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating, causing or~~

permitting the violation of any of the provisions of this chapter shall be guilty of a misdemeanor and, upon conviction thereof, may be fined up to \$2,500 or imprisoned for up to 12 months, or both. Such person, firm or corporation shall be deemed to be guilty of a separate offense for each and every day during which any portion of any violation of this chapter is committed, continued or permitted by such persons, firm or corporation and shall be punishable as herein provided. Failure to obtain a permit or to otherwise comply with the requirements of this article shall be subject to the penalties and provisions as set forth in § 125-63 through § 125-63.4. Each day of operation after notification of noncompliance shall constitute a new and separate violation.

§ 128-419 **Conflicts.**

If any provision of this chapter conflicts with any other provision of the Zoning Ordinance of the County of Page, Virginia, the more stringent provision shall apply.

§ 125-4: Definitions

QUARRY OPERATION (LIGHT): The processing and/or storing of extracted stone, sand, or gravel that does not transform the initial chemical composition of the extracted product.¹

SOIL BORROWING: The extraction and immediate transportation of soil or earth from one location to another location for construction or landscaping purposes.

EXTRACTION: The process of removing valuable material, including stone, sand, gravel, soil, or other minerals, from the ground surface or underground. Extraction methods may include drilling, blasting, and/or mechanical extraction methods, which may include the use of excavators, loaders, conveyor systems, and hauling vehicles.

PROCESSING: The operations and techniques used to extract valuable material and transform to a more refined or usable form, typically for commercial purposes. Processing may include crushing and grinding, gravity separation, magnetic separation, and other methods of refining.

Commented [JH1]: Removed all instances of the word "light."

Commented [JH2]: This use would be added to A-1, C-1, and I-1 by SUP, subject to the supplemental regs specified below.

Commented [JH3]: I changed this phrase to match Rockingham County's. I think their wording is better. Whether the PC wants it included in the definition at all is still to be determined.

Commented [JH4]: This use would be added to all zoning districts as a by-right use.

Commented [JH5]: Added this language to specify possible means of extraction.

§ 125-30.23 Quarry operation (light)

A. Light quarry operations as defined in § 125-4 shall be subject to the following application and design requirements. These requirements shall supplement the applicable general zoning district regulations stated in Article IV of this chapter and the standards and procedures for special use permits stated in § 125-54 of this chapter.

B. Light quarry operations may include on-site sale of quarried material as an accessory use.

C. Each light quarry operation shall be subject to the following standards:

- (1) No structure, processing machinery, or storage of stone, sand, or gravel shall be located closer than 300 feet to any lot line.
- (2) No structure, processing machinery, or storage of stone, sand, or gravel shall be located closer than 500 feet to any dwelling on adjacent properties [or alternatively: "except those located on the same property as the light quarry operation"].
- (3) Extraction and processing activities shall only be conducted between the hours of 8:00 a.m. and 5:00 p.m. on Mondays through Fridays. Loading, unloading and sale of stone, sand, or gravel shall occur between the hours of 8:00 a.m. and 6:00 p.m. on Mondays through Fridays and between the hours 8:00 a.m. and 1:00 p.m. on Saturdays. No quarrying activities shall be conducted on Sundays.
- (4) All light quarry operations shall be conducted in accordance with Title 45.2 of the Virginia Code or other state and federal laws, as required.

Commented [JH6]: Discuss.

Commented [JH7]: Discuss.

Commented [JH8]: Discuss.

Commented [JH9]: Changes made based on PC discussion at 6/13 Regular Meeting.

¹ Rockingham County defines a "quarry operation" as follows: "The extraction and processing of stone, sand, gravel, or topsoil, wherein processing does not transform the initial chemical composition of the extracted product. May involve the sale of quarried products." It is allowed by SUP in A-1, A-2, and I-1.

D. A special use permit shall be required for a light quarry operation existing at the date of enactment of this section in an Agricultural District, Woodland Conservation District, or Industrial District. The special use permit application must include:

- (1) A property management plan demonstrating how the proposed quarry will be managed and how the impact on neighboring properties will be minimized.
- (2) A safety plan demonstrating how the safety operator(s), employee(s), and customer(s) will be protected. A copy of the proposed evacuation plan must be included.
- (3) A site plan, at a minimum scale of one inch to 50 feet, for the proposed light quarry operation, which shall include:
 - a) The proposed location and boundaries of the proposed operation.
 - b) The proposed setbacks from the property line of the excavation area(s) and the processing and/or sale areas.
 - c) The proposed sources and location of water supply
 - d) The proposed method and location of sewage disposal system.
 - e) The proposed location of wasted containers and method of trash disposal.
 - f) The proposed description and location of all interior roads to include width and surface type.
 - g) The proposed location and dimensions of vehicle parking areas.
 - h) The proposed description and location of all buildings and/or structures, including but not limited to offices, service buildings, maintenance buildings, storage buildings, etc. Must also include location of any existing buildings or structures.
- (4) A landscaping plan for screening, fencing, and preserving/planting non-invasive trees to preserve the rural character of the surrounding area. This plan shall include:
 - a) A map which shows the proposed location and boundaries of the proposed excavation area(s) and the processing and/or sale area, the setbacks and all landscaped areas, including the location and description of types of vegetation, and spacing of vegetation.
 - b) A description of existing vegetation.
 - c) A description of the dimensions of all landscaped areas and proposed tree, shrub and groundcover species.
- (5) A detailed description regarding what means of extraction will be used to collect and remove stone, sand, or gravel, and whether that extraction will be on or below the existing surface level.
- (6) A detailed description regarding what means of processing will be used to process or refine the stone, sand, or gravel before the material is transported from the quarry operation site.
- (7) Such other pertinent information as the Page County Zoning Administrator may deem necessary.

