

Minutes  
Board of Supervisors  
Regular Meeting  
April 17, 2023

Board Members Present: Keith Weakley, Chairman At-Large  
D. Keith Guzy, Jr., District 1  
Allen Louderback, District 2  
Mark Stroupe, District 3  
Larry Foltz, District 4  
Jeff Vaughan, District 5

Staff Present: Amity Moler, County Administrator  
Regina Harner, Assistant County Administrator  
Tracy Clatterbuck, Zoning Administrator  
Tyler Olsen, Finance Director  
Becky Smith, Commissioner of the Revenue  
Michael Helm, County Attorney  
Kimberly Donohoe, Executive Assistant

**Call to Order:**

Chairman Keith Weakley called to order the regular meeting of the Page County Board of Supervisors on Monday, April 17, 2023, at 7:00 p.m., in the Board of Supervisors Room located in the Page County Government Center, 103 South Court Street, Luray, VA. The Call to Order was followed by the Invocation given by Pastor Brian Hasse and the *Pledge of Allegiance*.

**Adoption of Agenda:**

No motion or vote was taken.

**Public Hearings**

**Rezoning Request – Economic Development Authority:**

The public hearing on the rezoning request was advertised as follows:

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NOTICE OF PUBLIC HEARING  
PAGE COUNTY BOARD OF SUPERVISORS  
REZONING REQUEST

NOTICE is hereby given pursuant to Section 15.2-2204 of the Code of Virginia, as amended that the PAGE COUNTY BOARD OF SUPERVISORS shall hold a public hearing at 7:00 p.m. on Monday, April 17, 2023, in the Board of Supervisors Meeting Room, located in the County Government Center, 103 South Court Street, 2nd Floor, Luray, VA, to receive public comments and to consider the following request:

Economic Development Authority (EDA) of Page County, Virginia has filed an application to rezone the following parcels located off Goodrich Road, Stanley, VA, and further identified by:

- Tax Map Number 72-(8)-1 containing 38.67 acres;
- Tax Map Number 72-(11)-1 containing 14 acres;
- Tax Map Number 72-(11)-2 containing 3.079 acres; and
- Tax Map Number 72-(11)-3 containing 3.404 acres.

The above listed parcels are currently zoned as Industrial (I-1). The applicant is requesting that all parcels be rezoned to Agriculture (A-1). If approved, the parcels will be used for agricultural purposes. The density range in the surrounding area is medium.

Copies of the request, the Page County Zoning Ordinance, and the Page County Comprehensive Plan may be reviewed in the Planning & Community Development Office, 103 South Court Street, Suite B, Luray, VA, 8 a.m. to 5 p.m., Monday through Friday. They may also be reviewed on the County's website. NOTE: Hearing impaired individuals who need an interpreter must notify the office at least seven (7) days prior to the hearing.

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Chairman Weakley opened the public hearing on the Rezoning Request – Economic Development Authority at 7:02 p.m.

Tracy Clatterbuck, Zoning Administrator, noted that there were no additions to the information provided to the Board and that the adjoining property owners were notified per state law.

Public Comments on the Public Hearing:

*Kenny Jemielly:* Mr. Jemielly noted that the EDA was instructed to sell this land for \$1 million by the Board of Supervisors. He then referenced Mrs. Nina Long Fox's letter explaining the reason for the rezoning request. He stressed that a price point is not a reason to bend any county regulations. Mr. Jemielly went on to state two questions: Who exactly is the EDA accountable to for county funds they spend? And why does the EDA need a separate attorney?

*Beth Snider:* Ms. Snider recognized that the current land situation is an inherited issue. Ms. Snider expressed concern that the land is being rezoned from industrial and that could reduce the opportunity for industry in the county. Ms. Snider asked the question, is the EDA Board going to develop the land or sell it to a developer? She noted that the land is going to be split into eight lots and asked, doesn't that mean that they are planning to sell it for residential use? She went on to ask, if the goal is to make it residential, why not zone it residential?

*Cathy Herbert:* Ms. Herbert expressed her surprise at the lack of planning related to this project. She also expressed concern with the EDA because there is no economic development plan for the county.

Mr. David Reed, Attorney for the Economic Development Authority, requested that the Board table this rezoning request due to the EDA receiving additional information they need to review.

Chairman Weakley closed the public hearing at 7:11 p.m.

Supervisor Guzy asked Mr. Helm if the Board was able to zone the land to a district other than agriculture. Mr. Helm explained that the Board can only approve or deny a rezoning request from the property owner.

