



AGENDA
Page County Planning Commission
Regular Meeting
Board of Supervisors Room- County Government Center
103 South Court Street, Luray, VA 22835
March 10, 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

Public Hearing

- A. Checkers LLC / Mark Harris Special Use Permit for Commercial Outdoor Recreation Area and Facility Tracy Clatterbuck

Citizen Comments on Agenda Items

New Business

- A. Adoption of Minutes: *February 24, 2026*
- B. Selection of Officers
- C. EDA Housing Subcommittee - Appoint Representative Josh Hahn
- D. Cody Hoke- Special Use Permit for Auto Repair Service Facility/Public Garage Cassie Richards
- E. Short-Term Rental Discussion Ryan Cubbage

Unfinished Business

None

Open Citizen Comment Period

Chairman's Report

Clerk's Report

Adjourn



COUNTY OF PAGE

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

Board of Supervisors:

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

County Administrator:

Amity Moler

TO: Page County Planning Commission

FROM: Tracy Clatterbuck, Zoning Administrator I

SUBJECT: Checkers LLC/ Mark Harris (Downriver Adventure Company) - Special Use Permit
(*Public Hearing*)

DATE: March 2, 2026

SUMMARY:

Special use permit (SUP) to operate a commercial outdoor recreation area and facility.

BACKGROUND:

Checkers LLC/Mark Harris (Downriver Adventure Company) have filed an application for an SUP to operate a commercial outdoor recreation area and facility consisting of guided rappelling trips at Golden Rock Campground located at 9751 US Hwy 340 N, Rileyville, VA, and further identified by tax map number 8-(A)-103. The parcel contains 44.66 acres and is zoned Woodland-Conservation (W-C). Golden Rock is a non-conforming campground (they were in business prior to the establishment of the Page County Zoning and/or Campground Ordinance) which consists of 20 primitive campsites.

As described by the applicant, the proposed activity will complement their existing water-based recreation services and provide visitors with a diversified outdoor adventure experience that showcases the natural beauty and geological features of the area. The applicant is proposing to offer scheduled guided rock rappel tours to individuals and small groups, April through October. There would be a maximum of 15 participants per guided session. Each session is 2 to 4 hours, which includes the safety briefing, instruction, and rappelling activities. The applicant estimates 3 to 4 sessions per week. Participants will utilize existing parking facilities at their headquarters at Bentonville Low Water Bridge. Shuttle transportation to Golden Rock will be provided using their already-established fleet.

Pursuant to § 125-4 of the Page County Zoning Ordinance, *commercial outdoor recreation* and *commercial outdoor recreation areas and facilities* are defined as follows:

Commercial Outdoor Recreation- A private, fee-supported, outdoor activity using or not using tangible facilities, involving or not involving athletic training, mastered skills, innate or acquired talents, requiring athletic or recreational talents.

Commercial Outdoor Recreation Areas and Facilities- An area or facilities where commercial outdoor recreation is allowed. Such examples are playgrounds, picnic grounds, swimming pools, country clubs, golf courses, driving ranges, laser tag, paintball, archery, etc.

Pursuant to § 125-9.D(2) of the Page County Zoning Ordinance, commercial outdoor recreation areas and facilities are only permitted by special use permit pursuant to § 125-22. Section 125-22 further notes that outdoor commercial recreation area and facilities are permitted by special use permit only if

constructed and operated in conjunction with a campground, and subject to conditions defined in that section. A copy of applicable code sections are included in the packet along with a narrative provided by the applicant detailing the project further.

OTHER AGENCY COMMENTS:

Virginia Department of Transportation (VDOT) – Per Oakley Wade Hill with VDOT, “*VDOT has no issues with the special use permit. It is not expected to have a negative impact on US 340N Hwy.*”

Health Department- Per Ashley Walker and Jeffery Mason with the Page County Health Department, “*Page County HD has no objections for special use permit request. Must have proper sewage disposal system to accommodate guest.*”

Additional comment: *Golden Rock Campground is a Primitive Camping facility already serviced by required number of privies. These should be sufficient to service proposed guided Rappelling trips on the property.*”

Building Official- Per James Campbell, Page County Building Official, “*An inspection on harnesses, ropes, carabiners, helmets, & anchors prior to operation and annually thereafter. All inspections will be required to be 3rd party.*”

Staff recommends that these requirements from the Building Official be a condition of the SUP.

PAGE COUNTY COMPREHENSIVE PLAN:

Tax Map 8-(A)-103 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) include the following (note: this should not be viewed as an exhaustive list of relevant goals or policies):

- 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 8-(A)-103 is located on a mixture of soils identified as Prime Farmland, Farmland of Statewide Importance, and Moderate Farmland by NRCS. Portions of the property are located within the FEMA 100-year floodplain. The rappel site is located on the cliff immediately adjacent to the Shenandoah River, so most, if not all, of the site would technically be located in the floodplain. However, no new structures would be needed as part of the rappel site. No dwellings are currently located within 500 feet of the proposed rappel site. The proposed use would be part of an existing, non-conforming campground use. Planning staff recommends the Planning Commission consider potential adverse impacts presented during the public hearing, should such be scheduled.

ADJOINING PROPERTY OWNER NOTIFICATION:

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

STAFF RECOMMENDATIONS:

Staff strongly encourages the commission and board to carefully consider any proposed conditions attached to the SUP.

MOTION(S):

I move that the Page County Planning Commission recommend approval to the Board of Supervisors of the special use permit to operate a commercial outdoor recreation area and facility consisting of guided rappelling trips with the attached conditions on property located at 9751 US Hwy 340 N, Rileyville, VA, and further identified by tax map number 8-(A)-103.

OR

I move that the Page County Planning Commission recommend denial to the Board of Supervisors of the special use permit to operate a commercial outdoor recreation area and facility consisting of guided rappelling trips on property located at 9751 US Hwy 340 N, Rileyville, VA, and further identified by tax map number 8-(A)-103.

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

Owner: Checkers LLC

Applicant: Mark Harris (Downriver Adventure Company)

Tax Map #: 8-(A)-103

Purpose: Commercial Outdoor Recreation Area and Facility (Guided Rappelling Trips) operated in conjunction with the existing non-conforming campground.

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 ~~forty~~ **thirty (30)** years, or at such time as the existing non-conforming campground ceases operation for a period of two years.
2. Mark Harris, 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. An inspection on **all rappelling equipment, including but not limited to**, harnesses, ropes, carabiners, helmets, and anchors shall be required prior to operation and annually thereafter. All inspections will be required to be through an approved third party inspector. This condition is subject to modification in writing from the Page County Building Official.
4. The business operator and/or owner shall apply for and maintain a valid Page County business license, if applicable.
- 4.5. Proof of liability insurance shall be submitted to the Zoning Administrator prior to operation of the business and upon any subsequent renewal, as applicable.
6. A comprehensive emergency action plan must be developed and filed with the Director of Emergency Services prior to the operation of the commercial outdoor recreation area and facility.
- 5.7. A copy of the current lease agreement, as well as any future amendments or updated lease agreements, shall be provided to the Zoning Administrator prior to operation of the business and upon any subsequent changes.
- 6.8. 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.
- 7.9. 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.
- 8.10. The Zoning Administrator or their designated representative may visit the site at any time to ensure compliance with the special use permit.
11. 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 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 violation and penalty schedule set forth below shall apply separately to each permit

year. The offense count shall reset on each anniversary of the permit's effective date. Violations occurring in one permit year shall not carry forward into any subsequent permit year.

- 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 for the remainder of the then-current permit year, effective immediately upon notice by Page County. At the start of the next permit year, the permit shall be reinstated, subject to the reset of the annual offense count as provided herein.

Permanent Revocation Authority: Notwithstanding the foregoing annual violation schedule, the County reserves the right to permanently revoke this Special Use Permit, following notice and an opportunity to be heard as required by law, upon a finding of:

- (i) a material violation that remains uncured beyond the thirty (30) day cure period;
- (ii) a pattern of recurring violations over multiple permit years;
- (iii) a willful or knowing violation; or
- (iv) any violation that poses a substantial threat to public health, safety, or welfare.

The annual reset of offenses shall not limit the County's authority to impose permanent revocation where justified under this section.

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)

Date

Applicant(s)

Date

Board of Supervisors Chairman

Date

County Administrator

Date



Date: October 31, 2025

To: Page County Planning and Community Development Office

Re: Special Use Permit Application – Guided Rappelling Trips at Golden Rock Campground

Dear Tracy Clatterbuck

On behalf of Downriver Canoe Company, I am pleased to submit this application for a special use permit to conduct guided rappelling trips at our Golden Rock campground location. This application represents a thoughtful expansion of our outdoor recreation offerings, one that builds upon our 50-year legacy of safe, responsible, and environmentally conscious adventure experiences in the Shenandoah Valley.

Our Heritage and Commitment

Since 1974, Downriver Canoe Company has been a trusted steward of the South Fork of the Shenandoah River and a valued partner in the region's outdoor recreation community. The family-owned business has introduced tens of thousands of visitors to the natural beauty of this area while maintaining an unwavering commitment to safety, environmental protection, and exceptional customer service.

We have built our reputation through consistent adherence to best practices, investment in quality equipment and trained staff, and deep respect for the natural resources that make our business possible. This same philosophy guides our approach to the proposed rappelling program.

Strategic Rationale

The addition of guided rappelling trips aligns with our 2026-2028 strategic plan and addresses several important objectives:

- **Diversification:** Expanding beyond water-based activities to offer comprehensive outdoor adventure experiences
- **Enhanced Programming:** Supporting our corporate team-building initiatives launching in 2026

- **Youth Development:** Providing additional skill-building opportunities for Boy Scout troops and youth organizations
- **Extended Visitor Engagement:** Creating multi-day adventure packages that benefit the broader regional tourism economy
- **Year-Round Potential:** Developing activities less dependent on river water levels

Safety and Environmental Leadership

Safety and environmental stewardship are non-negotiable priorities. Our proposed program incorporates:

- Certified professional guides with current wilderness medical training
- Industry-standard technical equipment meeting UIAA and CE specifications
- Comprehensive emergency action plans coordinated with local emergency services
- Removable, low-impact anchor systems that preserve rock formations
- Leave No Trace principles integrated into all participant education
- Seasonal restrictions to protect wildlife during sensitive periods

We view this permit not as permission to exploit a resource, but as a responsibility to protect it while sharing its beauty with others.

Community Partnership

Downriver Canoe Company has always been more than a business—we are community members invested in the long-term health and prosperity of the Shenandoah Valley. This program will create quality seasonal employment, support regional tourism, and strengthen our area’s reputation as a premier outdoor recreation destination.

We have cultivated strong partnerships with the Front Royal Visitors Center, Shenandoah Valley Tourism, Page County Chamber, and other local campground operators. We are committed to being a collaborative partner with your agency as well, maintaining open communication and responding promptly to any concerns or requirements.

Application Contents

This application includes:

1. Special Use Application.
2. Comprehensive narrative describing the proposed activity, safety protocols, environmental protections, and operational plans.
3. Vicinity map showing surrounding properties and zoning.
4. Property sketches showing parking and proposed activity access and location.
5. Copy of the deed to the property and receipts paid real estate taxes.

We have endeavored to provide thorough information to facilitate your review. However, we recognize that questions or clarifications may arise, and we welcome the opportunity for dialogue throughout the review process.

Request for Consideration

We respectfully request your favorable consideration of this special use permit application. The proposed guided rappelling program represents a natural evolution of our services—one that honors our heritage while embracing new opportunities to serve visitors and support our community.

Downriver Canoe Company has earned the trust of this community over five decades. We are confident that this program will uphold the standards of excellence, safety, and environmental responsibility that have defined our business since 1974.

Thank you for your time and consideration. I am available to discuss this application at your convenience and look forward to working with you throughout the review process.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mark Harris', with a horizontal line extending to the right.

Mark Harris

Owner, Downriver Canoe Company
540-305-1733
mark@downriver.com
<https://downriver.com>

Special Use Permit Application Narrative

Guided Rappel Trips at Golden Rock Campground

Applicant Information

Business Name: Downriver Adventure Company LLC DBA Downriver Canoe Company

Business Location: Bentonville Low Water Bridge, Shenandoah Valley, Virginia

SUP Site Location: Golden Rock Campground, 9751 US Hwy 340N, Rileyville, Virginia

Established: 1974

Website: <https://downriver.com>

Executive Summary

Downriver Canoe Company respectfully requests a special use permit to conduct guided rappelling trips at Golden Rock campground. As a family-owned outdoor recreation business serving the Shenandoah Valley for over 50 years, we seek to expand our adventure offerings while maintaining our commitment to safety, environmental stewardship, and exceptional customer experiences.

This proposed activity will complement our existing water-based recreation services and provide visitors with a diversified outdoor adventure experience that showcases the natural beauty and geological features of the area.

Business Background and Experience

Since 1974, Downriver Canoe Company has been a trusted provider of outdoor recreation experiences in the Shenandoah Valley. We specialize in self-guided canoe, kayak, raft, and tube float trips on the South Fork of the Shenandoah River, serving families, youth organizations, corporate groups, and outdoor enthusiasts from across the region.

Our location adjacent to George Washington National Forest and Shenandoah National Park positions us uniquely to offer comprehensive outdoor experiences. We currently operate a fleet of up to 250 boats and maintain a seasonal staff of trained professionals who prioritize safety, customer service, and environmental responsibility.

Proposed Activity Description

Activity: Guided rappelling trips for individuals and small groups

Location: Golden Rock campground property

Season: April through October (consistent with our current operating season)

Group Size: Maximum 15 participants per guided session

Duration: 2-4 hour sessions including safety briefing, instruction, and rappelling activities

The guided rappel trips will feature: - Comprehensive safety briefings and equipment checks - Professional instruction on rappelling techniques - Supervised descents appropriate for various skill levels - Environmental education about local geology and ecosystems - Leave No Trace principles integrated throughout the experience

Safety Protocols and Risk Management

Safety is the cornerstone of all Downriver Canoe Company operations. Our proposed rappelling program will adhere to industry best practices and include:

Certified Staff: All rappelling guides will hold current certifications from recognized organizations (such as AMGA, PCIA, or equivalent) and maintain current Wilderness First Aid or Wilderness First Responder certifications.

Equipment Standards: All technical equipment (ropes, harnesses, carabiners, helmets, anchors) will meet or exceed UIAA and CE safety standards. Equipment will be inspected before each use and retired according to manufacturer guidelines.

Emergency Protocols: Comprehensive emergency action plans will be developed and filed with local emergency services. Staff will carry communication devices and first aid equipment on all trips.

Participant Screening: All participants will complete health questionnaires and safety waivers. Age and physical requirements will be clearly communicated during booking.

Insurance: Downriver Canoe Company maintains comprehensive general liability and professional liability insurance coverage.

Environmental Stewardship

As stewards of the Shenandoah Valley's natural resources for five decades, we are deeply committed to minimizing environmental impact:

- **Anchor Systems:** We will utilize removable, non-permanent anchor systems that leave no trace on rock formations
- **Erosion Control:** Access trails will be monitored and maintained to prevent erosion; groups will be rotated among multiple sites to prevent overuse
- **Wildlife Protection:** Seasonal restrictions will be observed during sensitive nesting or breeding periods
- **Vegetation Preservation:** Established paths will be used; no clearing of vegetation will occur
- **Waste Management:** All equipment and waste will be packed out; Leave No Trace principles will be taught and enforced

Economic and Community Benefits

This expansion will provide meaningful benefits to the local community:

Job Creation: The program will create 1-2 seasonal positions for certified rappelling guides, adding to our existing workforce of outdoor recreation professionals.

Extended Visitor Experiences: Multi-day adventure packages combining river trips and rappelling will encourage longer stays in the region, benefiting local lodging, dining, and retail businesses.

Youth Development: We will offer specialized programs for Boy Scout troops and youth organizations, supporting character development and outdoor skill-building.

Corporate Team-Building: As we launch our corporate programs in 2026, rappelling will provide an additional team-building activity that develops trust, communication, and leadership skills.

Tourism Enhancement: Diversified adventure offerings strengthen the Shenandoah Valley's reputation as a premier outdoor recreation destination.

Operational Plan

Scheduling: Rappelling sessions will be scheduled to avoid conflicts with peak campground usage and will be coordinated with existing river trip operations.

Parking and Access: Participants will utilize existing parking facilities at our headquarters at Bentonville Low Water Bridge. Shuttle transportation to Golden Rock will be provided using our established fleet.

Facilities: Existing bathroom and changing room facilities at our headquarters will serve program participants. Porta-Johns are provided during the operating season at the rappel site. No new structures are required at Golden Rock.

Capacity Management: We will limit group sizes to 15 participants to ensure quality instruction, safety supervision, and minimal environmental impact.

Alignment with Strategic Vision

This initiative aligns with Downriver Canoe Company's 2026-2028 strategic plan, which emphasizes: - Diversification of adventure offerings - Enhanced corporate and group programming - Continued investment in customer experience - Sustainable growth that honors our environmental values - Strengthening our position as the region's premier outdoor recreation provider

Conclusion

Downriver Canoe Company has earned the trust of thousands of visitors over 50 years through our unwavering commitment to safety, environmental responsibility, and exceptional outdoor experiences. We approach this new venture with the same values and professionalism that have defined our business for five decades.

The proposed guided rappelling program at Golden Rock campground represents a natural evolution of our services—one that will enhance visitor experiences, create local employment, support regional tourism, and showcase the remarkable natural features of the Shenandoah Valley.

We respectfully request approval of this special use permit and welcome the opportunity to discuss any questions or requirements in greater detail.

