

MINUTES
PAGE COUNTY PLANNING COMMISSION
April 28, 2020

DUE TO THE COVID-19 PANDEMIC, IN PERSON ATTENDANCE WAS NOT PERMITTED. THIS MEETING WAS ACCESSIBLE VIA ZOOM (AUDIO ONLY).

Members Present

Bernie Miller, Chairman, District 1
Jared Burner, District 3
Jonathan Comer, District 5

Catherine Grech, District 1
James Holsinger, Secretary, District 4
William Turner, Vice Chairman, District 5

Members Absent

David Dean, District 4
Donnie Middleton, District 2

Steve Atkins, District 2
Keith Weakley, District 3

Staff Present

Tracy Clatterbuck

Call to Order

Mr. Miller called the April 28, 2020 Page County Planning Commission Work Session to order via zoom (audio) 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*.

Adoption of Agenda

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

New Business

A. Adoption of Minutes- February 11, 2020 and February 25, 2020

Mr. Holsinger made a motion to adopt the February 11 and 25, 2020 minutes as drafted. The motion was seconded by Mr. Turner. The motion passed unanimously 6-0.

B. Proposed amendment to 125-10.B(18)- Airport

Ms. Clatterbuck presented the following staff report:

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).

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.

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 is adjacent to a public use 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.

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

I move that the Page County Planning Commission hold a public hearing on the above listed ordinance amendment as drafted at the May 12, 2020 regular meeting, and direct staff to provide adequate notice of such hearing in accordance with § 15.2-2204 of the Code of Virginia.

Ms. Clatterbuck noted that the reason the applicant did not want to rezone the property to commercial was due to the setback requirement between structures which is currently 30 feet. They would not be able to put all of the planned additional structures if they have to meet the 30 foot requirement.

Ms. Grech asked other than that issue, could there be a concern from neighbors. She wondered how many of the adjacent lots were occupied dwellings? Ms. Clatterbuck replied that she could only reference the map that was provided in the packet. She did not know exactly how many of the lots had occupied homes.

Ms. Grech wondered why a special use permit wasn't being considered instead of changing the agriculture zoning district. Ms. Clatterbuck noted that this proposed code amendment came from the airport authority who is also represented by Nathan Miller. This new business owner was ready to start building yesterday. If we did it via special use permit, first we would have to amend the code to allow the use by special use permit, and then you could entertain the special use permit. This applicant is operating under a short timeline. This was the quickest and easiest fix. Ms. Grech stated this amendment would be done for every agriculture zoned lot and that we weren't really addressing just 41-A-6 as we should be. It is a very broad stroke. Mr. Burner stated he agreed with Ms. Grech. He felt they should be required to rezone to commercial and then go through the special use permit rather than changing the agriculture code. We don't want to lose this new business but they should be a little more considerate to what is going on in the country right now.

Ms. Grech stated she was not comfortable with all of the wording and Ms. Clatterbuck replied that the commission could change the wording on what made them feel more comfortable. Mr. Comer noted it may make people feel better if it only applied to the airport overlay area and not all agriculture zoned land. He suggested the commission still have their public hearing on this especially if this is what the board wants. Chairman Miller agreed with Mr. Comer. Mr. Holsinger asked who owned the property and the building. Ms. Clatterbuck noted the Luray-Page County Airport owned the property. The building will be leased by the applicant. Mr. Holsinger noted that the airport is a pretty important feature. He agreed with Mr. Comer that this amendment should go to public hearing. Ms. Grech asked how the commission felt about the word "associated with" in the proposed draft. It may be better to say "owned and controlled by". Ms. Clatterbuck encouraged the commission that if they were going to schedule it for public hearing then they should decide tonight how that language should be advertised for the public hearing.

Mr. Holsinger made a motion to take the proposed amendment to joint public hearing with the board as drafted, and the wording of the language could be addressed at the public hearing. The motion was seconded by Mr. Turner. The motion passed unanimously 6-0.

C. Cabbage/Martin Rezoning Application

Ms. Clatterbuck presented the following staff report:

Gary Cabbage has filed an application to rezone property located at TBD US Highway BSN 340, Stanley, VA, and further identified by tax map number 72-A-34. This property contains 4.9 acres and is currently zoned as Agriculture (A-1). The applicant is proposing to rezone this parcel to Commercial (C-1). If approved, this rezoning would allow for retail, office space, and a service shop.

The applicant has plans to potentially construct a new building that will house an auto repair service facility, multiple office spaces, and/or retail services. In the Agriculture (A-1) zoning district, several of these uses either require a special use permit or are not permitted by-right or by special use permit. In the Commercial (C-1) zoning district, all of the proposed uses are permitted by-right which is why the applicant has chosen to rezone the property to Commercial (C-1).

The applicant has reached out to the following agencies for comment:
Virginia Department of Transportation (VDOT) - As you will see in the application packet, the applicant was required to upgrade the existing entrance to a commercial entrance. The entrance has been permitted by VDOT and is currently under construction.

Page County Health Department- Mr. Gerald Dovel has stated he has no objections to the rezoning request. Proper means of sewage disposal will need to be approved before issuance of the building permit.

Page County Building Office- Mr. Don Williams has stated he has no objections to the rezoning request. He is currently working with the applicant on building code/permit requirements.

The properties that are adjacent to this lot are zoned as Agriculture (A-1) and Commercial (C-1). There is a pending rezoning application for property located beside this property (tax map number 72-A-93G) from Agriculture (A-1) to Commercial (C-1) as well.

According to the FEMA flood maps, a portion of this property is located in the floodplain. The applicant plans to construct the new building out of the floodplain.

The Page County Comprehensive Plan, Volume I, Goal 6 states:
Policy 6.2: "Encourage economic growth that is compatible with the County's rural character while generating a positive net cash flow for the County".

Policy 6.6 states: "Promote local employment opportunities."

Policy 6.8 states:
"Encourage small business incubators in existing or new buildings in commercially zoned areas."

Policy 6.13 states:
"Support and encourage a local skilled labor force needed by local employers."

Based on the above referenced policies, staff feels the rezoning of this property from Agriculture (A-1) to Commercial (C-1) is appropriate for our community. Also, considering that this property is located directly on business 340 and is adjacent to already commercially zoned property, staff recommends that the commission consider granting this rezoning request.

If the rezoning is approved, the applicant plans to construct a new building that will possibly house several new businesses in which they will be required to obtain a county business license which will provide additional tax revenue.

I move that the Page County Planning Commission hold a public hearing on the rezoning request for property identified by tax map number 72-A-34 at the May 12, 2020 regular meeting, and direct staff to provide adequate notice of such hearing in accordance with the Code of Virginia 15.2-2204.

Mr. Holsinger noted this would increase the amount of commercial property in this area which he felt may be appropriate in this area. Mr. Burner stated he felt that rezoning to commercial was the best fit for this property.

Mr. Holsinger made a motion to schedule this rezoning application for public hearing on May 12, 2020. The motion was seconded by Mr. Comer. The motion passed unanimously 6-0.

Unfinished Business

None

Chairman's Report

None

Clerk's Report

None

Adjourn

Mr. Miller adjourned the meeting at 7:36 p.m.


Bernie Miller, Chairman


Jamie Holsinger, Secretary