



**DUE TO THE COVID-19 PANDEMIC, IN-PERSON ATTENDANCE IS NOT PERMITTED  
THIS MEETING WILL BE LIVE STREAMED AT: <https://us02web.zoom.us/j/85730872535>**

Agenda  
Page County Board of Supervisors  
Work Session  
Board of Supervisors Room – County Government Center  
103 South Court Street, Luray, VA  
May 5, 2020 – 7:00 p.m.

---

Call to Order

- Moment of Silence (Chairman)
- Pledge of Allegiance

Public Hearing – CDBG Funding Opportunities for COVID-19  
Response

Liz Lewis (p. 2)

Review of Zoning Ordinance Amendment – Airport

Tracy Clatterbuck (p. 3)

Adoption of the FY 2020-2021 Budget

Amity Moler (p. 11)

- Resolution #2020-10 to Adopt the FY 2020-2021 Budget
- Resolution #2020-11 to Adopt the FY 2020-2021 School Budget

Update on Short Term Occupancy Restrictions Due to COVID-19

Amity Moler

Adjourn

**Comments on the Public Hearing can be submitted by completing the [Public Hearing & Comment Form](#) on the County's website. The deadline for submitting comments is 12:00 p.m., Tuesday, May 5, 2020.**

Mission Statement

To provide our citizens and businesses with a superior quality of life by delivering County services and programs in a fiscally prudent and responsible manner.



## COUNTY OF PAGE

103 South Court Street, Suite F  
Luray, Virginia 22835  
(540) 743-4142  
Fax: (540) 743-4533

### Board of Supervisors:

Dr. Phenix – 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

### County Administrator:

Amity Moler

**TO:** Page County Board of Supervisors  
**FROM:** Liz Lewis – Page County Economic Development & Tourism Coordinator  
**SUBJECT:** Public Hearing - Community Development Block Grant Virginia Funding Opportunities for COVID-19 Response  
**DATE:** May 5, 2020

---

### **SUMMARY UPDATE:**

Page County Economic Development **submitted** a letter of interest to the Virginia Department of Housing and Community Development (DHCD) for grant funding from the Community Development Block Grant (CDBG) Virginia Funding Opportunities for COVID-19 Response. The purpose of the grant funding is to provide food assistance to the unemployed restaurant and hospitality workforce and masks to the essential and general population in Page County.

Programs to be funded for a short duration of time depending on funds granted:

1. Expansion of temporary “food hub” concept organized by Page County Economic Development to provide support to an important segment of the economy during the COVID-19 crisis. Strategies include:
    - Bring some hospitality jobs back – manage food hub and make masks with this workforce
    - Create less of a burden on local food pantry – allow local food pantry to concentrate their efforts on the increased demand they are receiving from other sectors of the population.
    - Provide food assistance for laid off restaurant and hospitality workers (est. over 300)
    - Keep restaurant workers employed – weekly lunch and dinner meal service contracted with local restaurants
    - Sustain small restaurants and markets – 25% of the food purchased must be from a local farm market
  2. Masks produced for essential and general populations
- 

### **BACKGROUND:**

DHCD is making available current CDBG funding to small cities, towns, and rural counties to respond to local needs related to COVID-19 response. Requirements for those funds state the public must have 2 opportunities to make comments to the governing body. Board action is not necessary but a second hearing is being held to fulfill those requirements.

### **FISCAL IMPACT:**

There is no fiscal impact to the County.



## COUNTY OF PAGE

103 South Court Street, Suite F  
Luray, Virginia 22835  
(540) 743-4142  
Fax: (540) 743-4533

### Board of Supervisors:

Morgan Phenix - 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

County Administrator:  
Amity Moler

---

**TO:** Chairman Phenix and Board of Supervisors  
**FROM:** Tracy Clatterbuck, Zoning Administrator  
**SUBJECT:** Zoning Ordinance Amendment- Airport related uses  
**DATE:** April 30, 2020

---

### **SUMMARY:**

Proposed amendment regarding airport related uses.

