



AGENDA

Page County Planning Commission Work Session

Board of Supervisors Room- County Government Center
103 South Court Street, Luray, VA 22835
January 27, 2026 - 7:00 p.m.

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

Call to Order

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

Adoption of Agenda

New Business

- A. Adoption of Minutes: *January 13, 2026*
- B. Whiteside-Pence Special Use Permit for Banquet/Event Facility Tracy Clatterbuck
- C. Discussion of House Bills Josh Hahn

Unfinished Business

- A. Annual Report Josh Hahn

Adjourn

**MINUTES
PAGE COUNTY PLANNING COMMISSION
January 13, 2026**

Members Present

Catherine Grech, Secretary, District 1
Sandy Davis, District 4
Ken Johnson, At-Large

Jared Burner, Chairman, District 3
William Turner, Vice Chairman, District 5

Member Absent

Chris Adams, District 2

Staff Present

Josh Hahn
Cassie Richards

Tracy Clatterbuck

Call to Order

Chairman Burner called the January 13, 2026 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

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

Public Hearing

A. Zoning Ordinance Amendment: Confined Feeding Operations

Ms. Clatterbuck referred to the staff memo. 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, staff received an application for a residence on the same lot as a confined feeding operation. In the Agriculture and Woodland-Conservation zoning district regulations (Article IV) should have been amended at the time the of the CAFO amendments in 2023. That's how this amendment came about.

Ms. Grech noted that Ms. Clatterbuck had verbalized "Article V" earlier, but she actually meant "Article VI." Ms. Clatterbuck confirmed.

Chairman Burner opened the public hearing at 7:03 p.m. There were no public comments. Chairman Burner closed the public hearing at 7:03 p.m.

Discussion included:

- Ms. Grech referenced language referring to “structures to be occupied as a residence.” However, most other areas of the zoning ordinance use the term “dwelling.” She recommended we make this consistent. There was discussion on the definitions. Ultimately there was general consensus to keep “residence,” because “residence” exists in other zoning district regulations in Article IV that wasn’t mentioned in the public hearing notice, and there was a desire to not hold up the amendment for this reason.
- Mr. Johnson explained he was reluctant to say anything that may delay this change. However, he notes there might be confusion in some of the definitions § 125-32, adding the words “per parcel.” Parcel is not defined in this section. This may be covered by the customary meaning of the word. However, § 125-34 refers to acreage of a parcel or parcels of 10 acres or more. Ms. Grech stated that we wouldn’t want these new definitions to change how restrictive it is to have a confined feeding operation. Chairman Burner explained the reasoning for this change, which was just to provide clarity for staff on calculations. He provided a scenario of two poultry operations on one lot, and how it is subjective whether this is two confined feeding operations or one. Ms. Grech asked if this was more protective. Chairman Burner stated it would be more protective, but it still boils down to, if there is an issue that arises, such as a complaint, it clarifies the definition for staff. Ms. Grech asked, based on their [Chairman Burner and Mr. Turner] farming experience, we are not making this easier, but are actually making it more restrictive. Mr. Turner stated it isn’t more restrictive; it’s just clarifying. Chairman Burner agreed. There was further discussion. There was consensus to leave this language, as is.
- Mr. Johnson stated he couldn’t find a permanent suspension or revocation clause. He wasn’t sure if this would be necessary. Chairman Burner stated you can’t take away a confined feeding operation.
- Mr. Johnson referenced § 125-35, which with the added text reads “or confined poultry feeding operation for poultry.” There was consensus to strike through “for poultry.”

Mr. Turner made a motion that the Planning Commission recommend approval of the proposed amendments to the Board of Supervisors. Ms. Grech seconded the motion. Mr. Hahn clarified that this was as amended, and Chairman Burner agreed. Chairman Burner asked Mr. Hahn to conduct a roll call vote. The motion passed, unanimously (5-0). Ms. Clatterbuck stated this would be introduced to the Board of Supervisors at the next meeting, which would be on Tuesday, January 20, due to the holiday.

Citizen Comments on Agenda Items

None

New Business

A. Adoption of Minutes: *December 9, 2025*

Chairman Burner allowed a few minutes to review the minutes. Ms. Grech noted “Mr. Richards” should be changed to “Ms. Richards” on Page 4. 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 (5-0).

B. 2026 Budget Discussion

Mr. Hahn noted that Planning Commission review of the budget should really occur in early December, because he already had to submit the budget to the Finance Department. However, if the Planning Commission recommended any changes, he would let the Finance Department know. There was discussion of what was included for Conventions and Education line item. Ms. Grech would like some Planning Commissioners to be able to attend APA and other conferences from time to time. Mr. Hahn explained that there may be some money available for that in fiscal year 2026. He could also request to shift any unspent money from wages to conferences. The existing line item covers the training sessions for two members for the fiscal year.

C. 2025 Annual Report

Mr. Hahn presented the draft annual report. There was lengthy discussion about certain elements in the report, summarized below:

- On Page 2, the 2025 total complaints needs to be updated based on recent correction to figures.
- Commissioners asked staff if they could indicate the number of complaints resulted in notices of violations. Not all complaints are actual violations, and this should be mentioned in the text above the complaints section.
- Commissioners asked staff if they could break down the business licenses by type, as they do in the text above the table, except do so in the table so they can see change by type by year. There was some discussion on the steep drop off of short-term tourist rental approved business licenses in 2025.
- A second instance of 2024 needs to be changed to 2025 in the header row for Rezoning Applications on Page 7.
- Mr. Johnson later reiterated that it would be good to break down businesses licenses by type by year, as this is one of the questions he most frequently gets. [Mr. Hahn incorrectly conflated complaints and violations in his explanation about data at this point.]

Mr. Turner thanked staff for their work. Given the number of people working that office, they do a good job. Ms. Grech expressed agreement.

Unfinished Business

None

Open Citizen Comment Period

None

Chairman's Report

None

Clerk's Report

Mr. Hahn noted that Mr. Johnson had brought his attention to a virtual webinar by Virginia Association of Planning District Commissions (VAPDC) 2026 Winter Series. There will be an upcoming session in February 6 related to the Toolkit by American Farmland Trust. Mr. Johnson and Mr. Hahn will be attending, if anyone else would like the link. Mr. Johnson stated they keep it to one hour. Mr. Johnson stated he attended the first one recently, which was what

to anticipate from the General Assembly. He was a little disappointed that it didn't have a lot of detail, but that's to be expected since the General Assembly is just meeting. It was wide-ranging over the entire hour, not restricted to land use. He noted, related to land use, their words that local governments will be on the defense this year relative to state mandates restricting local authority over some land uses. Ms. Grech stated she thinks this would be relevant to industrial solar, and Mr. Johnson agreed. Ms. Grech thanked Mr. Johnson. She noted that she has attended several APA virtual meetings, but they are some interesting meetings. She recommended they check their meetings.

Adjourn

Ms. Grech made motion to adjourn. Mr. Turner seconded the motion. Chairman Burner adjourned the meeting at 7:50 p.m.

Jared Burner, Chairman



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
Mark Stroupe -District 3
Ryan Cabbage -District 4
Jeff Vaughan -District 5

County Administrator:

Amity Moler

TO: Page County Planning Commission
FROM: Tracy Clatterbuck, Zoning Administrator I
SUBJECT: Randy Whitesides & Dawn Pence- Special Use Permit Application (*Introduction*)
DATE: January 15, 2026

SUMMARY:

Special use permit (SUP) to operate a banquet/event facility.

BACKGROUND:

Note: This SUP application was initially received on July 1, 2025. The applicants have been working on application requirements, including the site plan, agency comments, etc. since the initial date of submittal. Effective July 21, 2025 the zoning ordinance was amended relating to banquet/event facilities, beginning with striking those terms and adding the new terms "event venue" and "venue" along with other relating terms and supplemental regulations associated with this use. This application is "grandfathered" under the old rules relating to terms, use district, and supplemental regulations because the application was received prior to the adoption of the amendments.

Randy Whitesides and Dawn Pence have filed an application for a SUP to operate a banquet/event facility located at 625 Riverbend Road, Stanley, VA, and further identified by tax map number 69-(A)-126. The parcel contains 2.50 acres and is zoned as Agriculture (A-1). The property is improved with an existing dwelling, an existing barn, and numerous accessory sheds. The applicants are proposing to convert the existing barn to the event facility, convert the existing milk barn to a dressing room, convert the existing pig pen to an outdoor bar area, and establish a designated parking area.

Pursuant to § 125-10 D. (16) of the Page County Zoning Ordinance, prior to the aforementioned amendments, banquet facilities and event facilities require an SUP.

OTHER AGENCY COMMENTS:

Virginia Department of Transportation (VDOT) – Per Oakley Wade Hill with VDOT, "*VDOT has no issues with the proposed special use permit. It is not expected to have a negative impact on state route 615 (Riverbend Road).*"

Health Department- Per Ashley Walker with the Page County Health Department, "*Page Co. HD has no objections currently. Applicable permits will be required for proper sewage disposal.*" Staff recommends that we make requirements from the Health Department a condition of the SUP.

Building Official- Per James Campbell, Page County Building Official, "*No objections at this time. Applicable permits will be required along with structural engineering.*" Mr. Campbell also provided a memo in the packet addressing the maximum occupant load for the existing barn. Based on the square

footage of the barn and proposed seating/fixtures layout, the barn would support an occupant load of 186 people. Staff would note that the applicants are requesting an occupant load of 150 people. Staff recommends that we make the requirements from the Building Official a condition of the SUP.

PAGE COUNTY COMPREHENSIVE PLAN:

The proposed use 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 and policies within the Comprehensive Plan (Volume I, Chapter 3):

- Goal 2: “Preserve and protect the natural, rural, and open space character of the County, its ecology and environmental features.” (Volume 1-65).
 - 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: “Maintain agricultural operations and continued production of crops and livestock in the County.” (Volume 1-68).
 - Policy 3.1: “Minimize the impacts of development on the community's agricultural resources and especially land with prime agricultural soils of State Wide Importance as determined by NRCS and USDA Virginia Polytech Statewide University.” (Volume 1-68).
 - 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).
 - Policy 3.16: “Minimize conflicts between agriculture and non-agricultural land uses. (Volume 1-70).
- Goal 6: “Encourage and develop a diverse and viable local economy compatible with the County’s rural character.” (Volume 1-74).
 - 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).
 - 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).
 - Policy 6.12: “Enhance the County’s tourism and retail base” (Volume 1-75).

Tax Map 69-(A)-126 is located entirely on soils identified as Prime Farmland by NRCS. The current dimensions of the 2.5 acre parcel were established in 2016 by boundary line adjustment. Seven dwellings are currently located within 500 feet of the parcel’s boundary, not including the dwelling located on the parcel. Planning staff recommends the Planning Commission consider potential adverse impacts presented during the public hearing, should such be scheduled.

FISCAL IMPACT(S):

Approval of this application could result in additional revenue to the towns and county, including, but not limited to, license tax, meals and lodging, and increased real estate.

MOTION(S):

I move that the Page County Planning Commission hold a public hearing on this special use permit

application at the February 24, 2026 Work Session, and direct staff to provide adequate notice of such hearing in accordance with the Code of Virginia § 15.2-2204.

OR

I move an alternative motion.

