



PAGE COUNTY, VIRGINIA



Planning Department 2007 Annual Report

*Prepared By
Planning Department
February 2008*



PLANNING DEPARTMENT 2007 ANNUAL REPORT

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2007
PAGE COUNTY PLANNING COMMISSION

Johnny Woodward- Chairman
District 4

Frank deSerio
District 2

Dot Donato- Vice Chairman*
District 5

Alan Eldridge
District 1

Paul Otto- Secretary
District 1

Darrell Short
District 4

Louis Bosley
District 3

Jeff Judd**
District 2

Charles Newton
District 3

Sandra Hammel
District 5

George Shanks
Legal Counsel

Kevin Henry
Clerk

PLANNING STAFF

Carolyn Miller
Administrative Assistant

Kevin Henry
Planning Director

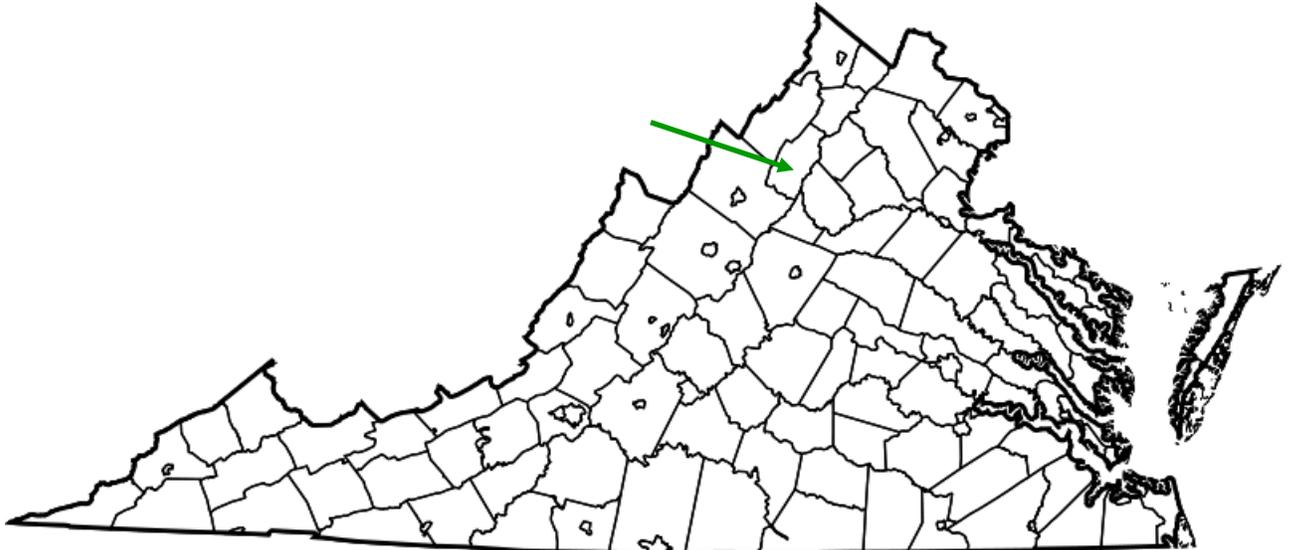
Michelle Somers
Zoning Administrator

*Resigned in November 2007

**Resigned in September 2007 and replaced in October 2007 by Dawn Ponn

Location

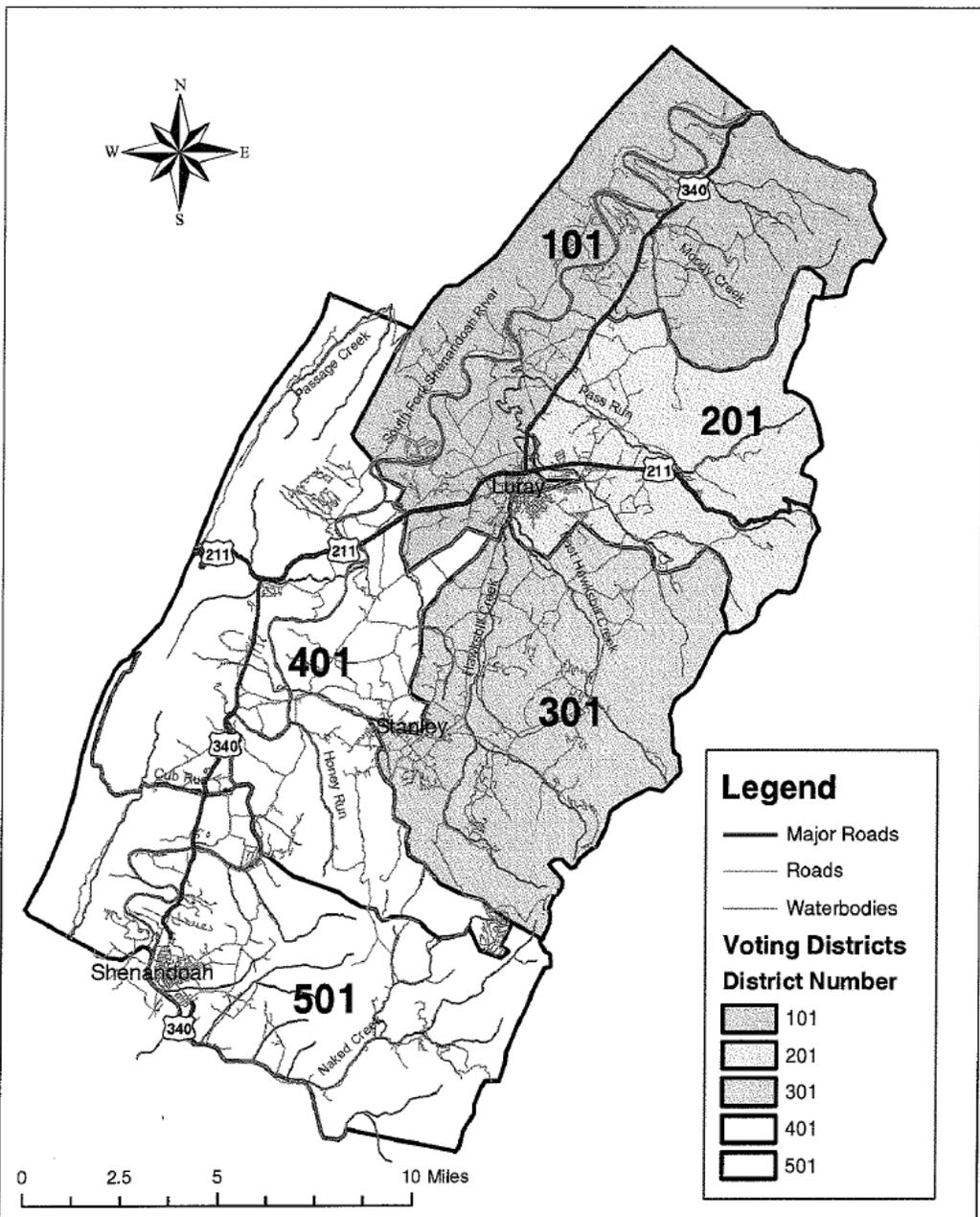
Page County is located in the Northern Shenandoah Valley of Virginia and is bordered by Warren County to the north, Rappahannock and Madison Counties to the east, Greene County to the southeast, Rockingham County to the south, and Shenandoah County to the west. The county is predominately agricultural in nature, with the only type of urban uses occurring within the three towns in the county, Luray, Stanley, and Shenandoah. Page County's eastern and western boundaries are maintained by the federal government. On the eastern boundary is the Shenandoah National Park, which includes the infamous tourist attractions Skyline Drive and the Appalachian Trail. To the west, is the George Washington National Forest, which lies along the Massanutten mountain ridge. Federally maintained land accounts for about 1/3 of all the land in Page County. Numerous attractions such as the Luray Caverns, Shenandoah River, National Park, and National Forest make Page County a popular destination for tourists. The nearest major city is Washington D.C., which is about 90 miles northeast.



Source: [Image:Map of Virginia highlighting Richmond County.svg](#)

District Map

County of Page Voting Districts from US Census 2000



2007-10
County of Page
GIS Department ©
Reference map only.

