

Minutes
Board of Supervisors
Regular Meeting
May 15, 2023

Members Present: Keith Weakley, 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

Staff Present: Amity Moler, County Administrator
Regina Harner, Assistant County Administrator
Tracy Clatterbuck, Zoning Administrator
Matt Cronin, Director of Emergency Services
Tyler Olsen, Finance Director
Michael Helm, County Attorney
Kimberly Donohoe, Executive Assistant

Call to Order:

Chairman Keith Weakley called to order the regular meeting of the Page County Board of Supervisors on May 15, 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 22835. The call to order was followed by Supervisor Vaughan leading a Moment of Silence and the *Pledge of Allegiance*.

Adoption of Agenda:

Supervisor Guzy moved that the Board adopt the agenda as presented, with the addition of Tourism Council Appointee under Old Business. Supervisor Louderback seconded and the motion carried by a vote of 6-0. Aye: Weakley, Guzy, Louderback, Stroupe, Foltz, Vaughan. Nay: None.

Public Hearings

Zoning Ordinance Amendments (*Definitions, Riding Stables or Academies, Meat and Meat Products*) **Exhibit A**

The public hearing on the rezoning request was advertised as follows:

**NOTICE OF PUBLIC HEARING
PAGE COUNTY BOARD OF SUPERVISORS
ZONING ORDINANCE AMENDMENTS**

NOTICE is hereby given pursuant to Section 15.2-2204 of the Code of Virginia, as amended that the **PAGE COUNTY BOARD OF SUPERVISORS** shall hold a public

hearing at **7:00 p.m. on Monday, May 15, 2023**, in the Board of Supervisors Meeting Room, located in the County Government Building, 103 South Court Street, 2nd Floor, Luray, VA, to receive public comments and to consider the following amendments:

In Chapter 125 (*Zoning Ordinance*), Article II (*Word Usage and Definitions*), Section 125-4 (*Definitions*):

Amend the current definition of *Riding Stables or Academies*; and
Add the following new definitions: *Meat and Meat Products*.

In Chapter 125 (*Zoning Ordinance*), Article IV (*District Regulations*), Section 125-9 (*Woodland-Conservation*):

Add "*Riding stables or academies*" by special use permit to Section 125-9.D(19).

In Chapter 125 (*Zoning Ordinance*), Article IV (*District Regulations*), Section 125-10 (*Agriculture*):

Add "*Riding stables or academies*" by special use permit to Section 125-10.D(26).

In Chapter 125 (*Zoning Ordinance*), Article V (*Supplementary Regulations*), Section 125-30.18 (*Riding stables or academies*):

Multiple amendments- see draft for details.

In Chapter 125 (*Zoning Ordinance*), Article IV (*District Regulations*), Section 125-13 (*Industrial*):

Add "*meat and meat products*" to Section 125-13.B(5), and

Add language to allow retail sale of products to Section 125-13.B(5).

The full text of the proposed amendments to the zoning ordinance may be reviewed in the Planning & Community Development Office, 103 South Court Street, Suite B, Luray, VA, 8 a.m. to 5 p.m., Monday through Friday. They may also be reviewed on the County's website at www.pagecounty.virginia.gov. NOTE: Hearing impaired individuals who need an interpreter must notify the Zoning Office at least seven (7) days prior to the hearing.

Chairman Weakley opened the public hearing on the Zoning Ordinance Amendments at 7:03 p.m.

Tracy Clatterbuck, Zoning Administrator, informed the Board that the Planning Commission held their public hearing on February 14, 2023, and recommended approval.

Supervisor Guzy asked why was *Meat and Meat Products* only being added to the Industrial Zoning district; could the definitions and language be added to Commercial Zoned districts as well? He suggested that the Planning Commission revisit and this be added to Commercial Zoning districts and brought back to the Board.

Public Comments on the Public Hearing:

There were no speakers during the public hearing.

