

**MINUTES
PAGE COUNTY PLANNING COMMISSION
WORK SESSION
May 25, 2021**

Members Present

Catherine Grech, District 1	Donnie Middleton, District 2
Jared Burner, Chairman, District 3	James Holsinger, District 4
Gary Huffman, District 4	William Turner, Secretary, District 5

Members Absent

Keith Weakley, Vice Chairman, District 3	Steve Atkins, District 2
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Staff Present

Tracy Clatterbuck	Brooke Newman
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Call to Order

Chairman Burner called the May 25, 2021 Page County Planning Commission Work Session 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. Middleton. The motion passed unanimously 6-0.

New Business

A. Adoption of Minutes- April 13, 2021, April 15, 2021 April 22, 2021, April 27, 2021, and May 11, 2021

Mr. Huffman and Mr. Middleton questioned their attendance listed on the April 15 and 22 minutes. Ms. Clatterbuck stated she would need to go back and review the footage to see if they were present or not. She would add those sets of minutes on the next meeting agenda.

Mr. Holsinger made the motion to accept the minutes from April 13th, April 27th, and May 11th as presented. The motion as seconded by Mr. Middleton. The motion passed unanimously 6-0.

B. Planning Commission Budget for FY2022

Ms. Clatterbuck presented the approved budget for fiscal year 2022.

Unfinished Business

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

Ms. Clatterbuck explained that the next scheduled joint meeting was supposed to be June 22nd. The Berkley Group has requested that it be rescheduled. Therefore, the next joint meeting with the Board of Supervisors (BOS) will be by July 27th. The reason they did this is because they are still working on incorporating the animal regulations, floodplain, and the remaining portions including the subdivision of land regulations.

Ms. Grech asked for a reminder as to what general provisions, administration and enforcement, under article number three is about, which is to be discussed at the next work session. Ms. Clatterbuck replied that it is the material that will be discussed which is in reference to permitting.

At that meeting, they will also be discussing zoning map revisions. Ms. Clatterbuck suggested they think about offering incentives to applicants (such as reduced permit fees, joint public hearings) rather than map revisions due to the lengthy process involved. The BOS has the authority to waive permit fees. The process could take three to six months. That could be cut in half by having a joint hearing. Mr. Turner reminded the commission it also has to go through other departments which takes time as well. This is also part of what holds up the process. Mr. Holsinger asked for a reminder of why the BOS thought map revisions would be helpful. Ms. Clatterbuck stated that her understanding was that the BOS preferred to have site ready lots. Mr. Holsinger's response was that in that case the county would be requiring a zoning change. Ms. Clatterbuck agreed. Mr. Holsinger stated he thought it would be more appropriate to identify the areas thought needed to be rezoned and reach out to the landowners and try to educate them specifically on those areas. Yes, it's a slower process but may be a much more comfortable way to approach it rather than get receiving a notice that it was happening. In the long run, it might be more meaningful and a less lengthy discussion if it were a choice. He would not want the county making the determination. He likes the idea of incentives; however, if there were areas that had to be rezoned it should not be a blanket and should not take areas of no consequence and force that on people. Chairman Burner stated that at the April 27th meeting, they were not privy to the maps ahead of time. Those maps were presented as talking points. That's all it is at this point. Mr. Holsinger stated most of those areas were in town. If that's the case, that is a negotiation with the towns.

Ms. Grech asked about non-conformity and the flood plain ordinance. She questioned if a large percentage, around 90%, is state code requirements. The only thing we can decide on is the free board and Ms. Clatterbuck replied yes.

Ms. Grech stated her concern regarding the definitions. She recommended they go back and look at a lot of them. There was no feed back from the Berkley Group and suggested making an inventory for discussions. Ms. Clatterbuck suggested having the use matrix on hand during discussion to understand how they are being applied.

Open Citizen Comment Period

None

Chairman's Report


None

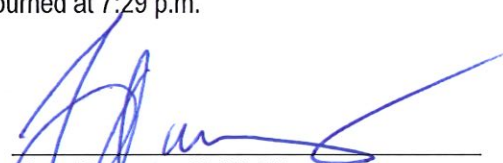
Clerk's Report

None

Adjourn

Chairman Burner requested a motion to adjourn the meeting. Mr. Turner 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