**Motion:** Supervisor Vaughan moved to table the rezoning request from the Economic Development Authority. Supervisor Stroupe seconded and the motion carried by a vote of 6-0. Aye: Weakley, Guzy, Louderback, Stroupe, Foltz, Vaughan. Nay: none.

Supervisor Guzy expressed the need for additional discussion. He noted that the Board originally paid for the land and so the Board should know the EDA's long-term plan.

Supervisor Louderback noted that in previous meetings, the Board heard that the residential district is unsuitable due to the cost. He observed that \$400,000 an acre to develop is inaccurate. Supervisor Louderback went on to explain that the land is not constructive for industrial purposes per an outside consulting group. Two reasons are that the location is not conducive to industry, and the railway has stated they will not build a spur line to the property.

Supervisor Guzy noted that he spoke to Racey Engineering and Surveying, and the \$400,000 figure includes sidewalks, light poles, water, sewer, septic, etc., all of which are not required in a subdivision.

The Board requested an update in 90 days.

**2023 Tax Rates:**

Chairman Weakley opened the public hearing on the 2023 Tax Rates at 7:20 p.m.

Mrs. Moler reviewed the advertised tax rates. All levies are per one hundred dollars of assessed valuation at fair market value.

Year	Real Estate & Mobile Homes	Personal Property (Vehicles)	Personal Property	Machinery & Tools	Motor Carrier	Aircraft
2022 Levy	\$ 0.73	\$ 3.85	\$ 4.40	\$ 1.50	\$ 1.50	\$ 0.50
2023 Proposed Levy	\$ 0.77	\$ 4.55	\$ 4.40	\$ 1.50	\$ 1.50	\$ 0.50

**Public Comments on the Public Hearing:**

*Garrett Taylor:* Mr. Taylor asked the Board not to raise personal property taxes on vehicles. He noted that there has been 9% inflation over the last year and 8% the year

before. Mr. Taylor recognized the county will have to raise taxes, but that should not be by raising personal property taxes. He explained that he researched the rates in surrounding localities and Page County is the highest. Mr. Taylor gave several examples of vehicles and the taxes owed in Page County compared to taxes owed in Rockingham County.

Chairman Weakley closed the public hearing at 7:25 p.m.

Supervisor Guzy recommended that Mrs. Becky Smith, the Commissioner of the Revenue, comment on how car values are determined. Mrs. Smith explained that the Commissioners of the Revenue Association have been meeting since last year to determine what is best for taxpayers. She noted that her office has been working with Amity Moler and Tyler Olsen to show different values. Due to skyrocketing car values, the vehicle personal property tax had to be lowered last year to protect the taxpayers.

Supervisor Guzy clarified that the state uses its own system to determine car values and that there has been an approximate 20% reduction in value. Mrs. Smith observed that the values come from the National Automobile Dealers Association (NADA) and that a NADA vice president attended a meeting of the Commissioners Association where he noted that they were running approximately one million comparables a month, so they could appropriately advise the Association.

**Motion:** Supervisor Guzy moved to adopt the 2023 tax rates: Real Estate & Mobile Homes at \$0.73, Personal Property (Vehicles) at \$4.40, Personal Property at \$4.40, Machinery & Tools at \$1.50, Motor Carriers at \$1.50, and Aircraft at \$0.50. Supervisor Stroupe seconded and the motion carried by a vote of 6-0. Aye: Guzy, Louderback, Stroupe, Foltz, Vaughan, Weakley. Nay: none.

**PPTRA Rate:**

**Motion:** Supervisor Vaughan moved to adopt the 22% Personal Property Tax Relief Act (PPTRA) rate for 2023. Supervisor Guzy seconded and the motion carried by a vote of 6-0. Aye: Louderback, Stroupe, Foltz, Vaughan, Weakley, Guzy. Nay: none.

**FY2023–2024 Budget:**

Chairman Weakley opened the public hearing on the FY 2023-2024 Budget at 7:36 p.m.

