

Minutes
Board of Supervisors
Work Session
August 9, 2023

Members Present: D. Keith Guzy, Jr., District 1
Allen Louderback, District 2
Mark Stroupe, District 3
Larry Foltz, District 4, Vice Chair
Jeff Vaughan, District 5

Members Absent: Keith Weakley, Chairman At-Large

Staff Present: Amity Moler, County Administrator
Regina Harner, Assistant County Administrator
Nina Fox, Economic Development and Tourism Director
Tracy Clatterbuck, Zoning Administrator
Kimberly Donohoe, Executive Assistant
Caleb Routhier, County Attorney

Call to Order:

Vice Chairman Larry Foltz called to order the work session of the Page County Board of Supervisors on Wednesday, August 9, 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. The Call to Order was followed by an Invocation given by Duane Painter and the *Pledge of Allegiance*.

Addition to the Agenda:

Supervisor Guzy requested a new agenda item, Budget Concerns, be added at the end of the agenda.

Motion: Supervisor Guzy moved to add a new item, Budget Concerns, at the end of the agenda. Supervisor Vaughan seconded and the motion carried by a vote of 5-0. Aye: Guzy, Louderback, Stroupe, Foltz, Vaughan. Nay: None. Absent: Weakley.

Communications Tower Waiver Request – Crown Castle:

Mr. Edward L. Donohue, of real estate law firm Donohue, Themak & Miller, presented a request for a waiver of Zoning Ordinance, Section 125-30.3 G (2) (a) (Wireless communications facilities) by Crown Castle to the Board for a communication tower located on tax map number 44-(3)-4, that, in the event of failure, the tower would fall within 96' 6", which is within the subject lot. Accordingly, the report supports the conclusion that a waiver should be granted. It should be noted the improvements made by Crown reduced this "fall zone" to below 100'. A setback waiver is needed because the tower is within the 1:1 setback area as required under the Zoning Ordinance.

He explained that the fall zone has increased now that the guy wires have been removed and the tower has been reinforced. He went on to say that there are more colocation opportunities with the hardened tower. There is space for additional carriers and additional services.

Motion: Supervisor Guzy moved to approve the request for waiver of Zoning Ordinance, Section 125-30.3 G (2) (a) (Wireless communications facilities) by Crown Castle, as presented. Supervisor Stroupe seconded and the motion carried by a vote of 5-0. Aye: Louderback, Stroupe, Foltz, Vaughan, Guzy. Nay: None. Absent: Weakley.

After the motion, Mr. Donohue noted that he received a lot of cooperation and help from county staff, and he wanted to say thank you and it is appreciated.

Resolution for Disaster Relief:

Ms. Elizabeth Baldwin, Agriculture and Natural Resources Extension Agent, presented the proposed resolution for disaster relief to the Board. Ms. Baldwin explained that she prepares weekly crop weather reports that she submits to the United States Department of Agriculture (USDA) each Monday. As part of the weekly crop weather report, due to the recent dry weather, Ms. Baldwin also completed a drought damage assessment. Part of the assessment is based on Ms. Baldwin’s observations and the observations of local farmers.

This year has been the eleventh driest year on record over the past 129 years. Approximately 98 percent of the county’s landmass has experienced a D1, or moderate, drought this spring and summer. Due to this, the hay crop has been especially negatively affected. The rainfall has been below normal for the past six months.

Ms. Baldwin went on to explain that the current drought has resulted in many farmers over-grazing their pastureland. Many farmers have begun to feed hay that was supposed to be this winter’s feeding. The impact of this drought will be felt for months to come. Brood cows may not breed back as efficiently due to the increased stress and poor body condition associated with limited forage intakes.

Ms. Baldwin noted estimated agricultural losses. Pasture losses are calculated in terms of hay needed to replace lost pasture based on a 1200 lb. cow consuming 30 lbs. of dry matter. Hay losses are determined as a percent reduction in season long production.

Commodity	Reduced Production	Tons of hay needed to replace lost production	Value of Hay/Ton¹	Total
Pastures	45 days	13,986	\$152	\$2,125,872
Hay	50%	18,094 ²	\$152	\$2,750,288

¹Based on USDA National Statistical Service 2022 Virginia average price

²Based on USDA Ag Census hay production of 36,189 tons

The total forage losses due to dry weather are estimated at \$4,876,160. It is too early to estimate the crop losses, but crop yields will be below average.

Mr. Jim Gochenour, local farmer, presented a letter to the Board noting the drought conditions in Page County.

Motion: Supervisor Guzy moved to approve the Resolution for Disaster Relief, as presented. Supervisor Louderback seconded and the motion carried by a vote of 5-0. Aye: Strobe, Foltz, Vaughan, Guzy, Louderback. Nay: None. Absent: Weakley.

