

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

**Members Present**

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

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

**Member Absent**

Chris Adams, District 2

**Staff Present**

Josh Hahn  
Cassie Richards

Tracy Clatterbuck

**Call to Order**

Chairman Burner called the January 13, 2026 Page County Planning Commission Regular Meeting to order in the Board of Supervisors (BOS) Room located at the Page County Government Center, 103 S Court Street, Luray, Virginia at 7:00 p.m. The call to order was followed by *The Pledge of Allegiance* and a *Moment of Silence*. Chairman Burner reminded all commissioners and speakers to please turn on and/or speak into the microphones. Mr. Hahn conducted an attendance roll call.

**Adoption of Agenda**

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

**Public Hearing**

**A. Zoning Ordinance Amendment: Confined Feeding Operations**

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

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

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

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

Discussion included:

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

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

**Citizen Comments on Agenda Items**

None

**New Business**

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

Chairman Burner allowed a few minutes to review the minutes. Ms. Grech noted “Mr. Richards” should be changed to “Ms. Richards” on Page 4. She made a motion to approve the minutes, as amended. Mr. Turner seconded the motion. Chairman Burner asked Mr. Hahn to conduct a roll call vote. The motion passed, unanimously (5-0).

**B. 2026 Budget Discussion**

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

**C. 2025 Annual Report**

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

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

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

**Unfinished Business**

None

**Open Citizen Comment Period**

None

**Chairman's Report**

None

**Clerk's Report**

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

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

**Adjourn**

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

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**Jared Burner, Chairman**