Disclaimer: This map is for informational purposes. It does not represent a legal description. Page County assumes no liability for any errors or in the decisions based on this information.

The Planning Department

The following is a brief description of the Planning Department's activities in the community.

Planning Efforts

The Planning Department is responsible for all short and long-range planning within Page County. The department prepares the updates to the County's Comprehensive Plan and manages the development of a Future Land Use Map associated with the Comprehensive Plan. Department staff works with numerous committees responding to a wide range of issues affecting the County; assists in economic development efforts, administers the creation of a proffer model and COOP (Continuity of Operations Plan); and lends technical support to the Comprehensive Plan Subcommittee, as well as the Zoning Ordinance Subcommittee. The Zoning Department, headed by the Zoning Administrator supports the Planning Department in most planning efforts.

In addition to major planning efforts, the Planning Department reviews all land use applications within the County. The Planning Director has the authority to act on certain types of applications, such as major subdivisions and non-family (a.k.a. by-right) subdivisions, while other applications require approval by the Planning Commission, the Board of Supervisors, or the Board of Zoning Appeals. In cases where applications must go before one of these bodies, staff assists the applicant in understanding the formal review process and prepares a written review and recommendation on the completed application package.

Zoning Enforcement

The interpretation and enforcement of the County's subdivision and zoning regulations is handled by the Zoning Department. All land within the County is classified as being within one of the County's six zoning classifications:

	P-R (Park-Recreation, District)
	W-C (Woodland Conservation, District)
	A-1 (Agriculture, District)
	R (Residential, District)
	C-1 (Commercial, District)
	I-1 (Industrial, District)

Each zoning category has a list of land uses which are permitted with no special approval being required. These uses are referred to as "by-right" uses. A separate list of uses which require review and approval of a permit by the Board of Supervisors are referred to as "special uses." Zones are established in any given area to protect residents and landowners within the zone from intrusion by incompatible neighboring uses.

Zoning enforcement involves responding to inquiries and complaints concerning land use and development. Formal complaints are registered, investigated, and appropriate enforcement action taken. The Zoning Administrator will attempt to work with landowners to ensure compliance to an ordinance violation, however, some of the violations handled by the Zoning Department cannot be resolved and criminal charges must be filed. From that point, resolution of the matter is determined through the court system.

For additional information on the activities of either the Planning or Zoning Department on any of the following land use applications:

Special Use Permits
Rezoning of Land

Obtaining a Variance or Filing an Appeal
Subdivision of Land

Contact the Planning Department by telephone at **(540) 743-4142** or by mail at **Planning Department, 117 South Court Street, Luray, Virginia 22835**. You may also visit the Page County Web page at **www.pagecounty.virginia.gov**

Zoning Violations

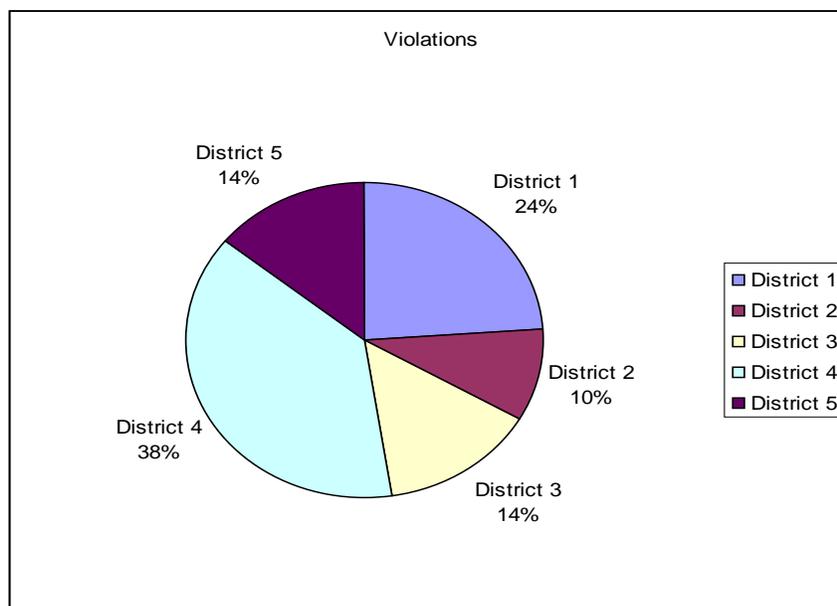
Violations By Type

Over the past three years the zoning violations identified by Page County staff have increased each year. In 2005, nine (9) zoning ordinance violations were identified by the Page County Zoning Department. This figure increased to 14 in 2006, and again in 2007 totaling 21 zoning violations. In 2007, there were 26 zoning violation complaints that were registered with the Zoning Department, of which 21 resulted in violations. The majority of the complaints received by the Zoning Department involved citizens not receiving the proper permits to build a structure on their property.