Submitted by:

Mark, Owner

Downriver Canoe Company

<https://downriver.com>

**COUNTY OF PAGE
SPECIAL USE PERMIT APPLICATION**

FOR OFFICE USE ONLY:

DATE RECEIVED: _____	DENSITY RANGE: _____
AMOUNT PAID: _____	RECEIPT #: _____

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

2. OWNER/MAILING ADDRESS

OCCUPANT (If other than owner)

Name: Checkers LLC

Name: Mark Harris (Downriver Adventure Company)

Address: 602 Balkamore Hill Road

Address: 24 Rockledge Ct

Stanley, Va 22851

Front Royal, VA 22630

Phone Number: 540-778-4646

Phone Number: 540-305-1733

3. Site Address: Golden Rock Primitive Campground 9751 US Hwy 340N Rileyville, VA 22650

4. Directions to property:

North on 340 from Luray. Continue straight for 10 miles, look for 9751 sign on left hand side after you pass a large railroad trestle on the left.

5. Property size: 3.1 Acres

6. Tax Map Number: 8-A-103

Magisterial District: Springfield

7. Current use of the property: Campground

8. Description of proposed use: Campground with guided rappel trips using natural rock features.

Size of building(s), if any: no buildings

9. Present Zoning: _____ A-1 (Agriculture) _____ R (Residential)

_____ C-1 (Commercial) _____ I (Industrial)

_____ W-C (Woodland Conservation)

10. Applicants' additional comments, if any:

Supplement the use of the existing campground to included guided rappel trips utilizing the natural rock features surrounding the campground.

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
BALDWIN JOSEPH ALLEN & JOSEPH	741 Carvell Road, Rileyville, VA 22650
COMPTON UNION CHURCH	Rileyville Baptist Church, US HWY 340 N Rileyville VA 22650
MUNSON BETSY K	PO BOX 194, WHITE POST, VA 22663
LCVM REAL E LLC	2165 COMPTON HOLLOW RD, Rileyville VA 22650
CHECKERS LLC	602 BALKAMORE HILL RD, STANLEY, VA 22851
BRUMBACK TERESA A	142 ISLAND FORD RD, RILEYVILLE, VA 22650
MCALISTER MAX HUNTER & MAVERICK	190 WHITE PINES RD, LURAY, VA 22835

ADJOINING PROPERTY OWNER VERIFICATION:

AS APPLICANT FOR THIS SPECIAL USE PERMIT REQUEST,

I Mark Harris (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.

10/29/2025

DATE



SIGNATURE OF APPLICANT

Checkers LLC
Received 1/22/26
(the)

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

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

VDOT HAS NO ISSUES WITH THE SPECIAL USE PERMIT. IT IS NOT
EXPECTED TO HAVE A NEGATIVE IMPACT ON U.S. 340N HWY.

1-21-2026
DATE

Dakley Wade Hill
VDOT OFFICIAL
OAKLEY WADE HILL

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

Page County HD has no objections for special use permit request. Must have proper sewage disposal system to accommodate guest.

01/20/2026
DATE

Courtney Walker
HEALTH OFFICIAL

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

DATE

BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

DATE

PRESIDENT OR SECRETARY

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

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

DATE

VDOT OFFICIAL

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

Page County HD has no objections for special use permit request. Must have proper sewage disposal system to accommodate guest.

Additional comment: Golden Rock Campground is a Primitive Camping facility already serviced by required number of privies. These should be sufficient to service proposed guided Rappelling trips on the property. --JRM

01/20/2026

DATE

HEALTH OFFICIAL

Cashney Walker

Health Official -- Supervisor Date

2/4/2026

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

DATE

BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

DATE

PRESIDENT OR SECRETARY

Checkers LLC
Received 1/20/26

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

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

DATE

VDOT OFFICIAL

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

Page County HD has no objections for special use permit request. Must have proper sewage disposal system to accommodate guest.

01/20/2026

Cashy Walker

DATE

HEALTH OFFICIAL

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

*An inspection on harnesses, ropes, carabiners, helmets
& ANCHORS prior to operation and annually there after.*

2/3/26

DATE

J. Cyphell
BUILDING OFFICIAL

All inspection will be requested to be 3rd party.

SUBDIVISION PROPERTY OWNERS ASSOCIATION

DATE

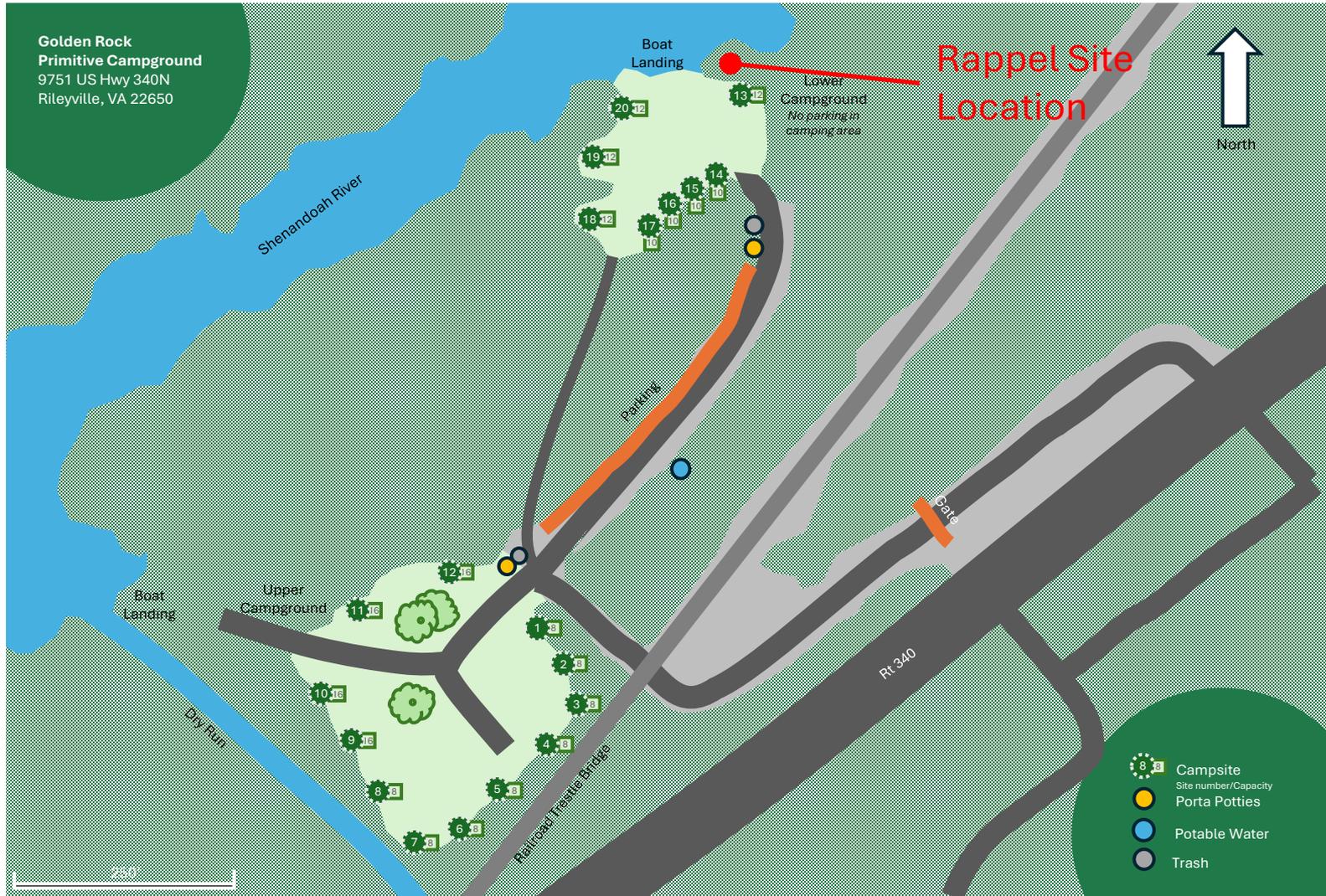
PRESIDENT OR SECRETARY

Golden Rock Campground



884 Indian Hollow Rd.
Bentonville, VA 22630
540-635-5526

www.downriver.com
somebody@downriver.com





Rappel Site Location



Gate Code:

Campsite:

Directions:

From the canoe shop, turn left onto Indian Hollow Road (Route 613) and follow it for one mile, heading uphill to the highway (Route 340). Turn right onto Route 340 and follow it south toward Luray for just over 4 miles. Just before the large railroad trestle on the right, turn right through a break in the guardrail—just before a green sign that reads "Compton." Look for a bold 9751 number sign at the turnout.

Follow the entrance road about 100 yards downhill to a gate. Enter the gate code you received in your final confirmation email.

Campsites are numbered. If you have been assigned a specific site in the final confirmation email, please camp in that location. If you have not been assigned a spot, you are free to camp in any open site.

There are two camping areas in the campground:

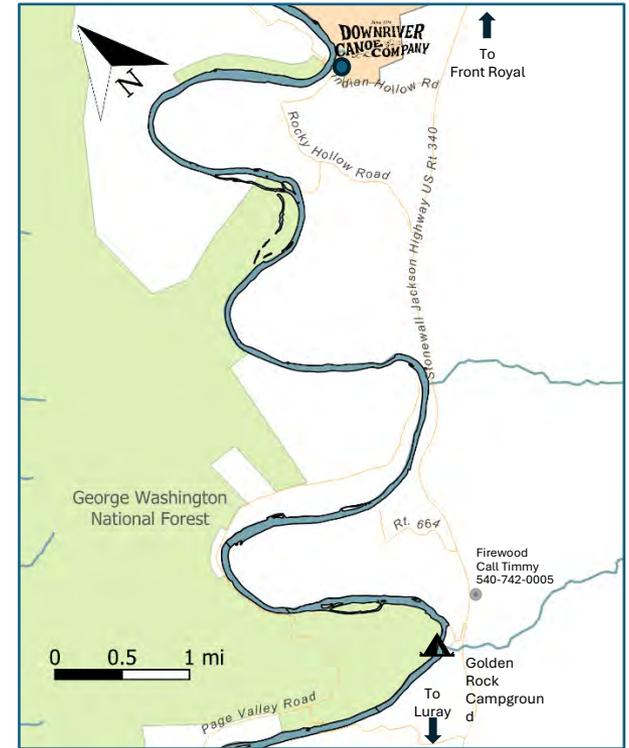
- The **upper campground**, a large open area to the left, where you may park your vehicle at your chosen campsite.
- The **lower campground**, a smaller area to the right below the rapid next to the cliff, where vehicles are *not* permitted. If camping in the lower campground, you may briefly drive in to unload, then park in the designated parking area outside the camping zone. Please be considerate of other campers and observe quiet hours from 10:00 PM to 6:00 AM.

Amenities:

- Water:** There is a freshwater hydrant on the entrance road, about halfway down the hill on the right, and another hydrant on a concrete pad to the right at the bottom of the hill.
 - Trash:** Please tie your trash bags securely and place them in one of the open dump trailers or trash bins.
 - Restrooms:** Due to our environmentally sensitive location near the river, port-a-potties are provided. Please help keep them as clean as possible.
 - Cell Service:** Sprint and T-Mobile have service in the campground. AT&T and Verizon reception is available from hilltop but not within the campground.
- Finally, **be safe, be smart, be considerate of others, and have fun!**

Shuttle Service:

We run our shuttles to the starting point from the rules sign at the bottom of the hill. Be there at your assigned time or at the top of the hour, starting at 9:00 AM.



Campground Rules

1. Campground use is restricted to Downriver Canoe Company patrons on multi-day river trips or by written permit only. No casual drop-in camping or hanging out is allowed.
2. All guests must sign a waiver.
3. Tent camping only. No pop-ups or RVs.
4. If assigned, camp in your designated site.
5. No vehicles on the lower campground.
6. Stay off the trestle; it is an active rail line and trains come without warning.
7. Stay off the cliff. This includes cliff jumping.
8. Discharging firearms is strictly forbidden.
9. No fireworks.
10. Be considerate of other campers.
11. Respect quiet hours (10pm-6am)
12. Beware of strong river current and deep water.
13. Pull watercraft well up off river. Know your boat number.
14. Tie trash bags closed and drop in trash receptacle or take with you. No loose trash, please.
15. Prepare to not have cell service. Cell service: Sprint - yes, T-Mobile - yes; AT&T - yes, at the entrance but not in campground, Verizon - yes, at the entrance but not in campground.
16. After-hours issues? Call Mark at home 540-305-1733 (it better be important).

Site access and parking

Site access via foot

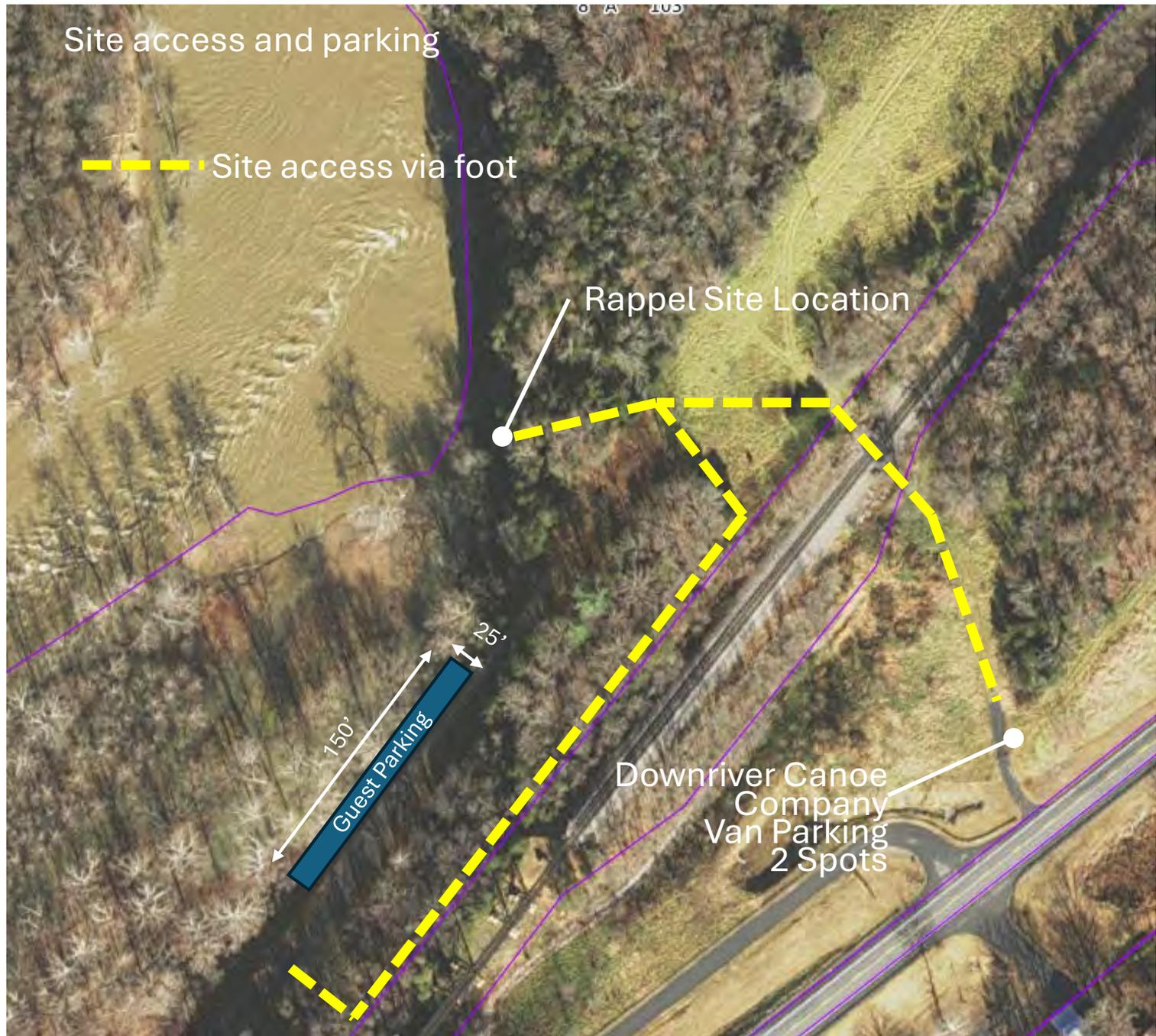
Rappel Site Location

150'

Guest Parking

25'