Chairman Weakley closed the public hearing at 7:04 p.m.

Motion: Supervisor Foltz moved that the Board approve the amendments to the Page County Zoning Ordinance as presented. Supervisor Vaughan seconded and the motion carried by a vote of 6-0. Aye: Guzy, Louderback, Stroupe, Foltz, Vaughan, Weakley. Nay: none.

Presentations, Proclamations and Awards:

Matt Cronin, Director of Emergency Services, presented the Life Saving Award to the following in recognition of their life saving actions on the scene of a medical emergency on February 07, 2023: Sam Blosser, Eric Breeden, Damian Clark, Rebecca Hartsell, Brandon Marston, Odessa Shenk, Nicholas Shifflett, and Caden Speaks.

Mr. Cronin presented the Life Saving Award to the following in recognition of their life saving actions on the scene of a medical emergency on February 17, 2023: Morgan Coffman and Matthew Rinker.

Public Comments on Agenda Items:

There were no speakers during the Public Comments on Agenda Items.

Action Matters

Budget Appropriations:

Mr. Olsen, Finance Director, presented:

Due to the additional programs and growing number of participants, the Recreation Department is expected to earn \$12,000 more than the budgeted amount of \$20,000. It is requested that \$12,000 is appropriated to the Recreation Enterprise Fund for supplies and equipment.

The Economic Development and Tourism Department received a \$5,000 reimbursement grant from the Virginia Tourism Corporation. It is requested that these State funds are appropriated to the Tourism Fund for the Why Page County videos. The Economic Development and Tourism Department is requesting an appropriation of \$5,000 for the Shenandoah Valley Racket Ters and \$2,000 for the maintenance and marketing of Civil War trails. These requests will be funded with transient occupancy tax revenue that has not yet been appropriated.

The Page County School Board would like to reappropriate \$454,299 that had originally been appropriated to the instruction expenditure category. If approved, \$179,800 will transfer to the transportation category to cover the increased cost of parts and a federally-funded school bus purchase. \$238,319 will transfer to the operations and maintenance category to cover additional expenditures for facility and equipment repairs. \$36,180 will transfer to the School Board's Capital Improvement Projects Fund to cover the remaining expenditures for the high school softball field lights.

Motion: Supervisor Stroupe moved to approve revenue from the State in the amount of \$5,000 and local funds in the amount of \$19,000 and expenditures to the Recreation Enterprise Fund in the amount of \$12,000 and Tourism Fund in the amount of \$12,000 in addition to approving the School Board's categorical transfers, as outlined above, and the \$36,180 transfer from the Operating Fund to the School Capital Improvement Projects Fund. Supervisor Vaughan seconded and the motion passed by a vote of 6-0. Aye: Louderback, Stroupe, Foltz, Vaughan, Weakley, Guzy. Nay: none.

SUPPLEMENTAL APPROPRIATIONS REQUESTS:

Item #	Department	Description/Reason	Revenue Source	Expenditure	Requested Amt.
A	Recreation	Recreation Program Fees	Recreation Program Fees 590-0000-316-13-01	Supplies and Equipment 590-7110-461-60-13	\$ 12,000
B	Economic Development & Tourism	VTC Grant	VTC Grant 210-0000-324-04-48	Contractual Services 210-8150-481-30-40	5,000
C	Economic Development & Tourism	TOT Grant for Shenandoah Valley Racket Ters	TOT	TOT Grants 210-8150-481-58-06	5,000
D	Economic Development & Tourism	Civil War Trails	TOT	Contractual Services 210-8150-481-30-40	2,000
TOTAL REQUESTS:					<u>\$ 24,000</u>

BUDGET TRANSFER REQUESTS:

