

**MINUTES**  
**PAGE COUNTY PLANNING COMMISSION**  
**May 14, 2019**

**Members Present**

Paul Otto, District 1	Steve Atkins, District 2
Donnie Middleton, District 2	Jared Burner, District 3
Keith Weakley, Chairman, District 3	James Holsinger, Secretary, District 4

**Members Absent**

Bernie Miller, Vice Chairman, District 1	Jonathan Comer, District 5
--	----------------------------

**Staff Present**

Tracy Clatterbuck

**Call to Order**

Chairman Weakley called the May 14, 2019 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*.

**Adoption of Agenda**

Mr. Otto made a motion to approve the agenda as presented. The motion was seconded by Mr. Holsinger. The motion passed unanimously.

**Public Hearing**

None

**Citizen Comments on Agenda Items**

None

**New Business**

**A. Adoption of Minutes- March 26, 2019, April 9, 2019, & April 23, 2019**

Mr. Weakley noted the officer positions (Chairman and Vice Chairman) were listed incorrectly on all sets of minutes. Mr. Holsinger made a motion that the minutes be corrected and brought back to the commission for adoption. Mr. Atkins seconded the motion. The motion passed unanimously (6-0).

**B. Storage Lots Discussion**

Ms. Clatterbuck provided the commission with a memo that was rendered by legal regarding questions she sent specifically related to outdoor storage lots. What prompted this memo was that staff has someone that has commercial zoned land that would like to offer the storage of campers, RV's, and travel trailers on the lot in exchange for a fee. This is not currently allowed under the zoning ordinance. We allow storage warehouses, which by definition, refers to storage of equipment/supplies inside a building/structure. We currently do not address open air storage lots. In the commercial zoning district, a commercial parking facility is allowed by special use permit only. Because we do not define what a commercial parking facility is in the zoning ordinance, the parking of these types of units could be allowed by special use permit. Staff is requesting that either we define what a commercial parking facility is and include open storage lots of equipment, etc., or we create a definition for storage lot and add it to the code in the districts the commission feels it should be by-right vs. by special use permit.

There is an also an existing campground that would like to offer a similar service; however, they are zoned as Woodland-Conservation and commercial parking facilities are not allowed by-right or by

special use permit in that district. So with this one, the commission will need to decide if they want to allow this type of service in this district, which goes along with what was previously stated above.

Mr. Weakley stated he felt however it was defined that it should be permitted by special use permit in any zoning district.

Mr. Holsinger asked if this would include the tree companies that park their equipment on lots within the town. Ms. Clatterbuck noted that if they were doing it in the county then she assumed they could also fit into that category since again, commercial parking facilities are not defined. Mr. Holsinger agreed that by special use permit, at least you could control the screening.

Mr. Otto stated that it shouldn't be too difficult to come up with a definition for commercial parking facilities and then only allow it by special use permit in any zoning district.

Mr. Burner asked if the commission would put a time limit on it, for example, if someone leaves an RV parked for 10 days vs. three months. He suggested the commission consider adding that to the definition along with the number of parked units that would make it a commercial parking facility. Mr. Otto suggested the number be kept in line of the automobile graveyard definition which is more than five.

Mr. Burner raised concerns over tractor trailer parking. Mr. Otto suggested they make the definition to exclude commercial vehicles.

Mr. Otto requested staff prepare a draft definition for the commission to work with. Staff agreed.

### Unfinished Business

#### **A. Bylaw Amendment Review**

Staff provided the commission with a copy of the draft bylaws that have been in review for 30 days. The following are proposed changes:

- Section 3.9 adding "subject to availability of funds"
- Section 8.1 adding "Vacancies shall not be counted in calculating the quorum, except that in no case may a quorum be less than three. No business may be conducted unless a quorum is present. At least one of the elected officers of the commission must be present"

After discussion amongst the commission, Mr. Holsinger made a motion to accept the changes as presented. The motion was seconded by Mr. Otto. The motion passed unanimously (6-0).

#### **B. Sign Ordinance Amendment Review**

Ms. Clatterbuck provided a copy of the draft sign ordinance that was reviewed by legal. She reviewed the comments from legal with the commission. The commission agreed to the changes from legal advice.

One item the commission does need to discuss is temporary signs, specifically, maximum size of temporary signs, minimum setbacks required, and the number of days the temporary sign is permitted to be installed, and timeframe to be removed.

After discussion amongst the commission, they agreed that any temporary sign shall not exceed 32 square feet, be allowed to be installed no more than 90 days prior to the event, and must be removed no more than 15 days after the event.

