

MINUTES  
PAGE COUNTY PLANNING COMMISSION  
August 10, 2021

Members Present

Catherine Grech, District 1  
Steve Atkins, District 2  
James Holsinger, District 4

Donnie Middleton, District 2  
Jared Burner, Chairman, District 3  
William Turner, Secretary, District 5

Members Absent

Keith Weakley, Vice Chairman, District 3

Gary Huffman, District 4

Staff Present

Tracy Clatterbuck  
Kelly Butler

Call to Order

Chairman Burner called the August 10, 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. Keith Weakley and Gary Huffman were noted as absent, all others were present.

Adoption of Agenda

Mr. Turner made a motion to accept the agenda as presented. The motion was seconded by Mr. Atkins. The motion passed unanimously 6-0.

Citizen Comments on Agenda Items

None

New Business

A. Shawn Fittry – Special Use Permit

Ms. Clatterbuck presented the following staff report:

Shawn Fittry has filed an application for a SUP for a commercial parking facility located at 8164 US Hwy 340, Shenandoah, VA. The parcel is identified by tax map number 87-A-80D, contains 13.843 acres, and is currently split zoned Agriculture (A-1) and Commercial (C-1). The property is improved with an existing 50x100 barn and a 48x50 building. The applicant is proposing to use the current five acres at the frontage of the property as a fenced RV storage lot. Pursuant to § 125-4 of the Page County Zoning Ordinance, commercial parking facilities, is defined as:

*"An area of land designed or used for the parking or storage of more than five motor vehicles or equipment with at least one axle for more than 10 days in a calendar year, where a fee may be charged for the parking or storing of such motor vehicles or equipment. This definition shall exclude junkyards and automobile graveyards as defined in § 125- 4."*

Under § 125-12.D(2) of the Page County Zoning Ordinance, commercial parking facilities is only permitted by special use permit.

Per Jeff Nicely with VDOT, "The proposed use is not expected to have an adverse effect on the VDOT right of way." Per Herbert Cormier with the Health Department, "This Health Department has no objections

to the construction of the proposed RV storage lot." Per James Campbell, Page County Building Official, "no objections."

This property falls within the "Agricultural Protection Tier" and into the designation of "Farmland of Statewide Importance". Chapter 3, Goal 6, Section 6.2 states, "Encourage economic growth that is compatible with the County's rural character while generating a positive net cash flow for the county." Due to the low impact, the proposed business would not change the character of the property.

The applicant will be required to maintain a Page County business license which will result in additional tax revenue for Page County.

Ms. Clatterbuck requested that the Page County Planning Commission hold a public hearing on this special use permit application at the August 24, 2021 Work Session or at the September 14, 2021 Regular Meeting, and direct staff to provide adequate notice of such hearing in accordance with the Code of Virginia § 15.2-2204.

Tyler Austin from Racey Engineering was available for questions as he represents the applicant. Mr. Holsinger questioned the powerline easement on the property and if there are plans for it to be moved. Mr. Austin stated that the powerline easement is not proposed to be moved. He also asked if there were any plans to move the entrance. Mr. Austin stated that there is not. Mr. Holsinger asked if there had been any issues with traffic in and out of there with the large equipment. Mr. Austin stated that he had not heard of anything and further, VDOT had no concerns. Chairman Burner asked if the applicants have an idea of the number of proposed RVs to be stored on the lot. Mr. Austin stated that he did not know that number at this time. If the commission wants to see that, he can get them that information. Mr. Atkins asked if the whole lot will be graveled. Mr. Austin confirmed that it will be graveled and fenced in for security purposes. Mr. Atkins asked if there will be a division between the current use and the proposed use. Mr. Austin stated that, yes, the RV parking area will be fenced in inside the lot and separated from the current operations. Mrs. Grech inquired about a screening requirement and where the new fence will be located. Mr. Austin stated that any screening requirement that would be proposed by the SUP would be met. Mr. Burner asked if the sediment pond and drainage pond would be on the agriculture land. Mr. Austin stated his intent would be to maximize the commercial area and place the pond in that drain way to capture most of that water. Mr. Turner asked about the impact to some adjoining neighbors that was an issue when the current operations were put in place. Mr. Austin confirmed the RV lot would be located away from those neighbors. Mr. Austin confirmed to Chairman Burner that the 3.38 acres is what would be graded and used for RV storage. Mrs. Grech asked what the commercial use of the property is now. Mr. Austin stated that it is mainly used for stockpiling stone or soil from other projects. Mr. Middleton asked if the area would be lit. Mr. Austin stated that at this time lighting has not been proposed. Mr. Turner & Mrs. Grech has some concerns about the upkeep of the site. Ms. Clatterbuck suggested that the commission consider adding the condition to the SUP of having the RVs remain tagged by the DMV and be road ready. Mr. Holsinger stated that the screening area that would be the most helpful would be between the neighbor and the heavy equipment area. Otherwise, you'd have to create 2 screens to adequately screen it. Mr. Holsinger asked if this permit would apply to the entire commercial area or just the 3.38 acres. Ms. Clatterbuck stated, in her opinion, it should only apply to the 3.38 acres for the RV lot. Ms. Clatterbuck reminded the commission that what they are doing on the property now is a by-right use and the ordinance does not have screening regulations now. Mr. Turner stated that the applicant has not used the lot for the intended purpose as to what it was rezoned for. Mr. Turner stated that it was intended to be used as a lot to rent out equipment.

