



**AGENDA**  
**Page County Planning Commission**  
**Regular Meeting**  
**Board of Supervisors Room- County Government Center**  
**103 South Court Street, Luray, VA 22835**  
**January 13, 2026 - 7:00 p.m.**

Live Meeting Stream: <http://www.pagecounty.virginia.gov/392/Watch-Meetings-Videos>

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**Call to Order**

- A. Pledge of Allegiance
- B. Moment of Silence
- C. Microphone Reminder
- D. Attendance Roll Call

**Adoption of Agenda**

**Public Hearing**

- A. Zoning Ordinance Amendment: Confined Feeding Operations Tracy Clatterbuck

**Citizen Comments on Agenda Items**

**New Business**

- A. Adoption of Minutes: *December 9, 2025*
- B. 2026 Budget Discussion Josh Hahn
- C. 2025 Annual Report Josh Hahn

**Unfinished Business**

None

**Open Citizen Comment Period**

**Chairman's Report**

**Clerk's Report**

**Adjourn**



# COUNTY OF PAGE

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Luray, Virginia 22835  
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## 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:

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**TO:** Page County Planning Commission

**FROM:** Tracy Clatterbuck, Zoning Administrator I

**SUBJECT:** Public Hearing on proposed Zoning Ordinance amendments- Article IV (*District Regulations*) and Article VI (*Confined Feeding Operations*)

**DATE:** January 6, 2026

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## **SUMMARY:**

Multiple amendments related to Confined Feeding Operations

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## **BACKGROUND:**

Article VI (Confined Feeding Operations) of the Page County Zoning Ordinance was updated by the Board of Supervisors on March 20, 2023. One of the amendments adopted at that time was reducing the minimum setback from the confined feeding operation from 600 to 300 feet from any structure designed to be occupied as a residence, excluding any residence owned by the applicant desiring a permit to establish a confined feeding operation.

Since that time, an error has been discovered in the Agriculture and Woodland-Conservation zoning district regulations (Article IV) related to that same requirement. The purpose of the attached proposed amendments is to make all regulations related to confined feeding operations consistent and concise. There are other minor amendments related to confined feeding operations that staff are proposing to clean up as well.

## **PROPOSED AMENDMENTS:**

Staff proposes the following amendments to the Page County Zoning Ordinance:

Section 125-9.B(10) to read as follows:

“Confined feeding operations **and confined poultry feeding operation** pursuant to the requirements of Article VI of this chapter and pursuant to all other provisions of this chapter.”

Section 125-9.H to read as follows:

“Any new structure designed to be occupied as a residence, church, school, community center or commercial 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 § 125-32, Article VI, of this chapter. **Any structure to be occupied as a residence on the same property as the confined feeding operation or confined poultry feeding operation is excluded from this requirement.**”

Section 125-10.B(10) to read as follows:

“Confined feeding operations **and confined poultry feeding operation** pursuant to the requirements of Article VI of this chapter and pursuant to all other provisions of this chapter.”

Section 125-10.H to read as follows:

“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 § 125-32, Article VI, of this chapter. Any structure to be occupied as a residence on the same property as the confined feeding operation or confined poultry feeding operation is excluded from this requirement.”

Amend Section 125-32 to add the following new definitions:

Confined Feeding Animal Unit — A confined feeding animal unit is a unit of measurement used to represent a certain amount of livestock kept and fed in confinement, with different types of animals converted into a common scale based on their manure production or resource use. For purposes of this article, the following shall be used:

$$AU = \frac{\text{Stocking rate} \times \text{Target finish weight}}{1000}$$

Stocking Rate — Number of individual livestock or poultry per confined space.

Target Finish Weight — Weight of individual livestock or poultry when removed from confinement.

Amend Section 125-32 to amend the following definitions to read as follows:

Confined Feeding Operation — For the purpose of this article, “confined animal feeding operation” means a lot or facility, together with any associated treatment works, where all three of the following conditions are met:

- A. Animals have been, are or will be stabled in or confined and fed or maintained for a total of 45 days or more in any twelve-month period;
- B. Crops, vegetation, forage growth or post-harvest residues are not sustained over any portion of the lot or facility; and
- C. The animal feeding operation has 300 or more animal units per parcel.

Confined Poultry Feeding Operation— For the purpose of this article, “confined poultry feeding operation” means any confined animal feeding operation feeding poultry with 200 or more animal units of poultry per parcel.

Amend Sections 125-33, 125-34, 125-35, and 125-36 referencing “confined poultry feeding operation” as shown on the attached draft.

**MOTION(S):**

I move that the Page County Planning Commission recommend approval of the attached zoning text amendments to the Board of Supervisors.

OR

I move that the Page County Planning Commission recommend denial of the attached zoning text amendments to the Board of Supervisors.

OR

I move an alternative motion.

**ATTACHMENT(S):**

- Draft amendments dated 12/22/25

## Article IV District Regulations

**§ 125-9. Woodland-Conservation (W-C).** [Amended 4-8-1991; 12-9-1991; 4-12-1993; 5-11-1999; 7-13-1999; 2-12-2002; 6-10-2003; 6-21-2005; 12-19-2006; 12-16-2008; 4-21-2009; 6-16-2009; 10-20-2009; 4-20-2010; 9-16-2014; 2-7-2017; 8-1-2017; 3-17-2020; 5-15-2023; 7-15-2024; 2-18-2025; 7-21-2025; 9-15-2025]

- A. Statement of intent. It is the intent of this district to perpetuate the rural atmosphere, open space and scenic landscape of the area. This district is established for the specific purpose of conserving natural resources, protecting fragile environmental areas, reducing soil erosion, protecting watersheds, reducing hazards from flooding and protecting existing farmland. This district covers portions of the County which are occupied by mountain areas, heavily forested areas and other open space uses such as recreation areas, floodplains and farms. The area also contains portions where the depth to bedrock is shallow and presents some limitations to development. The protection of the Shenandoah River is also essential, and because of potential pollution problems due to on-lot sewage effluent, erosion and sedimentation from construction and disturbing of the landscape, the area near the river must remain open in nature.
- B. Permitted uses shall be as follows:
- (1) Forest, scenic and wildlife preserves and conservation areas.
  - (2) Agriculture.
  - (3) Wayside or roadside stand or market.
  - (4) Single-family detached dwellings.
  - (5) Cemeteries; police, fire and rescue squad stations; other essential public services.
  - (6) Portable sawmills, portable chipping mills, and portable shaving mills.
  - (7) Bed-and-breakfast establishments and short-term tourist rentals, subject to the provisions of § 125-30.21.
  - (8) Manufactured homes and individual mobile homes.
  - (9) Electric facilities operated at 40 kilovolts or less.
  - (10) Confined feeding operations **and confined poultry feeding operation** pursuant to the requirements of Article VI of this chapter and pursuant to all other provisions of this chapter.
  - (11) Tiny home dwellings.
  - (12) Only one permitted principal residential structure shall be allowed on any lot, tract or parcel of land.
- C. Permitted accessory uses located on the same lot with the permitted principal use shall be as follows:
- (1) Private garage or private parking area.

