



Page County

Board of Supervisors

County Government Center • 103 South Court Street • Luray, VA 22835

www.pagecounty.virginia.gov • [Live Meeting Stream](#)

Agenda

Work Session

Board Room – 2nd Floor

January 5, 2026 – 7:00 p.m.

Call to Order

- Invocation/Moment of Silence (District 5)
- Pledge of Allegiance
- Microphone Reminder

Organizational Meeting

- Nomination of Vice Chair for 2026 (p. 2)
- Approval of 2026 Meeting Schedule (p. 3)
- Re-adoption of Rules of Procedure (p. 5)

Chairman Thomas

Work Session

Public Hearing (*3-minute time limit for each speaker*)

Rezoning Request - Flowerdew Hundred LLC

Agriculture to Commercial

Tracy Clatterbuck (p. 19)

Adjourn



Page County
Board of Supervisors
Agenda Item
Meeting Date: January 5, 2026

SUBJECT: Election of a Vice Chair for 2026

SUMMARY:

The Vice Chair of the Board needs to be selected for 2026. This selection is made from one of the members at the organizational meeting in January to serve for one year.

RECOMMENDATION:

The appointment of a Vice Chair and Second Vice Chair.

BACKGROUND:

According to the Board's Rules of Procedure, the Board selects one of its members to serve as Vice Chair and Second Vice Chair for a one-year term on a rotating basis. Any nominee may decline to serve or may resign from that position, in which event the representative of the next district in ascending sequential order will be the nominee. The Vice Chair for 2025 was Supervisor Keith Guzy (District 1) and the Second Vice Chair was Supervisor Allen Louderback (District 2). If the Board continues to follow ascending sequential order, then the next Vice Chair would be Supervisor Louderback (District 2) and the Second Vice Chair would be Supervisor Cubbage (District 3).

MOTION(S):

I move to nominate _____ to serve as Vice Chair and _____ to serve as Second Vice Chair of the Board of Supervisors for 2026.



Page County
Board of Supervisors
Agenda Item
Meeting Date: January 5, 2026

SUBJECT: Designation of Board Meetings for 2026

SUMMARY:

The annual meeting schedule is approved every year at the Board's organizational meeting in January. This sets forth the Board's meeting dates, times and locations.

RECOMMENDATION:

Approval of the 2026 meeting schedule is recommended.

BACKGROUND:

The Board previously designated that monthly work sessions will be held on the first Monday of each month and regular meetings will be held on the third Monday of each month. All meetings will be held in the Board Room beginning at 7:00 p.m.

MOTION:

I move to approve the 2026 Board meeting schedule.

ATTACHMENTS:

1 2026 Board Meeting Schedule

Page County Board of Supervisors 2026 - Meeting Schedule

Notice is hereby given to all media and citizens requesting notification of the Page County Board of Supervisors meetings that their 2026 meeting schedule is set as follows:

<u>Date</u>	<u>Type of Meeting</u>
January 5, 2026	Work Session
January 20, 2026*	Regular Meeting
February 2, 2026	Work Session
February 17, 2026*	Regular Meeting
March 2, 2026	Work Session
March 16, 2026	Regular Meeting
March 19, 2026	Budget Work Session
March 23, 2026	Budget Work Session
March 26, 2026	Budget Work Session
April 6, 2026	Work Session
April 20, 2026	Regular Meeting
May 4, 2026	Work Session
May 18, 2026	Regular Meeting
June 1, 2026	Work Session
June 15, 2026	Regular Meeting
July 6, 2026	Work Session
July 20, 2026	Regular Meeting
August 3, 2026	Work Session
August 17, 2026	Regular Meeting
September 8, 2026*	Work Session
September 21, 2026	Regular Meeting
October 5, 2026	Work Session
October 19, 2026	Regular Meeting
November 2, 2026	Work Session
November 16, 2026	Regular Meeting
December 7, 2026	Work Session
December 21, 2026	Regular Meeting

All meetings will be held in the Board Room located in the County Government Center, 103 South Court Street, 2nd Floor, Luray, VA 22835, beginning at 7:00 p.m.

Meeting agendas are available at www.pagecounty.virginia.gov

Meetings of the Board may be cancelled, as needed, at the discretion
of the Chairman and County Administrator

*Meeting held on Tuesday due to legal holiday occurring on the Monday before



Page County
Board of Supervisors
Agenda Item
Meeting Date: January 5, 2026

SUBJECT: Adoption of the Rules of Procedure

SUMMARY:

The Board's Rules of Procedure are reviewed and re-adopted annually at the organizational meeting in January.

RECOMMENDATION:

Adoption of the Rules of Procedure.

BACKGROUND:

The purpose of the Rules of Procedure is to control the internal affairs of the Board of Supervisors. They also govern the way the Board functions as well as outlines the roles and responsibilities of its officers. The Rules of Procedure are revised, as needed.

MOTION:

I move to adopt the Board of Supervisors Rules of Procedure for 2026.

ATTACHMENT:

1. Rules of Procedure

PAGE COUNTY BOARD OF SUPERVISORS



RULES OF PROCEDURE

Readopted: ~~January 21, 2025~~ January 5, 2026

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**PAGE COUNTY BOARD OF SUPERVISORS
RULES OF PROCEDURE**

I. CREATION

Page County Board of Supervisors, hereinafter called the Board, is an elected body provided by the Code of Virginia, Section 15.2-1400. It consists of six (6) members, with five (5) members elected from each of the Voting Districts and one (1) member elected at large from all the Voting Districts who shall serve as the Chairman of the Board.

II. SEAL OF THE BOARD

When affixed to any paper or document by the Clerk of the Board, the Seal has the force and effect for authentication for the Board.

III. PRINCIPAL ADDRESS

103 South Court Street, Page County, Luray, Virginia; mailing address: 103 South Court Street, Luray, VA 22835

IV. CHAIR TO THE BOARD

The Supervisor elected as a member at large shall serve as the Chairman of the Page County Board of Supervisors.

V. VICE-CHAIR

At the first meeting of the year, the Board selects one of its members to serve as Vice-Chair and second Vice Chair for a one year term, to be served on a rotating basis. Any nominee may decline to serve or may resign from that position, in which event the representative of the next district in ascending sequential order will be the nominee.

VI. COUNTY ADMINISTRATOR

The County Administrator shall be Clerk to the governing body and his/her general duty is set forth in the Code of Virginia, Section 15.2-1540 and 15.2-1541. He/she shall maintain an office at the same address as the Board. The Assistant County Administrator is designated Deputy Clerk to the Board.

VII. COUNTY ATTORNEY

The County Attorney assists the Board in analyzing the facts; provides advice and action in legal matters and represents the Board in civil actions; provides advice and action in legal matters to the constitutional officers, zoning administrator, building code official and other departments and agencies of the County. Any item presented to the County Attorney for opinion, must be submitted in writing, and a written response shall be provided.

VIII. QUORUM FOR THE EXERCISE OF BOARD BUSINESS

Four (4) members of the Board shall constitute a quorum for the purpose of conducting Board business. A tie vote of the members present with a quorum or in excess of a quorum shall cause the motion or matter voted on to fail. There shall be no provision for a tiebreaker in the event of a tie of the voting members with a quorum present.

IX. MEETINGS AND ATTENDANCE

- A. The County Administrator, Chairman of the Board, and Vice-Chairman of the Board shall be responsible for drafting the agenda of any Board meeting.
- B. All meetings and business shall be conducted in accordance with the Code of Virginia, Robert's Rules of Order Revised, 12th edition, and these by-laws as interpreted by the Chair to the majority of the Board members.
- C. Regular Meetings will be held on the third Monday of each month at 7:00 p.m. at the designated location. The Board's calendar is attached and incorporated herein. Closed Meetings will be held as needed. The Board, at its pleasure, may continue its meeting beyond the normal adjournment/recess time. Meetings shall start at the appointed time, and if the Chair is not present, the Vice Chair shall preside. If neither the Chair nor the Vice Chair is present, the Second Vice Chair shall preside.
- D. The County Administrator shall list all items requested for the agenda. If, in the opinion of the County Administrator, an item is not appropriate for consideration by the Board, he/she shall inform the Chair.
- E. The County Administrator shall allocate time to items on the agenda to suit the convenience of the Board.
- F. The Board shall consider all items docketed on the agenda before taking any other items unless an undocketed item is brought by consent of the Board, provided no Board Member objects.

- G. Time permitting, items not on the agenda shall be heard as the final items of the Board's business. If time does not, in the opinion of the Chair or the Board, permit hearing items not on the agenda, they shall be carried over to the next regular or special meeting (provided no Board member objects).
- H. Once a notice for Public Hearing has been advertised, (regardless of the nature) the Public Hearing must be conducted, unless the scheduled Board meeting is cancelled by the Chair with the consent of a majority of the Board.
- I. Departmental reports, general correspondence, calendars and notices, financial reports and other matters not directly related to an agenda item are to be provided to the Board under separate cover from the Agenda Packet.
- J. Weather – A regular meeting shall be continued to the immediately following Monday at the same time and place as the regular meeting if the Chair, or Vice Chair when the Chair is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend regular meeting. Such finding shall be communicated to the members and the public and media as promptly as possible. All hearings and other matters previously advertised shall be conducted at the continued meeting and no further advertisement is required.
- K. Legal Holiday – When a regularly scheduled meeting falls on a legal holiday, the meeting shall be held on the following business day unless the meeting is canceled by a majority vote of the Board.
- L. Should a member of the Board schedule a meeting with any individual, business, or Page County governmental unit having matters before the Board, the Board member shall advise the County Administrator, or his/her designee, of the meeting. As appropriate and feasible, the County Administrator may notify other Board members of the time and place of such scheduled meeting, to ensure that Board members have been afforded opportunity to take part in the discussions and to ensure that no more than two (2) Board members attend the meeting unless a public notice is posted advising the public of the meeting. **[Added 7/2/2019]**

X. ELECTRONIC PARTICIPATION IN MEETINGS FROM REMOTE LOCATIONS

The Page County Board of Supervisors (the Board) shall not conduct any meeting wherein the public business is discussed or transacted through telephonic, audio, video, electronic, or other communication means where the members are not physically assembled, except as provided in Virginia Code §2.2-3708.3 or as provided hereafter. Nothing in this policy shall be construed to prohibit the use of interactive audio or video means to expand public participation.

- A. Board members may use remote participation instead of attending a public meeting in person if, in advance of the public meeting, the member notifies the County Administrator that:
1. The board member has a temporary or permanent disability or other medical condition that prevents the member's physical attendance; or
 2. A medical condition of a member of the board member's family requires the board member to provide care that prevents the member's physical attendance; or
 3. The board member is unable to attend the meeting due to a personal matter and identifies with specificity the nature of the personal matter. However, the member may not use remote participation due to personal matters more than two meetings per calendar year or 25 percent of the meetings held per calendar year rounded up to the next whole number, whichever is greater.
- B. If participation by a board member through electronic communication means is approved, the Board of Supervisors shall record in its minutes the remote location from which the member participated; however, the remote location need not be open to the public and may be identified in the minutes by a general description. If participation is approved pursuant to subdivision 1 or 2, the Board of Supervisors shall also include in its minutes the fact that the member participated through electronic communication means due to (i) temporary or permanent disability or other medical condition that prevented the member's physical attendance or (ii) family member's medical condition that required the member to provide care for such family member, thereby preventing the member's physical attendance. If participation is approved pursuant to subdivision 3, the Board of Supervisors shall also include in its minutes the specific nature of the personal matter cited by the member.
- C. A Board member may participate in a meeting by electronic means only when:
1. A quorum of the Board is physically assembled at the primary or central meeting location; and
 2. The Board makes arrangements for the voice of the remote participant to be heard by all persons at the primary or central meeting location.

XI ORDER OF BUSINESS

The Order of Business for the regular meeting on the third Monday, shall be as follows unless the County Administrator in drawing up the Agenda shall find good cause to change it:

Call to Order, Invocation, Pledge of Allegiance

Public Hearings

Presentations, Proclamations and Awards

Public Comments on Agenda Items

Action Matters

Consent Agenda

Old Business

New Business

Open Public Comments

Administrator's Report

Supervisors' Time

Closed Session (as needed)

Adjourn/Recess

XII. CONDUCT OF BUSINESS

- A. When the question is called, the Chair shall call for the vote.
- B. Any member abstaining on a vote shall so indicate following the call for the vote.
- C. Motions relating to committee reports and recommendations, or Consent Agenda, do not require a second.
- D. All votes of the Board shall be called in a rotational order, to include the Chairman, so that no member shall cast their vote first or last for every vote.
- E. Exhibits before the Board shall become the property of the Board and shall be filed with the County Administrator.
- F. Citizens shall not speak at a meeting unless they are recognized. Citizens shall request recognition by addressing "Mr. Chair" or "Madam Chair" (as appropriate) and await acknowledgment.

- G. Should it be desired by the Chair, any member, or by the County Administrator, the member making a resolution shall reduce the same to writing and deliver it to the County Administrator's Office. The County Administrator shall take down verbal resolutions as accurately as possible, but when loosely worded or incomplete "whereases" precede the motion, the County Administrator should use appropriate language to accomplish the intent of the Board.
- H. Prior to initiating a public hearing, the Chair shall recount the rules under which the hearing shall be operated, but he/she may amend the rules during the hearing by giving notice of the change to those gathered.
- I.
1. Only those issues as addressed in the published notice for a public hearing shall be considered by the Board at a public hearing. Any citizen appearing before the Board at a public hearing shall speak only to those matters at hand.
 2. Any citizen speaking before the Board, during public comment period and/or public hearings, shall be brief and to the point, and will be allotted three (3) minutes in which to make his/her comments. The time limit and any further time allowance will be at the Board's discretion, and enforced by the Chair.
 3. After the public hearing is closed by the Chair, no citizen may speak before the Board on said public hearing unless the public hearing is reopened by a majority vote of the board.
 4. Any citizen speaking before the Board at a public hearing shall address the Board and shall conduct himself/herself in an orderly manner.
 - 4.5. Any applicant who has a public hearing before the Board may speak for 10 minutes after review of the staff report and for an additional 5 minutes after the Board receives comments from the public to offer any closing remarks or rebuttal. The total time allotted to the applicant shall not exceed 15 minutes.
- J. At the beginning of the public hearing, the Chair shall call upon the County Administrator or the other staff member handling the matter at hand or shall himself/herself recount a description of the issue placed before the hearing.
- K. Subject to revocation or extension by the majority of the Board assembled, the Chair may in all matters establish a maximum time for consideration of any matter, and/or limit the amount of time available to each speaker, including Board members, on a matter and/or limit the number of times each speaker may address the Board on a matter. Notwithstanding the foregoing, every Board member shall be entitled to make a statement on every matter before the Board and the call for the question shall not be entertained until all members who wish to exercise this right shall have done so at least once.

- L. All members or citizens shall limit their comments before and to the Board. The Chair may prohibit questions from citizens until a speaker has finished his/her presentation and may, at his/her discretion, limit the amount of time available for each person based upon the number of individual speakers who wish to address the Board.
- M. The Board of Supervisors has set forth the following rules for presentation time limits:
 - 1. Individual presentations placed on the Board's agenda shall be no longer than fifteen (15) minutes in duration.
 - 2. Presentation time limit may be extended by the Chair, with the Board's consent.
- N. At such times a Board member may find himself or herself with a conflict of interest the Board member shall state the nature of the conflict of interest and shall, at their election, remove himself or herself from voting or abstention or both.
- O. Comments should be addressed to the Chair. Persons may not yield their time. Persons may not speak more than once on an issue. Public comment periods are for citizen input and the Board should typically not respond to questions. However, the Chair may direct staff to respond to the citizen concern or need directly.
- P. Invocation – The Invocation shall be part of the agenda for every meeting of the Board, following the Call to Order and before the Pledge of Allegiance. Community leaders, including clergy, and representing a broad range of interest and denomination, may be invited to give the Invocation, on a rotational basis, by District.
- Q. In instances when the Chairman wishes to make a motion, he/she shall pass the gavel to the Vice Chair while the Motion is considered. [Added 1/4/2022]

XIII. ORDER

- A. It shall be the duty of the Chair to maintain order and decorum at meetings. The Chair shall speak to points of order in preference to all other members.
- B. In the event the Board wishes to debate a matter of order, the regular business may be suspended by vote of the Board to discuss the matter.
- C. No person shall use derogatory, slanderous, or abusive language, create disruption, speak out of order, or refuse to comply with rules or procedures set by the Board. The Chair, County Administrator, or Board Attorney will

judge any potential breach, yet the Board may vote to overrule and allow a speaker's right to expression.

- D. If any person engages in a breach of order, the Chair may order that person to stand silent, or may, if deemed necessary, order the person to leave or be removed from the County property, and may, at the Chair's discretion, bring formal charges for disruption of a public meeting.
- E. The Rules of Procedure are posted on the County website. A copy of the document will be made available upon request to the County Administrator's Office.
- F. A law enforcement officer shall be in attendance at every meeting of the Board to assist in maintaining order.

XIV. STANDARDS OF CONDUCT

In keeping with the County of Page's Commitment to Service, Excellence, and Integrity, the citizens and businesses of Page County, Virginia, are entitled to fair, ethical and accountable local government, which strives to earn the public's full confidence for integrity. This includes personal integrity, work group integrity, and organizational integrity. The effective functioning of democratic government requires that public officials, both elected and appointed, comply with both the letter and spirit of the laws and policies affecting the operations of government; that public officials be independent, impartial and fair in their judgment and actions; that public office be used for the public good, not for personal gain; and that public deliberations and processes be conducted openly, unless legally confidential, in an atmosphere of respect and civility.

XV. COMMITTEES

Ad hoc committees, being those committees appointed for a special limited purpose, may be appointed by the Chair as needed. Members of the Planning Commission and Board of Zoning Appeals may be appointed by the Board member serving the elected district in which the appointment is made. The elected Chairman of Board may appoint a member to the Planning Commission from any district of the County, but shall not have the right to make direct appointments to committees as a representative of his or her district.

Constitutional Officers may be appointed to committees.

XVI. PARLIAMENTARIAN

The Chair, with the majority of the Board, shall act as Parliamentarian to the Board.

XVII. RULES

- A. The Rules of Procedure may be suspended at any time, for a given board meeting, by a majority vote of the Board of Supervisors.
- B. The Rules of Procedure may be altered by a majority vote of the Board of Supervisors.

XVIII. OFFICIAL BOARD TRAVEL

- A. A Board member may travel officially in-state at the Board member's discretion. In-state travel shall include travel to Washington, D.C.
- B. A Board member shall obtain advance approval of the Board prior to official travel out-of-state.
- C. A report and accounting of funds shall be made for travel.

XIX. APPROVAL TO PAY PAYROLL AND ACCOUNTS PAYABLE WARRANTS

- A. Consistent with Code of Virginia paragraph 15.2-1243, the Board of Supervisors grants to the County Administrator the authority to audit and approve for payment on their behalf warrants for valid accounts payable and payroll activity.
- B. The County Administrator's approval will be documented in writing on a check transmittal that will accompany the warrants when they are forwarded to the Treasurer for signature.
- C. All warrants must be presented to the Board of Supervisors for action as a consent agenda item at their regular meeting.

