



**AGENDA**  
**Page County Planning Commission**  
**Regular Meeting**  
**Board of Supervisors Room- County Government Center**  
**103 South Court Street, Luray, VA 22835**  
**August 8, 2023 - 7:00 p.m.**

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

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**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- July 25, 2023
- B. Appointment of Clerk
- C. Discussion of a Subdivision Subcommittee
- D. Zoning and Subdivision Subcommittee Report

Tracy Clatterbuck  
Chairman Burner  
Cathy Grech

**Unfinished Business**

- A. Zoning Ordinance Amendment- Quarries
- B. Review of the Campground Ordinance Draft
- C. Review and discuss updates to the Page County Zoning Ordinance (Chapter 125)

Josh Hahn  
Josh Hahn

**Open Citizen Comment Period**

**Chairman's Report**

**Clerk's Report**

**Adjourn**

**MINUTES**  
**PAGE COUNTY PLANNING COMMISSION**  
**July 25, 2023**

**Members Present**

Catherine Grech, Secretary, District 1  
Jared Burner, Chairman, District 3

Chris Adams, District 2  
Isaac Smelser, District 4

**Members Absent**

William Turner, Vice Chairman, District 5

**Staff Present**

Tracy Clatterbuck

Josh Hahn

**Call to Order**

Chairman Burner called the July 25, 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. Smelser made a motion to approve the agenda as presented. The motion was seconded by Mr. Adams. The motion passed unanimously (3-0). [Ms. Grech had stepped out of the room at this time.]

**Public Hearing**

**A. Stonyman Agricultural and Forestal District Renewal for 2023**

Ms. Clatterbuck stated that the material was the same as what had been presented when it was introduced. Exhibit 1 is an overview map, and a larger version of it is on the wall. It includes parcels that are already in the district, as well as parcels that have applied to be in the district. The ones highlighted in pink are prior applicants who did not reapply to be in the district. As required by state code, all of the applicants who had applied were notified of the public hearing, as well as adjoining landowners. Ms. Clatterbuck did receive some phone calls asking if they needed to do anything, and that was about it. The advisory committee met several times to discuss applications received. As a result, they did recommend to the Planning Commission the parcels that are included in the overview map. She welcomed any questions.

Chairman Burner opened the public hearing at 7:03. Ms. Clatterbuck indicated that there were no speakers. Chairman Burner closed the public hearing at 7:03.

Chairman Burner asked if there was any discussion. There was none. Mr. Smelser made a motion to recommend approval of the Stonyman Agricultural and Forestal District Renewal for 2023, as presented, to the Board of Supervisors. Mr. Adams seconded the motion. Chairman Burner asked for a roll call. The motion passed unanimously (4-0).

**New Business**

**A. Adoption of Minutes- July 11, 2023**

Chairman Burner allowed for some time to review the minutes. He asked if there were any changes that needed to be made, and there were no changes recommended. Mr. Smelser made a motion to approve the minutes for July 11, 2023 as presented. Ms. Grech seconded the motion. The motion passed unanimously (4-0).

**Unfinished Business**

**A. Review of the Campground Ordinance Draft**

Mr. Hahn reminded the Commission that we did not review the majority of the County Attorney's comments at the last meeting. He noted that the packets included a document outlining one change recommended by staff and endorsed by the County Attorney regarding height restrictions, which resolved comment "MH7" in the draft dated July 20, 2023. The draft ordinance also includes comments that referred to recommendations made by Nina Fox. He recommended the Planning Commission work from the beginning of the draft to review comments.

The first comment regarded the definition for "greenbelt" on Page 2. Ms. Grech stated that the answer to Mr. Helm's second question, which was whether the language referred to the road running into and out of the campground, is "yes." It was agreed that there were no language changes necessary.

The Commission accepted the change on Page 3 to move "transient occupancy" to its appropriate place, alphabetically.

Regarding Mr. Fox's recommendation to allow campgrounds in the C-1 District, Ms. Grech recommended we return to this later in the review discussion.

