

Minutes
Board of Supervisors
Joint Meeting with
Planning Commission
June 28, 2022

Board of Supervisors

Present: Keith Weakley, 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

Planning Commission

Present: Jared Burner, District 3, Chairman
Cathy Grech, District 1
Tom Mitchell, District 2
Isaac Smelser, District 4
William Turner, District 5

Staff

Present: Amity Moler, County Administrator
Tracy Clatterbuck, Zoning Administrator
Michael Helm, County Attorney

Call To Order:

Planning Commission Chairman Jared Burner called to order the Planning Commission at 7:00 p.m., on Tuesday, June 28, 2022, in the Board of Supervisors Room located in the Page County Government Center, 103 South Court Street, Luray, VA 22835.

Board of Supervisors Chairman Weakley called to order the Page County Board of Supervisors at 7:01 p.m.

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

Ms. Clatterbuck called the roll of the Planning Commission for attendance.

Planning Commission Adoption of Agenda:

Motion: Cathy Grech moved to adopt the agenda, as presented. Tom Mitchell seconded and the motion passed unanimously by a vote of 5-0.

Public Hearing:

Exhibit A

Ordinance to Add Chapter 134 (Solar Ordinance) to the County Code:

The public hearing was advertised as follows:

NOTICE OF JOINT PUBLIC HEARING
PAGE COUNTY PLANNING COMMISSION AND BOARD OF SUPERVISORS
AN ORDINANCE TO ADD CHAPTER 134 (SOLAR ORDINANCE)
TO THE PAGE COUNTY CODE

NOTICE is hereby given pursuant to Section 15.2-2204 of the Code of Virginia, as amended, that the PAGE COUNTY PLANNING COMMISSION AND BOARD OF SUPERVISORS shall hold a joint public hearing at 7:00 p.m. on Tuesday, June 28, 2022, in the Board of Supervisors Meeting Room, located in the County Government Building, 103 South Court Street, 2nd Floor, Luray, VA, on the proposed ordinance to add Chapter 134 (Solar Ordinance) to the Page County Code.

The full text of the proposed ordinance may be reviewed in the Planning & Community Development Office, 103 South Court Street, Suite B, Luray, VA, 8 a.m. to 5 p.m., Monday through Friday. It may also be reviewed on the County's website at www.pagecounty.virginia.gov. NOTE: Hearing impaired individuals who need an interpreter must notify the Zoning Office at least seven (7) days prior to the hearing.

Commission Chairman Burner opened the public hearing for the Planning Commission at 7:03 p.m.

Board Chairman Weakley opened the public hearing for the Board of Supervisors at 7:03 p.m.

Tracy Clatterbuck, Zoning Administrator, reported that on March 22, 2022, the Board provided a draft solar ordinance to the Planning Commission for review and consideration. The Planning Commission has reviewed the proposed draft and made revisions to the draft. If adopted, this would be the first solar ordinance adopted by Page County.

Public Comments on the Solar Ordinance:

Ken Farkas commented that while the solar ordinance is not perfect, it is adequate to protect the citizens of Page County from predators like Urban Grid. He urged that it be approved.

Clyde Humphrey commended the Planning Commission and the Board of Supervisors for all their hard work on the solar ordinance. This is an excellent ordinance and he encouraged the Commissioners and Supervisors to approve it.

Charles Newton stated that this ordinance will protect Page County and its citizens, while allowing utility scale solar that will produce more electrical power than the electricity than we need in Page County. The ordinance also protects agriculture and tourism, while also

providing protections for residences that live near solar facilities. He asked that the Board adopt the ordinance.

Bonnie Snyder thanked the Commission and Board for their work on the ordinance. This is a good ordinance providing protections to the County. She hoped the Board would vote unanimously to accept the ordinance.

Chris Anderson thanked the Planning Commission for all their hard work and the citizens that stayed engaged. She encouraged the Board to pass the ordinance.

Paul Otto commented that the Planning Commission and staff have devoted countless hours and the County has spent tens of thousands of dollars on consultant fees to draft an ordinance that not only provides opportunities for solar facilities and protection of the county's natural assets, real estate values, and the health of its citizens. The public has come out overwhelmingly in support of the draft ordinance presented by the Planning Commission last month. He said the Board needs to adopt the ordinance, as recommended tonight.