XX. APPROVAL OF MINUTES

- A. Minutes taken during a previous Board meeting will be distributed to the members of the Board with the Board package for review prior to the meeting of the Board at which approval is requested. Minutes of prior board meetings will be deemed to be approved as submitted, unless a correction is requested by a member of the Board and approved by the vote of a majority of Board members.
- B. It is the policy of the Board that minutes shall be concise, enumerating the following terms:
 - 1. Time, date and place of the meeting, members of the Board and key staff members in attendance. The Clerk shall record in the minutes the absence of any member of the Board from any portion of the meeting.

2. A concise statement of the matter before the Board, those persons speaking on the matter and a synopsis of the statements.
3. A notation of specified issues or clarifications that have salient bearing on the matter being decided.
4. A notation of the memorandum and exhibits which accompany the matter before the Board which shall be filed with the clerk's records of the meeting.
5. A statement of the specific request or recommendation being presented to the Board.
6. The specific and full text of each motion, substitute motion, and amendment considered by the Board. The result of the vote, passage or failure, shall be noted and the vote of each member recorded.
7. Such specific items, issues, comments, or votes, as requested by any Board member during a meeting but prior to approval of the minutes by the Board.
8. Such other matters as the Clerk shall deem necessary to provide a complete, accurate and understandable record of the deliberations of the Board.

C. Minutes of workshops and other meetings of the Board where no formal action is taken shall be summary in nature, indicating the time, date and place of the meeting, members of the Board in attendance, persons making presentations before the Board, and the topic or topics of the workshop or discussion.

D. Recordings of Board meetings shall be made at all meetings. The recordings shall be retained by the Office of the County Administrator for two years from the date of the meeting.

XXI. CONSENT AGENDA

- A. The purpose of the Consent Agenda is to provide a method for the expeditious handling of items, which, in the opinion of the County Administrator and the Chair, will not require discussion and will be approved unanimously by the Board.
- B. Prior to the consideration of a motion to approve the consent agenda, the Chair shall ask if any member of the Board would like to have an item removed from the consent agenda for discussion, for further information, or in order that there might be a separate vote on the item.
- C. Any item or items which one or more members of the Board wishes to remove from consent agenda shall be removed by the Chair, and, at that point, a motion to approve the remaining consent agenda shall be in order. Items which have been removed from the consent agenda may be taken

up by the Board immediately after the approval of the remaining consent agenda or may be scheduled for consideration later in the meetings by the Chair with the concurrence of the Board.



COUNTY OF PAGE

103 South Court Street, Suite F
Luray, Virginia 22835
(540) 743-4142
Fax: (540) 743-4533

Board of Supervisors:

Clifton "Bucky" Thomas –Chairman -At-
Large
Jeremy Baldwin-District 1
Allen Louderback -District 2
Ryan Cabbage -District 3
Susan Kile -District 4
Jeff Vaughan -District 5

County Administrator:

Amity Moler

TO: Page County Board of Supervisors
FROM: Tracy Clatterbuck, Zoning Administrator I
SUBJECT: Flowerdew Hundred LLC- Rezoning Application (*Public Hearing*)
DATE: December 22, 2025

SUMMARY:

Application to rezone from Agriculture (A-1) to Commercial (C-1).

BACKGROUND:

Flowerdew Hundred, LLC has filed an application to rezone a parcel of land located off US Hwy 340, Stanley, VA, and further identified by tax map number 59-(A)-63F. The parcel of land, currently vacant, is located west of Stanley, approximately 0.8 mile north of US HWY BSN 340 W and just to the north of 2845 US Hwy 340 Stanley. The property contains 9.69 acres and is currently zoned as Agriculture (A-1). The applicant is proposing to rezone the parcel from Agriculture (A-1) to Commercial (C-1). If approved, the applicant plans to use the parcel for commercial use(s) as permitted in Section 125-12 of the Page County Zoning Ordinance.

Staff would note pursuant to Section 125-12.I of the Page County Zoning Ordinance, it states the following:

“Any new structure designed to be occupied as a residence, church, school, community center or commercial business establishment or industry or any other structure designed for public occupancy shall not be located closer than 300 feet from any confined feeding operation as defined in Article VI, § 125-32, of this chapter.”

A map has been provided in the packet to illustrate approximate area the above restriction would apply to.

A copy of the C-1 district regulations are included in the packet.

AGENCY COMMENTS:

As required in the application, the applicant has reached out to the following agencies for comment:

Virginia Department of Transportation (VDOT) – Per Jeff Nicely, “VDOT has no issues with the rezoning request and can work with the developer’s engineer at the site plan phase for some minor changes to the proposed entrance design. The proposed taper must end prior to the existing guardrail. A VDOT land use permit will (be) required for the construction of the commercial entrance.”

Page County Health Department (HD)- Per Ashley Walker: “Page County Health Dept. has no objections.”

The applicant has provided copies of the certification letter for well and septic issued by the Page County Health Department on August 29, 2025.

Page County Building Official- Per James Campbell: “No objection. Applicable permits will be required.”

PAGE COUNTY COMPREHENSIVE PLAN:

Tax Map 59-(A)-63F is located in the “Agricultural Protection Tier.” Per the Comprehensive Plan, the purpose of the Agricultural Protection Tier is “[t]o protect (to keep from being damaged or lost) agricultural uses and preserve the rural lifestyle and sense of community that has long defined Page County” (Volume 1-9). Further, the Comprehensive Plan states the following: “This tier is intended primarily for very low-density residential development, large lot rural development and agricultural uses. Non-residential uses would serve the needs of residents in the surrounding rural areas and generally be limited to agriculture-related businesses.” (Volume 1-23, 24).

Goals within the Comprehensive Plan (Volume I, Chapter 3):

- Goal 2, Policy 2.1: “*Preserve a rural lifestyle in the County outside of the towns, Incorporated Areas Tier and Community Service Area Tiers.*” (Volume 1-66).
- Goal 3, Policy 3.2: “*Preserve and protect agricultural uses and the rural lifestyle and sense of community that has long defined Page County, especially in the Agricultural Protection Tier.*” (Volume 1-68).
- Goal 3, Policy 3.16: “*Minimize conflicts between agriculture and non-agricultural land uses.* (Volume 1-70).
- Goal 6, 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*” (Volume 1-74).
- Goal 6, Policy 6.9: “*Encourage commercial and industrial business to locate in industrial parks and existing commercial centers or designated growth areas*” (Volume 1-74).
- Goal 6, Policy 6.10: “*Allow commercial and industrial uses in rural areas or near existing neighborhoods only if the use:*
 - a. *Does not unduly impede traffic flow on roads or intersections;*
 - b. *Is not, and does not, initiate strip development;*
 - c. *Has direct access to adequate roads, railroads or airports;*
 - d. *Meets all standards for water, sewage and waste disposal; and*
 - e. *Does not adversely affect surrounding agricultural or residential activities*” (Volume 1-74).

Tax Map 59-(A)-63F is a portion of a larger lot that was divided via 25-acre divisions and non-family divisions, along with a boundary line adjustment, in 2024, as well as court-authorized divisions in 2025. The only residential address located within approximately 500 ft. of Tax Map 59-(A)-63F is 2844 US HWY 340, located on the west side of US HWY 340. 2845 US HWY 340 is the physical address for a poultry structure located approximately 50 ft. from the southwest parcel line of 59-(A)-63F. 2195 US HWY 340 is the address for structures previously operated as Page Valley Flea Market, located within a Commercial (C-1) split-zoned portion of Tax Map 59-(A)-40. This split-zoned portion of lot 59-A-40 is approximately 60 ft. from one corner of Tax Map 59-A-63F. Tax Map 59-(A)-63F does not have access to public water or wastewater. Staff recommends the Board of Supervisors consider any potential adverse impact of a rezoning brought forward during the public hearing.

PLANNING COMMISSION ACTION(S):

This application was introduced to the Planning Commission (PC) on July 22, 2025. The PC discussed the application at a total of six meetings. The applicant also invited PC members to the site; two commissioners participated. The PC held their public hearing on September 23, 2025. At the public hearing, there were three members from the public that spoke that were opposed to the rezoning request. The concerns mentioned were as follows: concern with the broad request to rezone to commercial, traffic impact in the area, traffic safety, entrance approval location, impacts to wildlife, quality of life, security concerns, and the installation of well(s) for commercial operations. At the PC regular meeting that was held on October 14, 2025, there were three members from the public that spoke during the citizen comments on agenda items who were opposed to the rezoning request for similar reasons to those mentioned above. Staff received a petition that included 24 signatures of people who were opposed to the rezoning request. Staff also received 17 letters of support for the rezoning

request.

At the October 14, 2025 meeting, Commissioner Grech made a motion to deny the rezoning request for tax map number 59-A-63F from agricultural to commercial. The motion was seconded by Ms. Davis. The motion passed 4-1 (In Favor: Ms. Grech, Mr. Johnson, Mr. Turner, Ms. Davis; Opposed: Chairman Burner). The following reasons/statements were provided by the Commissioners:

Commissioner Johnson stated that having listened to Mr. Reeds' arguments, his chief argument seemed to be that commercial properties are needed by the county, tax revenue will result with this project, it's close to already zoned commercial properties, and is currently treed and therefore not in ag use. Commissioner Johnson explained that he had looked at the comp plan and tried to determine what supported this request and what would oppose this request. He noted the following:

- In goal six of the comp plan it states: *"Encourage and develop a diverse and viable local economy compatible with the County's rural character."*
- In goal seven it states: *"Protect and enhance the County's fiscal resources."*
- In goal ten it states: *"Emphasize personal property rights during the planning process and while applying the policies of the Plan."*
- On the other side of the ledger, goal five states: *"Use the Comprehensive Plan and future land use map to guide land use and development decisions."*
- Policy 5.5 under goal 5 further states: *"Encourage the concentration of all major residential, commercial, and industrial uses in and around the existing local growth centers of Luray, Shenandoah, and Stanley where they can best be served with adequate public facilities and services."*
- Goal ten clarifies under Policy 10.2.d that they are not unlimited and *"Balances the rights of property owners with the responsibilities to adjacent property owners and the community at large."*
- Lastly, goal 12.4, along the question of treed agriculture property states they should *"Encourage the conversion of lower quality farmland to forest."*

Commissioner Johnson also referenced the Albemarle County Land Use Handbook, which states, in part, that the reasonableness of existing zoning is critical in any analysis of any proposed change. Having looked at those factors, he came to the conclusion which is that this application is not consistent with the future land use map. The existing zoning is reasonable within the comp plan. The neighbors have spoken articulately that rezoning would harm their enjoyment of their property which they purchased understanding the rules and protections offered by the existing zoning. While there is a nearby parcel that was rezoned to commercial he fears that that rezoning may not have been consistent with best practices as it was 25 years ago. He fears that rezoning this parcel would expose the County to all the hazards of spot zoning. The handbook goes on to note illegal spot zoning occurs when the purpose of rezoning serves the private interest of one or more of the landowners rather than a third of the localities welfare as part of an overall zoning plan that may also include benefits to private interests. Lastly, in the Comp Plan, itself, on page 49 of Volume I, it talks about applying lessons learned from current practices. The first point is called scattered commercial and industrial areas which states the following: *"Similar to many other rural communities, the pattern for commercial and industrial zoning in Page County historically has based on property owner request (i.e., initiated by application) rather than a long-range comprehensive plan that identifies areas that are appropriate for more intensive uses. Exhibit 18 identifies parcels in the unincorporated area that have been rezoned for commercial and industrial uses². It indicates that the historical pattern of commercial and industrial zoning has been to locate those uses along the primary roadways, rather than to concentrate them at defined activity centers (or industrial parks) in areas served by public facilities. The sprawling distribution of these uses are not consistent with protecting agricultural uses by allowing more intensive uses to encroach into rural areas. Such distribution is contrary to the current vision of protecting the rural view sheds of roadways connecting the Towns as gateway corridors and as symbolic of the image of rural Page County."*

Commissioner Turner stated he as a commissioner tries to go by what the people want in the area that they live in. He sees all these signatures on the petition and he knows most of them along with people that have attended the meetings. He noted that he could not vote in favor of something that people don't want in their area because he wouldn't want it in his area either.

Commissioner Davis stated she thought that Commissioner Johnson's comp plan analysis really hit a lot of points

when it comes to this parcel being in an Ag Protection Tier. If we don't follow the Comp Plan, things will get out of hand. She felt something like this would better serve as a special use permit as they would have more of an idea what was going to go on there.

Commissioner Grech stated that Commissioner Johnson had very precisely told you which policies we should refer to. Our planner gave us a review of the Comp Plan with the application (may be found in the staff memo). All of these pertain to the rural character of the neighborhood. The plan requires public water and sewer for commercial development. One thing that is meaningful to her is the uncertainty regarding the future development, its form, its use, and its intensity. She thinks that the plan title from Racey Engineering refereeing to 500 storage units was scary for some. The problem with a rezoning versus a special use permit is with the special use permit they know what is going to go there. It's clear, they know the use and capacity - but with rezoning we don't. It's like a blank check. In the information Ms. Clatterbuck provided relating to existing storage facilities, she does not see a lot of comparable request, but what she does remember is that often times the applicant comes and says they are going to do this and that and it doesn't happen. That reinforces her uncertainty of what may go there. 500 storage units is more than double what Chu Chu facility currently is. She is concerned about creating a precedent of future commercial development in the neighborhood. The applicant, himself said maybe you should rezone this lot because there is already one next door. That argument can continue to be used. We are at risk for strip development. We are at risk of creating an unplanned commercial node, which is of great concern. She also agrees with what one of the citizens said which is that we was need to start planning ahead and inviting developers to develop according to the plan. Another concern is the 300 foot exclusion zone for any commercial activity near a confined feeding operation. A large part of the property is not going to be developable with a commercial activity because of this setback requirement. She is a little dismayed as well by how many letters of support of the plan were unsigned. Who are these people? There are some that are also signed by the applicant himself.

Chairman Burner stated he agreed on the content of what his fellow commissioners said. This is not a one-sided conversation, as there is a component here that at some point we are going to have to sit down and have a real hard conversation. We can talk about the next generation and bringing your kids and grandkids, but if you don't provide them with opportunities here, they are not coming back here. They are going somewhere else. Our motto can't be come live here and pay taxes here but provide the economy in another locality. It is unfortunate we don't have a commercial node in this area but it is on a major byway and is more suited for commercial and industrial type businesses. At the end of the day we have to have those conversations. Lastly, you are going to have to have commercial properties in Page County somewhere or you won't have another generation coming back.

ADJOINING LANDOWNER NOTIFICATION:

As required by the Code of Virginia, adjoining property owners were notified of the public hearing. Any written comments received as of the date of this memo are included in the packet. Any written comments received after the date of this memo will be provided at the public hearing.

Staff would also note that all written comments received for the Planning Commission's public hearing have been included in the packet.

MOTION(S):

I move that the Page County Board of Supervisors approve the rezoning request for tax map number 59-(A)-63F from Agriculture to Commercial.

OR

I move that the Page County Board of Supervisors deny the rezoning request for tax map number 59-(A)-63F from Agriculture to Commercial.

OR

I move an alternative motion(s).

ATTACHMENTS:

- Rezoning Application Packet

**COUNTY OF PAGE
REZONING APPLICATION**

FOR OFFICE USE ONLY:

DATE RECEIVED: <u>5/30/25</u>	DENSITY RANGE: _____
AMOUNT PAID: <u>1550⁰⁰</u>	RECEIPT #: <u>Ch.# 1479</u>
ZONING AMENDMENT #: _____	

1. The applicant is the owner other _____ (Check one)

2. OWNER/MAILING ADDRESS: _____ OCCUPANT (If other than owner) _____

Name: Flowerdew Hundred LLC Name: _____

Address: P.O. Box 766 Address: _____

Luray, VA 22835

Phone Number: 540-743-5119 Phone Number: _____

3. Site Address: Off U.S. Highway 340, Stanley, VA 22851

4. Directions to property:
From intersection of Rockingham Drive and U.S. Highway 340, continue north on

U.S. Highway 340, property located on right on U.S. Highway 340

5. Property size: 9.69 acres

6. Tax Map Number: 59-(A)-63F

Magisterial District: Shenandoah Iron Works

7. It is desired and requested that the property be rezoned from Agriculture (A-1)
to Commerical (C-1).

8. It is proposed that the property will be put to the following use: Commerical use(s)

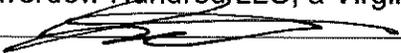
9. It is proposed that the following buildings will be constructed: Future commerical building(s)

Applicants' additional comments, if any: See attached commercial entrance design prepared by Racey

Engineering for a proposed commercial entrance onto the property.

See attached May 15, 2025 survey plat of property (property is shown as Tract 2).

I (we), the undersigned, do hereby certify that the above information is correct and true. I (we) further understand that in granting approval of this application, the Board of Supervisors may require that I (we) comply with certain conditions and that such approval shall not be considered valid until these conditions are met. *Please refer to the attached "Power of Attorney" form for those applicants that desire to have a spokesperson, who is not the property owner, represent the application and property.*

Signature of Owner: BY: Flowerdew Hundred, LLC, a Virginia limited liability company
 its manager 5.29.25

Signature of Applicant: _____

COMMENTS BY PLANNING AND COMMUNITY DEVELOPMENT OFFICE:

ZONING ADMINISTRATOR

DATE

Submit names and complete mailing addresses of all adjoining property owners, including property owners across any road or right-of-way (continue on separate sheet if needed).

Note: Names and address of property owners may be found in the Real Estate and Land Use Office at the Commissioner of Revenue's Office.

NAME	ADDRESS
Isaac's Woods LLC	P.O. Box 766, Luray, VA 22835
Bryan Clay Nevitt, Jr.	369 Hawksbill Pines Road, Stanley, VA 22851
Historic Triangle LLC	P.O. Box 766, Luray, VA 22835
**see attached continuation sheet	

ADJOINING PROPERTY OWNER VERIFICATION:

AS APPLICANT FOR THIS REZONING REQUEST, I Flowerdew Hundred LLC
HEREBY ACKNOWLEDGE THAT I HAVE FAITHFULLY AND CORRECTLY PROVIDED
NAMES AND COMPLETE MAILING ADDRESSES OF ALL MY ADJOINING PROPERTY
OWNERS AND THOSE DIRECTLY ACROSS THE ROAD OR RIGHT-OF-WAY. I
UNDERSTAND THAT FAILURE TO PROVIDE ALL ADJOINING PROPERTY OWNERS WILL
LEAVE ME LIABLE FOR ADDITIONAL COSTS FOR RE-ADVERTISEMENT AND NOTICES
MAILED AND THAT MY REQUEST COULD BE DELAYED UNTIL PROPER NOTIFICATION
HAS BEEN GIVEN TO ALL ADJOINING PROPERTY OWNERS AND THOSE PROPERTY
OWNERS ACROSS THE ROAD OR RIGHT-OF-WAY.

5-29-25
DATE

Flowerdew Hundred LLC
By: [Signature] its manager
SIGNATURE OF APPLICANT

Continuation Sheet – Page 7 of Rezoning Application

- Commonwealth of Virginia – c/o Virginia Department of Transportation: 3536 North Valley Pike, Harrisonburg, VA 22802
- Ronald Lee Painter and Judith Gail Painter: 2844 U.S. Highway 340, Stanley, VA 22851
- Mark E. Lam and Dyanna B. Lam: 2858 U.S. Highway 340, Stanley, VA 22851
- Kenneth W. Shuler, life tenant: 187 Eunice Drive, Stanley, VA 22851
- Lois A. Freeze: 796 Battlecreek Road, Stanley, VA 22851

**information derived from Page County GIS public online records

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW **BEFORE** SUBMITTING THIS APPLICATION TO THE PLANNING DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

VDOT has no issues with the rezoning request and can work with the developer's engineer at the site plan phase for some minor changes to the proposed entrance design. The proposed taper must end prior to the existing guardrail. A VDOT land use permit will required for the construction of the commercial entrance.

