

**MINUTES
PAGE COUNTY PLANNING COMMISSION
May 26, 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	Catherine Grech, District 1
Steve Atkins, District 2	Donnie Middleton, District 2
Jared Burner, District 3	Keith Weakley, District 3
James Holsinger, Secretary, District 4	Jonathan Comer, District 5

Members Absent

William Turner, Vice Chairman, District 5

Staff Present

Tracy Clatterbuck

Call to Order

Chairman Miller called the May 26, 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. Holsinger made a motion to accept the agenda as presented. The motion was seconded by Mr. Atkins. The motion passed unanimously 8-0.

New Business

A. Adoption of Minutes- March 5, 2020, March 10, 2020, & April 28, 2020

Ms. Grech requested that adoption of the above listed minutes be put on the next meeting agenda as she would like additional time to review them since they involve sensitive subjects. Chairman Miller agreed to her request.

B. McKay/Knott Rezoning Application

Ms. Clatterbuck presented the following staff report:

Allen & Sabrina Knott have filed applications to rezone the following properties:

- 1) Property located at 5385 US Highway BSN 340, Stanley, VA, and further identified by tax map number 72-A-93F, containing 2.916 acres; and
- 2) Property located off US Highway BSN 340 (adjacent to #5385), Stanley, VA, and further identified by tax map number 72-A-93G, containing 2.758 acres.

The applicants are requesting to rezone both of these properties from Agriculture (A-1) to Commercial (C-1). The applicant is currently operating an illegal contractor office and showroom located at 5385 US Highway BSN 340, Stanley, VA. Contractor offices and retail shops are only permitted in the Commercial (C-1) zoning district by-right.

The applicant has reached out to the following agencies for comment:

Virginia Department of Transportation (VDOT) - According to VDOT, the existing entrance to the property is an approved low volume commercial entrance that is adequate to serve any

land use that generates up to 50 vehicle trips per day. A copy of VDOT's comments have been included in the application packet.

Page County Health Department- Mr. Gerald Dovel has stated that he has no objections to the use of the office trailer and showroom for roofing business. He notes that sewage disposal will be by means of Port A John. No water fixtures involved. A copy of Mr. Dovel's comments have been included in the application packet.

Page County Building Office- Mr. Don Williams has stated he has no objections to the rezoning request. The applicant will be required to obtain proper permits for the placement of the showroom trailer.

The properties that are adjacent to this lot are zoned as Agriculture (A-1). There is a pending rezoning application for property located beside this property (tax map number 72-A-34) from Agriculture (A-1) to Commercial (C-1) as well. According to the FEMA flood maps, a portion of these properties are located in the floodplain. All activity is kept out of the flood zone.

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 these properties from Agriculture (A-1) to Commercial (C-1) is appropriate for our community. Also, considering that these properties are located directly on business 340 and are in the vicinity of already commercially zoned property, staff recommends that the commission consider granting these rezoning requests. If the rezoning applications are approved, the applicant will be permitted to continue the operation of the business which will continue to generate tax revenue for the county.

Staff is requesting that this be scheduled for public hearing at either the June 9th regular meeting or June 23rd work session.

Mr. Middleton noted he had seen where a new entrance was being installed near this property and wondered if it was for the applicant. He also questioned if town water and/or sewage was provided at this lot. Ms. Clatterbuck replied that the new entrance was for Gary Cabbage who was the previous rezoning applicant that the commission recently had the public hearing on. She also noted that town water and sewer was not offered at this location.

Ms. Grech questioned how the hearings were being handled specifically regarding how citizens are able to comment on agenda items, public hearings, etc. Ms. Clatterbuck responded that at the work sessions, unless there is a public hearing, there is no public comment allowed. For regular meetings, citizens are able to submit electronic comments under the public hearing forum by following these instructions: 1) www.pagecounty.virginia.gov, 2) Scroll over Government, and click

on Planning Commission. 3) If there is an open forum published, it will be listed to the left of the screen under the Planning documents tab. Ms. Grech further questioned with that being said, would it matter either way to have the public hearing at the work session or the regular meeting. Ms. Clatterbuck explained that either way, there is a public comment period for the public hearing in which citizens can submit their comments electronically for consideration and review. She further noted that adjacent property owners would be directly notified as required in the Virginia state code.

Mr. Atkins questioned if the Board of Supervisors had conducted the public hearing for Gary Cabbage. Ms. Clatterbuck responded that the public hearing was scheduled for June 16th at 7:00 p.m.

Chairman Miller questioned what the setbacks were for this property and also wondered what the water source was for the property. Ms. Clatterbuck noted that the setbacks were based on what the property is zoned as. If the rezoning were to be approved, the setbacks would be 40 feet on the front, 25 feet on the rear and sides, and at least 30 feet between structures. She also noted that the property does not have a water source. Mr. Dovel from the Health Department provided comments on the rezoning application noting that no water fixtures were involved.