ATTACHMENTS:

- SUP Application
- SUP Draft Conditions



County of Page, Virginia
Planning & Community Development
103 South Court St., Suite B
Luray, VA 22835

SPECIAL USE PERMIT

Applicants: Randy Whitesides and Dawn Pence

Tax Map #: 69-A-126

Purpose: Banquet/Event Facility

APPROVED _____ DENIED _____
By the Page County Board of Supervisors on _____

1. This special use permit is transferable; it will meet the requirements in and have privileges provided for in the Page County Zoning Ordinance, and any ordinance amendments for the period set forth within the parameters in this special use permit. The special use permit shall remain with the property for a period of fifty (50) years.
2. Randy Whitesides and Dawn Pence, or his/her successor(s) and/or assigns (Lessors), shall be in compliance with all county ordinances, the Uniform Statewide Building Code, and all state agency regulations.
3. The business operator and/or owner shall apply for and maintain a valid Page County business license.
4. Randy Whitesides and Dawn Pence, or his/her successor(s) and/or assigns (Lessors), shall advise each lessee that the farming operation(s) on the adjoining parcel where the banquet/event facility will be operated may emit extraneous and noxious odors, sounds, and include operation of farm equipment and farm vehicles around the banquet/event facility, and further each lessee shall be required to execute a waiver, disclaimer, and release of liability agreement pertaining to any adverse effects any farming operation may have on the lessees use or lessors property.
5. The maximum occupant load of the existing barn shall be 150 persons.
6. No parking for the banquet/event facility is permitted along Riverbend Road. All parking shall be in the designated area as shown on the concept plan dated September 23, 2025.
7. Any outdoor fires on the property shall be enclosed by a fire ring. All fire rings shall be enclosed by a non-flammable material at least 8" in height.
8. Any lighting that is provided on the property will be directed downwards so as not to produce a glare onto adjoining properties or roads or rights-of-way.
9. All entrance requirements required by the Virginia Department of Transportation (VDOT) shall be completed prior to the operation of the banquet/event facility. This condition is subject to modification in writing from VDOT.
10. All building code requirements required by the Uniform Statewide Building Code and/or the Page County Building Official shall be completed prior to the operation of the banquet/event facility. This condition is subject to modification in writing from the Page County Building Official.
11. All health requirements related to water and sewage required by the Virginia Department of Health shall be completed prior to the operation of the banquet/event facility. This condition is subject to modification in writing from the Virginia Department of Health.

12. The proposed project must be in substantial compliance with the concept plan dated September 23, 2025. Any change of use or expansion of services not included in this special use permit will require an additional, new, or modified special use permit, as required by the Page County Zoning Ordinance, at that time.
13. The Zoning Administrator or their designated representative may visit the site at any time to ensure compliance with the special use permit.
14. Violations: This special use permit may be revoked upon material noncompliance with the terms of the permit, or upon violation of any other relevant terms of the Zoning Ordinance or any other ordinances of the County of Page, Virginia. However, prior to the commencement of any action to revoke this permit, the county shall notify the permit holder in writing of the material in noncompliance or violation, and the permit holder shall have thirty (30) days thereafter to cure the material non-compliance or violation. The notice shall be deemed given when hand delivered to the permit holder or when mailed by certified mail, return receipt requested, to the permit holder. The schedule of penalties is as follows:
 - First Offense: A written warning detailing the offense shall be issued.
 - Second Offense: This permit shall be revoked for a period of thirty (30) days, commencing on the date of notice by Page County.
 - Third Offense: This permit shall be revoked for a period of ninety (90) calendar days, commencing on the date of notice by Page County.
 - Fourth Offense: This permit shall be revoked permanently, effective immediately without further notice.

I (we) the undersigned owner(s)/occupant(s) understand and agree to the foregoing conditions of this special use permit. I further understand that this special use permit may be reviewed on a yearly basis or at any time, the county determines necessary to ensure the compliance with and enforcement of all applicable conditions, codes, and regulations.

Owner(s)/Occupant(s)

Date

Board of Supervisors Chairman

Date

County Administrator

Date

**COUNTY OF PAGE
SPECIAL USE PERMIT APPLICATION**

DATE RECEIVED: _____	FOR OFFICE USE ONLY:
AMOUNT PAID: _____	DENSITY RANGE: _____
	RECEIPT #: _____

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

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

Name: RANDY WHITESIDES Name: _____
DAWN PRINCE

Address: 214 S. 7TH ST Address: _____

FERNANDINA BEACH, FL 32034

Phone Number: 305 393-2377 Phone Number: _____

3. Site Address: 625 RIVERBEND RD STANLEY VA 22851

4. Directions to property:
LEESVILLE ROAD TO 340 W. & OVER SHENANDOAH RIVER. TAKE
1ST LEFT ON RIVERBEND RD. APPROX 1 MILE ON LEFT. MILLER
HOUSE + BARN SIGNAGE IN FRONT

5. Property size: APPROX 2.5 ACRES

6. Tax Map Number: 69-A-126
 Magisterial District: _____

7. Current use of the property: SINGLE FAMILY HOME + FARM

8. Description of proposed use: EVENT FACILITY

Size of building(s), if any: APPROX 3,600 (UPPER) AND 3200 SQ FT HISTORIC BARN

9. Present Zoning: A-1 (Agriculture) _____ R (Residential)
 _____ C-1 (Commercial) _____ I (Industrial)
 _____ W-C (Woodland Conservation)

10. Applicants' additional comments, if any:
APPLICATION FOR SPECIAL USE PERMIT FOR EVENT FACILITY
IN EXISTING BARN, A 3,580 HISTORICAL OAK BARN, WITH WALK OUT
BASEMENT OF 2,080 SQ FT INTERIOR AND 1160 SQ FT OF COVERED AREA

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
<u>SUSAN CORIBUTT McCONNELL</u>	<u>397 RIVERBEND RD STANLEY VA 22851</u>
<u>DIANA TURNER</u>	<u>576 RIVERBEND RD STANLEY VA 22851</u>
<u>ROBERT LYWOOD TURNER</u>	<u>662 RIVERBEND RD STANLEY VA 22851</u>

ADJOINING PROPERTY OWNER VERIFICATION:

AS APPLICANT FOR THIS SPECIAL USE PERMIT REQUEST,

I _____ (Name)
 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.

JUNE 30, 2025
 DATE


 SIGNATURE OF APPLICANT

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: 

Signature of Applicant: 

COMMENTS BY PLANNING AND COMMUNITY DEVELOPMENT OFFICE:

ZONING ADMINISTRATOR

DATE

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

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

VDOT HAS NO ISSUES WITH THE PROPOSED SPECIAL USE PERMIT. IT IS NOT EXPECTED TO HAVE A NEGATIVE IMPACT ON STATE ROUTE 615 (RIVERBEND ROAD).

11-14-2025
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 S COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

No objections at this time. Applicable permits will be required along with structural engineering.

8/21/25
DATE

[Signature]
BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

N/A

DATE

PRESIDENT OR SECRETARY



County of Page, Virginia
Planning & Community Development
103 South Court St., Suite B
Luray, VA 22835

MEMO

TO: Planning Commission & Board of Supervisors
FROM: James Campbell, Page County Building Official
DATE: September 30, 2025
SUBJECT: Randy Whitesides & Dawn Pence- Special Use Permit Applicants

Based on the barn layout dimensions submitted by the applicants, the total square footage for the proposed barn is 2,800 square feet. Under the Building Code requirements, this space will support an occupant load of 186 people.

Please feel free to contact me with any further questions. I can be reached via phone at (540) 743-6674 or via email at xcampbell@pagecounty.virginia.gov.

A handwritten signature in black ink that reads "James Campbell".

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW BEFORE SUBMITTING THIS APPLICATION TO THE PLANNING AND COMMUNITY DEVELOPMENT 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 co. rd has no objections currently. Applicable permits will be required for proper sewage disposal.

10/21/2025
DATE _____ *Ashley Walker*
HEALTH OFFICIAL _____

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

No objections at this time. Applicable permits will be required along with structural engineering.

8/21/25
DATE _____ *James Campbell*
BUILDING OFFICIAL _____

SUBDIVISION PROPERTY OWNERS ASSOCIATION

N/A

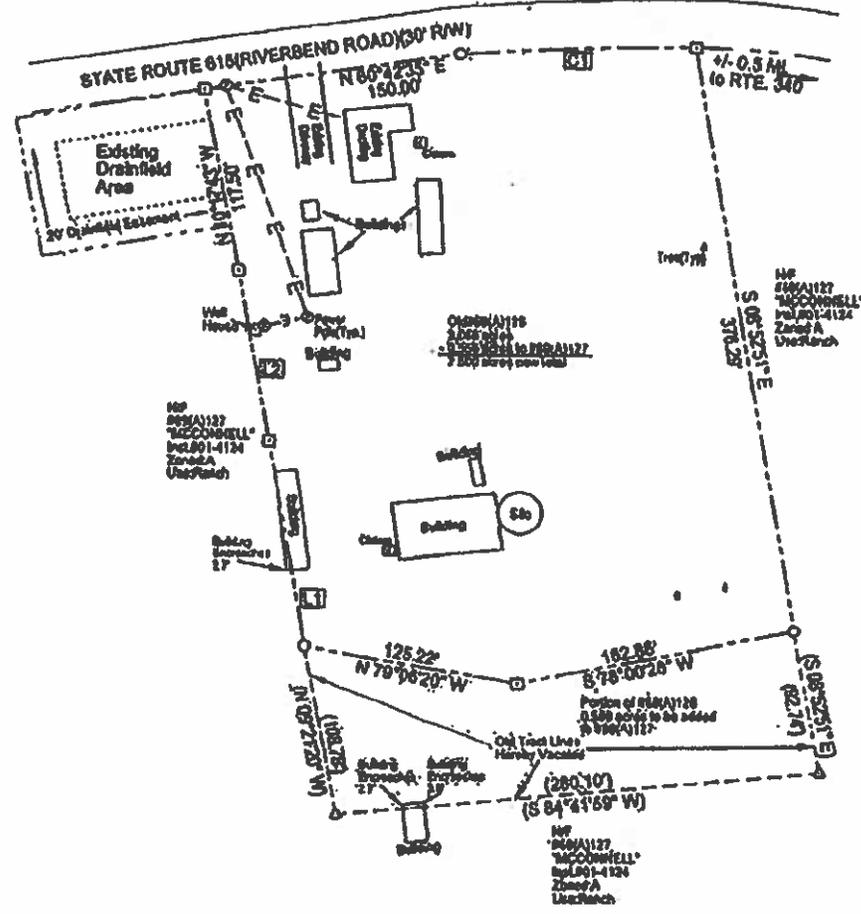
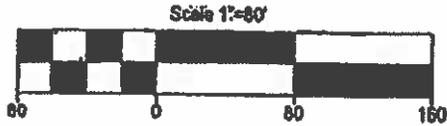
DATE _____ PRESIDENT OR SECRETARY _____

1. Easements, if any, not shown. No site report furnished.
2. This property lies within Flood Zone "X" as shown on the F.E.M.A. F.I.R.M. Community Panel No. 510108 0100 B, dated August 10, 1991.
3. Boundary derived from a field survey and deeds of record as found among the Land Records of Page County, Virginia, as shown hereon.