07/10/2025
DATE

[Signature]
VDOT OFFICIAL

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

DATE

HEALTH OFFICIAL

PAGE COUNTY BUILDING OFFICIAL
103 SOUTH COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

DATE

BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

None Applicable

DATE

PRESIDENT OR SECRETARY

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW BEFORE SUBMITTING THIS APPLICATION TO THE PLANNING DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

DATE

VDOT OFFICIAL

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

Page County Health Dept has no objections

06/10/2025
DATE

Lawrence Walker
HEALTH OFFICIAL

PAGE COUNTY BUILDING OFFICIAL
103 SOUTH COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

DATE

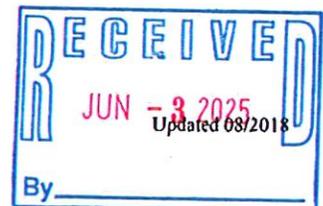
BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

None Applicable

DATE

PRESIDENT OR SECRETARY



Flowerdew
Hundred LLC

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW **BEFORE**
SUBMITTING THIS APPLICATION TO THE PLANNING DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

DATE

VDOT OFFICIAL

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

DATE

HEALTH OFFICIAL

PAGE COUNTY BUILDING OFFICIAL
103 SOUTH COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

No objection. Applicable permits will be Required.

DATE

James Campbell
BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

None Applicable

DATE

PRESIDENT OR SECRETARY

THIS DEED IS EXEMPT FROM TAXATION PURSUANT TO SECTION 58.1-811(D) OF THE CODE OF VIRGINIA, 1950 AS AMENDED, AS A DEED OF GIFT WITHOUT CONSIDERATION.

THE SCRIVENER OF THIS DEED HAS NOT GIVEN ANY TAX ADVICE REGARDING THIS TRANSFER. THE SCRIVENER OF THIS DEED HAS NOT GIVEN ANY ADVICE CONCERNING GOVERNMENT BENEFIT PROGRAMS INCLUDING BUT NOT LIMITED TO MEDICAID REGARDING THIS TRANSFER. THE PARTIES HAVE BEEN ADVISED TO SEEK THE COUNSEL OF THEIR TAX ADVISOR PRIOR TO EXECUTION OF THIS DEED. THE SCRIVENER OF THIS DEED HAS ONLY PREPARED THIS DOCUMENT AT THE REQUEST OF THE SELLER AND HAS NOT HANDLED ANY SETTLEMENT RELATED TO THIS TRANSFER NOR REPRESENTED ANY OF THE PARTIES HERETO IN ANY OTHER MATTERS RELATED TO THIS TRANSFER.

Tax Map Numbers: 59-(A)-63F and 69-(A)-97I.

This instrument has been prepared by David M. Reed, Attorney at Law (VSB #86890).

The scrivener of this deed has not examined the title to the real estate herein conveyed.

Virginia Code §17.1-223: The existence of title insurance is unknown to the preparer.

BOUNDARY LINE ADJUSTMENT DEED OF GIFT

THIS BOUNDARY LINE ADJUSTMENT DEED OF GIFT, made and entered into this 20th day of May, 2025, by and between **ISAAC'S WOODS LLC**, a Virginia limited liability company, GRANTOR/PARTY OF THE FIRST PART; and **FLOWERDEW HUNDRED LLC**, a Virginia limited liability company, GRANTEE/PARTY OF THE SECOND PART, whose address is: P.O. Box 766, Luray, Virginia 22835.

WHEREAS, the parties hereto are the owners of adjoining parcels of real estate located in Page County, Virginia as more particularly described below; and

WHEREAS, the parties hereto desire to adjust the boundary lines between their aforesaid parcels of real estate as more particularly set forth below, and as further shown on the attached survey plat prepared by Archie J. Dodson, Jr., Land Surveyor, dated May 15, 2025.

NOW THEREFORE WITNESSETH:

That for and in consideration of the love and affection of the Party of the First Part for the Party of the Second Part, the Party of the First Part does hereby bargain, grant, sell, and convey with Special Warranty of title unto **FLOWERDEW HUNDRED LLC**, a Virginia limited liability

company, all that certain tract or parcel of real estate with all improvements thereon and all rights, easements and appurtenances thereunto belonging, lying and being situate in the Shenandoah Iron Works Magisterial District, Page County, Virginia, bounded and described as containing 2.93 acres, more or less, as shown on the attached survey plat made by Archie J. Dodson, Jr., Land Surveyor, dated May 15, 2025.

The Party of the Second Part agrees and covenants that the aforesaid 2.93 acre, more or less, parcel conveyed herein and its adjoining property, currently designated as Tax Map Number 59-(A)-63F, shall hereafter be treated as a single individual parcel containing 9.69 acres, more or less, as more particularly shown on the aforesaid plat, and shall only be sold or conveyed as a single parcel, unless such subdivision or transfer is in accordance with the County of Page, Virginia Subdivision and Zoning Ordinances. This instrument further vacates the internal boundary lines of any currently existing / separate parcels contained within the aforesaid 9.69 acre, more or less, parcel.

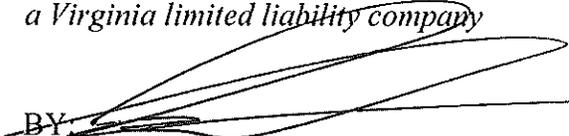
This conveyance is made SUBJECT to all easements, conditions and restrictions of record, if any, insofar as they may lawfully affect the herein conveyed property, including but not limited to a certain perpetual, non-exclusive fifty (50) feet wide ingress, egress, and utility easement over the herein conveyed real estate for the purposes of ingress, egress, and utility access to the remaining real estate of the Party of the First Part, in the location shown on the attached survey plat as "EX. 50' R/W".

The Party of the First Part covenants and agrees that it has a right to convey the real estate hereinabove described to the Party of the Second Part and that it will warrant specially the title thereto.

APPROVED FOR RECORDING THIS
28 DAY OF May, 2025
PAGE COUNTY PLANNING COMMISSION
BY: [Signature]
CLERK

WITNESS THE FOLLOWING SIGNATURES AND SEALS.

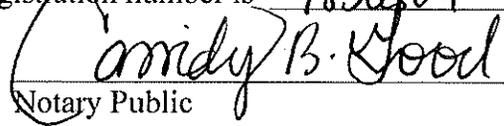
ISAAC'S WOODS LLC
a Virginia limited liability company

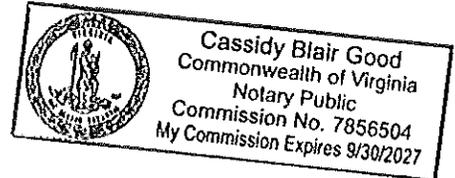
BY:  (SEAL)
David Reed, its manager

COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

The foregoing instrument was acknowledged before me this 29th day of May, 2025, by David Reed as manager of ISAAC'S WOODS LLC, a Virginia limited liability company, on behalf of said entity.

My commission expires 9/30/2027
My registration number is 7856504


Notary Public



THE SCRIVENER OF THIS INSTRUMENT HAS NOT GIVEN ANY TAX ADVICE REGARDING THIS INSTRUMENT AND THE PARTIES HAVE BEEN ADVISED TO SEEK THE COUNSEL OF THEIR TAX ADVISOR PRIOR TO EXECUTION OF THIS INSTRUMENT. THE SCRIVENER OF THIS INSTRUMENT HAS NOT GIVEN ANY ADVICE CONCERNING GOVERNMENT BENEFIT PROGRAMS INCLUDING BUT NOT LIMITED TO MEDICAID REGARDING THIS INSTRUMENT. THE SCRIVENER OF THIS INSTRUMENT HAS NOT GIVEN ANY ADVICE CONCERNING THE APPLICABILITY OF ANY DUE ON SALE CLAUSE CONTAINED IN ANY MORTGAGE OR DEED OF TRUST OR THE ABILITY OF ANY NOTEHOLDER TO DEMAND PAYMENT IN FULL ON ANY NOTE AS THEY MAY RELATE TO THIS PROPERTY, IF APPLICABLE. THE SCRIVENER OF THIS INSTRUMENT HAS NOT EXAMINED THE TITLE TO THE REAL ESTATE INVOLVED HEREIN. THE PREPARER OF THIS INSTRUMENT HAS BEEN ENGAGED BY THE GRANTEE SOLELY FOR THE PURPOSE OF PREPARING THIS INSTRUMENT, HAS PREPARED THE INSTRUMENT ONLY FROM THE INFORMATION GIVEN AND HAS NOT BEEN REQUESTED TO PROVIDE, NOR HAS THE PREPARER PROVIDED A TITLE SEARCH, AN EXAMINATION OF THE LEGAL DESCRIPTION, AN OPINION ON TITLE OR ADVICE ON THE TAX, LEGAL OR NON-LEGAL CONSEQUENCES THAT MAY ARISE AS A RESULT OF THIS INSTRUMENT. FURTHER SUCH PREPARER HAS NOT VERIFIED THE ACCURACY OF THE AMOUNT OF CONSIDERATION STATED TO HAVE BEEN PAID OR UPON WHICH ANY TAX MAY HAVE BEEN CALCULATED NOR HAS THE PREPARER VERIFIED THE LEGAL EXISTENCE OR AUTHORITY OF ANY PERSON WHO MAY HAVE EXECUTED THIS INSTRUMENT. PREPARER SHALL NOT BE LIABLE FOR ANY CONSEQUENCES ARISING FROM MODIFICATIONS TO THIS DOCUMENT NOT MADE OR APPROVED BY PREPARER.

INSTRUMENT 202501288
RECORDED IN THE CLERK'S OFFICE OF
PAGE COUNTY CIRCUIT COURT ON
MAY 29, 2025 AT 08:58 AM
C. G. MARKOWITZ, CLERK
RECORDED BY: 0227

Page 4 of 5 of Boundary Line Adjustment Deed of Gift Dated May 20, 2025

FLOWERDEW HUNDRED LLC
a Virginia limited liability company

BY: [Signature] (SEAL)

Name: David Reed

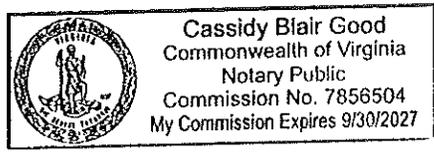
Title: Manager

COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

The foregoing instrument was acknowledged before me this 29th day of May, 2025, by David Reed as manager of FLOWERDEW HUNDRED LLC, a Virginia limited liability company, on behalf of said entity.

My commission expires 9/30/2027
My registration number is 7856504

Cassidy B. Good
Notary Public

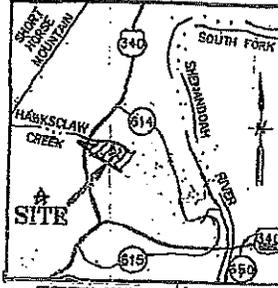


THE SCRIVENER OF THIS INSTRUMENT HAS NOT GIVEN ANY TAX ADVICE REGARDING THIS INSTRUMENT AND THE PARTIES HAVE BEEN ADVISED TO SEEK THE COUNSEL OF THEIR TAX ADVISOR PRIOR TO EXECUTION OF THIS INSTRUMENT. THE SCRIVENER OF THIS INSTRUMENT HAS NOT GIVEN ANY ADVICE CONCERNING GOVERNMENT BENEFIT PROGRAMS INCLUDING BUT NOT LIMITED TO MEDICAID REGARDING THIS INSTRUMENT. THE SCRIVENER OF THIS INSTRUMENT HAS NOT GIVEN ANY ADVICE CONCERNING THE APPLICABILITY OF ANY DUE ON SALE CLAUSE CONTAINED IN ANY MORTGAGE OR DEED OF TRUST OR THE ABILITY OF ANY NOTEHOLDER TO DEMAND PAYMENT IN FULL ON ANY NOTE AS THEY MAY RELATE TO THIS PROPERTY, IF APPLICABLE. THE SCRIVENER OF THIS INSTRUMENT HAS NOT EXAMINED THE TITLE TO THE REAL ESTATE INVOLVED HEREIN. THE PREPARER OF THIS INSTRUMENT HAS BEEN ENGAGED BY THE GRANTEE SOLELY FOR THE PURPOSE OF PREPARING THIS INSTRUMENT, HAS PREPARED THE INSTRUMENT ONLY FROM THE INFORMATION GIVEN AND HAS NOT BEEN REQUESTED TO PROVIDE, NOR HAS THE PREPARER PROVIDED A TITLE SEARCH, AN EXAMINATION OF THE LEGAL DESCRIPTION, AN OPINION ON TITLE OR ADVICE ON THE TAX, LEGAL OR NON-LEGAL CONSEQUENCES THAT MAY ARISE AS A RESULT OF THIS INSTRUMENT. FURTHER SUCH PREPARER HAS NOT VERIFIED THE ACCURACY OF THE AMOUNT OF CONSIDERATION STATED TO HAVE BEEN PAID OR UPON WHICH ANY TAX MAY HAVE BEEN CALCULATED NOR HAS THE PREPARER VERIFIED THE LEGAL EXISTENCE OR AUTHORITY OF ANY PERSON WHO MAY HAVE EXECUTED THIS INSTRUMENT. PREPARER SHALL NOT BE LIABLE FOR ANY CONSEQUENCES ARISING FROM MODIFICATIONS TO THIS DOCUMENT NOT MADE OR APPROVED BY PREPARER.

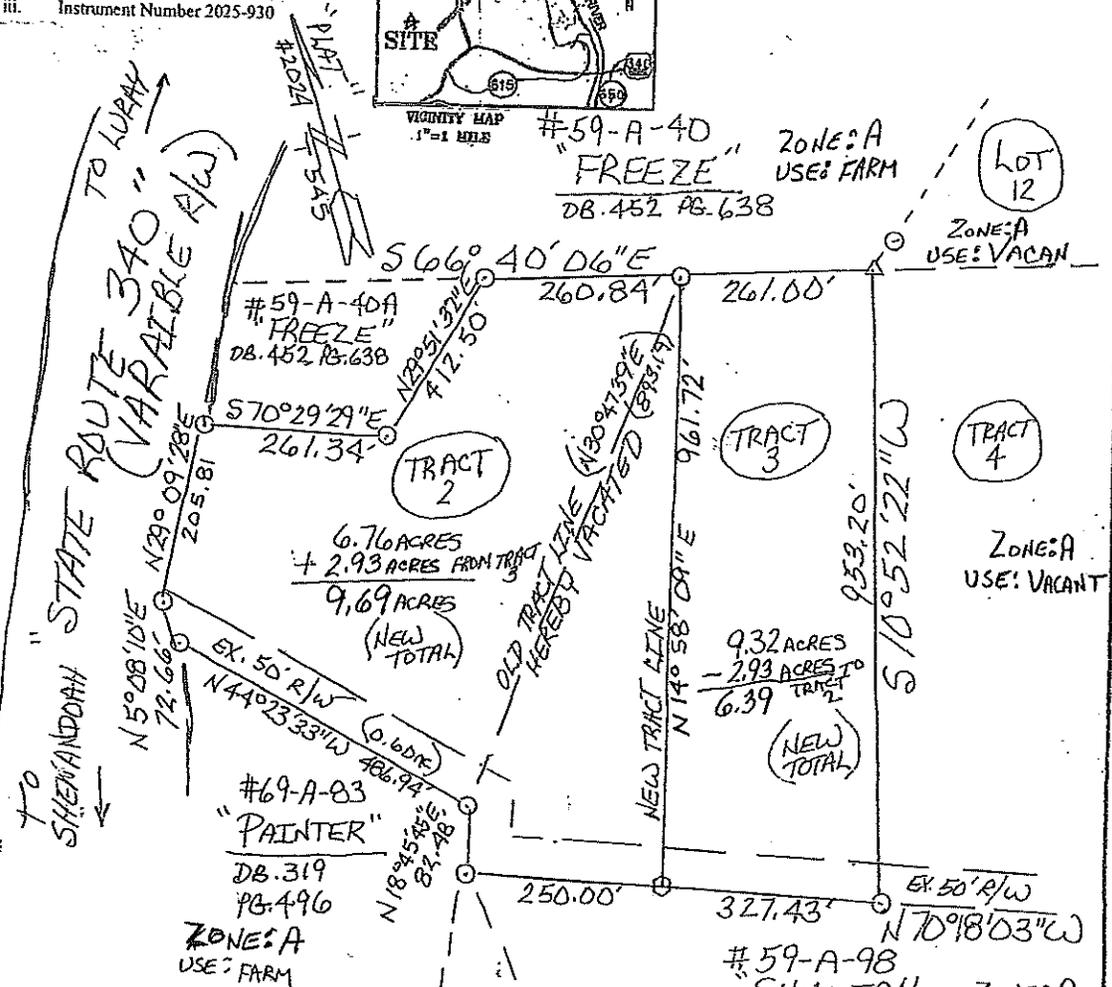
- Easements, if any, not shown. No title report furnished.
- This property lies within Flood Zone "X" as shown on the F.E.M.A. F.I.R.M. Community Panel No. 510109 0100 B, dated August 19, 1991.
- Boundary derived from a field survey and from deeds of record as found among the Land Records of Page County, Virginia, as shown hereon.

Tract 2: **ZONE: A USE: VACANT**
 i. Owner: Flowerdew Hundred LLC
 ii. TM# 59-A-63F
 iii. Instrument Number 2025-928

Tract 3: **ZONE: A USE: VACANT**
 i. Owner: Isaac's Woods LLC
 ii. TM#: 69-A-971
 iii. Instrument Number 2025-930



LEGEND
 ⊙ - Iron Pin Found
 △ - Point



**Boundary Line Adjustment
 SURVEY PLAT**

Tract 2:
 i. Owner: Flowerdew Hundred LLC
 ii. TM# 59-A-63F
 iii. Instrument Number 2025-928

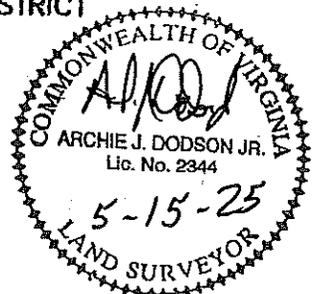
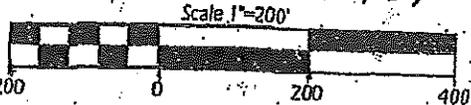
Tract 3:
 i. Owner: Isaac's Woods LLC
 ii. TM#: 69-A-971
 iii. Instrument Number 2025-930

Archie J. Dodson Jr., Surveying, LLC
 P.O. Box 672
 Luray, VA: 22835
 Phone: (540) 843-0808
 (540) 742-2447
 Email: dodsonsurvey@yahoo.com

MARKSVILLE DISTRICT & SHENANDOAH IRON WORKS DISTRICT
 PAGE COUNTY, VIRGINIA

Scale 1" = 200'
 16.08 acres

DATE: MAY 15, 2025



Tracy Clatterbuck

From: David Reed <dreed@reedandreedlaw.com>
Sent: Tuesday, July 1, 2025 1:53 PM
To: Tracy Clatterbuck
Cc: Cassie Richards; Joshua Hahn
Subject: RE: Flowerdew Hundred LLC

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

Tracy,

Reed & Reed P.C. and I both have authority to represent and will be representing the LLC during this application process. If you need anything else please let me know!