Regarding Mr. Helm's recommendation for alternative language under the narrative section of the application requirements, "A list of all campgrounds currently owned or being operated as well as those previously owned or operated," Ms. Grech indicated approval. The rest of the Commission agreed.

Regarding transient occupancy under standards, Michael recommended striking the first two sentences and replacing with alternative language: "Only transient occupancy, as defined herein, for campers is permitted. Occupancy exceeding thirty (30) days is prohibited. No camping unit shall be used..." Ms. Grech indicated approval. The rest of the Commission agreed.

Regarding height restrictions on Page 6, Ms. Fox had recommended increasing the maximum height of 25 feet. Ms. Grech stated that there were two options: keep it as it is or take into account Ms. Fox's and Chairman Burner's suggestions to not create exceptions to zoning district height limitations. She suggested just removing the "Height Restrictions" section C(7), since it is already in the zoning ordinance. She asked Mr. Hahn if he had verified the height of the slide at Bluewater and Yogi's, and he said no. Ms. Clatterbuck stated that she believes the Bluewater slide is 31 feet, and she didn't know what the slide at Yogi's is. Ms. Grech stated that the subcommittee's thoughts regarding height restrictions started with cabins, but language regarding a second story replaced that. This language was more about other buildings in the campgrounds or recreational facilities. Mr. Smelser agreed, stating that overall, they were just trying to keep things underneath the tree line, and Ms. Grech agreed. She recommended moving the height restriction language from C(7) to D, and state that "Recreational facilities shall be limited to height of 25 feet." Mr. Smelser stated there is already a height restriction of 35 feet. He asked, while we can be more restrictive, is there a good reason to be more restrictive. Ms. Grech answered that it would be to not have garish colors for slides or other really tall structures protruding the trees, because we are a rural community, and our comprehensive plan states that we are trying to preserve our rural character. She doesn't think that very tall structures are compatible with this, and this was a conversation that we had at the subcommittee level. She suggested that the 25 feet restriction be moved to recreational facilities Things like lodges would be acceptable, but recreational facilities would be limited to 25 feet. She read off the recreational facilities listed currently in section D, and stated she didn't think any of them would need to be higher than 25 feet. Chairman Burner asked if slides would be permitted as part of pools, and there was some discussion. Ms. Clatterbuck stated that she would interpret this as written to allow slides as an accessory to

inground pools. Chairman Burner said his only concern was if we limited recreational facilities to 25 feet, and a separate SUP came in for a taller slide, would the height restriction limit that. There was some clarifying discussion on this. Ms. Grech stated that recreational facilities outside of the list in section D would be a special use, and at some point the Board of Supervisors may direct the Planning Commission to develop regulations for those. Ms. Grech mentioned that this plays into the conversation about allowing campgrounds in the Commercial zone. If we allowed it, there would be no height restriction. Mr. Smelser stated that the fairest thing to do would be to just go with whatever the zoning district requires. Chairman Burner expressed agreement. Ms. Grech stated that the point of supplemental regulations is to make exceptions, and that we are not bound to what the zoning district says. Do we really want to see these tall facilities, such as what she believes Ms. Fox referred to as indoor waterparks? Chairman Burner stated someone right next door could put up a 35-foot structure, and we can't stop them. Ms. Grech stated that a 35-foot house may not be as much of an eyesore as a recreational facility of 35 feet and all kinds of colors. Mr. Adams and Mr. Smelser expressed they preferred to leave it to the district standard. Mr. Hahn asked for clarification that the Planning Commission wanted to strike section C(2) on "Height Restrictions" and not move that language to section D. Ms. Grech asked if we could take a formal motion on this, and Chairman Burner asked for a motion. Mr. Smelser made a motion to strike 128-5-C(7) from the campground ordinance draft dated 7/20/2023. Mr. Adams seconded the motion. Chairman Burner asked for a roll call. Ms. Grech noted that her vote was with the reservation that we should have a limitation on recreational facilities, and she didn't know if that would be a separate motion. Chairman Burner said it would be a separate motion. The motion passed unanimously (4-0). Ms. Grech made a motion that we include a limitation of 25 feet in height for recreational facilities. Chairman Burner asked if there was a second, and there was no second. Therefore, the motion failed.

