

PAGE COUNTY

Planning Commission
Board of Supervisors

WORKSESSION - JULY 7th, 2020



AGENDA

- Project Overview
- General Purpose of Project
- Ordinance Purpose and Content
- Best Planning Practices for Zoning
- Current Ordinance & Comp Plan
- Incorporating Comp Plan Issues
- Staff Identified Issues
- Diagnostic Issues
- Schedule
- Keys to Success



Project Overview

INVESTIGATION

- ✓ Kick-off with Staff
- ✓ Document Review
- ✓ Ordinance Diagnostic
- ✓ PC/BOS Work Session
- Public Engagement

CONTENT DEVELOPMENT

- Definitions
- Use Matrix
- District Standards Matrix
- Overlay and Special Districts
- Use & Design Standards
- Subdivision Ordinance
- Zoning Map
- PC/BOS Work Sessions

ADOPTION

- Staff Work Session
- Public Open House
- PC/BOS Work Sessions
- Incorporate Final Revisions
- Public Hearings for Adoption

General Purpose



- Comply with State Code
- Clarify Language
- Address Modern Zoning and Subdivision Issues
- Consider Zoning Flexibility
- Incorporate Subdivision Regulation
- Revise for Compatibility with New Comprehensive Plan

Ordinance Purpose and Content

Zoning Ordinance

- Regulates
 - Use of Land & Structures
 - Size, Height, Area, Location
- Ensures
 - Light & Air
 - Conveniences & Safety
- Facilitates
 - Public Services & Amenities
- Protects From
 - Destruction & Obstruction
 - Encroachment & Congestion
 - Dangers & Adverse Impacts

Comprehensive Plan

- Policy Document
- Sets Vision & Goals
- Guides Regulation

Subdivision Ordinance

- Regulates
 - Land Division - Number & Size
 - Development Standards
- Ensures
 - Development Completion
- Provides Standards for
 - Adequate Streets & ROWs
 - Utilities, Services, Drainage
- Protects From
 - Unsound Investment

