

MINUTES
PAGE COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS
Joint Work Session
April 27, 2021

Planning Commission Members Present

Catherine Grech, District 1	Donnie Middleton, District 2
Steve Atkins, District 2	Jared Burner, Chairman, District 3
Gary Huffman, District 4	Keith Weakley, Vice Chairman, District 3
William Turner, Secretary, District 5 (arrived at 6:45 p.m.)	

Planning Commission Members Absent

James Holsinger, District 4

Staff Present

Regina Miller, Assistant County Administrator
Tracy Clatterbuck, Zoning Administrator

Board of Supervisors Present:

Morgan Phenix, 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

Call to Order

Chair Jared Burner called to order the Planning Commission, at 6:00 p.m., on Tuesday, April 27, 2021, in the Board of Supervisors Room located in the Page County Government Center, 103 South Court Street, Luray, VA 22835. Due to the COVID-19 pandemic, in-person attendance was not permitted; therefore, the meeting was live streamed, via YouTube.

Chairman Morgan Phenix called to order the Page County Board of Supervisors at 6:01 p.m.

The Call to Order was followed by the *Pledge of Allegiance* and a Moment of Silence.

Commissioner Weakley moved to adopt the Planning Commission agenda. Commissioner Huffman seconded and the motion carried unanimously by a vote of 6-0.

Unfinished Business

- A. Review draft of zoning ordinance provided by the Berkley Group (specifically General Provisions and Article II- Agriculture and Forestal (A-F) Overlay District, Confined Animal Feeding, Nonconformity, Floodplain Ordinance, Zoning Map Revisions, and Definitions)
Darla Orr, The Berkley Group, outlined the work session agenda as well as the revised project schedule. She reviewed the table of contents and stated that the confined animal feeding section has been removed and consolidated with use standards. Lengthy discussion then ensued regarding confined animal feeding operations. Both the Commission and Board agreed to reduce the minimum distance between a confined animal feeding operation from any residence from 600 feet to 300 feet. The distance from a neighboring

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property line was reduced from 300 feet to 150 feet. The section regarding the filing of nutrient management forms was eliminated altogether. Ms. Orr then reviewed nonconformity, the floodplain ordinance and definitions. Lastly, she highlighted the potential zoning map revisions with emphasis on expanding commercially zoned properties along Routes 211 and 340. Using the guidance provided in the Comprehensive Plan, they presented two options for consideration. After discussion, the Board indicated that discussions need to take place with each of the three towns so they are aware of what the County would like to do with the map revisions and how it might affect them and those areas that adjoin the towns.

The next joint work session is scheduled for June 22, 2021 at 6:00 p.m.

Adjourn

With no further business, Chair Burner adjourned the Planning Commission meeting at 8:11 p.m. Chairman Phenix adjourned the Board of Supervisors meeting.


Jared Burner, Chairman


Keith Weakley, Vice Chairman