

**MINUTES**  
**PAGE COUNTY PLANNING COMMISSION**  
**July 13, 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	William Turner, Secretary, District 5

**Members Absent**

None

**Staff Present**

Tracy Clatterbuck	Kelly Butler
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**Call to Order**

Chairman Burner called the July 13, 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 were present.

**Adoption of Agenda**

Mr. Turner made a motion to accept the agenda as presented. The motion was seconded by Mr. Huffman. The motion passed unanimously 8-0.

**Public Hearing**

Chairman Burner opened the public hearing period. With no public hearings on the agenda, the public hearing period was closed.

**Citizen Comments on Agenda Items**

None

**New Business**

**A. Introduction of Nina A. Long Fox – Director for Economic Development & Tourism**

Mrs. Fox introduced herself. She explained how she was originally brought on for the expansion and retention for current businesses. Two weeks into her employment the person in her position resigned and she was given the position for Economic Development & Tourism Director for the County. She explained that the most valuable asset of the county is the people. She explained the importance of all departments in the county and the town working towards the common goal of retaining that asset and improving the quality of life for those people. She explained the difference between the Economic Development department and the EDA. The Economic Development & Tourism department is funded primary through TOT funds. She wants to be part of the conversation with planning and provide a resource for assistance. Starting a "Workforce First" initiative is on her agenda. For businesses to come here, there has to be a viable workforce. For there to be a viable workforce, there has to be affordable homes.

Chairman Burner asked how the planning commission can help through planning and through the zoning and subdivision ordinance to assist in that initiative. She agreed to 100% collaboration between the

planning commission and herself. One other thing on her agenda is the "Economic Development Strategic Plan." It is not meant to replace the Comprehensive Plan, but to be a strategic, smaller body of information that people can easily look at and identify the direction to go in.

The conversation continued with Mrs. Fox and other members of the planning commission concerning farming, housing, investors, small growth v. dramatic growth, teleworking, employment vacancies, and broadband.

**B. Adoption of Minutes – June 8, 2021 and June 22, 2021**

Mr. Holsinger made a motion to approve the minutes as submitted. Mr. Huffman seconded the motion. The motion passed unanimously.

**Unfinished Business**

**A. Review of Chapter 100 – Subdivision of Land Ordinance**

Chairman Burner explained that they would be reviewing staff comments from the current ordinance, but asked if there were any specific questions about those comments. Mr. Weakley recommended that we go away from lot size and look at lot numbers. Mr. Weakley had previously submitted a document to Ms. Clatterbuck that the subdivision ordinance sub-committee had drafted. The sub-committee had stopped meeting when the county hired the Berkley Group. Ms. Clatterbuck clarified that those comments have not been sent to the Berkley Group yet. Mr. Holsinger asked what would it take for that document to get sent to them. Ms. Grech asked if it could be presented to the whole commission. Mr. Weakley reviewed the document. Right now, the subdivision ordinance is based on lot size. What we should really be looking at is how many lots you will have in the proposed subdivision. That is what drives the infrastructure needs. They are recommending that it shifts to number of lots. Class A subdivision being less than 5 lots, Class B being 5 or more. The document also discusses the definition of a functional right-of-way. Right now, it says 50 feet. Fifty feet is unnecessary in certain situations. This definition says 50 feet, or, if you want to get an engineer, it can be less than that if it is functional. The idea is that when the subdivision is done, we will turn it over to VDOT and they can take it into their road system. Also, to attract development, if we continue requiring a 50 feet ROW it minimizes the amount of lots they can get as well as increases the cost of development. Family ROW has to remain as is because that is state code. Ms. Grech offered that less than 2% of all subdivisions that Ms. Clatterbuck provided data for have been Class A/B. Mr. Weakley clarified that the functional ROW definition is meant to be used for all non-family subdivisions and Class A/B subdivisions. Mr. Burner said we need to have people going the route of Class A/B rather than cutting up prime farmland. Mr. Holsinger asked what would it take for people to go that route. We need positive development with reasonable costs. Mr. Turner stated that is what he hears complaints about from contractors, the cost of building in Page County.

Ms. Clatterbuck wanted to discuss the 25-acre division. The 25-acre division rule says no additional streets, roads, or rights-of-way are needed to serve any parcel in that proposed division. This needs to be addressed, whether it's through a functional right of way or not. Ms. Grech stated she has not been able to find this 25-acre rule in state code anywhere. The question is does this need to stay in the code.

Chairman Burner asked what action we wanted to take on the document presented by Mr. Weakley that came from the sub-division ordinance sub-committee. Mr. Holsinger made a motion that we send this document on to the Berkley Group. Mr. Weakley seconded the motion with one change. He proposed we also add to eliminate the 25-acre division rule. Mr. Holsinger added that to his motion. Mr. Weakley seconded the motion. The motion passed unanimously.

Mr. Holsinger added that the 25-acre division change is a huge change, and perhaps a very positive change. If that change is made, then 100 acres will only be allowed to be split once and you get two 50

acre lots. There will be some push back on that. Mr. Weakley agreed. Chairman Burner stated then they go the route of the Class A/B subdivision and put in the infrastructure if they want to get more lots. Mr. Holsinger stated that we need to emphasize that. We want people to put in the infrastructure by way of the Class A/B requirements, rather than by-right. Mr. Weakley added the basis of changing this is when they finish, they hand the roads over to VDOT.

Chairman Burner encouraged the commissioners to review the material given to them by the Berkley Group for the joint meeting on July 27<sup>th</sup>. Come ready to ask your questions.

Open Citizen Comment Period

None

Chairman's Report

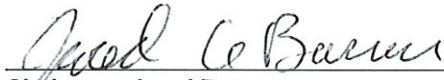
None

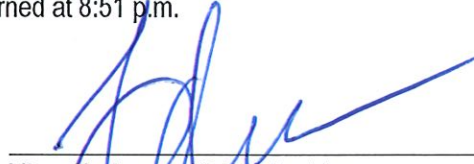
Clerk's Report

The joint meeting on July 27<sup>th</sup> will start at 6:00 pm. The comments that are at your table regarding the review done at the June 8<sup>th</sup> meeting were sent to the Berkley Group today.

Adjourn

Chairman Burner requested a motion to adjourn the meeting. Mr. Weakley made a motion to adjourn. Mr. Turner seconded the motion. The meeting was adjourned at 8:51 p.m.

  
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Chairman, Jared Burner

  
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Vice Chairman, Keith Weakley