Violation Type	Count
No Zoning Permit	15
Illegal Business	4
Illegal Structure	2
Total	21

Violations By District

In 2007, District 4 (Newport) had the highest total number of violations, totaling eight (8). District 2 (Luray) contained the least amount of violations of the five districts, only having two (2).



Population

Trends

Page County continues to experience steady population growth. Since 1990, the annual population growth has maintained an average rate of 1 %. In 2000, Page County's population was 23,177, a 7% increase from 1990. In 2007, the population for Page County rose to 24,411, which is an increase of 1,234, approximately 5.3%.

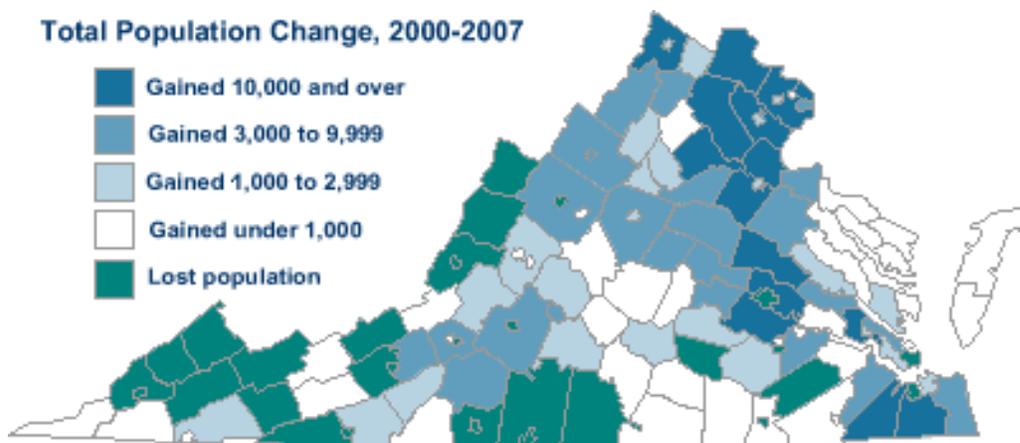
Current Population and Past Population 1980-2007

Area	1980	1990	2000	2007
Page County	19,401	21,690	23,177	24,411
Luray	3,584	4,587	1,326	4,878*
Stanley	1,204	1,186	1,326	1,335*
Shenandoah	1,861	2,213	1,878	1,874*
Area Total	26,050	29,676	31,252	32,498