Mr. Holsinger noted that they were looking for a motion to set the public hearing for either June 9th or June 23rd. Mr. Weakley noted he would be unavailable on June 9th. Mr. Holsinger made a motion to schedule this application for public hearing on June 23rd. The motion was seconded by Mr. Weakley. The motion passed unanimously 8-0.

C. Zoning Ordinance Update- Joint Meeting Notice

Ms. Clatterbuck read the following memo that was provided in the commission packets:
"The Page County Planning Commission will be having a joint meeting with the Board of Supervisors on July 7, 2020 at 7:00 p.m. to kick off the overhaul/review of the Zoning Ordinance with the Berkley Group. Please mark your calendars and do your best to attend. In the coming weeks, I would encourage you to review the current Zoning Ordinance which has been provided to you in the binders that were distributed. Staff will also be providing a list of issues in the current ordinance from an enforcement standpoint for review and consideration. Please let me know if you have any questions. I can be reached via email at tclatterbuck@pagecounty.virginia.gov or via phone at (540) 743-1324."

Mr. Holsinger asked if at this meeting solar would be discussed. Ms. Clatterbuck replied that from her understanding with the county administrator, solar would not be discussed at this meeting. The focus will be on the zoning ordinance regulations, zoning classifications of land, etc.

Mr. Comer asked what does the Board say about solar? Ms. Clatterbuck stated solar and the zoning ordinance was discussed at the last board meeting. The impression she received is that the board may feel we are spending a lot of time on solar and not progressing at a reasonable pace. They would like us to focus on the zoning ordinance, zoning classifications of land, etc. Chairman Miller noted that he had called Chairman Phenix and explained to him how the commission was handling the review of the solar ordinance doing a line-by-line review. He told him that is why it is taking the commission so long to review the draft.

Chairman Miller further noted that previously he had stated he would not like to resume the solar discussion at the commission meetings until in-person attendance was permitted again; however, because we don't know how long we will have to conduct the audio meetings, he felt it was best to

resume the solar review via audio as they are conducting other business. He suggested that beginning at the next meeting; they dedicate 30-60 minutes for the solar review.

Ms. Grech asked staff to provide a list of zoning issues that staff is dealing with in the office. She further stated that she felt discussing solar over the phone was okay but thought that Chairman Miller had made a smart decision weeks ago by stating the commission would not discuss solar until in-person meetings resume. She suggested that if the commission put solar on the agenda in the future that no votes be conducted without input from the public. We have to make sure we are allowing the citizens to comment and participate in the solar discussion. Chairman Miller noted that the world has changed due to COVID-19 and the commission needed to move forward again on reviewing the solar ordinance draft. Mr. Weakley noted that the only reason we are currently permitted to do audio meetings via the phone is because we are under a state of emergency. Once that is lifted, we may not be able to conduct audio only meetings. Ms. Grech questioned how we could make the public more aware that they can provide comments. Ms. Clatterbuck responded again explaining the process of the public comment forum listed above, but also noted she could ask for further guidance from administration on how we could get the word out to citizens whether website, social media, etc. Mr. Comer noted the commission was nowhere close to having a public hearing on the solar ordinance draft. Chairman Miller agreed with him but stated they needed to resume the discussion and review of the draft. Mr. Holsinger stated meetings are determined by how the agenda is prepared as far as if public comments are permitted or not. Depending on what the commission needs to do between now and July 7th, that can be controlled through the agenda. Chairman Miller noted that he would get with Ms. Clatterbuck in preparing future meeting agendas.

Ms. Grech asked Chairman Miller if he had received direction from the board regarding solar. Chairman Miller explained again that he had called to report to Chairman Phenix on where they were in the review process and how it was being handled.

Chairman Miller concluded by suggesting that the commission should review the memo provided by Mr. Janney regarding new state regulations related to solar that staff had previously sent out as well.

Unfinished Business

- A. **Solar Ordinance Draft- Review topic and discuss next steps**
See item "C" under new business.

Chairman's Report

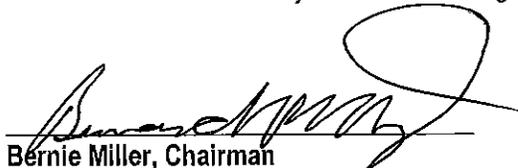
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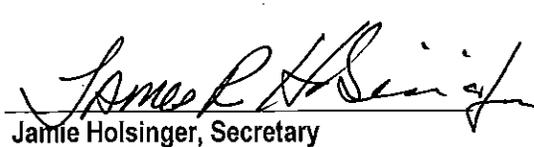
Clerk's Report

Ms. Clatterbuck noted that there was possibly a new special use permit application for an auto repair facility that would be introduced to the commission in the coming weeks.

Adjourn

Chairman Miller adjourned the meeting at 7:50 p.m.


Bernie Miller, Chairman


Jamie Holsinger, Secretary