

**MINUTES
PAGE COUNTY PLANNING COMMISSION
May 12, 2020**

DUE TO THE COVID-19 PANDEMIC, IN PERSON ATTENDANCE WAS NOT PERMITTED. THIS MEETING WAS ACCESSIBLE VIA ZOOM (AUDIO ONLY).

Members Present

Bernie Miller, Chairman, District 1
Steve Atkins, District 2
Jared Burner, District 3
Jonathan Comer, District 5

Catherine Grech, District 1
Donnie Middleton, District 2
James Holsinger, Secretary, District 4
William Turner, Vice Chairman, District 5

Members Absent

Keith Weakley, District 3

David Dean, District 4

Staff Present

Tracy Clatterbuck

Call to Order

Mr. Miller called the May 12, 2020 Page County Planning Commission Regular Meeting to order in the Board of Supervisors 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*.

Adoption of Agenda

Mr. Atkins made a motion to accept the agenda as presented. The motion was seconded by Mr. Burner. The motion passed unanimously 8-0.

Public Hearing

A. Gary Cabbage- Rezoning Request

Ms. Clatterbuck presented the following staff report:

Gary Cabbage has filed an application to rezone property located at TBD US Highway BSN 340, Stanley, VA, and further identified by tax map number 72-A-34. This property contains 4.9 acres and is currently zoned as Agriculture (A-1). The applicant is proposing to rezone this parcel to Commercial (C-1). If approved, this rezoning would allow for retail, office space, and a service shop.

The applicant has plans to potentially construct a new building that will house an auto repair service facility, multiple office spaces, and/or retail services. In the Agriculture (A-1) zoning district, several of these uses either require a special use permit or are not permitted by-right or by special use permit. In the Commercial (C-1) zoning district, all of the proposed uses are permitted by-right which is why the applicant has chosen to rezone the property to Commercial (C-1).

The applicant has reached out to the following agencies for comment:

Virginia Department of Transportation (VDOT) - As you will see in the application packet, the applicant was required to upgrade the existing entrance to a commercial entrance. The entrance has been permitted by VDOT and is currently under construction.

Page County Health Department- Mr. Gerald Dovel has stated he has no objections to the rezoning request. Proper means of sewage disposal will need to be approved before issuance of the building permit.

Page County Building Office- Mr. Don Williams has stated he has no objections to the rezoning request. He is currently working with the applicant on building code/permit requirements.

Adjacent Landowners- Adjoining/adjacent landowners were notified in accordance with state code requirements. Copies of comments received (as of the date of this memo) have been provided in your packets for review. Any additional comments received will be provided at the public hearing.

The properties that are adjacent to this lot are zoned as Agriculture (A-1) and Commercial (C-1). There is a pending rezoning application for property located beside this property (tax map number 72-A-93G) from Agriculture (A-1) to Commercial (C-1) as well.

According to the FEMA flood maps, a portion of this property is located in the floodplain. The applicant plans to construct the new building out of the floodplain.

The Page County Comprehensive Plan, Volume I, Goal 6 states:

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".

Policy 6.6 states: "Promote local employment opportunities."

Policy 6.8 states:

"Encourage small business incubators in existing or new buildings in commercially zoned areas."

Policy 6.13 states:

"Support and encourage a local skilled labor force needed by local employers."

Based on the above referenced policies, staff feels the rezoning of this property from Agriculture (A-1) to Commercial (C-1) is appropriate for our community. Also, considering that this property is located directly on business 340 and is adjacent to already commercially zoned property, staff recommends that the commission consider granting this rezoning request.

If the rezoning is approved, the applicant plans to construct a new building that will possibly house several new businesses in which they will be required to obtain a county business license which will provide additional tax revenue.

Ms. Clatterback proceeded to read the following comments received from adjoining landowners:

Frederick Atwood- No opposition to the rezoning request.

Wayne Petefish- Staff spoke to Mr. Wayne Petefish. He would like to go on record to say that he would be very opposed to the auto repair facility if the applicant/lessee plans to keep inoperable motor vehicles onsite for more than 30 days. He does not want the site to become a lot full of junk and/or inoperable vehicles as it would be an eyesore for neighbors and the community.

Sheila McKay- No opposition to the rezoning request.

Mike & Darlene Cave- "Do not wish to see this happen. It's a very quiet & beautiful neighborhood. Don't want to see junk & other things next door. My husband gets up early plus goes to bed early I sometimes work at night and need to sleep during the day. Lived here for 12 years and it has been so peaceful. Really don't want to hear trucks going in and out all the time. Plus something else we hope you consider. There is a lot of traffic on this road. People don't do the speed limit and we really don't need more accidents from vehicles pulling in and out. We really hope you consider our thoughts. Please don't let this happen!! Sorry I have 1 more thing to say. We keep our property

very clean and we know what its going to end up looking like with the property beside us. Please don't let this happen!!"