---

### **BACKGROUND:**

Staff has met with individuals associated with the Luray-Page County Airport about the potential for new businesses associated with the airport to be located upon tax map number 41-A-6. This property is currently zoned as Agriculture (A-1).

### **ISSUES:**

Based on how the code is currently written, without an amendment to address these potential new businesses, they will not be allowed. The individuals are requesting that a code amendment be made to the Agriculture (A-1) zoning district, to allow for these buildings and/or structures as a by-right use.

### **RECOMMENDATIONS:**

Staff is proposing an amendment to § 125-10.B(18) to be read as follows:

*“(18) Aircraft maintenance facilities, avionics repair facilities, aviation terminal buildings, and any other buildings and/or structures related to aviation that are associated with a public airport.”*

Staff has provided a copy of the above listed language to a representative from the airport, and it is satisfactory to the individual as the above change will address planned development for the future. The proposed amendment has also been reviewed by legal.

### **PLANNING COMMISSION ACTIONS:**

The proposed amendment was presented to the Planning Commission on April 28, 2020 in which they agreed to participate in a joint public hearing with the Board of Supervisors.

### **FISCAL IMPACT:**

By making this code amendment, this will allow new businesses which will generate additional tax revenue to Page County.

### **MOTION(S):**

I move that the Page County Board of Supervisors hold a public hearing on the above listed ordinance amendment as drafted at the May 19, 2020 regular meeting, and direct staff to provide adequate notice of such hearing in accordance with § 15.2-2204 of the Code of Virginia.

### **ATTACHMENT:**

1. Draft amendment § 125-10

*The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.*

**§ 125-10 Agriculture (A-1).**

**[Amended 4-8-1991; 4-12-1993; 9-9-1996; 5-11-1999; 7-13-1999; 2-12-2002; 6-10-2003; 6-21-2005; 12-19-2006; 3-18-2008; 12-16-2008; 4-21-2009; 6-16-2009; 10-20-2009; 4-20-2010; 9-18-2012; 9-16-2014; 2-7-2017]**

- A. Statement of intent. This district is intended to preserve the character of those portions of the County where agricultural and other low-intensity uses predominate. To ensure the success of the above goal, it is necessary to maintain a relatively low density of development. The permitted uses should include mainly agriculture and related uses. Generally, soils in these areas are well suited for agricultural purposes. As agricultural land is a primary resource and economic asset of the County, it must be preserved to the greatest extent possible. Very low-density development may be permitted in this area, but agricultural preservation is the primary intent of this district.
- B. Permitted uses shall be as follows:
- (1) Agriculture.
  - (2) Wayside or roadside stand or market.
  - (3) Forest, scenic and wildlife preserves and conservation areas.
  - (4) Single-family detached dwellings.
  - (5) Cemeteries; police, fire and rescue squad stations; other essential public services.
  - (6) Portable sawmills, portable chipping mills, and portable shaving mills.
  - (7) Electric facilities operating at 40 kilovolts or below.
  - (8) Bed-and-breakfast establishments and short-term tourist rentals, subject to the provisions of § 125-30.21. **[Amended 8-1-2017]**
  - (9) Manufactured homes and individual mobile homes.
  - (10) Confined feeding operations pursuant to the requirements of Article VI of this chapter and pursuant to all other provisions of this chapter.
  - (11) Only one permitted principal residential structure shall be allowed on any lot, tract or parcel of land.
  - (12) Town of Luray Wastewater Facility.
  - (13) Distilleries which are licensed by the Commonwealth in accordance with the Virginia Alcoholic

Beverage Control Act, or other Virginia laws, as amended, from time to time. There shall be a limit of 5,000 gallons per year. The applicant shall provide a measured site sketch of the property, including but not limited to parking, and the building used to house the operation. Anything above and beyond the gallons allowed or activity allowed will require a special use permit.

