

Minutes
Board of Supervisors
Regular Meeting
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*.

Adoption of Agenda:

Motion: Supervisor Guzy moved to adopt the agenda. Supervisor Foltz seconded and the motion carried by a vote of 6-0. Aye: Weakley, Guzy, Louderback, Stroupe, Foltz, Vaughan. Nay: None.

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: Cath 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:

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.

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.

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 4th year of 4-H. She said it teaches people more than how to raise an 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: Cathy 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.

Public Hearing: Special Use Permit – Roger Bogner:

The public hearing on the special use permit for Roger Bogner was advertised as follows:

NOTICE OF PUBLIC HEARING
PAGE COUNTY BOARD OF SUPERVISORS
SPECIAL USE PERMIT 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 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 request:

Roger Aaron Bogner has filed an application for a special use permit to operate a home occupation in an accessory building located at 2535 Bixlers Ferry Road, Luray, and further identified by tax map number 31-A-29. This property contains 3.28 acres and is currently zoned as Agriculture (A-1). The proposed home occupation will be operated out of an existing 30x30 detached accessory building. The proposed business will be a stained-glass studio (retail sales). Section 125-10 C (3) of the Page County Zoning Ordinance, states that home occupations pursuant to §125-15 (Home Occupation Regulations) are a permitted accessory use when located on the same lot with the permitted principal use. However, §125-15 B states that home occupations in accessory buildings are only permitted by special use permit.

Chairman Weakley opened the public hearing at 7:39 p.m.

Tracy Clatterbuck, Zoning Administrator, reviewed that Roger Aaron Bogner has filed an application for a special use permit to operate a home occupation in an accessory building located at 2535 Bixlers Ferry Road, Luray, and further identified by tax map number 31-A-29. This property contains 3.28 acres and is currently zoned Agriculture (A-1). The home occupation will be operated out of an existing 30x30 detached accessory building. The proposed business will be a stained-glass studio (retail sales). The applicant initially plans to open to the public 2-3 days per week with the possibility of additional days and hours being added in the future.

Section 125-10 C (3) of the Page County Zoning Ordinance, states that home occupations pursuant to §125-15 (Home Occupation Regulations) are a permitted accessory use when located on the same lot with the permitted principal use. However, §125-15 B states that home occupations in accessory buildings are only permitted by special use permit.

The Planning Commission held their public hearing on March 8, 2021 and recommended approval (4-0) to the Board of Supervisors (with the attached draft conditions).

There were no public comments received during the public hearing. Chairman Weakley closed the public hearing at 7:42 p.m.

Motion: Supervisor Stroupe moved that the Page County Board of Supervisors approve the special use permit request for property located at 2535 Bixlers Ferry Road, Luray, and further identified by tax map number 31-A-29, to operate a home occupation in an accessory building, with the attached special use permit conditions. Supervisor Vaughan seconded and the motion carried by a vote of 6-0. Aye: Louderback, Stroupe, Foltz, Vaughan, Weakley, Guzy. Nay: None.

SPECIAL USE PERMIT

Applicant: Roger Aaron Bogner Tax Map#: 31-A-29
Purpose: Home Occupation in an Accessory Building
(Stained glass studio- retail sales shop)

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. Roger Aaron Bogner, or its successor and/or assigns, shall be in compliance with all county ordinances, the Uniform Statewide Building Code, and all state and federal agency regulations.
3. The business shall maintain a valid Page County business license.
4. This special use permit for a home occupation is for use of the existing detached accessory building. Any future square footage expansions of the detached accessory building (for the proposed business) must be in compliance with § 125-

- 15.B.(1) of the Page County Zoning Ordinance and any other applicable codes and ordinances.
5. Any lighting that is provided on the property will be directed downwards, so as not to produce a glare onto adjacent properties or rights-of-way.
 6. 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.
 7. 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. The Zoning Administrator or their designated representative may visit the site at any time to ensure compliance with the special use permit.