Best Planning Practices



01

Consider
Community
Need

02

Abolish
Spot Zoning

03

Deter
Linear (strip)
Development

04

Encourage
Redevelopment
Before Rezoning

05

Manage
Location of
Growth

06

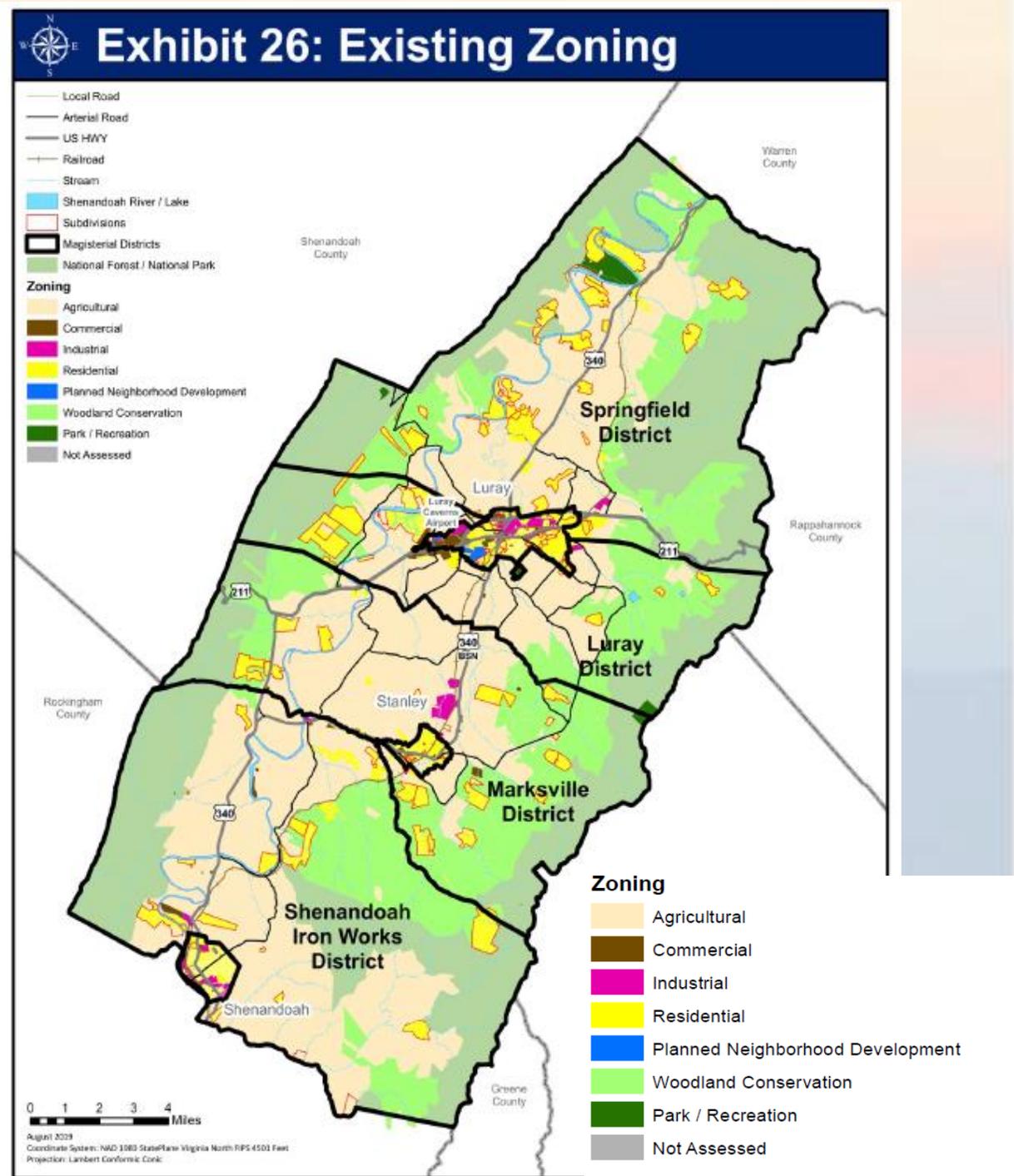
Protect
Land &
Character

07

Boost
Desired
Economic
Growth

Current Zoning

- P-R - Park/Recreation
- W-C - Woodland Conservation
- A-1 - Agriculture
- R - Residential
- C-1 - Commercial
- I-1 - Industrial
- A-F - Ag & Forestal
- MHP-1 - Manufactured Home Parks