David

David M. Reed, Esq.
REED & REED, P.C.
Attorneys & Counsellors at Law
P.O. Box 766
16 South Court Street
Luray, Virginia 22835
(540) 743-5119 (office main line)
(540) 860-4875 (direct dial)
(540) 743-4806 (fax)
dreed@reedandreedlaw.com

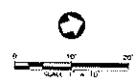
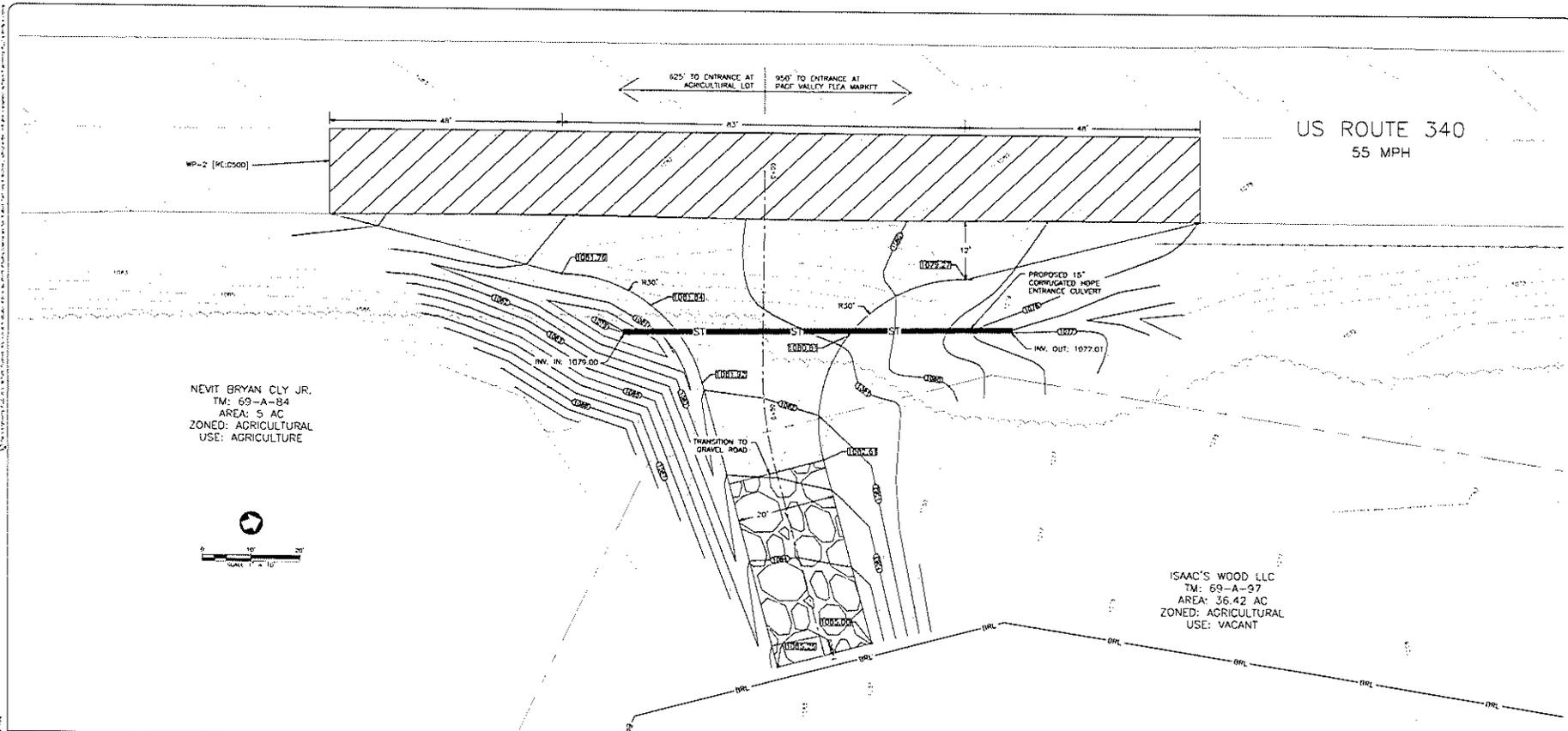
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From: Tracy Clatterbuck <tclatterbuck@pagecounty.virginia.gov>
Sent: Tuesday, July 1, 2025 1:34 PM
To: David Reed <dreed@reedandreedlaw.com>
Cc: Cassie Richards <crichards@pagecounty.virginia.gov>; Joshua Hahn <jhahn@pagecounty.virginia.gov>
Subject: Flowerdew Hundred LLC

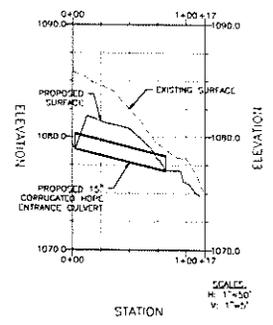
David,

I know when you submitted the rezoning application for Flowerdew you included the special limited power of attorney form in the packet. We can no longer use that specific form so I am not including it as part of the application packet.

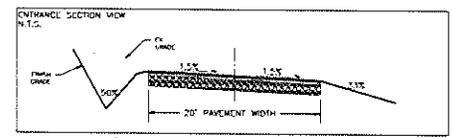
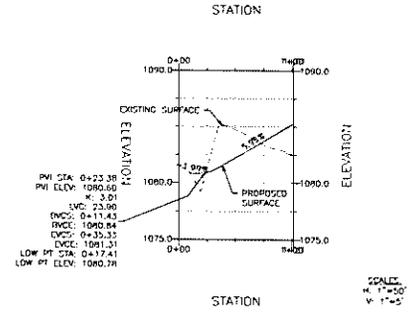
With that being said, could you send me something in writing stating that you will be representing the LLC during the application process?



CULVERT PROFILE



ENTRANCE PROFILE



By	ISA	Date	2/2/2025
Checked			
Reviewed			
Submitted / Perish			
151 SUBMITTAL LOG			



PERMIT REVIEW SET



ROUTE 340 STORAGE ENTRANCE PLAN

ENTRANCE PLAN

ISAAC'S WOODS LLC
PAGE COUNTY, VA

PLUSH DATE: 2/17/2025

PROJECT NUMBER: 13272

STOPPING DISTANCE PLAN

US ROUTE 340

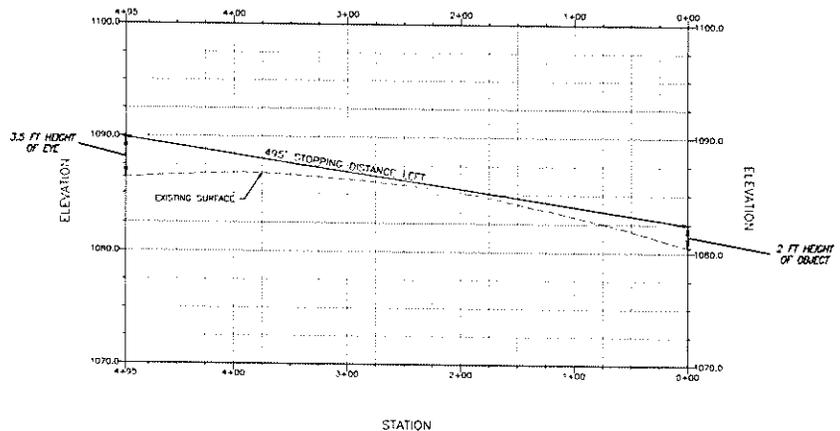
SIGHT LINE LEFT

4+95 4+50 4+00 3+50 3+00 2+50 2+00 1+50 1+00 0+50 0+00



STOPPING DISTANCE PROFILE

STATION



SCALE:
H. 1"=50'
V. 1"=5'

By	MM4	Date	02/24/25
By	HS	ISA	
Checked / Performed			
1ST SUBMITTAL LOG			



PERMIT REVIEW SET

RACEY
CONSULTANTS, INC.
1000 W. 11th Street, Suite 101
The Woodlands, TX 77380
DUMFRIES, VA
DESIGNED BY

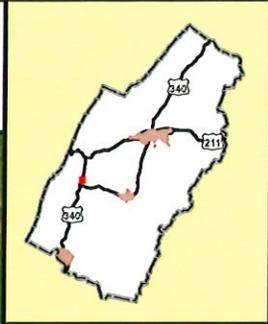
ROUTE 340 STORAGE ENTRANCE PLAN
STOPPING DISTANCE PLAN
ISAAC'S WOODS LLC
PAGE COUNTY, VA
RACEY PROJECT NUMBER: 10322
PUBLISH DATE: 2/19/2025

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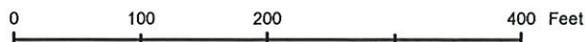
Tax Map ID 59-((A))-63F

Aerial Imagery



Parcels shown are not yet updated in tax database, as of June 12, 2025

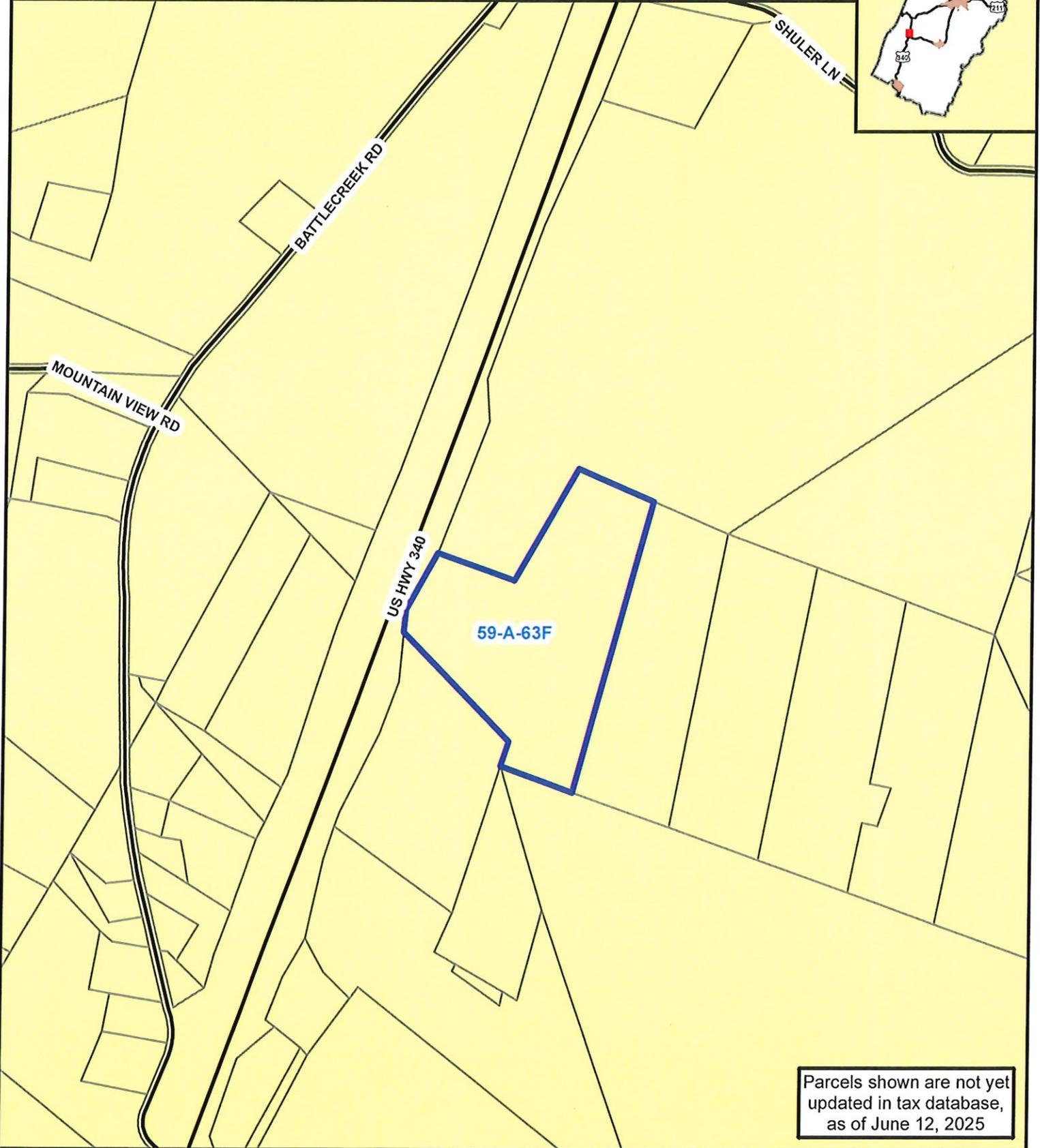
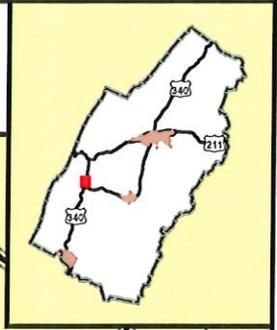
- Legend**
- Roads
 - ▭ Tax Map ID 59-((A))-63F
 - ▭ Other Lots



June 12, 2025
Page County GIS Department
2022 Aerial Imagery
Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



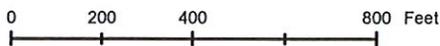
Tax Map ID 59-((A))-63F Farmland



Parcels shown are not yet updated in tax database, as of June 12, 2025

Legend

- Roads
- Tax Map ID 59-((A))-63F
- Other Lots
- Prime Farmland
- Farmland of Statewide Importance
- Moderate Farmland

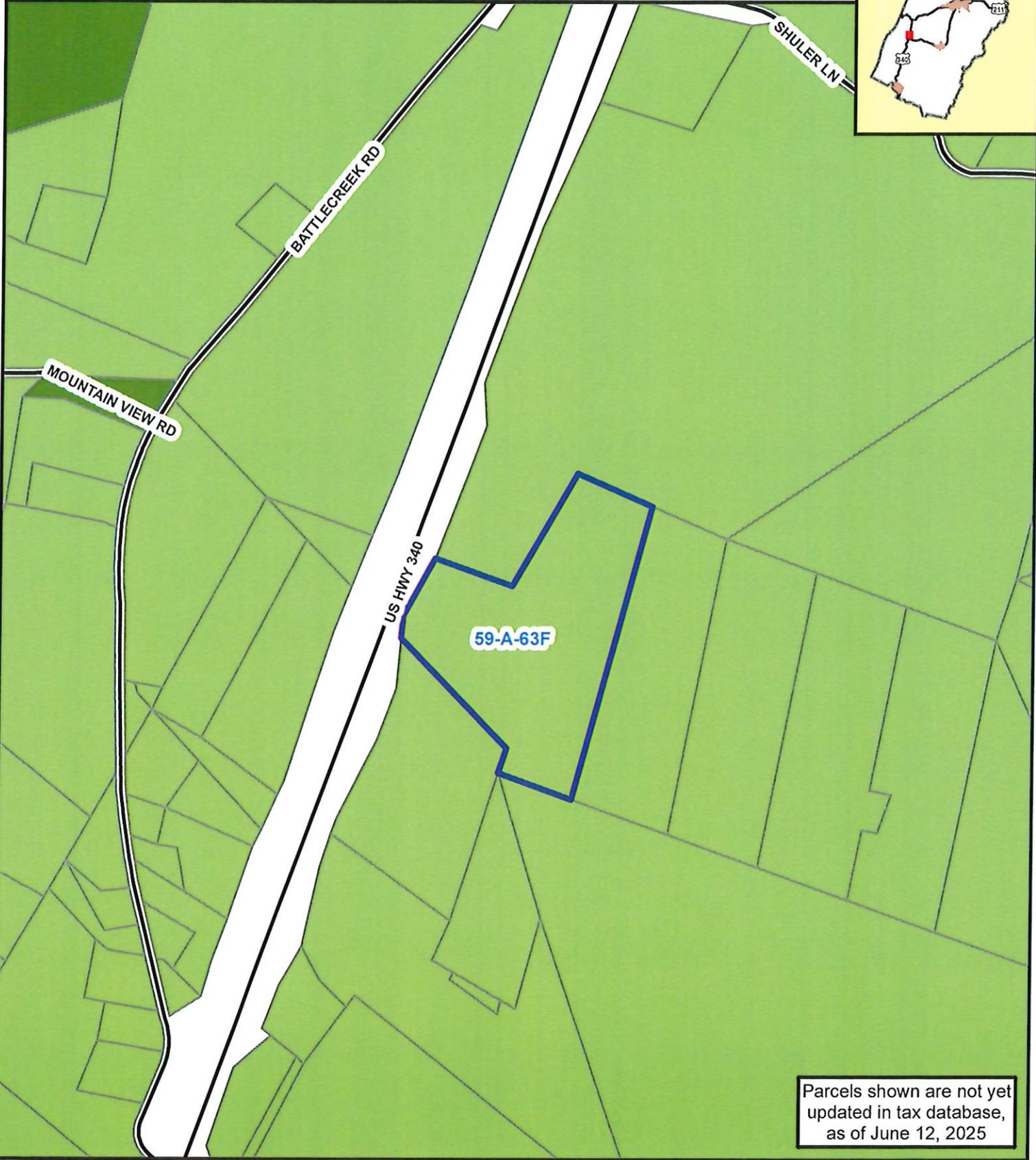
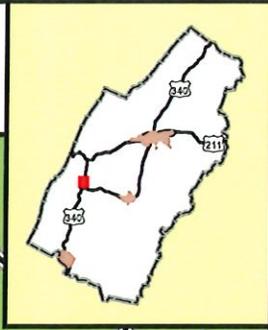


June 12, 2025
Page County GIS Department

Reference Use Only
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Tax Map ID 59-((A))-63F Protection Tiers



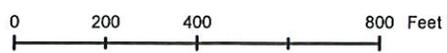
Parcels shown are not yet updated in tax database, as of June 12, 2025

Legend

- Roads
- Tax Map ID 59-((A))-63F
- Other Lots

Protection Tiers

- Agricultural Protection Tier
- Environmental Preservation Tier
- National Park / Forest Tier