Public Hearing: FY2022-2023 County & School Budget:

The County & School Budget Public Hearing was advertised as follows:

NOTICE OF PUBLIC HEARING
 BOARD OF SUPERVISORS
 COUNTY OF PAGE, VIRGINIA
 PROPOSED BUDGET
 FISCAL YEAR JULY 1, 2022 THROUGH JUNE 30, 2023

PLEASE TAKE NOTICE: The Board of Supervisors of County of Page, Virginia shall hold a public hearing on Monday, April 18, 2022 at 7:00 p.m., in the Board Room located in the County Government Center, 103 South Court Street, 2nd Floor, Luray, Virginia 22835, for the purpose of receiving public comments and to consider the proposed budget for the fiscal year July 1, 2022 through June 30, 2023. The proposed budget will not be approved, adopted, or ratified by the Board of Supervisors until at least seven days following this public hearing.

Revenue Estimates	Adopted Revenue Budget Year Ending June 30, 2022	Proposed Revenue Budget Year Ending June 30, 2023
General Fund	26,457,384	31,485,644
VPA	3,241,800	3,937,935
Children's Services Act	2,550,662	2,552,641
Tourism	-	960,000
Capital Improvement	1,300,000	500,000

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Landfill Capital Improvement	1,280,000	1,630,000
School Operating	41,381,005	43,841,215
School Capital Improvement	-	2,736,822
School Nutrition Services	2,058,734	2,166,807
Recreation	20,000	20,000
VJCCCA	30,076	30,076
CVWP	85,179	90,474
Page County Water Quality	6,000	6,000
Airport Hangars	93,000	-
Total Revenue	78,503,840	89,957,614
Expenditure Estimates	Adopted Expenditures Budget Year Ending June 30, 2022	Proposed Expenditures Budget Year Ending June 30, 2023
General Fund	26,457,384	31,485,644
VPA	3,241,800	3,937,935
Children's Services Act	2,550,662	2,552,641
Tourism	-	960,000
Capital Improvement	1,300,000	500,000
Landfill Capital Improvement	1,280,000	1,630,000
School Operating	41,381,005	43,841,215
School Capital Improvement	-	2,736,822
School Nutrition Services	2,058,734	2,166,807
Recreation	20,000	20,000
VJCCCA	30,076	30,076
CVWP	85,179	90,474
Page County Water Quality	6,000	6,000
Airport Hangars	93,000	-
Total Expenditures	78,503,840	89,957,614

Chairman Weakley opened the public hearing at 7:43 p.m.

Mrs. Moler stated that Page County's proposed \$89.96 million budget reflects an \$11.45 million increase (about 14.6%) over the current budget. Supervisors must wait at least seven days following a public hearing to adopt a budget. Virginia has not yet approved its biennium budget. The Supervisors are scheduled to adopt the County budget during the May 2nd meeting. The fiscal year budget will take effect on July 1, 2022.

There were no public comments received during the hearing. Chairman Weakley closed the public hearing at 7:48p.m.

Public Comments on Agenda Items:

No public comments were received on agenda items.

ACTION MATTERS:

Tax Rate Adoption for 2022:

Mrs. Moler reviewed the current tax rates as follows: Real Estate & Mobile Homes - \$0.73; Personal Property - \$4.40; Machinery & Tools - \$1.50; Motor Carrier - \$1.50; and Aircraft - \$0.50.

She explained that Governor Youngkin signed a new bill that allows local governments to set lower personal property tax rates for vehicles in an effort to drive down increases in used vehicle values.

Motion: Supervisor Vaughan moved to set the personal property rate for vehicles at \$3.80 and all other personal property at \$4.00, leaving all other tax rates the same as 2021: Real Estate & Mobile Homes \$0.73, Machinery & Tools \$1.50, Motor Carrier \$1.50, and Aircraft \$0.50. Supervisor Louderback seconded and the motion failed by a vote of 4-2. Aye: Vaughan, Louderback. Nay: Stroupe, Foltz, Weakley, Guzy.

Motion: Supervisor Guzy moved to set the tax rates for 2022 as follows: Real Estate & Mobile Homes at \$0.73, Personal Property at \$4.40, Personal Property for vehicles at \$3.85, Machinery & Tool at \$1.50, Motor Carrier at \$1.50, and Aircraft at \$0.50, all per \$100 of assessed value. Supervisor Stroupe seconded and the motion carried by a vote of 4-2. Aye: Foltz, Weakley, Guzy, Stroupe. Nay: Vaughan, Louderback.

Budget Changes:

Mrs. Moler reviewed the budget changes and explained that in September 2021, the County appropriated \$284,403 of unspent revenue from the CARES Act for the various broadband initiatives. The County has an additional \$30,000 of leftover revenue. It is requested that these Federal funds be appropriated for broadband initiatives.