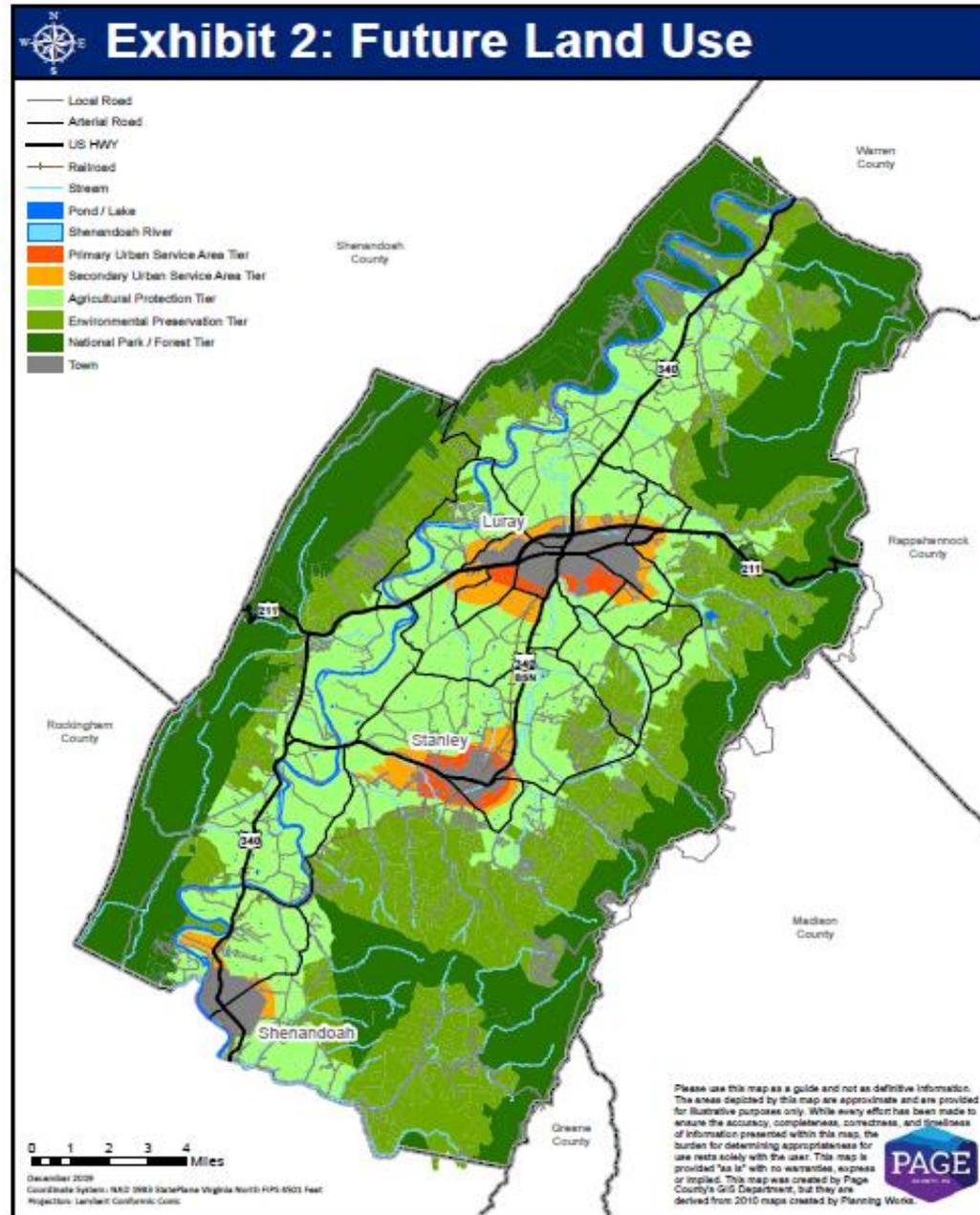


Current Zoning Ordinance

- Permitted Uses are listed for each district – by right.
- Uses permitted with Special Use Permits (SUP) are also listed for each district – issued by the governing body after referral from Planning Commission.
- If a use is not mentioned in a district it is prohibited.
- Variances may be issued by the Board of Zoning Appeals.
- Supplemental regulations for uses, signs, parking, etc.
- Confined Animal Feeding Operations (CAFO) in separate regulatory Article.
- Floodplain Regulations are an “overlay” district.
- Subdivision is a separate ordinance.

