

MINUTES
PAGE COUNTY PLANNING COMMISSION
May 19, 2020- Joint Meeting with Board of Supervisors

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	Catherine Grech, District 1
Steve Atkins, District 2	Donnie Middleton, District 2
Jared Burner, District 3	Keith Weakley, District 3
James Holsinger, Secretary, District 4	Jonathan Comer, District 5
William Turner, Vice Chairman, District 5	

Members Absent

David Dean, District 4

Staff Present

Tracy Clatterbuck

Call to Order

Chairman Bernie Miller of the Planning Commission called to order the Page County Planning Commission, noting a quorum was present.

Adoption of Agenda

Motion: Commissioner Jamie Holsinger moved to adopt the agenda, as presented. Commissioner Donnie Middletown seconded and the motion carried by 9-0. Aye: Holsinger, Miller, Grech, Atkins, Middleton, Burner, Weakley, Comer, Turner. Nay: None.

Public Hearing

- A. **Proposed amendment to 125-10.B(18)- Airport**
The joint public hearing of the Planning Commission and Board of Supervisors on the Zoning Ordinance Amendment was advertised, as follows:

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

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 May 19, 2020, in the Board of Supervisors Meeting Room, located in the County Government Center, 103 South Court Street, 2nd Floor, Luray, VA, to receive public comments and to consider the below amendment. Comments will be accepted electronically, by submitting the public comment form on the County website, at www.pagecounty.virginia.gov. All comments are due by 12:00 p.m., on May 19, 2020.

Amendment to §125-10.B [Agriculture (A-1)] to add the following:
(18) Aircraft maintenance facilities, avionics repair facilities, aviation terminal buildings, and any other buildings and/or structures related to aviation that are associated with a public airport.

A complete copy of the full text of the proposed ordinance may be reviewed and inspected on the County's website at www.pagecounty.virginia.gov. For inquires on the proposed amendment, please contact the Page County Planning and Community Development Department, at 540-743-1324, Monday – Friday, 8:00 a.m. to 4:00 p.m.

Chairman Bernie Miller opened the Planning Commission's public hearing at 7:02 p.m.

Motion: Supervisor Guzy moved to open the public hearing of the Board of Supervisors at 7:04 p.m. Supervisor Foltz seconded and the motion carried by a vote of 6-0. Aye: Guzy, Louderback, Stroupe, Foltz, Vaughan, Phenix. Nay: None.

Tracy Clatterbuck, Zoning Administrator, said staff has met with individuals associated with the Luray-Page County Airport about the potential for new businesses associated with the airport to be located upon tax map number 41-A-6. This property is currently zoned as Agriculture (A-1). Based on how the Code is currently written, without an amendment to address these potential new businesses, they will not be allowed. The individuals are requesting that a Code amendment be made to the Agriculture (A-1) zoning district, to allow for these buildings and/or structures as a by-right use. She proposed an amendment to § 125-10.B(18) to be read as follows:

"(18) Aircraft maintenance facilities, avionics repair facilities, aviation terminal buildings, and any other buildings and/or structures related to aviation that are associated with a public airport. "

By making this Code amendment, it will allow new businesses which will generate additional tax revenue to Page County.

Public Comments on the Public Hearing:

No comments were received from the public.

Chairman Bernie Miller closed the Planning Commission's public hearing at 7:05 p.m.

Motion: Supervisor Guzy moved to close the public hearing of the Board of Supervisors at 7:05 p.m. Supervisor Louderback seconded and the motion carried by a vote of 6-0. Aye: Louderback, Stroupe, Foltz, Vaughan, Phenix, Guzy. Nay: None.

Commissioner Cathy Grech indicated that she felt the procedure was not proper and her objection is procedural not substantive. She recommended that in the future the County have guidelines set up for anything that is associated with the airport. She suggested that this should fall under a special use permit, so the adjacent landowners would be notified. She expressed support for the project, however, she feels this is not following proper procedure and will set a precedent for the future. She suggested that the wording the amendment read: "Aircraft maintenance facilities, avionics repair facilities, aviation terminal buildings, and any other buildings and/or structures related to aviation that that are adjacent to and under control of a public use airport." She mentioned that if there are future projects involving the development of the airport, they should consider creating a zoning overlay for those parcels under the control of the Luray-Page County Airport Authority.

Chairman Bernie Miller said the property does not abut against any other and felt there is no reason to oppose the amendment.

Commissioner Jonathan Comer said he would prefer using the words "under control of" and not the word "associated" in the amendment. It's worded differently on two separate pages and said it should be the same.

Commissioner Jamie Holsinger agreed that with Commissioner Comer.

Commissioner Jared Burner said he has no issues with a business coming into the airport but also expressed opposition to the procedure and stated that the county is bending over backwards for one business when he knows of a few others not getting the same treatment.

Motion: Commissioner Jamie Holsinger moved to remove the word "associated" and replace with "adjacent to and under the control of a public airport". Commissioner Keith Weakley seconded and the motion carried by vote of 7-2. Aye: Comer, Middleton, Atkins, Holsinger, Turner, Weakley, Miller. Nay: Grech, Burner.

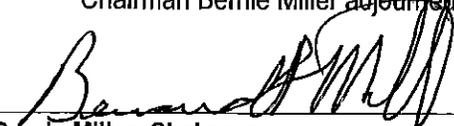
Chairman Bernie Miller said the Planning Commission recommends approval of the Zoning Ordinance amendment to the Board. The proposed amendment was revised to read: "Aircraft maintenance facilities, avionics repair facilities, aviation terminal buildings, and any other buildings and/or structures related to aviation that is adjacent to and under the control of a public airport."

Supervisor Guzy agreed that this amendment is not following standard procedure, but this needs to be done so the airport can grow.

Motion: Supervisor Foltz moved that the Page County Board of Supervisors approve the Zoning Ordinance amendment, as amended, by the Planning Commission. Supervisor Louderback seconded and the motion carried by a vote of 6-0. Aye: Stroupe, Foltz, Vaughan, Phenix, Guzy, Louderback. Nay: None.

Adjourn

Chairman Bernie Miller adjourned the Planning Commission meeting at 7:23 p.m.


Bernie Miller, Chairman


Jamie Holsinger, Secretary