Item #	Department	Description/Reason	Transfer From	Transfer to	Requested Amt.
A	Page County School Board	Parts Cost Increase Federally-Funded School Bus	Instruction Operations Fund	Transportation Operations Fund	\$ 179,800
B	Page County School Board	Facility and Equipment Repairs	Instruction Operations Fund	O&M Operations Fund	238,319
C	Page County School Board	High School Softball Field Lights	Instruction Operations Fund	School CIP Fund	36,180
TOTAL REQUESTS:					<u>\$ 454,299</u>

Consent Agenda:

Motion: Supervisor Guzy moved to approve the Consent Agenda as follows:

- Financial reports for the period of April 1-30, 2023;
- Accounts payable checks, payroll checks, payroll direct deposits, and payroll tax related electronic fund transfers totaling \$2,662,952.51 for the month of April 2023;
- Minutes of April 3, 2023, and April 17, 2023;
- One coyote claim totaling \$50.

Supervisor Stroupe seconded and the motion carried by a vote of 6-0. Aye: Stroupe, Foltz, Vaughan, Weakley, Guzy, Louderback. Nay: none.

Old Business:

Tourism Council Appointment:

Motion: Supervisor Guzy moved to rescind the motion relating to the appointment of Brittany Montgomery to the Tourism Council to fill the unexpired term of Seretha Judy, which was previously adopted; and to amend that motion to appoint Brittany Montgomery to that seat at the expiration of Seretha Judy's current term, set to expire June 30, 2023. Supervisor Stroupe seconded and the motion carried by a vote of 6-0. Aye: Foltz, Vaughan, Weakley, Guzy, Louderback, Stroupe. Nay: none.

New Business:

There was no New Business to discuss.

Open Public Comments:

There were no speakers during the Open Public Comments.

Administrator's Report:

Amity Moler, County Administrator, reminded the Board that there are long-standing vacancies on the Social Services Board and with the Economic Development Authority for District 5 and a long-standing vacancy on the Northwestern Community Services Board of Directors. Mrs. Moler informed the Board that the first terms are due to expire on June 30, 2023, for the Tourism Council and asked that they either reappoint the member for their district or consider a new appointee.

Michael Helm, County Attorney, noted that the new bylaws related to the terms of Tourism Council members have been drafted and are currently under review by the Council. The bylaws, if adopted, will not come into effect until 2025 to allow the current serving members to fulfill their terms.

Mrs. Moler invited the Board to the second graduation of Drug Court on May 22, 2023, at 3:00 p.m. at the courthouse.

Supervisors Time:

The Supervisors thanked everyone for attending the meeting and said they are so proud of our EMS workers and volunteers.

Closed Session

Motion: Supervisor Guzy moved that the Page County Board of Supervisors convene in closed session under the Virginia Freedom of Information Act to consult with legal counsel on legal matters pertaining to probable litigation, where such consultation or briefing in an open meeting would adversely affect the negotiation or litigating posture of the Board of Supervisors, pursuant to Section 2.2-3711(A)(8) of the Code of Virginia. Supervisor Stroupe seconded and the motion carried by a vote of 6-0. Aye: Vaughan, Weakley, Guzy, Louderback, Stroupe, Foltz. Nay: none.

Exit Closed Session/Certification of Closed Session:

Motion: Supervisor Guzy moved that the closed meeting be adjourned and the Page County Board of Supervisors reconvene in open session. Supervisor Stroupe seconded and the motion carried by a vote of 6-0. Aye: Weakley, Guzy, Louderback, Stroupe, Foltz, Vaughan. Nay: none.

Certification of Closed Session:


To the best of my knowledge (i) only public business matters lawfully exempted from open meeting requirements under Section 232-3711(A) of the Code of Virginia, 1950, as amended, and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting.

Recorded Roll Call Vote:

	AYE	NAY	ABSENT	ABSTAIN
D. Keith Guzy, Jr.	X			
Allen Louderback	X			
Mark Stroupe	X			
Larry Foltz	X			
Jeff Vaughan	X			
Keith Weakley	X			

Adjourn: 7:40 p.m.

With no further business to discuss, Chairman Weakley adjourned the meeting.



