MINUTES
PAGE COUNTY PLANNING COMMISSION
WORK SESSION
June 22, 2021

Members Present

Catherine Grech, District 1
Steve Atkins, District 2
Keith Weakley, Vice Chairman, District 3

Donnie Middleton, District 2
Jared Burner, Chairman, District 3
Gary Huffman, District 4

Members Absent

James Holsinger, District 4

William Turner, Secretary, District 5

Staff Present

Tracy Clatterbuck

Brooke Newman

Call to Order

Chairman Burner called the June 22, 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. 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. Weakley. The motion passed unanimously 6-0.

New Business

A. Review of Chapter 100 – Subdivision of Land Ordinance

Tracy Clatterbuck provided the commission with a copy of the current Subdivision of Land Ordinance. She reviewed the code explaining the different ways to subdivide parcels of land in Page County.

Jared Burner asked about agriculture zoned subdivisions vs residential zoned subdivisions and road standards. Would rezoning be a solution to these standards? Ms. Clatterbuck replied that most of Page County is zoned agriculture or woodland-conservation and residential dwellings are allowed by-right in the residential zoning district. Most all subdivisions in Page County are currently zoned Residential and not Agriculture. Rezoning land is costly and could result in spot zoning and potential loss of agriculture land.

Mr. Weakley stated that newly developed subdivisions need to meet the subdivision secondary street VDOT standards so that they can take them into the system. He also mentioned functional rights-of-way to preserve land which is what the subdivision subcommittee had been discussing previously.

Mr. Burner asked about the scattered use of lots proposed and its pressure on agriculture land production. Is there a way to get more clustering? Mr. Weakley agreed that clustering would preserve more open agriculture land for farming.

Mr. Middleton asked about existing subdivisions that do not have a 50-foot right-of-way and if property owners can fix the road and then turn it over to the state to maintain? Mr. Weakley explained that the property owners would have to pull money together and hire someone to bring it up to standards. The vast majority of roads that these 50-foot rights-of-way tie into a 30-foot right-of-way. Most secondary roads in

Page County have a 30-foot right-of-way. 18-feet of pavement would be ample for the traffic coming in and out of a subdivision. Ms. Clatterbuck asked what the history was behind it being a 50-foot right-of-way requirement and if we could make it less? Mr. Weakley asked if state code says 50-feet? If now, we have latitude and could talk to VDOT and propose our thoughts.

The Commission discussed the non-family division rule at length. After discussion, it was decided by the commission that they would review the current Subdivision of Land Ordinance and provide any comments and/or suggestions to staff by July 7th so that this could be discussed further at the next commission meeting.

B. **Review draft of proposed animal regulations in the Residential Zoning District (prepared by the subcommittee and sent to the Berkley Group)**
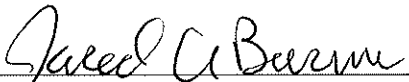Tracy Clatterbuck presented the documents that was sent to the Berkley Group to incorporate into the draft ordinance regarding animals in the residential zone. The commission discussed the draft at length. Mr. Burner suggested it read livestock as opposed to animals.
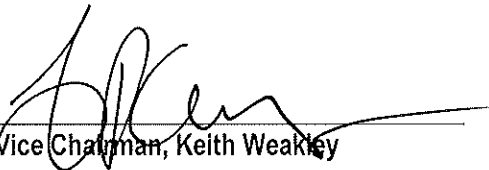
Unfinished Business
   None

Adjourn
   Chairman Burner requested a motion to adjourn the meeting. Mr. Weakley made a motion to adjourn. The meeting was adjourned at 7:51 p.m.

Chairman, Jared Burner

Vice Chairman, Keith Weakley