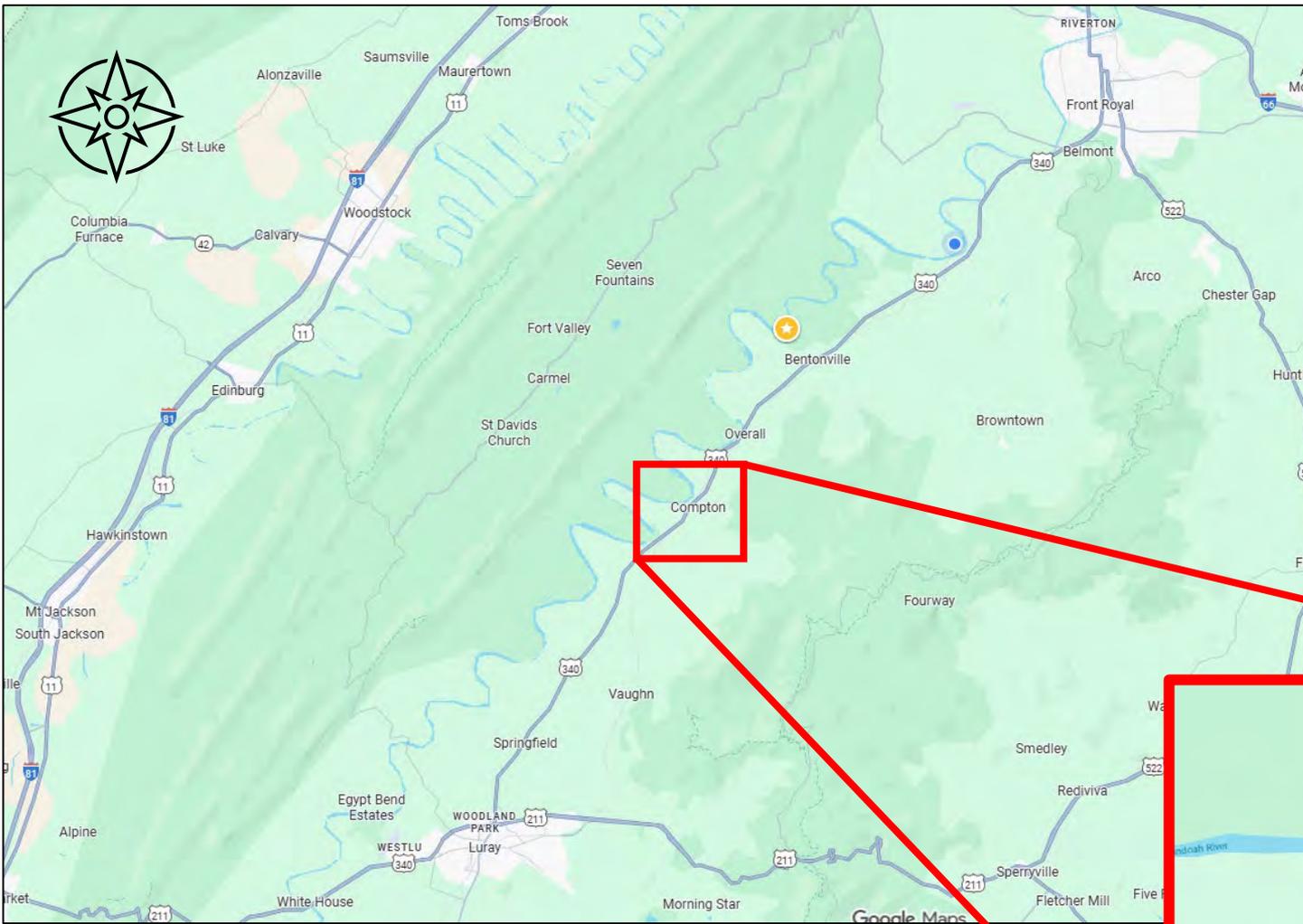
Downriver Canoe Company
Van Parking
2 Spots



- A-1 (Agriculture)
- W-C (Woodland-Conservation)
- R (Residential)
- C-1 (Commercial)
- I-1 (Industrial)
- P-R (Park-Recreation)



Surrounding Zoning



Site Location

Tax Map Nos. #8-(A)-87A and #8-(A)-103

DEED

THIS DEED, made and entered into this 7th day of June, 2017, by and between

JAMES D. KEYSER, C. RONALD KEYSER, NANCY KEYSER-BRYANT (formerly known as **NANCY KEYSER**), and **BETSY KEYSER-MUNSON** (formerly known as **BETSY KEYSER** and also known as **BETSY DIANE MUNSON**), Heirs and Successors In Interest of **JAMES M. KEYSER, Deceased**, and **LORRAINE KEYSER HILLIARD, (formerly known as LORRAINE P. KEYSER)**, Deceased, **GRANTORS**, and **CHECKERS, LLC**, a Virginia limited liability company, whose address is 602 Balkamore Road, Stanley, Virginia 22851, **GRANTEE**,

WITNESSETH:

WHEREAS, James M. Keyser died testate on the 24th day of September, 1970, and by his Last Will and Testament dated the 5th day of September, 1969, and probated in the Office of the Clerk of the Circuit Court of Page County, Virginia on the 27th day of October, 1970, in Will Book #39, at Page 404, he devised all of his real estate unto his wife, Lorraine Keyser; and

WHEREAS, Lorraine P. Keyser died testate on the 15th day of March, 2015, and by her last Will and Testament dated the 22nd day of February, 2002, and probated in the aforesaid Clerk's Office on the 19th day of March, 2015 as Instrument #2015-0097, she devised all of the rest, residue and remainder of her property to her four children, namely, C. Ronald Keyser, James D. Keyser, Nancy Keyser-Bryant and Betsy Diane Munson, in equal shares; and

WHEREAS at the time of her death, Lorraine Keyser was vested with all of those two certain tracts or parcels of land lying and being situate in the Springfield Magisterial District

of Page County, Virginia one of which was designated as Tax Map #8-(A)-87A and assessed as 0.170 acres located at the intersection of Rileyville Road and U.S. Route 340 on the east side of US. Route 340 and the other tract assessed as Tax Map #8-(A)-103 assessed as containing 44.665 acres and being located opposite Tax Map #8-(A)-87A on the west side of U. S. Route 340 lying and being located between U.S. Route 340 and the east bank of the south fork of the Shenandoah River; and

WHEREAS, the Grantors are equal and 100% owners of a Virginia limited liability company known as Checkers, LLC; and

WHEREAS, the Grantors desire to convey the property herein above described to Checkers, LLC as an additional capital contribution.

NOW THEREFORE, in consideration of the premises, and as and for further contributions of capital to Checkers LLC, the Grantors do hereby each bargain, grant, transfer, sell and convey in consideration of their continued equal ownership of the grantee with General Warranty and English covenants of title all of their right, title and interest in the following two described tracts or parcels of land each of which are located in Springfield Magisterial District of Page County, Virginia, to-wit:

- (1) Tax Map #8-(A)-87A containing 0.176 acres as described on a survey and plat prepared by Larry C. Himelright dated April 13, 1994 and recorded in the aforesaid Clerk's Office in Deed Book 513 at page 462; and
- (2) Tax Map #8-(A)-103 containing 44.665 acres and being the rest, residue and remainder of a tract originally containing 85 acres 106 poles which was

conveyed to James M. Keyser by deed of Elmer L. Keyser dated July 7, 1949 and recorded in the aforesaid Clerk's Office in Deed Book 133 at Page 102.

THIS CONVEYANCE IS MADE TO A LIMITED LIABILITY COMPANY FROM THE GRANTORS WHO ARE ENTITLED TO RECEIVE NOT LESS THAN 50% OF THE PROFITS AND SURPLUS OF SUCH LIMITED LIABILITY COMPANY AND IS EXEMPT FROM RECORDATION TAXES PURSUANT TO VIRGINIA CODE SECTION 58.1-811(A)(10).

The conveyance of the foregoing real estate is made subject to all easements, restrictions and conditions of record in the Clerk's Office of Page County, Virginia, affecting said real estate.

WITNESS the following signatures and seals.

James D. Keyser (SEAL)
JAMES D. KEYSER

C. Ronald Keyser (SEAL)
C. RONALD KEYSER

Nancy Keyser-Bryant (SEAL)
NANCY KEYSER-BRYANT

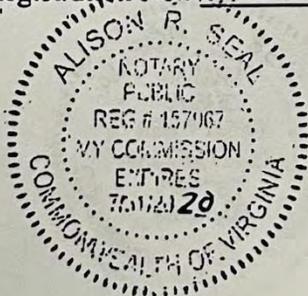
Betsy Keyser-Munson (SEAL)
BETSY KEYSER-MUNSON

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

The foregoing writing was acknowledged before me under penalty of perjury this 7th day of August, 2017, by James D. Keyser, in my County and State aforesaid.

My commission expires 7/31/2020.

Registration No. 157967



Alison R. Seal
Notary Public

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

The foregoing writing was acknowledged before me under penalty of perjury this 4th day of July, 2017, by C. Ronald Keyser, in my County and State aforesaid.

My commission expires 7/31/2020

Registration No.: 157967

Alison R. Seal
Notary Public



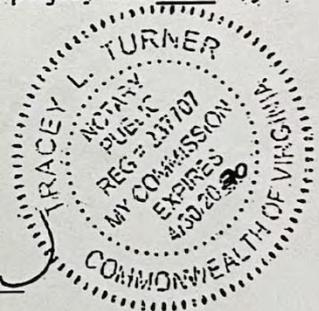
COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

~~July~~ ^{August} The foregoing writing was acknowledged before me under penalty of perjury this 14th day of July, 2017, by Nancy Keyser-Bryant, in my County and State aforesaid.

My commission expires 4/30/2020

Registration No.: 237767

Tracey L. Turner
Notary Public



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

The foregoing writing was acknowledged before me under penalty of perjury this 2nd day of July, 2017, by Betsy Keyser-Munson, in my County and State aforesaid.

My commission expires 7/31/2020

Registration No.: 157967



Alison R. Seal
Notary Public

INSTRUMENT 170001829
RECORDED IN THE CLERK'S OFFICE OF
PAGE COUNTY CIRCUIT COURT ON
AUGUST 17, 2017 AT 02:13 PM
G. MARKOWITZ, CLERK
RECORDED BY: KRB













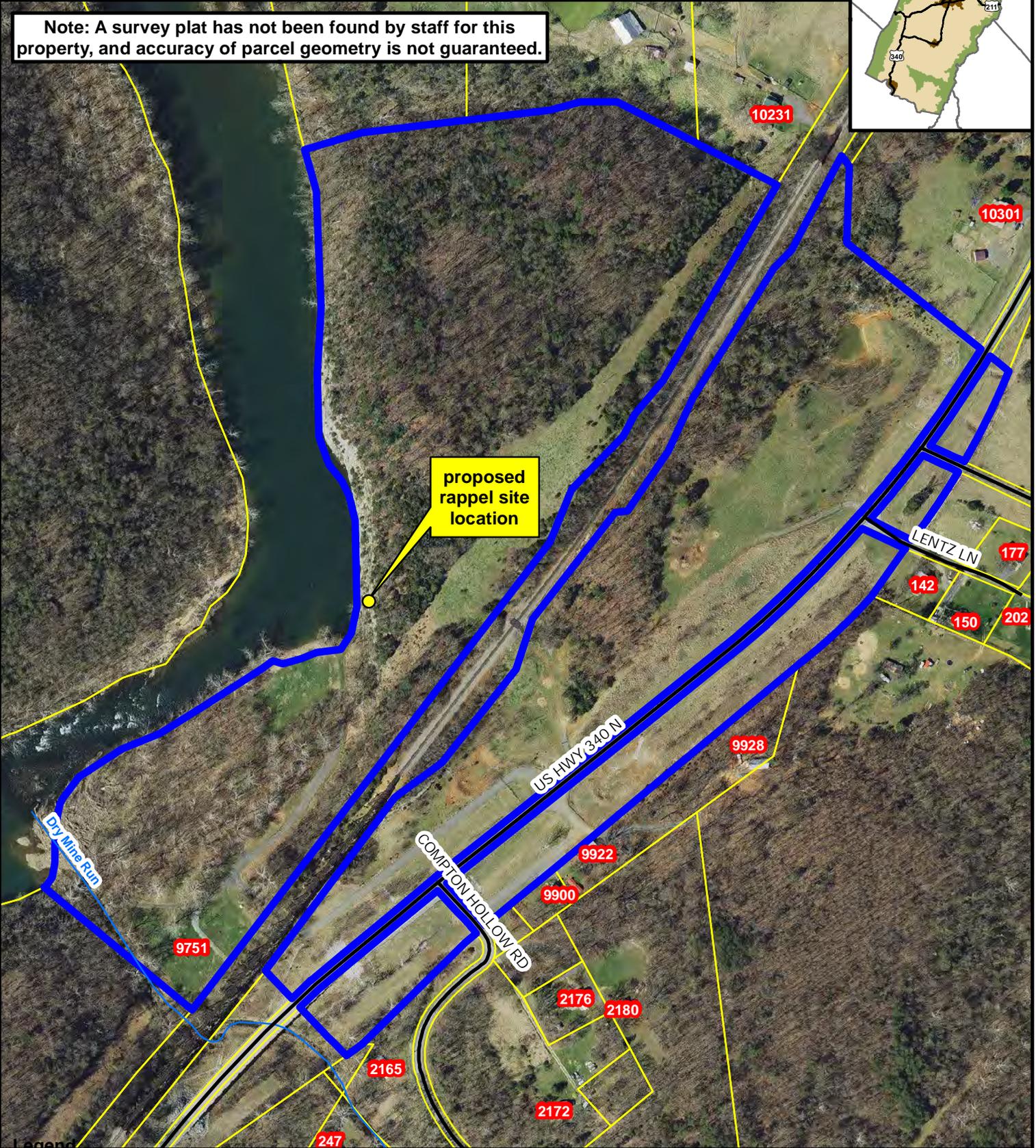
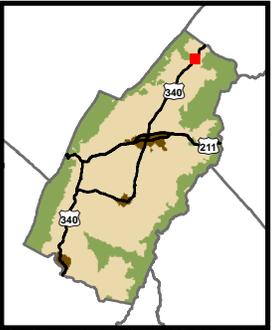




Tax Map ID 8-((A))-103 Aerial

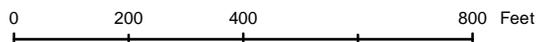


Note: A survey plat has not been found by staff for this property, and accuracy of parcel geometry is not guaranteed.



Legend

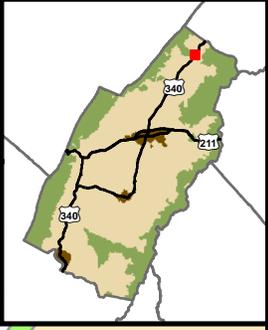
- Roads
- Streams
- ▭ Tax Map ID 8-((A))-103
- ▭ Other Lots



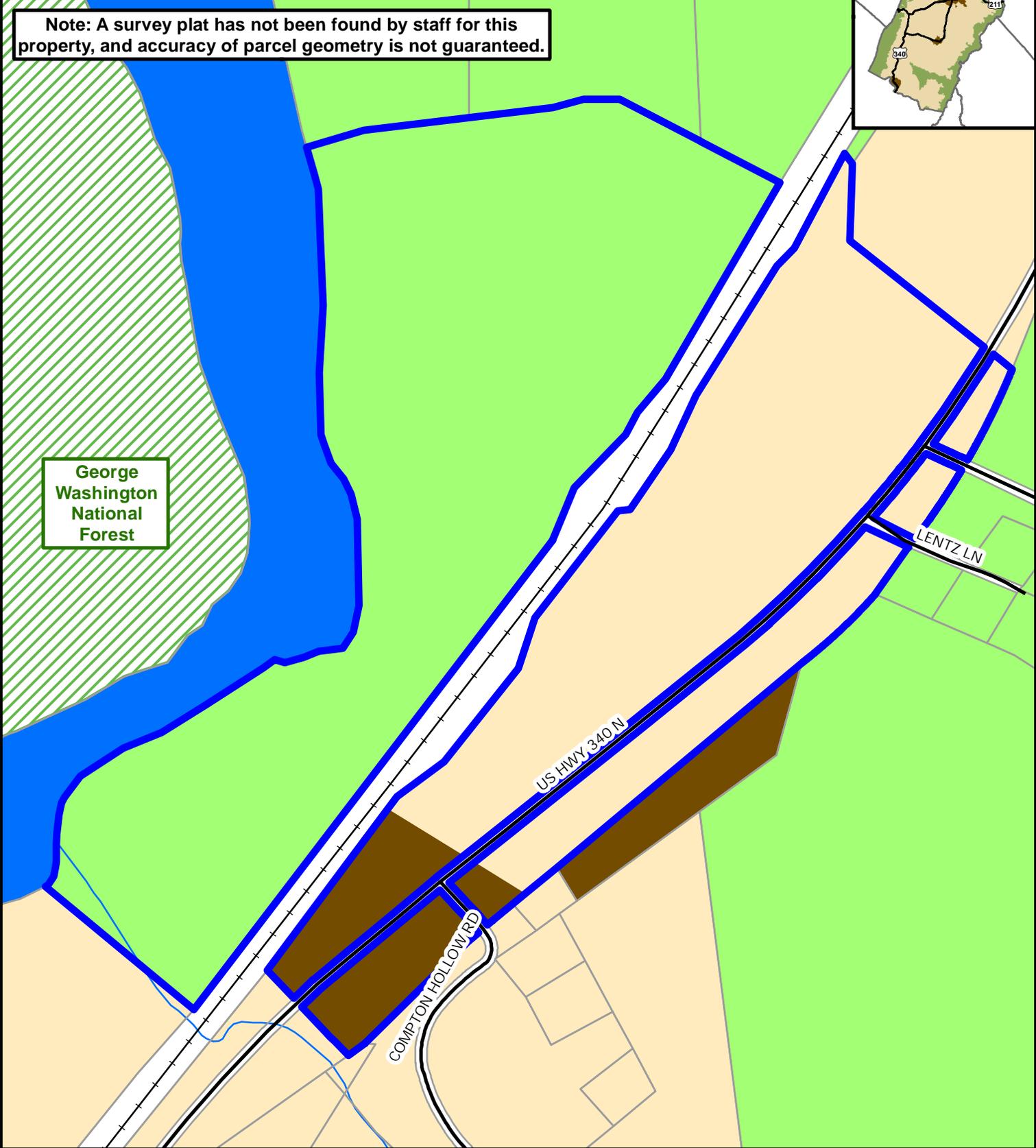
December 30, 2025
Page County GIS Department
2022 VGIN Aerial Imagery

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 8-((A))-103 Zoning



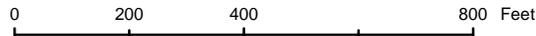
Note: A survey plat has not been found by staff for this property, and accuracy of parcel geometry is not guaranteed.