- (2) Signs pursuant to § 125-20.
  - (3) Home occupations pursuant to § 125-15.
  - (4) Customary accessory uses and buildings, provided that they are clearly incidental to the principal use pursuant to § 125-16.
  - (5) Guesthouse, as defined in § 125-4.
  - (6) Family day home (less than five unrelated children).
  - (7) Small system wind energy facility.
  - (8) Windmill.
  - (9) Catering facilities, subject to the provisions of § 125-30.24.
  - (10) Mobile food vending operations, subject to the provisions of § 125-30.25.
- D. Uses permitted by special permit shall be as follows:
- (1) Lodges or clubs for climbing, hunting, fishing, gunning, nature observation or other similar recreation purposes pursuant to § 125-22.
  - (2) 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, all pursuant to § 125-22.
  - (3) Churches and public schools.
  - (4) Electric facilities operated above 40 kilovolts.
  - (5) Publicly owned sanitary landfills which meet all federal, state and County requirements and regulations.
  - (6) Outdoor commercial recreation areas and facilities: camps and campgrounds pursuant to § 125-66.
  - (7) Pole-designed tower facilities or pole-designed structures not to exceed 100 feet in height with a minimum setback from all property lines of 200 feet, 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) Commercial sawmills, commercial chipping mills, and commercial shaving mills pursuant to § 125-30.4.
  - (9) Commercial workshops, as defined in § 125-4.
  - (10) Veterinarian clinics, pet grooming, boarding and breeding of animals, as defined in § 125-4.
  - (11) Family day home (five or more unrelated children) pursuant to § 125-30.6.
  - (12) Small system wind energy facility.

- (13) Windmill.
  - (14) Wholesale businesses and storage warehouses within "confined poultry feeding operation" buildings constructed prior to October 1, 2009. Storage of personal property of the property owner and all agricultural uses are exempt.
  - (15) Event venue.
  - (16) Auto repair service facility/public garage.
  - (17) Indoor and outdoor shooting ranges.
  - (18) Commercial parking facilities.
  - (19) Riding stables or academies.
  - (20) Quarry operations pursuant to § 125-30.23.
- E. Minimum lot size shall be as follows: area: 1 3/4 acres; width at setback line: 150 feet. Lots on cul-de-sac may have width reduced to 50 feet.
- F. Minimum yard dimensions shall be as follows: front yard: 50 feet, except cul-de-sac lots may be 70 feet; each side yard: 20 feet; rear yard: 50 feet.
- G. Maximum coverage and height shall be as follows: maximum building coverage: 15%; maximum height from average grade: 35 feet/2 1/2 stories. All accessory buildings shall be less than the main building in height, except as provided for in § 125-14D.
- H. Any new structure designed to be occupied as a residence, church, school, community center or commercial 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 § 125-32, Article VI, of this chapter. **Any structure to be occupied as a residence on the same property as the confined feeding operation or confined poultry feeding operation is excluded from this requirement.**
- I. All wells in W-C 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), Code of Virginia (1950), as amended.<sup>1</sup> 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.
- J. Site plan. Before obtaining a zoning permit for the uses listed within this district either as a

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1. Editor's Note: See now Code of Virginia, § 3.2-300.

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.
- (2) Building location and setbacks from property lines.
- (3) Parking spaces.
- (4) Proposed signs.
- (5) Lighting with a description.

**§ 125-10. Agriculture (A-1). [Amended 4-8-1991; 4-12-1993; 9-9-1996; 5-11-1999; 7-13-1999; 2-12-2002; 6-10-2003; 6-21-2005; 12-19-2006; 3-18-2008; 12-16-2008; 4-21-2009; 6-16-2009; 10-20-2009; 4-20-2010; 9-18-2012; 9-16-2014; 2-7-2017; 8-1-2017; 6-5-2018; 3-17-2020; 5-19-2020; 5-15-2023; 7-15-2024; 2-18-2025; 7-21-2025; 9-15-2025]**

A. Statement of intent. This district is intended to preserve the character of those portions of the County where agricultural and other low-intensity uses predominate. To ensure the success of the above goal, it is necessary to maintain a relatively low density of development. The permitted uses should include mainly agriculture and related uses. Generally, soils in these areas are well suited for agricultural purposes. As agricultural land is a primary resource and economic asset of the County, it must be preserved to the greatest extent possible. Very low-density development may be permitted in this area, but agricultural preservation is the primary intent of this district.

B. Permitted uses shall be as follows:

- (1) Agriculture.
- (2) Wayside or roadside stand or market.
- (3) Forest, scenic and wildlife preserves and conservation areas.
- (4) Single-family detached dwellings.
- (5) Cemeteries; police, fire and rescue squad stations; other essential public services.
- (6) Portable sawmills, portable chipping mills, and portable shaving mills.
- (7) Electric facilities operating at 40 kilovolts or below.
- (8) Bed-and-breakfast establishments and short-term tourist rentals, subject to the provisions of § 125-30.21.
- (9) Manufactured homes and individual mobile homes.
- (10) Confined feeding operations **and confined poultry feeding operation** pursuant to the requirements of Article VI of this chapter and pursuant to all other provisions of this chapter.
- (11) Only one permitted principal residential structure shall be allowed on any lot, tract or

parcel of land.

(12) Town of Luray Wastewater Facility.

(13) Distilleries which are licensed by the Commonwealth in accordance with the Virginia Alcoholic Beverage Control Act, or other Virginia laws, as amended, from time to time. There shall be a limit of 5,000 gallons per year. The applicant shall provide a measured site sketch of the property, including but not limited to parking, and the building used to house the operation. Anything above and beyond the gallons allowed or activity allowed will require a special use permit.

(14) Farmers market.

(15) Greenhouse retail sales.

(16) Brewery.

(17) Winery.

(18) Aircraft maintenance facilities, avionics repair facilities, aviation terminal buildings, and any other buildings and/or structures related to aviation that are adjacent to and under the control of a public use airport.

(19) Tiny home dwellings.

C. Permitted accessory uses located on the same lot with the permitted principal use shall be as follows:

(1) Private garage or private parking area.

(2) Signs pursuant to § 125-20.

(3) Home occupations pursuant to § 125-15.

(4) Customary accessory uses and buildings, provided that they are clearly incidental to the principal use pursuant to § 125-16.