Chairman Miller asked if anyone was on the phone that wanted to speak on the public hearing. Ms. Clatterbuck noted that no additional comments were received via the public comment form in which the comments were due electronically today as described in the public ad. She further stated that it was up to the Chairman if he wanted to unmute everyone on the phone. Mr. Holsinger cautioned him if he choose to unmute everyone for this public hearing because he would probably then feel obligated to unmute everyone at all of the other meeting topics. Ms. Clatterbuck noted that at the Board of Supervisors meetings, they do not allow everyone via the phone/video to be unmuted. Chairman Miller asked how the other commissioners felt. Mr. Turner stated once you allow it once, it will be hard to stop it. We should stick to the same procedure for every meeting. Mr. Comer stated that if the Board wasn't allowing it, he felt the commission shouldn't either.

Chairman Miller opened the public hearing at 7:15 p.m. There being no comments, the public hearing was closed.

Chairman Miller questioned how the structure was going to be built. Ms. Clatterbuck noted that initially he was proposing a much larger building but do to some building code requirements, he has scaled the structure back in size. She further noted that the building code would handle the requirements for the structure. The commission was only looking at it from the perspective of the use of the property. She further noted there was a proposed general site layout that laid out where the structure was to be located along with parking areas. Chairman Miller asked if he planned to pave the property. Ms. Clatterbuck noted that it was required that the entrance was to be paved but he did not have plans at this time to pave the entire proposed lot where the structure was to be located. Chairman Miller noted he was concerned just as Mr. Petefish, with inoperable vehicles. Because it was on 340, he was concerned with appearance. Ms. Clatterbuck noted there were supplemental regulations that were required for auto repair facilities. She proceeded to read fencing/landscaping requirements

Ms. Grech asked how close the neighbors that objected were located. Ms. Clatterbuck responded if you were facing the property, it would be the lot to the left. Ms. Grech questioned how close he could build to that property line, and Ms. Clatterbuck responded 40 feet on the front and 25 feet on the rear and sides.

Mr. Holsinger questioned that if this property were rezoned, would the uses become by-right uses meaning no more public hearings would be required, and Ms. Clatterbuck confirmed.

Mr. Atkins asked if staff had said that the property to the right of this property was also going to be requesting a rezoning to commercial as well, and Ms. Clatterbuck confirmed. She stated the completed application would be introduced to the commission possibly at the next meeting.

Ms. Grech questioned if staff had said that the property to the left (the doublewide), was zoned commercial, and Ms. Clatterbuck confirmed.

Ms. Holsinger asked if the supplemental regulations, such as the fencing requirements, are shared cost between the applicant and the neighbor. Ms. Clatterbuck responded that that requirement was strictly for the auto repair facility, therefore, the cost will be on the applicant only and not the neighbors.

Ms. Grech wondered why they didn't go for a special use permit instead of rezoning. Ms. Clatterbuck explained that only the auto repair facility is permitted by special use permit. Retail and office is only permitted by-right in the commercial district only.

Mr. Comer stated that in his opinion it made sense for this strip to be zoned commercial.

Mr. Burner agreed with Mr. Comer. Especially since the Knott's will be requesting to rezone to commercial as well. He questioned if there were industrial zoned property nearby. Ms. Clatterbuck responded that most of it was agriculture or commercial. Mr. Burner noted that you couldn't really farm this property and felt it being commercial was the best fit.

Mr. Comer made a motion to recommend approval to the Board of Supervisors to rezone the property as presented by staff. The motion was seconded by Mr. Atkins. The motion passed unanimously 8-0.

Citizen Comments on Agenda Items

None

New Business

None

Unfinished Business

None

Open Citizen Comment Period

None

Chairman's Report

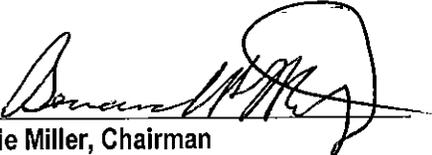
Chairman Miller reminded the commission that they had a joint meeting scheduled with the Board of Supervisors on May 19th, 2020 at 7 p.m. Ms. Clatterbuck requested that the commissioners dial in via phone instead of coming to the meeting in person due to the Covid-19 situation.

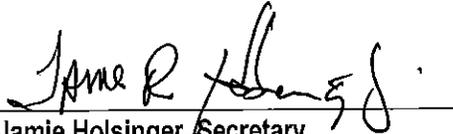
Clerk's Report

Ms. Clatterbuck noted that the proposed amendment regarding the airport was included in the packets for review at the upcoming joint public hearing. She urged the commissioners to contact her with any questions or concerns.

Adjourn

Mr. Miller adjourned the meeting at 7:37 p.m.


Bernie Miller, Chairman


Jamie Holsinger, Secretary