George Washington National Forest

Legend

- Roads
- Railroad
- Streams
- Shenandoah River
- GWNF
- Tax Map ID 8-((A))-103
- Other Lots
- Current Zoning**
- Agricultural
- Commercial
- Woodland-Conservation



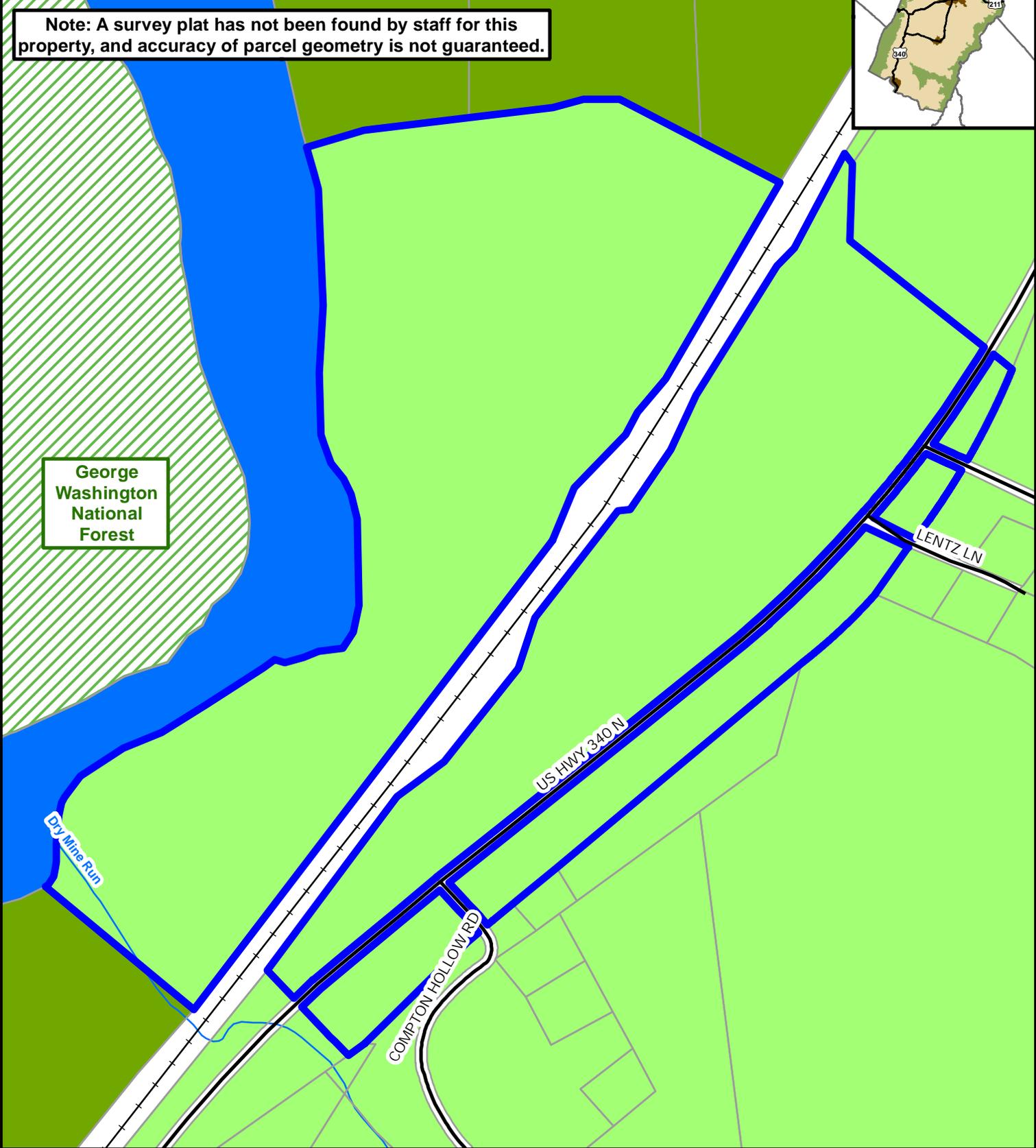
December 30, 2025
Page County GIS Department

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Tax Map ID 8-((A))-103 Protection Tiers



Note: A survey plat has not been found by staff for this property, and accuracy of parcel geometry is not guaranteed.



Legend

- Roads
- Railroad
- Shenandoah River
- Streams
- Tax Map ID 8-((A))-103
- Other Lots
- GWNF

Protection Tiers

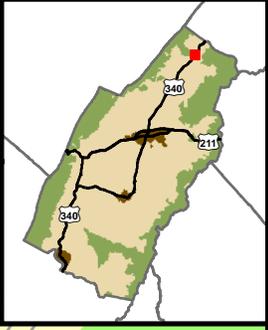
- Agricultural Protection Tier
- Environmental Preservation Tier
- National Park / Forest Tier

0 200 400 800 Feet

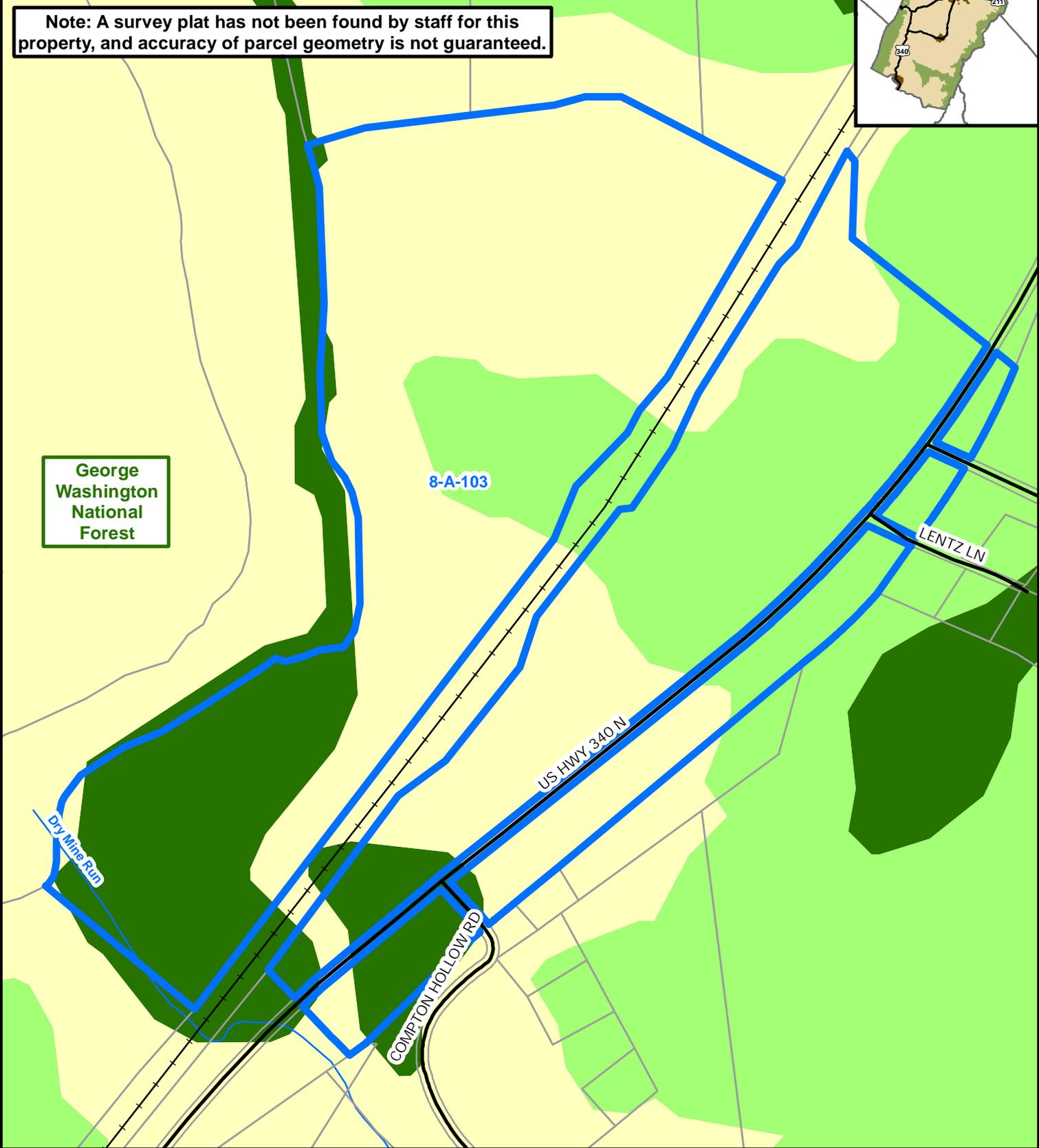
December 30, 2025
Page County GIS Department

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Tax Map ID 8-((A))-103 Farmland



Note: A survey plat has not been found by staff for this property, and accuracy of parcel geometry is not guaranteed.



8-A-103

George Washington National Forest

LENTZ LN

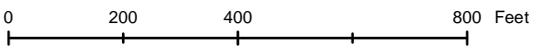
US HWY 340 N

COMPTON HOLLOW RD

Dry Mine Run

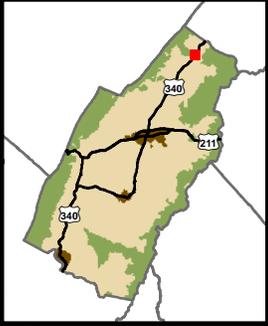
Legend

- Roads
- Railroad
- Streams
- Tax Map ID 8-((A))-103 Farmland
- Other Lots
- Prime Farmland
- Farmland of Statewide Importance
- Moderate Farmland

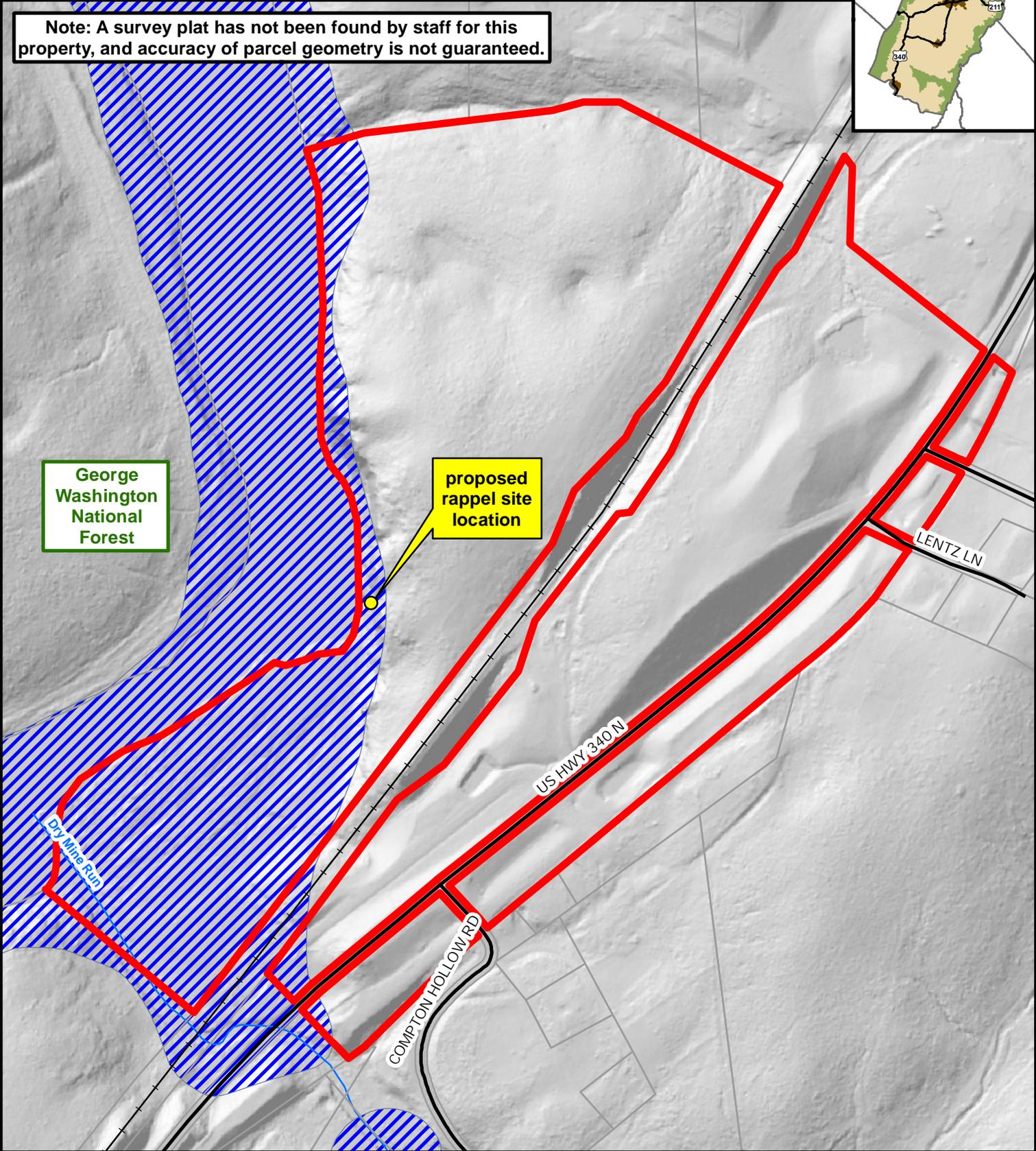


December 30, 2025
Page County GIS Department
USDA SSURGO Soils Data
Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction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

Tax Map ID 8-((A))-103 FEMA Floodzone



Note: A survey plat has not been found by staff for this property, and accuracy of parcel geometry is not guaranteed.

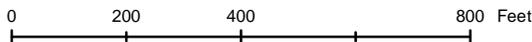


George Washington National Forest

proposed rappel site location

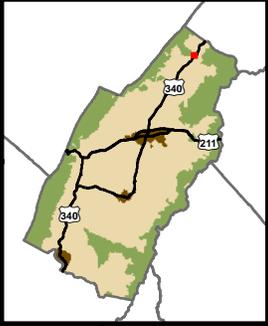
Legend

- Roads
- Tax Map ID 8-((A))-103
- Railroad
- Other Lots
- Streams
- 100 Year FEMA Flood Zone

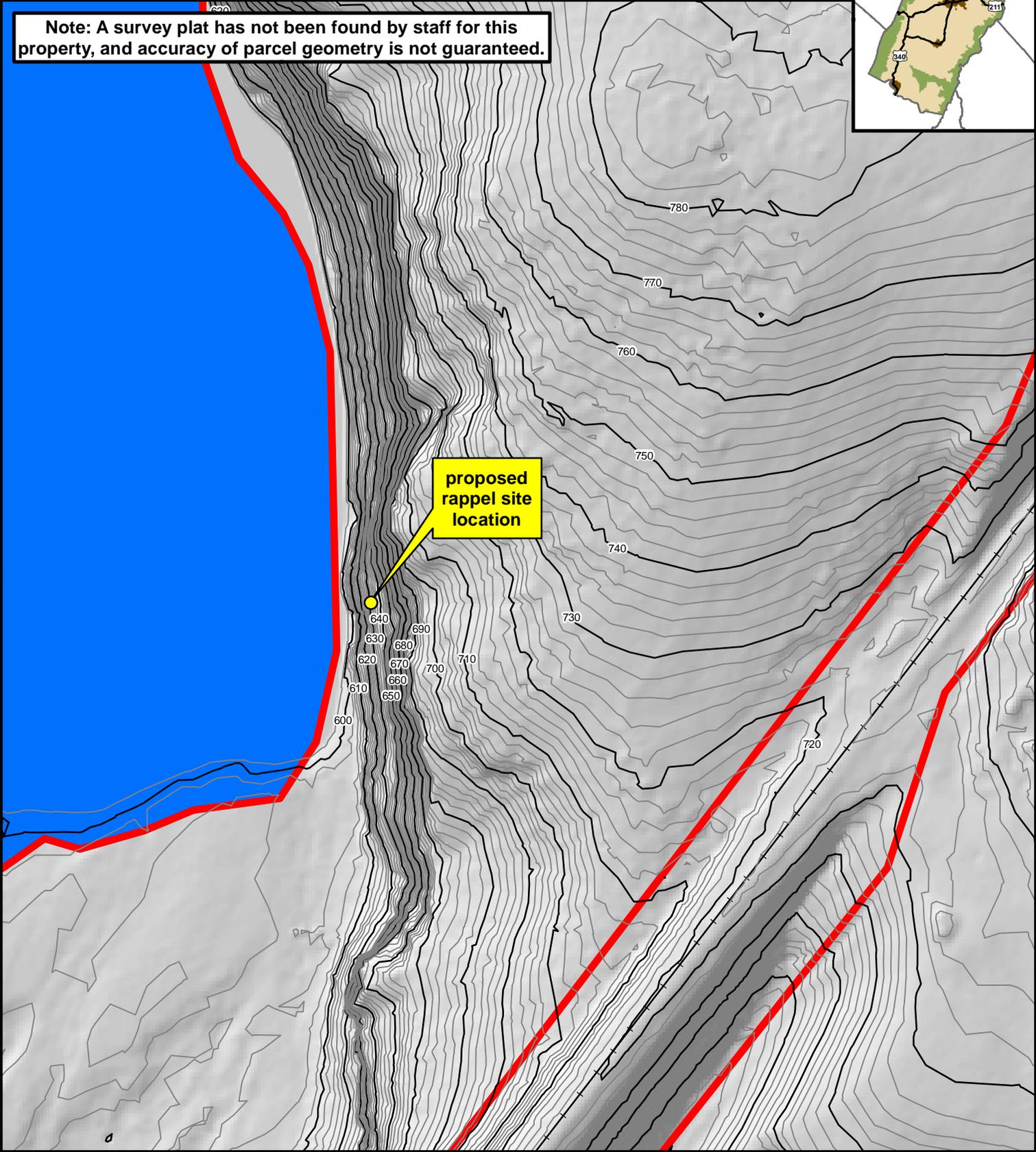


December 30, 2025
Page County GIS Department
Hillshade derived from 2015 USGS LiDAR
Reference Use Only
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Tax Map ID 8-((A))-103 Elevation

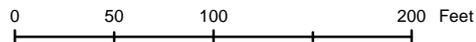


Note: A survey plat has not been found by staff for this property, and accuracy of parcel geometry is not guaranteed.