Due to the three front-line ambulances being out of service for repairs and recalls, the volunteer agencies' revenue recovery amounts will exceed the budgeted amounts. It is requested that \$30,000 of the fund balance is appropriated for the agencies' revenue recovery. Additionally, the County has received \$9,000 from the HRSA for transporting uninsured patients. It is also requested that these Federal funds be appropriated for the agencies' revenue recovery.

The Airport Authority has refinanced their USDA loan and no longer needs the County to collect hangar rental fees for airport-related expenditures. By the end of the month, the County will have an estimated \$90,000 of unspent rental income. The Airport Authority requests these unspent funds to be transferred from the County to the Authority.

Since the County has assumed the School's equipment lease, the County must pay an additional \$600,000 in debt service in FY 2022. To account for this, it is requested that \$600,000 of the School's budgeted local transfer is reappropriated for the County's debt service.

The appropriation requests are funded with Federal funds in the amount of \$39,000 and local funds in the amount of \$120,000. These requests will increase the General Fund budget by \$69,000 and Airport Hangar Fund by \$90,000. The transfer request will reduce the School Operating Fund budget by \$600,000 and increase the General Fund budget by \$600,000.

Staff recommends appropriation of all funding requests.

Supplemental Appropriations:

Department	Description	Revenue	Expenditure	Amount
IT	CARES Carryover	CARES Act	Broadband	\$30,000

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		101-000-333-01-76	101-1251-412-59-99	
Volunteer Agencies	Revenue Recovery	HRSA & Fund Balance 333-01-76/341-04-07	Revenue Recovery Various	39,000
Airport Authority	Transfer to Authority	Airport Hangar Fund Balance. 728-0000-324-04-07	Airport Authority 728-8161-481-58-15	90,000
Total				\$159,000

Budget Transfers:

Department	Description	Revenue	Expenditure	Amount
Debt Service	Debt Refinancing (School Lease)	PCSO	General Fund (Debt)	\$600,000
Total Requests				\$600,000

Supervisor Louderback asked that the school provide the savings received from the \$7 million Johnson Controls contract over this past 9 years. He feels it needs to be available for the taxpayers to see how their tax money is spent and if this was worth it. Supervisor Guzy reminded Supervisor Louderback that the Board of Supervisors did not vote for the Johnson Controls contract; it was the School Board. Supervisor Vaughan asked who manages the Johnson Controls account and if it's done annually.

Motion: Supervisor Vaughan moved to approve the appropriation of the requested funds in the total amount of \$159,000 and the transfer of \$600,000, as outlined above. Supervisor Guzy seconded and the motion carried by a vote of 6-0. Aye: Vaughan, Weakley, Guzy, Louderback, Stroupe, Foltz. Nay: None.

Mrs. Moler said she would get the information the Board requested from the School Superintendent.

Consent Agenda:

Motion: Supervisor Guzy moved to approve the Consent Agenda as follows:

- Financial reports for the period of March 1-31, 2022;
- Accounts payable checks, payroll checks, payroll direct deposits, and payroll tax related electronic fund transfers totaling \$3,032,165.12 for the month of March 2022;
- Minutes of March 7, 2022, March 21, 2022, March 24, 2022, March 29, 2022, April 4, 2022;
- Three coyote bounty claims totaling \$150.

Supervisor Stroupe seconded and the motion carried by a vote of 6-0. Aye: Weakley, Guzy, Louderback, Stroupe, Foltz, Vaughan. Nay: None.

Old Business:

There was no Old Business to discuss.

Open Public Comments:

Beth Snider asked the Board to live stream the meetings again. She understands that YouTube is no longer an option, however maybe it can be done on the county website.

Administrator's Report:

Mrs. Moler informed the Board that staff has been looking into different live streaming options. She said it was found that Civic Media will work with our website and our current equipment. The Board was in consensus to proceed with Civic Media for live streaming the meetings. Lastly, she informed the Board that on April 29, 2022, the Economic Development & Tourism Department along with the Emergency Communications Center will participate in a job fair at Lord Fairfax Community College. It is hopeful that ECC will recruit students interested in a career as a dispatcher.

Supervisors Time:

All supervisors thanked everyone for coming, especially the young people who spoke during the public hearing.