(5) Guesthouse, as defined in § 125-4.

(6) Family day home (less than five unrelated children).

(7) Small system wind energy facility.

(8) Windmill.

(9) Catering facilities, subject to the provisions of § 125-30.24.

(10) Mobile food vending operations, subject to the provisions of § 125-30.25.

D. Uses permitted by special permit shall be as follows:

(1) Lodges or clubs for climbing, hunting, fishing, gunning, nature observation or other similar recreation purposes pursuant to § 125-22.

- (2) 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, all pursuant to § 125-22.
- (3) Publicly owned sanitary landfills which meet all federal, state and County requirements.
- (4) Recreational trailer camps pursuant to § 125-19.
- (5) Airstrips meeting all federal, state and County requirements and not to be closer than 1,000 feet from a residential district boundary. All airstrips shall meet requirements as established in § 125-26.
- (6) Electric facilities operating above 40 kilovolts.
- (7) Churches and public schools.
- (8) Professional offices, not higher than two stories and not exceeding 5,000 square feet in area, by special use permit.
- (9) Outdoor commercial recreation areas and facilities: camps and campgrounds pursuant to § 125-66.
- (10) Pole-designed tower facilities or pole-designed structures not to exceed 100 feet in height with a minimum setback from all property lines of 200 feet, 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.
- (11) Commercial sawmills, commercial chipping mills, and commercial shaving mills pursuant to § 125-30.4.
- (12) Commercial workshops as defined in § 125-4.
- (13) Veterinarian clinics, pet grooming, boarding and breeding of animals as defined in § 125-4.
- (14) Family day home (five or more unrelated children) pursuant to § 125-30.6.
- (15) Wholesale businesses and storage warehouses within "confined poultry feeding operation" buildings constructed prior to October 1, 2009. Storage of personal property of the property owner and all agricultural uses are exempt.
- (16) Event venue.
- (17) (Reserved)
- (18) (Reserved)
- (19) Self-storage unit.
- (20) Farm implements sales with or without service facilities.
- (21) Indoor and outdoor shooting ranges.

- (22) Auto repair service facility/public garage.
  - (23) (Reserved)
  - (24) (Reserved)
  - (25) Commercial parking facilities.
  - (26) Riding stables or academies.
  - (27) Quarry operations pursuant to § 125-30.23.
- E. Minimum lot size shall be as follows: area: 1 3/4 acres; width at setback line: 150 feet.
- F. Minimum yard dimensions shall be as follows: front yard: 50 feet, except cul-de-sac lots may be 70 feet; each side yard: 20 feet; rear yard: 50 feet.
- G. Maximum building coverage and height shall be as follows: maximum building coverage: 10%; maximum height from average grade: 35 feet/2 1/2 stories. All accessory buildings shall be less than the main building in height, except as provided in § 125-14D.
- H. 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 § 125-32, Article VI, of this chapter. **Any structure to be occupied as a residence on the same property as the confined feeding operation or confined poultry feeding operation is excluded from this requirement.**
- I. All wells in Agricultural 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), Code of Virginia (1950), as amended.<sup>2</sup> 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.
- J. 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.
  - (2) Building location and setbacks from property lines.

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2. Editor's Note: See now Code of Virginia, § 3.2-300.

- (3) Parking spaces.
- (4) Proposed signs.
- (5) Lighting with a description.

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ARTICLE VI  
**Confined Feeding Operations**

**§ 125-31. Purpose. [Amended 4-8-1991]**

This article provides regulations for those districts where confined feeding operations are permitted uses.

**§ 125-32. Definitions.**

For the purpose of this article, certain words and terms are defined as follows:

**CONFINED FEEDING OPERATION** — For the purpose of this article, “confined animal feeding operation” means a lot or facility, together with any associated treatment works, where all three of the following conditions are met:[Amended 4-8-1991; 9-14-1992; 6-21-2005]

- A. Animals have been, are or will be stabled in or confined and fed or maintained for a total of 45 days or more in any twelve-month period;
- B. Crops, vegetation, forage growth or post-harvest residues are not sustained over any portion of the lot or facility; and
- C. The animal feeding operation has 300 or more animal units **per parcel**.

**CONFINED FEEDING ANIMAL UNIT** — A confined feeding animal unit is a unit of measurement used to represent a certain amount of livestock kept and fed in confinement, with different types of animals converted into a common scale based on their manure production or resource use. For purposes of this article, the following shall be used:

$$AU = \frac{\text{Stocking rate} \times \text{Target finish weight}}{1000}$$

**CONFINED POULTRY FEEDING OPERATION** — For the purpose of this article, “confined poultry feeding operation” means any confined ~~animal feeding~~ operation **feeding poultry** with 200 or more animal units of poultry **per parcel**. [Added 6-21-2005; amended 3-20-2023]

**LIVESTOCK** — Domestic animals, including but not limited to cattle, horses, sheep, goats and swine, raised for home use, pleasure or profit, but does not include dogs or cats.

**POULTRY** — Includes all domestic fowl and game birds raised in captivity.

**RECREATIONAL POND or LAKE** — Any pond or lake which is regularly used for fishing, boating, swimming or any other recreational activity.

**STOCKING RATE** — Number of individual livestock or poultry per confined space.

**TARGET FINISH WEIGHT** — Weight of individual livestock or poultry when removed from confinement.

**ZONING ADMINISTRATOR** — The Zoning Administrator of the County of Page, Virginia. [Added 9-14-1992]

**§ 125-33. Distances from property lines, structures, roads and water protection. [Amended 4-8-1991; 6-21-2005; 3-20-2023]**

- A. Every confined feeding operation **or confined poultry feeding operation** begun after the enactment of this section shall be located no closer than 300 feet from any structure designed

to be occupied as a residence, excluding any residence owned by the applicant desiring a permit to establish a confined feeding operation **or confined poultry feeding operation**. Every confined feeding operation **or confined poultry feeding operation** begun after the enactment of this section shall be located no closer than 600 feet from any residential zoning district, school, church, community center or commercial business establishment or industry or any other structure designed for public occupancy. Every confined feeding operation **or confined poultry feeding operation** begun after the enactment of this section shall be located no closer than 1,000 feet from any boundary of a town within

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1. Editor's Note: The former definition of "inspector," which immediately followed this definition, was repealed 9-14-1992.

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the County.

- B. Any such operation shall be located no closer than 150 feet from any neighboring property line.
- C. Every such confined feeding operation **or confined poultry feeding operation** shall be located no closer than 200 feet from any primary highway or roadway and 100 feet from any secondary highway, roadway or other right-of-way for passage.
- D. In order to protect surface water and groundwater, no such operation shall be located within 300 feet of any recreational pond or lake or within 100 feet of any river, creek, spring, reservoir or public water supply system, including but not limited to wells or cisterns. No such operation shall be located within 50 feet of any private water supply system, including but not limited to wells or cisterns.

