

Minutes  
Planning Commission  
Joint Public Hearing  
April 18, 2022

Members Present: Keith Weakley, Chairman At-Large  
D. Keith, Guzy, Jr., District 1  
Allen Louderback, District 2  
Mark Stroupe, District 3  
Larry Foltz, District 4  
Jeff Vaughan, District 5

Staff Present: Amity Moler, County Administrator  
Regina Miller, Assistant County Administrator  
Tracy Clatterbuck, Zoning Administrator  
Michael Helm, County Attorney

**Call to Order:**

Chairman Keith Weakley called to order the regular meeting of the Page County Board of Supervisor on Monday, April 18, 2022, at 7:00 p.m., in the Board of Supervisors Room located in the Page County Government Center, 103 South Court Street, Luray, VA. The Call to Order was followed by a Moment of Silence and the *Pledge of Allegiance*.

**Planning Commission Call to Order:**

Jared Burner, Planning Commission Chairman, called to order the meeting of the Planning Commission on Monday, April 18, 2022, at 7:01 p.m. stating all members were present.

Planning Commission members present were: Catherine Grech, District 1; Tom Mitchell, District 2; Jared Burner, Chairman, District 3; Isaac Smelser, District 4; and, Billy Turner, District 5.

**Joint Public Hearing of the Planning Commission and Board of Supervisors:**

**Zoning Ordinance Amendments: (Definitions, Amend Dwelling, Residential Farm):**

**EXHIBIT A**

The joint public hearing was advertised as follows:

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NOTICE OF JOINT PUBLIC HEARING  
PAGE COUNTY PLANNING COMMISSION AND BOARD OF SUPERVISORS  
ZONING ORDINANCE AMENDMENTS

NOTICE is hereby given pursuant to Section 15.2-2204 of the Code of Virginia, as amended that the PAGE COUNTY PLANNING COMMISSION AND BOARD OF SUPERVISORS shall hold a joint public hearing at 7:00 p.m. on Monday, April 18, 2022, in the Board of Supervisors Meeting Room, located in the County Government Building, 103 South Court Street, 2nd Floor, Luray, VA, to receive public comments and to consider the following amendments:

Add the following new definitions to Section 125-4 (Definitions): Livestock, Poultry, Companion Animal, Domestic/Domesticated Animal, Apiary, Animal Unit, Gardening, Residential Farm, Agricultural Animals, and Principal Structure.

Amend the current definition of "Dwelling" under Section 125-4.

Add "Residential Farm" as a by-right use under Section 125-11.B (13).

Add new Section 125-30.22 (Residential Farm) to supplemental regulations.

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Board Chairman Weakley opened the joint public hearing with the Planning Commission on Zoning Ordinance amendments at 7:02 p.m.

Jared Burner, Planning Commission Chairman, opened the joint public hearing at 7:02 p.m.

Tracy Clatterbuck, Zoning Administrator, said based on direction from the Board, staff is proposing the following code amendments:

1) Add the following new definitions to Section 125-4 of the Page County Zoning Ordinance: Livestock, Poultry', Companion Animal, Domestic/Domesticated Animal, Apiary, Animal Unit, Gardening, Residential Farm, Agricultural Animals, and Principal Structure.

2) Amend the current definition of "dwelling" under Section 125-4 of the Page County Zoning Ordinance to read as follows: "Any structure which is designed for use for residential purposes, except hotels and motels. "

3) Add the use of "Residential Farm" as a permitted use under Section 125- 11(B)(13) of the Page County Zoning Ordinance.

4) Add "Residential farm" supplemental regulations to Section 125-30.22 of the Page County Zoning Ordinance.

Public Comments on Public Hearing:

Valerie Ferrell expressed that her daughter has been in 4-H for the past few years. It has taught her decision making, how to stay within a budget, loyalty, and community service. She feels all children should have this opportunity. She supported the ordinance amendment.

Meagan Dyer indicated that she is a 4-H Agent and explained what the organization does, how it has hands-on learning, an after-school program, and is the largest youth organization in the country. She expressed support for the ordinance amendment.

Lydia Parlett said she has participated in 4-H for four years showing livestock. She is the leader of her club and asked the Board to pass the amendments.

Josh Parlett commented that the Board should allow a 4-H exemption to the zoning changes. He said 4-H is a very successful program. He asked the Board to approve the changes.

Danielle Babb expressed that the Zoning Ordinance is outdated because her property is surrounded by agriculture land and everyone is good stewards of their property. She said it is more critical now than ever that the ordinances are precise. She asked the Board to approve the amendments.

Lindsay Babb remarked that she participates in 4-H and has learned the importance of community involvement. She asked the Board to pass the amendments.

Emma Babb said she participates in 4-H and asked the amendments be adopted.

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Robert Dinion expressed that his subdivision has livestock and the property is zoned residential. He expressed support for the amendments.

Elizabeth Somers commented that she is in her 4<sup>th</sup> year of 4-H. She said it teaches people more than how to raise and animal. She supported the amendments.

Cathy Herbert commented that she supports the change in zoning.

Chairman Weakley closed the public hearing at 7:25 p.m.

Jared Burner, Planning Commission Chairman, closed the public hearing at 7:25 p.m.

Jared Burner, District 3, of the Planning Commission went over the red-lined changes in the amendment as follows.

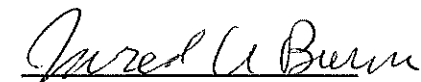
The Board and Commission then reviewed the proposed amendments. Everyone expressed support for the amendments, since this is an agricultural community.

**Planning Commission Motion:** Catherine Grech moved that the Page County Planning Commission recommend approval to the Board of Supervisors of the above listed/attached amendments to the Page County Zoning Ordinance, as presented. Billy Turner seconded and the motion carried by a vote of 5-0. Aye: Grech, Turner, Smelser, Mitchell, Burner. Nay: none.

**Board of Supervisors Motion:** Supervisor Stroupe moved that the Page County Board of Supervisors approve the above listed/attached amendments to the Page County Zoning Ordinance, as presented. Supervisor Vaughan seconded and the motion carried by a vote of 6-0. Aye: Guzy, Louderback, Stroupe, Foltz, Vaughan, Weakley. Nay: None.

**Planning Commission Adjourn: 7:37p.m.**

Cathy Grech moved to adjourn the Planning Commission meeting. Isaac Smelser seconded and the motion carried by a vote of 5-0. Grech, Turner, Smelser, Mitchell, Burner. Nay: None.

  
Jared Burner, Chairman