New Business:

PPTRA Rate for 2022:

Becky Smith, Commissioner of the Revenue, said the reimbursement amount for PPTR (Personal Property Tax Relief) that we received from the Commonwealth of Virginia annually is \$1,640,790.80. This amount was set forth by the Commonwealth and frozen in Tax Year 2007. This reimbursement amount is given to taxpayers whose vehicles qualify as personal use. Each year, the percentage granted to the taxpayer changes, due to number of vehicles qualifying, values and tax rate. The amount for Tax Year 2022 will be 23%.

Motion: Supervisor Vaughan moved to adopt the PPTRA (Personal Property Tax Relief) of 23% for the Tax Year 2022. Supervisor Stroupe seconded and the motion carried by a vote of 6-0. Aye: Guzy, Louderback, Stroupe, Foltz, Vaughan, Weakley. Nay: None

Adjourn: 8:35 p.m.

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



Keith Weakley, Chairman



Amity Moler, County Administrator

**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 further amended from time to time; and

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

WHEREAS, upon mature consideration, the Board of Supervisors has determined it is in the best interest of the County to further amend the ordinance.

NOW THEREFORE, be it resolved and ordained by the Board of Supervisors of the County of Page, Virginia, that Chapter 125 (Zoning) be amended as follows:

1. § 125-4. The following definitions shall be **added** as follows:

LIVESTOCK:

Domestic animals, including but not limited to cattle, horses, sheep, goats, and swine, raised for home use, pleasure or profit, but does not include companion animals.

POULTRY:

Includes all domestic fowl and game birds raised in captivity.

COMPANION ANIMAL:

For the purpose of the Zoning Ordinance, any pet that is maintained for companionship on a residential property including, but not limited to, domestic dogs, cats, birds, non-poisonous reptiles, rodents, or fish, but shall not include agricultural animals, wild animals and game species, any animals raised for human food or fiber, or any animals regulated under state or federal law as research animals.

DOMESTIC/DOMESTICATED ANIMAL:

An animal, such as a horse or cat, that has been tamed and kept by humans as a work or food source, or pet, especially a member of these species that have through selective breeding, became notably different from their wild ancestors.

APIARY:

A place where bees are kept; a collection of beehives.

ANIMAL UNIT:

The unit of measure used to determine the appropriate density at which livestock and poultry can be raised subject to the restrictions imposed by this Ordinance.

For the purpose of this Ordinance, the following agricultural animals shall constitute 1 animal unit:

- a. One (1) adult bovine animal (cattle, buffalo, etc.)
- b. Two (2) juvenile (less than 1 year old) bovine animals

- c. Three (3) camelid animals (llamas, alpacas, etc.)
- d. One (1) equine animal (horse, donkey, etc.)
- e. Five (5) ovine animals (sheep, etc.),
- f. Five (5) caprinae animals (goats, etc.)
- g. Two (2) porcine animals (pigs, etc.)
- h. Sixteen (16) small poultry (chickens, ducks, etc.)
- i. Eight (8) medium poultry (turkeys, geese, etc.)
- j. Three (3) large poultry (ostriches, emus, etc.)

GARDENING:

Any use of land unenclosed except for fencing for the raising of grass, flowers, vegetables, crops, trees, or other botanical objects of natural growth, but not including accessory structures used for the same purpose.

RESIDENTIAL FARM:

Land incidental to a principal dwelling on which limited agricultural activities such as the keeping of domestic livestock, poultry, apiaries (bee keeping), and gardening is permitted.

AGRICULTURAL ANIMALS:

Means all livestock and poultry.

PRINCIPAL STRUCTURE:

Principal structure means the primary or predominant structure on any lot or parcel. For residential purposes, the principal structure is the primary dwelling.

2. § 125-4. The definition for “Dwelling” shall be **amended** so that it read:

DWELLING:

Any structure which is designed for use for residential purposes, except hotels and motels.

3. Chapter 125, Article IV, “District Regulations”, Section 11, “Residential”, shall be amended by adding the following:

“Residential Farm” shall be added as a permitted use under Chapter 125-11(B), identified therein as 125-11(B)(13).

4. Chapter 125, Article V, “Supplementary Regulations”, shall be amended by adding the following:

Section 125-30.22. – Residential farm.