Mr. Tyler Olsen reviewed the advertised budget:

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Revenue Estimates	Adopted Revenue	Proposed Revenue
	Budget Year Ending	Budget Year Ending
	June 30, 2023	June 30, 2024
General Fund	31,068,715	31,511,814
VPA	3,937,935	4,623,922
Children's Services Act	2,552,641	2,556,458
Tourism	960,000	960,000
Capital Improvement	500,000	1,943,041
Landfill Capital Improvement	1,630,000	-
School Operating	42,928,559	42,928,559
School Capital Improvement	2,736,822	-
School Nutrition Services	2,166,807	2,166,807
Recreation	20,000	20,000
VJCCCA	30,076	30,076
CVWP	90,747	92,019
Page County Water Quality	6,000	6,000
<b>Total Revenue</b>	<b>88,628,302</b>	<b>86,838,696</b>
Expenditure Estimates	Adopted Expenditures	Proposed Expenditures
	Budget Year Ending	Budget Year Ending
	June 30, 2023	June 30, 2024
General Fund	31,068,715	31,511,814
VPA	3,937,935	4,623,922
Children's Services Act	2,552,641	2,556,458
Tourism	960,000	960,000
Capital Improvement	500,000	1,943,041
Landfill Capital Improvement	1,630,000	-
School Operating	42,928,559	42,928,559
School Capital Improvement	2,736,822	-
School Nutrition Services	2,166,807	2,166,807
Recreation	20,000	20,000
VJCCCA	30,076	30,076
CVWP	90,747	92,019
Page County Water Quality	6,000	6,000
<b>Total Expenditures</b>	<b>88,628,302</b>	<b>86,838,696</b>

Mr. Olsen noted that the School Operating line is level with last fiscal year since we are waiting for additional information from the state. Because this information will come after we adopt the budget, Mr. Olsen will request supplemental appropriations for the schools in July. These appropriations will also include capital improvements. Mr. Olsen noted that the expenditures match the revenues.

In the last budget work session, the Board wanted exact cash balances from the volunteer fire departments in Luray, Shenandoah, Stanley. Mr. Olsen explained that he had heard from Luray and Stanley and reviewed the amount.

Supervisor Vaughan commended the volunteers and said he feels strongly that the Board needs to support them.

Public Comments on the Public Hearing:

There were no speakers during the public hearing.

Chairman Weakley closed the public hearing at 7:40 p.m.

Supervisor Vaughan asked what amount the three fire department agencies were requesting. Mr. Olsen answered, \$100,000 each. Supervisor Guzy noted that when you ask an organization for information to make a decision on \$300,000 of taxpayer dollars and only two responded after multiple requests, there is an issue. He went on to recommend that the Stanley Volunteer Fire Department and the Luray Fire Department should both receive \$100,000.

Supervisor Vaughan asked that the Board support District 5 and approve the Transient Occupancy Tax (TOT) funding of \$75,000, \$25,000 for each town. Mr. Olsen reminded the Board that they had reduced that amount to \$15,000 for next fiscal year.

**Motion:** Supervisor Foltz moved to include \$100,000 in the FY 2023-2024 Budget to the Luray Fire Department and \$100,000 in the FY 2023-2024 Budget to the Stanley Volunteer Fire Department. No additional funding is included for the Shenandoah Volunteer Fire Company. Supervisor Guzy seconded and the motion carried by a vote of 6-0. Aye: Stroupe, Foltz, Vaughan, Weakley, Guzy, Louderback. Nay: none.

Supervisor Guzy remarked that the information the Board receives from the Shenandoah Volunteer Fire Company will affect the amount approved. Supervisor Vaughan noted that better communication and transparency is needed with the Shenandoah Volunteer Fire Company.

**Budget Amendment FY 2022-2023:**

The public hearing on the Budget Amendment FY 2022-2023 was advertised as follows:

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NOTICE OF PUBLIC HEARING  
BUDGET AMENDMENT  
PAGE COUNTY BOARD OF SUPERVISORS

On April 17, 2023 at 7:00 p.m., the Page County Board of Supervisors will conduct a public hearing at the Page County Government Center building, 103 South Court St., Luray, VA 22835, for the purpose of considering an amendment to the fiscal year 2023 budget. The aggregate amount of the amendments exceeds one percent of the fiscal year 2023 budget and the public hearing is required by Section 15.2-2507 of the Code of Virginia.

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REVENUE:	Local Funds	\$ 75,675
	State Funds	449,655
	General Fund Balance	710,254
EXPENDITURE:	General Fund	\$ 309,354
	Tourism Fund	75,000
	School Operating Fund	449,655
	School CIP Fund	401,575

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Chairman Weakley opened the public hearing on the Budget Amendment FY 2022-2023 at 7:48 p.m.

Mr. Olsen presented:

The Page County School Board has been awarded the Community Schools Development and Implementation Grant, which will provide \$449,655 in State funds to combat student absenteeism. The grant requires a family engagement liaison position, which will have a contract term of the grant; however, the duties may be assigned to an existing position. The funds will also be used to provide stipends to current employees who will act as liaisons, establish food and clothing pantries at each school, provide professional development for staff, and provide career exploration software to students.