(14) Farmers market. [Added 6-5-2018]

(15) Greenhouse retail sales. [Added 6-5-2018]

(16) Brewery. [Added 6-5-2018]

(17) Winery. [Added 6-5-2018]

(18) Aircraft maintenance facilities, avionics repair facilities, aviation terminal buildings, and any other buildings and/or structures related to aviation that are associated with a public airport.

Commented [TMC1]: Proposed amendment to address airport related uses.

C. Permitted accessory uses located on the same lot with the permitted principal use shall be as follows:

(1) Private garage or private parking area.

(2) Signs pursuant to § 125-20.

(3) Home occupations pursuant to § 125-15.

(4) Customary accessory uses and buildings, provided that they are clearly incidental to the principal use pursuant to § 125-16.

(5) Guesthouse, as defined in § 125-4.

(6) Family day home (less than five unrelated children).

(7) Small system wind energy facility.

(8) Windmill.

D. Uses permitted by special permit shall be as follows:

(1) Lodges or clubs for climbing, hunting, fishing, gunning, nature observation or other similar recreation purposes pursuant to § 125-22.

(2) Commercial outdoor recreation areas and facilities: parks (except amusement parks), playgrounds, picnic grounds, swimming clubs, country clubs, golf courses and driving ranges, miniature golf courses; archery; laser tag; paintball; and other similar uses, all pursuant to § 125-22.

(3) Publicly owned sanitary landfills which meet all federal, state and County requirements.

- (4) Recreational trailer camps pursuant to § 125-19.
- (5) Airstrips meeting all federal, state and County requirements and not to be closer than 1,000 feet from a residential district boundary. All airstrips shall meet requirements as established in § 125-26.
- (6) Electric facilities operating above 40 kilovolts.
- (7) Churches and public schools.
- (8) Professional offices, not higher than two stories and not exceeding 5,000 square feet in area, by special use permit.
- (9) Outdoor commercial recreation areas and facilities: camps and campgrounds pursuant to § 125-66.
- (10) Pole-designed tower facilities or pole-designed structures not to exceed 100 feet in height with a minimum setback from all property lines of 200 feet, to be used for the primary purpose of communications, including, by way of illustration but not limited to, the following: telephone, radio, television, cable, and signal by special use permit.
- (11) Commercial sawmills, commercial chipping mills, and commercial shaving mills pursuant to § 125-30.4.
- (12) Commercial workshops as defined in § 125-4.
- (13) Veterinarian clinics, pet grooming, boarding and breeding of animals as defined in § 125-4.
- (14) Family day home (five or more unrelated children) pursuant to § 125-30.6.
- (15) Wholesale businesses and storage warehouses within "confined poultry feeding operation" buildings constructed prior to October 1, 2009. Storage of personal property of the property owner and all agricultural uses are exempt.
- (16) Banquet facility and event facility.
- (17) (Reserved)
- (18) (Reserved)
- (19) Self-storage unit.
- (20) Farm implements sales with or without service facilities.
- (21) Indoor and outdoor shooting ranges.
- (22) Auto repair service facility/public garage.

**Commented [2]:** Editor's Note: Former Subsection D(17), Farmers market, was repealed 6-5-2018; see now Subsection B(14).

**Commented [3]:** Editor's Note: Former Subsection D(18), Greenhouse, was repealed 6-5-2018; see now Subsection B(15).

(23) (Reserved)

**Commented [4]:** Editor's Note: Former Subsection D(23), Brewery, was repealed 6-5-2018; see now Subsection B(16).

(24) (Reserved)

**Commented [5]:** Editor's Note: Former Subsection D(24), Winery, was repealed 6-5-2018; see now Subsection B(17). Former Subsection D(25), Air bed-and-breakfast establishments, which immediately followed this subsection, was repealed 8-1-2017.