Mr. Holsinger made a motion that the public hearing be scheduled and advertised for September 14, 2021. Mrs. Grech requested that some sketches be provided for the number of vehicles and where they

will be parked, as well as a proposed lighting description, fencing and buffering. Mr. Atkins seconded Mr. Holsinger's motion. The motion passed 4-2 with Mr. Turner and Mrs. Grech dissenting.

### Unfinished Business

- A. **Review of Zoning Ordinance Draft Materials (dated July 27, 2021) provided by the Berkley Group**  
Ms. Clatterback stated that the final draft was sent at 6:22 p.m. this evening. That was handed out to the commissioners. Mr. Holsinger discussed the email that was sent to them in reaction to the joint meeting, specifically the portion about setbacks. Mr. Burner stated that he felt the 100' setback from water source is excessive. Mr. Turner added that for a residential well it must be grouted at 100'. If you have a farm well it does not have to be grouted. Mr. Burner stated that even though they have spent a lot of time already on the draft, they have a long way to go.

Chairman Burner stated that one thing that needs to be discussed and accomplished is which zoning districts they want to move forward with. The largest zoning group in this county falls under one zoning district. You cannot meet the needs of everybody with one set of rules. He feels that there should be two agriculture zones. One that is more of a protection type zone with the acreage requirement and then keep the district that we have now and make that the lighter use area. On page 39 of the document that was just given out is the proposed zoning districts. Mr. Holsinger added that the minimum lot size be 6-12 acres and that the sub-committee from before had proposed keeping the current agriculture and adding another agriculture. Mr. Burner stated that Rockingham County uses 40 acres and he believes that is too much for Page County. Twenty-five acres is likely a better fit for a prime agriculture district. Eventually down the line we may remove the 25-acre rule if we can come to an agreement on the subdivision schedule that is conducive to development but also protective. We need to give everyone the opportunity to decide whether they want to be in a prime agriculture district or general agriculture. Mr. Holsinger supported the need for two agriculture districts, but giving land owners the right to choose. Mr. Burner stated this is not forcing you to rezone, but rather giving you the option where you want to go. A percentage of the lots, rather than number of lots may make more sense.

Mr. Holsinger asked Ms. Clatterback why the consultants didn't propose two agriculture districts. Ms. Clatterback stated she can't speak as to what their reason was, but her opinion is at the initial joint meetings the focus was the problem with farming in the residential district. Mrs. Grech expressed her support. Mr. Turner expressed his support once he sees how it affects smaller lots against larger lots. Mrs. Grech cited Rockingham County's ordinance and the minimum lot size and everyone agreed they liked that. There was discussion about the Stonyman Ag & Forestral District and the history of that.

Mr. Holsinger addressed Chairman Burner stating that the difficulty is that they have hired a consultant that is about to make a recommendation that doesn't include what is a reasonable choice for agriculture. The plan may simply be that no matter what they offer, you just can't support that part. Otherwise, we have to have all the answers and we don't. Whereas, we have a consultant that probably could get those answers who is not going that direction and we haven't been able to point them there. Mr. Burner stated we now have their rough draft and now we need to decide what we want to do.