Comprehensive Plan

Growth Management Plan



Development Tiers

Primary Urban Service Areas

Secondary Urban Service Areas

Agriculture Protection

Environmental Protection

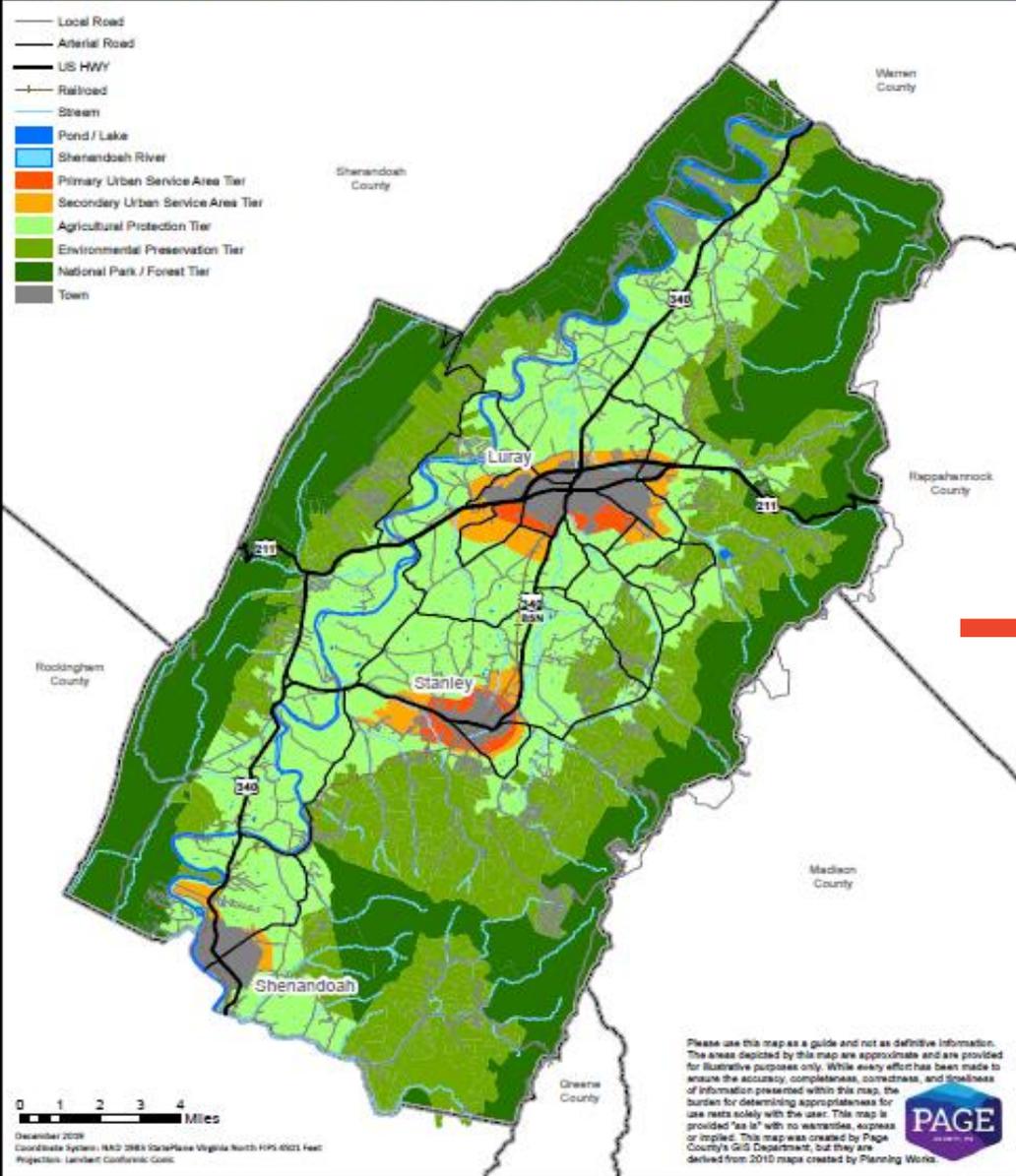
Natural Park/Forest

Town



Exhibit 2: Future Land Use

- Local Road
- Arterial Road
- US HWY
- Railroad
- Stream
- Pond / Lake
- Shenandoah River
- Primary Urban Service Area Tier
- Secondary Urban Service Area Tier
- Agricultural Protection Tier
- Environmental Preservation Tier
- National Park / Forest Tier
- Town



Please use this map as a guide and not as definitive information. The areas depicted by this map are approximate and are provided for illustrative purposes only. While every effort has been made to ensure the accuracy, completeness, correctness, and timeliness of information presented within this map, the burden for determining appropriateness for use rests solely with the user. This map is provided "as is" with no warranties, express or implied. This map was created by Page County's GIS Department, but they are derived from 2010 maps created by Planning Works.