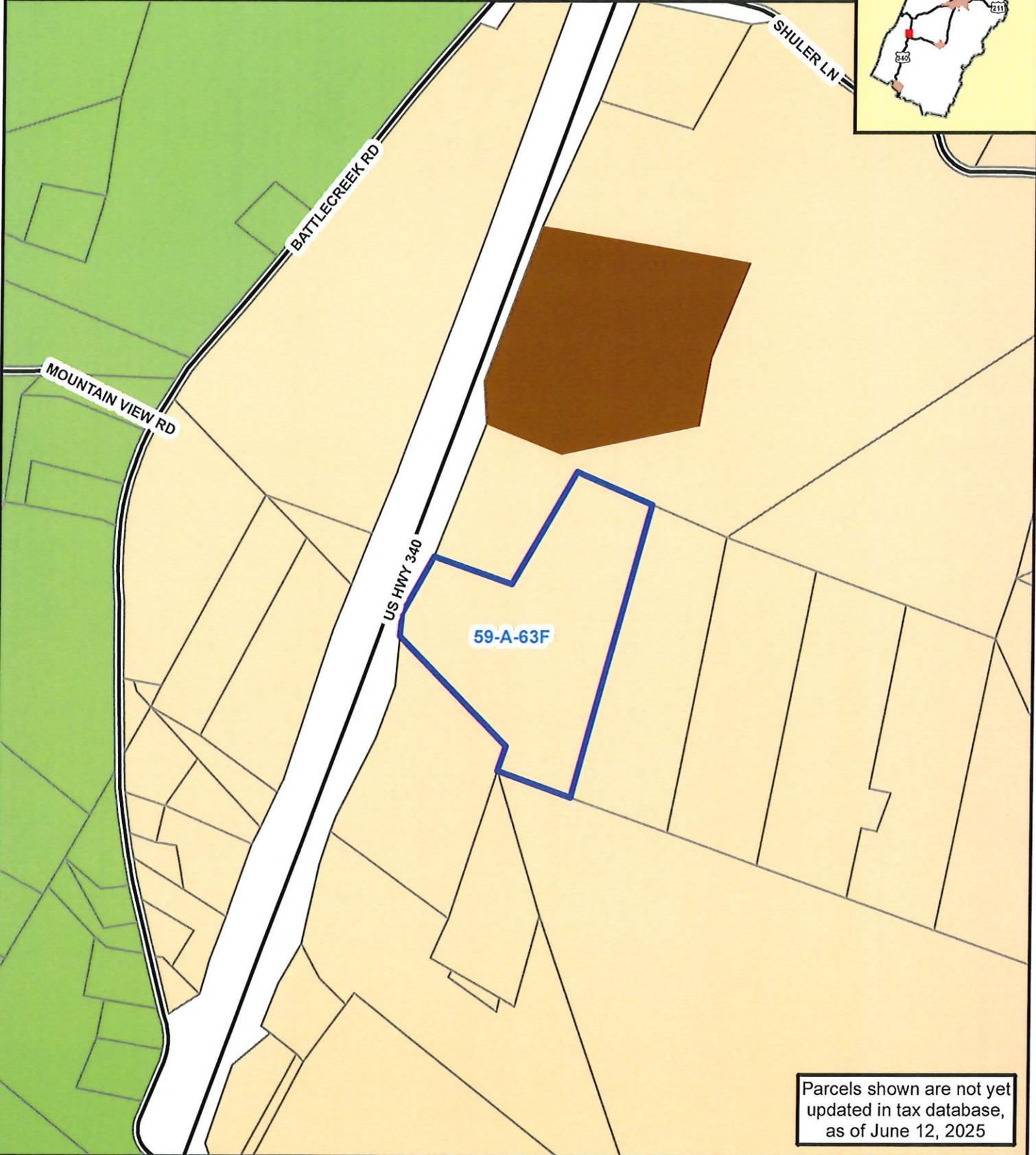
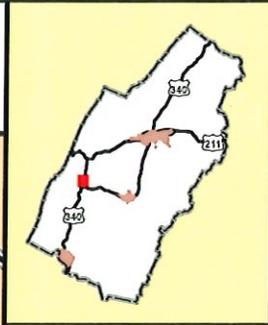


June 12, 2025
Page County GIS Department

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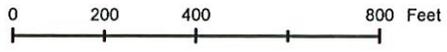
Tax Map ID 59-((A))-63F Zoning



Parcels shown are not yet updated in tax database, as of June 12, 2025

Legend

- Roads
- Tax Map ID 59-((A))-63F
- Other Lots
- Current Zoning**
- Woodland-Conservation
- Agricultural
- Commercial

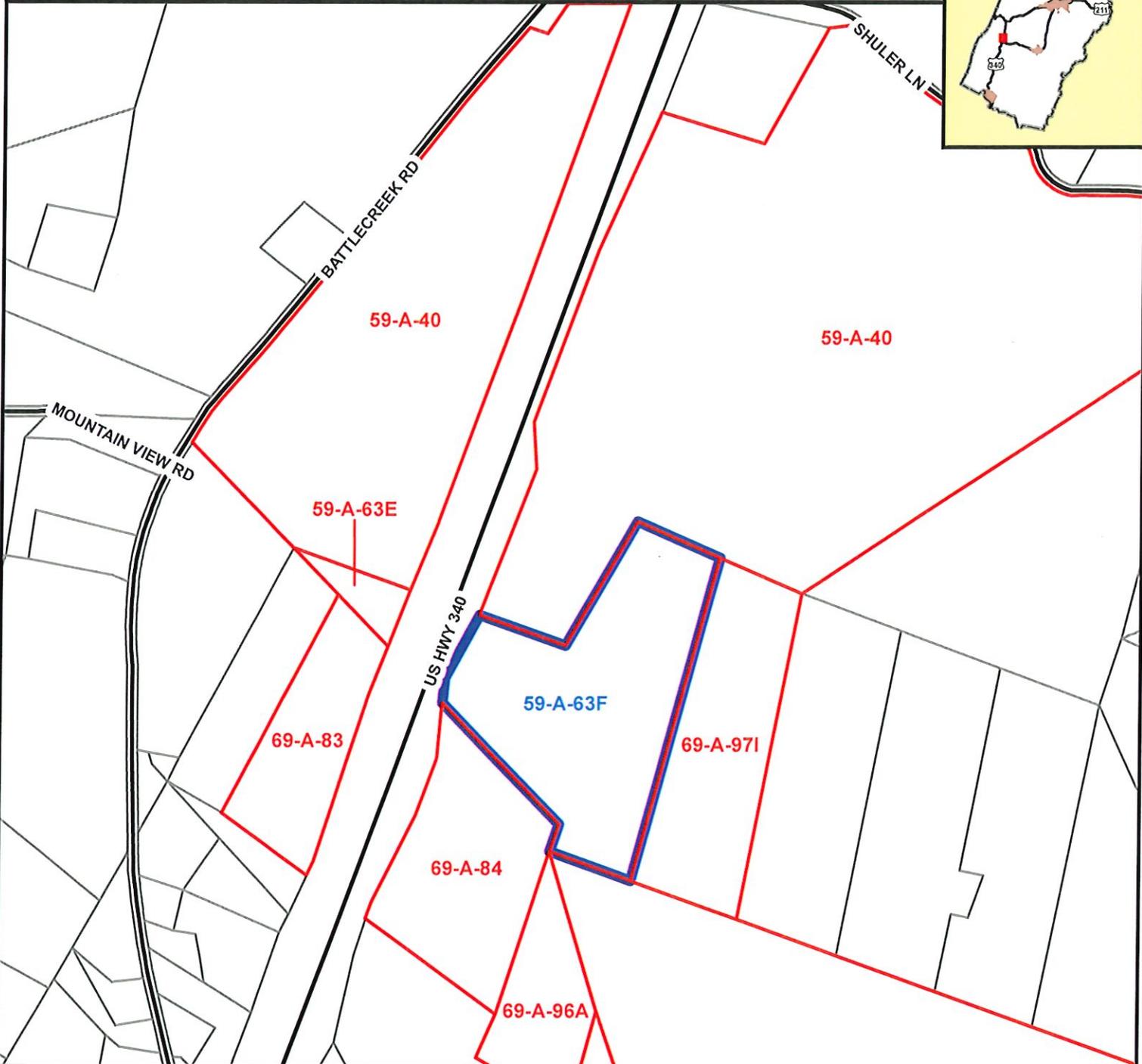
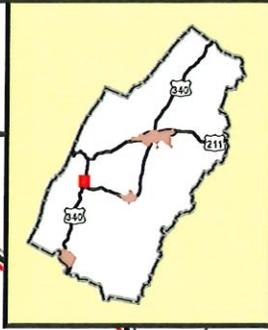


June 12, 2025
Page County GIS Department
Reference Use Only
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Tax Map ID 59-((A))-63F

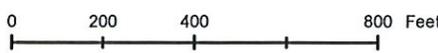
Neighboring Properties



Tax Map ID	Acres	Zoning	Property Owner
59-A-40	74.98	A-1 C-1	FREEZE LOIS A
59-A-63E	0.72	A-1	HISTORIC TRIANGLE LLC
69-A-83	3.93	A-1	PAINTER RONALD LEE & JUDITH GAIL
69-A-84	5.88	A-1	NEVITT BRYAN CLAY JR
69-A-96A	2.99	A-1	LAM MARK E & DYANNA B
69-A-971	6.39	A-1	ISAAC'S WOODS LLC
69-A-98	141.93	A-1	SHULER KENNETH W -LIFE TEN

Parcels shown are not yet updated in tax database, as of June 12, 2025

- Legend**
- Roads
 - Neighboring Parcels
 - Tax Map ID 59-((A))-63F
 - Other Lots



June 12, 2025
Page County GIS Department

Reference Use Only
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Neighboring Parcels

Tax Map ID	Acreage	Zoning	Property Owner	Physical Address	Mailing Address	M City	M State	M Zip
59-A-40	74.98	A-1 C-1	FREEZE LOIS A	2195 US HWY 340	in care of Dougie Freeze 796 BATTLECREEK RD	STANLEY	VA	22851
59-A-63E	0.72	A-1	HISTORIC TRIANGLE LLC		P.O. Box 766	Luray	VA	22835
69-A-83	3.93	A-1	PAINTER RONALD LEE & JUDITH GAIL	2844 US HWY 340	2844 US HWY 340	STANLEY	VA	22851
69-A-84	5.88	A-1	NEVITT BRYAN CLAY JR		369 HAWKSBILL PINES RD	STANLEY	VA	22851
69-A-96A	2.99	A-1	LAM MARK E & DYANNA B	2858 US HWY 340	2858 US HWY 340	STANLEY	VA	22851
69-A-97I	6.39	A-1	ISAAC'S WOODS LLC		P.O. Box 766	Luray	VA	22835
69-A-98	141.93	A-1	SHULER KENNETH W -LIFE TEN	4450 US HWY BSN 340 W	187 EUNICE DR	STANLEY	VA	22851

§ 125-12. Commercial (C-1). [Amended 11-10-1999; 2-12-2002; 5-14-2002; 6-21-2005; 3-18-2008; 12-16-2008; 4-21-2009; 6-16-2009; 10-20-2009; 10-18-2016]

- A. Statement of intent. Generally, this district covers the areas of the County intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking, other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by light and noise of congregation of people and passenger vehicles. This area is also intended to provide services for visitors and tourists.
- B. Permitted uses shall be as follows:
- (1) Retail stores or shops for the conducting of any retail business, including but not limited to convenience store; craft shop; florist; pawnshop; farmers market; greenhouses; hardware store; art and framing; antique shop; and other similar uses (excluding coal, wood and lumber yards).
 - (2) Service shops, including but not limited to physical fitness center; funeral home; beauty, barber, or nail shops; laundromat and dry cleaner; self-storage unit; community center; auto body shop; car wash/detail; auto repair service facility; metal working and welding; and other similar uses.
 - (3) Business, professional or government offices, and office buildings, including but not limited to post office; public safety facilities- police, fire, and rescue; real estate office; medical and dental offices; veterinarian clinic; animal husbandry/commercial kennel operation; media-related office; library; contractor office; rehabilitation centers; religious cultural and educational institutions; tax preparation; pharmacy; telecommunication call center; nursing homes; and other similar uses.
 - (4) Banks, savings, and loan associations, including but not limited to credit unions; payday loans; investment services; and other similar uses.
 - (5) Places serving food and/or beverages including but not limited to restaurant; cafe; tavern; nightclub; bar; pub; bakery; deli; brewery; winery; drive-ins; banquet facility; event facility; and other similar uses.
 - (6) Theaters or motion-picture theaters, except drive-ins and adult movie theaters.
 - (7) Automobile or mobile home sales with or without service facilities.
 - (8) Travel information areas.
 - (9) Motels and hotels (except adult motels); short-term tourist rentals, subject to the provisions of § 125-30.21; bed-and-breakfast establishments; and accessory and/or upstairs apartments. **[Amended 8-1-2017]**
 - (10) Indoor bowling alleys; skating rinks; archery; laser tag; and paintball.
 - (11) Farm implement sales with or without service facilities.
 - (12) Agriculture.

- (13) Single-family detached dwellings; however, each lot shall comply with the requirements of §§ 125-9E or 125-10E.
 - (14) All facilities required by public utilities except power generation and water and/or wastewater treatment plants.
 - (15) Shops engaged in the manufacturing and retail sales of cabinets, furniture and upholstery.
 - (16) Luray Caverns Airport.
 - (17) Child day center pursuant to § 125-30.6.
 - (18) Commercial outdoor recreation areas and facilities: parks (except amusement parks), playgrounds, picnic grounds, swimming clubs, country clubs, golf courses and driving ranges, miniature golf courses; archery; laser tag; paintball; and other similar uses.
- C. Permitted accessory uses located on the same lot with the permitted principal use shall be as follows:
- (1) Off-street parking areas pursuant to the provisions of § 125-21.
 - (2) Signs pursuant to § 125-20.
 - (3) Customary accessory uses and buildings, provided that such are clearly incidental to the principal use pursuant to § 125-16.
 - (4) Small system wind energy facility and/or other small alternative energy (ex. Solar panels).
 - (5) Windmill.
- D. Uses permitted by special permit shall be as follows:
- (1) Gasoline service stations pursuant to § 125-23.
 - (2) Commercial parking facilities.
 - (3) Shopping centers pursuant to § 125-18.
 - (4) Outdoor recreation to include drive-in theaters and outdoor firearm ranges.
 - (5) Hospitals and residential care facilities to include group homes, halfway houses, adult day-care facilities, and assisted living facilities.
 - (6) Junkyards, but subject to the limitations of § 33.2-804(C) of the Code of Virginia 1950, as amended.
 - (7) Pole-designed tower facilities or pole-designed structures or monopoles, to be used for the primary purpose of communications, including, by way of illustration but not limited to, the following: telephone, radio, television, cable, and signal by special use permit.
 - (8) Motorsports facility pursuant to § 125-30.2.

- (9) Adult business in accordance with § 125-30.7.
 - (10) Riding stable or academies.
 - (11) Water and/or wastewater treatment plants.
- E. Minimum lot size shall be as follows: 20,000 square feet with a minimum lot width of 100 feet.
 - F. Minimum yard dimensions shall be as follows: front yard: 40 feet; each side yard: 25 feet; rear yard: 25 feet; distance between buildings: 30 feet.
 - G. Maximum building coverage and height shall be as follows: maximum building height from average grade: 35 feet; maximum combined building coverage and paved area: 80% of the total lot area.
 - H. Buffer area. All property lines abutting a residential district shall be appropriately screened, fenced, walled or enclosed with a suitable enclosure of a minimum height of six feet, unless natural vegetation or wooded areas are used as buffer strips. All buffer strips must be at least six feet in height.
 - I. Any new structure designed to be occupied as a residence, church, school, community center or commercial business establishment or industry or any other structure designed for public occupancy shall not be located closer than 300 feet from any confined feeding operation as defined in Article VI, § 125-32, of this chapter.
 - J. All wells in Commercial Zoned districts shall be a Class III "B" well and shall maintain a fifty-foot setback from all property lines adjacent to parcel(s) three acres or larger that are used for an agricultural operation, as defined in § 3.1-22.29(B),¹ Code of Virginia 1950, as amended. A variance may be sought through the Page County Board of Zoning Appeals for a well location closer than 50 feet to the property line if either of the following criteria listed can be achieved: i) the owner of the adjacent property that is used for an agricultural operation may grant written permission for construction within 50 feet of the property line; or ii) certification by the Page County Health Department that no other site on the property complies with zoning regulations for the construction of a private well. If approved, a variance conveyance form, which is part of the Page County appeal/variance application, must be recorded at the Page County Circuit Court within 90 days of the approval. Failed private drinking water wells that must be replaced by order of the local health department shall follow state health regulations for determining a site for a new well and are exempt from adhering to the foregoing variance procedure.
 - K. Site plan. Before obtaining a zoning permit for the uses listed within this district either as a permitted use, accessory use or by special use permit a site plan shall be submitted with the zoning application (prior to construction). The site plan should include:
 - (1) Boundary of the parcel with project name, Tax Map number, and owner name and contact information.

1. Editor's Note: Said section was repealed by Laws 2008, Ch. 860, cl. 9, eff. 10-1-2008. See now § 3.2-300, Code of Virginia.

- (2) Building location and setbacks from property lines.
- (3) Parking spaces.
- (4) Proposed signs.
- (5) Lighting with a description.
- (6) Buffer area as described in the above Subsection H.

Tracy Clatterbuck

From: Tracy Clatterbuck
Sent: Wednesday, October 8, 2025 5:03 PM
To: Catherine Grech; Chris Adams; Jared Burner; Ken Johnson
(ken.page.planning@outlook.com); Sandy Davis (district4planningcomm@gmail.com);
William Turner
Cc: Joshua Hahn
Subject: Follow-up on Rezoning Info. and Self-Storage Units

Good Afternoon All,

At the last PC meeting, when the Flowerdew Hundred, LLC rezoning application was being discussed, Ms. Grech requested the following information:

What other rezoning applications have come before the county for consideration for what was described as general purpose rezoning (not submitted with a specific intended use or attached to a special use permit):

Here are the applications I was able to find:

- 2017- Herbert & Elizabeth Karp, who have applied to rezone two lots located off Kibler Drive, Luray, VA, and further identified by tax map numbers 30A2-3-1 (3.870 acres) and 30A2-3-2 (1.75 acres). These lots are currently split zoned Agriculture (A-1) and Residential (R-1). The applicant is requesting the lots be rezoned to Agriculture (A-1).
- 2021- Suneel & Renu Kapur has filed application to rezone the following properties:
 - Property located at 170 Kibler Drive, Luray, and further identified by tax map number: 30A2-A-1, containing 7.466 acres;
 - Property located off Kibler Drive (beside 170 Kibler Drive), Luray, and further identified by tax map number: 30A2-A-1A; containing 16.25 acres;
 - Property located at 165 Kibler Drive, Luray, and further identified by tax map number: 30A2-3-1; containing 3.87 acres;
 - Property located off Kibler Drive (beside 165 Kibler Drive), Luray, and further identified by tax map number: 30A2-3-2; containing 1.75 acres; and
 - Property located off Kibler Drive (across from 170 Kibler Drive), Luray, and further identified by tax map number: 30A2-3-3, containing 1.75 acres.The applicant is proposing to rezone the above listed parcels from Agriculture (A-1) to Residential (R).
- 2022- Rebecca Graves Hudson has filed an application to rezone the following parcels:
 - Tract 1: Tax Map Number 72-(9)-1, located at 852 Middleburg Road, Luray, VA, and currently containing 11.642 acres;
 - Tract 2: Tax Map Number 62-(A)-51D, located off Middleburg Road, Luray, VA, and currently containing 3.091 acres. *Boundary lines will be adjusted accordingly post rezoning which will include portions of Tax Map Number 72-(A)-2G (0.824 acres and 0.808 acres) totaling 4.723 acres for Tax Map Number 62-(A)-51D;*
 - Tract 3: Tax Map Number 72-(A)-2G (4.399 portion), located off Timber View Drive, Stanley, VA, and currently containing 122.297 total acres. *Division of land post rezoning to include a portion of 4.399 acres will be submitted accordingly;*
 - Tract 4: Tax Map Number 72-(A)-2I, located off Goodrich Road, Stanley, VA, and currently containing 31.614 acres and 0.634 acres (right-of-way) for a total acreage of 32.248 acres more or less; and
 - Tract 5: Tax Map Number 72-(8)-7, located off Goodrich Road, Stanley, VA, and currently containing 3.00 acres.

All of the above listed parcels are currently zoned as Industrial (I-1). The applicant is requesting that the parcels and acreage as detailed above and shown on plats provided in application packet, be rezoned to Agriculture (A-1) for a total of 56.012 acres. If approved, the parcels will be used for agricultural purposes. The density range in the surrounding area is medium.