Ms. Grech stated that it seems that we have a consensus on having two agriculture districts. Mr. Burner stated we could take it to motion and choose to pursue it. Mr. Holsinger made a motion that we send the request for two agriculture districts to the consultants. Mr. Atkins seconded the motion. The motion passed unanimously.

Ms. Clatterback asked if we are keeping the Ag-Resi proposed district. Mr. Burner stated that we are keeping the Agricultural-Residential (AR), but to rename it Rural Residential (RR). Mr. Holsinger made

the motion to change the name of Agricultural-Residential (AR) to Rural Residential (RR). Mr. Turner seconded the motion. The motion passed unanimously.

Mr. Holsinger stated that this is great progress in the review of this draft. We are not going to force everybody that is currently agriculture to rezone. It is an uphill battle when every person has to be rezoned. Mr. Burner stated that it should be communicated that it is their (land owners in the county) choice where they want to be. Mr. Atkins asked what we would be calling the second agriculture. Mr. Burner stated Rockingham uses the Prime Agricultural District and the General Agricultural District. He further stated our current Agricultural District is A-1, so therefore, the Prime Agricultural District would be A-2. This is actually the reverse of Rockingham. Mr. Turner expressed some concerns about what you can do in those two districts. Ms. Clatterbuck stated that would be the next step.

Mrs. Grech expressed concern about having the review back by the joint session on August 27<sup>th</sup>. Mr. Holsinger stated that he believes this is going to keep moving forward. He is prepared to not support certain portions and support other portions. At the public hearing, you are likely to hear that from him.

Chairman Burner asked if the commission felt we needed a sub-committee on the agriculture districts. It was decided that everyone would work on it on their own, and come back to the full commission with discussion.

Chairman Burner began discussion on the residential districts. He asked if there is a necessity for what is proposed to be three residential districts. Ms. Clatterbuck stated that she doesn't believe there is. Mr. Holsinger stated he believes there is a necessity for two. Ms. Clatterbuck agreed. Chairman Burner proposed Rural-Residential and Residential. There was discussion about the Planned Unit Development (PUD) and whether to keep it or not. Mrs. Grech stated that PUD is proposed to be a mixed-use district. Those kinds of things may come in the future, so it doesn't hurt to keep them. Mr. Burner stated then it may be needed to keep the Medium and High Residential, along with the Rural-Residential.

Chairman Burner asked what the next step in our review should be. Mrs. Grech said we should define what the prime agriculture is going to look like. And then see how that is going to change having two agriculture is going to impact the sliding scale, the use matrix, etc. Mr. Holsinger suggested that we hypothetically embrace the sliding scale, it may be just adjusting it to percentages rather than lots. Mrs. Grech suggested maybe two sliding scales. Mr. Holsinger agreed.

Mrs. Grech asked if we are just telling the Berkley Group that we have decided on two agriculture districts and have them do the work of defining the districts. Chairman Burner suggested that we should go back to them with something to head them in the direction we want them to go (as far as uses is concerned). Have them work on the fine details and the commission review it. Mr. Holsinger asked if we can make that recommendation by the next meeting. There was discussion about when the next meeting would be and the time considering the fair. Ms. Clatterbuck stated she would look into office coverage and if the room is available. Mr. Burner stated tentatively plan on August 24<sup>th</sup> at 1:00.

Mr. Burner asked if we could get the Rockingham County ordinance for their two agriculture districts and the rural village.

**Open Citizen Comment Period**

None

**Chairman's Report**

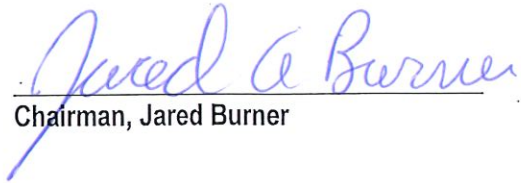
None

Clerk's Report

Ms. Clatterbuck stated the meeting on the 24<sup>th</sup> will be busy. We will have a completed SUP application for a new tower. And also, a proposed rezoning application coming to the commission. We are receiving pressure from the Supervisors in getting both of those done as quickly as possible. Some joint public hearings should be expected.

Adjourn

Chairman Burner requested a motion to adjourn the meeting. Mr. Turner made a motion to adjourn. Mr. Atkins seconded the motion. The meeting was adjourned at 9:08 p.m.

  
Chairman, Jared Burner

  
Secretary, William Turner