Legend

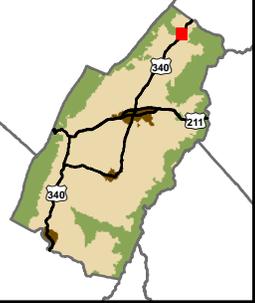
- Roads
- +— Railroad
- Streams
- Tax Map ID 8-((A))-103
- Other Lots



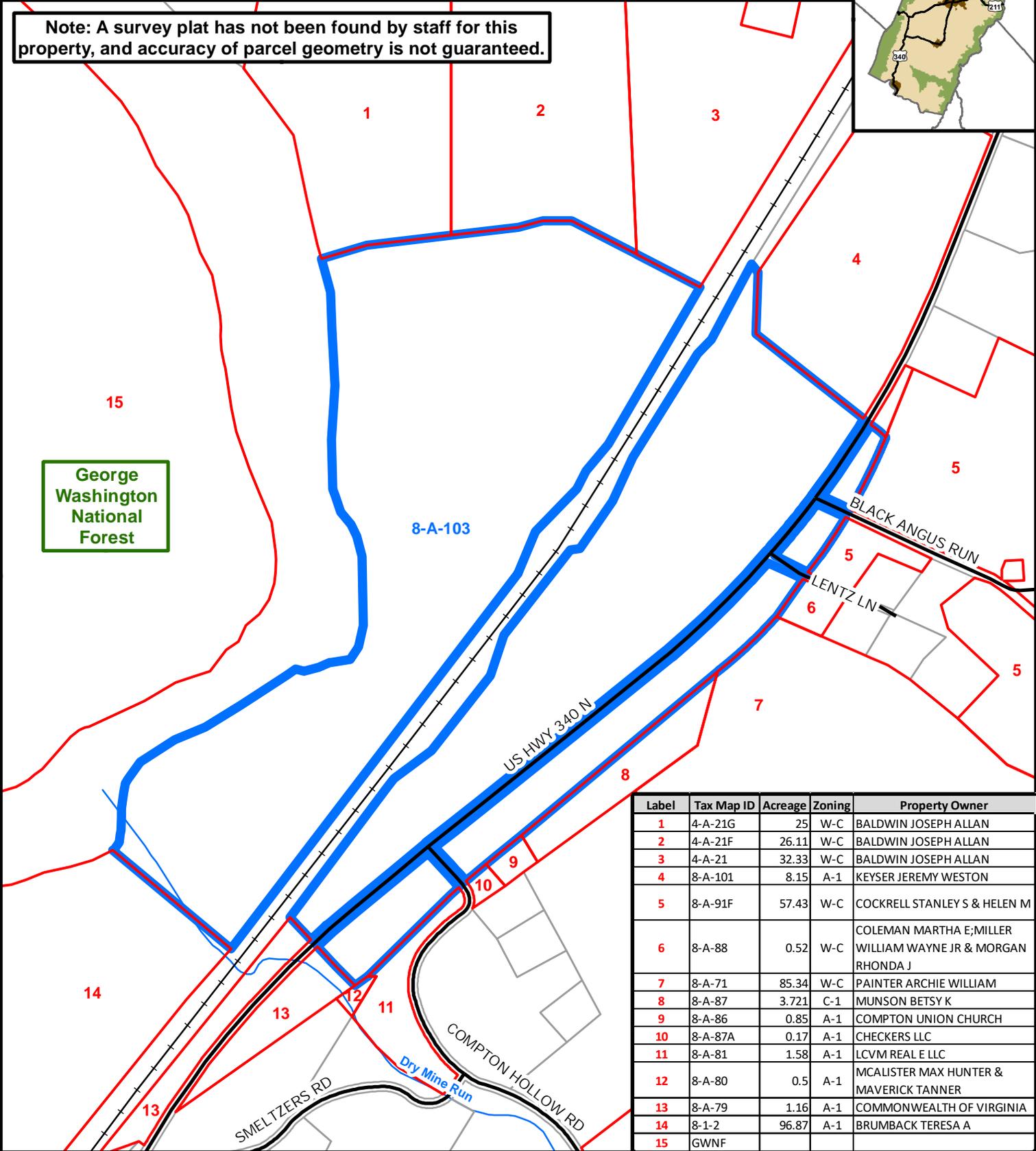
December 30, 2025
Page County GIS Department
Hillshade derived from 2015 USGS LiDAR
Reference Use Only
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Tax Map ID 8-((A))-103

Neighboring Properties



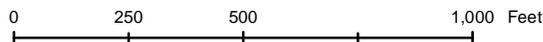
Note: A survey plat has not been found by staff for this property, and accuracy of parcel geometry is not guaranteed.



Label	Tax Map ID	Acreage	Zoning	Property Owner
1	4-A-21G	25	W-C	BALDWIN JOSEPH ALLAN
2	4-A-21F	26.11	W-C	BALDWIN JOSEPH ALLAN
3	4-A-21	32.33	W-C	BALDWIN JOSEPH ALLAN
4	8-A-101	8.15	A-1	KEYSER JEREMY WESTON
5	8-A-91F	57.43	W-C	COCKRELL STANLEY S & HELEN M
6	8-A-88	0.52	W-C	COLEMAN MARTHA E; MILLER WILLIAM WAYNE JR & MORGAN RHONDA J
7	8-A-71	85.34	W-C	PAINTER ARCHIE WILLIAM
8	8-A-87	3.721	C-1	MUNSON BETSY K
9	8-A-86	0.85	A-1	COMPTON UNION CHURCH
10	8-A-87A	0.17	A-1	CHECKERS LLC
11	8-A-81	1.58	A-1	LCVM REAL E LLC
12	8-A-80	0.5	A-1	MCALISTER MAX HUNTER & MAVERICK TANNER
13	8-A-79	1.16	A-1	COMMONWEALTH OF VIRGINIA
14	8-1-2	96.87	A-1	BRUMBACK TERESA A
15	GWNF			

Legend

- Roads
- Tax Map ID 8-((A))-103
- Neighboring Properties
- Railroad
- Streams
- Other Lots



December 30, 2025
Page County GIS Department

Reference Use Only
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Tax Map ID	Acreage	Zoning	Property Owner	Physical Address	Mailing Address	M City	M State	M Zip
4-A-21G	25	W-C	BALDWIN JOSEPH ALLAN		741 CARVELL RD	RILEYVILLE	VA	22650
4-A-21F	26.11	W-C	BALDWIN JOSEPH ALLAN		741 CARVELL RD	RILEYVILLE	VA	22650
4-A-21	32.33	W-C	BALDWIN JOSEPH ALLAN	10231 US HWY 340 N	741 CARVELL RD	RILEYVILLE	VA	22650
8-A-101	8.15	A-1	KEYSER JEREMY WESTON	10301 US HWY 340 N	961 S ANTIOCH RD	LURAY	VA	22835
8-A-91F	57.43	W-C	COCKRELL STANLEY S & HELEN M	250 BLACK ANGUS RUN	250 BLACK ANGUS RUN	RILEYVILLE	VA	22650
8-A-88	0.52	W-C	COLEMAN MARTHA E;MILLER WILLIAM WAYNE JR & MORGAN RHONDA J	142 LENTZ LN	142 LENTZ LN	RILEYVILLE	VA	22650
8-A-71	85.34	W-C	PAINTER ARCHIE WILLIAM		1151 TASKER RD	STEPHENS CITY	VA	22655
8-A-87	3.721	C-1	MUNSON BETSY K	9928 US HWY 340 N	PO BOX 194	WHITE POST	VA	22663
8-A-86	0.85	A-1	COMPTON UNION CHURCH	9900 US HWY 340 N	UNKNOWN	CULPEPER	VA	22701
8-A-87A	0.17	A-1	CHECKERS LLC		602 BALKAMORE HILL RD	STANLEY	VA	22851
8-A-81	1.58	A-1	LCVM REAL E LLC	2165 COMPTON HOLLOW RD	1208 E MAIN ST	LURAY	VA	22835
8-A-80	0.5	A-1	MCALISTER MAX HUNTER & MAVERICK TANNER		190 WHITE PINES RD	LURAY	VA	22835
8-A-79	1.16	A-1	COMMONWEALTH OF VIRGINIA		811 COMMERCE AVE	STAUNTON	VA	24401-9029
8-1-2	96.87	A-1	BRUMBACK TERESA A	142 ISLAND FORD RD	142 ISLAND FORD RD	RILEYVILLE	VA	22650
GWNF								

COMMERCIAL OUTDOOR RECREATION

A private, fee-supported, outdoor activity using or not using tangible facilities, involving or not involving athletic training, mastered skills, innate or acquired talents, requiring athletic or recreational talents.

COMMERCIAL OUTDOOR RECREATION AREAS AND FACILITIES

An area or facilities where commercial outdoor recreation is allowed. Such examples are playgrounds, picnic grounds, swimming pools, country clubs, golf courses, driving ranges, laser tag, paintball, archery, etc.

§ 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 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 academics.
 - (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.
- 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.¹ 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

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.

§ 125-22. Membership clubs and recreation facilities. [Amended 7-13-1999]

Outdoor commercial recreation area and facilities, such as parks (except amusement parks), playgrounds, picnic grounds, swimming clubs, riding stables or academies, country clubs, golf courses and driving ranges or miniature golf courses are permitted by special permit only if constructed and operated in conjunction with camps and campgrounds, country clubs or golf courses permitted by special permit subject to the following conditions:

- A. That no building or part thereof or any parking or loading area shall be located within 35 feet of any street or lot line.
- B. Upon application to allow for facilities sufficient for providing food and beverage to guests specifically patronizing the use granted by the special use permit, provided that such facilities shall not be open to the general public. Private functions for providing food and beverages at such facilities may be allowed by special use permit.
- C. That such use shall occupy a lot with an area of not less than three acres.
- D. That exterior lighting, other than that essential for the safety and convenience of the users of the premises, shall be prohibited. All exterior lighting shall be shielded from the view of all surrounding streets and lots.

ADJOINING PROPERTY OWNERS COMMENTS

I (we) Checkers LLC adjoining property owner(s)

have the following comments on the special use permit application from Checkers LLC/Mark Harris (Downriver Adventure Company) for property located at 9751 US Hwy 340N, Rileyville, VA, and further identified by tax map number 8-(A)-103, regarding the request to operate a commercial outdoor recreation area and facility (as described in the included memo).

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

I (we) have no objection to this special use request.

I (we) object to this special use request.

COMMENTS:

(continue on reverse side if necessary)

Nancy Keiser-Buzart, Manager
Signature of Adjoining Property Owner

Signature of Adjoining Property Owner

3/4/26
Date

Date

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

**MINUTES
PAGE COUNTY PLANNING COMMISSION
February 24, 2026**

Members Present

Catherine Grech, Secretary, District 1	Sandy Davis, District 4
William Turner, Vice Chairman, District 5	Ken Johnson, At-Large

Member Absent

Chris Adams, District 2	Jared Burner, Chairman, District 3
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Staff Present

Josh Hahn	Tracy Clatterbuck
Cassie Richards	

Call to Order

Vice Chairman Turner called the February 24, 2026 Page County Planning Commission Work Session 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*. Vice Chairman Turner 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 amend the agenda, removing “New Business” items for “Selection of Officers” and “EDA Housing Subcommittee – Appoint Planning Commission Representative” because two Planning Commissioners were absent. Mr. Johnson seconded the motion. Vice Chairman Turner asked Mr. Hahn to conduct a roll call. The motion passed, unanimously (4-0).

New Business

A. Adoption of Minutes: February 10, 2026

Vice Chairman Turner allowed time to review the minutes. Ms. Grech made a motion to approve the minutes, as presented. Ms. Davis seconded the motion. The motion passed by consensus.

Unfinished Business

A. Checkers LLC / Mark Harris Special Use Permit for Commercial Recreation Area and Facility

Ms. Clatterbuck noted the applicant was not present. She had told him it was not imperative that he be present. The applicant has reviewed the updated draft conditions to be discussed tonight. The public hearing has been scheduled for March 10, and notices have gone out. She also noted that she had already emailed them a copy of the current lease agreement and the liability insurance. Discussion included:

- There was discussion about the 50-year term. Ms. Grech stated as a matter of principle, she believes 50 years is too long. There was discussion on other recent applications. Ultimately there was consensus for 30 years.
- There was a discussion about the liability insurance and lease agreement, including how these documents become public record when provided to the Zoning Administrator. Ms. Clatterbuck noted that she was uncomfortable including this in the

packet due to privacy issues. Vice Chairman Turner indicated agreement. There was discussion about these documents just being reviewed administratively by staff, or perhaps allowing redactions by the applicant or staff for sensitive information. Ms. Clatterbuck expressed concern that this may be government overreach. Ms. Clatterbuck also clarified that the lease agreement that she had forwarded is the current lease agreement, which is why the requested use is not yet mentioned. Ms. Grech noted she would want staff to review the lease and make sure the lease is signed by the appropriate corporate entities.

- Ms. Grech referenced Mr. Hahn's margin comment concern that the penalty schedule seemed harsh, given the schedule doesn't reset during the entire term of the SUP. The speedway, which uses a similar schedule, resets each season. There was discussion about possible alternative language. Mr. Turner noted that safety violations may be important enough that they may need to be stringent. Ms. Grech noted that there was not a lot of conditions that are likely to be violations except for safety violations. Ms. Davis noted that in a 30-year term, there may be a different property owner / operator may change. The SUP runs with the land. Ms. Grech asked staff to work on this.

B. Whiteside-Pence Special Use Permit for Banquet/Event Facility

Ms. Clatterbuck noted this was introduced at the last meeting. Since then, Ms. Grech and Mr. Johnson had visited the site. She noted the applicant, Ms. Pence, was available on the conference phone, and her daughter Leah Pence was available in person. She noted the initial draft conditions remain unchanged, included in the packet. Discussion included:

- Ms. Grech thanked Leah Pence for giving them the tour of the site. She stated the barn was gorgeous and spectacular, and the property was beautiful. She is not as convinced as the applicants seem to be that this site can comfortably hold 75 cars. She referenced the Whitlock SUP, which included a parking plan with an aerial view, as well as a hand-drawn, to-scale parking plan. Since we required this of the [Whitlocks], she believes it should be required of this applicant. The current concept plan doesn't show the new point of entry or traffic flow to the parking area and to the short-term rental. This is important because the current entrance is being moved. Her other concern was that the end of Riverbend Rd. is very narrow and windy. She requested a more detailed parking plan. There was discussion with staff on what the applicant should provide. Ms. Grech noted she would also like to see the width of the parking accesses labeled, as well as measurements between the parking and nearby structures, including barn and silo, and distances between parking and lot lines. She would also like to see total square feet for the parking area. Leah Pence offered to make adjustments to the concept plan if staff can send her the PDF. Leah Pence requested that staff send her the code section related to parking requirements. Ms. Grech reiterated that she was very impressed with the barn. She doesn't think there is any question about the capacity of the barn. She is just concerned about the parking, and this may affect her view on [overall capacity].
- Mr. Johnson stated that having looked at the barn, it struck him that the Comprehensive Plan's Goal 1 speaks to preserving historic structures. As he weighs what the Comprehensive Plan says, he believes this is an important observation. This is quite an historic structure and has considerable value, including scenic values, which we talk about maintaining as a community. This should factor in the decision.
- Mr. Johnson mentioned that Leah Pence had indicated that the applicants' intention was to rent the short-term rental and the venue together. The person who had the

wedding would have to rent the house. That is different from what is represented on the site plan, where certain buildings are indicated to not be part of the SUP. We should probably clarify that.

- Mr. Johnson noted the barn was fairly close to the property line. As it exists now, it is just farmland, and little conflicts. But he asked how we think about future uses of the surrounding land. Do we have other responsibilities to the people who may purchase [adjacent] land later, to provide opportunity for reasonable growth?
- Leah Pence provided clarification on the earlier point. Someone may rent the AirBnB and not have a wedding, but if someone rents the wedding venue, the fee will also include the short-term rental. Ms. Grech noted that this condition exists in the Whitlock SUP, and she asked Ms. Clatterbuck to use that language.
- Ms. Grech noted that the Whitlock term was 40 years, not 50. She also didn't like the language for Condition 5: "The maximum occupant load of the existing barn shall be 150 persons." She requested staff review the wording related to occupant load from the Whitlock application, which was tied to the use, not the barn, since the Whitlock was the most recent banquet/event facility SUP.
- Ms. Davis expressed concern about parking area proximity to the property line. Shouldn't it have to meet a setback? Ms. Clatterbuck stated the new regulations have setbacks for parking, but this application would fall under the previous rules, which do not have parking setbacks. This could be made a condition. Mr. Hahn noted this would change the site plan. Ms. Grech noted that [the Planning Commission] recommended those rule changes [to the regulations] for a reason. By accepting this permit as it is now, we would go back on a lot of the recommendations of the new rules. We need to have a good reason to do that, in her opinion. Theoretically, there is no reason the Planning Commission could not apply the new rules as conditions to this permit. This doesn't mean that they will. She does feel that the parking area is really close to the property line, though it is pasture. Ms. Davis clarified that it is only pasture, right now. There was discussion about the differences between the initial sketch of parking and the concept plan created by staff, as it related to parking.
- Mr. Hahn asked if the applicants had considered applying for any historical site designations, and Leah Pence indicated that they had not applied.

C. Discussion of House Bills

Mr. Hahn gave an overview of recent actions in Richmond, as described in the updated document. Changes were highlighted yellow. Some of these bills are progressing rapidly. There was consensus that it was more appropriate for the Board of Supervisors to adopt resolutions regarding their concerns. Mr. Hahn stated he will pass their concerns along to County Administration.

