

**MINUTES**  
**PAGE COUNTY PLANNING COMMISSION**  
June 8, 2021

**Members Present**

Catherine Grech, District 1	
Donnie Middleton, District 2	Steve Atkins, 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

**Staff Present**

Tracy Clatterbuck	Kelly Butler
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**Call to Order**

Chairman Burner called the June 8, 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. The meeting was live streamed via YouTube. Ms. Clatterbuck conducted an attendance roll call. All but Mr. Weakley were present.

**Adoption of Agenda**

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

**Public Hearing**

None

**Citizen Comments on Agenda Items**

None

**New Business**

**A. Adoption of Minutes – April 15, 2021; April 22, 2021; and May 25, 2021**

One change made to minutes for April 15, 2021: Chairman Burner was present for the entire meeting and did not arrive late. Mr. Huffman made a motion to adopt all minutes with the one revision. Mr. Turner seconded the motion. The motion passed unanimously.

**Unfinished Business**

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

The revised schedule was given to all commissioners present. No new materials were provided from the Berkley Group. Ms. Clatterbuck requested that if at any point the commissioners have questions or comments to make about the materials presented to send them to her and she will send them to Darla at the Berkley Group. Ms. Clatterbuck encouraged the commissioners to review for any Zoning Map revisions. The commissioners discussed the potential need and impact of rezonings in high traffic intersections, as well as along the Route 211 and 340 corridors. The commissioners agreed that Zoning Map revisions and rezonings

would be better approached after the ordinance change, rather than during. However, they agree that the conversation can be started now.

Ms. Grech requested that the commissioners review some of the definitions that were proposed. She expressed concern about the definition of cemetery versus graveyard. Graveyard seemed clear, but cemetery was not. It was requested for the Berkley Group to clarify that definition. Clarification is needed on the definitions of "micro-brewery, distillery, farm brewery," "contractor office," "family," "junk." Screening in terms of junk was discussed. "Kennel, private" was discussed and has been requested to be deleted. "Utility service Minor/Major" should match the solar ordinance. "Public use/Airport/Aviation" was discussed. "Short term rental" versus "bed & breakfast" was discussed. "Intensive agriculture" was discussed at length. "Animal husbandry/livestock" was discussed. It was agreed that "event/wedding venue" is covered under "places of assembly" in the proposed definitions.

Open Citizen Comment Period

None

Chairman's Report

None

Clerk's Report

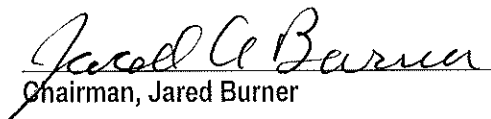
Ms. Clatterbuck noted staff is still working on getting applications for towers. The applications are not complete yet. Still getting inquiries on towers for broadband.

A Special Use Permit Request for a commercial parking facility will be presented to the commission in the coming weeks.

Ms. Clatterbuck requested a conversation with Mr. Holsinger regarding the Airport Safety Zone after the meeting.

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 8:54 p.m.

  
Chairman, Jared Burner

  
Secretary, William Turner