Mr. Hahn noted that with the removal of section C(7), the County Attorney's and staff's comments regarding base flood elevation are no longer necessary to discuss.

Mr. Hahn moved on to Ms. Fox's recommendation to allow the general public to be allowed to use recreational facilities up to the daily occupancy of the campground. He noted that "daily occupancy" is not defined. Ms. Grech stated that she agreed with what the Chairman said last time, that approved guests would include anybody who the campground approves according to their special use permit. She believed this was understood in the language. Chairman Burner asked Ms. Clatterbuck if she would interpret the language that way, and Ms. Clatterbuck stated yes. There was further discussion about this. Ms. Grech recommended changing the last part of the sentence to "...and guests as approved by the conditions of the SUP...". Mr. Hahn stated he would make that change.

Mr. Hahn moved on to the County Attorney's comments related to kiln-dried wood. Ms. Grech stated that she agreed with the County Attorney's alternative language. Mr. Hahn read this aloud, along with the County Attorney's comments. He noted that Mr. Helm's main issue appeared to be related to enforceability. Chairman Burner stated that the whole reason for this was attempting to prevent invasive pests. Mr. Smelser asked Chairman Burner if he would recognize a speaker from the audience, and Chairman Burner agreed. Charlie Newton stated that guidance from the Department of Forestry is to not transport wood to avoid transporting pests. If it is kiln-dried, then the pests aren't there. If it is Page County wood, don't take it to Madison County or elsewhere. He stated we need to mention that. Mr. Smelser thanked Mr. Newton. There was further discussion regarding enforceability of keeping the firewood within Page County. Ultimately, the Commission agreed on the following language for the last sentence: "Firewood must be kiln-dried or otherwise originate from Page County. All firewood must remain in the campground."

Mr. Hahn moved on to waste and trash disposal. The County Attorney had alternative language that was more specific. Ms. Grech indicated that the recommended language was fine, and the Commission agreed.

Mr. Hahn moved on to language regarding on-site operators. Ms. Fox had recommended that the two references to an on-site operator be changed to “an on-site operator, contracted service, or employee.” He noted that this was related to Ms. Fox’s stated concern that the definition of operator is such that this would essentially require an administration or management-level person to be onsite for 24 hours, and a lot of campgrounds will have a night watchman. Ms. Grech stated that an easy way around this would be Chairman Burner’s recommendation from last time to use “on-site operator or designee.” Mr. Hahn noted that this same wording was originally recommended by Ms. Fox, but he had expressed concern that the wording could conceivably allow campgrounds to designate campers in this role. The Commission accepted Ms. Fox’s recommendation. Mr. Hahn noted that this seemed to resolve the County Attorney’s question in this same section.

Mr. Hahn moved on to Ms. Fox’s recommendation that the requirement for an on-site operator be increased from five or more to ten or more campsites. Ms. Grech stated that when this was discussed in subcommittee, we understood this recommendation originally came from Mr. Weakley, so we ultimately decided to take his recommendation. The Commission decided to keep the language, as is.

Mr. Hahn moved on to the County Attorney’s recommendation regarding location and access. The Commission accepted the County Attorney’s recommended changes to state “...no campground shall be permitted without direct access to a public street...”

