

MINUTES
PAGE COUNTY PLANNING COMMISSION
March 23, 2021

Members Present

Catherine Grech, District 1
Steve Atkins, District 2
Gary Huffman, District 4

Donnie Middleton, District 2
Jared Burner, Chairman, District 3
William Turner, Secretary, District 5

Members Absent

James Holsinger, District 4

Keith Weakley, Vice Chairman, District 3

Staff Present

Tracy Clatterbuck

Brooke Newman

Call to Order

Chairman Burner called the March 23, 2021 Page County Planning Commission Regular Meeting to order in the Board of Supervisors Room located at the Page County Government Center, 103 S Court Street, Luray, Virginia at 7:00 p.m. The call to order was followed by *The Pledge of Allegiance* and a *Moment of Silence*.

Adoption of Agenda

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

New Business

A. Michael W. Painter – Special Use Permit Application

Ms. Clatterbuck presented the following staff report:

Michael W. Painter has filed an application for a SUP to operate a banquet/event facility located south on River Road, 0.25 miles from US Hwy BSN 340 W, on the right, Stanley, VA. The parcel is identified by tax map number 70-A-117 (*containing 203.78 acres*). The property is currently zoned as Agriculture (A-1). The property is improved with an existing barn and other numerous accessory structures. The applicant is proposing to use the existing 48x96 barn and designated parking area as part of the banquet/event facility. Pursuant to § 125-10 D. (16) of the Page County Zoning Ordinance, banquet facilities and event facilities require a SUP.

Virginia Department of Transportation (VDOT) – Per Jeff Nicely with VDOT, "VDOT has no issues with the proposed use once a new entrance is constructed. The existing entrance at this site does not meet the minimum sight distance standards. VDOT has located a location for a new moderate volume commercial entrance at the property approximately 570' south of Rt. 340. A VDOT Land Use Permit will be required to construct the new entrance. VDOT will work with the owners engineer to approve the design of the new entrance. At the time of events, no parking or signage is allowed on the VDOT Right of Way." Staff recommends that we make the requirements for VDOT as a condition of the SUP, and give the applicant six months to complete the work (from the date of approval of the SUP).

Health Department- Per Herbert Cormier with the Health Department, "This Health Department has reviewed the request for comments for a Special Use Permit to operate a proposed Event Center for hosting wedding venues & river weddings.... The Health Department has no objections to the issuance of the Special Use Permit. Based upon information provide by an OSE (On-site Soil Evaluator), the existing well is registered with the Office of Drinking Water (ODW). Prior to issuance of an Operation Permit for the sewage disposal system, additional supporting documentation must be provided to this Health Department demonstrating how the sewage disposal system is capable of serving the sewage disposal needs to the Event Center...." The applicant is currently working with Gerald Dovel (On-site Soil Evaluator) along with the

local Health Department on obtaining the required health permits. Staff recommends that we make approval of the well and septic permits as a condition of the SUP, and give the applicant six months to complete the work (from the date of approval of the SUP).

Building Official- Per James Campbell, Page County Building Official, the applicant was required to obtain a structural inspection and load rating report on the existing barn by a licensed engineer. He contracted with Racey Engineering to complete the study. A copy of the report has been provided in your packet. Per Racey Engineering, "the building was found to be suitable to support 200-person occupancy". This report has been reviewed and accepted by Mr. Campbell. Building permits will be required for any code related items.

The project site falls within the "Agricultural Protection Tier" and into the designation of "Farmland of Statewide Importance". Regarding the Page County Comprehensive Plan, according to Volume 1, Section 2.2 of the Comp Plan, *"the purpose of the Agricultural Protection Tier is to protect agricultural uses and preserve the rural lifestyle and sense of community that has long defined Page County. This tier is intended primarily for very low-density residential development, large lot rural development and agricultural uses. Non-residential uses would serve the needs of residents in the surrounding rural areas and generally be limited to agriculture-related businesses."*

Chapter 3, Goal 3, Section 3.22 states, *"Encourage and support the development and retention of agriculturally-related businesses as a valued element of the Page County economy."*

Chapter 3, Goal 6, Section 6.2 states, *"Encourage economic growth that is compatible with the County's rural character while generating a positive net cash flow for the County."*

With consideration to the designation, by TLC, who named Luray/Page County the #2 of 10 beautiful destination wedding locales, Page County has done well in the industry and continues to build momentum and attract tourists.