- E. Minimum lot size shall be as follows: area: 1 3/4 acres; width at setback line: 150 feet.
- F. Minimum yard dimensions shall be as follows: front yard: 50 feet, except cul-de-sac lots may be 70 feet; each side yard: 20 feet; rear yard: 50 feet.
- G. Maximum building coverage and height shall be as follows: maximum building coverage: 10%; maximum height from average grade: 35 feet/2 1/2 stories. All accessory buildings shall be less than the main building in height, except as provided in § 125-14D.
- H. Any new structure designed to be occupied as a residence, church, school, community center or commercial business establishment or industry or any other structure designed for public occupancy shall not be located closer than 300 feet from any confined feeding operation as defined in § 125-32, Article VI, of this chapter.
- I. All wells in Agricultural Zoned Districts shall be a Class III "B" well and shall maintain a fifty-foot setback from all property lines adjacent to parcel(s) three acres or larger that are used for an agricultural operation, as defined in § 3.1-22.29(B), Code of Virginia (1950), as amended. A variance may be sought through the Page County Board of Zoning Appeals for a well location closer than 50 feet to the property line if either of the following criteria listed can be achieved: i) the owner of the adjacent property that is used for an agricultural operation may grant written permission for construction within 50 feet of the property line; or ii) certification by the Page County Health Department that no other site on the property complies with zoning regulations for the construction of a private well. If approved, a variance conveyance form, which is part of the Page County appeal/variance application, must be recorded at the Page County Circuit Court within 90 days of the approval. Failed private drinking water wells that must be replaced by order of the local health department shall follow state health regulations for determining a site for a new well and are exempt from adhering to the foregoing variance procedure.
- J. Site plan. Before obtaining a zoning permit for the uses listed within this district either as a permitted use, accessory use or by special use permit a site plan shall be submitted with the zoning application (prior to construction). The site plan should include:
  - (1) Boundary of the parcel with project name, tax map number, and owner name and contact information.
  - (2) Building location and setbacks from property lines.
  - (3) Parking spaces.
  - (4) Proposed signs.

**Commented [6]:** Editor's Note: See now Code of Virginia, § 3.2-300.

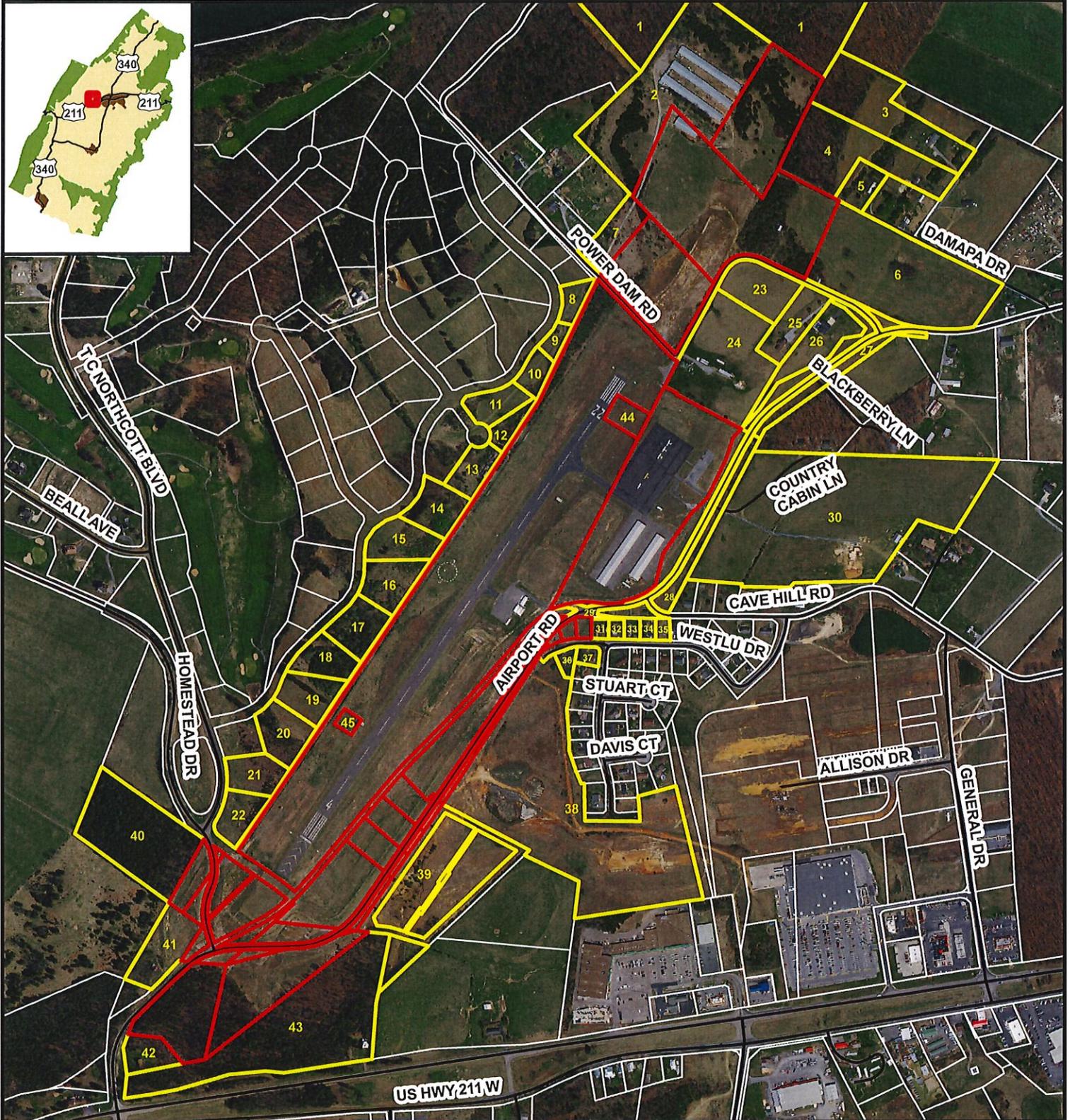
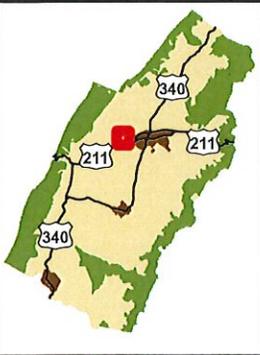
(5) Lighting with a description.