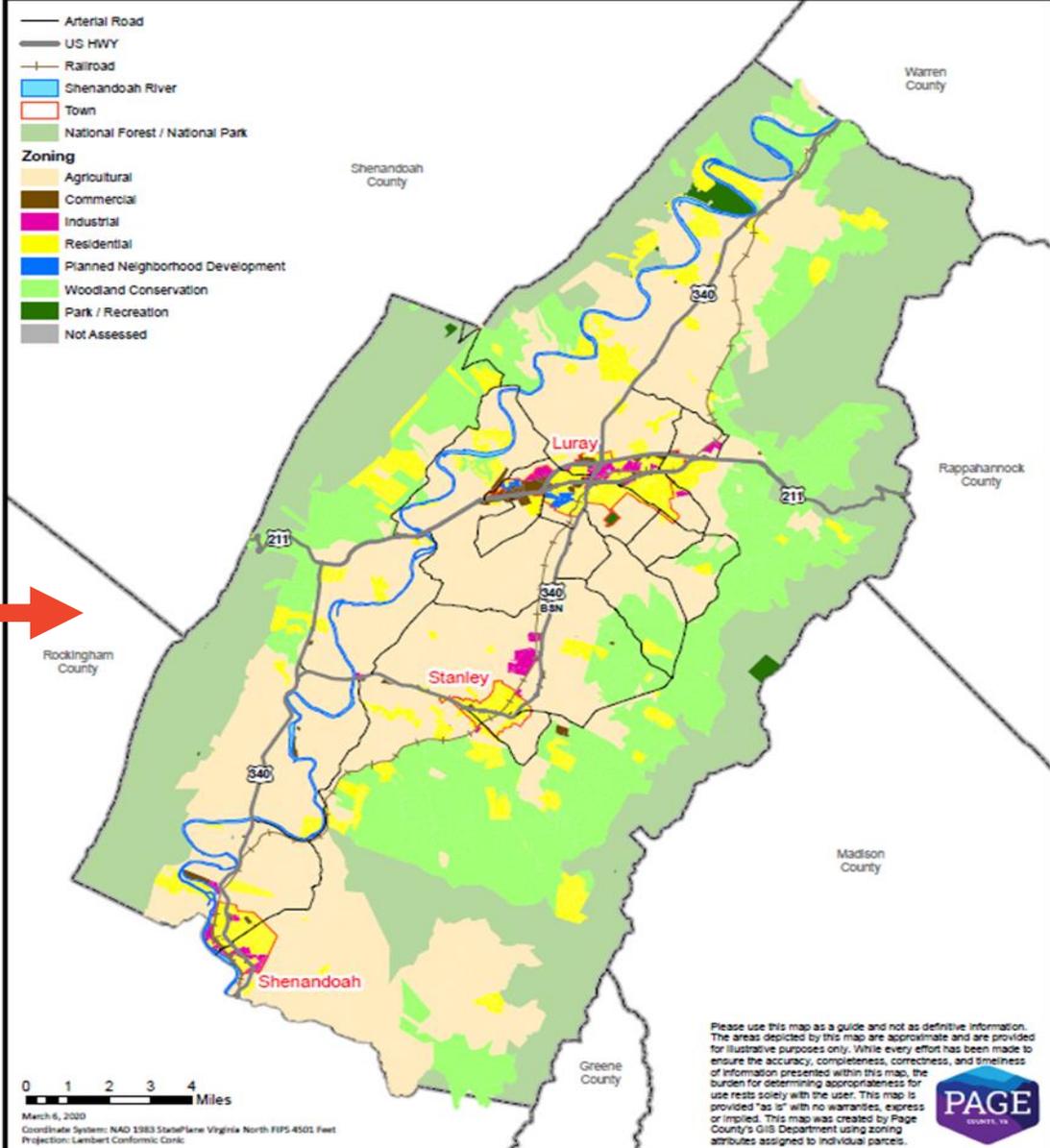
0 1 2 3 4 Miles

December 2019
Coordinate System: NAD 1983 StatePlane Virginia North FIPS 4501 Feet
Projection: Lambert Conformic Conic



County of Page: Zoning

- Arterial Road
 - US HWY
 - Railroad
 - Shenandoah River
 - Town
 - National Forest / National Park
- Zoning**
- Agricultural
 - Commercial
 - Industrial
 - Residential
 - Planned Neighborhood Development
 - Woodland Conservation
 - Park / Recreation
 - Not Assessed