Mr. Hahn stated that the last thing to discuss was allowing campgrounds in the C-1 District. Ms. Grech recommended we keep it as is, and if we decide or are directed to include recreational facilities as a separate use, we can come up with specific regulations for that use. If we find that these are not compatible with the campground ordinance, we can change the ordinance at that time. She stated that the only obstacle to allowing campgrounds in C-1 is recreational facilities. There was further discussion. Mr. Hahn stated that as someone who staffed the campground subcommittee, we didn’t really consider the revisions with the idea that it would be allowed in the C-1 district. If the Planning Commission were to consider that, he would probably recommend it go back to subcommittee to consider the possible ramifications. In theory, it’s a good use in C-1. But it currently isn’t, and this would be a big change. Ms. Grech agreed, stating that the subcommittee purposefully avoided this issue because it would have been a can of worms. Mr. Hahn stated that if the current version were to go to the Board, staff would have an opportunity to comment. He would make sure to note that this was discussed at length at the Planning Commission level and request that if the Board feels it should be added to C-1, then staff recommends sending it back to the Planning Commission to reconsider. Chairman Burner agreed, stating that he thinks the draft with tonight’s changes is ready to move on to public hearing.

Ms. Grech stated that we currently have a minimum size of 10 acres in the draft. She had previously asked Ms. Clatterbuck if we had received applications for small, “mom-and-pop” campgrounds, and there was no interest. Nowadays, people just build a cabin and use it as a short-term rental. We may have been trying to make a decision on a false problem. She submitted that we may want to rethink this and have a larger minimum for campgrounds, since there is no interest in smaller campgrounds. Mr. Adams asked why we would need to make a change, and Ms. Grech answered to be congruent with other uses. Mr. Smelser stated he doesn’t think it benefits us anything to raise it. We’ve run the models, and everything looks good. In his opinion, a larger number is cutting someone out and forcing it to be a larger operation.

Mr. Smelser made a motion to send the campground ordinance draft to public hearing at the next available date. Mr. Adams seconded the motion. Chairman Burner asked for a roll call. The motion passed unanimously (4-0).

Ms. Grech asked if Mr. Hahn would provide the Commission with the final text to review before the public hearing, and Mr. Hahn confirmed.

**B. Zoning Ordinance Amendment – Quarry Operation**

Ms. Grech stated that there was something she wanted to discuss before moving on to Quarry Operations. Chairman Burner had mentioned at the last meeting that he planned to write a letter to the Board of Supervisors asking for more members in the Planning Commission. Chairman Burner stated that he has not had time to write the letter yet. He is also going to get some data from Mr. Hahn to help support his request. Mr. Hahn noted that Ms. Moler did bring this up to the Board of Supervisors during the Administrator's time at the last Board of Supervisors meeting, but that doesn't mean the Chairman shouldn't move forward with a letter to support this request. Ms. Grech asked about the subcommittee that was created last time to work on "procedural" portion of the zoning and subdivision draft. Mr. Hahn stated that he had discussed this with Ms. Clatterbuck, and it was staff's recommendation that the subcommittee work on Article 1 and 2. Mr. Grech asked if next Tuesday would work for Mr. Adams, and he said yes. The consensus was to schedule that meeting at 4 pm. Mr. Hahn confirmed that he would send an email with the agenda.

Chairman Burner returned to Quarry Operations. Mr. Hahn stated that the Commission had requested he contact Matthew Kretsch from Virginia Energy regarding some general questions discussed at the last meeting. Mr. Hahn stated that he requested general feedback from Mr. Kretsch and had included a selection of the draft minutes reading this topic. Mr. Kretsch had responded, offering to attend an upcoming meeting. The next one he is able to attend is the August 8 Regular Meeting. Mr. Hahn requested that the Planning Commission discuss or email him potential questions that he can forward along to Mr. Kretsch in advance of the August 8 meeting so that Mr. Kretsch will have an idea of the kinds of questions he might be asked. Mr. Hahn noted that the Planning Commission had also asked that the draft be forwarded to legal. Mr. Helm was out of the office last week and has not had time to respond. Because of that, and because of this development that Mr. Kretsch would be available to attend a meeting, Mr. Hahn asked Mr. Helm to hold off on providing legal comment, as the draft may change significantly after Mr. Kretsch's feedback.

Chairman Burner asked if Mr. Hahn needed a list of questions tonight, and Mr. Hahn stated that he would record any questions they had, or the Commission members could email him the questions within the next couple of days and he would combine those questions to a single list.

