

Minutes  
Board of Supervisors  
Work Session  
January 5, 2026

Members Present: Clifton Thomas, Chairman At-Large  
Jeremy Baldwin, District 1  
Allen Louderback, District 2, first Vice Chair  
Jeff Vaughan, District 5

Electronic Participation: Ryan Cabbage, District 3, second Vice Chair

Members Absent: Susan Kile, District 4

Staff Present: Amity Moler, County Administrator  
Regina Harner, Assistant County Administrator  
Tracy Clatterbuck, Zoning Administrator I  
Kimberly Donohoe, Executive Assistant  
Michael Helm, County Attorney

**Call to Order:**

Chairman Clifton Thomas called to order the work session of the Page County Board of Supervisors on January 5, 2026, at 7:00 p.m., in the Board of Supervisors Room located in the Page County Government Center, 103 South Court Street, Luray, VA 22835. The Call to Order was followed by Supervisor Vaughan leading a Moment of Silence and the *Pledge of Allegiance*.

**Electronic Participation:**

Supervisor Cabbage was unable to physically attend the meeting for personal reasons due to professional responsibilities but had requested to be able to participate electronically. Supervisor Cabbage was telephoned into the meeting from Charleston, South Carolina, and his voice could be heard by all persons.

**Organizational Meeting:**

**Nomination of Vice Chair for 2026:**

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

**Motion:** Supervisor Ryan Cabbage moved to nominate Supervisor Louderback, District 2, to serve as Vice Chair of the Board of Supervisors for 2026. Supervisor Vaughan

seconded and the motion carried by a vote of 5-0. Aye: Thomas, Baldwin, Louderback, Cabbage, Vaughan. Nay: None. Absent: Kile.

**Motion:** Supervisor Baldwin moved to nominate Supervisor Cabbage, District 3, to serve as second Vice Chair of the Board of Supervisors for 2026. Supervisor Louderback seconded and the motion carried by a vote of 5-0. Aye: Baldwin, Louderback, Cabbage, Vaughan, Thomas. Nay: None. Absent: Kile.

**Approval of 2026 Meeting Schedule:**

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

The Board previously designated that monthly work sessions will be held on the first Monday of each month and regular meetings will be held on the third Monday of each month. All meetings will be held in the Board of Supervisors Room located in the Page County Government Center, 103 South Court Street, Luray, VA and begin at 7:00 p.m.

Mrs. Moler, County Administrator, noted for the Board and public’s information that the budget work sessions are on Mondays and Thursdays.

**Motion:** Supervisor Louderback moved to approve the 2026 Board meeting schedule. Supervisor Vaughan seconded and the motion carried by a vote of 5-0. Aye: Louderback, Cabbage, Vaughan, Thomas, Baldwin. Nay: None. Absent: Kile.

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Page County Board of Supervisors  
2026 - Meeting Schedule

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

Date	Type of Meeting
January 5, 2026	Work Session
January 20, 2026*	Regular Meeting
February 2, 2026	Work Session
February 17, 2026*	Regular Meeting
March 2, 2026	Work Session
March 16, 2026	Regular Meeting
March 19, 2026	Budget Work Session
March 23, 2026	Budget Work Session
March 26, 2026	Budget Work Session
April 6, 2026	Work Session
April 20, 2026	Regular Meeting
May 4, 2026	Work Session
May 18, 2026	Regular Meeting

June 1, 2026	Work Session
June 15, 2026	Regular Meeting
July 6, 2026	Work Session
July 20, 2026	Regular Meeting
August 3, 2026	Work Session
August 17, 2026	Regular Meeting
September 8, 2026*	Work Session
September 21, 2026	Regular Meeting
October 5, 2026	Work Session
October 19, 2026	Regular Meeting
November 2, 2026	Work Session
November 16, 2026	Regular Meeting
December 7, 2026	Work Session
December 21, 2026	Regular Meeting

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

Meeting agendas are available at [www.pagecounty.virginia.gov](http://www.pagecounty.virginia.gov)

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

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

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**Re-adoption of Rules of Procedure:**

**Exhibit A**

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

Mrs. Moler recommended a revision to the Rules of Procedure where an applicant who has a public hearing may speak for 10 minutes after the staff report and for an additional five minutes after public comments for a total of 15 minutes. The Board was in consensus and the change was added under section XII. Conduct of Business, item I, number 4.5.

**Motion:** Supervisor Vaughan moved to adopt the Board of Supervisors Rules of Procedure for 2026, with the revision as discussed, as presented. Supervisor Cabbage seconded and the motion carried by a vote of 5-0. Aye: Cabbage, Vaughan, Thomas, Baldwin, Louderback. Nay: None. Absent: Kile.

**Work Session:**

**Public Hearing:**

**Rezoning Request: Flowerdew Hundred LLC (Agriculture to Commercial):**

The public hearing on the rezoning request was advertised as follows:

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NOTICE OF PUBLIC HEARING  
PAGE COUNTY BOARD OF SUPERVISORS  
REZONING REQUEST

NOTICE is hereby given pursuant to Section 15.2-2204 of the Code of Virginia, as amended, that the PAGE COUNTY BOARD OF SUPERVISORS shall hold a public hearing at 7:00 p.m. on Monday, January 5, 2026, in the Board of Supervisors Meeting Room, located in the Page County Government Center, 103 South Court Street, 2<sup>nd</sup> Floor, Luray, VA, to receive public comments and to consider the following request:

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

Copies of the request, the Page County Zoning Ordinance, and the Page County Comprehensive Plan may be reviewed in the Planning & Community Development Office, 103 South Court Street, Suite B, Luray, VA, 8 a.m. to 5 p.m., Monday through Friday. They may also be reviewed on the County's website at [www.pagecounty.virginia.gov](http://www.pagecounty.virginia.gov). NOTE: Hearing impaired individuals who need an interpreter must notify the Zoning Office at least seven (7) days prior to the hearing.

