

MINUTES
PAGE COUNTY PLANNING COMMISSION
May 11, 2021

Members Present

Catherine Grech, District 1	Donnie Middleton, District 2
Steve Atkins, District 2	Jared Burner, Chairman, District 3
Keith Weakley, Vice Chairman, District 3	James Holsinger, District 4
Gary Huffman, District 4	

Members Absent

William Turner, Secretary, District 5

Staff Present

Tracy Clatterbuck	Kelly Butler
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Call to Order

Chairman Burner called the May 11, 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*. Chairman Burner reminded all commissioners and speakers to please turn on and/or speak into the microphones. Due to the COVID-19 pandemic, in-person attendance was limited to 10 people. The meeting was live streamed, via YouTube.

Adoption of Agenda

Ms. Grech made a motion to accept the agenda as presented. The motion was seconded by Mr. Atkins. The motion passed unanimously 7-0.

Public Hearing

A. Annita Foltz – Special Use Permit Application

Tracy Clatterbuck presented the following staff report:

Annita Foltz has filed an application for a SUP to operate a dog breeding business located at 522 Riverbend Road, Stanley, VA. The parcel is identified by tax map number 69-A-106, contains .606 acres, and is currently zoned as Agriculture (A-1). The property is improved with a single-family dwelling, detached garage, and two dog kennels (8x10 & 10x12). The applicant also owns tax map number 69-A-106A, containing .075 acres, also zoned as Agriculture (A-1) which adjoins the above listed parcel. Pursuant to § 125-4 of the Page County Zoning Ordinance, *Pet Grooming, Boarding and Breeding*, is defined as:

"A commercial facility where a pet animal may be cleaned, styled or have its appearance maintained, that cares for or houses pet animals in the absence of the owner, or that engages in the vocation of mating carefully selected specimens of the same breed to reproduce specific, consistently replicable qualities and characteristics."

Under § 125-10.D(13) of the Page County Zoning Ordinance, *Veterinarian clinics, pet grooming, boarding and breeding of animals* is only permitted by special use permit (SUP).

Virginia Department of Transportation (VDOT) – Per James Craun with VDOT, "this proposed use should not have any adverse effect to the VDOT right of way."

Health Department- Per Herbert Cormier with the Health Department, "...This Health Department has no objections to the operation of a proposed dog breeding operation...."

Building Official- Per James Campbell, Page County Building Official, "no objection."

Adjoining and adjacent property owners were notified as required by the Code of Virginia. Any comments received will be provided at the public hearing.

This property falls within the "Agricultural Protection Tier" and into the designation of "Prime Farmland". 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.

The applicant will be required to maintain a Page County business license which will result in additional tax revenue for Page County.

Ms. Clatterback suggested that the Page County Planning Commission recommend approval to the Board of Supervisors of Annita Foltz's SUP to operate a dog breeding business with the attached conditions on the above-described property.

Ms. Clatterback reminded the commissioners that there is nothing that addresses waste in the conditions and suggested that the commissioners consider adding a condition addressing this. The Commission discussed and agreed to add a condition stating "Waste shall be properly disposed of in accordance with state and local requirements. Run-off shall be contained on the property." Vice Chairman Weakley made a motion to approve the SUP with the additional condition. Mr. Atkins seconded the motion. The motion passed unanimously 7-0.

Citizen Comments on Agenda Items

None

New Business

None

Unfinished Business

Ms. Grech asked if there were any updates from the Berkley Group regarding the zoning ordinance. Ms. Clatterback stated that she had not heard anything from them since the last joint meeting with the Board of Supervisors. She reminded the commissioners that there will be no joint meeting with the Board of Supervisors for the month of May. The next joint meeting will be in June.

Open Citizen Comment Period

None

Chairman's Report

Chairman Burner asked the commissioners if they would have any issue with him speaking as a citizen at the May 18th Board of Supervisors meeting. He stated that, if he were to speak, he would make it clear he was speaking as a tax-paying citizen and not the Chairman or member of the Planning Commission, or on behalf of anyone on the Commission. Mr. Weakley and Ms. Grech expressed their support. No other Commissioners commented or raised an issue.

Clerk's Report


Ms. Clatterback stated that the SUP Public Hearings for Michael Painter and David Nealis and the Rezoning Public Hearing for the Kapurs will be held at the May 18th Board of Supervisor's meeting beginning at 6 p.m.

Ms. Clatterback informed the commissioners that in the near future they will be reviewing a SUP request for the new tower for EMS communications (Tanners Ridge). They will also be reviewing another SUP request

for the new WHSV tower (Big Mountain). Also, potentially 4-6 new towers for broadband that will all require SUP's. She has not received any completed SUP applications from any of them yet though.

Adjourn

Chairman Burner requested a motion to adjourn the meeting. Mr. Weakley made a motion to adjourn. Mr. Huffman seconded the motion. The meeting was adjourned at 7:29 p.m.


Chairman, Jared Burner


Vice Chairman, Keith Weakley