*Figures are based upon 2006 statistics

Source: Weldon Cooper Center for Public Service

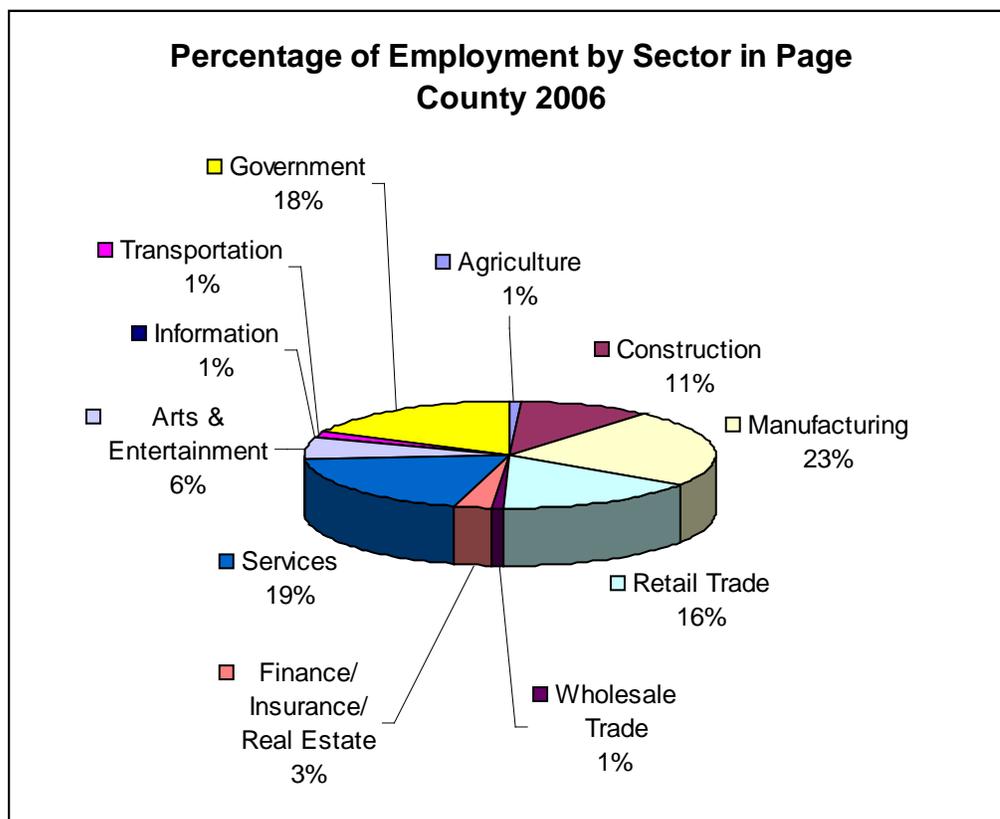
Virginia Population Growth by County



Source: Weldon Cooper Center for Public Services

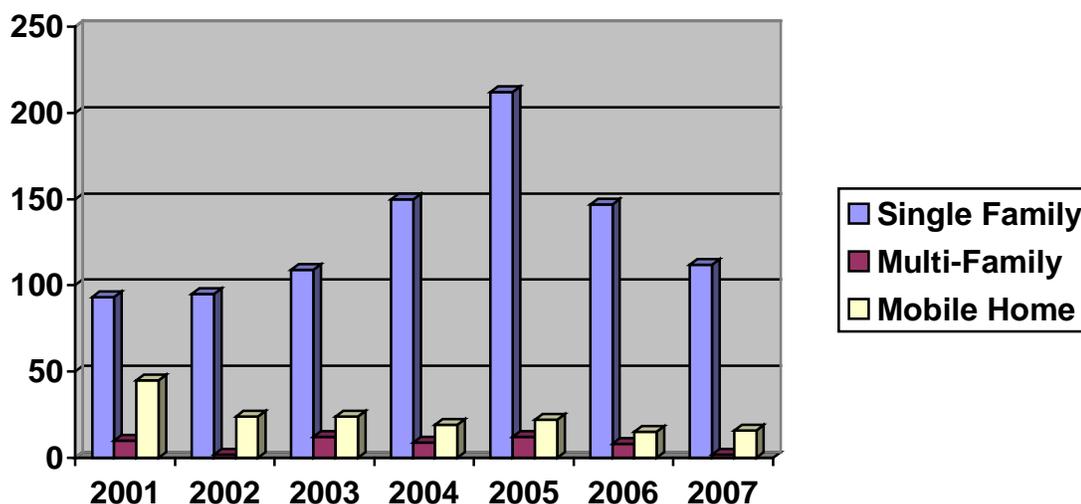
Employment

Employment in Page County for both the private and public sectors totaled 5,746; in 2006 according to the 4th quarter data for 2006 (does not include educational services and management of companies). The Virginia Employment Commission states that employment with the private sector in 2006 made up about 82% of the employment in Page County.



Source: Virginia Employment Commission, Report for the 4th quarter of 2006

Residential Building Permits



A total of 764 building permits were issued in 2007, resulting in 130 residential units. The amount of building permits issued increased by 15% since 2006 (648 building permits). There was a 24% decrease in residential units for 2007, since there were 170 residential units constructed in 2006.

