

Minutes
Joint Meeting
Page County Board of Supervisors
and
Page County Planning Commission
July 27, 2021

Board of Supervisors

Present: Morgan Phenix, Chairman At-Large
Allen Louderback, District 2
Mark Stroupe, District 3

Planning Commission

Present: Jared Burner, Chair, District 3
Cathy Grech, District 1
Steve Atkins, District 2
Donnie Middletown, District 2
Keith Weakley, District 3
Jamie Holsinger, District 4
Gary Huffman, District 4
William Turner, District 5

Staff Present:

Regina Miller, Assistant County Administrator
Tracy Clatterbuck, Zoning Administrator
Brooke Newman, Program Support Technician

Call to Order:

Chair Jared Burner called to order the Planning Commission, at 6:00 p.m., on Tuesday, July 27, 2021, in the Board of Supervisors Room located in the Page County Government Center, 103 South Court Street, Luray, VA 22835.

Chairman Morgan Phenix called to order the Page County Board of Supervisors at 6:01 p.m. He noted that a quorum of the Board was not present and the Board members in attendance would simply be observers at the meeting.

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

Discussion of Zoning Ordinance:

Darla Orr, The Berkley Group, outlined the work session agenda as well as the revised project schedule. She said the Open House was scheduled for August 24th, but was informed the Board did not want to hold it then since it would be during Fair week. She said she will have the full draft document of the Zoning Ordinance to the Commission and Board by August 10th for review. After discussion, it was consensus that the Open House

would be held on a date to be determined. The Commission and Board wants the opportunity to fully review and further revise the full draft document before holding the Open House.

She reviewed the Animal Keeping and Gardening in R Districts section of the proposed ordinance. She said the sub-committee met in early May and has recommended the following: the definition of gardening; adds gardening as a permitted use in all districts – accessory use in R, C, I and MHP; adds definition of animal unit; modifies residential farm definition and clarifies for R districts, not A-1; permits numbers of animals based on animal unit per acre; clarifies animal keeping for educational projects permitted; and, adds standards for fence enclosures. After discussion, both the Commission and Board agreed that bee keeping/apiaries should be included. In addition, they also discussed fencing and wayside stands.

Next, Ms. Orr reviewed the by-right lot development allocation in the P-R, W-C and A-1 districts. At the February joint work session, the Commission and Board asked consideration be given to increasing the number of lots allowed by-right under the lot development allocation and to establish a maximum lot size to ensure larger area maintained for farming. She reviewed the proposed lot allocation matrix.

Ms. Orr outlined the Article III Ordinance Amendments, Zoning & Development Approvals and Appeals. This section was updated to consolidate permitting and application requirements currently scattered throughout the ordinance; update Virginia Code references; add sections for clarity of application and notification requirements, and review processes; consolidate fees currently scattered throughout the ordinance; add a process for administrative approval of setback modification; and, updates the language for ease of use and understanding.

Lastly, she highlighted proposed changes to Article IX – Subdivision of Land. The proposed changes include: removal of current ordinance conflicts – replace definitions and clearly categorize subdivision types (single lot, family, minor and major subdivisions); update Virginia Code references; provide standards for private roads and allow more frequently; provide clear standards boundary line adjustments and vacation plats; clarify review processes, plat requirements and standards for surety; update language for ease of understanding; and, add subdivision potential verification process to track lot development allocations.

Adjourn: 8:54 p.m.

Chair Burner adjourned the Planning Commission meeting, on a motion by Keith Weakley, seconded by Cath Grech.



Morgan Phenix, Chairman



Amity Moler, County Administrator