Id	Bearing	Distance
L1	N 08° 21' 20" W	130.80
L2	N 08° 21' 20" W	100.20

Id	Radius	Arc Length	Chord	Ch Bear
C1	1812.20	138.30	308.20	N 67° 51' 09" E

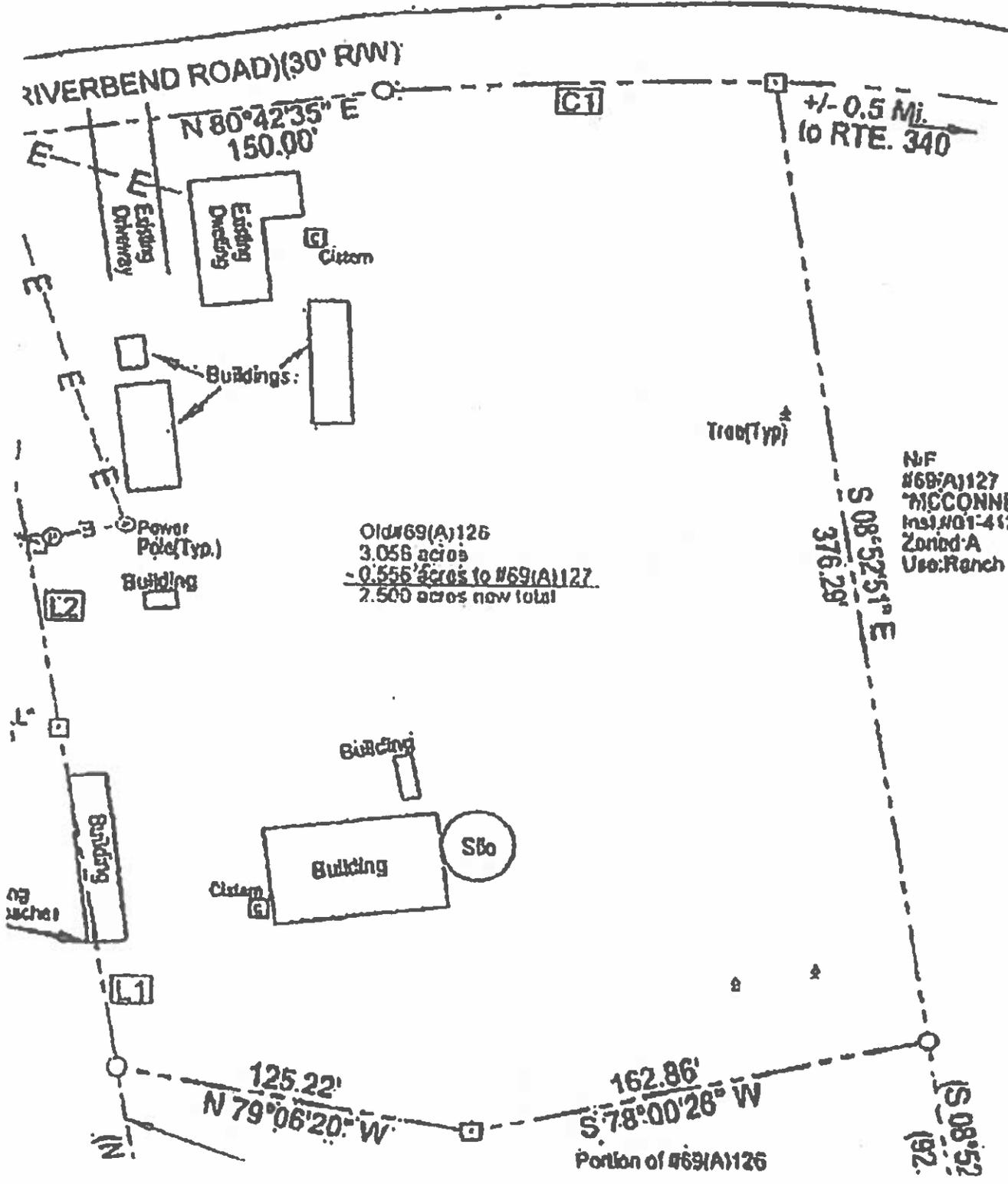
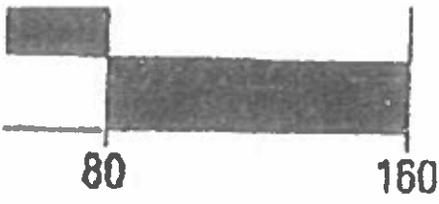
LEGEND
 ○ Iron Pin Set
 □ Fence Post
 △ Point



BOUNDARY LINE ADJUSTMENT SURVEY PLAT
 Properties of
WARREN H. MCCONNELL & ELAINE N. MCCONNELL, TRUSTEES
 Instrument #20010004124
 Tax Map #89 (A) 126 & 127
 Shenandoah Iron Works Magisterial District
 Page County, Virginia
 Scale: 1"=80' Date: November 16, 2015
 3.058 Acres
 Prepared By:
 Archie J. Dodson Jr., Surveying
 P.O. Box 672
 Lumy, VA 22835
 Phone: (540) 843-0608
 Fax: (540) 843-0608
 Email: dodsonsurvey@yahoo.com



Randy WITTESIDES
 DAUGHTER
 625 RIVERBEND RD
 STANLEY, VA



5 RIVERBEND RD
IN PROPOSAL

PROPOSED
PORCH

60

40

EXISTING
BARN
TOP FLOOR

PROPOSED
DRAIN
FIELD

PROPOSED
BATHROOMS

20

OPEN
UNDER

PROPOSED:
SEPTIC SYSTEM
RESTROOMS(2)
PORCH
BALCONY
150 GUESTS

PROPOSED
12 X 40 DECK
STAIRS

40

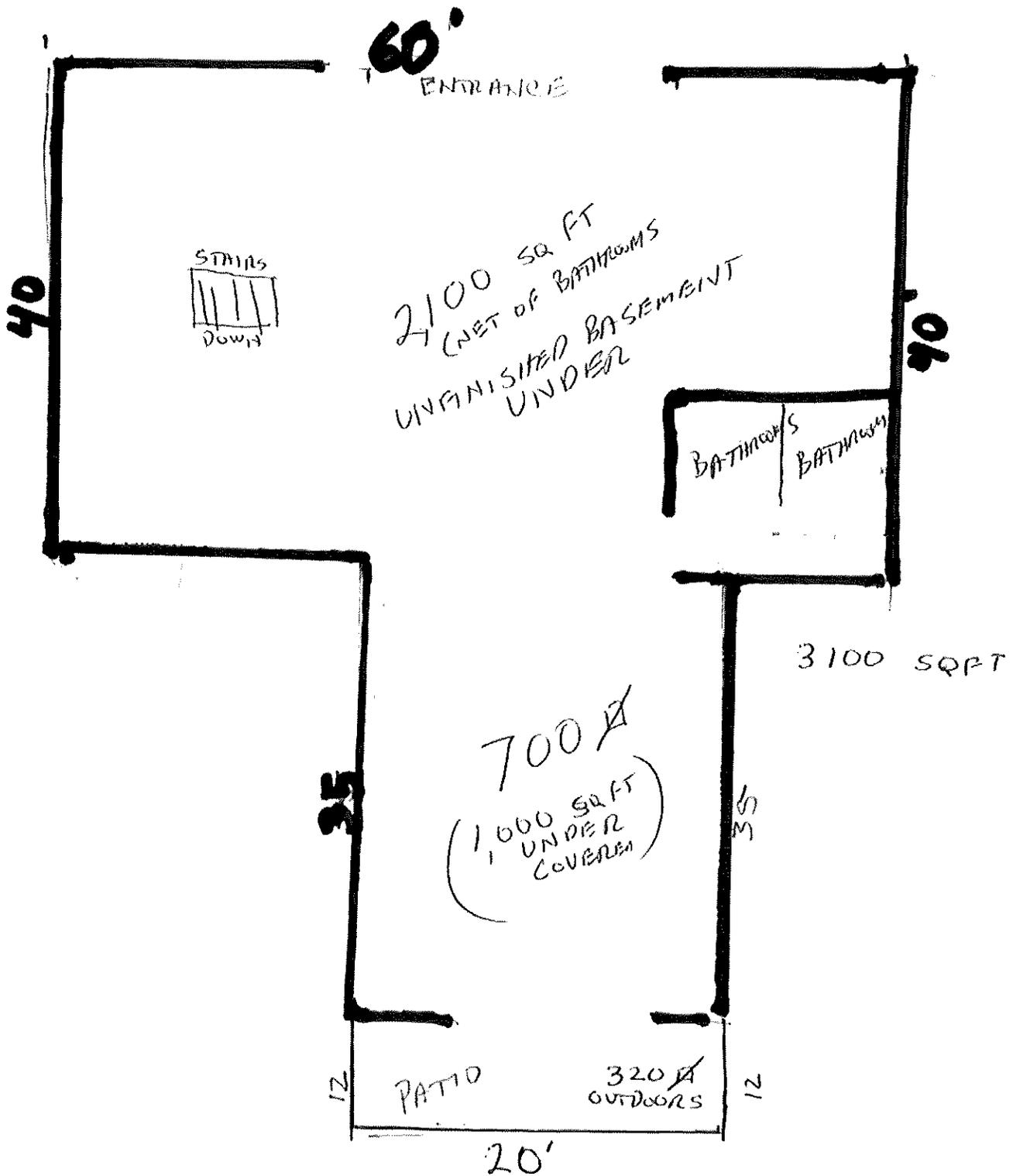
EXISTING
BALCONY

30

12

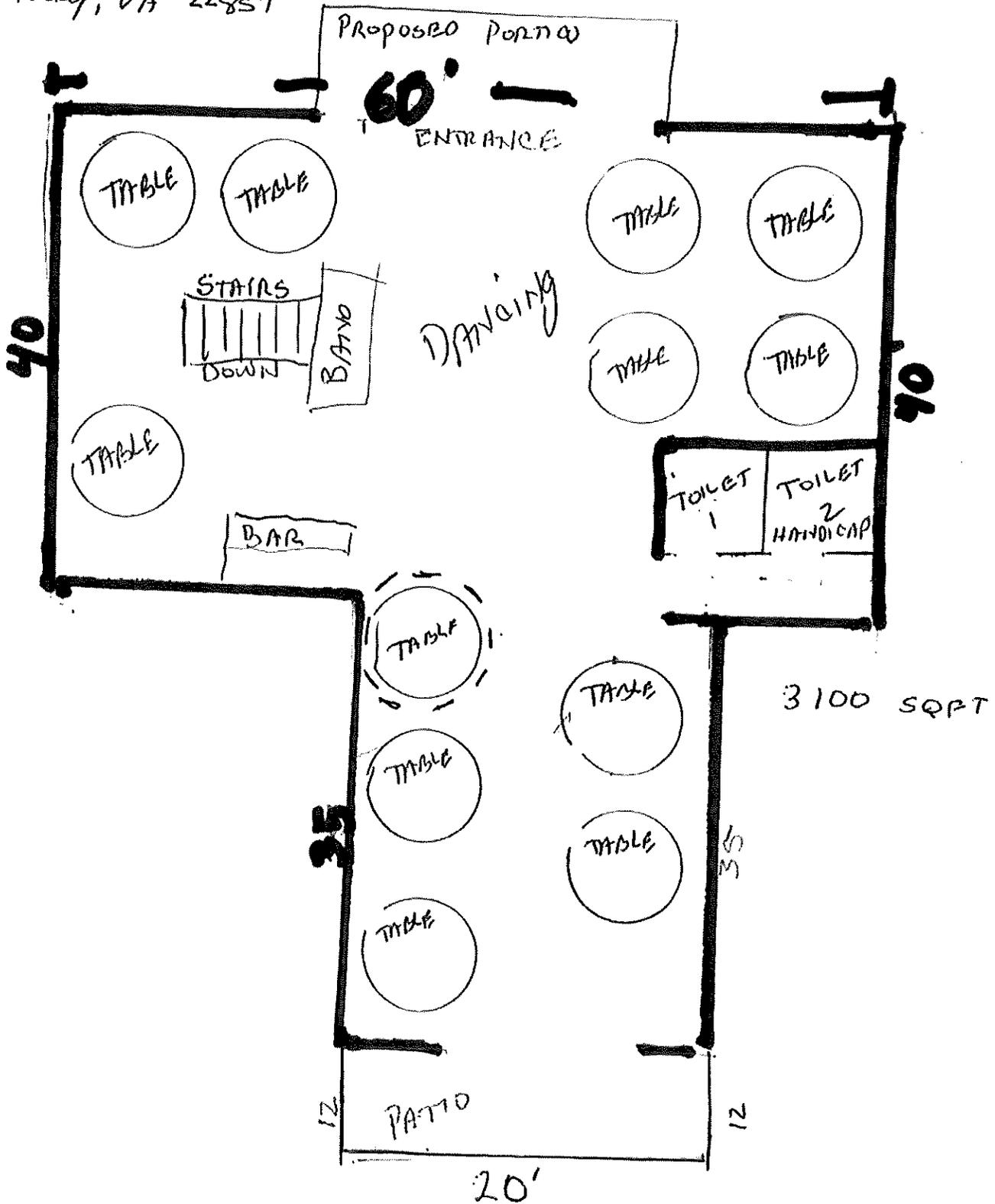
625 RIVERBEND RD
STANLEY, VA 22851

625 RIVERBEND RD
STANLEY, VA 22851



BARN LAYOUT DIMENSIONS
625 RIVERBEND RD.