A. Keeping of livestock, poultry and apiaries accessory to a principal dwelling shall be permitted subject to the following minimum requirements for the numbers and types of animals permitted:

(1) On parcels with an area less than six (6) acres:

Keeping of a collective maximum of one-half (0.5) animal unit per acre shall be permitted; however, that the vegetative cover is not over grazed or otherwise disturbed so as to cause, or threaten to cause, erosion and provided further that animal waste is properly managed to prevent off site migration of waste or waste by-products.

(2) On parcels with an area greater than, or equal to, six (6) acres:

Keeping of a collective maximum of one (1) animal unit per acre shall be permitted; however, that the vegetative cover is not over grazed or otherwise disturbed so as to cause, or threaten to cause, erosion and provided further that animal waste is properly managed to prevent off site migration of waste or waste by-products.

(3) In addition to the animal units permitted by Sections 125-30.22(A)(1), and (A)(2) above, temporary keeping of livestock as an educational project approved and sponsored by a youth organization shall be permitted subject to the requirements of Section 125-30.22(B) and the following:

(a) The temporary livestock project must be approved by a bona fide educational or agricultural association for youths, such as the 4-H Livestock Club, Future Farmers of America (FFA) or similar organizations.

(b) The zoning administrator may require verification that any temporary livestock project to be conducted in accordance with this Section has been approved and is sponsored by a bona fide educational or agricultural association for youths.

B. Keeping of livestock, poultry, and apiaries as permitted in this section shall meet the following minimum standards:

(1) Setbacks. All enclosures and structures and areas associated with the keeping of animals shall be located in the rear yard and all enclosures, structures and areas associated with the keeping of animals shall be setback a minimum of fifteen (15) feet from all property lines and a minimum of twenty-five (25) feet from any well, surface waters, storm

water management facilities, drop inlets, ditches, and other storm drainage.

(2) Fencing. Fencing for animal enclosures shall be installed and maintained in accordance with Virginia Code §55.1-2804, as amended.

(3) Best Management Practices. The property owner shall employ livestock and poultry keeping best management practices for appropriate pasture and any enclosure maintenance, animal feeding, housing and waste, and odor management and reduction in the propagation of insects. This shall not be meant to imply a requirement to eliminate all odors from keeping of livestock or poultry.

(4) Notwithstanding the acreage available for agricultural use, the number of animal units allowed shall be limited by the owner's ability to meet the following standards:

(a) Vegetative cover shall be maintained as not to cause the migration of soil onto adjoining properties, off-site ditches and waterways; and

(b) Waste shall be properly managed to prevent off-site migration and run-off of waste or waste products.

(5) No onsite slaughtering of livestock or poultry shall be permitted, except for occasional personal use.

(6) Beekeeping/Apiaries. Honeybees must be acquired and beehives constructed and maintained in accordance with Title 3.2, Chapter 44, as amended, of the Code of Virginia, as determined by the state apiarist. No beehive shall be constructed or maintained within thirty (30) feet of any property line. No more than five (5) beehives per acre shall be permitted: with a maximum of fifteen (15) beehives per residential lot or parcel.

5. Except as added and amended above, Chapter 125, Zoning, shall remain in full force and effect.

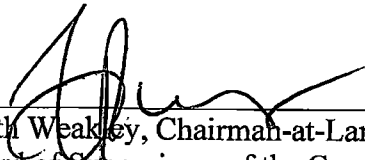
This Ordinance shall be in full force and effect from and after the passage hereof as provided by Virginia law.

Dates of Publication:

March 31, 2022

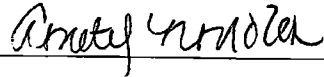
April 7, 2022

Date of Adoption of Ordinance: April 18, 2022



Keith Weakley, Chairman-at-Large
Board of Supervisors of the County of Page, Virginia

Attest:



_____, Clerk

CERTIFICATE OF VOTES

The undersigned Clerk of the Board of Supervisors of Page County, Virginia, hereby certifies that the foregoing Ordinance constitutes a true and correct copy thereof adopted by the Board of Supervisors at a regular meeting duly held and called on April 18, 2022. A record of the roll-call vote by the Board of Supervisors is as follows:

NAME	AYE	NAY	ABSTAIN	ABSENT
Keith Weakley, Chairman-At-Large	✓			
Mark Stroupe	✓			
D. Keith Guzy, Jr.	✓			
Larry Foltz	✓			
Allen Louderback	✓			
Jeff Vaughan	✓			

Dated: April 18, , 2022

Concepcion Molen

Clerk, Board of Supervisors
Page County, Virginia