Mr. Hahn noted one correction that Mr. Kretsch had with regards to something Mr. Hahn had stated at a previous meeting. Per Mr. Kretsch: [O]ur Department will review any applications for a Va. Mineral Mining License from a potential mine operator throughout the state without prior approval from the local governing body. What I may have mentioned to you at one time or another over the phone was that we typically 'recommend' that they receive approval from the local zoning commission prior to submitting an application to our Department." Mr. Hahn stated that he had previously indicated that Virginia Energy required applicants to first work through local approval processes, but this is just something that Virginia Energy recommends to the applicant.

Mr. Hahn also referenced a report that his counterparts in Shenandoah County had found in their own research regarding a potential 1,650 feet setback from active quarries due to particulate matter and increased risk of respiratory issues. He had sent the Planning Commission a link to this

article last week. Chairman Burner asked if it was 1,650 feet from the processing site or the edge of the quarry, and Mr. Hahn said his reading was from the processing site.

Ms. Grech stated that she had done some research, herself. It reminded her of the process with industrial solar; we didn't know much about it, but the more we learned the more concerned we were. The more she looked at the environmental impacts of quarries, the more cautious she became. Warren County requires an environmental impact statement for quarries, and she feels that this would be a good idea to have. We want to look at how other localities that border Shenandoah National Park regulate quarries. There can be a lot of dust and noise created by quarries. She stated that she comes from a mountainous area, and there can be a lot of echoing and reverberation from crushing. She stated that crushing can be anywhere from 90 to 120 dB, and this is not a linear curve. For comparison, this is the sound of a jet plane at 300 feet or a busy street at 30 feet. She is asking more questions than she had at the end of the last meeting. She will have a lot of questions for Mr. Kretsch. She thinks we need to address decommissioning, environmental inventory and impact statement, sound, and particles. Particles from aggregate or silica can be extremely damaging to people's health. She noted that in a bowl-situation, it can accumulate and be toxic. We need to be very careful. She also looked into blasting, which can be heard for miles. In Front Royal, she believes it can be heard from Riverton to the other side of Front Royal. We need to be careful of traffic. Unless we know how the state is regulating traffic, we are not going to know where the loopholes are. We need to do our due diligence.

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

The Commission discussed and reviewed the proposed use matrix provided by the Berkley Group dated November 3, 2021. The Commission used a document comparing our current uses with Berkley Group's proposal, which also showed further changes proposed by the Planning Commission in recent months. Discussion included two-family dwellings, family day homes, and temporary family health care structures.

**Adjourn**

Mr. Smelser made a motion to adjourn the meeting. The motion was seconded by Mr. Adams. The meeting was adjourned at 8:27 p.m.

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**Jared Burner, Chairman**

§ 125-4: Definitions

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

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

§ 125-30.23 Quarry operation

A. 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. Quarry operations may include on-site sale of quarried material as an accessory use.

C. Each 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.
- (3) Extraction and processing activities may be conducted between the hours of 8:00 a.m. and 5:00 p.m. on Mondays through Fridays. Extraction and processing activities outside of these hours shall be considered as a condition of the SUP. 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) A quarry operation must be accessed directly from a state-maintained road.
- (5) All quarry operations shall be conducted in accordance with Title 45.2 of the Virginia Code or other state and federal laws, as required.