DRAFT 04/30/2020

Map Index	Tax Map ID	Property Owner	Physical Address
1	41-A-1	FOLEY LOIS S	819 RUFFNERS FERRY RD
2	41-A-4C	SEAL JAMES S & PENNY A	226 POWER DAM RD
3	41-A-15	BURNER MARK A & BURNER MARY M DOW	154 DAMAPA DR
4	41-A-16	BURNER DAVID	160 DAMAPA DR
5	41-A-15A	BURNER NELSON L & DONNA L	190 DAMAPA DR
6	41-A-8	HELMS JANET L	
7	41-A-4B	CEDAR GREEN CABIN LLC	236 POWER DAM RD
8	40B3-1-2-17	OH SHENANDOAH DEVELOPMENT LLC	
9	40B3-1-2-16	OH SHENANDOAH DEVELOPMENT LLC	
10	40B3-1-2-15	OH SHENANDOAH DEVELOPMENT LLC	
11	40B2-2-2-14	OH SHENANDOAH DEVELOPMENT LLC	
12	40B2-2-2-13	OH SHENANDOAH DEVELOPMENT LLC	
13	40B2-2-2-12	OH SHENANDOAH DEVELOPMENT LLC	
14	40B4-2-2-10	OH SHENANDOAH DEVELOPMENT LLC	
15	40B4-2-2-9	OH SHENANDOAH DEVELOPMENT LLC	
16	40B4-2-2-8	OH SHENANDOAH DEVELOPMENT LLC	
17	40B4-2-2-7	OH SHENANDOAH DEVELOPMENT LLC	
18	40B4-2-2-6	OH SHENANDOAH DEVELOPMENT LLC	
19	40B4-2-2-5	OH SHENANDOAH DEVELOPMENT LLC	
20	40B4-2-2-4	OH SHENANDOAH DEVELOPMENT LLC	
21	40B4-2-2-2	OH SHENANDOAH DEVELOPMENT LLC	
22	40B4-2-2-1	OH SHENANDOAH DEVELOPMENT LLC	
23	41-A-7C	DOFFLEMYER C GENE & JOYCE A LIFE ESTATE	
24	41-A-7	DOFFLEMYER C GENE & JOYCE A LIFE ESTATE	115 POWER DAM RD
25	41-A-7A	DOFFLEMYER TIMOTHY W & DONNA S	67 POWER DAM RD
26	41-A-7D	HILLIARD ETHAN B & COURTNEY D	39 POWER DAM RD
27	41-A-7B	COMMONWEALTH OF VIRGINIA	
28	41-A-6A	COMMONWEALTH OF VIRGINIA	
29	41-A-5A	COMMONWEALTH OF VIRGINIA	
30	41-A-80	SHENK RONALD L	180 COUNTRY CABIN LN
31	42A1-1-48	SHEPPARD LARRY DEAN	1455 AIRPORT RD
32	42A1-1-49	WESTCOTT HOLDINGS INC	1421 AIRPORT RD
33	42A1-2-1	PITTS THOMAS	1391 AIRPORT RD
34	42A1-2-2	BEAHM MARK A & JOAN M CLARKE	302 WESTLU DR
35	42A1-2-3	MILLER JAMES THOMAS	290 WESTLU DR
36	42A1-1-43	UTTERBACK HUNTER F	151 AYDEN LN
37	42A1-1-42	BRADLEY MICHAEL V	370 WESTLU DR
38	42A8-A-1E	BAKER DEVELOPMENT PARTNERSHIP LLC	
39	40-A-43A	LURAY MEADOWS LLC	
40	40-A-39	JENKINS LEONARD F & CHARLOTTE LEE GRAY	
41	40-A-63B	THE TOWN OF LURAY, VIRGINIA & THE COUNTY OF PAGE, VIRGINIA	
42	40-A-47	GREEN ADA REBECCA GOOD	2239 AIRPORT RD
43	40-A-44	PRICE DUDLEY R & PATRICIA TRUSTEES	2042 US HWY 211 W
44	41-A-5	TOWN OF LURAY VIRGINIA & THE COUNTY OF PAGE VIRGINIA	
45	40-A-37	CEMETERY (UNKNOWN PROPERTY OWNER)	



# Luray/Page County Airport Authority

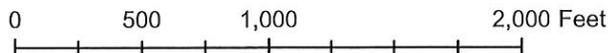


April 28, 2020

Page County GIS Department  
2018 VGIN Aerial Imagery  
Reference Use Only

Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

See attached page for adjacent property owner information.



## Legend

- Roads
- Luray/Page County Airport Authority
- Adjacent Parcels
- Other Parcels

**#2020-10**  
**RESOLUTION**  
**ADOPTING THE FY 2020-2021 BUDGET**  
**AND APPROPRIATE FUNDS**

**WHEREAS**, it is the responsibility of the Page County Board of Supervisors to approve and control the County’s fiscal plan for FY 2021; and

**WHEREAS**, the Board of Supervisors has reviewed each request for funding and has received comments from residents at a duly advertised public hearing.

**NOW, THEREFORE BE IT RESOLVED**, that the Page County Board of Supervisors hereby adopts the Fiscal Year 2020-2021 budget totaling \$ 69,401,100.

**Revenues of All Funds:**

General Fund	\$ 20,554,774
VPA	3,118,300
Children's Services Act	2,552,410
Capital Projects	590,191
School Operating	40,431,875
School Cafeteria	1,922,920
Parks & Recreation	25,000
VJCCCA	30,076
CVWP	81,554
Page County Water Quality	3,000
Airport Hangar	91,000
<b>Total Revenue of All Funds</b>	<b>\$ 69,401,100</b>

**Expenditures of All Funds:**

Board of Supervisors	\$ 189,826
County Administrator	335,328
Finance Department	328,761
Legal Services	138,500
Commissioner of Revenue	529,423
Assessment	80,000
Geographical Information Systems	130,897
Treasurer	545,217
Information Systems	224,000
Central Purchasing	48,980
Electoral Board	59,264
General Registrar	113,414