The School Board originally planned to use a portion of their State Construction funds to install lights at both high schools' softball fields; however, staff have since found out that this is an ineligible expenditure for the funds. The School Board is requesting a carryover of \$401,575 from the County's general fund balance to the School CIP Fund. \$400,000 would be used to install lights at both high schools' softball fields. The remaining \$1,575, along with the \$72,080 that was previously appropriated for the facilities study, would be used to repair the football and baseball field lights. State Construction funds will now pay for the facilities study. The School Board's staff did not issue a request for bids for the softball field lights. Instead, they will be piggybacking off James Madison University's agreement with Musco Sports Lighting. The School Board's staff did obtain another quote, which was \$40,000 cheaper; however, the price could have increased from the initial quote if rock was found while excavating for the lights. The contract with Musco does not have this clause.

At the prior meeting in March, the Board of Supervisors approved moving to the second phase in developing a meat processing facility. Phase two includes legal and business planning, preliminary engineering, creating an equipment list, a contract to purchase the land, an investor package, a marketing plan, and recruitment for a general manager. It is requested that \$300,000 of the County's fund balance is appropriated to the Economic Development and Tourism Department for this initiative. The Economic Development and Tourism Department requested to allocate \$75,000 of the unappropriated transient occupancy tax (TOT) revenue. \$75,000 would be split equally among the Towns of Luray, Shenandoah, and Stanley. The Tourism Council unanimously approved this request.

In prior years, the Sheriff's Office has received and not spent \$8,679 in donations for the Summer Youth Camp. The money has since closed into the County's general fund balance. In the current fiscal year, they have received an additional \$675. It is requested that \$8,679 of the fund balance and \$675 of current-year local donations are appropriated for the Summer Youth Camp.

Mr. Olsen also provided a report on how the towns plan to use the \$75,000 requested TOT funds.

Public Comments on the Public Hearing:

There were no speakers during the public hearing.

Chairman Weakley closed the public hearing at 7:53 p.m.

Supervisor Guzy recommended that the Board look at each request individually.

**School Board – Community Schools Development and Implementation Grant**

**Motion:** Supervisor Guzy moved to approve the appropriation of \$449,655 as presented. Supervisor Stroupe seconded and the motion passed by a vote of 6-0. Aye: Foltz, Vaughan, Weakley, Guzy, Louderback, Stroupe. Nay: none.

**School Board – Capital Projects - Install lights on the softball fields at Luray High School and Page County High School**

**Motion:** Supervisor Guzy moved to table this appropriation request of \$400,000 in order to obtain more information from the schools. Supervisor Vaughan seconded the motion and the motion passed by a vote of 6-0. Aye: Vaughan, Weakley, Guzy, Louderback, Stroupe, Foltz. Nay: none.

**School Board – Capital Projects – Repair football and baseball field lights**

**Motion:** Supervisor Guzy moved to approve the appropriation of \$1,575 as presented. Supervisor Foltz seconded the motion and the motion passed by a vote of 6-0. Aye: Weakley, Guzy, Louderback, Stroupe, Foltz, Vaughan. Nay: none.

**Economic Development and Tourism – Phase II of the meat processing facility**

**Motion:** Supervisor Vaughan moved to approve the appropriation of \$300,000 as presented. Supervisor Foltz seconded the motion and the motion passed by a vote of 6-0. Aye: Guzy, Louderback, Stroupe, Foltz, Vaughan, Weakley. Nay: none.

**Economic Development and Tourism – TOT revenue for the Town of Luray, the Town of Shenandoah, and the Town of Stanley**

**Motion:** Supervisor Stroupe moved to approve the appropriation of \$75,000, \$25,000 per town, from TOT funds. Supervisor Vaughan seconded the motion and the motion passed by a vote of 6-0. Aye: Louderback, Stroupe, Foltz, Vaughan, Weakley, Guzy. Nay: none.



**Sheriff’s Office – Summer Youth Camp**

**Motion:** Supervisor Louderback moved to approve the appropriation of \$8,679 and \$675 as presented. Supervisor Vaughan seconded the motion and the motion passed by a vote of 6-0. Aye: Stroupe, Foltz, Vaughan, Weakley, Guzy, Louderback. Nay: none.