**§ 125-34. Acreage. [Added 4-8-1991; amended 3-20-2023]**

Any person, firm, corporation, partnership or other business entity applying for a permit to establish a confined feeding operation **or confined poultry feeding operation**, as defined in this article, shall not be issued a permit unless the poultry house or accessory use or structure shall be built on a parcel or adjoining and contiguous parcels of land of 10 acres or more, and such parcel or parcels are owned solely by the applicant(s). This section shall not be applicable if the applicant owns and operates a confined feeding operation(s) **or confined poultry feeding operation** on the subject parcel or parcels at the time of submitting the application. In addition thereto, the applicant shall meet all other requirements of this article.

**§ 125-35. Limitations on number. [Added 8-12-1991]**

Any person, firm, corporation, partnership or other business entity shall not be granted permits to construct more than three confined feeding operations **or confined poultry feeding operation** for poultry, as defined in this article, within a period of one year. For the purpose of this section and for the purpose of not circumventing the intent of this article, any person who applies for a permit to construct a poultry house in the name of a firm, corporation, partnership or other business entity and who has a major financial interest in said firm, corporation, partnership or other business entity shall not be allowed to construct more than three confined feeding operations for poultry within any one-year period, even though an application for a permit may be in the name of a firm, corporation, partnership or other business entity. In addition hereto, in order not to circumvent the intent of this article, spouses and immediate members of a family living in the same household shall not be granted permits to construct more than three confined feeding operations for poultry within any one-year period, notwithstanding the fact that an application for a permit may be in the separate name of a spouse or immediate family member living in the same household.

**§ 125-36. Permit.<sup>2</sup> [Amended 9-14-1992; 3-20-2023]**

- A. It shall be unlawful for any person, firm, corporation, partnership or other business entity to establish a confined feeding operation subsequent to the enactment of this article unless such

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2. Editor's Note: Former §§ 125-36, Exceptions, amended 9-14-1992; 125-37, Approval of plan, amended 9-14-1992; 125-38, Fees, amended 9-14-1992; and 125-39, Written consent of adjoining property owner, amended 4-8-1991 and 9-14-1992, were repealed 3-20-2023. This ordinance also renumbered former §§ 125-40 and 125-41 as §§ 125-36 and 125-37, respectively.

person first obtains a permit as required by the provisions of this article.

- B. How obtained. A zoning permit to establish and operate a confined feeding operation **or confined poultry feeding operation** shall be obtained by making written application to the Page County Zoning Administrator by furnishing evidence of compliance with the terms of this article.
- C. Fees. See Page County Land Use Fee Schedule.<sup>3</sup>

**§ 125-37. Violations and penalties. [Amended 12-12-1994; 3-20-2023<sup>4</sup>]**

Failure to obtain a permit or to otherwise comply with the requirements of this article shall be subject to the penalties and provisions as set forth in §§ 125-63 through 125-63.4. Each day of operation after notification of noncompliance shall constitute a new and separate violation.

**§ 125-38. Waste storage and disposal. [Added 3-20-2023]**

All waste storage and disposal shall comply with all federal, state, and local laws.

**§ 125-39. through § 125-42. (Reserved)**

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3. Editor's Note: The Page County Land Use Fee Schedule is on file in the County offices.

4. Editor's Note: This ordinance also repealed former § 125-42, Filing of nutrient management form, added 12-9-1991, which immediately followed this section.

<b>Zoning</b>	<b># Lots</b>	<b>% Lots</b>	<b># Houses/ Coops</b>	<b>% Houses/ Coops</b>
A-1	202	83.5%	401	84.8%
W-C	25	10.3%	44	9.3%
R	4	1.7%	6	1.3%
I-1	2	0.8%	2	0.4%
Split-Zoned	9	3.7%	20	4.2%
<b>Total</b>	<b>242</b>		<b>473</b>	

**MINUTES  
PAGE COUNTY PLANNING COMMISSION  
December 9, 2025**

**Members Present**

Catherine Grech, Secretary, District 1	Jared Burner, Chairman, District 3
William Turner, Vice Chairman, District 5	Ken Johnson, At-Large

**Member Absent**

Chris Adams, District 2	Sandy Davis, District 4
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**Staff Present**

Josh Hahn	Tracy Clatterbuck
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**Call to Order**

Chairman Burner called the December 9, 2025 Page County Planning Commission Regular Meeting to order in the Board of Supervisors (BOS) Room located at the Page County Government Center, 103 S Court Street, Luray, Virginia at 7:00 p.m. The call to order was followed by *The Pledge of Allegiance* and a *Moment of Silence*. Chairman Burner reminded all commissioners and speakers to please turn on and/or speak into the microphones. Mr. Hahn conducted an attendance roll call.

**Adoption of Agenda**

Ms. Grech made a motion to adopt the agenda, as presented. Mr. Johnson seconded the motion. The motion passed by consensus.

**Citizen Comments on Agenda Items**

None

**New Business**

**A. Adoption of Minutes: *October 28, 2025, November 12, 2025***

Chairman Burner allowed a few minutes to review the minutes. Ms. Grech noted that in the October 28<sup>th</sup> minutes, at the bottom of the first page, the word “she” appears twice. She wanted to congratulate whomever does the minutes. She thinks they are excellent. It helps the Commissioners to review what happened at the previous meeting, and she is proud of that. She made a motion to approve the minutes, as amended. Mr. Turner seconded the motion. Chairman Burner asked Mr. Hahn to conduct a roll call vote. The motion passed, unanimously (4-0).

**B. Proposed 2026 Meeting Schedule**

Mr. Hahn explained the proposed schedule. Per usual, the second Tuesday of each month at 7 p.m. will be the regular meeting, and the fourth Tuesday of each month at 7 p.m. will be the work session. Two exceptions exist. First, September 9 would be the regular meeting on a Wednesday evening. This is because September 7 is Labor Day, and the Board of Supervisors will shift their meeting to Tuesday, September 8. Second, the December work session is typically not scheduled, due to the holiday season. Chairman Burner indicated he would not prefer to schedule that December work session. Ms. Grech made a motion to accept the proposed 2026 meeting schedule, removing the December work session. Mr. Johnson seconded

the motion. . Chairman Burner asked Mr. Hahn to conduct a roll call vote. The motion passed, unanimously (4-0).