Approval of this application could result in new revenue to the towns and county, to include but not limited to: license tax, retail sales, meals and lodging, and increased real estate. Ms. Clatterbuck requested that the Page County Planning Commission hold a public hearing on this special use permit application at the April 13, 2021 Regular Meeting, and direct staff to provide adequate notice of such hearing in accordance with the Code of Virginia § 15.2-2204.

Mr. Turner made the motion to hold the special use permit public hearing on April 13, 2021. The motion was seconded by Mr. Middleton. The motion passed unanimously 6-0

B. David Nealis – Special Use Permit Application

Ms. Clatterbuck presented the following staff report:

David Nealis has filed an application for a SUP to operate a home occupation for a detailing shop in an existing accessory structure located at 161 Brady Road, Stanley, VA. The parcel is identified by tax map number 72-A-26, contains 3.384 acres, and is currently zoned as Agriculture (A-1). The property is improved with a single-family dwelling and numerous accessory buildings. This SUP would allow the applicant to operate a detailing shop that would include the cleaning of vehicles, audio upgrades, and window tint services from the primary residence. The proposed business would be conducted out of an existing 23x39 garage on the property. Pursuant to § 125-15 B.(1)(e) of the Page County Zoning Ordinance, home occupations in an accessory building require a special use permit.

Virginia Department of Transportation (VDOT) – Per Jeff Nicely with VDOT, "proposed use will have no impact to the VDOT ROW."

Health Department- Per Herbert Cormier with the Health Department, "...This Health Department has no objections to the operation of the proposed car detailing business on this property..."

Building Official- Per James Campbell, Page County Building Official, "I have no issue with existing garage being used for business."

The applicant will be required to maintain a Page County business license which will result in additional tax revenue for Page County. Chapter 3, Goal 6, Section 6.2 states, "Encourage economic growth that is compatible with the County's rural character while generating a positive net cash flow for the county." Due to the low impact, the proposed business would not change the character of the property.

Ms. Clatterbuck requested that the Page County Planning Commission hold a public hearing on this special use permit application at the April 13, 2021 Regular Meeting, and direct staff to provide adequate notice of such hearing in accordance with the Code of Virginia § 15.2-2204.

Mr. Turner made the motion to have the special use permit public hearing on April 13, 2021. The motion was seconded by Mr. Atkins. The motion passed unanimously 6-0

C. Adoption of Minutes – March 9, 2021

Mr. Huffman made the motion to approve the minutes of March 9, 2021 as presented. The motion was seconded by Mr. Atkins. The motion was passed unanimously 6-0

Unfinished Business

A. Suneel & Renu Kapur – Rezoning Requests Update

David Reed (applicant's attorney) has stated they are still working with the Egypt Bend Lot Owners Association. They are requesting that the rezoning requests be tabled until the next meeting and the Planning Commission agreed.

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

Mr. Burner commented that with the amount of information the Berkley Group would be presenting at the next joint meeting, it may be necessary to move the meeting into May or June. He also suggested having a special meeting (once the material is received from the Berkley Group) before the next joint meeting with the Board of Supervisors (BOS) on April 27, 2021. The commission agreed to schedule special meetings for April 15th and 22nd at 7 p.m. to review the material. They directed staff to request that the Berkley Group provide them the materials for the joint meeting by April 8, 2021 to give them adequate time to review.

Ms. Grech also commented that there was not enough time to look at the information in detail and that most of the concerns have not been addressed. She also suggested conveying these concerns to the BOS.

Open Citizen Comment Period

None

Chairman's Report

None

Clerk's Report

None

Adjourn

Chairman Burner adjourned the meeting at 7:49 p.m.


Chairman, Jared Burner


Vice Chairman, Keith Weakley