<b>SUPPLEMENTAL APPROPRIATIONS REQUESTS:</b>					
<i>Item #</i>	<i>Department</i>	<i>Description/Reason</i>	<i>Revenue Source</i>	<i>Expenditure</i>	<i>Requested Amt.</i>
A	Economic Development & Tourism	Meat Processing Facility Phase 2	Fund Balance	Contractual Services	\$ 300,000
B	Economic Development & Tourism	TOT Contributions to Towns	Transient Occupancy Tax	Towns	75,000
C	Sheriff’s Office	Summer Youth Camp Donations Carryover	Fund Balance & Donations	Summer Youth Camp	9,364
D	Page County School Board	Field Light Repairs	Fund Balance	School CIP Fund	1,575
E	Page County School Board	Community Schools Development and Implementation Grant	State Grant	Community Schools Grant	449,655
F					
G					
H					
I					
TOTAL REQUESTS:					\$ 835,584
<b>BUDGET TRANSFER REQUESTS:</b>					
<i>Item #</i>	<i>Department</i>	<i>Description/Reason</i>	<i>Transfer From</i>	<i>Transfer to.</i>	<i>Requested Amt.</i>
TOTAL REQUESTS:					\$ -

**Ordinance Amendment to Chapter 105 (Taxation), Article XI (Business and Professional Occupation License Tax) – Winery License Fee:** Exhibit A

The public hearing on the Ordinance Amendment to Chapter 105 (Taxation), Article XI (Business and Professional Occupation License Tax) – Winery License Fee was advertised as follows:

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NOTICE OF PUBLIC HEARING  
BOARD OF SUPERVISORS  
COUNTY OF PAGE, VIRGINIA  
AN ORDINANCE TO AMEND CHAPTER 105 (TAXATION)  
TO THE PAGE COUNTY CODE

PLEASE TAKE NOTICE: That the Board of Supervisors of the County of Page, Virginia shall hold a public hearing on April 17, 2023, at 7:00 p.m. in the Board Room of the County Government Center, 103 South Court Street, 2<sup>nd</sup> Floor, Luray, Virginia 22835, for the purpose of a public hearing on the proposed ordinance to amend Chapter 105 (Taxation), Article XI (Business and Professional Occupation License Tax), changing the winery license fee from \$150 to \$50 per annum, to the Page County Code.

The full text of the proposed amendment to the Ordinance may be reviewed and inspected at the office of the County Administrator, 103 South Court Street, Suite F, Luray, Virginia 22835.

The public is invited to attend this public hearing to express their views thereon.

The Notice is given pursuant to § 15.2-1427 of the Code of Virginia (1950), as amended.

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Chairman Weakley opened the public hearing on the Ordinance Amendment to Chapter 105 (Taxation), Article XI (Business and Professional Occupation License Tax) – *Winery License Fee* at 8:08 p.m.

Mr. Helm explained that this amendment is to bring the code into compliance with state law by reducing the winery license fee from \$150 to \$50 per annum.

Public Comments on the Public Hearing:

There were no speakers during the public hearing.

Chairman Weakley closed the public hearing at 8:09 p.m.

**Motion:** Supervisor Vaughan moved to approve the ordinance amendment as presented to a portion of Chapter 105 (Taxation), Article XI (Business and Professional Occupation License Tax), of the Code of the County of Page, Virginia. Supervisor Louderback seconded the motion and the motion passed by a vote of 6-0. Aye: Foltz, Vaughan, Weakley, Guzy, Louderback, Stroupe. Nay: none.

Presentations, Proclamations and Awards

Commissioner of the Revenue 2023 Office Re-Accreditation:

Mrs. Becky Smith, Commissioner of the Revenue, informed the Board that her office has received the 2023 Office Re-accreditation from the Commissioner of the Revenue Association of Virginia. This program began in 2019 and Mrs. Smith shared that her office has been awarded every year. The twelve standards include established and implemented written customer service policies, customer expectations, and the means by which they shall be met; established and implemented written policies for assessment methodology to ensure local assessments are administered in a professional, uniform, and equitable manner; and provide the Treasurer with personal property bulk on a timely basis and in proper format pursuant to the requirements. Another requirement is that the Commissioner of the Revenue must be certified as a Master Commissioner and a percentage of staff must also be certified. Mrs. Smith explained that the requirement for the population of Page County is two, but five out of six members of staff are certified Master Deputies. The sixth staff member is currently working on the certification.

Public Comments on Agenda Items:

There were no speakers.

**Action Matters**

**Board & Commission Appointments:**

Mrs. Harner reviewed the Board and Commission appointments as follows:

**Laurel Ridge Community College Board:**

Mrs. Harner informed the Board that there is a vacancy on the Community College Board for one of the County's two seats. Brian Sours has expressed an interest in serving to fill the unexpired term. If appointed, his term would expire June 30, 2024.