E. Criteria for Considering Special Use Permit: In addition to requirements listed above, the special use permit shall also include consideration of the following on a site-by-site basis:

Commented [JH10]: The Planning Commission did not discuss changes made below this point at the 6/13 meeting.

Commented [JH11]: This may be superfluous given state jurisdiction, but only if we can conclude that our quarry operations would always fall under Virginia Energy oversight.

Commented [JH12]: Much of this language and structure was borrowed from the proposed campground ordinance, which has not yet been approved by the Planning Commission or Board of Supervisors.

Commented [JH13]: Added this section since the 6/13 draft version.

- (1) The maximum size and location of extraction areas and overall operation area.
- (2) Impact of traffic on nearby residences, and mitigation thereof.
- (3) Accessibility to emergency services.
- (4) Landscaping. Use of native trees and shrubs are preferred, as well as protection of existing native vegetation. Use of landscaped berms in the setback area shall also be considered.
- (5) Additional fencing and buffer requirements adjacent to existing dwellings and areas of potential growth.
- (6) Aesthetic standards to ensure the preservation of the rural character of the surrounding area.
- (7) Limitations on means and timing of extraction and processing of material.

Commented [JH14]: Ms. Grech has suggested there may need to be a maximum set on one or both of the sizes of extraction and overall operation area. If so, this may need to be moved to standards section and reworded. Staff just notes that quarry sizes can significantly vary.

Commented [JH15]: Fixed typo.

Commented [JH16]: I included "timing" here in case the PC would like to allow more strict timing constraints placed on specific operations, but this could be removed given language in standards section. I also think it may be more appropriate to move this to item 3 on this list.

DRAFT 6/20/23

Extraction

1. **Drilling:** Drilling is a common method used to create holes or boreholes in the quarry face or floor. It is typically done using drill rigs equipped with specialized drill bits. The purpose of drilling is to prepare blast holes or to obtain core samples for analysis and assessment of the material quality.
2. **Blasting:** Blasting is a controlled explosion technique used to break large blocks or masses of rock into smaller, more manageable pieces. It is commonly employed in quarries to extract hard rock materials like granite, limestone, or marble. Blast holes drilled in the quarry face are loaded with explosives, and the controlled detonation fractures the rock into fragments. The broken material is then further processed using mechanical means.
3. **Mechanical Extraction:** Once the material has been fragmented through drilling and blasting, mechanical methods are employed to extract and handle the broken rock. The specific equipment and techniques used can vary depending on the type of material and the scale of the quarry. Common mechanical extraction methods include:
 - **Excavators:** Large hydraulic excavators are often used to remove the broken rock and load it onto haul trucks or conveyor systems for transportation.
 - **Loaders:** Front-end loaders may be used to load smaller trucks or feed processing equipment.
 - **Haulage:** Haul trucks, ranging from smaller rigid-frame trucks to larger articulated haulers, are employed to transport the extracted material from the quarry face or pit to the processing plant or stockpile area.
 - **Conveyor Systems:** Conveyor belts or systems are utilized to transport the extracted material over longer distances within the quarry or to transfer it to the processing area. This helps in minimizing the need for truck transportation and streamlining the material handling process.
4. **Other Techniques:** Depending on the specific requirements of the quarry and the material being extracted, additional techniques may be employed. These can include wire sawing, diamond cutting, or specialized methods for extracting specific types of stone or dimensional blocks.

Processing

1. **Crushing and Grinding:** The mined ore is typically crushed and ground into smaller particles to increase the surface area, making it easier for subsequent processes to extract the desired minerals.
2. **Gravity Separation:** This process utilizes the difference in density between minerals to separate them. Heavy minerals settle under the influence of gravity, while lighter gangue materials are carried away.
3. **Froth Flotation:** This method is widely used for the separation of minerals from the ore. It involves adding specific chemicals (collectors and frothers) to create bubbles, which selectively attach to and float the desired minerals while leaving behind the unwanted gangue material.
4. **Magnetic Separation:** Magnetic properties of certain minerals are exploited in this process. Magnetic separators are used to attract and separate magnetic minerals from non-magnetic ones.
5. **Smelting:** For certain metals, such as copper, lead, or zinc, smelting is employed to extract them from the concentrated ore. Smelting involves heating the ore to high temperatures in a furnace, causing the desired metal to separate and be collected.
6. **Refining:** After the initial extraction, some metals may undergo further refining processes to remove impurities and achieve the desired purity or quality. Refining methods can include processes like electrolysis, solvent extraction, or precipitation.