LURAY, VA 22851



BAR IN POSSIBLE LAYOUT
625 RIVERBEND RD
LURAY, VA 22851

Special Use Permit Application: Riverbend Event Venue

Project: Riverbend Event Venue

Property Address: 625 Riverbend Road, Stanley, Virginia 22851

Parcel Number: 69-A-126

Zoning: A-1 (Agricultural)

Applicants: Randy Whitesides and Dawn Pence

Date: October 1, 2025



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5.2 Lighting

5.3 Landscaping

6.0 Engineering and Compliance

7.0 Exhibits

1.0 Request

Randy Whitesides and Dawn Pence respectfully request a Special Use Permit (SUP) for the operation of a private event venue at

625 Riverbend Road, Stanley, Virginia 22851. The subject property is identified as

Page County Parcel Number 69-A-126 and is currently zoned **A-1 (Agricultural)**.

This permit seeks to allow for the establishment of a small-scale event venue primarily for intimate gatherings, weddings, and celebrations. The core objective is to operate in a manner that preserves the rural character of the community and minimizes any impact on surrounding agricultural activities.

2.0 Project Introduction and Justification

2.1 Introduction

The applicants, Randy and Dawn Whitesides, have owned the 2.5-acre property for over nine years, during which they have undertaken extensive restoration of its historic features. This application proposes the use of the property's magnificent turn-of-the-century oak barn as a unique and compatible venue for small-to-medium-sized private events in Page County. The barn is a rare example of its kind in the county, remaining largely in its original condition, with sensitive upgrades limited to lighting, doors, electrical systems, and the addition of a historic local stained-glass window. The venue will be available for rent by appointment only and will not operate as a daily public establishment.

2.2 Compatibility with Community

The proposed venue is intentionally designed to be compatible with the existing A-1 zoning and the rural nature of Page County.

- **Site Layout:** The barn is strategically located at the rear of the property, over 400 feet from any residential buildings, which naturally isolates and buffers event activities.
- **Buffer Zone:** The property is surrounded on three sides by the Riverbend Ranch, which formerly owned the land and is itself an approved event venue, making this project inherently compatible with the neighborhood.
- **Operational Controls:** The venue will operate within defined hours, primarily on weekends, and will focus on events that do not generate excessive noise or traffic. The plans include specific measures to mitigate any potential impacts through sound management, and professional traffic flow planning.

Our foremost aim is to seamlessly integrate the venue into the community, respecting the peaceful environment and agricultural operations nearby.

2.3 Contribution to Page County

The establishment of the Riverbend Event Venue will contribute positively to the local economy and community:

- **Economic Development:** The venue will attract new visitors to Page County, increasing patronage for local businesses, including accommodations, restaurants, farms, wineries, breweries, florists, and other event-related services.
- **Historic Preservation:** Granting this permit provides a significant economic incentive to maintain and preserve a historic oak barn in its original condition for future generations.
- **Job Creation:** The operation will create part-time and contract employment opportunities for event staff, caterers, and maintenance personnel.
- **Tourism Enhancement:** A high-quality, intimate venue adds to Page County's appeal as a premier destination for weddings and special events, drawing guests who will likely explore other local attractions.
- **Property Improvement:** The project includes significant, high-quality improvements, such as modern restrooms, a new septic system, a new 12x35 ft balcony, and a 12x20 ft front portico, enhancing the property's overall functionality and aesthetic appeal.

3.0 Existing Conditions

- **Parcel:** The property is a 2.5-acre parcel located at 625 Riverbend Road, Stanley, VA, and zoned A-1 (Agricultural).
- **Structures:** The property contains a historic four-bedroom, two-bath farmhouse at the front. This home is used by Randy and Dawn, and has been in Short Term Rental for many years. It also features numerous historical outbuildings, including an outhouse, pigchicken coop, smokehouse, and icehouse, which are not a part of the proposed application.

It is expected that the Milk Barn and Pig Building will be utilized as a part of the Application Venue.

- **The Barn:** The primary structure is a 125-year-old, 60x40 foot solid oak barn constructed with wooden dowels. The barn has been fully stabilized, and its electrical system meets all current codes. The total interior floor space is approximately 3,100 sq. ft., which includes a 20x35 ft attached hayloft. It also features an existing 240 sq. ft. deck and a 700 sq. ft. covered open area below the hayloft.
- **Topography & Access:** The land is predominantly open with mature trees. There are no known wetlands, significant slopes, or other environmental constraints that would prevent the proposed development. Access is currently provided directly from Riverbend Road.

4.0 Proposed Use and Operations

4.1 Venue Details

The primary event space will be the existing barn, designed to accommodate approximately

150 guests. The design maintains the rural aesthetic, utilizing materials and finishes that blend with the natural landscape. The venue will offer flexible areas for event setup, a dedicated serving area, and ample space for guest seating and activities.

4.2 Restroom Facilities

4.2.1 Septic System

A new, professionally engineered septic system will be designed and installed to meet the venue's projected occupancy load. It will be fully compliant with all Virginia Department of Health (VDH) regulations and Page County requirements. A percolation test will be conducted, and official design plans will be submitted for VDH approval prior to any construction.

4.2.2 Restrooms

Permanent, restroom facilities will be constructed within the barn's structure, specifically in the area formerly used for grain bins. Two Restroom facilities will meet all Virginia Building Code and ADA accessibility requirements, with sufficient stalls and sinks to serve the anticipated number of guests.

4.3 Parking Plan

4.3.1 Ingress & Egress

Vehicle access will be provided via a new driveway from Riverbend Road, designed to meet all Virginia Department of Transportation (VDOT) requirements for safe two-way traffic flow. The existing driveway may be abandoned as required. Clear visibility at the intersection with Riverbend Road will be ensured and maintained.

4.3.2 Parking Spaces

A designated parking area with a gravel driveway and grass surface will be established to accommodate

75 vehicles. The use of grass parking is intended to maintain the property's rural character and blend seamlessly into the landscape.

4.3.3 Handicapped Parking

A minimum of two (2) accessible parking spaces will be designated, clearly marked, and located near the venue entrance to provide safe and easy access in accordance with ADA requirements.

4.3.4 Additional Parking

There is space available on the property should additional parking be needed.

5.0 Utilities Plan

5.1 Electrical

The existing electrical service to the residence and barn is sufficient to meet current requirements. All necessary electrical and plumbing permits for the new restroom facilities will be obtained prior to construction.

5.2 Lighting

Exterior lighting will be strategically placed to ensure safety while minimizing light pollution. Full cut-off fixtures will be used to direct light downwards. Interior lighting will be appropriate for events and will feature a mix of uplighting, string lights, and chandeliers. A full exterior lighting plan will be submitted for county review.

5.3 Landscaping

The property's existing mature landscaping is compatible with the area and enhances the venue's aesthetic appeal. The goal is to maintain an attractive and harmonious setting that integrates with the natural environment.

6.0 Engineering and Compliance

The existing barn and the proposed new structures (portico and deck) will be professionally reviewed for structural loads to ensure full compliance with all Virginia State and Page County building code requirements.

7.0 Exhibits

The following exhibits are attached and incorporated into this application:

- **Exhibit A:** Copy of Property Deed
- **Exhibit B:** Site Plan (showing existing features, proposed venue location, parking, access points, and setbacks)

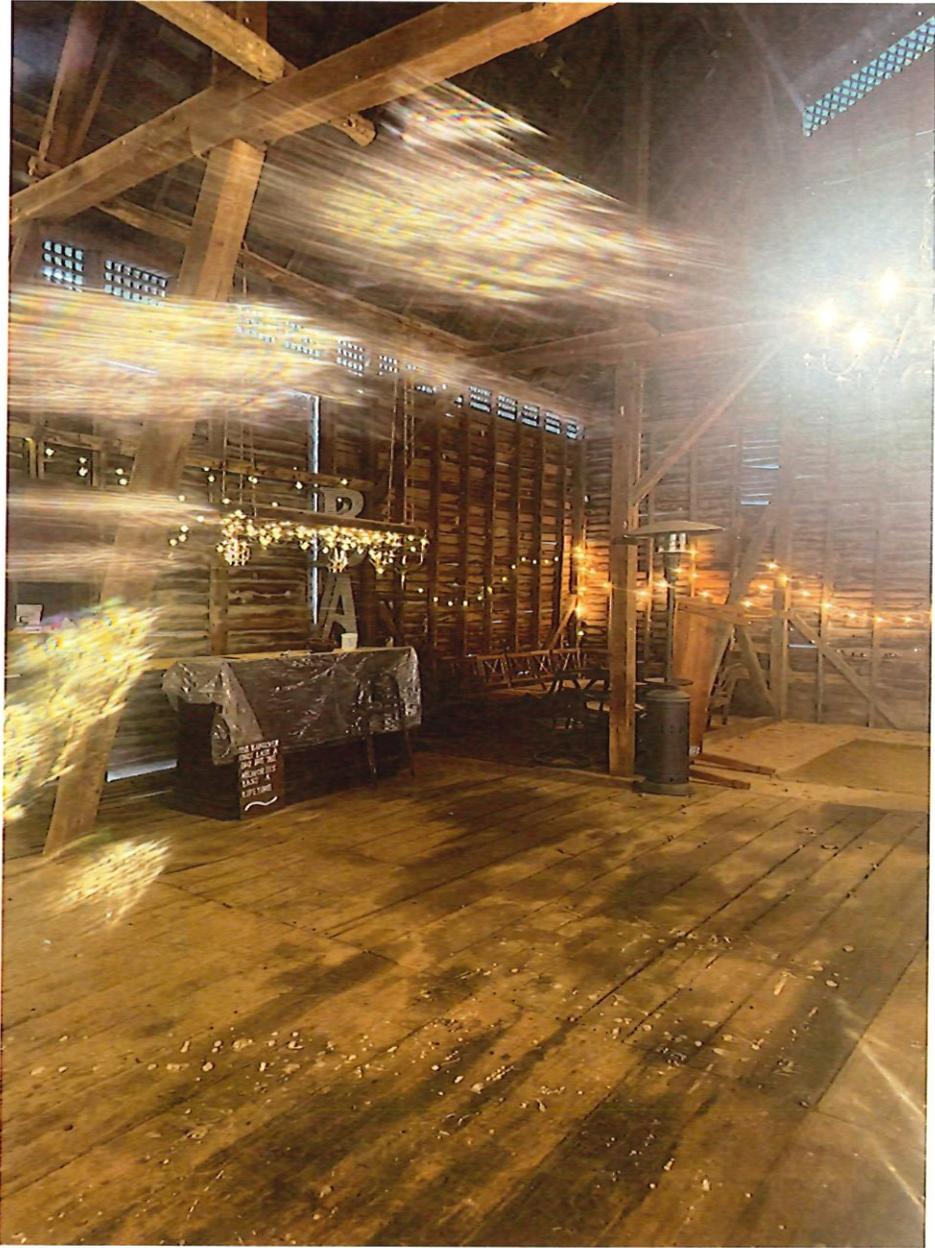
Included in packet

- **Exhibit C:** Floor Plans of Proposed Venue Structure
- **Exhibit D:** Preliminary Septic System Design Sketch