**Motion:** Supervisor Vaughan moved to appoint Brian Sours to the Laurel Ridge Community College Board, for an unexpired term through June 30, 2024. Supervisor Louderback seconded and the motion carried by a vote of 6-0. Aye: Vaughan, Weakley, Guzy, Louderback, Stroupe, Foltz. Nay: none.

**Tourism Council:**

Mrs. Harner informed the Board that a vacancy exists on the Tourism Council due to the resignation of Seretha Judy (District 1). Supervisor Guzy would like to nominate Brittany Montgomery to fill the unexpired term through June 30, 2023.

**Motion:** Supervisor Guzy moved to appoint Brittany Montgomery to the Tourism Council, for an unexpired term through June 30, 2023. Supervisor Stroupe seconded and the motion carried by a vote of 6-0. Aye: Weakley, Guzy, Louderback, Stroupe, Foltz, Vaughan. Nay: none.

There was discussion about how to stagger the terms for the representatives on the Tourism Council. Mr. Helm explained that the Tourism Council bylaws would have to be amended and approved.

Mrs. Harner informed the Board that there are vacancies on the Northwestern Community Services Board, the Social Services Board and the Economic Development Authority.

**Consent Agenda:**

**Motion:** Supervisor Guzy moved to approve the Consent Agenda as follows:

- Financial reports for the period of March 1 - 31, 2023;
- Accounts payable checks, payroll checks, payroll direct deposits, and payroll tax related electronic fund transfers totaling \$4,473,152.60 for the month of March 2023;
- Minutes of March 6, 2023, and March 20, 2023, and March 23, 2023, and March 27, 2023;
- One coyote claim totaling \$50.

Supervisor Vaughan seconded and the motion carried by a vote of 6-0. Aye: Guzy, Louderback, Stroupe, Foltz, Vaughan, Weakley. Nay: None.

**Old Business:**

There was no Old Business to discuss.

**New Business:**

**Review of Zoning Ordinance Amendments (Definitions, Riding Stables or Academies, Meat and Meat Products):**

Tracy Clatterbuck, Zoning Administrator, informed the Board of the following proposed amendments to Chapter 125 of the Page County Zoning Ordinance:

**Proposed Amendments:**

Proposed amendments related to Riding Stables or Academies:

- In Chapter 125 (*Zoning Ordinance*), Article II (*Word Usage and Definitions*), Section 125-4 (*Definitions*):

- o Amend the current definition of *Riding Stables or Academies*

- In Chapter 125 (*Zoning Ordinance*), Article IV (*District Regulations*), Section 125-9 (*Woodland-Conservation*):

- o Add "*Riding stables or academies*" by special use permit to Section 125-9.D(19)

- In Chapter 125 (*Zoning Ordinance*), Article IV (*District Regulations*), Section 125-10 (*Agriculture*):

- o Add "*Riding stables or academies*" by special use permit to Section 125-10.D(26)

- In Chapter 125 (*Zoning Ordinance*), Article V (*Supplementary Regulations*), Section 125-30.18 (*Riding stables or academies*):

- o Multiple amendments- see draft

Proposed amendments related to the Industrial Zoning District:

- In Chapter 125 (*Zoning Ordinance*), Article II (*Word Usage and Definitions*), Section 125-4 (*Definitions*):

- o Add the following new definitions: *Meat and Meat Products*

- In Chapter 125 (*Zoning Ordinance*), Article IV (*District Regulations*), Section 125-13 (*Industrial*):

- o Add "*meat and meat products*" to Section 125-13.B(5)

- o Add language to allow retail sale of products to Section 125-13.B(5)

She requested the Board hold a public hearing on the proposed zoning ordinance amendments at the May 15, 2023 regular meeting and direct staff to provide adequate notice of such hearing in accordance with Section 15.2-2204 of the Code of Virginia.

**Motion:** Supervisor Vaughan moved that the Page County Board of Supervisors hold a public hearing on the proposed zoning ordinance amendments at the May 15, 2023 regular meeting and directs staff to provide adequate notice of such hearing, in accordance with Section 15.2-2204, of the Code of Virginia. Supervisor Foltz seconded and the motion carried by a vote of 6-0. Aye: Louderback, Stroupe, Foltz, Vaughan, Weakley, Guzy. Nay: none.

**Open Public Comments:**

There were no speakers.

**Administrator's Report:**

Mrs. Moler informed the Board that the liner has been installed for cell 11 at the landfill, now we can add the fluffy layer of trash early in May.

Supervisor Louderback asked about the accident at the bridge near the Town of Shenandoah. Mrs. Moler did not have any additional information.