D. Zoning Subcommittee Report

Ms. Grech stated they met the previous Wednesday, and they are finishing up the use matrix. They are still on residential uses, and they mainly discussed home occupations. These rules are from 1998. She summarized some of the subcommittee's discussion on home occupations and virtual businesses. Ms. Richards had brought some interesting information regarding these uses. It looks like we might use the Berkley Group's inspiration on these uses. Ms. Clatterbuck is working on a redline draft of the current ordinance, currently on the procedural rules. They will be meeting again in about three weeks.

E. Comprehensive Plan Subcommittee Report

Ms. Grech stated they met the previous Thursday. They discussed the final survey results as well as reviewed the community engagement notecards responses. They also discussed Volume II data on Population, Economy and Housing. The next meeting is currently scheduled for the following Thursday.

Adjourn

Vice Chairman Turner thanked staff for the hard work that they do. Ms. Grech made a motion to adjourn. Ms. Davis seconded the motion. Vice Chairman Turner adjourned the meeting at 7:55 p.m.

Jared Burner, Chairman

DRAFT



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

TO: Page County Planning Commission
FROM: Cassie Richards, Zoning Administrator II
SUBJECT: Cody Hoke- Special Use Permit (Introduction)
DATE: March 4, 2025

SUMMARY:

Special use permit (SUP) to operate an Auto Repair Service Facility/Public Garage.

BACKGROUND:

Cody Hoke has filed an SUP application to operate an auto repair service facility/public garage located at 855 Bixlers Ferry Rd, Luray, VA. The parcel is identified by tax map number 41-A-57A, contains 1.075 acres, and is currently zoned as Agriculture (A-1). This property is improved by an existing 40' x 50' accessory structure, which he is proposing to use as the auto repair facility/public garage.

The applicant plans for this auto repair facility/public garage business to include a full-service automotive mechanics garage that will provide vehicle repairs, maintenance, and state inspection services. This facility will also include storage area to keep all vehicles undergoing repair or awaiting service will be located behind the building within a secure fenced-in area.

The auto repair facility/public garage will be open to the public, with plans to hire at least three additional qualified mechanics. There will be an office onsite for customers to drop off vehicles or parts, schedule, pay invoices, pick-up vehicles, etc.

Under Section 125-4 of the Page County Zoning Ordinance, a “garage, public” is defined as follows: *A building or portion thereof, other than a private garage, designed or used for servicing, repairing (including body work), equipping, renting, selling or storing motor vehicles.* Pursuant to Section 125-10.D (22) of the Page County Zoning Ordinance, auto repair service facility/public garages are only permitted by special use permit.

Staff recommends the Planning Commission and Board of Supervisors carefully consider any conditions attached to the permit. A draft copy of conditions is included in the packet. These are merely a starting point for discussion/review.

OTHER AGENCY COMMENTS:

Virginia Department of Transportation (VDOT) – Per Jeff Nicely, the existing entrance is adequate for the proposed use with no additional improvements required.

Health Department- Per Ashley Walker, the Page County Health Department is unable to comment on SUP. No operation permit nor record of inspection on file. Client will have to reach out to AOSE/PE to determine GPS for the usage of this SUP.

Building Official- Per James Campbell, I have reviewed the Special Use Permit application for the proposed operation of an Auto Repair Service Facility/ Public Garage within the existing garage located

at 855 Bixlers Ferry Road, Luray, VA. I have no objection to the continued use of existing structure for this propose. Please note that appropriate permits will be required prior to the commencement of any new construction.

PAGE COUNTY COMPREHENSIVE PLAN:

Per Josh Hahn, Planning Director:

Tax map 41-A-57A is located in the Secondary Community Service Area (CSA) Tier, northwest of the Town of Luray along Mechanic St. Per the Comprehensive Plan, the purpose of the Community Service Area tiers is “[t]o prepare for future urban and suburban development, facilitate logical expansions of municipal boundaries and rational extensions of facilities and to contain intensive development patterns to defined (current and future) public facility service areas and preserve a rural lifestyle in the remainder of the County” (Volume 1-9). Further, the Comprehensive Plan states the following regarding the CSAs:

- “Growth and infrastructure extension areas in the unincorporated County around each Town and along key corridor segments. CSAs include areas in which urban and suburban development may occur provided that necessary public services are available” (Volume 1-15).
- Exhibit 5: Development Guidelines describes the “Rural Business” land use type, including “Businesses which are agriculture and natural resource-based, such as co-ops, feed stores, etc.) are permitted uses in the Secondary CSA. The “Neighborhood Business” land use type, including “Retail, office, and services competing for business within a small area, such as local hardware or variety store, barber shop or café,” are also permitted uses within the Secondary CSA. Other commercial land use types, including “Regional Business” and “Business Park / Light Industrial” are listed as conditional uses in the Secondary CSA. (Volume 1-29 and 30).

Goals within the Comprehensive Plan (Volume I, Chapter 3) include the following (Note: this list of relevant goals should not be viewed as an exhaustive list of relevant goals and policies):

- **Goal 5:** “Use the Comprehensive Plan and future land use map to guide land use and development decisions” (Volume 1-72).
 - **Policy 5.13:** “Within the Community Service Area Tiers:
 - a. Discourage the premature conversion of rural or agricultural lands.
 - b. Encourage residential developments that are consistent with the towns’ respective land use plans, are contiguous to existing corporate limits and have adequate public facilities.
 - c. Encourage new development to be connected to a centralized wastewater system, except for rural uses. Interim systems such as individual septic systems may be permitted provided there will be participation with the public system should one become available” (Volume 1-73).
- **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 6.8:** “Encourage small business incubators in existing or new buildings in commercially zoned areas” (Volume 1-74).

- **Policy 6.9:** “Encourage commercial and industrial business to locate in industrial parks and existing commercial centers or designated growth areas” (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 6.11:** “Support redevelopment of existing commercial and industrial facilities that is compatible with surrounding development (Volume 1-75).

Tax Map 41-A-57A is located entirely on soils identified as Prime Farmland by NRCS. Excluding the addressed structure on this property, four physical addresses are located within 500 feet of the property line, and two other physical addresses are within parcels located within 500 feet of the property line. The property utilizes private well and septic. The property has been used commercially in the past but lost non-conforming status due to lapse of such use. Staff recommends the Planning Commission consider any potential adverse impact of a rezoning brought forward during the public hearing.

FISCAL IMPACT:

The applicant will be required to maintain a Page County business license which will result in tax revenue for the county. Further, equipment used in this operation may also be taxed, resulting in additional tax revenue.

MOTION(S):

I move that the Page County Planning Commission hold a public hearing on this special use permit application at the March 24, 2026 Regular Meeting, 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 packet
- SUP draft conditions



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

SPECIAL USE PERMIT

Applicants: Cody Hoke

Tax Map #: 41-A-57A

Purpose: Auto Repair Service Facility/Public Garage

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. Cody Hoke, 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. The business must remain in compliance with the Page County Zoning Ordinance specifically §125.30.11.
5. 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.
6. No parking for the Auto Repair Facility/Public Garage is permitted along Bixlers Ferry Rd. All parking shall be in the designated area as shown on the concept plan dated November 19, 2025.
7. The business operations must comply with the Page County Noise Ordinance.
8. 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 Auto Repair Service/Public Garage. This condition is subject to modification in writing from the Page County Building Official.
9. All health requirements related to water and sewage required by the Virginia Department of Health shall be completed prior to the operation of the Auto Repair Facility/Public Garage. This condition is subject to modification in writing from the Virginia Department of Health.
10. The business shall not store more than five motor vehicles of any kind that are inoperable outside of the existing fenced area beyond ninety (90) days.
11. Proper containers for liquids such as used oil, gas, antifreeze, etc. Shall be onsite and properly disposed of.
12. 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 violation and penalty schedule set forth below shall apply separately to each permit year. The offense count shall reset on each anniversary of the permit's effective date. Violations occurring in one permit year shall not carry forward into any subsequent permit year.

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 for the remainder of the then-current permit year, effective immediately upon notice by Page County. At the start of the next permit year, the permit shall be reinstated, subject to the reset of the annual offense count as provided herein.

Permanent Revocation Authority: Notwithstanding the foregoing annual violation schedule, the County reserves the right to permanently revoke this Special Use Permit, following notice and an opportunity to be heard as required by law, upon a finding of:

- (i) a material violation that remains uncured beyond the thirty (30) day cure period;
- (ii) a pattern of recurring violations over multiple permit years;
- (iii) a willful or knowing violation; or
- (iv) any violation that poses a substantial threat to public health, safety, or welfare.

The annual reset of offenses shall not limit the County's authority to impose permanent revocation were justified under this section.

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

Draft 3/4/2026

SPECIAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY:

DATE RECEIVED: 11/20/25 DENSITY RANGE: _____
AMOUNT PAID: \$950.00 RECEIPT #: 03717

- 1. The applicant is the owner other _____ (Check one)
- 2. OWNER/MAILING ADDRESS OCCUPANT (If other than owner)

Name: Cody Hoke Name: _____
Address: 13 Nichols Rd Address: _____
Luray Va 22835 _____
Phone Number: (540)742-3283 Phone Number: _____

3. Site Address: 855 Bixlers Ferry Rd Luray Va 22835

4. Directions to property:

turn right onto N Broad St go 900 feet turn left onto Mechanic St in 1.1 miles destination is on your left

5. Property size: 1.07

6. Tax Map Number: 41-A-57A

Magisterial District: _____

7. Current use of the property: garage

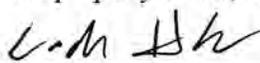
8. Description of proposed use: garage open to service the public

Size of building(s), if any: 2000

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

10. Applicants' additional comments, if any: our goal is to bring affordable and flexible automotive care to our community

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

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

____ Todd Higgs & Tracie Downing _____ 799 Bixlers Ferry Rd _____

____ Tracie Downing _____ 799 Bixlers Ferry Rd _____

____ Jerry Mahoney _____ 884 Bixlers Ferry Rd _____

ADJOINING PROPERTY OWNER VERIFICATION:

AS APPLICANT FOR THIS SPECIAL USE PERMIT REQUEST,

I _____ Cody Hoke _____ (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.

John Allen
SIGNATURE OF APPLICANT

11/19/25 DATE

Updated 08/2018

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

OFFICIAL _____ DATE VDOT

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

HEALTH OFFICIAL _____ DATE

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

BUILDING OFFICIAL _____ DATE

SUBDIVISION PROPERTY OWNERS ASSOCIATION

PRESIDENT OR SECRETARY

DATE

Updated 08/2018

[Signature]
SIGNATURE OF APPLICANT

11/19/25 DATE

Updated 08/2018

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

The existing entrance is adequate for the proposed use with no additional
improvements required

[Signature] 1/22/2026 DATE 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

DATE
BUILDING OFFICIAL

[Signature]
SIGNATURE OF APPLICANT

11/19/25 DATE

Updated 08/2018

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

OFFICIAL _____ DATE VDOT _____

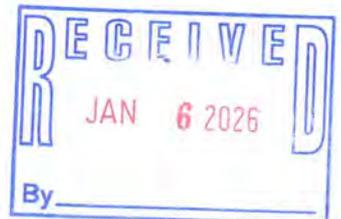
PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

Page Co HD is unable to comment on SUP. NO Operation permit nor Record of Inspection
on file. Client will have to reach out to AOSE/PE to determine GPS for the usage of this SUP.

Laskey Walker _____ DATE 01/28/2026
HEALTH OFFICIAL

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

BUILDING OFFICIAL _____ DATE _____





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

MEMO

TO: Planning Commission
FROM: James Campbell, Page County Building Official
DATE: February 17, 2026
SUBJECT: Cody Hoke- Special Use Permit Applicant

I have reviewed the Special Use Permit application for the proposed operation of an Auto Repair Service Facility/Public Garage within the existing garage located at 855 Bixlers Ferry Road, Luray, VA. I have no objection to the continued use of the existing structure for this purpose. Please note that appropriate permits will be required prior to the commencement of any new construction.

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


James Campbell
Building Official

SUBDIVISION PROPERTY OWNERS ASSOCIATION

PRESIDENT OR SECRETARY

DATE

Updated 08/2018

Plan of Action for Opening a Community Automotive Mechanics Garage

1. Purpose and Overview

The goal of this project is to establish a full-service automotive mechanics garage that will provide reliable vehicle repair, maintenance, and state inspection services to residents of the county. The garage will focus on customer convenience, safety, and long-term community service. In addition to meeting current demand, the facility is designed with future expansion and workforce growth in mind.

2. Operating Hours and Services

Initial Services Offered:

- General automotive repair (brakes, suspension, diagnostics, etc.)
- Routine maintenance (oil changes, tune-ups, tire services)
- **Saturday availability specifically for inspections** to accommodate residents who cannot visit during weekday hours.

Hours of Operation:

- Monday–Friday: 8:00 AM – 5:00 PM
 - **Saturday: 8:00 AM – 12:00 PM (Inspection Services)**
-

3. Facility Layout and Property Use

Customer Parking:

- Designated parking spaces located on the side of the building for customer convenience and safety.

Vehicle Storage:

- All vehicles undergoing repair or awaiting service will be stored **behind the building**, within a secure, fenced-in area to maintain a clean appearance and comply with county regulations.

Garage Layout:

Plan of Action for Opening a Community Automotive Mechanics Garage

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Garage Layout:

- Initial construction will include a functional number of service bays suitable for daily operational needs.
 - The design allows for future expansion without disruption of services.
-

4. Future Expansion Plans

To support growing demand and broaden service capabilities, the garage plans to expand within the next several years. Expansion goals include:

- **Adding additional service bays** for increased capacity.
 - Introducing **specialty work areas**, such as advanced diagnostics, performance services, or heavy-duty repair bays.
 - Incorporating upgraded equipment and technology to improve efficiency and service quality.
-

5. Workforce Development

The business is committed to supporting the local economy and increasing employment opportunities. As part of the expansion plan:

- The garage aims to **hire at least three additional qualified mechanics** as new bays and services are added.
 - Continued employee training will be prioritized to ensure high-quality workmanship and compliance with state standards.
 - Apprenticeship or internship opportunities may be explored in collaboration with local technical schools.
-

6. Community and Compliance Commitments

- Full compliance with county zoning, environmental, safety, and signage requirements.
 - Maintenance of a clean and organized property to be an asset to the community.
 - Offering accessible weekend inspection hours to better serve local residents.
 - Ensuring proper disposal and handling of automotive fluids and waste.
-

7. Conclusion

This mechanics garage is designed not only to meet current community needs but to grow alongside the county's development. With defined expansion intentions, job creation goals, and a commitment to safety and accessibility, the proposed facility will provide long-term value to the area and offer dependable services for local residents.

- Legend
- Base
- Nearby
- Measure
- Draw
- Coords
- Export
- Profile
- Places



Virginia Geographic Information... Powered by Esri

+

-

Parcel Details Improvements

- Expand
- Printer Friendly

General | 41-A-57A

Property Overview

Parcel #: 41-A-57A

Account #: 4963

Owner: HOKE CODY D

Mail Address: 9 LINDEN AVE

Mail Address: LURAY, VA 22835

Description: DB412-5 PLAT412-7 INST#15-

Site Address: 855 BIXLERS FERRY RD
Open in Google Maps

Zoning: Agricultural - A-1

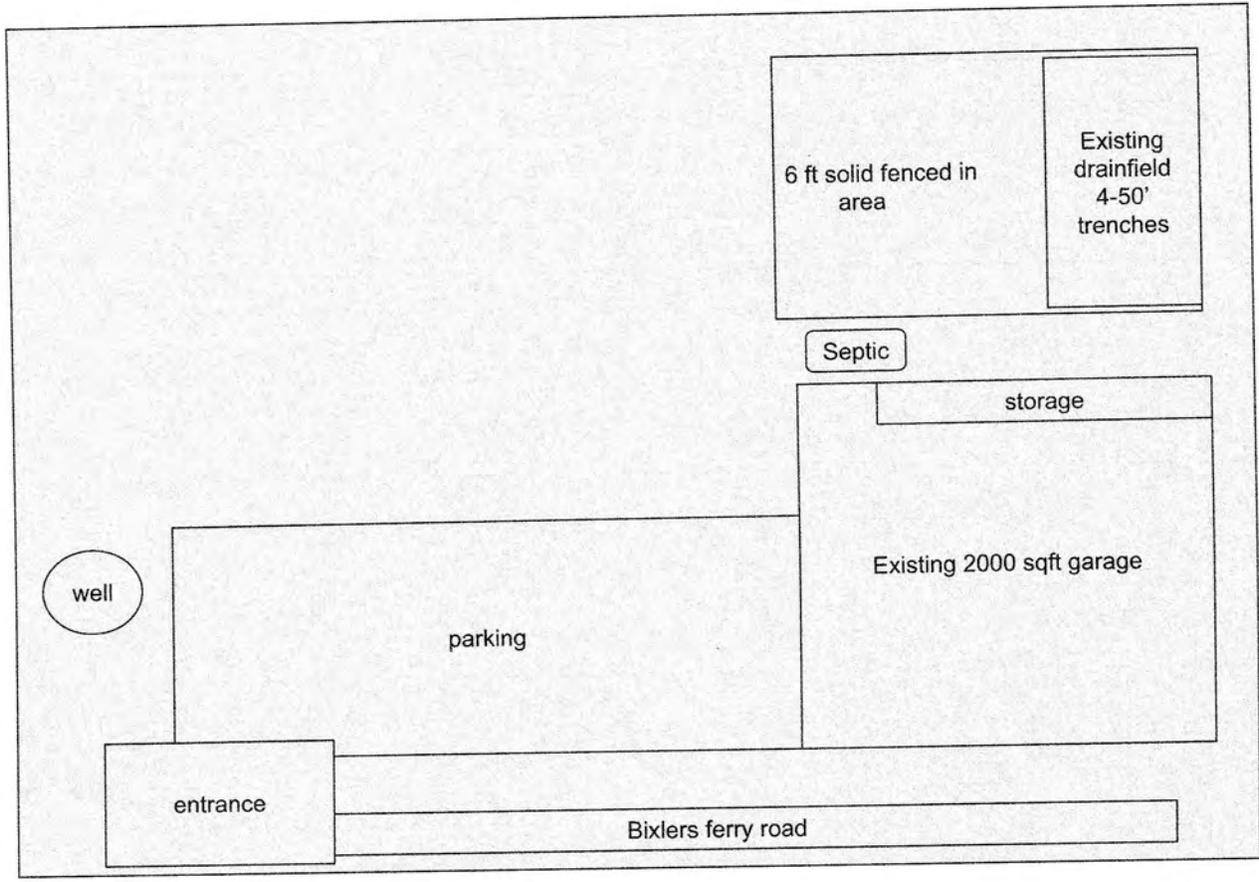
Acres: 1.07

Assessment Value History

Valuation Year	Improvements	Land Value
2025	\$65,800	\$45,000
2025	\$65,800	\$45,000
2023	\$65,800	\$45,000
2022	\$65,800	\$45,000