New Residential Units From Issued Building Permits (2001-2007)

Year	Single Family	Multi-Family	Mobile Home	Total Units
2001	93	10	45	148
2002	95	2	24	121
2003	109	12	24	145
2004	150	9	19	178
2005	212	12	22	246
2006	147	8	15	170
2007	112	2	16	130

Note: Figures and totals include Luray, Stanley, and Shenandoah
Source: Page County Building Inspections Department

Land Use Application Reviews

The Planning and Zoning Departments continue to review a significant number of development applications, plans, and permits on an annual basis. In recent years, these numbers have generally fluctuated. The below highlights the number of applications reviewed in Page County since 2001.

Summary of Development Applications Submitted from 2001-2007

Application	2001	2002	2003	2004	2005	2006	2007
Rezoning	2	2	2	3	3	6	5
Special Use Permits	1	4	9	9	11	6	7
Class A Subdivisions	-	-	-	-	-	-	4
Class B Subdivisions	-	-	-	-	-	-	1
Non-family, Family Subdivisions and Boundary Line Adjustments	-	-	-	-	-	67*	119
Subdivision Waivers	-	-	-	-	-	-	3
Variances/Appeals	5	5	6	5	15	3	2

*Accounts for only half the year

Note: Most development applications were not recorded previous to 2006

Business Licenses

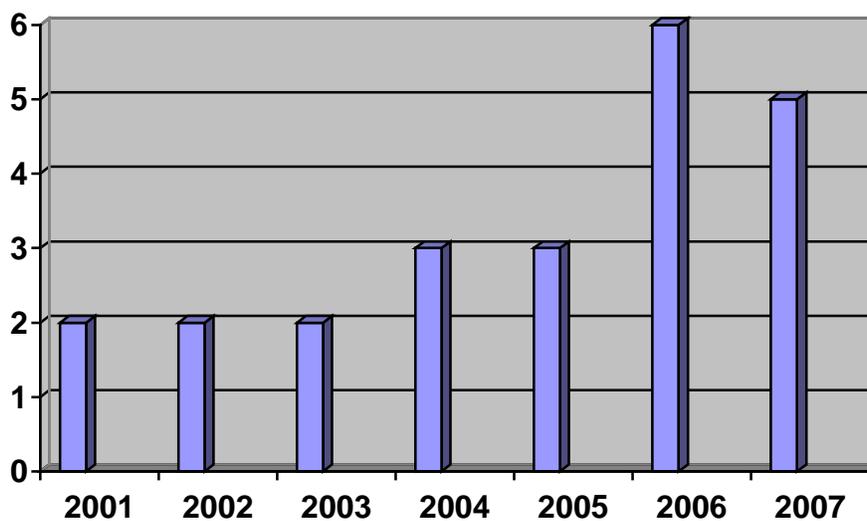
Business licenses for 2007 decreased dramatically, by over 50% from 2006 as well as previous years. Staff cannot determine the cause of this drop. Below shows the business license figures since 2001.