Keith Weakley, Chairman



Amity Moler, County Administrator

**ORDINANCE TO AMEND A PORTION OF CHAPTER 125 (ZONING)
OF THE PAGE COUNTY, VIRGINIA CODE**

WHEREAS, by Ordinance duly adopted, the Board of Supervisors of the County of Page adopted Chapter 125, Zoning of the Page County Code, which Chapter has been further amended from time to time; and

WHEREAS, such Ordinance is in full force and effect on the date hereof; and

WHEREAS, upon mature consideration, the Board of Supervisors has determined it is in the best interest of the County to further amend the Ordinance.

NOW THEREFORE, be it resolved and ordained by the Board of Supervisors of the County of Page, Virginia, that Chapter 125 (Zoning) be amended as follows:

1. **§ 125-4 Definitions:** shall be amended to include:

Meat

The tissue of an animal when it is used for food.

Meat Products

Products made from animal tissues for use as a food product. This includes meat submitted to be processed for cooking, salting (curing), smoking, or addition of other condiments and seasonings.

2. **§ 125-4 Definitions:** the definition of "*riding stables or academies*" shall be amended to read as follows:

Riding stables or academies

A building, group of buildings, or use of land, or any combination thereof, used for the sheltering, care, riding, training, or showing of horses. The facility may include the sale of tack and related accessories items. Structures may include barns, stables, corrals, and paddocks.

3. **§ 125-9 Woodland-Conservation (W-C), section D:** "*Uses permitted by special permit shall be as follows:*" shall be amended to include:

(19) Riding stables or academies.

4. **§ 125-10 Agriculture (A-1), section D:** "*Uses permitted by special permit shall be as follows:*" shall be amended to include:

(26) Riding stables or academies

5. **§ 125-13 Industrial (I-1), section B:** "*Permitted uses shall be as follows:*", subsection (5)

shall be amended as follows:

(5) Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, poultry and poultry products, meat and meat products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, food and seafood products. The retail sale of the product may be sold on the same property where the products are manufactured, compounded, processed, packaged, and/or treated.

6. **§ 125-30.18 Riding stables or academies** shall be amended as follows:

A. Each riding stable or academy shall be set back a minimum of 150 feet from property lines and a minimum of 100 feet from the travel surface of public roadways.

B. The owner of the stable shall submit as part of the application a plan for waste disposal, parking, and any planned activities and events.

The other remaining subsections contained within 125-30.18 shall be removed.

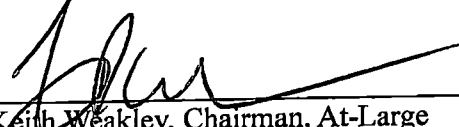
7. Except as amended above, Chapter 125 (Zoning) shall remain in full force and effect.

This Ordinance shall be in full force and effect from and after the passage hereof provided by Virginia Law.

Dates of Publication: April 27, 2023

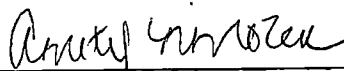
May 4, 2023

Date of Adoption of Ordinance: May 15, 2023



Keith Weakley, Chairman, At-Large
Page County Board of Supervisors

I Attest:



Amity Moler,
Page County Administrator

CERTIFICATE OF VOTES

The undersigned Clerk of the Board of Supervisors of Page County, Virginia, hereby certifies that the foregoing Ordinance constitutes a true and correct copy thereof adopted by the Board of Supervisors at a regular meeting duly held and called on _____, 2023. A record of the roll-call vote by the Board is Supervisors is as follows:

NAME	AYE	NAY	ABSTAIN	ABSENT
Keith Weakley	✓			
D. Keith Guzy, Jr.	✓			
Allen Louderback	✓			
Mark Stroupe	✓			
Larry Foltz	✓			
Jeff Vaughan	✓			

Dated: May 15, 2023

Amity Moler
Amity Moler,
Page County Administrator