

MINUTES
PAGE COUNTY PLANNING COMMISSION
June 23, 2020

THIS MEETING WAS ACCESSIBLE VIA ZOOM (AUDIO ONLY).

Members Present

Bernie Miller, Chairman, District 1	Catherine Grech, District 1
Donnie Middleton, District 2	Keith Weakley, District 3, via phone
James Holsinger, Secretary, District 4	William Turner, Vice Chairman, District 5

Members Absent

Steve Atkins, District 2	Jared Burner, District 3
Jonathan Comer, District 5	Gary Huffman, District 4

Staff Present

Tracy Clatterbuck

Call to Order

Chairman Miller called the June 23, 2020 Page County Planning Commission Work Session to order in the Board of Supervisors Room located at the Page County Government Center, 103 S Court Street, Luray, Virginia at 7:05 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. Middleton. The motion passed unanimously 6-0.

Public Hearing

A. 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 has 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 has 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.

Adjacent Landowners- Adjoining/adjacent landowners were notified in accordance with state code requirements. Copies of comments received have been provided in your packets for review.

The properties that are adjacent to this lot are zoned as Agriculture (A-1). Recently, tax map number 72-A-34 was approved by the Board of Supervisors to be rezoned from Agriculture (A-1) to Commercial (C-1).

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's are approved, the applicant will be permitted to continue the operation of the business which will continue to generate tax revenue for the county.

Chairman Miller opened the public hearing at 7:13 p.m.

Terry Cabbage- Mr. Cabbage began by noting that he owned the trailer park that was located directly beside this property. He stated he had been receiving complaints from his tenants. He proceeded to read four signed letters from the tenants ranging from complaints about noise, hours of operation, traffic, and trespassing. Copies of the letters were provided to staff. They are on file in the Planning & Community Development Office.

Allen Knott- Mr. Knott stated that the noise the tenants are hearing late at night is not coming from his business trucks but instead coming from the IBR convenience station next door where they also have a storage lot in behind the store. He also noted that these properties were directly located on 340 where there is traffic and loud noises 24/7.

Chairman Miller closed the public hearing at 7:16 p.m.

After discussion amongst the commission, they responded to Mr. Cabbage by telling him trespassing and noise complaints need to go to the Sheriff's Office. There is nothing the Planning Commission can do about those things. The commission also encouraged communication between the parties.

Mr. Holsinger made a motion to make recommendation of approval of the above listed rezoning requests onto the Board of Supervisors. The motion was seconded by Mr. Turner. The motion passed unanimously 6-0.

Citizen Comments on Agenda Items

Beth Snider- Ms. Snider stated she still did not see where the citizen comments regarding solar was on the agenda for discussion and hoped that it would be soon. She encouraged the commission to consider location, tourism impacts, residential areas, etc.

Rod Graves- Mr. Graves encouraged the commission to think about viewshed impacts in the county if solar farms are permitted. He also spoke on the impacts of tourism.

Chris Anderson- Ms. Anderson stated she was the Page-Warren County representative for the Alliance of the Shenandoah Valley noting also that she is a current resident of Page County. She stated we needed a strong ordinance. She also noted the county should welcome public comment on this matter and take comments into consideration. She also spoke on buffer requirements. The Alliance of the Shenandoah Valley should be used as a resource on this matter.

Clyde Humphrey- Mr. Humphrey expressed his concern and disappointment over the inadequate draft of the solar ordinance provided by the Berkley Group. He proceeded to review his recommendations regarding solar regulation. A copy of Mr. Humphrey's letter was provided to staff and commissioners. It is on file in the Planning & Community Development Office.

Paul Otto- Mr. Otto stated he agreed there are missing critical elements in the solar ordinance draft provided by the Berkley Group. The ordinance is lacking in detail. A draft prepared by citizens has been submitted to the sub-committee and full commission for consideration and it has not been reviewed or taken into consideration. He recommended the commission do so as the draft is detailed and well written.

New Business

A. Adoption of Minutes- May 12, 2020, May 19, 2020, and June 9, 2020

Ms. Grech had the following change on the minutes for June 9, 2020: The minutes from March 10, 2020, page 3, third line, change non-evasive and evasive to non-invasive and invasive. Mr. Holsinger made a motion to accept the minutes with the recommended changes. The motion was seconded by Mr. Turner. The motion passed unanimously 6-0.

Unfinished Business

A. Review and discussion of the draft solar ordinance regulations prepared by The Berkley Group

After discussion amongst the commission, they requested that the Berkley Group attend one of their upcoming meetings to discuss the solar ordinance draft. Ms. Clatterbuck stated she would reach out to them to schedule a date.

Ms. Clatterbuck requested that the commission take the time to review the draft on the table tonight so that we are able to provide the Berkley Group with comments from the commission since they have not seen any comments or the current draft changes that have been discussed by the sub-committee and commission. Preferably, before we ask them to come to a commission meeting. Chairman Miller agreed.

Ms. Grech suggested that along with the draft from the commission, she recommended that the draft provided by citizens be given to the Berkley Group for consideration as well.

Mr. Holsinger made a motion that the commission not send informational items received from citizens directly to the Berkley Group. If citizens want to submit them to the Berkley Group, they can do it in person at the public meetings. The motion was seconded by Mr. Turner. The motion passed 5-1.

Open Citizen Comment Period

Beth Snider- Ms. Snider expressed her concern over the opinion that all commissioners are not reading the material provided by citizens.

Rod Graves- Mr. Graves stated there were a lot of things in the current draft that concern him. He also stated he was unhappy with the motion that was made tonight and passed which won't allow citizen drafts to be forwarded to the Berkley Group.

Paul Otto- Mr. Otto stated he felt the schedule was going in the right direction. He strongly disagreed with the commission attitudes on submitting citizen comments to the Berkley Group. You have an obligation to represent the citizens. The Berkley Group needs to hear from the citizens.

Chris Anderson- Ms. Anderson stated she appreciated the work of the commission. She encouraged citizen input.

Chairman's Report

None

Clerk's Report

Ms. Clatterbuck reminded the commission of the joint meeting with the Board on July 7, 2020. Chairman Miller asked staff to check to see if the commissioners could participate via phone instead of in-person attendance.

Adjourn

Chairman Miller adjourned the meeting at 8:23 p.m.


Bernie Miller, Chairman


Jamie Holsinger, Secretary