

## Overview

The following is a summary of the discussion during the sixth Board of Supervisors and Planning Commission Joint Worksession for the Page County Zoning & Subdivision Ordinance Update held on July 27, 2021.

### I. Schedule & Key Progress

BG staff reviewed the key progress to date and revised project schedule, and noted that a full consolidated ordinance draft, including all comments received to-date, will be submitted to the group on August 10. BG staff asked for feedback on rescheduling the August 24<sup>th</sup> public open house to August 31<sup>st</sup> given the conflict with the county fair the week of August 24<sup>th</sup>. The group felt it was important to allow time to review the full consolidated draft ordinance before holding a public open house. The Commission and Board of Supervisors plans to work with county staff who will provide comments/revisions on the full ordinance draft to BG staff prior to scheduling the public open house. Members of the group requested that the project schedule be updated to reflect the date of the remaining work items as “to be determined.”

### 2. Animal Keeping, Gardening, and Residential Farms

BG staff reviewed the revisions to the Use Matrix and Standards for animal keeping, gardening and wayside stands in residential zoning districts based on the recommendations from the Board sub-committee. These revisions would permit animal keeping and bee-keeping based on specific animal units per acre and permit gardening and wayside stands in all districts with restrictions.

Based on concerns expressed by BG staff about the potential proliferation of structures in residential districts from wayside stands, it was agreed that use limitations should be incorporated for wayside stands in R districts to ensure the structures and use are temporary. Similarly, community gardens would be introduced in higher density R districts with structure and use limitations.

During discussions county staff reminded the group that agriculture use is permitted in all districts in the current ordinance but not the proposed draft. The group expressed a desire to add agricultural use back to every district, except residential and the MHP districts. BG staff stated concerns with including agricultural use in all districts, noting farming could continue in districts where the use is not permitted as a non-conforming use and potential impacts from incompatible land uses on the character and quality of business and industrial growth areas. BG will add agricultural use as a permitted use in every district except residential and manufactured home districts.

Some members of the group expressed concern with setbacks for residential farms given the county's status as a fence-in community. Others supported the proposed setbacks. BG staff expressed support for the setbacks reminding the group that these standards are for residentially zoned properties, not agricultural properties. No consensus for change was reached. The group did not want to have conflicting standards for fencing and setbacks as they relate to Virginia fencing requirements for livestock confinement, and were unsure they wanted a person to have to obtain a permit for a residential farm. BG staff explained a permit will help staff enforce the ordinance and track residential farm locations.

### 3. By-right Lot Development Allocation in P-R, W-C, and A-1 Districts.

BG staff shared research on agricultural protection zoning in other Virginia localities and explained the increase in density proposed for the by-right lot development allocation district standards in P-R, W-C and A-1 districts. BG also explained the proposal for a maximum lot area of 3 acres. BG staff recommends using a sliding scale approach to preserve agricultural land as a substitute to the County's current delayed development provision for by-right land subdivision in P-R, W-C and A-1 districts. BG staff clarified several aspects of the sliding scale approach and shared the benefits of this option in preserving farm and forest lands. The group did not offer a recommendation on the lot development allocation provision and decided to discuss the section further during their review of the consolidated draft ordinance. BG staff clarified that the number of lots permitted in the table was the total number of lots permitted in the parent track.

### 4. Article III – Ordinance Amendments, Zoning and Development Approvals, and Appeals.

BG staff reviewed draft Article III and responded to a number of questions from the group. Comments were offered, including:

- Renaming Section 1.1. Procedures Generally to specify the section applies to ordinance and zoning map amendments only. As written the section seemed to reference only specific actions, not all procedures generally. Specifically, clarity is needed for special use permits.
- Verifying the 100-day clause (Section 1.1 B.) against State Code requirements as their current ordinance allows the Planning Commission 180 days for review.
- Removing the “indefinite time period” clause from Section 1.3 D. The group believes a time period is necessary for approvals.
- Removing Section 2.1 A. granting authority to the Zoning Administrator to modify building setbacks, from the ordinance.

### 5. Article IX. Subdivision of Land.

BG staff reviewed the proposed revisions to the subdivision article. The group proposed including language relative to right-of-way widths that would permit narrower widths if determined appropriate by VDOT for both public and private streets. BG staff explained the inclusion of new provisions for private streets to ensure they are built to all-weather road standards and to increase the number of lots permitted off of a private street. BG staff addressed a few questions for clarity related to sections of the Article relative to subdivision for non-residential purposes, single-lot divisions, land subject to flooding and suitability of land for subdivisions.

### 6. Next Steps

BG staff will provide a full consolidated draft of the ordinance along with an up-to-date version of the comment tracker by August 10. BG staff will wait for direction from the county on scheduling a public open house on a date to be determined.