

MINUTES
PAGE COUNTY PLANNING COMMISSION
March 14, 2023

Members Present

Catherine Grech, Secretary, District 1 Isaac Smelser, District 4
Jared Burner, Chairman, District 3

Members Absent

Chris Adams, District 2 William Turner, Vice Chairman, District 5

Staff Present

Josh Hahn

Call to Order

Chairman Burner called the March 14, 2023 Page County Planning Commission Regular Meeting 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. Mr. Hahn conducted an attendance roll call, noting that Mr. Turner and Mr. Smelser were absent.

Adoption of Agenda

Ms. Grech made a motion to adopt the agenda as presented. Mr. Smelser seconded the motion. The motion passed unanimously (3-0).

Citizen Comments on Agenda Items

None

New Business

None

Unfinished Business

A. Campground Subcommittee Report

Ms. Grech noted that the meetings have been very productive. At the last meeting, Mr. Jeremy Baldwin attended as a representative of a current campground operator and provided valuable input. Ms. Grech noted that Ms. Yvonne Berezoski will also be participating in the committee. She is unable to attend the next scheduled meeting but plans to submit comments on the current draft document. The committee continues to work toward making recommended changes to the ordinance, including but not limited to, recreational facilities and uses, road standards, etc.

B. Zoning Ordinance Amendments- Riding Stables or Academies and the Industrial Zoning District

Chairman Burner stated he was finally able to review Mr. Helm's comments on the proposed amendments. Due to confusion in the proposed "intensive agriculture" definition recommended by The Berkley Group, he recommended striking the definition (for the time being), and also striking the "intensive agriculture" use in the Agriculture (A-1) zoning district. He also suggested they change the definition of "meat" as recommended by Mr. Helm to read: "The tissue of an animal when used for food". He further recommended they change the word "manufactures" to "manufactured" in Section 125-13.B(5) as recommended by Mr. Helm. Lastly, he recommended the proposed amendments related to riding stables or academies remain as drafted as legal had no concerns with that. Ms. Grech made a motion to make the above-mentioned changes to the

proposed draft and recommend approval to the Board of Supervisors. The motion was seconded by Mr. Smelser. The motion passed unanimously (3-0).

- 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.

Open Citizen Comment Period
None

Chairman's Report
None

Clerk's Report
None

Adjourn
Mr. Smelser made a motion to adjourn. The motion was seconded by Ms. Grech. The motion passed unanimously. The meeting was adjourned at 8:16 p.m.



Jared Burner, Chairman