Supervisor David Wiatrowski stated that he would like to run an idea by the commission for consideration. Recently, he had a citizen reach out to him because they own property on 340, and

would like to install a sign on their property advertising the business that they also own located within the Town of Luray. The homeowners did reach out to Ms. Clatterbuck and were informed that under the current zoning ordinance, no off-premise signs are permitted in Page County. Mr. Wiatrowski proposed that the commission consider allowing off-premise signs ONLY if the homeowner owns the land AND the business being advertised. Mr. Holsinger questioned how that would be enforced related to the tax maps and the structuring of the business. Ms. Clatterbuck suggested that if the property was in the homeowner's name, and the business was in an LLC, then the homeowner must be a registered officer of the LLC or show that they own a percentage of the business, and be required to provide such proof.

At the request of the commission, staff will prepare a draft of the above suggestion and bring it back to the commission for review/changes.

**C. "Guesthouse" Discussion Follow-up**

Ms. Clatterbuck reminded the commission that she had brought a proposed amendment to the definition of guesthouse back last fall. The last time this was discussed was in January 2019. At that meeting, staff provided the commission with surrounding ordinances related to guesthouses as requested. She has requested the commission review the material, and decide whether they wanted to proceed with an amendment.

Staff was suggesting that the term "rented" be removed from the current definition. It is staff opinion, that since the county allowed guesthomes by-right in 2005 with limited restriction (just what is in the definition), that the county should not care/regulate if they are renting them for income whether it be long term or short term. They are only allowed one guesthome per lot; therefore, we don't have to worry about more than one guesthome being constructed on the lot. Also, guesthomes are only allowed if the zoning district setbacks can be met, along with Health Department approval for well/septic. The definition as it is currently written, is not enforceable. It is very difficult to prove people are renting the guesthomes even though we know that they are.

Mr. Otto stated he was on the commission when the guesthome definition was added in 2005 and he knows the intention was that these guesthomes not be rented short term or long term. Personally, he feels that is the way it should be. He understands the zoning problem of enforcement though, but feels that we shouldn't change the ordinance to benefit one person.

Mr. Holsinger stated the choices were the following: leave the definition as is or make a change that could make a positive difference to those that would want to do this.

Mr. Burner stated he felt anyone should be able to place a second dwelling on their property if they can obtain proper well and septic approval. Mr. Weakley stated he would also like to see people be able to do it; however, it may stir up a lot of emotions at the public hearing making this little change.

After further debate amongst the commission, they decided they did not want to proceed with the proposed amendment to the guesthouse definition.

**D. Sub-Committee Reports**

Solar Sub-Committee: Mr. Holsinger provided a recap of the last meeting that was held a few months back. There have been no meetings since then. He stated the sub-committee could only do so much until the Comp Plan amendment was done. The committee is also seeking a new Chairman and a new member. He requested staff put that on as an agenda item for the next meeting.

Ms. Clatterbuck asked the sub-committee members when they planned to begin discussing large scale solar since the focus of prior meetings has been residential household only. Mr. Otto stated it was

Planning Commission  
Minutes- May 14, 2019

nearly impossible to address large scale solar when the Comp Plan hasn't been amended. Ms. Clatterbuck requested that Mr. Otto provide staff with a statement to be given to administration and the Board of Supervisors explaining where the sub-committee is at, what they are working on, how they plan to address large scale solar, etc., and Mr. Otto agreed. He asked if staff had heard anything about a moratorium, and Ms. Clatterbuck responded that she was not aware that the Board of Supervisors were considering that at this point.

Comp Plan Sub-Committee: Mr. Otto had no report. The next meeting is scheduled for next Wednesday at 3:00 p.m.

**Open Citizen Comment Period**

None

**Chairman's Report**

No Report

**Clerk's Report**

Ms. Clatterbuck noted the following actions of the Board of Supervisors: Gary Cabbage special use permit approved, Edson Reid Jr. special use permit approved, and Brian Stanley special use permit was tabled due to concerns from an adjacent neighbor.

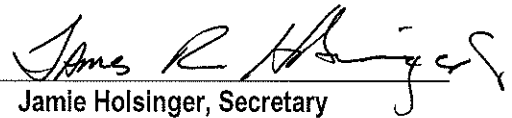
**Adjourn**

Chairman Weakley adjourned the meeting at 8:46p.m.



---

Keith Weakley, Chairman



---

Jamie Holsinger, Secretary