Business Licenses Issued for 2001-2007

2001	2002	2003	2004	2005	2006	2007
77	82	105	123	117	114	58

Rezoning

Number of Applications Submitted for Rezoning 2001-2007

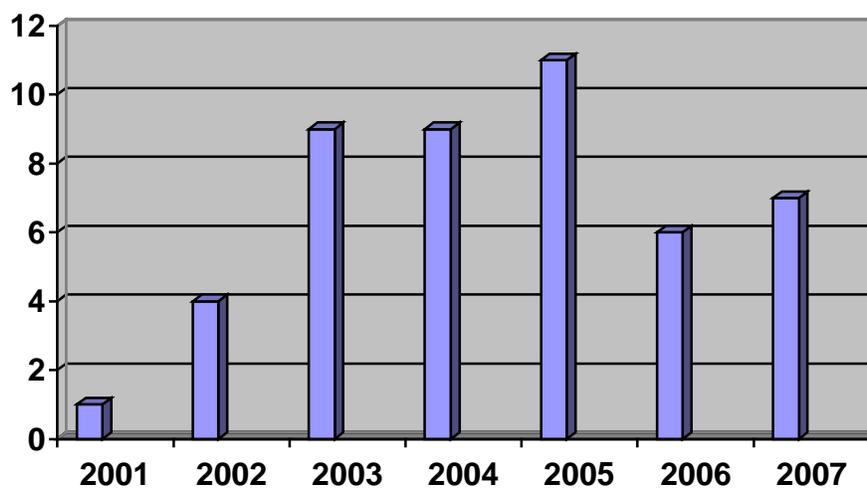


Rezoning Reviewed in 2007

File #	Applicant Name	Old Zoning	New Zoning	District	Action
01-07	Dertzbaugh, John	R	W-C	1	Withdrawn
02-07	Comer, Danny	A-1	R	4	Denied
03-07	Kassas, Joy A.	A-1	Luray	2	Approved
04-07	Ramsey Inc., Fairview Estates	A-1	R	2	Approved
05-07	Outlanders River Camp, LLC	R	A-1	4	Approved

Special Use Permits

Number of Applications Submitted for Special Use Permit 2001-2007



Special Use Permits Reviewed in 2007

File #	Applicant Name	Use	Zoning	District	Action
01-07	Dertzbaugh, John	Campground	R	1	Withdrawn
02-07	Shenandoah Speedway, LLC	Racetrack	C-1	5	Approved
03-07	Showalter, Brandon	Home Office	R	4	Approved
04-07	Salyards, Joseph, III	Sawmill	W-C	4	Approved
05-07	Shenandoah Mobile	Telecommunication Tower (Expansion)	A-1	4	Approved
06-07	Town of Stanley	Skatepark	W-C	3	Pending
07-07	Outlanders River Camp, LLC	Campground	A-1	4	Approved

Subdivisions

Class A Subdivisions

File #	Name	Number of Lots	Acreage	District	Action
01-07	Scenic View Estates	6	17.7	3	Pending
02-07	Mt. Carmel Landing	11	27.0	3	Pending
03-07	Shenandoah Meadowview	10	22.0	1	Pending
04-07	Luray Landing	21	11.5	1	Pending

Class B Subdivisions

File #	Name	Number of Lots	Acreage	District	Action
01-07	Grindstone Mountain	14	51.1	5	Pending

Subdivision Waiver Requests

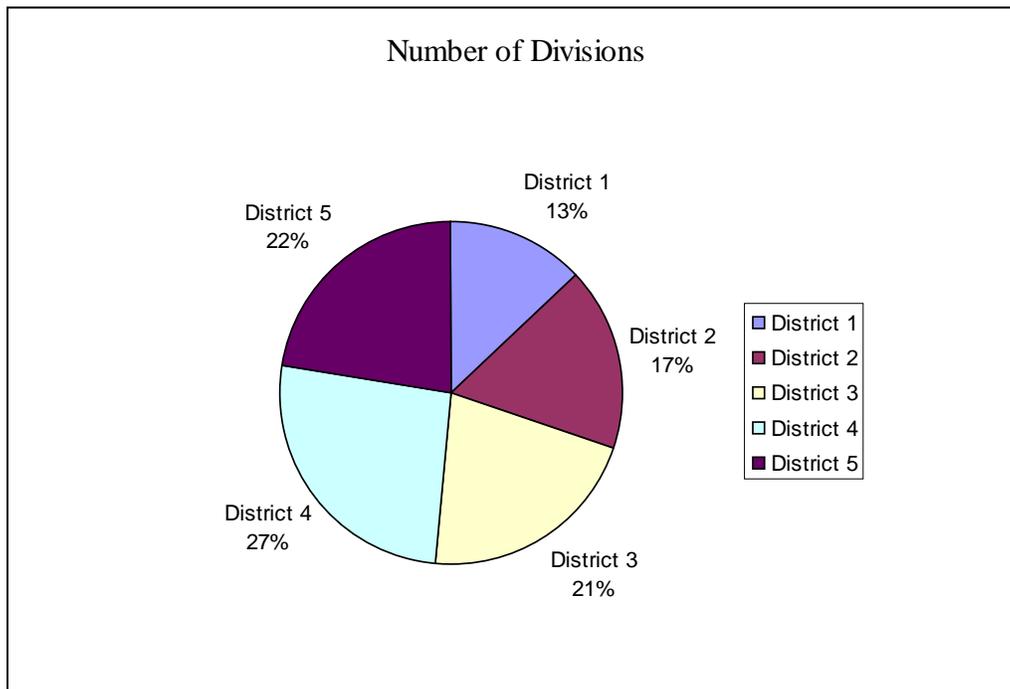
Applicant Name	Request	District	Action
Richards, Kevin	Waiver to allow 20' wide R/W instead of 50' wide	3	Denied
Foltz, Randolph Jr. & Anita	Waiver to allow use of existing 30' wide R/W and remove 50' wide R/W	3	Approved
Rileyville Assembly of God Church	Exception to allow church use in an A-1 Zoning District	1	Approved