RESOLUTION

PAGE COUNTY DISASTER RELIEF RESOLUTION

WHEREAS, the rainfall for the past 6 months has been extremely low across most of Page County; and

WHEREAS, Virginia Cooperative Extension is working with their damage assessment teams and partnering with USDA agencies including the Farm Service Agency to complete a damage assessment for Page County; and

WHEREAS, the damage assessment estimates show this lack of rainfall has caused a significant loss of yield for pastures, hay, corn, soybean, and vegetable crops; and

WHEREAS, livestock producers have been feeding hay for six weeks and will likely continue to feed hay for at least another two to three weeks; and

WHEREAS, it is incumbent upon the Page County Board of Supervisors to act responsibly in an effort to help protect vital public interests including the economic viability of the County's agricultural economy and farmers that constitute the core of that economy.

NOW, THEREFORE, BE IT RESOLVED by the Page County Board of Supervisors that the County Administrator is directed to make a formal request of the Governor of Virginia that Page County be declared an agriculture disaster area and that any and all appropriate State and Federal disaster relief and assistance be made available to the farmers in Page County.

Update on EDA Property Sale:

Mrs. Nina Fox, Economic Development and Tourism Director, updated the Board on the status of the Economic Development Authority (EDA) property located off Goodrich Road, Stanley, VA, as a follow up from the April 17, 2023, meeting. The property was listed for sale approximately two months ago. One offer has been received by the EDA, and they voted to allow the housing subcommittee to review and negotiate with the offeree in hopes of coming to better terms.

Mrs. Fox went on to inform the Board that Chris McNamara, Virginia Housing, shared information about a Virginia Department of Housing and Community Development (DHCD) grant recently used by Franklin County on a similar property that should not have been zoned industrial. The grant covered the due diligence, the engineering surveys, the assessments of the property to help rezone from industrial to residential, and the creation of a comprehensive plan for a housing developer. The housing subcommittee plans to propose applying for the DHCD grant to the EDA, but asked Mrs. Fox to bring the grant to the attention of the Board and ask if the Board agrees with this course of action.

After discussion, the Board agreed that applying for the DHCD grant is a good decision.

Special Entertainment Permit – Monster Truck Show:

Mrs. Nina Fox, Economic Development and Tourism Director, presented the special entertainment permit application for the Garden Motorsports Monster Truck Show for Board approval. The event is scheduled for August 11 -13, 2023, from 5:00 p.m. to 9:00 p.m. daily at the Shenandoah Speedway.

Motion: Supervisor Stroupe moved to approve the Special Entertainment Permit for the Garden Motorsports Monster Truck Show, held on August 11, August 12, and August 13, 2023, from 5:00 p.m. to 9:00 p.m. Supervisor Louderback seconded and the motion carried by a vote of 4-0. Aye: Foltz, Guzy, Louderback, Stroupe. Nay: None. Abstain: Vaughan. Absent: Weakley.

Review of Stonyman Ag/Forestal District:

Ms. Tracy Clatterbuck, Zoning Administrator, reviewed the Stonyman Agricultural and Forestal District renewal for 2023. In 2000, a group of local farmers and landowners began the process of creating the first Agricultural and Forestal (Ag/F) District in Page County. In 2001, Page County adopted the Stonyman Ag/F District for a term of seven years. The district was last reviewed and adopted by the Board of Supervisors on July 19, 2016, which currently consists of approximately 2,045.23 acres. The district will expire on November 1, 2023.

Ms. Clatterbuck noted that the Planning Commission held their public hearing on July 25, 2023, with no objections from the public and requested the Board hold a public hearing for the Stonyman Ag/F District 2023 renewal at the September 18, 2023, regular meeting and direct staff to provide adequate notice of such hearing in accordance with Section 15.2-2204 of the Code of Virginia.

Motion: Supervisor Vaughan moved that the Page County Board of Supervisors hold a public hearing on the Stonyman Agricultural and Forestal District 2023 renewal at the September 18, 2023, regular meeting, and direct staff to provide adequate notice of such hearing in accordance with the Code of Virginia §15.2-2204. Supervisor Guzy seconded and the motion carried by a vote of 5-0. Aye: Vaughan, Guzy, Louderback, Stroupe, Foltz. Nay: None. Absent: Weakley.

Budget Concerns:

The Board was in consensus to ask the Sheriff and the Clerk of the Circuit Court to update the Board on budgeting concerns and matters of the court at the August 28, 2023, regular meeting.

Adjourn: 7:29 p.m.

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

Larry Foltz, Vice Chairman

Amity Moler, County Administrator