- 2023- Economic Development Authority (EDA) of Page County, Virginia has filed an application to rezone the following parcels located off Goodrich Road, Stanley, VA, and further identified by:
 - Tax Map Number 72-(8)-1 containing 38.67 acres;
 - Tax Map Number 72-(11)-1 containing 14 acres;
 - Tax Map Number 72-(11)-2 containing 3.079 acres; and
 - Tax Map Number 72-(11)-3 containing 3.404 acres.
- The above listed parcels are currently zoned as Industrial (I-1). The applicant is requesting that all parcels be rezoned to Agriculture (A-1). If approved, the parcels will be used for agricultural purposes. The density range in the surrounding area is medium.

Furthermore, Ms. Grech also requested to know the number of self-storage facilities currently located in the county and the number of units each one has. Below, you will find that information:

- Chu Chu Self Storage (Luray)- 12 buildings- Approximately 200 self-storage units in various sizes
- Hills and Valley Storage (Stanley)- 12 buildings- Approximately 165 self-storage units in various sizes
- Mountain View Self-Storage (Luray)- 2 buildings- Approximately 32 self-storage units in various sizes

Please let me know if you have any additional questions.

Thank you,

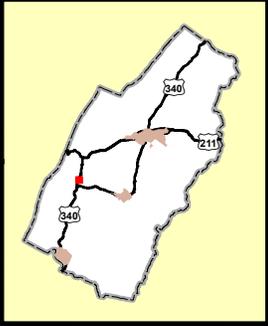
Tracy Clatterbuck, CZA
Zoning Administrator I

Page County Planning & Community Development
103 S Court Street, Suite B, Luray, VA 22835
Office Phone: (540) 743-1324
Direct Line: (540) 843-3403
Work Cell Phone: (540) 892-3613
Website: www.pagecounty.virginia.gov

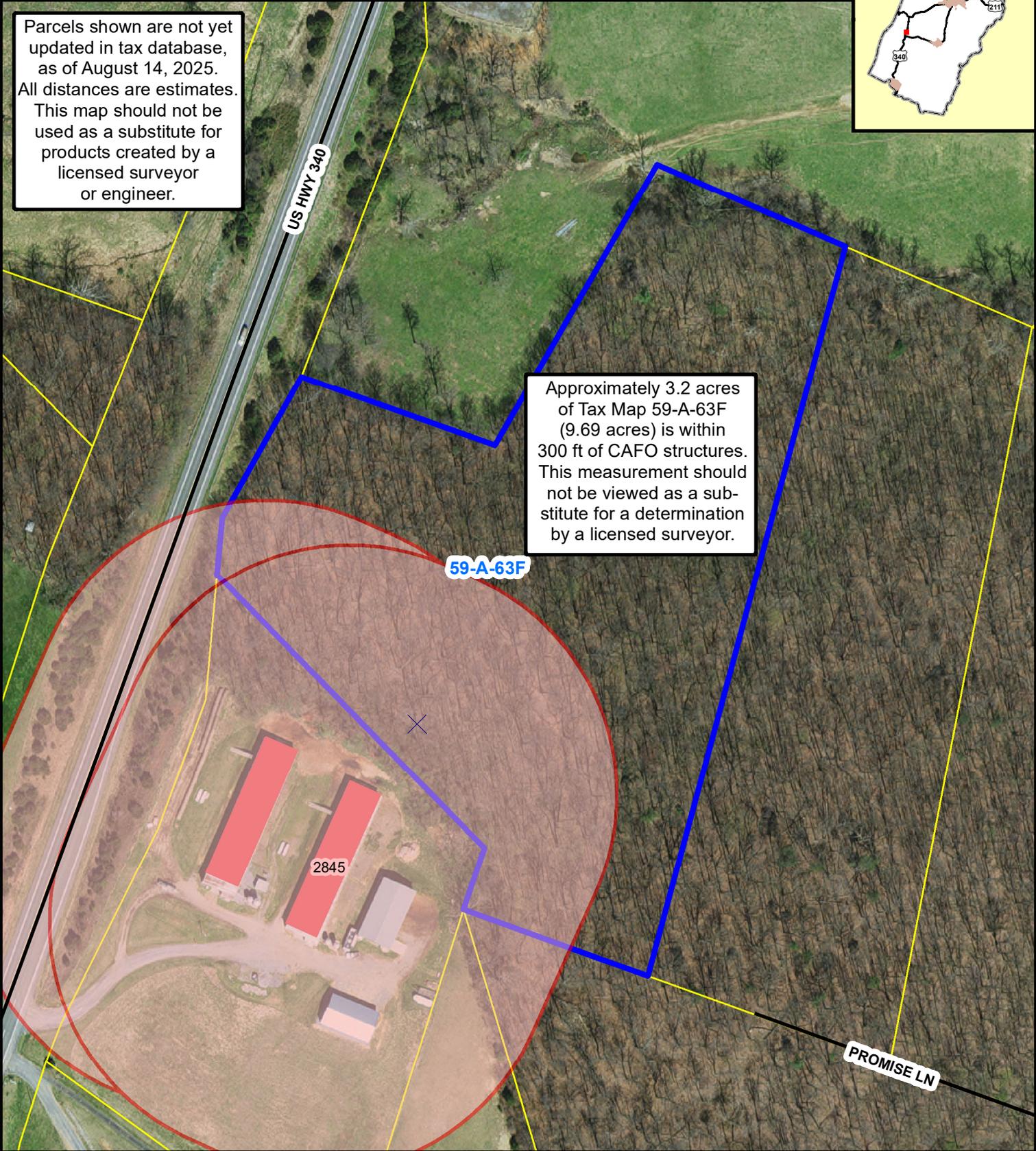




Tax Map ID 59-((A))-63F Proximity to CAFO Structures



Parcels shown are not yet updated in tax database, as of August 14, 2025. All distances are estimates. This map should not be used as a substitute for products created by a licensed surveyor or engineer.



Approximately 3.2 acres of Tax Map 59-A-63F (9.69 acres) is within 300 ft of CAFO structures. This measurement should not be viewed as a substitute for a determination by a licensed surveyor.

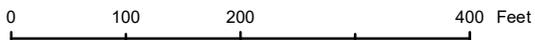
59-A-63F

2845

PROMISE LN

Legend

- Roads
- Tax Map ID 59-((A))-63F
- Other Lots
- CAFO Structures
- 300 ft from CAFO Structures

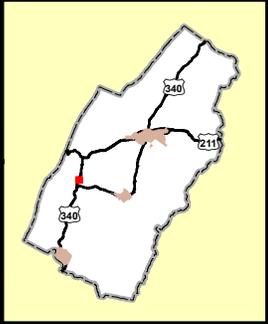


August 14, 2025
Page County GIS Department
2022 Aerial Imagery
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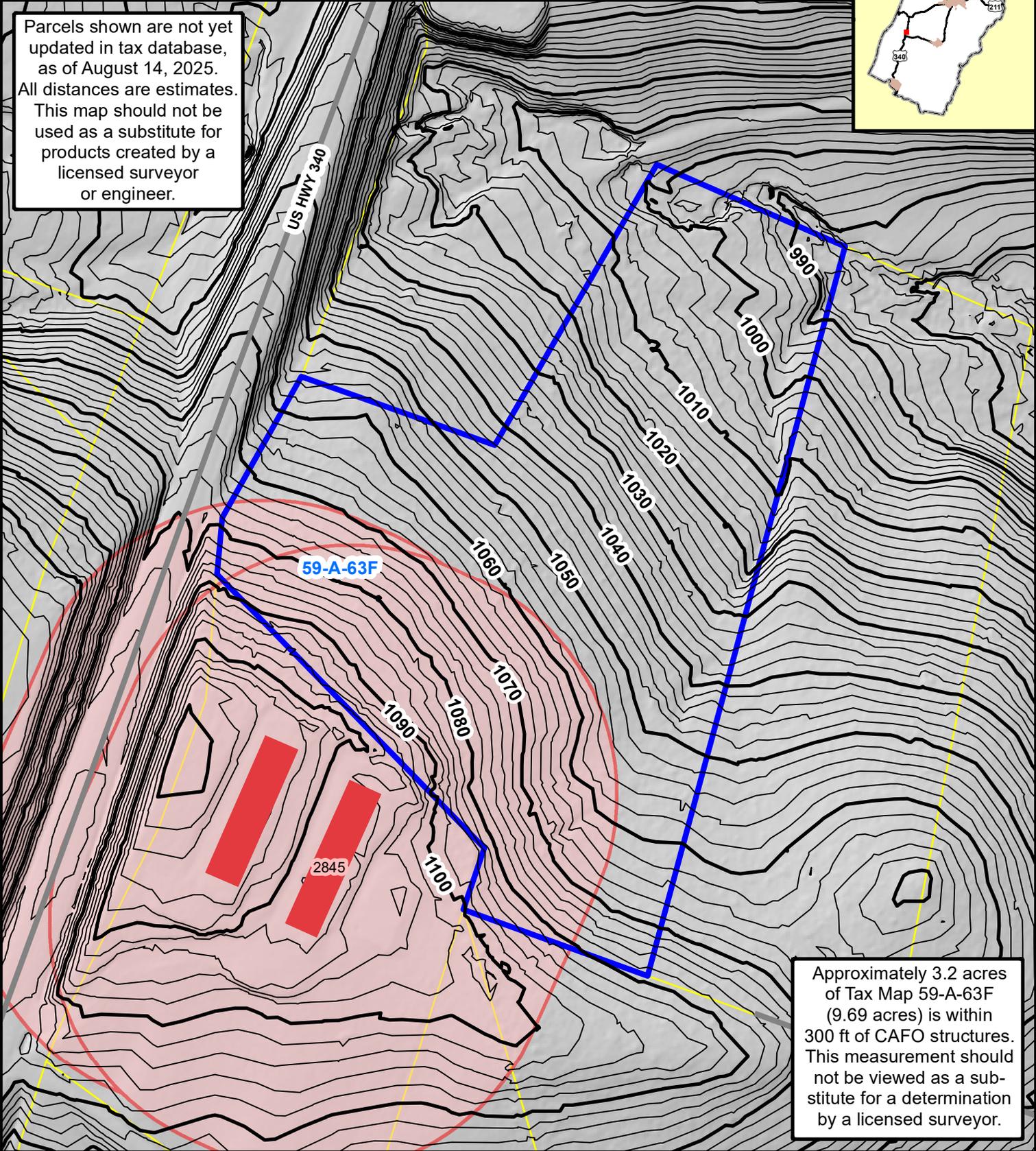


Tax Map ID 59-((A))-63F

Proximity to CAFO Structures - Elevation Contours



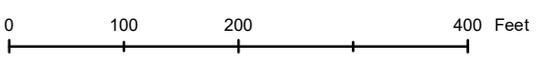
Parcels shown are not yet updated in tax database, as of August 14, 2025. All distances are estimates. This map should not be used as a substitute for products created by a licensed surveyor or engineer.



Approximately 3.2 acres of Tax Map 59-A-63F (9.69 acres) is within 300 ft of CAFO structures. This measurement should not be viewed as a substitute for a determination by a licensed surveyor.

Legend

- Roads
- Tax Map ID 59-((A))-63F
- Other Lots
- CAFO Structures
- 10-ft Contours
- 2-ft Contours
- 300 ft from CAFO Structures



September 2, 2025
 Page County GIS Department
 2015 LiDAR-derived Elevation Contours (USGS)
 Reference Use Only
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Certification Letter

August 29, 2025

Flowerdew Hundred LLC
PO Box 766
Luray, VA 22835

Subject: **Certification Letter for Shuler Ln, Stanley, VA 22851**
Permit ID: LR-10465
Tax Map Number/GPIN: 59-A-63F // HDID: 139-25-243

Dear Flowerdew Hundred LLC:

This letter is issued in lieu of a sewage disposal system construction permit in accordance with Â§32.1-163, et seq., of the Code of Virginia. The Board of Health hereby recognizes that the soil and site conditions acknowledged by this correspondence, and documented by additional records on file at the local health department, are suitable for the installation of an onsite sewage disposal system. The attached plat shows the approved area for the sewage disposal system. This letter is valid until a permit for construction is issued and the system is installed, inspected and approved. This letter is void if there is any substantial physical change in the soil or site conditions where the sewage disposal system is to be located.

A permit to construct the sewage disposal system must be issued before construction of the system. If the property owner (current or future) applies for a construction permit within 18 months of the date of this letter, the application fee paid for this letter shall be applied to any state fees for a permit to construct a system. After 18 months, the applicant is responsible for paying all state fees for a permit application. If a private well is to be constructed, the appropriate well application fee(s) must be paid whether or not 18 months have elapsed since this letter was issued.

This letter, and accompanying plat of survey showing the specific location of the sewage disposal system area and well area (if applicable), may be recorded in the land records by the clerk of the circuit court in the jurisdiction where all or part of the site or proposed site of the system is to be located. The site shown on the plat is specific and must not be disturbed or encroached upon by any construction. To do so voids this letter. Upon the sale or transfer of the land that is the subject of this letter; the letter shall be transferred with the title to the property. Future owners are advised to review the plat for the location of the onsite sewage disposal area to make sure their building plans do not interfere with the area. If they have any questions regarding the location of the area, they should contact the local health department for assistance.

The area evaluated by Chris Heltzel, Private OSE (7 pages) dated 08/11/2025 and certified by this letter, is suitable to **accommodate a 5 bedroom house using a system design of 750 gallons per day, treatment level Alternative TL3 Drip Dispersal. The property will be served by a Private water supply as shown on the attached plat.** This letter is an assurance that a sewage disposal system construction permit will be issued (provided there have been no substantial physical changes in the soil or site conditions where the system would be located); however, it is not a guarantee that a permit for a specific type of system will be issued. The design of the sewage system will be determined at the time of application for a building permit and sewage system construction permit. The design will be based on the site and soil conditions certified by this letter, structure size and location, water well location (final determination to be made at time of permit issuance), the regulations in effect at the time, and any off-site impacts that may have occurred since the date of the issuance of this letter. In some cases, engineered plans may be required prior to issuance of the construction permit. In accordance with Â§ 32.1-164.1:1 of the Code of Virginia owners are advised to apply for a sewage disposal construction permit only when ready to begin construction. This certification letter may be subject to and must comply with any applicable local ordinances.

Sincerely,



Ashley Walker
Environmental Health Specialist

COMMONWEALTH OF VIRGINIA

Application for: Sewage System Water Supply

Owner: Flowerdew Hundred LLC

Phone: 540-743-5119

Mailing Address: PO Box 766
Luray, VA 22835

Fax: _____
Phone: _____

Agent: Heltzel Soil Consulting, LLC

Phone: (540) 331-0037

Mailing Address: P.O. Box 554 Woodstock, VA, 22664

Fax: _____

Site Address: xxx Shuler Lane
Luray, VA 22835

Email: heltzelsoilconsulting@gmail.com

Directions to Property: Adjacent to 2845 US HWY 340

Subdivision: _____ Section: _____ Block: _____ Lot: DF-DD

Tax Map: 59-A-63F Other Property Info: _____ Acreage: 6.76

Sewage System

Type of Approval: Applicants for new construction are advised to apply for a certification letter to determine if the land is suitable for a sewage system and to apply for a construction permit (valid for 18 months) **only when ready to build.**

Certification Letter Construction Permit Minor Modification Voluntary Upgrade Repair

Proposed Use:

Single Family Home (Number of Bedrooms) 5 Multifamily Home (Total # of Bedrooms) _____

Other (Describe): _____

Basement Yes No Walk-Out Basement? Yes No Fixtures in Basement? Yes No

Conditional Permit Desired? Yes No If yes, what type of conditions are desired?
 Reduced Water Flow Limited Occupancy Intermittent or seasonal use Temporary Use (1 yr. maximum)

Do you wish to apply for a betterment loan eligibility letter? Yes** No

**There is a \$50 fee for determination of eligibility.

Water Supply

Will the water supply be Public or Private Is the water supply Existing or Proposed
If proposed, is this a replacement well? Yes No If yes, will the old well be abandoned? Yes No

Will any buildings within 50' of the well be termite treated? Yes No

All Applicants

Is this a private sector OSE/PE application? Yes No If yes, is the OSE package attached? Yes No

Is the property intended to serve as your (the owners') principal place of residence? Yes No

In order for VDH to process your application for a sewage system, you must attach a plat of the property and a site sketch. For water supplies, a plat of the property is recommended and a site sketch is required. The site sketch should show your property lines, actual and/or proposed buildings, and the desired location of your well and/or sewage system. When the site evaluation is conducted, the property lines, building location and the proposed well and sewage sites must be clearly marked and the property sufficiently visible to see the topography.

I give permission to the Virginia Department of Health to enter onto the property described during normal business hours for the purpose of processing this application and to perform quality assurance checks of evaluations and designs certified by a private sector Onsite Soil Evaluator or Professional Engineer as necessary until the sewage disposal system and/or private water supply has been constructed and approved.

Signature of Owner/Agent: CSU
ALBERT CRISTOPHER S. HELTZEL
Lic No. 1940001400
ON-SITE SOIL EVALUATOR

[Handwritten Signature]

RECEIVED
AUG 13 2025
By _____ Date 8/11/25

VDH Use Only

Fee: \$ 320

Payment Type/Check #: CC# 013736

Date Entered: _____

HDID #: 139.25.243

EHD #: LR-109105

Due Date: _____

Financial Acct #: _____

Receipt #: 702482

plot 7

OSE/PE Report For:

- Construction Permit
 Repair Permit
 Voluntary Upgrade Permit
 Certification Letter
 Minor Modification

Property Location:

911 Address xxx Shuler Lane City, State, Zip: Luray, VA 22835

Lot: DF-DD Section: _____ Subdivision: _____

GPIN or Tax Map #: 59-A-63F Health Dept. ID #: _____

Latitude: _____ Longitude: _____

Owner :

Name: Flowerdew Hundred LLC

Address: PO Box 766 Luray, VA 22835

Prepared by:

OSE Name: Chris Heltzel License # 1940-001460

Address: P.O. Box 554 Woodstock, VA, 22664

PE Name: _____ License # _____

Address: _____

Date of Report: 8/11/2025 Date of Revision #1: _____

OSE/PE Job # _____ Date of Revision #2: _____

Contents/Index of this report:

<u>1. Cover Sheet</u>	<u>5-6. Well Specifications</u>	_____
<u>2. Soil Evaluation</u>	<u>7. Site Sketch & Sanitary Survey</u>	_____
<u>3. Profiles</u>	_____	_____
<u>4. Abbreviated Design</u>	_____	_____

Certification Statement

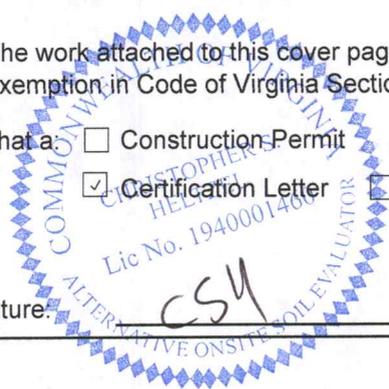
I hereby certify that the evaluations and/or designs contain herein were conducted in accordance with the applicable provisions of the Sewage Handling & Disposal Regulations (12VAC5-610), the Private Well Regulations (12VAC5-630), the Regulations for Alternative Onsite Systems (12VAC5-613) and all other applicable laws, regulations, and policies implemented by the Virginia Department of Health. I further certify that I currently possess any professional license required by the laws and regulations of the Commonwealth that have been duly issued by the applicable agency charged with licensure to perform the work contained herein. The potential for both conventional and alternative onsite sewage systems has been discussed with the owner/applicant.