- **Exhibit E: Photos of Existing Site Conditions**



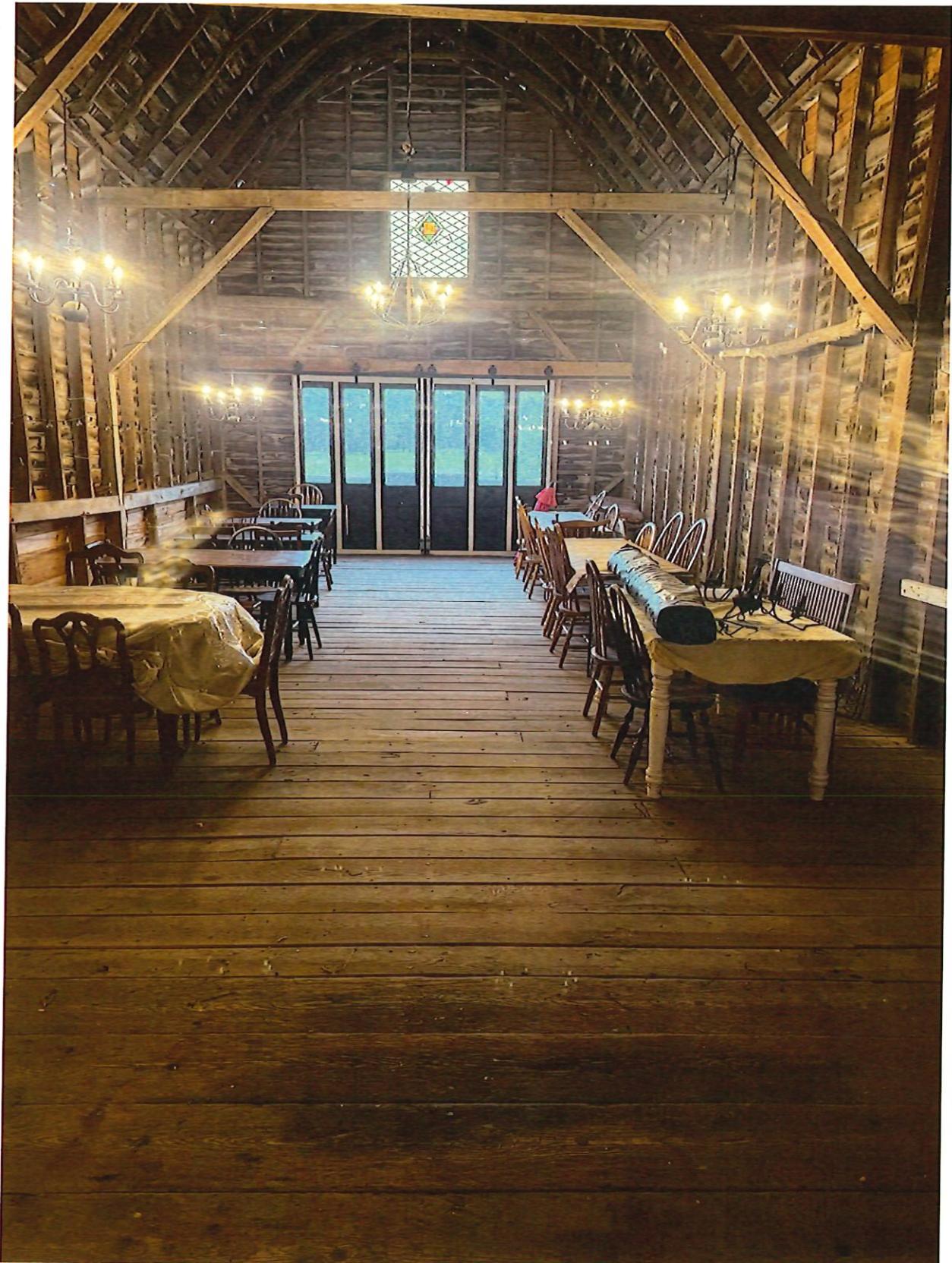












Joshua Hahn

From: dawn pence <dawnhpence@yahoo.com>
Sent: Sunday, September 21, 2025 6:49 PM
To: Joshua Hahn
Subject: The Miller Barn





[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.]

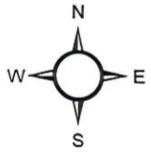
Hi Josh, here's some photos. I took this morning showing the barn and the backside and underneath from different angles. If you need anything else, let me know please.

Dawn

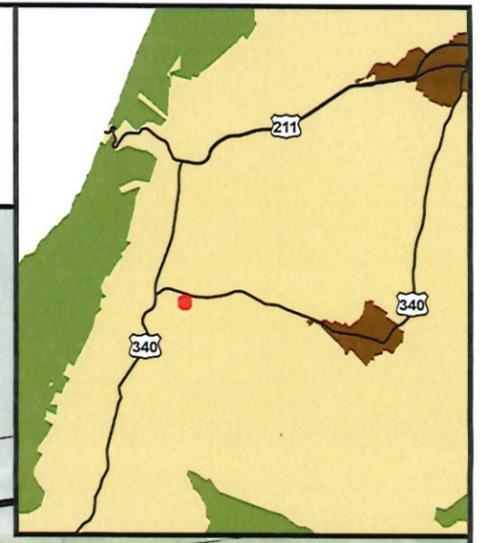
Sent from my iPhone



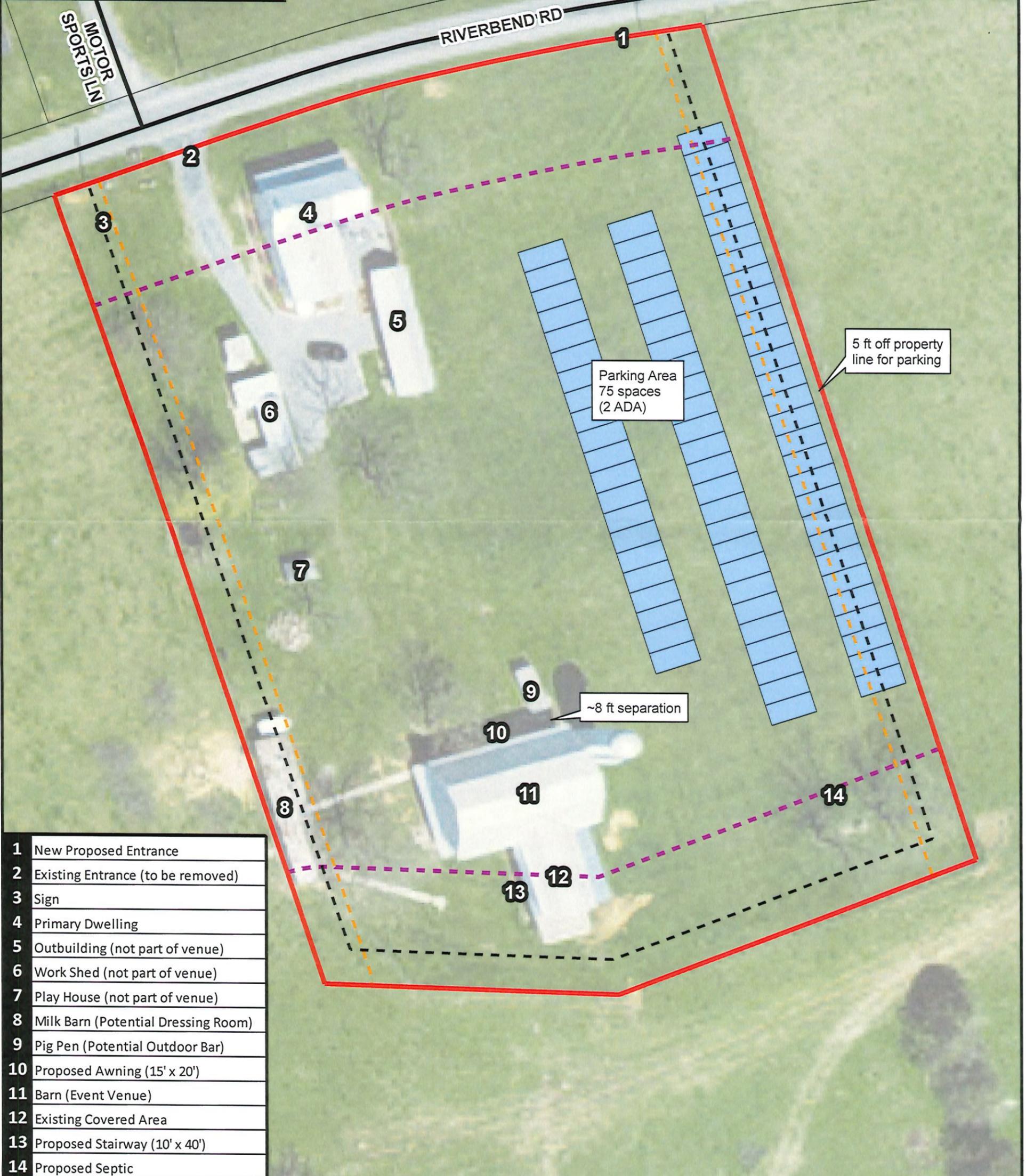




Randy Whitesides and Dawn Prince Event Venue Concept Plan

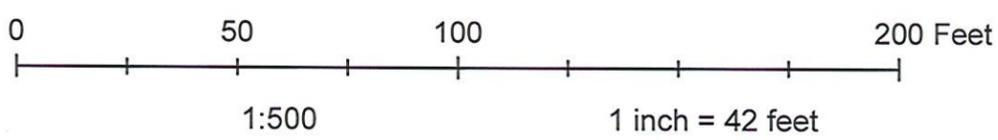


The map was created by Page County's GIS Department at the request of the applicant. The location and/or dimensions of features (buildings, parking areas, etc.) were drawn as indicated by the applicant. This map is not an endorsement of project by any department of Page County. This map should be used solely for reference purposes; it should not be used as a substitute for products that would be created by a licensed survey or engineer.