Circuit Court Judge	9,250
General District Court	8,650
J&D Court	16,050
Clerk of the Circuit Court	454,451
Sheriff-Bailiffs	208,474
Magistrates	3,650
Commonwealth Attorney	578,933
Sheriff-Bailiffs	2,070,092
Investigations	810,818
Crime Prevention	426,949
E911	209,319
Volunteer Fire Departments & Rescue Squads	504,500
EMS Career Staff	1,504,189
Emergency Communications Center	763,965
Jail	3,445,960
Care of Juveniles	220,761
Animal Shelter	267,809
Animal Law Enforcement	131,442
Medical Examiner	500
Concern Hotline	1,500
Lord Fairfax Emergency Medical Services	11,236
Compactor Sites	80,158
Stanley Landfill	211,200
Battle Creek landfill	1,270,690
General Properties	394,220
Local Health Department	293,670
Northwestern Community Services Board	95,065
CHOICES	5,000
Public Assistance	18,988
Social Services Board	4,522
Shenandoah Area Agency on Aging	65,000
L.F. Community College	60,802
Recreation	103,103
Regional Library	227,502
Stanley Library	40,000
Planning Commission	14,061
Planning/Comm. Development	377,449
Northern Shenandoah Valley Regional Commission	22,033
Zoning Board	3,909
Economic Development	382,315
Airport Commission	56,100
Chamber of Commerce	275,000
Virginia Cooperative Extension	98,505
4-H	1,500
Employee Benefits	252,605
Reserve for Contingencies	100,000
Debt Service	1,729,269
Social Services	3,118,300

Children's Services Act	2,552,410
Capital Improvements	590,191
School Operating	40,431,875
School Food Services	1,922,920
Recreation/Enterprise Fund	25,000
VJCCCA	30,076
Criminal Victim/Witness Assistance	81,554
Page County Water Quality	3,000
Airport Hangars	91,000
<b>Total Expenditures of All Funds</b>	<b>\$ 69,401,100</b>

**BE IT FURTHER RESOLVED**, that the Page County Board of Supervisors hereby appropriates a Social Services Operating Budget of \$3,118,300 for Fiscal Year July 1, 2020 through June 30, 2021 and that the local tax supported expenditure of funds shall not exceed \$508,855.

**BE IT FURTHER RESOLVED**, that the Page County Board of Supervisors hereby appropriates a Children's Services Act Budget of \$2,552,410 for Fiscal Year July 1, 2020 through June 30, 2021 and that the local tax supported expenditure of funds shall not exceed \$766,339.

This Resolution was adopted by the Page County Board of Supervisors this 5<sup>th</sup> day of May, 2020.

---

Dr. Morgan Phenix, Chairman

---

Amity Moler, Clerk

**#2020-11**  
**RESOLUTION TO ADOPT THE FY 2020-2021**  
**PAGE COUNTY SCHOOL BUDGET**

**WHEREAS**, the School Board and the Board of Supervisors have held separate duly advertised public hearings; and

**WHEREAS**, the Board of Supervisors has received a presentation from the School Board; and

**WHEREAS**, the Board of Supervisors has received comments from staff and citizens and weighed the needs of the school system with the need to provide support for all County services.

**NOW, THEREFORE BE IT RESOLVED** that the Page County Board of Supervisors hereby adopts a School Operating budget of \$40,431,875 for Fiscal Year July 1, 2020 through June 30, 2021 and that the local tax-supported expenditure of funds shall not exceed \$14,254,096.

**BE IT FURTHER RESOLVED**, that the Page County Board of Supervisors also appropriates School Food Services in the amount of \$1,922,920 to the School Board for Fiscal Year July 1, 2020 through June 30, 2021.

This Resolution was adopted by the Page County Board of Supervisors this 5<sup>th</sup> day of May, 2020.

---

Dr. Morgan Phenix, Chairman

---

Amity Moler, Clerk