Ownership History

Sale Date	Sale Price	Buyer
1/26/2024	\$98,000	HOKE CODY D





855 BIXLERS FERRY RD

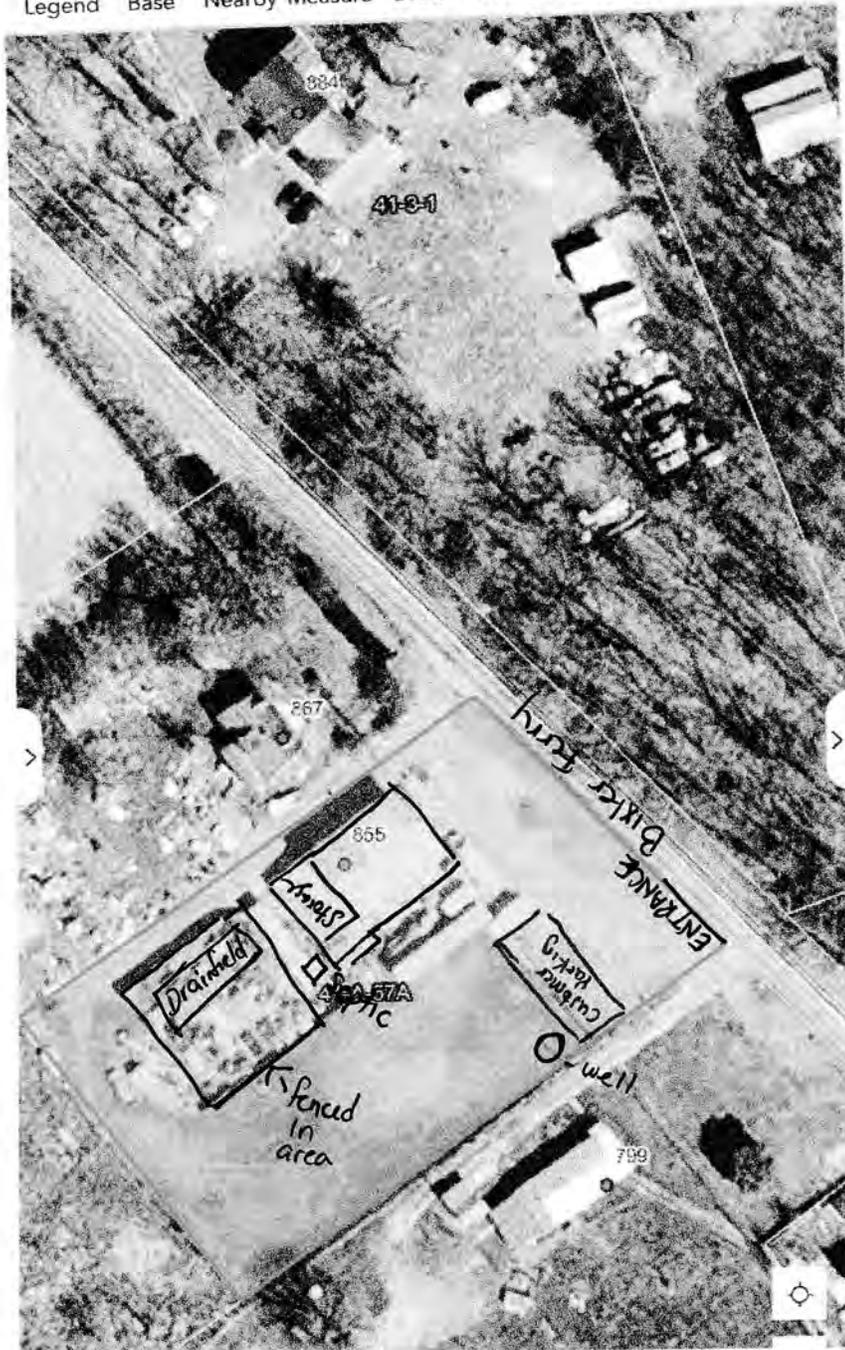
County Home
GIS Home



- Legend
- Base
- Nearby
- Measure
- Draw
- Coords
- Export
- Profile
- Places

Expand Printer Friendly

Improvements



General | 41-A-57A

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Assessment Value History

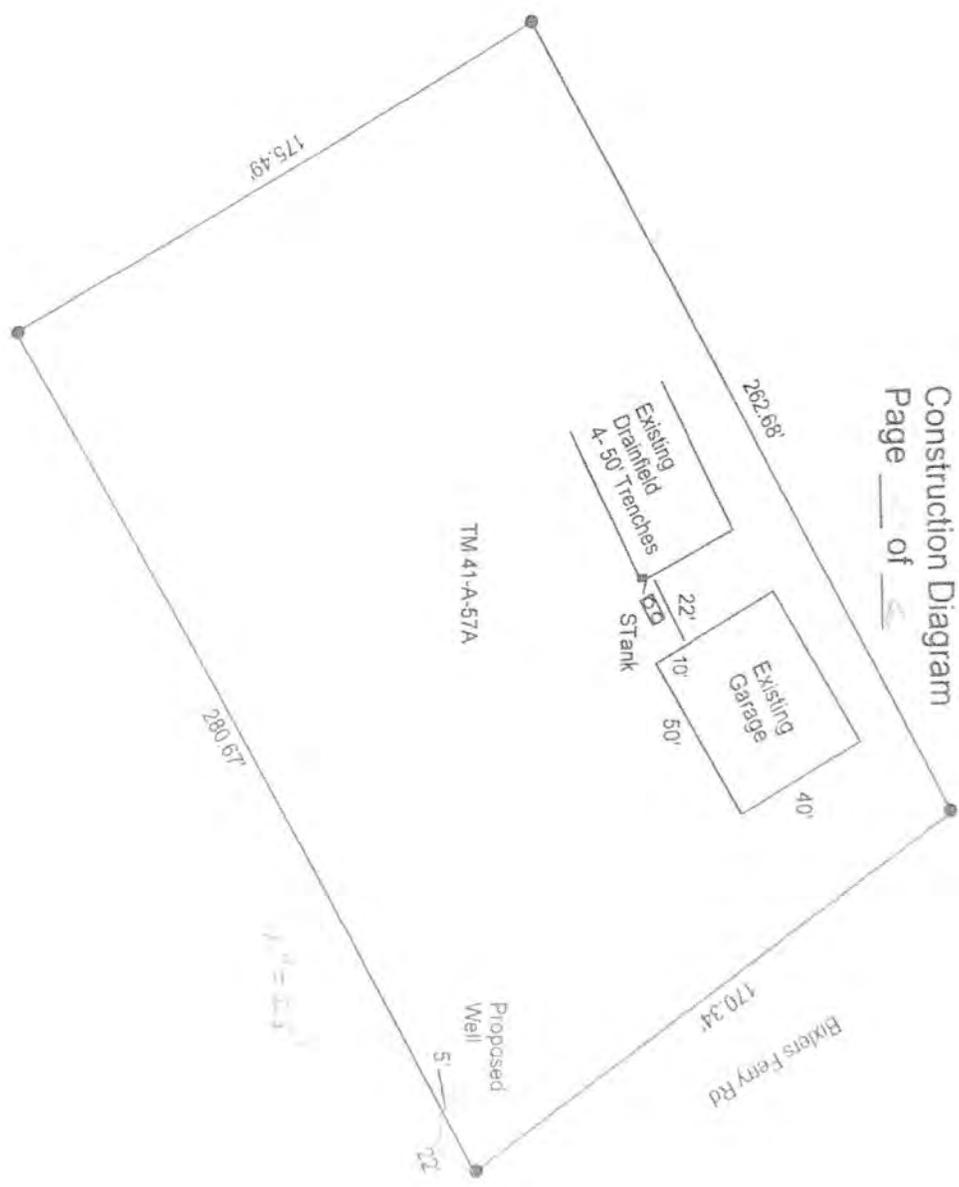
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2022	\$65,800	\$45,000

Ownership History

Sale Date	Sale Price	Buyer
1/26/2024	\$98,000	HOKE CODY D



Construction Diagram
Page ___ of ___



Pursuant to §17.1-223 (B), of the Code of Virginia, the existence of title insurance is provided by First American Title Insurance Company for this instrument.

Prepared by Michael Hirsh, - Virginia Bar Number: 36569
c/o ReQuire Real Estate Solutions
P.O. Box 860, Palm Harbor, FL 34682
(877) 505-5400

CC249

Return to: Clear Title Escrow & Settlements, LLC, 231A South Street, Front Royal, VA 22630

Property Address: 855 Bixlers Ferry Road, Luray, VA 22835

Tax ID: 41-A-57A

Consideration: \$980,00.00

Assessed Value: \$110,800.00

THIS DEED, made this 26 day of Jan, 20 24, by and between CURTIS E. HARRELL, (hereinafter, "Grantor") and CODY D. HOKE, married, (hereinafter, "Grantee") whose tax mailing address is: 9 Linden Avenue Luray, VA 22835.

WITNESSETH:

That for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and or acceptance of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell, and convey, with GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE unto the said Grantee, in fee simple, the following described property, to-wit:

All that certain lot or parcel of land, together with all improvements thereon and all rights, easements and appurtenances thereunto belonging, lying and being situate on the south side of State Route #675 nea the Town of Luray, in Luray Magisterial District of Page County, Virginia, containing 1.08 acres, as more particularly bounded and described by metes and bounds on a plat and survey made thereof by Bobby L. Owens, C.L.S., dated July 27, 1987, which said plat is recorded in the Office of the Clerk of the Circuit Court of Page County, Virginia, as an attachment to Deed Book #412 at Page 5.

TOGETHER WITH that certain easement for ingress and egress over the driveway over the property adjoining to the north to the northwest corner of the garage building located on the subject property, as established in Deed recorded in Deed Book 412, Page 5

And being the same property conveyed to Curtis E. Harrell by deed dated April 18, 2017 and recorded in the Clerk's Office of the Circuit Court of Page County, Virginia by Instrument No. 17000857.

This conveyance is made expressly subject to conditions, restrictions, reservations and easements of record, if any, constituting constructive notice.

This conveyance is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

WITNESS the following signature and seal:

Curtis E Harrell (seal)
CURTIS E. HARRELL

STATE OF VA
CITY/COUNTY OF Page to-wit:

I, the undersigned Notary Public, in and for the City/County and State aforesaid, do hereby certify that CURTIS E. HARRELL, has personally signed the same before me in the City/County and State aforesaid, on this 26 day of JAN, 2024

[Signature]
Notary Public
Print Name: Timothy L Ketrzon
Registration Number: _____
My Commission Expires: 5/21/27



INSTRUMENT 202400170
RECORDED IN THE CLERK'S OFFICE OF
PAGE COUNTY CIRCUIT COURT ON
JANUARY 26, 2024 AT 10:49 AM
\$111.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$55.50 LOCAL: \$55.50
C. G. MARKOWITZ, CLERK
RECORDED BY: PDT



Tax Map ID 41-((A))-57A

Aerial



Legend

- Roads
- Tax Map ID 41-((A))-57A
- Other Lots

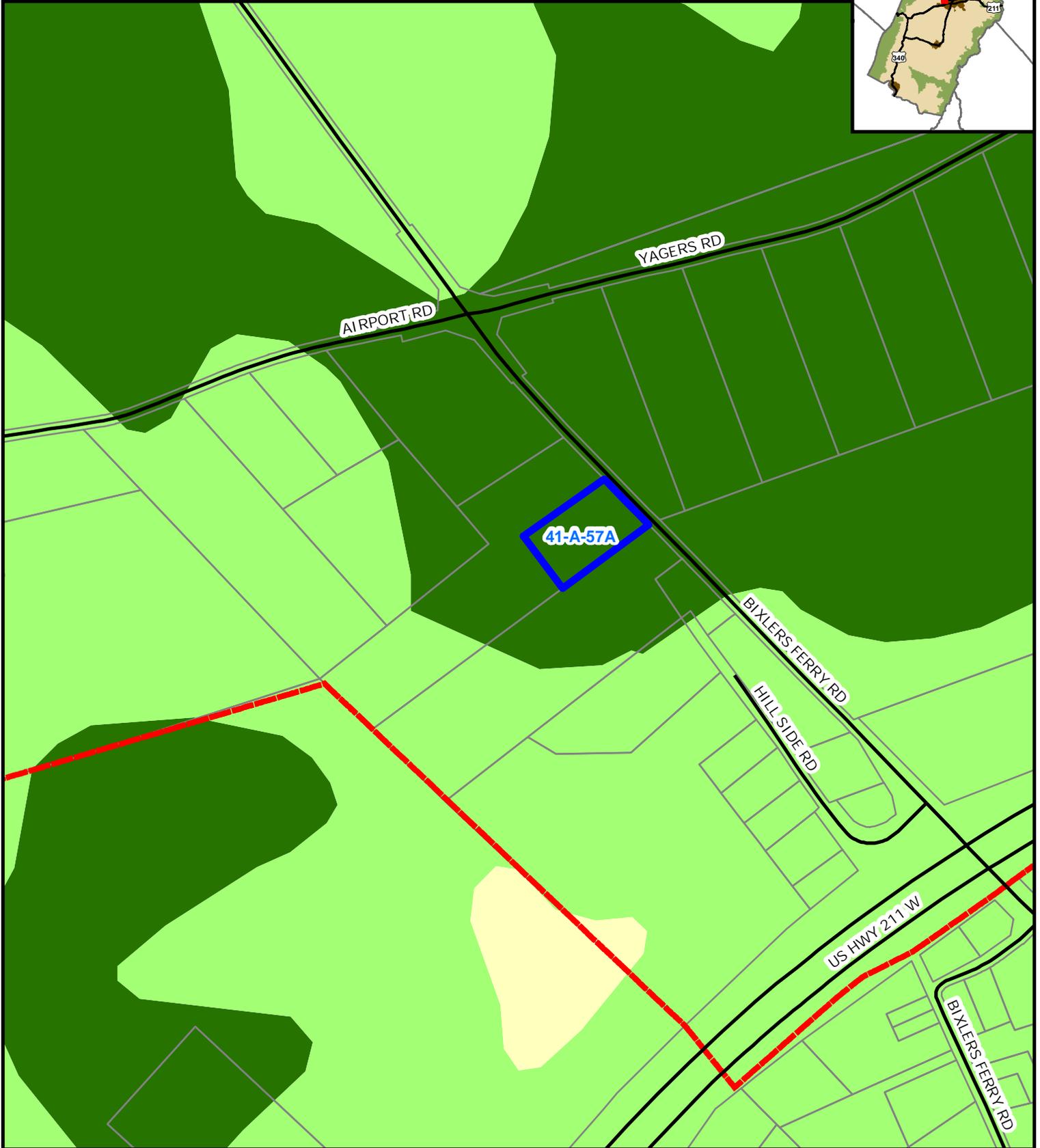
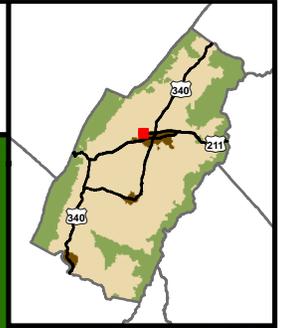
0 50 100 200 Feet

January 13, 2026
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.