- 1 New Proposed Entrance
- 2 Existing Entrance (to be removed)
- 3 Sign
- 4 Primary Dwelling
- 5 Outbuilding (not part of venue)
- 6 Work Shed (not part of venue)
- 7 Play House (not part of venue)
- 8 Milk Barn (Potential Dressing Room)
- 9 Pig Pen (Potential Outdoor Bar)
- 10 Proposed Awning (15' x 20')
- 11 Barn (Event Venue)
- 12 Existing Covered Area
- 13 Proposed Stairway (10' x 40')
- 14 Proposed Septic

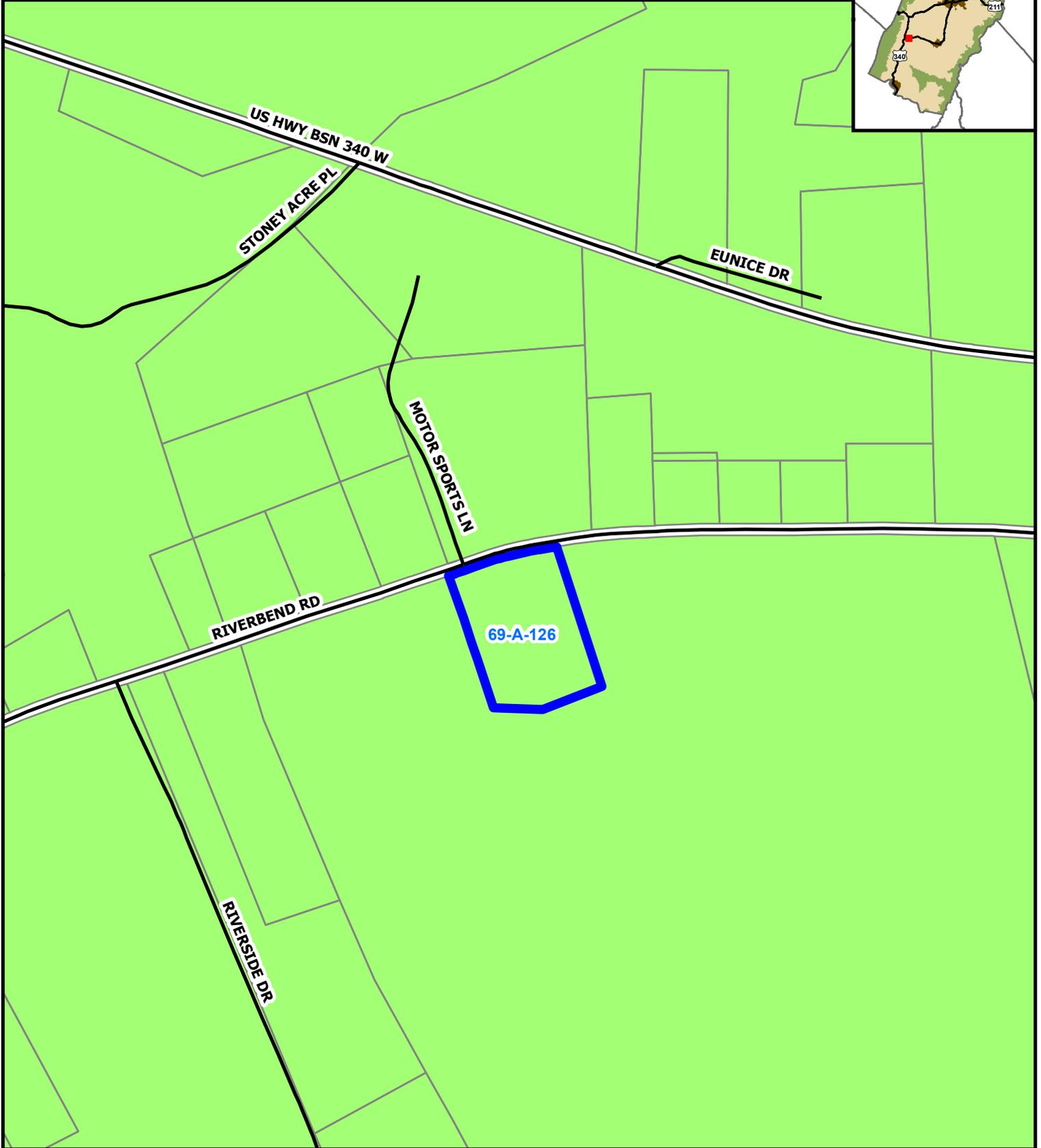
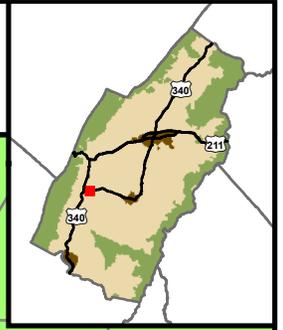
Legend	
	Tax Map 69-A-126
	Parcels Lines
	15 ft side/rear setback for accessory structures (approximate)
	20 ft side setback (approximate)
	50 ft front/rear setback (approximate)
	Estimated Parking Spots (9'x20')



September 23, 2025
Page County GIS Department
Reference Use Only
2022 VGIN Aerial Imagery (with transparency)
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.



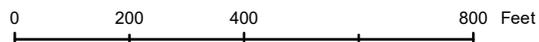
Tax Map ID 69-((A))-126 Protection Tiers



Legend

- Roads
- Tax Map ID 69-((A))-126
- Other Lots

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

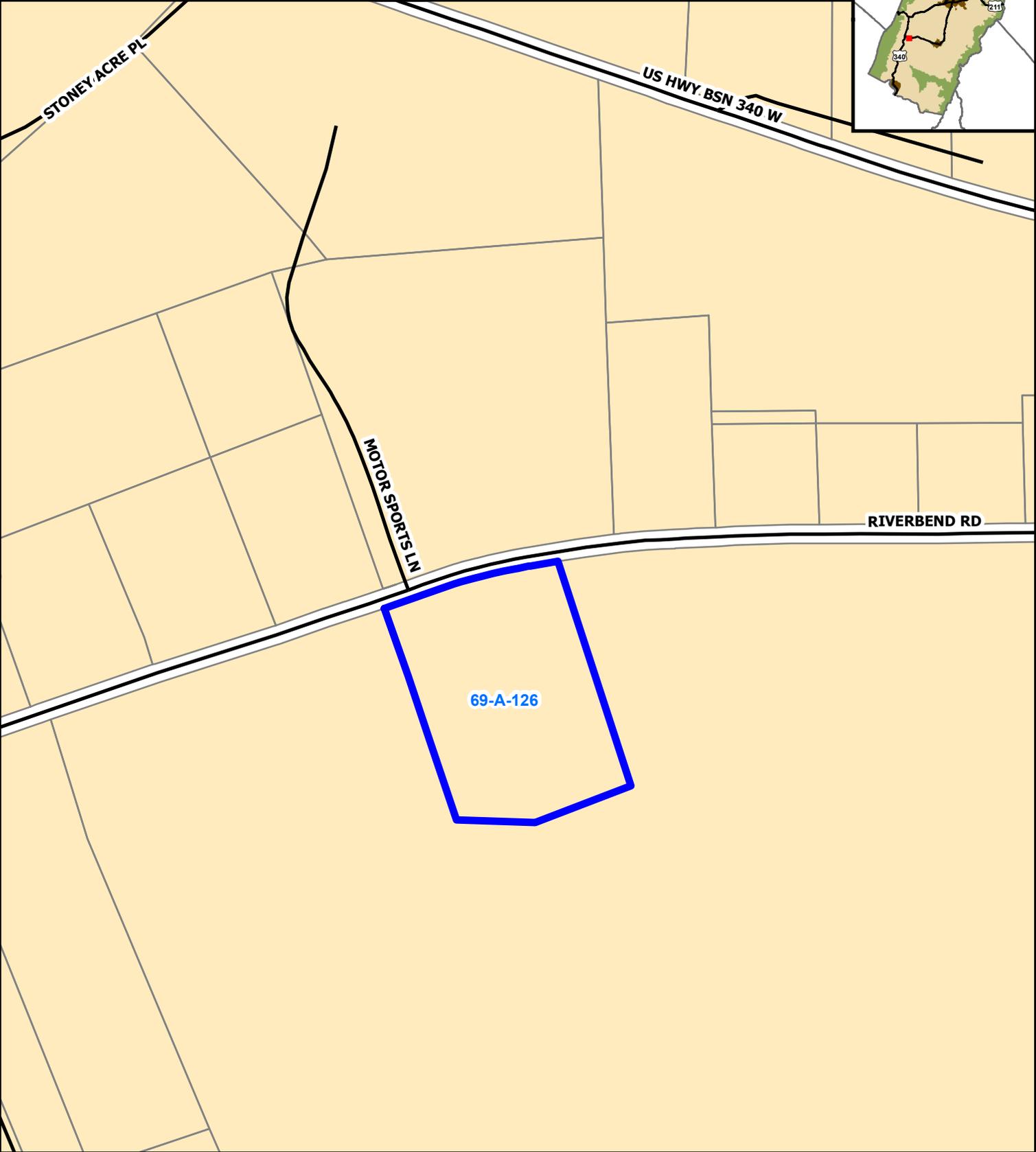
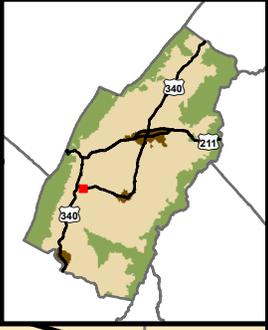


December 30, 2025
Page County GIS Department

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 69-((A))-126 Zoning

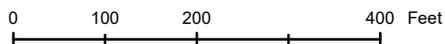


Legend

- Roads
- Tax Map ID 69-((A))-126
- Other Lots

Current Zoning

- Agricultural

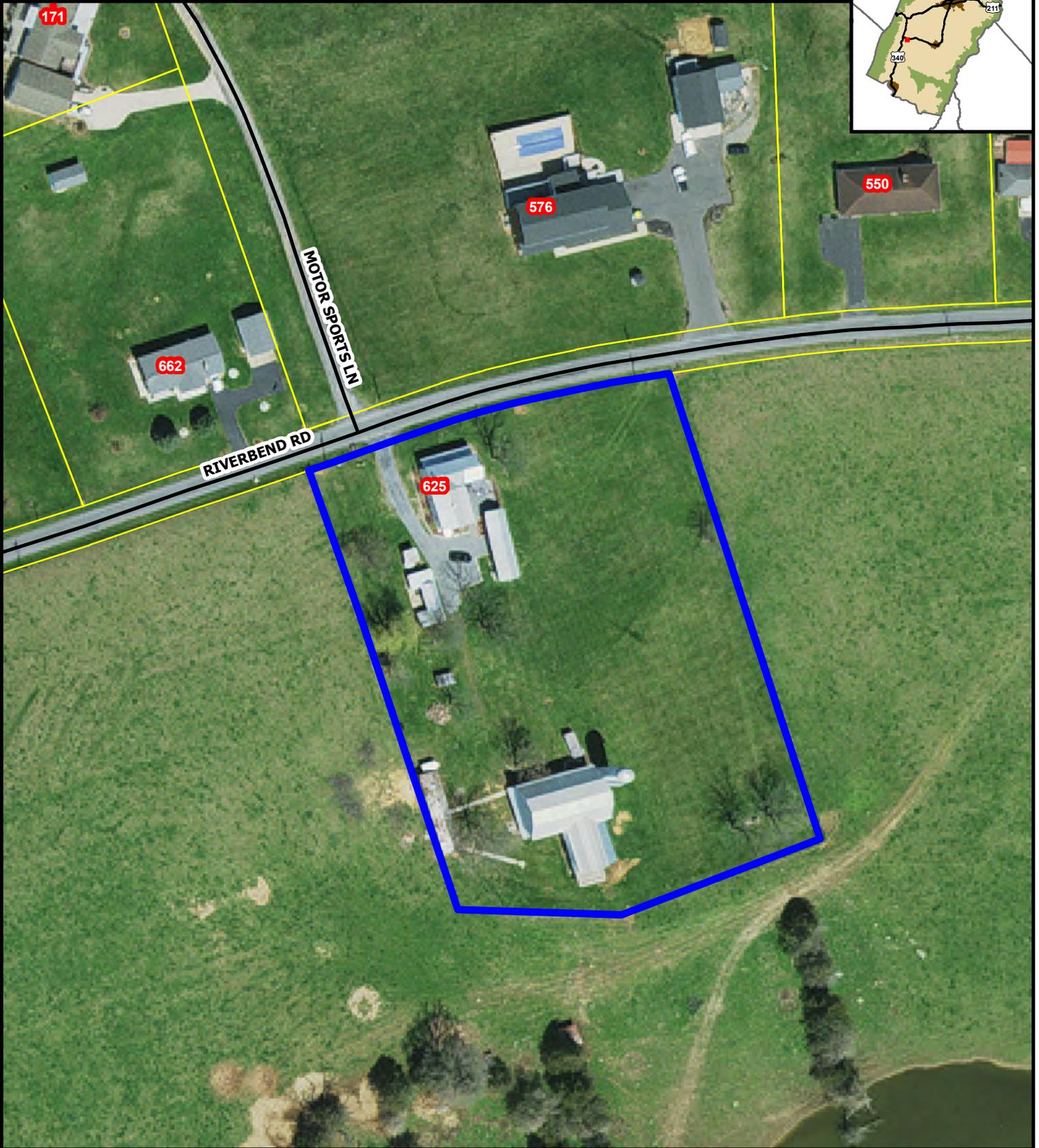
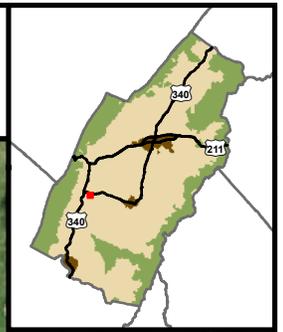