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0 1 2 3 4 Miles

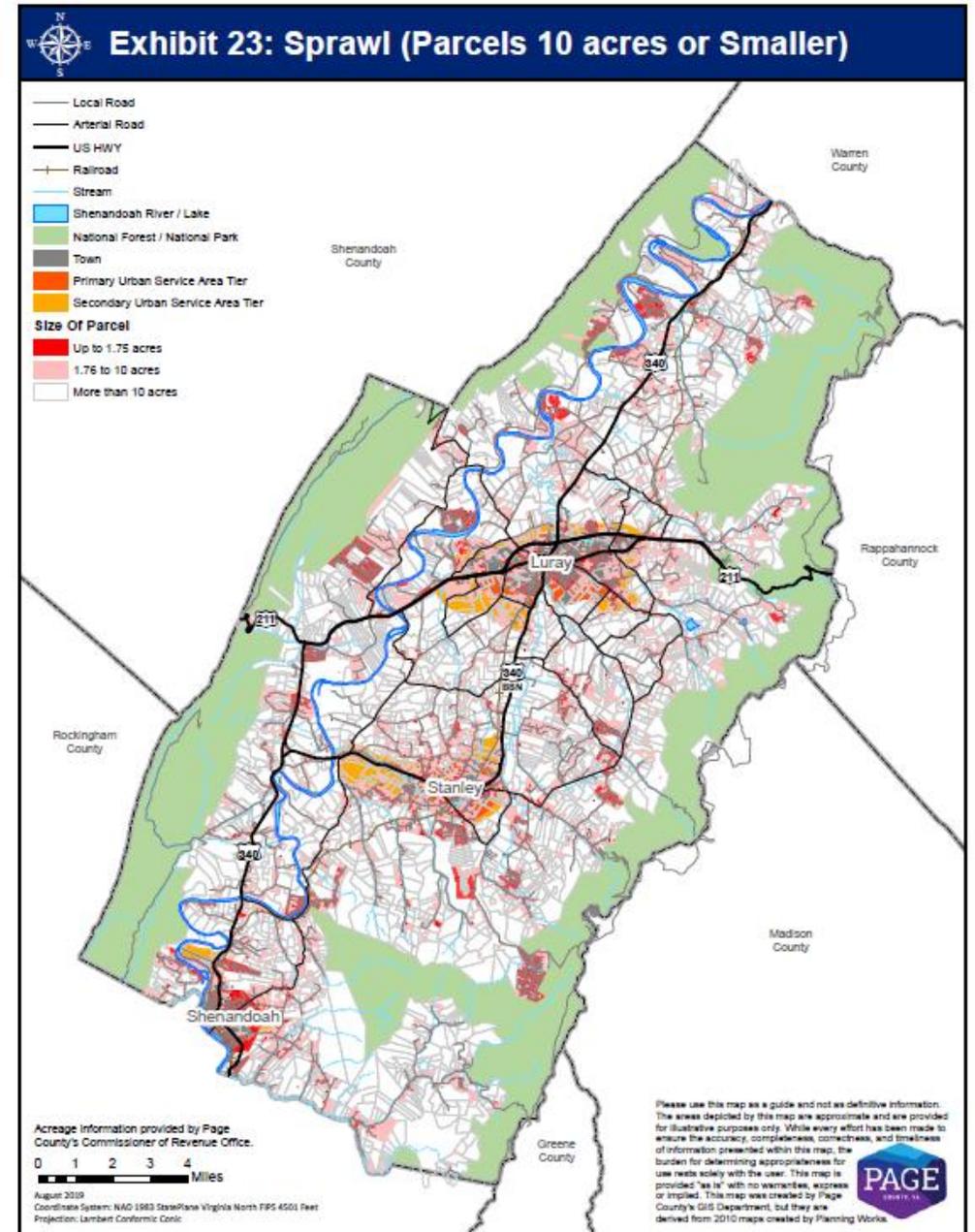
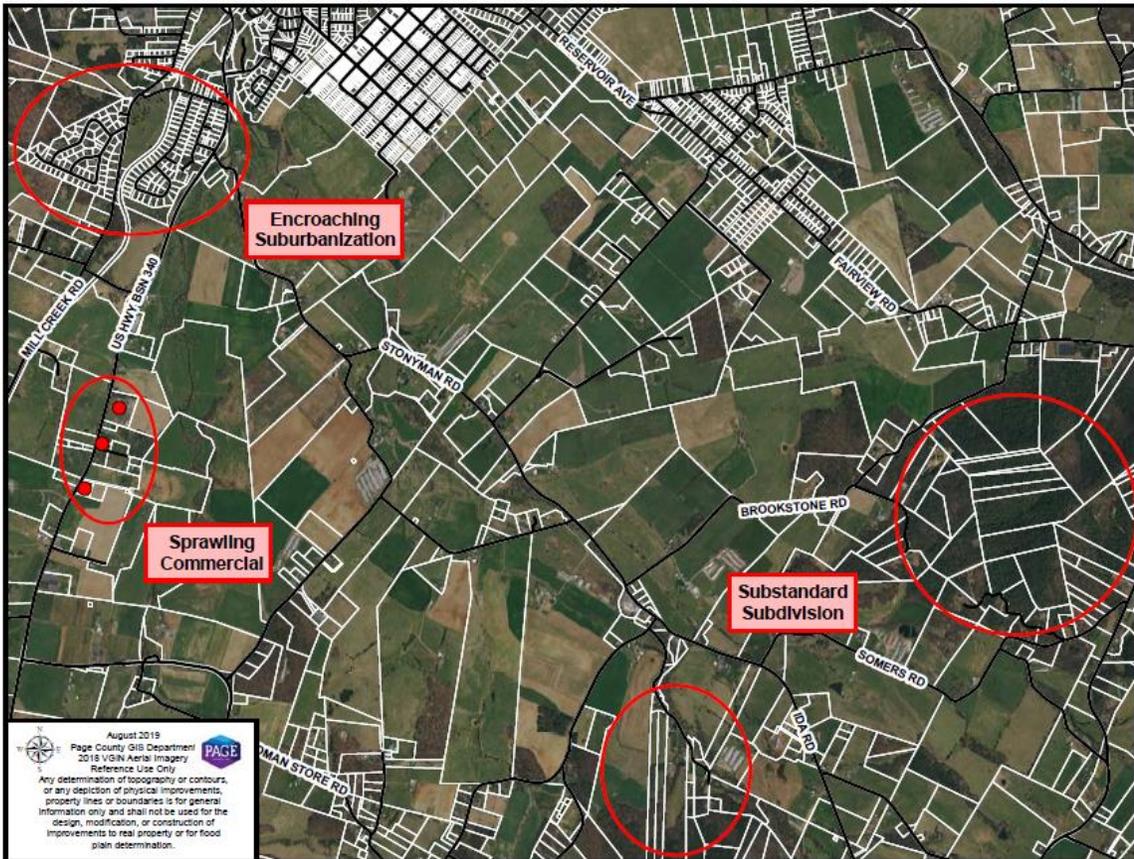
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Incorporation of Comp Plan Elements