D. A special use permit shall be required for a 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:



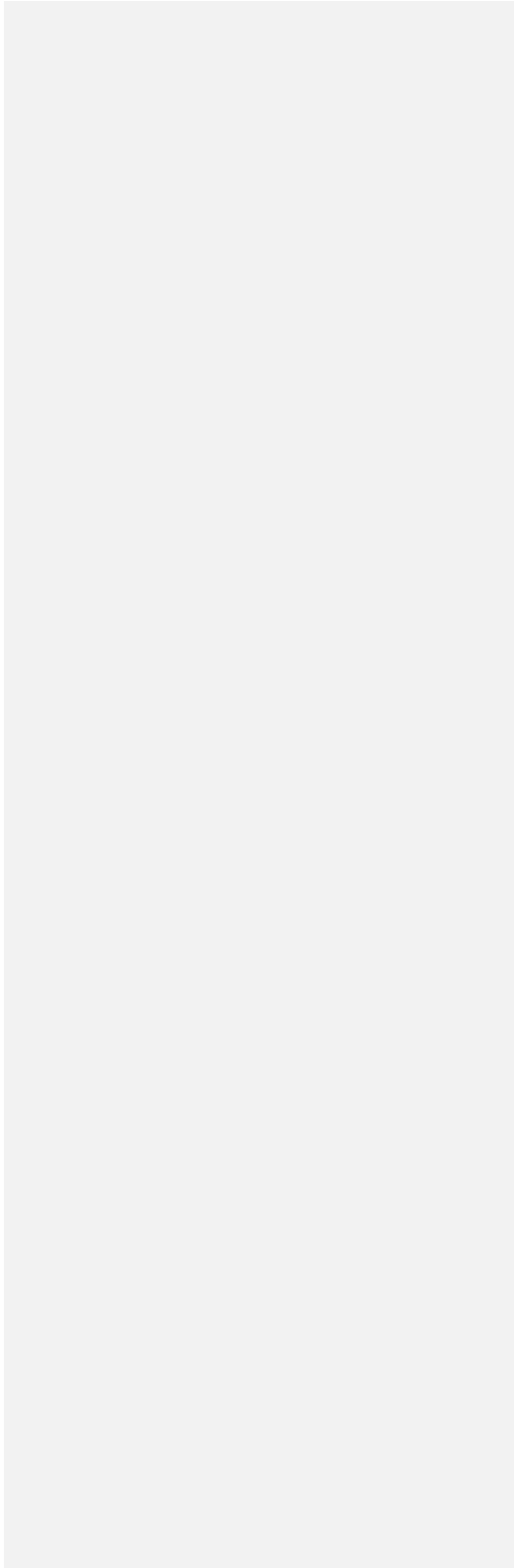
- (1) A property management plan demonstrating how the proposed quarry will be managed and how the impact on neighboring properties will be minimized.
- (2) A site plan, at a minimum scale of one inch to 50 feet, for the proposed quarry operation, which shall include:
  - a) The proposed location and 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.
- (3) 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.
- (4) 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.
- (5) 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.
- (6) 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:

- (1) The maximum size and location of extraction areas and overall operation area.
- (2) Impact of traffic on nearby residences, and mitigation thereof.
- (3) Considerations regarding the means and timing of extraction and processing of material.
- (4) Accessibility to emergency services.

- (5) 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.
- (6) Additional fencing and buffer requirements adjacent to existing dwellings and areas of potential growth.
- (7) Aesthetic standards to ensure the preservation of the rural character of the surrounding area.

DRAFT 7/20/23



# 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**.

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### § 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),**

trails, or recreation areas.

### **MINIMUM PARCEL SIZE**

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

### **OCCUPANCY**

~~The presence of overnight guest(s) 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.

## 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.

## 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 a list of all campgrounds currently owned or being operated as well as those previously owned or 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, 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.**
  - 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. Only transient occupancy, as defined herein, for campers is permitted. Occupancy exceeding thirty (30) days is prohibited. Permanent occupancy 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.~~
- 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.
- 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 guests as approved by the conditions of the SUP, 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 be kiln-dried or otherwise originate ~~in~~ from Page County and remain in Page County. **All firewood must remain in the campground.**
- 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 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 to dispose of all waste and trash off-site at a sanitary landfill permitted by the Department of Environmental Quality. 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. Recycling is encouraged.
- 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, contracted service, or employee must be provided for campgrounds with five or more campsites. For four or fewer campsites without an on-site operator, contracted service, or employee, a point of contact for the campground shall be designated and emergency contact information provided and posted conspicuously at the campground.
- 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 permitted without** 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.

~~§ 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.

**§ 128-119 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.