

Minutes
Board of Supervisors
Work Session
March 6, 2023

Members Present: Larry Foltz, District 4, Vice Chair
D. Keith, Guzy, Jr., District 1
Allen Louderback, District 2
Jeff Vaughan, District 5

Members Absent: Keith Weakley, Chairman At-Large
Mark Stroupe, District 3

Staff Present: Amity Moler, County Administrator
Regina Harner, Assistant County Administrator
Caleb Routhier, County Attorney

Call to Order:

Vice Chair Larry Foltz called to order the work session of the Page County Board of Supervisors on Monday, March 6, 2023, at 7:00 p.m., in the Board of Supervisors Room located in the Page County Government Center, 103 South Court Street Luray, VA. The Call to Order was followed by a Moment of Silence and the *Pledge of Allegiance*.

Massanutten Regional Library Presentation:

Zachary Elder, Massanutten Regional Library Director, gave a presentation to the Board on the Value of Libraries. He reviewed the types of value for having libraries in a community and the amount of economic output generated. He outlined the return on investment methodology as well as the results and that libraries routinely provide 4-6 times the amount invested. For the Massanutten Regional Library, the return on investment is \$8.31 per \$1.00 invested. Homes located within a 0.25 mile of a library are worth, on average, \$9,630 more. Additional home values generated by proximity to a library produced an additional \$18.5 million in property taxes annually. Secondary economic impacts include the literacy/education of residents, kindergarten readiness, workforce and business development, and student/parent resources. Mr. Elder outlined the online resources offered within the Massanutten Regional Library. He cited that circulation in Page libraries increased 33% during FY22. In January 2023, circulation has increased 11% year over year, exceeding January 2020. Also, 1,145 people attended programs in Page County, as of January 2023. Additionally, computer usage increased 13% in FY23, so far. Lastly, he explained the cost per capita, noting that the average in Virginia is \$35.37, with the Massanutten Regional Library at \$14.13.

Review of EDA Rezoning Request:

Tracy Clatterbuck, Zoning Administrator, reviewed that the Economic Development Authority (EDA) has filed an application to rezone the following parcels located off Goodrich Road, Stanley, VA, and further identified by:

- Tax Map Number 72-(8)-1 containing 38.67 acres;

- Tax Map Number 72-(11)-1 containing 14 acres;
- Tax Map Number 72-(11)-2 containing 3.079 acres; and
- Tax Map Number 72-(11)-3 containing 3.404 acres.

The above listed parcels are currently zoned as Industrial (I-1). The applicant is requesting that all parcels be rezoned to Agriculture (A-1). If approved, the parcels will be used for agricultural purposes. The applicant has reached out the VDOT, the Health Department, and the Building Official for comments. The Planning Commission held their public hearing on February 28, 2023 and recommended denial of the rezoning request by a vote of 4-1, because they felt the applicant did not provide sufficient evidence to justify the downzoning. She asked that the Board schedule a public hearing on the request.

Supervisor Louderback asked what is the acreage to be rezoned. Ms. Clatterbuck responded that it is 59.153 acres. He asked if water and sewer is adjacent to the property. Ms. Clatterbuck replied in the affirmative. Supervisor Louderback noted that he does not have a problem with selling this property, but questioned whether or not we can get \$1 million if it is zoned agriculture.

Supervisor Guzy said he wants to hear why the Planning Commission recommended denial.

Supervisor Foltz stated that a previous Board paid \$1 million for the land and they will not recoup that money. It would be better to change the zoning to residential instead of agriculture.

David Reed, Attorney for the Applicant, indicated that a lot of these questions came up at the Planning Commission level. The main question seems to be why not rezone the property to something other than agricultural. He cited that in a letter from Racey Engineering, as part of the adjoining property owner's rezoning application, the estimated cost for site improvements to finish out a residential lot on a per acre basis in the county, under the current regulations, is approximately \$400,000 per acre.

Supervisor Guzy asked that GIS pull the home values that are within ¼ mile radius of the property, which may give a clear picture of what the property is worth.

Motion: Supervisor Vaughan moved that the Page County Board of Supervisors hold a public hearing on the rezoning request for tax map numbers 72-(8)-1, 72-(11)-1, 72-(11)-2, and 72-(11)-3 at the April 17, 2023 regular meeting and direct staff to provide adequate notice of such hearing, in accordance with Section 15.2-2204, of the Code of Virginia. Supervisor Guzy seconded and the motion carried by a vote of 4-0. Aye: Guzy, Louderback, Foltz, Vaughan. Nay: None. Absent: Weakley, Stroupe.

Community/Recreation Center Discussion:

Andrew Good, Athletic Coordinator, led the discussion on the proposed community/recreation center. He outlined the proposed floor plan for a center and said the goal is to have different rooms for different activities and multiple uses and rooms that

can be rented for events. In the plan, he included space for revenue generating items such as a golf simulator, batting cages, and a gym. He also reviewed that the space would include indoor turf to be used for soccer and basketball courts. He noted that he currently uses the gyms at the elementary and middle schools for his programs.

Supervisor Louderback pointed out that we have gyms in the schools and there should be coordination with the schools so we can use those for our purposes. He said we need to find uses within the facilities already have. Further, he said he wasn't sure if the proposed location is a good place for the center.

Supervisor Guzy said that although he likes the idea and the concept is to provide things for the citizens, it needs to be revenue generating. He said he would like to see the revenue breakdown for each of the programs offered at a recreation center. He said if the County builds this we still have the right to use the schools.

Supervisor Foltz expressed that we should not build a recreation center when we can use the schools.

Mrs. Moler added that the issue with using the school gyms is that the Recreation Department has to coordinate with school activities and sports and therefore the seasons are cut short for Recreation Department programs.

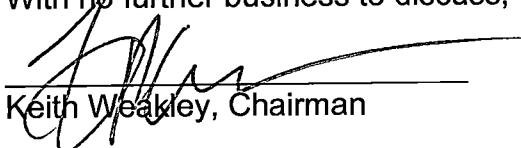
Review of Ordinance Amendment, Chapter 105 (Taxation) – Winery License Fee:

Mrs. Moler reviewed that a public hearing needs to be scheduled to amend Chapter 105 (Taxation) of the County Code to change the winery license fee. Currently, the County Code allows for a \$150 fee annually, but it is in conflict with State Code, which only permits a \$50 license fee, so this will need to be changed.

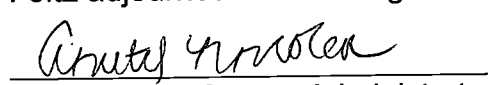
Motion: Supervisor Guzy moved to advertise for a public hearing on the Ordinance Amendment to Chapter 105 (Taxation) of the County Code pertaining to the winery license fee, on April 17, 2023. Supervisor Vaughan seconded and the motion carried by a vote of 4-0. Louderback, Foltz, Vaughan, Guzy. Nay: None. Absent: Weakley, Stroupe.

Adjourn: 7:56 p.m.

With no further business to discuss, Vice Chair Foltz adjourned the meeting.



Keith Weakley, Chairman



Amity Moler, County Administrator