### **C. Zoning Ordinance Amendment: Confined Feeding Operations**

Ms. Clatterbuck reminded the Planning Commission of CAFO regulation updates in 2023. At that time we did not update district regulations regarding CAFO operations, and rules are currently not consistent. Staff received a request to place a home on a property with poultry houses. The CAFO regulations state that if you own the CAFO, the house may be closer to the poultry operation. However, our code states that the most restrictive rule applies, and the zoning district rules are more restrictive. This was a minor amendment that staff has proposed. However, while reviewing this, Chairman Burner and staff considered a few other changes for clarification. She referenced the proposed redline documents of Article IV and Article VI of the Zoning Ordinance, included in the packet.

- Article IV: District Regulations:
  - Ms. Clatterbuck referenced recent discussions at the Zoning Subcommittee and Planning Commission level that there is a difference between Woodland-Conservation (W-C) and Agriculture (A-1) zoning districts. There was discussion about continuing to allow CAFO in Woodland-Conservation, by-right. Chairman Burner noted that CAFO operations in W-C zoning district are not protected by right-to-farm. However, because we have allowed this in W-C for so many years, who do we hurt by no longer allowing it. He doesn't necessarily think we need to mess with this, but it is an example of how in hindsight these zoning districts could have been differentiated. There was further discussion. Mr. Hahn stated he would try and create a report of current poultry operations by zoning district, which he thinks would aid this discussion. Ms. Clatterbuck noted that most of our CAFOs are actually established by SUP when such was still required. There was no consensus to remove this as a by-right use in Woodland-Conservation at the present time.
  - Ms. Grech noted some differences in terminology for confined feeding operations and confined poultry feeding operations. Chairman Burner stated this was likely addressed in Article VI. Generally the consensus was to refer to both in the ordinance.
  - In A-1 and W-C, the following language is proposed to be added: "Any structure to be occupied as a residence on property also owned by the confined feeding operation or confined poultry feeding operation is excluded from this requirement." There was discussion about what "owned by" means, especially how it relates to LLC ownerships. Ms. Grech suggested the language may need to be tweaked. The property isn't owned by the confined feeding operation – the property owner may be the same entity that operates the confined feeding operation. Mr. Hahn recommended possible new language: "Any structure to be occupied as a residence on the same property as the confined feeding operation or confined poultry feeding operation is excluded from this requirement."
  - Regarding duration limitations, Ms. Grech asked what if it is later sold. There was some discussion about how divisions would not be approved if it created nonconformities.
- Article VI: Confined Feeding Operations

- There was discussion regarding adding “per parcel” to confined poultry feeding operation definition for clarity. There was consensus that this clarification was a good idea.
- There was discussion about other definitions proposed to be added, including confined feeding animal unit, stocking density, and target finish weight. There was discussion regarding whether this was necessary. The purpose is to give staff something to go by when they receive questions. These definitions were included on a separate page. Chairman Burner recommended that “stocking density” be changed to “stocking rate.” The equation for AU would also be changed to refer to stocking rate rather than stocking density. He proposed a different definition from what was included in the packet. It was: “Stocking density is the amount of space available to each animal in a production system and indicates how many animals are stocked in a confined or grazing area.” Chairman Burner recommended it instead be: “Number of individual livestock or poultry per confined space.” Chairman Burner also recommended different language for target finish weight. It was proposed as “Target finish weight is the planned final weight of an animal at the end of the production or finishing period.” He recommended it be: “Weight of the individual livestock or poultry when removed from confinement.”

There was discussion about whether this could be scheduled for public hearing. Staff indicated they would send the proposed amendments as altered to the County Attorney for review. Ms. Grech noted that this relates to affordable housing, as it allows the property owner of the CAFO to have dwellings for CAFO managers. Mr. Hahn stated that he frankly thinks most of the people familiar with CAFOs in Page County would likely be surprised this isn’t already allowed. Ms. Clatterbuck agreed, stated that the applicant she referred to earlier was surprised. Chairman Burner expressed agreement. Ms. Grech stated this seemed to be going in the right direction, as long as the farmers agree on the language. She asked if the definitions could ever bite us later, as it relates to right to farm. Chairman Burner didn’t think so. There was further discussion about possible dates of a public hearing, given that there is no December work session and the County Attorney needs to review the language.

Ms. Grech made a motion to schedule a public hearing on January 13, 2026, provided the County Attorney does not have any major changes. Major changes meaning if they are minor, we can still go ahead. Mr. Hahn indicated he did not have a problem with the language of the motion as long as the Planning Commission is trusting the Zoning Administrator to determine what is major and what isn’t. Ms. Grech asked if staff could email the County Attorney’s comments once they receive it. Chairman Burner stated he doesn’t believe the proposed changes include anything major. Ms. Grech agreed, stating this was a no-brainer. Ms. Grech restated her motion to schedule a public hearing for the confined feeding operation zoning amendment as discussed tonight on January 13, 2025, provided the County Attorney does not have any major objections. Mr. Turner seconded the motion. Chairman Burner asked Mr. Hahn to conduct a roll call vote. The motion passed, unanimously (4-0).

Mr. Hahn indicated staff will try to get back to the Planning Commission within the next week with the County Attorney’s responses. There was some further discussion about how the 300 ft. setback does not apply for Residential zoning.

**Unfinished Business**

**A. Subdivision of Land Discussion**

Mr. Hahn referenced responses from the County Attorney related to amendment options to the Subdivision of Land Ordinance. These were mostly related to boundary line adjustments (BLAs) and family divisions. There was lengthy general discussion on this. Mr. Hahn also presented material on purchase of development rights and transfer of development rights programs, and there was discussion about where these programs are used and pros and cons of each. There was lengthy general discussion on this, as well as general discussion on the Subdivision of Land Ordinance as a whole. Staff will continue their work on this ordinance.

**B. Zoning Subcommittee Report**

Ms. Grech summarized recent discussion regarding single-family attached dwelling, and Mr. Richards did a good job on this. We have a better understanding, now. Staff is working on home occupations for the next meeting, to be determined once the work is done.

**Open Citizen Comment Period**

None

**Chairman's Report**

None

**Clerk's Report**

Mr. Hahn mentioned the Annual Report which will be on one of the two January agendas. Staff has a number of SUP and rezoning applications that will be introduced toward the beginning of 2026. We're still just waiting application material for all of them.

**Adjourn**

Ms. Grech made motion to adjourn. Mr. Turner seconded the motion. Chairman Burner adjourned the meeting at 8:25 p.m.