Rod Graves thanked the Board and Planning Commission, as well as all the citizens who have voiced their opinions over the last four years. He asked the Board to adopt this ordinance.

Linzy Cumbia thanked the Board and Planning Commission for the work on the ordinance. This is a good ordinance and he asked that the Board adopt it.

Benny Cubbage thanked the Planning Commission and Board of Supervisor for their work. Now is the time to adopt the ordinance.

Ken Jemielly expressed that this is a good compromise to an ordinance for the developers and to protect the citizens.

Beth Snider remarked that it is time to adopt an ordinance. She hopes the Board will unanimously approve the ordinance, as written by the Planning Commission, with the setbacks they ask for.

Kris Garrett thanked the Planning Commission, Board of Supervisors and the citizens for showing up. She asked the Board to pass the ordinance.

Teo Graca stated that he is sad to see solar coming to the County. Solar panels are full of toxic chemicals and are only held in place by glass. This puts the county one hail storm away from becoming a toxic waste dump. He asked the Board to adopt the ordinance from the Planning Commission.

Paula Atwood echoed the previous public comments. She asked the Board to pass the solar ordinance.

Christine Andreae stated that they are supporters of solar and have solar electricity on their house and farms. She thanked the Planning Commission and Board of Supervisors for their hard work on the solar ordinance and for listening to the citizens. She urged the Board to pass the ordinance.

Bob Montgomery said that he is not supportive of industrial scale solar, but he asked the Board to adopt the current solar ordinance and that would at least give some rules to go by.

Mike Rowles asked what happens to the waste from the solar panels?

Cathy Herbert thanked everyone for their hard work on the ordinance. She referenced a recent meeting in Caroline County where Urban Grid noted the importance of a strong, solar ordinance that provides “teeth” for enforcement. She noted that the setbacks protect the view and landowners. She applauded that work that has been done on the ordinance and urged the Board to pass it.

Suzanne Grant thanked the Planning Commission and Board of Supervisors for their work. The ordinance will benefit the community and sets limits on the predatory solar companies.

Chairman Burner closed the Planning Commission public hearing at 7:27 p.m.

Chairman Weakley closed the Board of Supervisors public hearing at 7:27 p.m.

The Planning Commission then reviewed changes to the proposed ordinance with the Board.

Planning Commission Motion: Cathy Grech moved that the Page County Planning Commission recommend approval to the Board of Supervisors of Chapter 134 of the Page County (Solar Ordinance) as presented and modified by the discussion tonight. Billy Turner seconded and the motion passed by a vote of 5-0. Aye: Grech, Smelser, Turner, Mitchell, Burner. Nay: None.

Chairman Burner informed the Board that the Planning Commission recommends approval of the solar ordinance, as amended and modified tonight and the vote was unanimous.

Board of Supervisors Motion: Supervisor Guzy moved that the Page County Board of Supervisors approve the Solar Ordinance, as presented and as modified by the Planning Commission tonight. Supervisor Stroupe seconded and the motion carried by a vote of 6-0. Aye: Guzy, Louderback, Stroupe, Foltz, Vaughan, Weakley. Nay: None.

Adjourn: 7:59 p.m.

Chairman Weakley adjourned the Board of Supervisors at 7:59 p.m.

8:05 Planning Commission Meeting Continued:

Adoption of Minutes- April 26, 2022, May 10, 2022, & May 24, 2022:

Ms. Grech recommended the following changes:

April 26, 2022-

Page 2 of 3, change *agreeance* to *agreement*

May 10, 2022-

Page 5, add “*when reviewing...*”

Page 6- change *patients* to *patience*

Mr. Turner made a motion to approve the April 26, 2022, May 10, 2022, and May 24, 2022 minutes as amended above. The motion was seconded by Mr. Mitchell. The motion passed unanimously (5-0).

Review of Sign Regulations Amendments:

None

Review draft of zoning and subdivision ordinance provided by the Berkley Group:

None

Ms. Grech made a motion to adjourn at 8:09 p.m. The motion was seconded by Mr. Turner. The motion passed unanimously.



Jared Burner, Chairman