The work attached to this cover page has been conducted under an exemption to the practice of engineering, specifically the exemption in Code of Virginia Section 54.1-402.A.11

I recommend that a: Construction Permit Minor Modification be: **Issued**

Certification Letter Repair Permit Voluntary Upgrade **Denied**

OSE/PE Signature: CSH  Date: 8/11/25



SOIL SUMMARY REPORT

GENERAL INFORMATION

Date: 10/31/2024 Submitted to: _____ Page _____ County Health Department
Owner: Flowerdew Hundred LLC Telephone Number: 540-743-5119
Address: PO Box 766 Luray, VA 22835
Agent: Heltzel Soil Consulting, LLC Address: P.O. Box 554 Woodstock, VA, 22664
Property Location: xxx Shuler Lane Tax Map/GPIN: 59-A-63F
Subdivision : _____ Blk/Sec: _____ Lot: DF-DD

1. Position in Landscape Satisfactory: Yes No
Describe: Convex Upland Sideslope
2. Slope: 12 to 15 %
3. Depth to Rock or Impervious Strata: Max. 48"+ Min. 30" None
4. Depth to seasonal water table (gray mottling or gray color): Not Observed Yes 31"
5. Free Water Present? No Yes Range: _____ inches
6. Soil Percolation rate estimated: Yes No Texture Group: I II III IV
Estimated rate: 70 mpi @ 4"
7. Permeability Test Performed? No Yes
If yes, note type of test performed and attached results. Test Type: NA

- Site Approved. Drainfield to be placed at 4 " depth at site designated on permit.
 Site Disapproved. See reasons for rejection.

Reasons for rejection:

- 1 Position in Landscape subject to flooding or periodic saturation.
- 2 Insufficient depth of suitable soil over hard rock.
- 3 Insufficient depth of suitable soil to seasonal water table.
- 4 Rates of absorption too slow.
- 5 Insufficient area of suitable soil for drainfield and/or reserve area.
- 6 Proposed system too close to well.
- 7 Other (Specify Below. Add additional pages if necessary)

Additional Notes: _____

**Heltzel Soil
Consulting**

**Property:
DF-DD**

Profile	Horizon	Depth	Description	Texture
P1	A	0-8	10YR 4/3 loam, weak medium granular structure, friable, many roots, few sandstone cobbles	II
	Bt1	8-22	7.5YR 5/6 silty clay loam, moderate fine subangular blocky structure, friable, common roots	III
	Bt2	22-31	7.5YR 6/6 light silty clay loam, weak mediums subangular blocky structure, friable, few roots	III
	C	31-44	7.5YR 6/6 and 5YR 5/6 light silty clay loam, slightly firm, few roots, common 10YR 6/2 iron depletions	III
P2	A	0-7	10YR 4/3 loam, weak medium granular structure, friable, many roots, few sandstone cobbles	II
	Bt1	7-24	7.5YR 5/6 silty clay loam, moderate fine subangular blocky structure, friable, common roots	III
	Bt2	24-30	7.5YR 6/6 light silty clay loam, weak mediums subangular blocky structure, friable, few roots	III
	C	30-46	7.5YR 6/6 and 5YR 5/6 light silty clay loam, slightly firm, few roots, common 10YR 6/2 iron depletions	III
P3	A	0-7	10YR 4/3 loam, weak medium granular structure, friable, many roots, few sandstone cobbles	II
	Bt	7-20	7.5YR 5/6 silty clay loam, moderate fine subangular blocky structure, friable, common roots	III
	C	20-30	7.5YR 6/6 and 5YR 5/6 light silty clay loam, slightly firm, few roots, common 10YR 6/2 iron depletions	III
	Cr	30-41	Fractured siltstone	
P4	A	0-4	10YR 4/3 loam, weak medium granular structure, friable, many roots, few sandstone cobbles	II
	Bt	7-23	7.5YR 5/8 clay loam, moderate medium subangular blocky structure, friable, common roots	III
	C1	23-32	7.5YR 6/6 and 5YR 5/6 light silty clay loam, slightly firm, few roots, common 10YR 6/2 iron depletions	III
	C2	32-48	7.5YR 5/6 silty clay loam, slightly firm, few roots, common 10YR 6/1 iron depletions, few 10YR 2/1 manganese concentrations	III



**Abbreviated Design -TL3 to Drip Disposal
TM # 59-A-63F Page County**

A.	a. Estimated percolation rate. (minutes per inch)	70		
	b. Recommended drip tubing installation. (inches)	4		
	c. Depth to impervious strata/ or water table/ or limit of evaluation. (inches)	30	31	31
	d. Minimum separation distance required. (inches)	18	12	24
	e. Separation distances in inches provided in design.	26	27	27
	f. Slope (percentage)	15		
	g. Is the slope greater than 10, 20 or 30%?	Yes		
	i. If Ag is Yes, does 24 inches or greater to rock/impervious strata exist below Ab?	Yes		
B.	a. Design Type?	TL3		
	b. Soil Loading Rate, gpd/ft ²	0.26		
C.	a. Number of bedrooms.	5		
	b. Gallons per day in design	750		
D.	a. Length of run. (feet)	90		
	b. Length of available area. (feet)	90		
E.	Width of drip tubing. (inch)	1		
F.	Number of runs.	18		
G.	Center-to-center spacing. (feet)	2		
H.	a. Width required, feet	35		
	b. Width of available area. (feet)	86		
I.	a. Total square footage required	2885		
	b. Total square footage in design	3150		
J.	a. Linear feet of drip tubing required	1442		
	b. Linear feet of drip tubing provided	1575		
K.	a. Is a reserve area required? Yes	X	No	
	b. Percent required	50%		
	c. Percent available	100%		
	Notes: Design is same for Reserve			

SYSTEM SPECIFICATIONS	VDH USE ONLY HDIN: _____
------------------------------	------------------------------------

Application Information
Name: Flowerdew Hundred LLC Address: PO Box 766
Phone: 540-743-5119 Luray, VA 22835

Location Information
Tax Map/GPIN #: 59-A-63F Property Address: xxx Shuler Lane
Subdivision: _____ Section: _____ Block: _____ Lot: DF-DD
Directions: **Adjacent to 2845 US HWY 340**

General Information
Well Purpose (select all that apply):
 Domestic Drinking Water Agricultural
 Irrigation Industrial/Commerical Geothermal
Well Class: IIIB Minimum Casing Depth: 50 ft.
Estimated Water Usage: 750 gpd Minimum Grout Depth: 50 ft.

Horizontal Setbacks
Distance from Building Sewer: 50 ft., min. Distance from Pretreatment Unit(s): 50 ft., min.
Distance Conveyance System: 50 ft., min. Distance to Absorption Area: 50 ft., min.
Distance from Property Line: 50'+ Distance from Foundations: 50 ft., min.
Distance from other source(s) of contamination: 50 ft., min
List other sources: NA

Notes:

RECEIVED
AUG 13 2025
By _____

Addendum to AOSE/PE Certification Statement
For Private Well Construction Permit

The proposed well site shown herein,

1. Is located a minimum of 50 feet from all property lines.
2. Is located within 50 feet of the adjacent property line(s) but I have determined that the adjacent property is not used for an agricultural operation.
- i. Written affirmation from the adjacent property owner(s) that their property is not used for an agricultural operation.
- ii. Other confirmation that land use is not an agricultural operation, please describe:
- _____
- _____
- _____
3. Is located within 50 feet of the adjacent property line where the property is used for an agricultural operation. For confirmation, I have attached the appropriate documentation pursuant to § 32.1-176.5:2 of the *Code of Virginia*. (check one below)
- i. Written permission from the adjacent property owner's) for the well construction.
- ii. I certify that no other site on the property complies with the Board's Regulations for the construction of a private well.

Proposed Well Site is located within 50 feet of an Adjacent Property Line(s)

Property is not used for an Agricultural Operation

Statement for Adjacent Property Owner(s):

I affirm that my property is not used for an Agricultural Operation as defined in § 3.1-22.29 of the *Code of Virginia*.

Signature of Property Owner

Date

Proposed Well Site is located within 50 feet of an Adjacent Property Line

Property is used for an Agricultural Operation

Appropriate documentation to comply with § 32.1-176.5:2 of the *Code of Virginia*:

Written Permission

I grant permission for the construction of the proposed private well described herein which is within 50 feet of my property line.

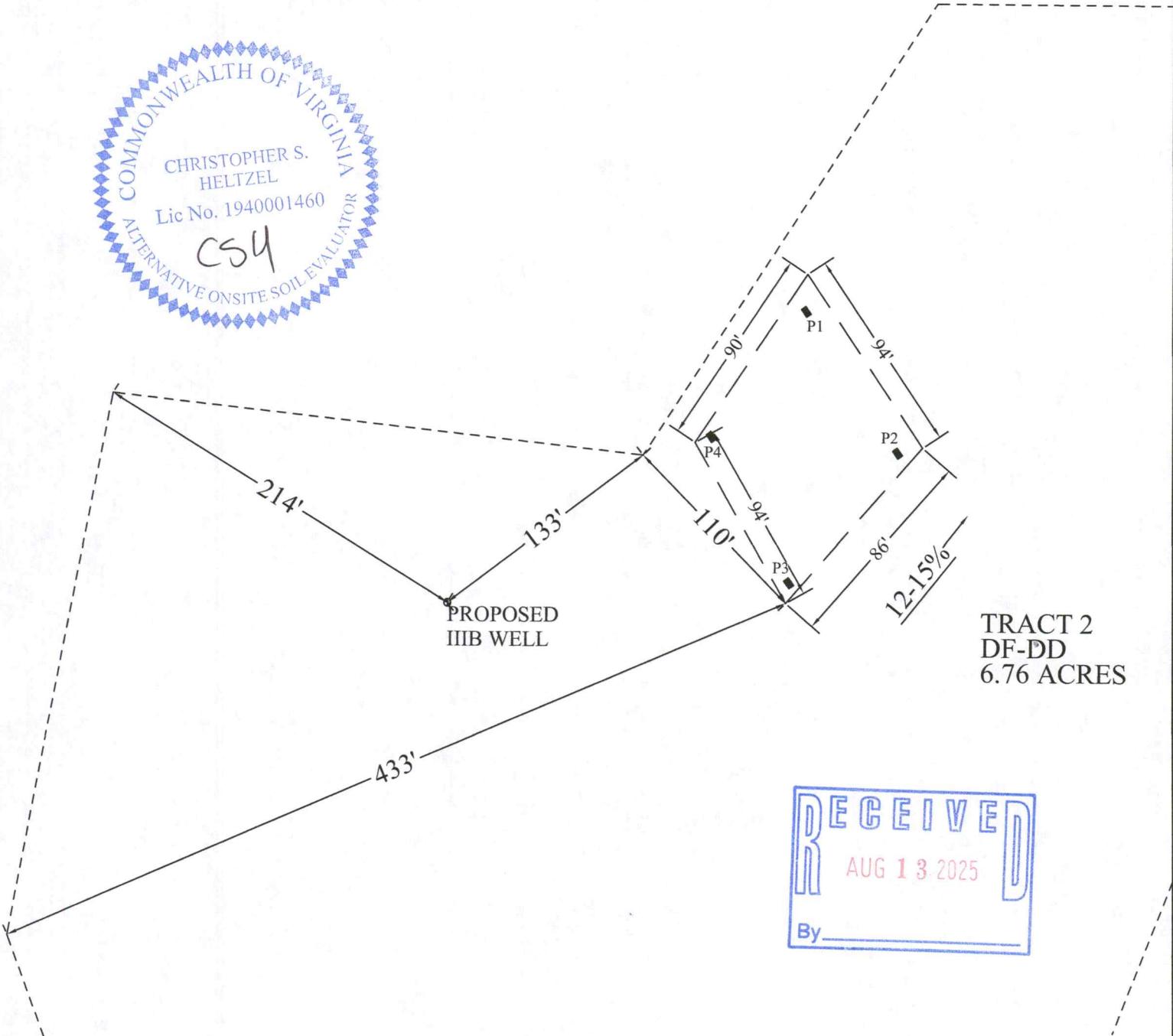
Signature of Property Owner

Date

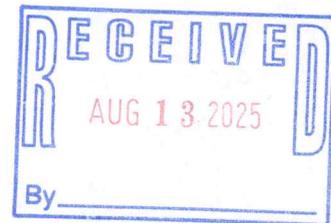
Site Sketch & Sanitary Survey TM# 59-A-63F Page County

-  BORE #
-  PIT #
-  SLOPE DIRECTION
-  PROPOSED WELL

ALL KNOWN WELLS & DRAINFIELD SITES WITHIN 200' OF THE PROPOSED DRAINFIELDS ARE SHOWN.



TRACT 2
DF-DD
6.76 ACRES



August 11, 2025
DRAWN BY: CH



From: [David Reed](#)
To: [Joshua Hahn](#); [Tracy Clatterbuck](#)
Cc: [Ryan Cabbage](#)
Subject: FW: Tax Assessment Information for TM# 59-A-63F
Date: Friday, July 25, 2025 1:07:36 PM

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Josh / Tracy,

Please add this to the file / packet for the Flowerdew Hundred LLC rezoning request currently before the Planning Commission.

It shows a possible scenario with the addition of \$1m of improvements to the property resulting in an increase of the real estate taxes (at current real estate tax rates) from the current amount of \$176.66 annually (not in land use tax reduction program) to \$7,476.60 annually. This is an estimated 42.32X multiple (4,232%) increase in the current tax revenue to Page County from this property. Noting only \$1m additional to improvement value and no change to land value, which land value is likely to increase as well once the improvements are constructed, making the new annual real estate taxes even more. This does not include Page County business license fees or possible gross receipts taxes.

If the property qualified for the land use program and was thereafter removed and \$1m of improvements added, the increase in the real estate taxes (at current real estate tax rates) would be an estimated 704.67X multiple (70,467%) increase, not including any applicable roll back real estate taxes.

David

1. Current assessed value of this 9.69 acre parcel **\$24,200**
2. A comparison of the annual real estate taxes of the 9.69 acre parcel three possible ways:
 - a. With forestry land use applied (no improvements, realizing parcel is not currently in land use but was previously and could be if adjoining properties had same ownership / met min. size requirements / forestry plan requirements) **\$10.61**
 - b. As it currently exists (no land use / no improvements) **\$176.66**
 - c. With addition of \$1m taxable improvements (no land use) **\$7,476.60 (But depending on the type of improvement whether house site or a commercial property then the land value would increase)**

David

David M. Reed, Esq.
REED & REED, P.C.
Attorneys & Counsellors at Law
P.O. Box 766
16 South Court Street

Luray, Virginia 22835
(540) 743-5119 (office main line)
(540) 860-4875 (direct dial)
(540) 743-4806 (fax)
dreed@reedandreedlaw.com

This electronic message may contain confidential or privileged information and is intended solely for the individual or entity named above. If you are not the intended recipient be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please notify the sender immediately by using the email address or by telephone listed above.

From: Rebecca Smith <bsmith@pagecounty.virginia.gov>
Sent: Friday, July 25, 2025 12:41 PM
To: David Reed <dreed@reedandreedlaw.com>
Subject: RE: Tax Assessment Information for TM# 59-A-63F

Hello David,

I have the information you needed, I have noted the answers to the questions in red.

Please let me know if you need anything else.

Have a great weekend!

Becky

Rebecca B. Smith
Master Commissioner of the Revenue
Page County
103 S. Court Street, Suite C
Luray, VA 22835
540-743-3840



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From: David Reed <dreed@reedandreedlaw.com>
Sent: Thursday, July 24, 2025 2:58 PM
To: Rebecca Smith <bsmith@pagecounty.virginia.gov>
Subject: RE: Tax Assessment Information for TM# 59-A-63F



[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

Becky,

No problem at all!

David

David M. Reed, Esq.
REED & REED, P.C.
Attorneys & Counsellors at Law
P.O. Box 766
16 South Court Street
Luray, Virginia 22835
(540) 743-5119 (office main line)
(540) 860-4875 (direct dial)
(540) 743-4806 (fax)
dreed@reedandreedlaw.com

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From: Rebecca Smith <bsmith@pagecounty.virginia.gov>
Sent: Thursday, July 24, 2025 2:57 PM
To: David Reed <dreed@reedandreedlaw.com>
Subject: RE: Tax Assessment Information for TM# 59-A-63F

Hi David,

I just wanted to explain the delay in answering this, been extremely busy since I came back Tuesday. I will start researching this and get back to you as soon as I can.

Have a great evening!
Becky

Rebecca B. Smith
Master Commissioner of the Revenue
Page County
103 S. Court Street, Suite C
Luray, VA 22835
540-743-3840



The e-mail and any attachments with it are privileged and confidential and are intended solely for the use of the individual(s) to whom they are addressed. If you have received this e-mail in error or are not the addressee, please immediately delete it and notify the sender.

From: David Reed <dreed@reedandreedlaw.com>
Sent: Monday, July 21, 2025 9:06 AM
To: Rebecca Smith <bsmith@pagecounty.virginia.gov>
Cc: Joshua Hahn <jhahn@pagecounty.virginia.gov>
Subject: Tax Assessment Information for TM# 59-A-63F

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

Becky,

The above 9.69 acre parcel was divided from TM# 69-A-97F in April 2025 and then a boundary line adjustment was completed in May 2025 establishing the 9.69 acre parcel. Copy of the survey for this parcel is attached. The parcel is currently unimproved except for a very short gravel driveway off 340, zoned agriculture, and was recently timbered. The parcel is now the subject of a pending rezoning application. I wanted to see if your office could provide the below information:

1. Current assessed value of this 9.69 acre parcel **\$24,200**
2. A comparison of the annual real estate taxes of the 9.69 acre parcel three possible ways:
 - a. With forestry land use applied (no improvements, realizing parcel is not currently in land use but was previously and could be if adjoining properties had same ownership / met min. size requirements / forestry plan requirements) **\$10.61**
 - b. As it currently exists (no land use / no improvements) **\$176.66**
 - c. With addition of \$1m taxable improvements (no land use) **\$7,476.60 (But depending on the type of improvement whether house site or a commercial property then the land value would increase)**

Thank you and I hope you have a great week!

David

David M. Reed, Esq.
REED & REED, P.C.
Attorneys & Counsellors at Law
P.O. Box 766
16 South Court Street
Luray, Virginia 22835

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ADJOINING PROPERTY OWNERS' COMMENTS

I (we) Isaac's Woods LLC adjoining property owner(s) have the following comments on the rezoning request of Flowerdew Hundred, LLC to rezone tax map number 59-(A)-63F from Agriculture (A-1) to Commercial (C-1) as described in the attached notice.

(Please check one below and provide comments related to your opinion).

I (we) have no objection to the rezoning request.

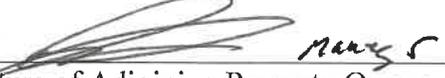
I (we) object to the rezoning request.

COMMENTS:

Our land has 961.72 feet of
Common boundary line with the
land that is subject to this rezoning
request. We fully support this
request and ask it be approve.
Great use of this property!

(continue on reverse side if necessary)

Isaac's Woods LLC

By: 
Signature of Adjoining Property Owner

Signature of Adjoining Property Owner

9-15-2025
Date

Date

Please complete and return this form (if desired) to the Planning and Community Development Department, 103 South Court Street, Suite B, Luray, Virginia 22835, or via email at tclatterbuck@pagecounty.virginia.gov. If you have any questions, please contact Tracy Clatterbuck at (540) 743-1324. Thank you.