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**Jared Burner, Chairman**

Form 3: Expenditure Requests

Code	Description	FY 2024 Actual	FY 2025 Actual	FY 2026 Adopted	FY 2026 Adjusted	FY 2027 Request	Percent Change	Reason for Substantial Changes
8110.11-03	Part-Time Wages	4,520	5,855	11,800	11,800	11,800	0%	
8110.20-01	FICA Taxes	346	448	903	903	903	0%	
<b>Subtotal - Personnel</b>		<b>4,866</b>	<b>6,303</b>	<b>12,703</b>	<b>12,703</b>	<b>12,703</b>	<b>0%</b>	
8110.30-30	Advertising	2,503	1,521	2,500	2,500	2,500	0%	
8110.50-20	Postal Services	1,094	916	1,200	1,200	1,200	0%	
8110.50-51	Mileage	21	390	1,000	1,000	1,000	0%	
8110.50-53	Meals and Lodging	347	1,497	2,000	2,000	2,000	0%	
8110.50-54	Conventions and Education	1,300	-	2,400	2,400	2,600	8%	cost of training/conf. increase
8110.58-01	Dues and Associations	-	-	500	500	500	0%	
<b>Subtotal - Operations &amp; Maintenance</b>		<b>5,265</b>	<b>4,324</b>	<b>9,600</b>	<b>9,600</b>	<b>9,800</b>	<b>2%</b>	
<b>Total</b>		<b>10,131</b>	<b>10,627</b>	<b>22,303</b>	<b>22,303</b>	<b>22,503</b>	<b>1%</b>	

# 2025 PAGE COUNTY ANNUAL REPORT



## PAGE COUNTY, VIRGINIA

### Planning & Community Development Department

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## ZONING PERMITS

In accordance with § 125-50 of the Page County Zoning Ordinance, “No building, structure or sign shall be erected, constructed, moved, added to or structurally altered, nor shall land or structures be put to any use without a permit therefore issued by the Zoning Administrator.” The data below reflects the number of zoning permits issued for the 2025 calendar year along with previous years for comparison.

	2021	2022	2023	2024	2025
<b>Zoning Permits</b>	329	345	357	311	287

## BUILDING & TRADE PERMITS

The data below reflects the number of building and trade permits issued for the 2025 calendar year along with previous years for comparison.

	Building Permits	Electrical Permits	Mechanical Permits	Plumbing Permits	Plan Reviews	Floodplain Development Permits	Total Permits
<b>2021</b>	541	493	309	208	291	14	<b>1,856</b>
<b>2022</b>	650	493	373	292	405	7	<b>2,220</b>
<b>2023</b>	707	601	362	266	464	9	<b>2,409</b>
<b>2024</b>	592	465	320	208	365	2	<b>1,950</b>
<b>2025</b>	508	474	317	232	343	2	<b>1,876</b>

## NEW RESIDENTIAL UNITS

In 2025, 141 new residential unit permits were issued. 92 out of the 141 permits were located in Page County, and the remaining 49 were located within town(s) limits (Luray: 33, Stanley: 9, Shenandoah 7).

Year	Single Family	Multi-Family Units	Manufactured Housing	Total Units
<b>2021</b>	73	52	14	<b>139</b>
<b>2022</b>	147	0	22	<b>169</b>
<b>2023</b>	184	0	12	<b>196</b>
<b>2024</b>	155	0	9	<b>164</b>
<b>2025</b>	120	0	21	<b>141</b>

## EROSION & SEDIMENT PERMITS

The data below reflects the number of Erosion and Sediment Permits issued for the 2025 calendar year along with previous years for comparison.

Year	In Lieu of agreement permits	Under 10,000 square feet permits	Over 10,000 square feet permits	Total Permits
<b>2021</b>	127	32	2	<b>161</b>
<b>2022</b>	169	18	3	<b>190</b>
<b>2023</b>	139	20	5	<b>164</b>
<b>2024</b>	134	7	3	<b>144</b>
<b>2025</b>	147	12	2	<b>161</b>

## **STORMWATER PERMITS**

The data below reflects the number of Stormwater Permits issued for the 2025 calendar year along with previous years for comparison. There are 40 stormwater sites requiring five-year maintenance inspections (or more often if complaints are received).

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
<b>Stormwater Permits</b>	2	3	2	3	0

## **COMPLAINTS**

Zoning and Building code enforcement consist of responding to inquiries and complaints concerning safety of structures, land use, and development. Within the department, staff receives complaints ranging in nature from tenant/landlord issues to work being done without proper permits. The data below reflects the number of complaints received for the 2025 calendar year along with previous years, for comparison.

<u>Type of Complaint</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
<b>Building</b>	31	44	31	18	24
<b>Zoning</b>	39	45	75	78	93
<b>Erosion &amp; Sediment</b>	26	9	14	8	9
<b>Stormwater</b>	0	0	1	1	3
<b>Floodplain</b>	5	1	0	0	0
<b>Total</b>	<b>101</b>	<b>99</b>	<b>121</b>	<b>105</b>	<b>129</b>

## **BUSINESS LICENSES**

The Planning and Community Development Office reviews all initial applications for a county business license for compliance and enforcement of the Page County Zoning Ordinance and the Uniform Statewide Building Code. The data below reflects the number of new business license applications approved for the 2025 calendar year along with previous years for comparison. For 2025, 83 reviews were for short-term tourist rentals, 45 were for virtual/home-based businesses, and 8 were for commercial businesses.

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
<b>Business Licenses Reviews Approved</b>	76	132	167	187	136

## **PUMP & HAUL PERMITS**

Per the Code of Virginia, the Board of Supervisors must review all pump and haul permit requests. The applicant must show proof there are no suitable sites available on the property for an onsite sewage disposal system. Documentation must be provided by a soil evaluation professional, and the Health Department must support the request. No pump and haul permits were issued in 2025. The data below reflects pump and haul permits approved from previous years.

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
<b>Pump &amp; Haul Permits</b>	0	0	0	0	0

## DIVISION OF LAND RECORDS

The Clerk of the Planning Commission is responsible for reviewing all land divisions (prior to recording) for compliance with the Subdivision of Land Ordinance, Chapter 100, of the Page County Code. The data below reflects the type and number of approved land divisions and boundary line adjustments for the 2024 and 2025 calendar years.