December 30, 2025
Page County GIS Department

Reference Use Only
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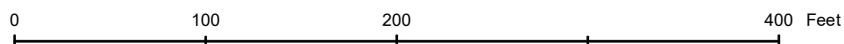


Tax Map ID 69-((A))-126 Aerial



Legend

- Roads
- Tax Map ID 69-((A))-126
- Other Lots

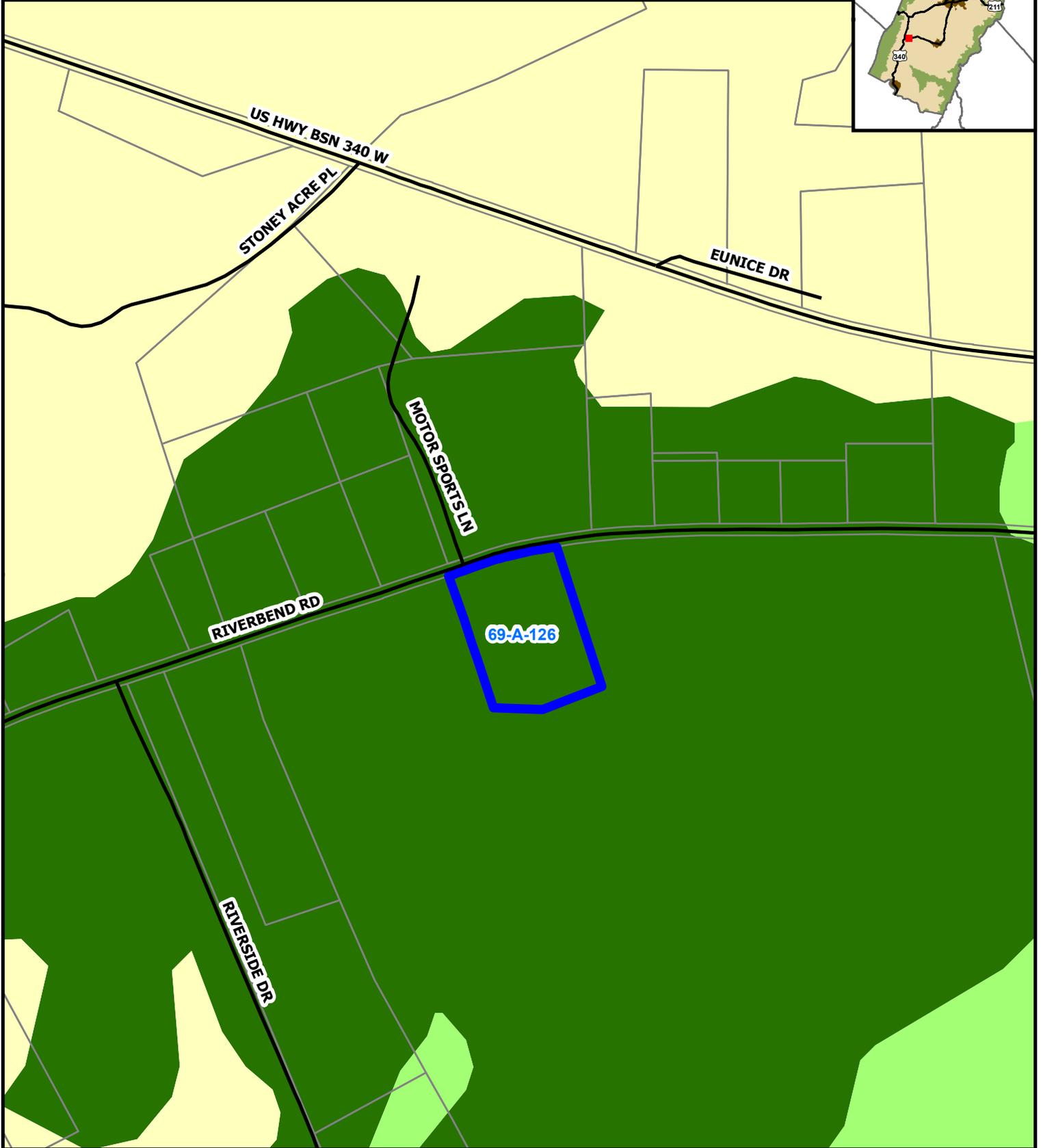
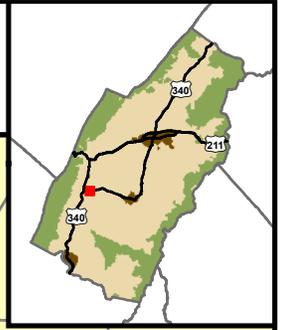


December 30, 2025
Page County GIS Department
2022 VGIN Aerial Imagery
Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



Tax Map ID 69-((A))-126

Farmland



Legend

— Roads

69-A-126 Tax Map ID 69-((A))-126

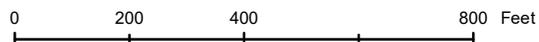
□ Other Lots

Farmland

■ Prime Farmland

■ Farmland of Statewide Importance

■ Moderate Farmland



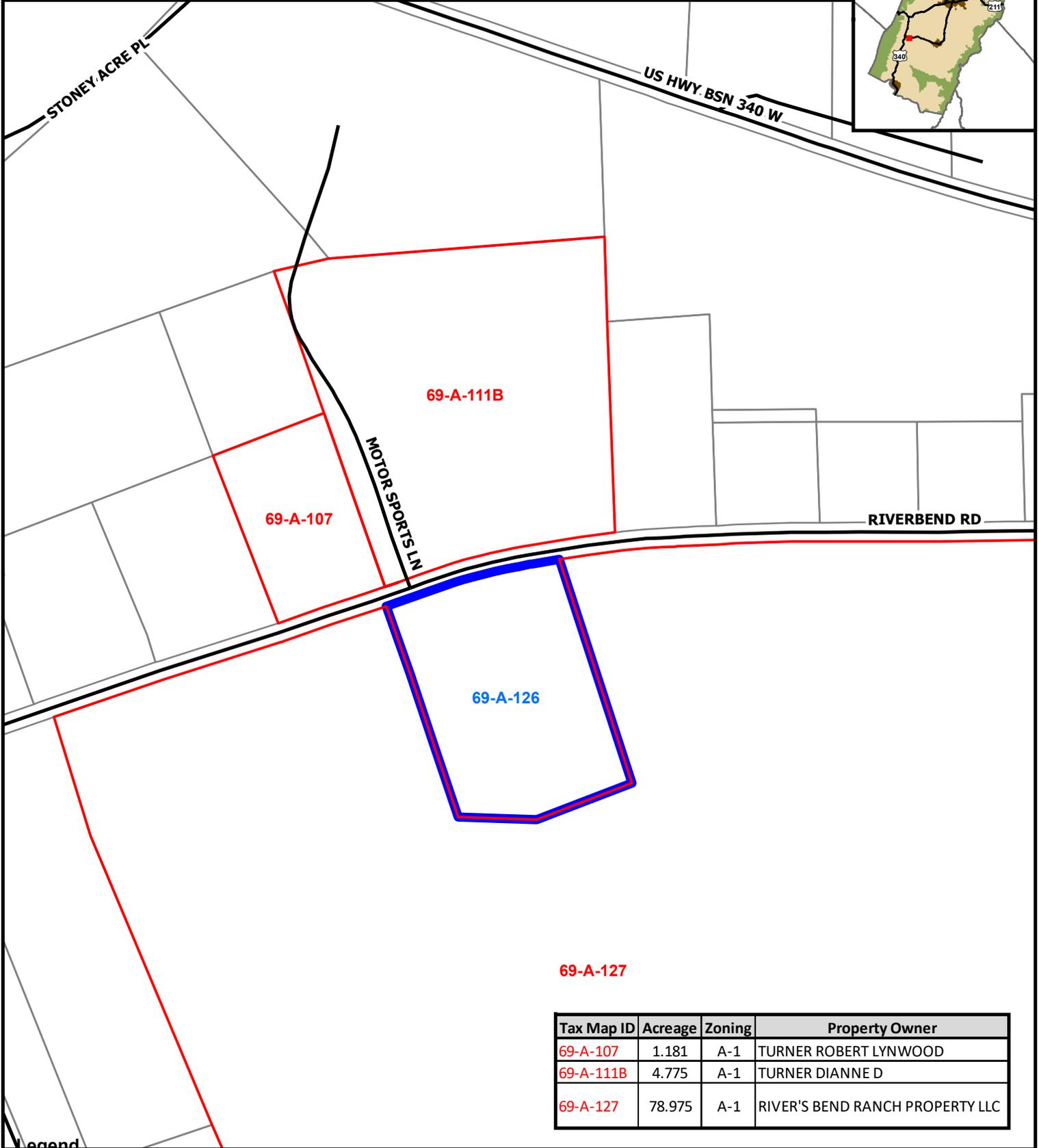
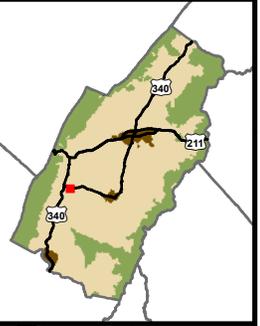
December 30, 2025
Page County GIS Department
USDA SSURGO Soils Data
Reference Use Only

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 69-((A))-126

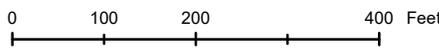
Neighboring Properties



Legend

- Roads
- Neighboring Properties
- Tax Map ID 69-((A))-126
- Other Lots

Tax Map ID	Acreage	Zoning	Property Owner
69-A-107	1.181	A-1	TURNER ROBERT LYNWOOD
69-A-111B	4.775	A-1	TURNER DIANNE D
69-A-127	78.975	A-1	RIVER'S BEND RANCH PROPERTY LLC



December 30, 2025
Page County GIS Department

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	Acreage	Zoning	Property Owner	Physical Address	Mailing Address	M City	M State	M Zip
69-A-107	1.181	A-1	TURNER ROBERT LYNWOOD	662 RIVERBEND RD	662 RIVERBEND RD	STANLEY	VA	22851
69-A-111B	4.775	A-1	TURNER DIANNE D	576 RIVERBEND RD	576 RIVERBEND RD	STANLEY	VA	22851
69-A-127	78.975	A-1	RIVER'S BEND RANCH PROPERTY LLC		397 RIVERBEND RD	STANLEY	VA	22851

§ 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]

- 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 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.
- 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) Banquet facility and event facility.
- (17) (Reserved)¹
- (18) (Reserved)²
- (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)³
- (24) (Reserved)⁴
- (25) Commercial parking facilities.
- (26) Riding stables or academies.
- (27) Quarry operations pursuant to § 125-30.23.