Supervisor Vaughan asked why the county does not accept tires into the landfill. Mrs. Moler will research and provide the Board with additional information.

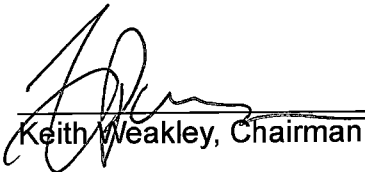
**Supervisors Time:**


All Supervisors thanked everyone for coming and expressed they were happy to not raise taxes this year. Supervisor Louderback appreciates the comments.

Supervisor Louderback wanted to keep the public aware that interest is earned on the reserve funds. Supervisor Foltz reminded the Board that eight years ago, the county had to borrow money to make payroll. All agreed that the county has come a long way financially, with the help of staff and citizens.

**Adjourn:** 8:31 p.m.

With no further business to discuss, Chairman Weakley adjourned the meeting.

  
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Keith Weakley, Chairman

  
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Amity Moler, County Administrator

**ORDINANCE TO AMEND A PORTION OF CHAPTER 105 (TAXATION)  
OF THE PAGE COUNTY, VIRGINIA CODE**

**WHEREAS**, by Ordinance duly adopted, the Board of Supervisors of the County of Page adopted Chapter 105, Taxation, of the Page County Code, which Chapter has been amended from time to time; and

**WHEREAS**, such Ordinance is in full force and effect on the date hereof; and

**WHEREAS**, upon mature consideration, the Board of Supervisors of the County of Page has determined that it is in the best interest of the County to further amend the Chapter.

**NOW THEREFORE**, be it resolved and ordained by the Board of Supervisors of the County of Page, Virginia, that Chapter 105 ("Taxation"), Article XI ("Business and Professional Occupation License Tax"), Section 56 ("License fee and tax") be amended as follows:

- 1. Chapter 105 (Taxation), Article XI (Business and Professional Occupation License Tax), Section 56 (License fee and tax), sub-part B (10)(a)(2), winery license fee shall be amended from \$150 to \$50 per annum, and shall read as follows:**

§105-56 License fee and tax.

- A. Every person or business subject to licensure under this article shall be assessed and required to pay an initial application fee for the issuance of such license in an amount to be determined, from time to time, by the Board of Supervisors, which fee schedule shall be available in the office of the Zoning Administrator.
- B. In addition to the initial business application fee specified in Subsection A above, and except as may be otherwise provided in §§ 58.1-3712, 58.1-3712.1 and 58.1-3713, Code of Virginia, every such person or business with annual gross receipts shall be assessed and required to pay annually a license tax on all the gross receipts of such persons includable as provided in this article at a rate set forth below for the class of enterprise listed:
  - (1) For contractors and persons constructing for their own account for sale: \$0.10 per \$100 of gross receipts.
  - (2) For retailers, \$0.10 per \$100 of gross receipts.
  - (3) For financial, real estate and professional services: \$0.30 per \$100 of gross receipts.
  - (4) For repair, personal and business services and all other businesses and occupations not specifically listed or exempted in this article or otherwise by law: \$0.20 per \$100 of gross receipts.
  - (5) For wholesalers: \$0.05 per \$100 of purchases.
  - (6) For fortune tellers, clairvoyants and practitioners of palmistry: \$500 per year.

- (7) For itinerant merchants or peddlers: \$300 per year (see limitation in § 58.1-3717, Code of Virginia).
- (8) For direct sellers as defined in § 58.1-3719.1, Code of Virginia, with total annual sales in excess of \$4,000: \$0.10 per \$100 of total annual retail sales or \$0.05 per \$100 of total annual wholesale sales, whichever is applicable.
- (9) Every person engaged in the business of processing goods or food for sale, including but not limited to poultry processors: \$0.03 per \$100 of sales from such processing.
- (10) For alcoholic beverage producers or handlers:
  - (a) Any person licensed by the commonwealth to manufacture, bottle or sell alcoholic beverages within the County shall pay to the County an annual license tax, which is hereby imposed according to the following schedule:
    - (1) For each distiller's license: \$500 per annum; no such local license shall be required for any person who shall manufacture not more than 5,000 gallons of alcohol or spirits, or both, during such license year.
    - (2) For each winery license: \$50 per annum.
    - (3) For each brewery license: \$250 per annum.
    - (4) For each bottler's license: \$250 per annum.
    - (5) For each wholesale beer license: \$40 per annum.
    - (6) For each wholesale wine distributor's license: \$25 per annum; and for each wholesale druggist license: \$5 per annum.
    - (7) For each retail on-premises wine and beer license for a hotel, restaurant or club and for each retail off-premises wine and beer license, including each specialty shop and convenience grocery store license: \$25 per annum.
    - (8) For each retail on-premises beer license for a hotel, restaurant or club and for each retail off-premises beer license: \$25 per annum.
    - (9) For each banquet license: \$5.
    - (10) For each fruit distiller's license: \$350 per annum.
    - (11) For each hospital license: \$10 per annum.
    - (12) For each license issued to a bed-and-breakfast establishment: \$20 per annum.