Type of Division/Boundary Line Adjustment (BLA)	2024	2025
<b>25-acre Divisions</b>	1 lot resulting in 2 lots (1 new lot) 1 lot resulting in 2 lots (1 new lot) 1 lot resulting in 8 lots (7 new lots) 3 lots resulting in 14 lots (11 new lots) 3 lots resulting in 9 lots (6 new lots) 1 lot resulting in 2 lots (1 new lot) 1 lot resulting in 2 lots (1 new lot) <b>TOTAL: 11 lots resulting in 39 lots (28 new lots)</b>	1 lot resulting in 2 lots (1 new lot) 1 lot resulting in 11 lots (10 new lots) 3 lots resulting in 10 lots (7 new lots) 4 lots resulting in 8 lots (4 new lots) 1 lot resulting in 2 lots (1 new lot) 1 lot resulting in 8 lots (7 new lots) 1 lot resulting in 3 lots (2 new lots) 1 lot resulting in 2 lots (1 new lot) 1 lot resulting in 4 lots (3 new lots) <b>TOTAL: 14 lots resulting in 50 lots (36 new lots)</b>
<b>Non-Family Divisions</b>	54 lots resulting in 108 lots (54 new lots) (*22 of the 54 were part of 25-acre divisions occurring in 2024)	34 lots resulting in 67 lots (33 new lots) (*11 of the 52 were part of A single 25-acre division deed occurring in 2025)
<b>Family Divisions</b>	7 lots resulting in 17 lots (10 new lots) (*1 of the 7 was part of a 25-acre division occurring in 2024)	8 lots resulting in 22 lots (14 new lots)
<b>Class A Subdivision</b>	2 New Subdivisions: 1 lot resulting in 2 lots (1 new lot) 2 lots resulting in 4 lots (2 new lots)	1 New Subdivision: 1 lot resulting in 6 lots (5 new lots)
<b>Class B Subdivision</b>	0	0
<b>Division Totals</b>	43 deed reviews 75 lots resulting in 170 lots (95 new lots)	46 deed reviews 57 lots resulting in 145 lots (88 new lots)
<b>Boundary Line Adjustments</b>	35 deed reviews (involving 89 lots)	29 deed reviews (involving 81 lots, though some may be counted more than once due to multiple BLAs on same lots)
<b>Total Deed Reviews</b>	<b>76</b> (2 non-family division deeds included BLAs)	<b>73</b> (2 non-family division deeds included BLAs)

## ZONING / SUBDIVISION ORDINANCE AMENDMENTS

The following were code amendments that were adopted by the Board of Supervisors in 2025:

- **Camping Yurts, Domes, Tiny Homes (Zoning Ordinance):** New definitions for camping yurts and domes, changes to the definition of single-family detached dwellings to include tiny homes, as well as changes to district uses for these uses. Approved by Board of Supervisors on February 18, 2025. (Carried over from 2024.)
- **Subdivision of Land Ordinance:** Various amendments within the definition of Subdivide, establishing a requirement for VDOT approval of entrances for 25-acre divisions, non-family divisions, and family divisions. Approved by Board of Supervisors on June 15, 2025. (Carried over from 2024.)
- **Event Venues (Zoning Ordinance):** Amendments to supplemental regulations for Banquet and Event Facilities. Approved by Board of Supervisors on July 21, 2025. (Carried over from 2024.)
- **Mobile Food Vending Operations / Catering Facilities / Restaurant (Zoning Ordinance):** New definitions and supplemental regulations for mobile food vending operations, catering facilities, and restaurants. Approved by Board of Supervisors on September 15, 2025.

The following were code amendments that were considered by the Planning Commission and/or Board of Supervisors without being adopted by the Board of Supervisors in 2025:

- **Short-Term Tourist Rentals (Zoning Ordinance):** Amendments to the supplemental regulations for short-term tourist rentals, and potentially amendments to the district uses. This was introduced on June 11, 2024 and carried over to 2025. The Board of Supervisors created a task force on this topic in late 2025, and that task force was still active heading into 2026.
- **Confined Feeding Operation regulations (Zoning Ordinance):** Minor corrections to clarify definitions and make Article IV and VI consistent regarding dwellings on the same property as CAFOs. Introduced to the Planning Commission on December 9, 2025. The Planning Commission scheduled a public hearing on January 13, 2026. Carried over to 2026.

In 2019, the Board of Supervisors entered into contract with The Berkley Group, LLC to do a complete review and update of the Page County Zoning Ordinance and the Page County Subdivision of Land Ordinance. This is currently an ongoing process at the Planning Commission level, with a Zoning Subcommittee still active.

## COMPREHENSIVE PLAN

§ 15.2-2223 of Virginia Code states: “The local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and every governing body shall adopt a comprehensive plan for the territory under its jurisdiction.” § 15.2-2223 of Virginia Code also states: “At least once every five years the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan.” The Planning Commission created a Comprehensive Plan Subcommittee in August 2024. Between September 2024 and October 2025, the subcommittee met 25 times, not including informal workgroup meetings. The subcommittee published an online public survey, open to the public for the month of October, 2025. The subcommittee also held a community engagement event on October 9, 2025 at Stanley Fire Hall in Stanley, Virginia, which was well attended. Planning staff are preparing a new draft update of the Comprehensive Plan, which the subcommittee and Planning Commission will review in 2026.

## VARIANCES AND APPEALS

The Board of Zoning Appeals (BZA) is a five-member body recommended by the Board of Supervisors and appointed by the Circuit Court for a five-year term. The BZA hears and decides appeals on zoning variances and appeals. In addition, the BZA is established to perform those duties as set forth in Virginia Code § 15.2-2309 and the Page County Code § 125-56. The data below displays the number of variance applications that were submitted to the BZA for consideration in the 2025 calendar year along with previous year for comparison.

	2021	2022	2023	2024	2025
<b>Variance Applications</b>	2	1	5	6	4

Type of Application	Tax Map Number/Location	Brief Summary	BZA Action
Variance	TM #: 70-A-47 1373 Phoebe Ln. Stanley, VA 22851	The property contains 1 acre and is zoned as Agricultural (A-1). The property is served by private septic and private well. Pursuant to § 125-10.F of the Page County Zoning Ordinance, the minimum front setback requirement for an accessory structure is 50 feet from the right-of-way of the road and the minimum rear setback requirement for an accessory structure is 15 feet. The applicant is requesting that a variance be granted to allow for a 34-foot front setback and a six (6) feet rear setback. If variance is granted, the applicant plans to place an 18'x 80' accessory structure on tax map number 70-A-47. The proposed structure is a mobile home that shall not be used as a single-family dwelling.	Approved 6/7/25
Variance	TM #: 71-A-261B 115 Pacer Dr. Luray, VA 22835	The property contains 0.86 acre and is zoned as Agriculture (A-1). The property is served by private septic and public water. The density range in the area is medium. Pursuant to § 125-16.A(1) [Accessory uses, structures and buildings] of the Page County Zoning Ordinance, the minimum side setback requirement for an accessory building is 15 feet. The applicant is requesting that a variance be granted to allow for exhibit (A) a six (6) foot side setback, exhibit (B) a nine (9) foot rear setback, exhibit (C) an eight (8) foot side setback, and exhibit (D) a four (4) foot side setback.	Approved 6/7/25
Variance	TM #: 21-A-14 Mountain Top Dr. Luray, VA 22835	The property contains 0.967 acre and is zoned as Woodland Conservation (W-C). Pursuant to § 125-9. F of the Page County Zoning Ordinance, the minimum front setback requirement for a single-family dwelling is 50 feet from the right-of-way of the road, and the minimum side setback requirement for a single-family dwelling is 20 feet. The applicant is requesting that a variance be granted to allow for a ten (10) feet front setback and a ten (10) feet side setback. If the variance is granted, the applicant plans to place a 26'x26' new single-family dwelling on tax map number 21-A-14.	Approved 9/16/25
Variance	TM #: 71-A-65E 318 Shade Tree Ln. Stanley, VA 22851	The property contains 1.92 acres and is zoned as Agriculture (A-1). The property is served by private septic and town water. Pursuant to § 125-10.F of the Page County Zoning Ordinance, the minimum rear setback requirement for an accessory structure is 15 feet from the right-of-way of the road, the minimum side setback requirement for an accessory structure is 15 feet and the minimum setback requirement between any other buildings is 5 feet. The applicant is requesting that a variance be granted to allow for a 4.5 feet rear setback, a 4.5 feet side setback, and 2 feet setback in between buildings. If the variance requests are granted, the applicant plans to place a 30' x 32' prefab metal garage on the existing 32' x 32' concrete pad that will be connected to main structure via breezeway and a 16' x 28' stick-built storage shelter on tax map number 71-A-65E.	Denied 11/18/25

