

**MINUTES**  
**PAGE COUNTY PLANNING COMMISSION**  
**July 14, 2020**

**DUE TO THE COVID-19 PANDEMIC, IN PERSON ATTENDANCE WAS LIMITED. THIS MEETING WAS ACCESSIBLE VIA ZOOM (AUDIO ONLY).**

**Members Present**

Bernie Miller, Chairman, District 1  
Donnie Middleton, District 2  
Keith Weakley, District 3  
Gary Huffman, District 4

Catherine Grech, District 1  
Jared Burner, District 3  
James Holsinger, Secretary, District 4  
William Turner, Vice Chairman, District 5

**Members Absent**

Jonathan Comer, District 5

Steve Atkins, District 2

**Staff Present**

Tracy Clatterbuck

**Call to Order**

Chairman Miller called the July 14, 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. Holsinger made a motion to accept the agenda as presented. The motion was seconded by Mr. Middleton. The motion passed unanimously 8-0.

**Public Hearing**

None

**Citizen Comments on Agenda Items**

Beth Snider- Ms. Snider requested the commission consider adding items back to the solar regulations that they had previously discussed striking. She suggested the commission look at acreage and height restrictions closely.

Paul Otto- Mr. Otto stated that he hoped that there would be an open comment period at the meeting when the Berkley Group was scheduled to present the solar regulations.

Chris Anderson- Ms. Anderson suggested the commission closely look at adding language back into the solar regulations concerning prime farmland and distances to residences, historic, etc. since that was the foundation of our Comp Plan. She noted the ordinance should also address battery storage which it currently does not. She suggested they also closely look at native species language in the ordinance and use resources from experts in the county. She also emphasized that scale and size were important in Page County.

**New Business**

- A. Meeting scheduled for the Berkley Group to discuss the Solar Ordinance with the PC**  
Ms. Clatterbuck noted that the Berkley Group would be attending the work session coming up on July 28, 2020 to discuss the solar ordinance draft. She urged the commissioners to do their best to attend the meeting.

**B. Review and discussion of memo regarding Floodplain, Stormwater, & Erosion & Sediment Control (Proposed Solar Ordinance)**

Ms. Butler presented the memo dated 03/11/2020 to the commission regarding solar in floodplain, and stormwater and erosion and sediment control regulations. They requested that the suggestions she suggested in the draft ordinance be updated to reflect her recommendations.

**Unfinished Business**

**A. Review and discussion of the draft solar ordinance regulations prepared by the Berkley Group**

The discussion of the draft regulations was also discussed during the above presentation from Ms. Butler.

**Open Citizen Comment Period**

Beth Snider- Ms. Snider suggested the county consider having the meeting in another location when the Berkley Group presents the draft ordinance. She would like to see all future meetings available to the public online. She would also like for citizens to have the opportunity to comment when the Berkley Group presents.

Charles Newton- Mr. Newton echoed that the county should ensure the E&S and Stormwater fees, inspections, etc. are paid by the applicant and not the county. He also suggested that the meeting be held at a larger venue.

Paul Otto- Mr. Otto congratulated the commission on a productive meeting tonight. He is disappointed that there will not be an open comment period available to citizens when the Berkley Group presents the ordinance.

Chris Anderson- Ms. Anderson stated she agreed with the previous speakers. It is a good thing when citizens are engaged.

Rod Graves- Mr. Graves stated he also agreed with the previous speakers. He suggested that the commission revisit items they have discussed striking in the solar regulations. They should follow the Comp Plan as that is a great document for our county. He didn't understand why Page County had to be the ghetto for Northern Virginia when it comes to solar. The view shed is one of the most important things here in our county. We live in the most beautiful place on earth. We have one shot to keep it looking this way. We don't want to mess it up.

**Chairman's Report**

No Report

**Clerk's Report**

No Report

**Adjourn**

Mr. Miller adjourned the meeting at 8:35 p.m.

  
Bernie Miller, Chairman

  
Jamie Holsinger, Secretary