1. Editor's Note: Former Subsection D(17), Farmers market, was repealed 6-5-2018; see now Subsection B(14).

2. Editor's Note: Former Subsection D(18), Greenhouse, was repealed 6-5-2018; see now Subsection B(15).

3. Editor's Note: Former Subsection D(23), Brewery, was repealed 6-5-2018; see now Subsection B(16).

4. Editor's Note: Former Subsection D(24), Winery, was repealed 6-5-2018; see now Subsection B(17). Former Subsection D(25), Air bed-and-breakfast establishments, which immediately followed this subsection, was repealed 8-1-2017.

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

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

BANQUET FACILITY

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.

EVENT FACILITY

A building, which may include on-site kitchen/catering facilities, where indoor and outdoor activities such as weddings, receptions, banquets, and other such gatherings are held by appointment.

§ 125-30.12. Banquet facility or event facility. [Added 10-18-2016]

- A. Maximum building square footage and number of patrons shall be provided by the applicant at the time application is submitted.
- B. Any outdoor entertainment shall require a special entertainment permit for each event as required in Chapter 55 of the Page County Code.

Planning Commission Discussion: 2026 Regular Session House Bills

[HB418](#): Zoning; manufactured housing. (Introduced by Nicole Cole - Chief Patron; referred to Committee on H-Counties, Cities and Towns, Assigned to Subcommittee #1)

- **Zoning; manufactured housing.** Amends existing provisions that require localities to permit manufactured housing in areas zoned for agriculture by expanding such requirement to all zoning districts where site-built housing is allowed. The bill provides that manufactured housing shall be subject to development standards that are equivalent to those applicable to site-built single-family dwellings but that such standards shall not have the effect of excluding manufactured housing. The bill also removes the authority of localities without a zoning ordinance to designate the areas within the locality in which manufactured housing may be located.

[HB419](#): Approval of land use applications; residential development. (Introduced by Nicole Cole - Chief Patron; referred to Committee on H-Counties, Cities and Towns, Assigned to Subcommittee #3)

- **Approval of land use applications; residential development.** Requires every locality to take final action to approve, approve with conditions, or deny any land use application for the rezoning or development of property that includes residential development within 12 months from the date of submission of such application to the locality.

[HB711](#): Solar facilities; local regulation, special exceptions. (Introduced by Charniele L. Herring - Chief Patron; referred to Committee on H-Counties, Cities and Towns)

- **Local regulation of solar facilities; special exceptions.** Provides that a ground-mounted solar energy generation facility to be located on property zoned agricultural, commercial, industrial, or institutional shall be permitted pursuant to various criteria to be included in a local ordinance, such as specifications for setbacks, fencing, solar panel height, visual impacts, and grading, and a decommissioning plan for solar energy equipment and facilities, unless otherwise permitted by right. The bill requires localities to furnish the State Corporation Commission a record of special exception decisions reached pursuant to these provisions that includes (i) the reason for any adverse decision, (ii) any finding of nonconformity with the local comprehensive plan, and (iii) the date of the last revision to the comprehensive plan. Finally, the bill requires the State Corporation Commission to compile and maintain on the Commission's public website a searchable database of all solar special exception decisions and the reasons for any adverse decisions made over a period of not less than five years. This bill is a recommendation of the Commission on Electric Utility Regulation.

[HB891](#): Siting of battery energy storage projects; commercial solar photovoltaic generation facilities, etc. (Introduced by Irene Shin – Chief Patron; referred to Committee on H-Counties, Cities and Towns)

- Siting of battery energy storage projects; commercial solar photovoltaic generation facilities; permitted accessory use. Deems battery energy storage projects as a permitted accessory use in

all zoning districts on any parcel of land that is subject to an approved special exception, as defined in the bill, for a commercial solar photovoltaic generation facility, if such battery energy storage project is located within the boundaries of the parcel covered by the existing special exception and complies with any applicable federal, state, and local safety or fire codes and environmental regulations. The bill prohibits a host locality from requiring a special exception or any other local land use approval on such battery energy storage project. The bill clarifies that nothing in the provisions of the bill shall be construed to (i) limit the authority of a host locality to enforce compliance with applicable codes or ensure the safe operation of the battery energy storage project or (ii) preclude the developer of a battery energy storage project from negotiating a siting agreement with the host locality. The bill also clarifies that any battery energy storage project for which an initial interconnection request has been filed with an electric utility or a regional transmission organization prior to July 1, 2030, and is constructed in accordance with the provisions of the bill shall be subject to the applicable local ordinance and regulation in effect on July 1, 2026.

HB895: Electric utilities; energy storage requirements, Department of Energy to develop model ordinance. (Introduced by Richard C. "Rip" Sullivan, Jr. - Chief Patron; referred to Committee on H-Counties, Cities and Towns, Assigned to Subcommittee #3)

- **Electric utilities; energy storage requirements; Department of Energy to develop model ordinance; work groups; reports.** Increases the targets for energy storage capacity that Appalachian Power and Dominion Energy Virginia are required to petition the State Corporation Commission (the Commission) for approval to construct, acquire, or procure and extends the time frame by which such capacity must be met. Under the bill, (i) Appalachian Power shall petition the Commission for approval to construct, acquire, or procure at least 780 megawatts of short-duration energy storage capacity by 2040 and 520 megawatts of long-duration energy storage capacity by 2045 and (ii) Dominion Energy Virginia shall petition the Commission for approval to construct, acquire, or procure at least 16,000 megawatts of short-duration energy storage capacity by 2045 and 3,480 megawatts of long-duration energy storage capacity by 2045. "Long-duration energy storage" and "short-duration energy storage" are defined in the bill. The bill requires the Commission to conduct a technology demonstration program for long-duration energy storage resources and initiate a proceeding to determine if such technology is viable and that the targets in the bill are reasonably achievable, for which a final order shall be entered no later than March 1, 2030. Certain provisions of the bill are only effective upon such determination by the Commission. The bill requires the Department of Energy, in consultation with the Department of Environmental Quality and the Department of Fire Programs, to create a model ordinance for use by localities in their regulation of energy storage projects and to submit a report to the General Assembly by December 1, 2026. The bill directs the Department of Energy and the Department of Environmental Quality to convene a work group to develop recommendations and financial incentives related to the development of long-duration energy storage projects and submit a report to the General Assembly by December 1, 2026. The bill also directs the Department of Energy to engage with PJM Interconnection, LLC, in reviewing regional market conditions related to energy storage resources and permits Dominion Energy Virginia to propose a partnership with institutions of higher education to deploy energy storage resources.

HB1279: Affordable housing; religious organizations and other nonprofit tax-exempt properties.

(Introduced by Joshua G. Cole – Chief Patron; referred to Committee on H-Counties, Cities and Towns)

- Affordable housing; religious organizations and other nonprofit tax-exempt properties. Allows for the administrative approval of development and construction of housing on land owned by property tax-exempt religious organizations or certain property tax-exempt nonprofit organizations and provides that zoning ordinances for all purposes shall allow the by-right development and construction of housing on real property owned by such organizations. The bill requires that the implementation and approval of such developments be completed administratively and states that localities shall not require a special exception, special use permit, conditional use permit, rezoning, or any discretionary review or approval process. The bill requires that at least 60 percent of the housing development's total units be for affordable housing and that the housing development remain affordable for at least 50 years. The bill also provides that all such housing is subject to local real property taxation following completion, unless explicitly exempted by the locality. The bill has a delayed effective date of September 1, 2026.

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
Zoning Permits	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
2021	541	493	309	208	291	14	1,856
2022	650	493	373	292	405	7	2,220
2023	707	601	362	266	464	9	2,409
2024	592	465	320	208	365	2	1,950
2025	508	474	317	232	343	2	1,876

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
2021	73	52	14	139
2022	147	0	22	169
2023	184	0	12	196
2024	155	0	9	164
2025	120	0	21	141

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
2021	127	32	2	161
2022	169	18	3	190
2023	139	20	5	164
2024	134	7	3	144
2025	147	12	2	161

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>
Stormwater Permits	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. Combined complaints (such as a single complaint that concerned both building and zoning regulations) are counted as separate complaints for each category. All complaints are fully investigated, but not all complaints are determined to be violations for code enforcement. In future years, staff will report number of complaints determined to be true violations.

<u>Type of Complaint</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Building	31	44	31	18	31
Zoning	39	45	75	78	74
Erosion & Sediment	26	9	14	8	7
Stormwater	0	0	1	1	4
Floodplain	5	1	0	0	0
Total	101	99	121	105	116

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. (Note: some numbers may not match those from previous annual reports. Staff discovered spreadsheet and counting methodology errors, which are now remedied.)

<u>Type of Business License</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Short-term Tourist Rentals	54	89	117	134	83
Virtual / Home-based Businesses	55	69	47	39	45
Commercial Businesses	8	9	7	14	8
Total	117	137	171	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>
Pump & Haul Permits	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
25-acre Divisions	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) TOTAL: 11 lots resulting in 39 lots (28 new lots)	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) TOTAL: 14 lots resulting in 50 lots (36 new lots)
Non-Family Divisions	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)
Family Divisions	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)
Class A Subdivision	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)
Class B Subdivision	0	0
Division Totals	43 deed reviews 75 lots resulting in 170 lots (95 new lots)	46 deed reviews 57 lots resulting in 145 lots (88 new lots)
Boundary Line Adjustments	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)
Total Deed Reviews	76 (2 non-family division deeds included BLAs)	73 (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
Variance Applications	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
Appeal Applications	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	2025
Rezoning Applications	3	3	0	2	2
Special Use Permit Applications	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"> ➤ 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). ➤ 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. 	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"> ➤ Property located at 772 Kauffmans Mill Rd., Luray, VA, and further identified by Tax Map Number 40A1-1-9A (containing 5.537 acres). ➤ Parcel is zoned Residential (R), but applicant is seeking simultaneous rezoning to Agriculture (A-1). ➤ Pursuant to § 125-10 D. (16) of the Page County Zoning Ordinance, banquet facilities require an SUP in the A-1 zoning district. 	Withdrawn 6/10/25
Special Use Permit	<p>Commercial Workshop:</p> <ul style="list-style-type: none"> ➤ 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 ➤ Pursuant to Section 125-10.D (12) of the Page County Zoning Ordinance, commercial workshops are only permitted by special use permit. 	Approved 6/16/2025
Special Use Permit	<p>Campground:</p> <ul style="list-style-type: none"> ➤ Vacant property located along Page Valley Rd. Luray, VA, and further identified by Tax Map Number 7-(3)-9A (containing 11.33 acres). ➤ Parcel is zoned Residential (R), but applicant is seeking simultaneous rezoning to Agriculture (A-1). ➤ 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. 	Withdrawn 8/13/25