	2021	2022	2023	2024	2025
<b>Appeal Applications</b>	0	1	0	0	0

## REZONING AND SPECIAL USE PERMITS

The Zoning Office receives and processes all rezoning and special use permit applications. When a rezoning or special use permit application is received, the application is reviewed by the Planning Commission and the Board of Supervisors in accordance with the Code of Virginia and the Page County Zoning Ordinance. The data below displays the number of rezoning and special use permit applications reviewed in the 2025 calendar year. Note this list does not include applications in preliminary review phase, if they have not yet been introduced to the Planning Commission.

	2021	2022	2023	2024	2024
<b>Rezoning Applications</b>	3	3	0	2	2
<b>Special Use Permit Applications</b>	15	4	5	4	6

Type of Application	Brief Summary/Location	Final Action
Rezoning	772 Kauffmans Mill Rd., Luray, VA: Residential (R) to Agriculture (A-1): ➤ Tax Map Number 40A-(1)-9A containing 5.537 acres	Withdrawn 6/10/25
Rezoning	Vacant property along Page Valley Rd. Luray, VA: Residential (R) to Agriculture (A-1): ➤ Tax Map Number 7-(3)-9A – 11.33 acres	Withdrawn 8/13/25
Rezoning	1759 US HWY 340 BSN 340 W, Stanley, VA: Residential (R) to Commercial (C-1): ➤ Tax Map Number 71-(A)-151A – 0.4595 acres	Approved 10/20/25
Rezoning	Vacant property along US HWY 340 near Battlecreek, west of Stanley: Agriculture (A-1) to Commercial (C-1): ➤ Tax Map Number 59-(A)-63F – 9.69 acres	PC recommended denial on 10/14/25. BoS public hearing scheduled for 1/5/26. Carried over into 2026
Special Use Permit	Campground Expansion: ➤ Property located at 741 Carvel Road, Rileyville, VA, and further identified by Tax Map Number 4-A-21 (containing 130.05 acres) and 4-A-21A (containing 37.09 acres). ➤ Parcels are zoned as W-C. ➤ Pursuant to § 125-D(6) of the Page County Zoning Ordinance, campgrounds are only permitted by special use permit in the W-C zoning district. Campgrounds are subject to the Page County Zoning Ordinance (Chapter 125) and the Page County Campground Ordinance (Chapter 128).	Application submitted in 2023 and carried over into 2024. Approved 4/25/24. Revised conditions approved on 10/7/24 by Board of Supervisors. One-year review completed 2/18/25.
Special Use Permit	Banquet Facility: ➤ Property located at 850 and 900 Mill Creek Crossroads, Luray, and further identified by Tax Map Number 62-A-10A (containing 1.75 acres) and 62-A-10B (containing 18.922 acres). ➤ Parcels are zoned as A-1. ➤ Under § 125-4 of the Page County Zoning Ordinance, a banquet facility is defined as follows: “An establishment which is rented by individuals or groups to accommodate private functions, including, but not limited to, banquets, weddings, anniversaries, and other such similar celebrations.” ➤ Pursuant to § 125-10 D. (16) of the Page County Zoning Ordinance, banquet facilities require an SUP in the A-1 zoning district.	Application submitted in 2023 and carried over into 2024 and 2025. Denied 4/21/25.

Special Use Permit	<p>Riding Stable/Academy</p> <ul style="list-style-type: none"> <li>➤ Property located at 2948 Oak Forest Ln., Luray, VA, and further identified by Tax Map Number 50-A-65, containing 36.718 acres and zoned Agriculture (A-1).</li> <li>➤ Pursuant to § 125-10.D (26) of the Page County Zoning Ordinance, riding stables or academies require a special use permit in the Agriculture (A-1) zoning district.</li> </ul>	Application submitted in 2024 and carried over into 2025. Approved 3/17/25.
Special Use Permit	<p>Banquet/Event Facility:</p> <ul style="list-style-type: none"> <li>➤ Property located at 772 Kauffmans Mill Rd., Luray, VA, and further identified by Tax Map Number 40A1-1-9A (containing 5.537 acres).</li> <li>➤ Parcel is zoned Residential (R), but applicant is seeking simultaneous rezoning to Agriculture (A-1).</li> <li>➤ Pursuant to § 125-10 D. (16) of the Page County Zoning Ordinance, banquet facilities require an SUP in the A-1 zoning district.</li> </ul>	Withdrawn 6/10/25
Special Use Permit	<p>Commercial Workshop:</p> <ul style="list-style-type: none"> <li>➤ Property located across from 1471 Mill Creek Crossroads, Luray, VA, and further identified by Tax Map Number 61-(A)-67 (containing 47.86 acres and zoned Agriculture (A-1). The proposed workshop would be located in a former poultry house</li> <li>➤ Pursuant to Section 125-10.D (12) of the Page County Zoning Ordinance, commercial workshops are only permitted by special use permit.</li> </ul>	Approved 6/16/2025
Special Use Permit	<p>Campground:</p> <ul style="list-style-type: none"> <li>➤ Vacant property located along Page Valley Rd. Luray, VA, and further identified by Tax Map Number 7-(3)-9A (containing 11.33 acres).</li> <li>➤ Parcel is zoned Residential (R), but applicant is seeking simultaneous rezoning to Agriculture (A-1).</li> <li>➤ Pursuant to Section 125-10 D (9) of the Page County Zoning Ordinance, campgrounds are only permitted by special use permit in the Agriculture (A-1) zoning district.</li> </ul>	Withdrawn 8/13/25