Note: The Planning Commission has sole authority in acting on waivers.

Approved Miscellaneous Divisions

Subdivision Type	District 1	District 2	District 3	District 4	District 5	Total
Non-Family division	7	8	12	15	14	56
Family division	3	5	4	5	3	20
Boundary Line Adjustment	4	4	13	10	4	35

Distribution of Non-Family & Family Subdivision by District



Committee Activities During 2007

Comprehensive Plan Subcommittee

The Comprehensive Plan Subcommittee (CPS) is a subcommittee of the Planning Commission whose primary responsibility is to formulate land use policies that shape the location and timing of development throughout the County.

The CPS in the past was managed by citizens and Planning Commissioners without staff support. Over the past few years the CPS developed and modified the existing Comprehensive Plan for a required update to the plan. In the spring of 2007 the CPS had completed the update and forwarded the Comprehensive Plan to the Planning Commission and Board of Supervisors. With a couple editorial changes made in the process, the plan was approved by the Board of Supervisors in July.

In late 2007, the CPS started the process of developing a Future Land Use Map, which will include revised goals, policies, and strategies in the Comprehensive Plan. In an effort to aid the CPS in the creation of the map, the Planning Commission and Board of Supervisors authorized the hiring of planning consultants who will complete the majority of the work with guidance from the CPS. An addition of eight citizens representing each district as well as the Farmer's Association, were appointed to the CPS strictly for the duration of this project, making for a total of fourteen members.

The CPS plans on completing the Future Land Use Map with goals and policy refinement in the summer of 2008. The CPS do not have a regular schedule, but usually meet about once a month.

Zoning Subcommittee

The Zoning Subcommittee, which is a subcommittee of the Planning Commission reviews proposed changes to any of the land use related county ordinances such as the Zoning Ordinance or Subdivision Ordinance. Typically the changes before the subcommittee are reviewed because there is a current land use issue caused by a provision of the county code.

There were two significant projects the Zoning Subcommittee undertook in 2007. In the spring, the home occupation provisions in the Zoning Ordinance were modified to allow virtual businesses (internet-related) as well as home occupations that did not generate a traffic flow to the property. These were home occupations that previously required a special use permit. The second significant project the Zoning Subcommittee worked on and completed in late 2007 was modifications to the Non-family and Immediate Family division requirements in the Subdivision Ordinance. These changes were placed on hold by the Board Supervisors until further consensus can be made on the changes. The changes to the Subdivision Ordinance will most likely be reviewed again after the Future Land Use project is completed.

Agricultural & Forestal District Advisory Committee

The Agricultural & Forestal District Advisory Committee reviews and recommends the creation or renewal of districts in the County. Agricultural & Forestal Districts are used across the state of Virginia as a means of establishing a core (minimum 200 acres) of properties used primarily for agricultural or preservation purposes. The district once established prohibits development from occurring on the properties within it. A term is set for the district to be renewed, at which time new properties within one mile of the core area can join the district, or properties no longer desiring to reside in the district may leave.

The Agricultural & Forestal District is a great planning tool, in that the County can rely on that area remaining preserved for a set amount of time. Typically development surrounding the district is discouraged.

Currently, Page County has one district known as the Stonyman Agricultural & Forestal District, located in Stonyman, just south of the Town of Luray. The district will be renewed in March 2008, when its term expires. It is expected the district will be renewed for another 7-year term.

The Advisory Committee did not meet in 2007, but will meet in 2008 to recommend the renewal of the Stonyman District.