ADJOINING PROPERTY OWNERS' COMMENTS

I (we) Historic Triangle LLC adjoining property owner(s) have the following comments on the rezoning request of Flowerdew Hundred, LLC to rezone tax map number 59-(A)-63F from Agriculture (A-1) to Commercial (C-1) as described in the attached notice.

(Please check one below and provide comments related to your opinion).

I (we) have no objection to the rezoning request.

I (we) object to the rezoning request.

COMMENTS:

We own property directly across from
Tax Map # 59-A-63F. We support
this request 100% as we need more
tax paying businesses in Page County!

(continue on reverse side if necessary)

Historic Triangle LLC

By: [Signature]
Signature of Adjoining Property Owner

Signature of Adjoining Property Owner

9-16-25
Date

Date

Please complete and return this form (if desired) to the Planning and Community Development Department, 103 South Court Street, Suite B, Luray, Virginia 22835, or via email at tclatterbuck@pagecounty.virginia.gov. If you have any questions, please contact Tracy Clatterbuck at (540) 743-1324. Thank you.

We own property that is nearby the Flowerdew Hundred LLC property in the Battle Creek area of Page County.

We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name Cafe Cubano #3 LLC

BY: _____

Its manager

Date: 9-17-25

We own property that is nearby the Flowerdew Hundred LLC property in the Battle Creek area of Page County.

We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name George Wythe Investments LLC

BY: _____

Its manager

Date: 9-18-25

We own property that is nearby the Flowerdew Hundred LLC property in the Battle Creek area of Page County.

We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name Airbi Forest LLC

BY: _____

Its manager

Date: 9-18-25

We own property that is directly across 340 from the Flowerdew Hundred LLC property in the Battle Creek area of Page County. We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Historic Triangle LLC

BY: 

Its manager

Date: 9-16-2025

We own property that adjoins the Flowerdew Hundred LLC property off 340 in the Battle Creek area of Page County. We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Isaac's Woods LLC

BY:  _____

Its manager

Date: 9-16-2025

We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name: David Reed

Signature: 

Address: 596 Cane Creek Lane, Luray, VA 22835

Date: 9.17.25

We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name: Lauren Reed

Signature: Lauren Reed

Address: 596 Cane Creek Ln. Luray, VA 22835

Date: 9-17-25

We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name: Patricia Jackson

Signature: Patricia Jackson

Address: 9 Lawley Ave Surry Va 22835

Date: 9-17-2025

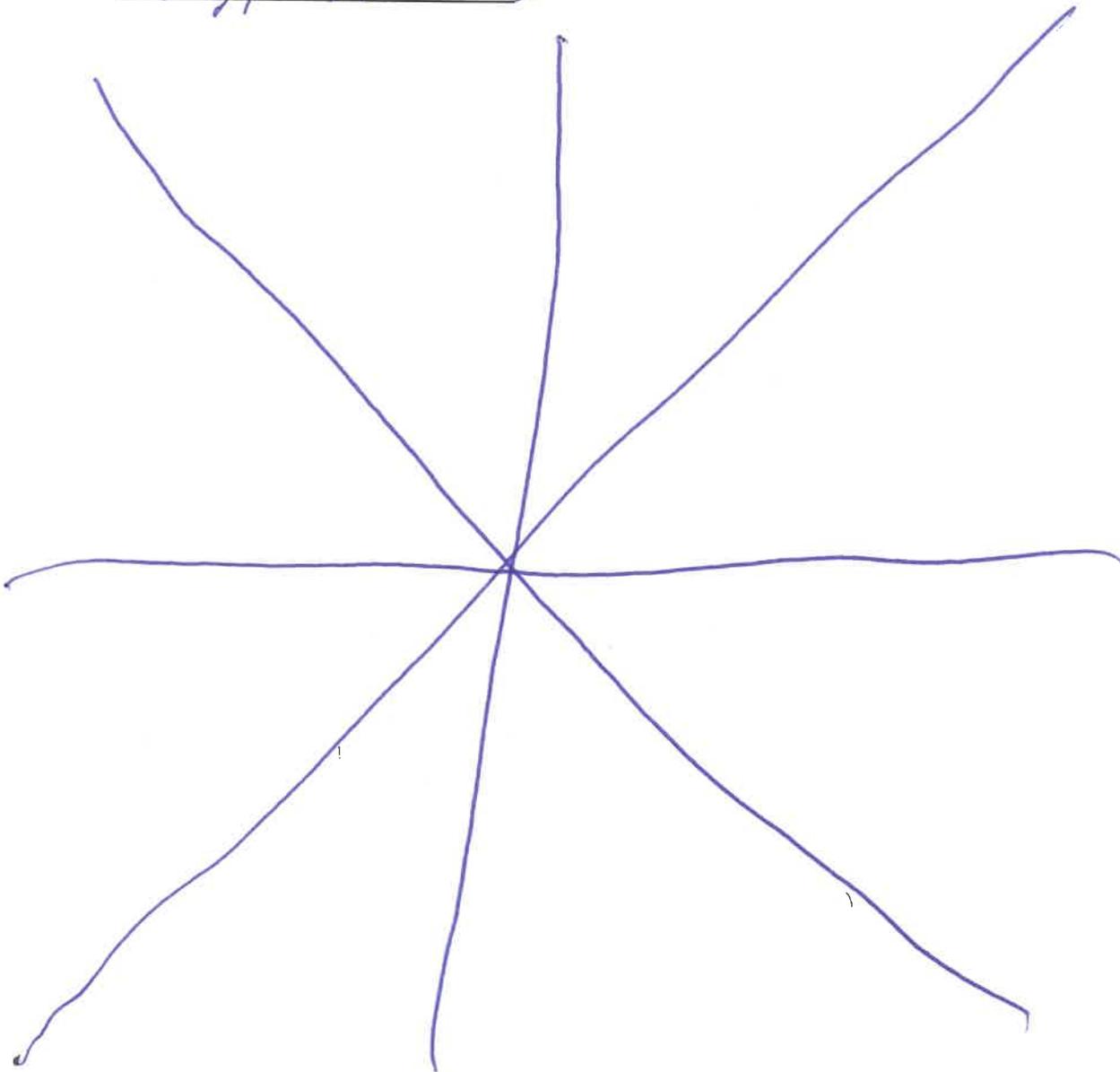
We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name: EARL L BRUNSON.

Signature: Earl L Brunson

Address: 220 VIRGINIA AVE LURAY VA 22835

Date: Sept 17 2025



We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name: Robin FREEZE

Signature: *Robin Freeze*

Address: 347 Wilderness Trail Luray

Date: 9-17-25

We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name: Catherine Ashanky

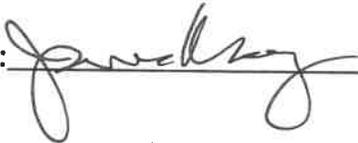
Signature: Catherine Ashanky

Address: 221 Piney Mountain Rd, Luray VA 22835

Date: 9/17/25

We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name: James Ashanky

Signature: 

Address: 221 Piney Mountain Rd. Suray VA 22835

Date: 9/17/25

We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name: Christina Flach

Signature: C. Flach

Address: 385 Chapel Rd Stanley VA 22851

Date: 9/17/25

We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name: Jason Flach

Signature: Jason Flach

Address: 385 Chapel Rd Stanley VA 22851

Date: 9/17/25

ADJOINING PROPERTY OWNERS' COMMENTS

I (we) Kenneth W. Shuler adjoining property owner(s) have the following comments on the rezoning request of Flowerdew Hundred, LLC to rezone tax map number 59-(A)-63F from Agriculture (A-1) to Commercial (C-1) as described in the attached notice.

(Please check one below and provide comments related to your opinion).

I (we) have no objection to the rezoning request.

I (we) object to the rezoning request.

COMMENTS:

I would like to make anyone concerned aware that this IS an active farm operation that has been running for over 100 years & there will be noises & smells that go along with that. This operation WILL continue regardless of any current or future neighbors. I appreciate everyone's understanding in this matter and I trust that there will be no problems between this property and any adjacent land owners.
(continue on reverse side if necessary)

Kenneth W. Shuler
Signature of Adjoining Property Owner

Signature of Adjoining Property Owner

9-17-2025
Date

Date

Please complete and return this form (if desired) to the Planning and Community Development Department, 103 South Court Street, Suite B, Luray, Virginia 22835, or via email at telatterbuck@pagecounty.virginia.gov. If you have any questions, please contact Tracy Clatterbuck at (540) 743-1324. Thank you.

ADJOINING PROPERTY OWNERS' COMMENTS

I (we) Judy Painter adjoining property owner(s)

have the following comments on the rezoning request of Flowerdew Hundred, LLC to
rezone tax map number 59-(A)-63F from Agriculture (A-1) to Commercial (C-1) as
described in the attached notice.

(Please check one below and provide comments related to your opinion).

I (we) have no objection to the rezoning request.

I (we) object to the rezoning request.

COMMENTS:

You can reach me with
any questions at 540-778-3459.

See attached

(continue on reverse side if necessary)

Judy Painter
Signature of Adjoining Property Owner

Signature of Adjoining Property Owner

9-23-2025
Date

Date

Please complete and return this form (if desired) to the Planning and Community
Development Department, 103 South Court Street, Suite B, Luray, Virginia 22835, or via
email at tclatterbuck@pagecounty.virginia.gov. If you have any questions, please contact
Tracy Clatterbuck at (540) 743-1324. Thank you.

Good evening! I'm here in opposition to rezoning approximately 10 acres of Agricultural A-1 into Commercial C-1. I'm an adjacent land owner having lived here for 59 years. Our property is located across the road from the proposed entrance. Commercial C-1 is extremely broad. Why should the nature of the whole community be changed from strictly agricultural uses to anything that is allowed in a commercial district? There are no real factors that indicate that this is a good property for commercial use. Highway safety is my greatest concern. Mr. Reed had plenty of road frontage on Route 614 to create a good entrance. The 340 By-Pass is a good road, but it still has its limitations in terms of traffic. A commercial usage implies there will be traffic coming and going and stopping and turning which could create hazardous conditions. The landfill alone has brought many out-of-county trash trucks! There's also large trucks hauling poultry feed; oversized loads; tractor trailers loaded with caged live poultry; along with slow-moving farm equipment, such as tractors, haybines, rakes, combines, etc. which take up more than the regular lane usage. There have already been accidents right at the proposed entrance site. There is also the narrowing from an accelerated 3 lane into a 2 lane which is very disconcerting. Security, another concern of mine. Will there be any? As an attorney, I'm sure Mr. Reed has gone above and beyond measure to make sure this rezoning request is passed, so I appreciate you giving those of us who live in the community and will be affected by this, the

opportunity to voice our concerns also. Thank you!

Judy Painter
778-3459

Good evening! I oppose this broad rezoning request. My concern is mostly traffic, safety and road issues. A few years ago, the surveyor, himself, was involved in a head-on collision right in front of the proposed entrance. (I have some pictures for those who have not physically visited the property) This screams that it's a dangerous spot for turning vehicles. I beg you to deny this rezoning request. It is not wanted! I felt compelled to let neighbors know our quiet, little community will forever be changed if this goes through. We have the right to know and understand the details. No one I spoke to knew about the rezoning request. Yes, it was in the PN&C but a newspaper is really no longer a sufficient source for such a major request. You have a petition signed by neighbors that they are opposed to the rezoning. Not one person declined signing! Suspicion arose when Racey Engineering had 500 self-serve storage units listed on their cover sheet to Mr. Reed. During questioning at the last session, he denied knowing why they used those numbers or words. Really? He seems quite vague and not willing to share his plans and why is that? It is public record Mr. Reed already owns approximately 29 commercial/businesses. He also has the privilege of easy access to real estate that's for sale. Are we going to allow residents to buy farms, chop them up and lose our scenic country side? Page County is known for its slow, quiet and peaceful lifestyle. We love our beautiful scenery, views and mountains. This is not the place for commercial property! The only other commercial property close is now out of business. We need our farm and woodlands. Thank you? Are there any questions for me or those present?

I/We are signing this declaration in opposition to the rezoning of 9.69 acres near the quiet agricultural community of Battlecreek:

NAME	PHONE #	NAME	PHONE #
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Wendy Braithwaite	540-244-4917	Alisa A. Dinger	540-742-5452
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Michael Braithwaite	540-244-4917	Paul A. [unclear]	540-742-2941
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Dwan Painter	540-244-9174	Leba White	540-209-469
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Joyce Painter	540-421-1184	Sandra Kay Stanley	
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Bonnie Niles	540-344-8384		
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Anthony Jewell	540-860-8119		
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Millicy Carter	540-778-2794		
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Alfred C. Combs	778-2794		
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Cathy [unclear]	540-520-7454		
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Robert L. Cave	(540) 778-4127		
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Angie L. Cave	(540) 778-4127		
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Patricia Davis	540-778-1153		
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Ronnie Davis	778-3326		
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Sandra Painter	778-3277		
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Allen W. Painter Sr			
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Ann [unclear]	481-7858		
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Frank [unclear]	540-781-1402		
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Randy Rhinehart	540-244-7978		
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Veressa Rhinehart	540-244-7978		
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20. Wayne F. [unclear] 244-9414



In front of Flea Market looking
south. Arrow denotes entrance!



Existing entrance (hasn't been
used since Rt 340 was put in ^{early 1990s} until
Mr. Reed purchased it)



Looking south, proposed entrance
on left. Not a lot of room to
brake (crest of hill)



Proposed entrance looking straight
into property



Looking north toward landfill.
A car hit the pipe with the rock
and another hit the striped
guardrail & went over the bank
behind the rail



Looking south and how close to
the top of the hill. Standing
in the proposed entrance



Visibility is limited looking south at top of hill + where the ~~3~~ lanes merge into 2.



On top of hill looking south - line
curving shows where it starts to
narrow.



Lane begins to narrow, but there are no arrows indicating to move over because lane ends.



Entrance to Mr. Nevitt's
poultry business where the last
dotted white line is & you still
cannot see the lane merge sign
is.

ADJOINING PROPERTY OWNERS' COMMENTS

I (we) Ryan Clay Nevitt, Jr. adjoining property owner(s) have the following comments on the rezoning request of Flowerdew Hundred, LLC to rezone tax map number 59-(A)-63F from Agriculture (A-1) to Commercial (C-1) as described in the attached notice.

(Please check one below and provide comments related to your opinion).

I (we) have no objection to the rezoning request.

I (we) object to the rezoning request.

COMMENTS:

I own the adjoining property and
poultry operation. I have a great concern
if this request is granted, it will have a
negative impact on my farm and future
livelihood. This will set a precedent which
affects the future and sustainability of agriculture in
Page County.
(continue on reverse side if necessary)


Signature of Adjoining Property Owner

Signature of Adjoining Property Owner

9-23-25
Date

Date

Please complete and return this form (if desired) to the Planning and Community Development Department, 103 South Court Street, Suite B, Luray, Virginia 22835, or via email at tlatterbuck@pagecounty.virginia.gov. If you have any questions, please contact Tracy Clatterbuck at (540) 743-1324. Thank you.

ADJOINING PROPERTY OWNERS' COMMENTS

I (we) Lois A. Freeze & Donna S. Daffner POA (for) adjoining property owner(s)

have the following comments on the rezoning request of Flowerdew Hundred, LLC to rezone tax map number 59-(A)-63F from Agriculture (A-1) to Commercial (C-1) as described in the attached notice.

(Please check one below and provide comments related to your opinion).

I (we) have no objection to the rezoning request.

I (we) object to the rezoning request.

COMMENTS:

(continue on reverse side if necessary)

Donna S. Daffner POA for Lois A. Freeze
Signature of Adjoining Property Owner Signature of Adjoining Property Owner

9/23/25
Date

9/23/25
Date

Please complete and return this form (if desired) to the Planning and Community Development Department, 103 South Court Street, Suite B, Luray, Virginia 22835, or via email at tclatterbuck@pagecounty.virginia.gov. If you have any questions, please contact Tracy Clatterbuck at (540) 743-1324. Thank you.

RE: Support of Rezoning Request of Flowerdew Hundred LLC

Dear Members of the Page County Board of Supervisors,

Isaac's Woods LLC owns property adjoining the Flowerdew Hundred LLC property located off U.S. Route 340 in the Battle Creek area of Page County. Our property shares approximately 961.72 linear feet of common boundary with the Flowerdew Hundred LLC property that is the subject of the pending rezoning request. To our knowledge, this represents the largest shared boundary between the subject property and any adjoining landowner.

As an adjacent property owner with a direct and substantial interest in the future use of this land, we have carefully considered the proposed rezoning. We believe the request is reasonable and appropriate for this area and is consistent with the County's need to encourage responsible development.

Page County benefits from thoughtful growth that expands local business opportunities and strengthens the tax base. Increased commercial activity and investment are essential to supporting County services, infrastructure, and long-term fiscal stability.

For these reasons, Isaac's Woods LLC fully supports the rezoning request submitted by Flowerdew Hundred LLC, and we respectfully request that the Board of Supervisors approve the proposed rezoning.

Thank you for your time, consideration, and service to Page County.

Respectfully,

Isaac's Woods LLC

By: James D. Reed, manager

Its manager

Date: 12-23-25

**CORRECTED ORDINANCE TO AMEND A PORTION OF CHAPTER 125 (ZONING)
OF THE PAGE COUNTY, VIRGINIA CODE**

WHEREAS, by Ordinance duly adopted, the Board of Supervisors of the County of Page adopted Chapter 125, Zoning, of the Page County Code, which Chapter has been amended from time to time; and

WHEREAS, such Ordinance is in full force and effect on the date hereof; and

WHEREAS, on September 15, 2025, an ordinance was adopted amending Chapter 125, which included various amendments to the parts and subparts of the ordinance governing Mobile Food and Catering businesses.

WHEREAS, the ordinance that was submitted for adoption included an error under the amendment to Section 125-12 Commercial (C-1), specifically, the submitted ordinance included outdated language in the proposed amendment, not the current language of the code being amended, which is inconsistent with the vote held on said date.

WHEREAS, this corrected ordinance is to properly reflect the intentions and actions of the Board of Supervisors.

NOW THEREFORE, be it resolved and ordained by the Board of Supervisors of the County of Page, Virginia, that the previously submitted and endorsed amendment to Chapter 125 (“Zoning”) be corrected to reflect the proper vote held on the 15th of September, 2025, as follows:

The previously submitted ordinance amended 125-12 Commercial (C-1), under part B, subpart 5 to read as follows: Places serving food and/or beverages including but not limited to restaurant, general; restaurant, drive-thru; cafe; tavern; nightclub; bar; pub; bakery; deli; brewery; winery; **banquet facility; event facility**; catering facility; mobile food vending operation, subject to the provisions of § 125-30.24; and other similar uses.

The terms “banquet facility” and “event facility” were previously deleted and replaced with the term “event venue”. Thus, §125-12 Commercial (C-1), Part B, Subpart 5, is hereby amended to read:

Places serving food and/or beverages including but not limited to restaurant, general; restaurant, drive-thru; cafe; tavern; nightclub; bar; pub; bakery; deli; brewery; winery; **event venue**; catering facility; mobile food vending operation, subject to the provisions of § 125-30.24; and other similar uses.

This ordinance shall be in full force and effect from and after the passage hereof as provided by Virginia law.

Clifton Thomas, Chairman-at-Large
Board of Supervisors of the County of Page, Virginia

Attest:

, Clerk