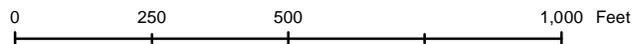
Tax Map ID 41-((A))-57A

Farmland



Legend

- Roads
- Town of Luray
- Tax Map ID 41-((A))-57A
- Other Lots
- Prime Farmland
- Farmland of Statewide Importance
- Moderate Farmland



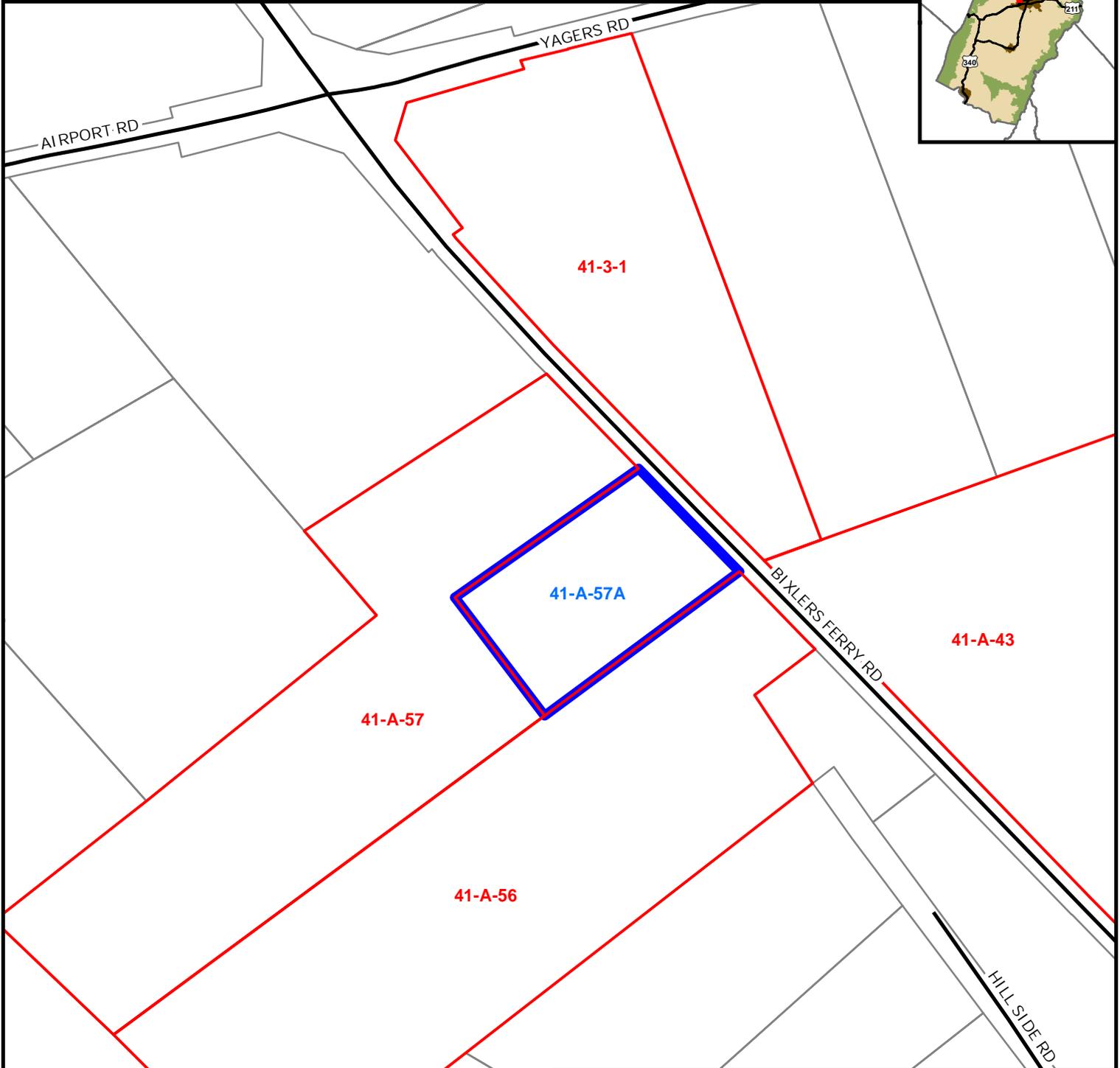
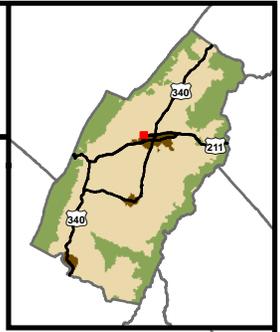
January 13, 2026
Page County GIS Department
USDA NRCS Soils Data
Reference Use Only

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Tax Map ID 41-((A))-57A

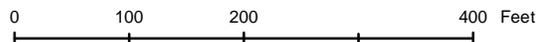
Neighboring Properties



Tax Map ID	Acreage	Zoning	Property Owner
41-A-43	25.74	A-1	VOGT ROBERT A & AMY L
41-A-56	5.21	A-1	DOWNING TRACIE F
41-A-57	4.74	A-1	HIGGS TODD DARNELL & DOWNING TRACIE FARMER
41-3-1	3.24	R	MAHONEY JERRY L SR & VICKI L

Legend

- Roads
- Neighboring Properties
- Tax Map ID 41-((A))-57A
- Other Lots

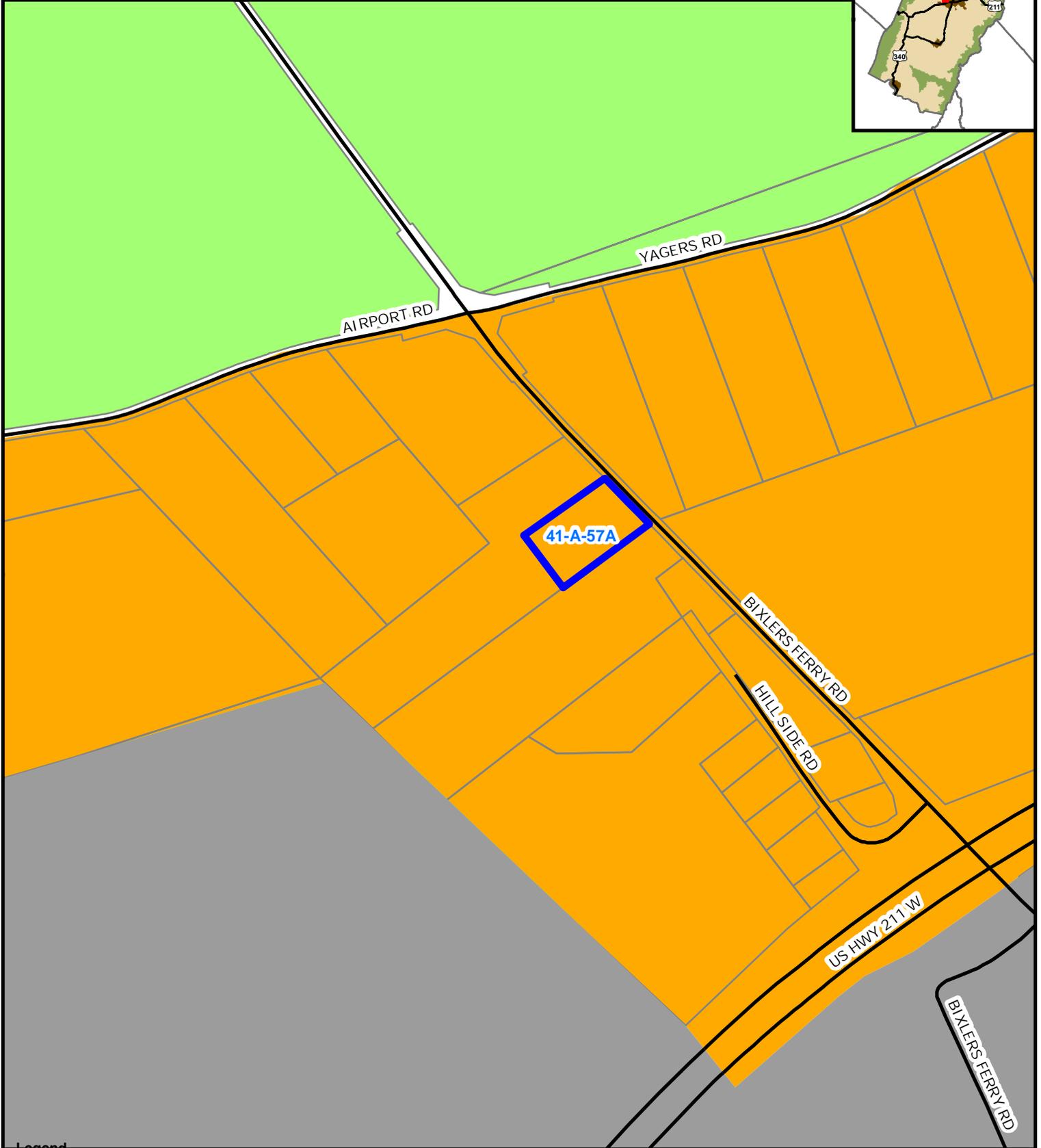
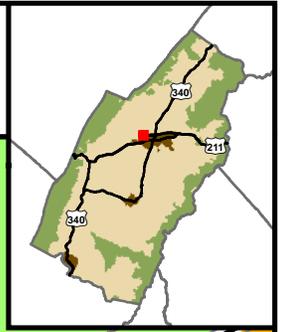


January 13, 2026
Page County GIS Department

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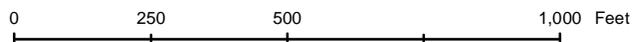


Tax Map ID 41-((A))-57A Protection Tiers



Legend

-  Roads
-  Town of Luray
-  Tax Map ID 41-((A))-57A
-  Other Lots
-  Agricultural Protection Tier
-  Environmental Preservation Tier
-  National Park / Forest Tier
-  Primary Urban Service Area Tier
-  Secondary Urban Service Area Tier

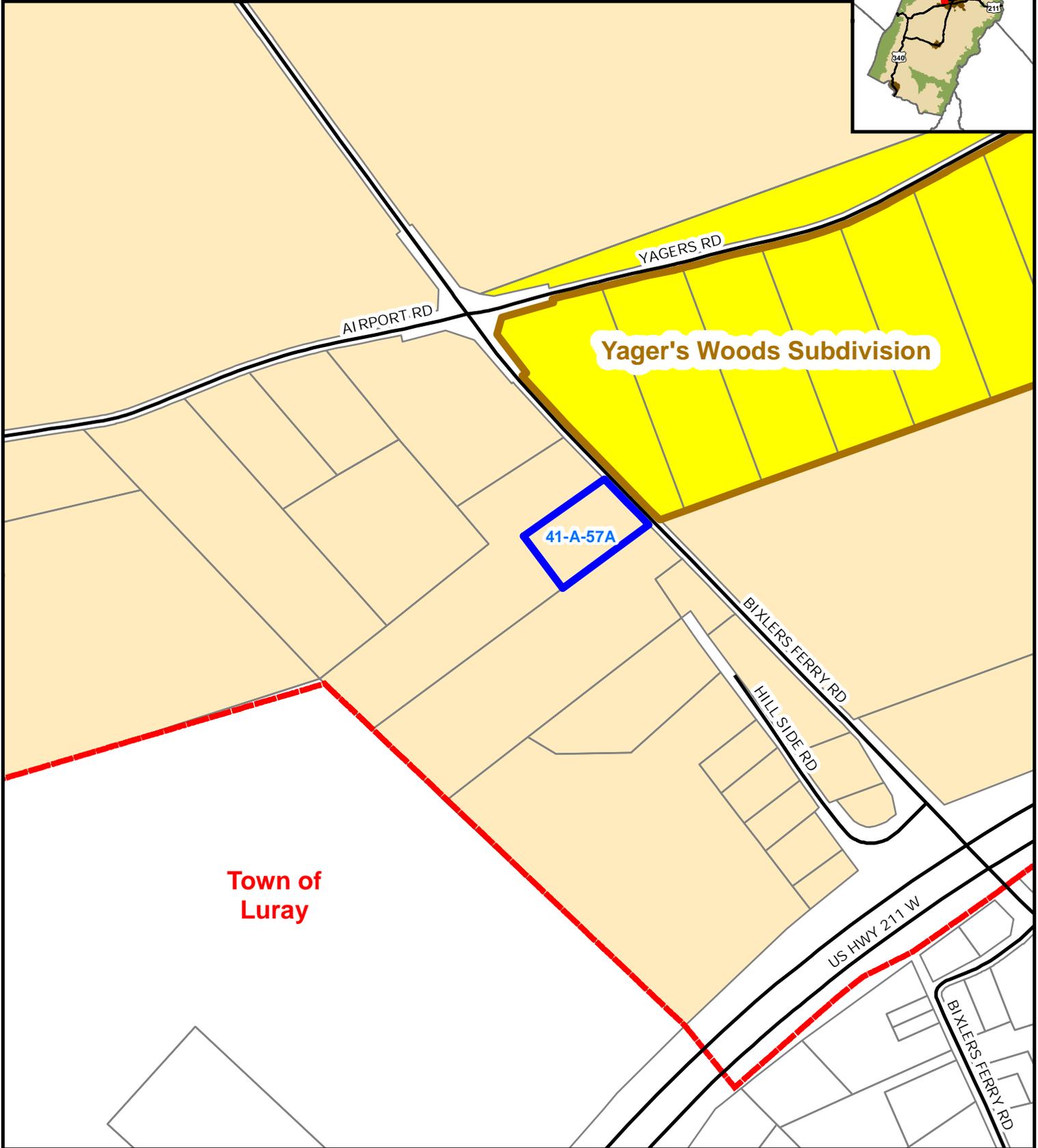
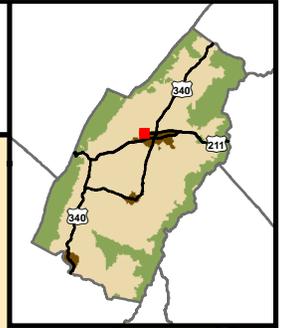


January 13, 2026
Page County GIS Department

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Tax Map ID 41-((A))-57A Zoning



Legend

-  Roads
-  Town of Luray
-  Tax Map ID 41-((A))-57A
-  Other Lots
-  Subdivisions
- Current Zoning**
-  Agricultural
-  Residential

0 250 500 1,000 Feet

January 13, 2026
Page County GIS Department

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Tax Map ID	Acreage	Zoning	Property Owner	Physical Address	Mailing Address	M City	M State	M Zip
41-A-43	25.74	A-1	VOGT ROBERT A & AMY L	704 BIXLERS FERRY RD	488 KAUFFMANS MILL RD	LURAY	VA	22835
41-A-56	5.21	A-1	DOWNING TRACIE F	799 BIXLERS FERRY RD	799 BIXLERS FERRY RD	LURAY	VA	22835
41-A-57	4.74	A-1	HIGGS TODD DARNELL & DOWNING TRACIE FARMER	867 BIXLERS FERRY RD	799 BIXLERS FERRY RD	LURAY	VA	22835
41-3-1	3.24	R	MAHONEY JERRY L SR & VICKI L	884 BIXLERS FERRY RD	884 BIXLERS FERRY RD	LURAY	VA	22835

Short Term Rental (STR) Steering Committee

Members:

Ryan Cabbage - Board of Supervisors

Nina Fox - Economic Development Director

Tracy Clatterbuck - Planning and Zoning

Cathy Grech - Planning Commission

Cara Sottosanti - Tourism Council

A. Methodology:

1. List Problems we are attempting to address
2. Consult relevant data to fine tune the list
3. Propose solutions to address the issues while avoiding unintended consequences.

B. Findings

1. A growing number of concerns and complaints about STRs have been widely and consistently reported to many County officials and staff. Commonly mentioned is that STRs negatively change the character of their neighborhoods and jeopardize rural identity and sense of community. It should be noted that members of the steering committee also reported that STRs have improved the existing neighborhood via road repairs, house remodeling, etc.
2. The Fall 2025 Comprehensive Plan public survey and written input at the September public engagement event confirm public concern. For example, in a question asking which land uses they would encourage or discourage 86% of participants responded that we do not need more STRs in our community. *Note: There were 262 responses in total.
3. 602 business licenses are reported as TOT generating STR businesses as of Fall 2025. Data shows that over the last 5 years, 477 county business licenses for STRs have been processed, that is an average of 95 per year (83 in 2025, 134 in 2024).
4. The total number of STRs in the county is approximately 600-700.
5. In the last 2 years an average of 30% of new homes have been turned into STRs (22 out of 80 in 2024, 25 out of 77 in 2025). There is no available data regarding STRs and the general rental market. Overall, the impact of STRs on housing supply cannot be dismissed, although there are many other factors that are involved pertaining to affordable housing.
6. STRs contribute a significant amount of revenue to the county. The amount from ToT alone is significant, over \$4 million. STRs also contribute to the county's economy in other ways. According to the 2023 Virginia Tourism Corporation study, Visitor spending was approximately \$109 million dollars, lodging spending was approximately \$41.6 million, retail spending was approximately \$18.7 million,

recreation spending was approximately \$22.5 million, food and beverage spending was approximately \$15.1 million. *Note, this includes revenue within Town limits. STRs also provide employment opportunities, such as housekeeping, property management, and maintenance. For example, there are approximately 51 property managers and 121 housekeepers employed. *Note there is no differentiation between part-time and full-time staff.

7. The majority (over 53%) of STRs are owned by non-residents. STRs are used as commercial investments which generate tourism business and revenue for the county; however, a significant portion of their profit doesn't remain in the county. Non-resident STR owners have been attracted to our premier tourist attractions, scenic beauty, proximity to Washington D.C, the cheap cost of real estate in Page County and the lack of regulations. This industry has remained under regulated in Page County which still allows them by right with minimal regulations. This is at odds with most localities, including the Town of Luray. Many have expressed concerns that numerous STRs in our community are driving up real estate prices.
8. The majority (53%) of STRs are zoned residential and mainly located in residential neighborhoods. Issues reported are crowding, traffic, noise and visual disturbances, party houses, safety issues and guests not respecting neighbor privacy. Neighbors generally report they have no voice in the present licensing process and that rules are necessary to address their concerns.
9. Citizens report concerning the STR market being overtaken by corporate entities and exacerbating their commercial nature.
10. Enforcement is difficult, so how do we ensure it's done properly?

C. Solutions:

In the interest of ensuring public health, safety and welfare, as well as respecting the rural nature of our county and the character of our neighborhoods as defined in the Comprehensive Plan, recommendations regarding clearer and stricter regulations addressing the problems listed above are needed, including:

- Requiring a Special Use Permit and supplemental regulations for STRS across the board, with an exception for STRs in owner occupied primary residences being allowed by right.

- Requiring a Special Use Permit and supplemental regulations for STRs in Residential, with tighter regulations and standards for by-right use in Agriculture and Woodland Conservation. *Work to establish a mechanism/framework for those that fall outside of standards to have SUP option.