(13) For each gift shop license: \$25 per annum.

(b) No license shall be issued to any person unless such person shall hold or shall secure simultaneously therewith the proper state license provided for in Chapter 1, Title 4.1, Alcoholic Beverage Control Act, Code of Virginia, as amended.

(c) This tax shall be in addition to applicable license taxes based on gross receipts or gross purchases. In imposing retail merchants' license taxes measured by gross receipts, the term "gross receipts" shall be construed to include receipts from the sale of alcoholic beverages by persons licensed under this subsection. In computing gross receipts, alcoholic beverages shall be included in the base for measuring such license taxes the same as if the alcoholic beverages were nonalcoholic. No alcoholic beverages license levied under this subsection shall be construed as exempting any licensee from the merchants' and restaurant license taxes, and such taxes shall be in addition to the alcoholic beverage taxes levied under this subsection.

(11) For amusement machine operators:

(a) On all operators of coin-operated amusement machines, there is hereby levied an annual license tax of \$100 for the operation of 10 or more amusement machines in this County. For the operation of fewer than 10 coin-operated machines, there shall be levied a license tax of \$10 per machine. Such license shall not be prorated or transferable.

(b) The term "amusement operator" means any person leasing, renting or otherwise furnishing or providing a coin-operated amusement machine in the County. An amusement operator shall not include a person owning fewer than three such machines and operating such machines on property owned or leased by such person.

(c) The license tax authorized by this section shall not be applicable to operators of weighing machines, automatic baggage or parcel checking machines or receptacles, nor to operators of vending machines which are so constructed as to do nothing but vend goods, wares, merchandise or postage stamps or provide service only, nor to operators of viewing machines or photomat machines, nor



to operators of devices of machines affording rides to children or for the delivery of newspapers.

(d) This tax shall be in addition to applicable license taxes based on gross receipts actually received by any amusement machine operator from such machines.

(12) Any person engaged in the business of selling merchandise on commission by sample, circular or catalog for a regularly established retailer who has no stock or inventory under his control other than floor samples held for demonstration or sale and owned by the principal retailer shall be classified as a commission merchant and taxed only on commission income and shall not be subject to tax on total gross receipts from such sales.

(13) Every telephone or telegraph company providing services within the County shall pay a license tax equal to 1/2 of 1% of the gross annual receipts of such company accruing from sales to the ultimate consumer in the County, provided that charges for long distance telephone calls shall not be included in the gross receipts for purposes of license taxation.

(14) Any public service corporation or company who shall engage in the business of furnishing heat, light or power, whether by means of electricity or gas, or engaged in the business of furnishing water in the County shall pay a license tax equal to 1/2 of 1% of the gross annual receipts of such corporation or company accruing from sales to the ultimate consumer in the County.

(15) Any person conducting each year more than four yard sales, lawn sales, porch sales, attic sales, room sales, backyard sales, patio sales, flea market sales, rummage sales and sales within dwellings and other structures not being retail or wholesale stores shall pay a license fee of \$20 per year.

C. Notwithstanding the above, in the event any person or business subject to licensure under this article does not have gross receipts, or such license tax calculated under Subsection B, of this article is less than \$20, then such person or business shall be assessed and required to pay a minimum license tax in the amount of \$20.

**2. Except as modified herein, all provisions of Chapter 105, Taxation, remains in full force and effect. These modifications shall be in full force and effect from and after the passage hereof as provided by Virginia law.**

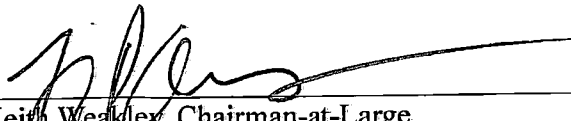
Dates of Publication:

March 30, 2023


April 6, 2023

Date of Adoption of Ordinance:

April 17, 2023

  
\_\_\_\_\_  
Keith Weakley, Chairman-at-Large  
Board of Supervisors of the County of Page, Virginia

Attest:

  
\_\_\_\_\_  
Amity Moler, County Administrator