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Chairman Thomas opened the public hearing at 7:08 p.m.

Ms. Tracy Clatterbuck, Zoning Administrator I, informed the Board that Flowerdew Hundred LLC filed an application to rezone a parcel of land located off US Hwy 340, Stanley, VA, and further identified by tax map number 59-(A)-63F from Agriculture (A-1) to Commercial (C-1).

The Planning Commission voted to deny, 4-1, the rezoning request at their October 14, 2025, meeting.

David Reed, manager, noted that the current entrance of the property proposed to be rezoned is approved by the Virginia Department of Transportation (VDOT) and there are plans designed by Racey Engineering that expand the existing entrance to support the maximum use under a commercial designation. He discussed the recent timber harvesting and the current clean-up project. He noted that rezoning would allow flexibility for the property owner. He highlighted three favorable comments from adjoining

landowners. He clarified that there is a permit to install a distillery building on the property and it is not related to the rezoning application; the distillery is a by-right use in an agricultural zoning designation but a rezoning to commercial would eliminate this use. He noted that the property in question is located along US Hwy 340, one of the two main arteries in Page County, which is where the Board has said they would like to see business growth. He noted that the rezoning aligns with the Comprehensive Plan by providing economic growth and jobs and emphasized the tax revenue change. He reiterated that VDOT has approved the current and proposed entrances. He noted that the Virginia Department of Health has reviewed the application and there is a septic certification letter on file for this property. He noted that the application was signed in May of 2025 and that it is a slow process to come to a public hearing in January 2026. He invited the Board to come out to the property for a tour.

Public Comments on the Public Hearing:

Duane Painter spoke against the rezoning request noting the safety of the road in the area of the proposed rezoning request and worried about losing more people to traffic accidents. He expressed concern over some of the letters submitted in support of the rezoning application. He asked that timelines be included with rezoning approvals. He noted that land investments turn farmland from a source of life into a financial instrument and is concerned with the effect on the community.

Judy Painter spoke against the rezoning request. She expressed concern that the term “commercial zoning” is too broad a term and could be considered spot zoning. She praised the Planning Commission for denying the rezoning request. She noted that her first concern is road safety, especially at the entrance of the property proposed to be rezoned.

Beatrice Painter spoke against the rezoning request noting the possible endangerment of the water supplies to the homes in the neighborhood, the noise, and additional traffic. She noted that the applicant does not live in the neighborhood and so will not be affected by the business built on the property proposed to be rezoned.

David Reed clarified that this is not a special use permit application, but a rezoning request to commercial, which would allow the uses under the commercial district in the County Code. He noted that as the property named in the rezoning request is currently zoned agricultural, there is the intention to build a distillery. If the rezoning request is approved, then the distillery use is eliminated and other options become available, currently a self-storage facility is anticipated.

Supervisor Baldwin asked what criteria the VDOT used to approve the entrance. David Reed explained that Racey Engineering was asked to design an entrance to support the maximum allowable usage for this property under the commercial designation.

Supervisor Cabbage asked how the rezoning fits in with the Comprehensive Plan, Future Land Use Map. David Reed noted that there are properties already commercially zoned in the immediate area.

David Reed, in closing, offered for the Board to come and tour the property. He offered tours to the community around the proposed rezoning request and to answer any questions they had.

Chairman Thomas closed the public hearing at 7:55 p.m.

**Motion:** Supervisor Vaughan moved that the Page County Board of Supervisors table a vote on the Flowerdew Hundred LLC rezoning application until the February 2, 2026, work session when all members could be present. Supervisor Cabbage seconded and the motion carried by a vote of 5-0. Aye: Vaughan, Thomas, Baldwin, Louderback, Cabbage. Nay: None. Absent: Kile.

**Adoption of Corrected Ordinance to Amend a Portion of Chapter 125 (Zoning Ordinance):**

Mrs. Amity Moler introduced the correction to Chapter 125, Zoning, to the Board. Mrs. Moler explained that during the September 15, 2025, regular meeting the Board voted to amend language under Chapter 125-12, part B, subpart 5, by replacing the terms “banquet facility” and “event facility” with “event venue” but the ordinance submitted for adoption did not reflect the intention of the Board and included the former language.

Mr. Michael Helm, County Attorney, confirmed the correction was to amend a misprint that was sent to the code publishers, which is why another public hearing was not required.

**Motion:** Supervisor Vaughan moved that the Page County Board of Supervisors approve the proposed corrected ordinance to amend a portion of Chapter 125, Zoning, as presented. Supervisor Cabbage seconded and the motion carried by a vote of 5-0. Aye: Thomas, Baldwin, Louderback, Cabbage, Vaughan. Nay: None. Absent: Kile.

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

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

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

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

WHEREAS, the ordinance that was submitted for adoption included an error under the amendment to Section 125-12 Commercial (C-1), specifically, the submitted ordinance

included outdated language in the proposed amendment, not the current language of the code being amended, which is inconsistent with the vote held on said date.

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

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

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

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

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

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

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The Supervisors thanked everyone for attending. Chairman Thomas noted that vacancies are available on the Board of Equalization and encouraged people to apply. Online applications are available on the County website.

**Adjourn:** 8:05 p.m.

With no further business to discuss, Chairman Thomas adjourned the meeting.

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Clifton Thomas, Chairman

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Amity Moler, County Administrator