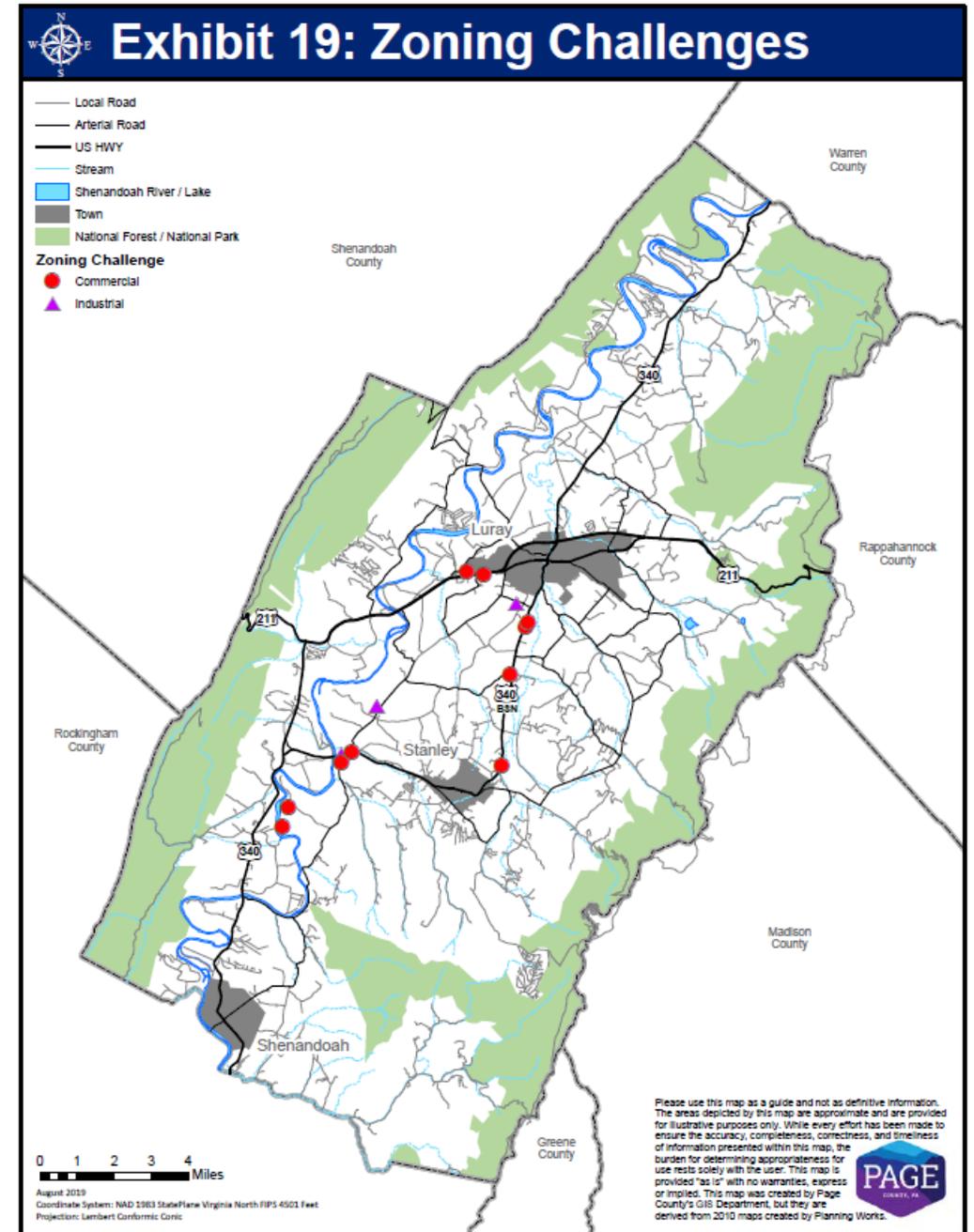
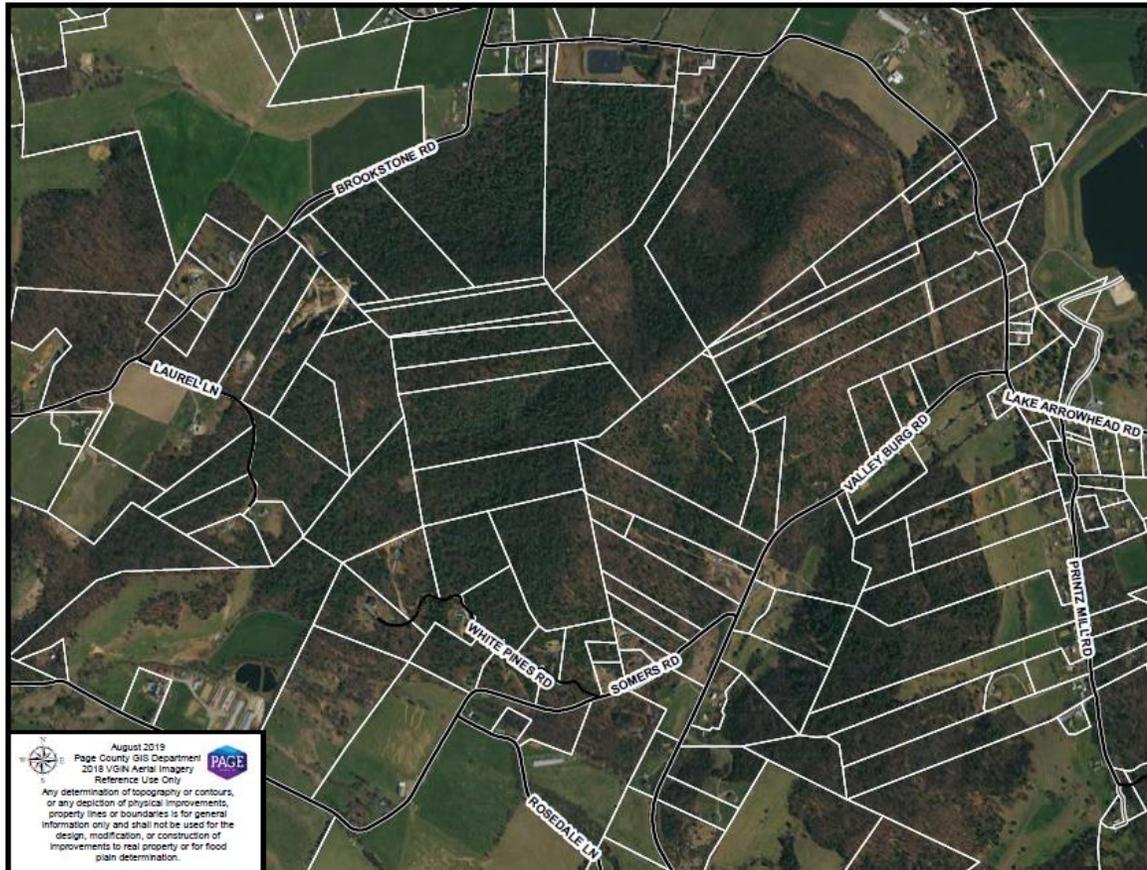
Planning Justification Farmland Encroachment

Exhibit 22: Farm Threats



Planning Justification Nonconformities

Exhibit 20: Substandard Lots



County Issues

Junk Yard Standards

Sign Regulation

"Back Yard" Agriculture

Agritourism

Non-conventional Dwelling Structures

Comprehensive Plan Growth Strategies

Diagnostic Findings

New Legislation & Language Clarification

Additional Process Requirements

Procedures & Timelines

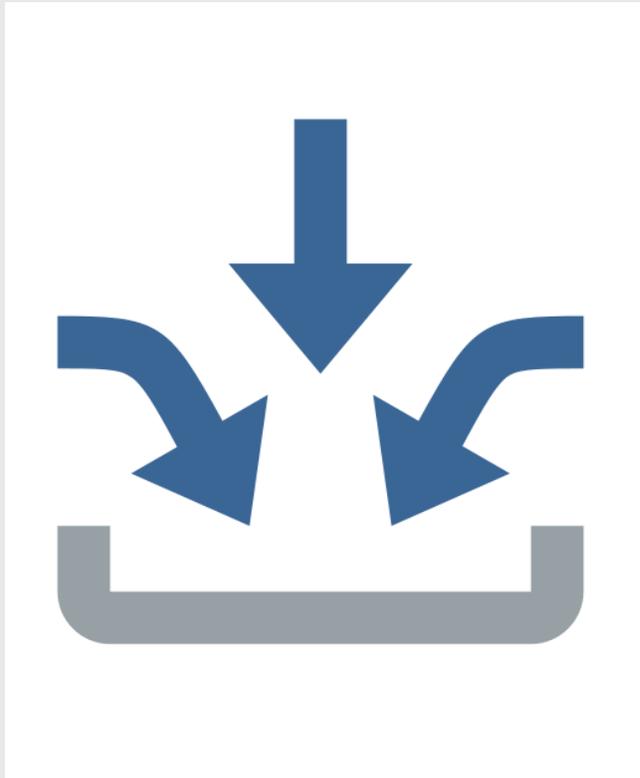
Rural Residential & Agriculture

Floodplain Regulation Update

Next Steps

- Kickoff Work Session (PC & BOS)
- Public Workshop - Early Fall**
- Stakeholder Listening Sessions - Early Fall**
- Draft Ordinance
- Work Sessions (PC & BOS) - Up to 3
- Work Session (Staff)
- Public Open House - Review & Comment
- Worksession (PC & BOS) - Up to 2
- Final Revisions
- Public Hearing & Adoption

Key to Success - Input



Engage from Start to Finish

Get input from Staff and County Officials

Inform and Listen to Constituents & General Public

Identify and Communicate with Stakeholders

Stay Involved & Do Your Homework



QUESTIONS

DISCUSSION

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