

MINUTES
PAGE COUNTY PLANNING COMMISSION
November 14, 2023

Members Present

Catherine Grech, Secretary, District 1
Jared Burner, Chairman, District 3

Chris Adams, District 2
William Turner, Vice Chairman, District 5

Members Absent

Isaac Smelser, District 4

Staff Present

Josh Hahn

Tracy Clatterbuck

Call to Order

Chairman Burner called the November 14, 2023 Page County Planning Commission Regular Meeting to order in the Board of Supervisors (BOS) 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*. Chairman Burner reminded all commissioners and speakers to please turn on and/or speak into the microphones. Ms. Clatterbuck conducted an attendance roll call.

Adoption of Agenda

Ms. Grech made a motion to adopt the agenda as presented. Mr. Adams seconded the motion. The motion passed unanimously (4-0).

Citizen Comments on Agenda Items

Mr. Hahn noted that nobody had signed up to speak.

Public Hearing

A. Jeremy Baldwin- Special Use Permit

Ms. Clatterbuck referenced the staff report in the packet. Jeremy Baldwin has filed a special use permit (SUP) application to expand the current campground operation located at 741 Carvell Road, Rileyville, VA, and further identified by tax map numbers 4-(A)-21 (containing 130.05 acres) and 4-(A)-21A (containing 37.09 acres). Both parcels are currently zoned as Woodland-Conservation (W-C). A portion of tax map number 4-(A)-21 is located in the floodplain. She referenced a map provided earlier that shows where this line was. As required in § 125-D.(6) of the Page County Zoning Ordinance, campgrounds are only permitted by special use permit in the W-C zoning district. Campgrounds are subject to the Page County Zoning Ordinance (Chapter 125) and the Page County Campground Ordinance (Chapter 128).

The applicant was granted a special use permit on March 4, 2014 to operate a campground consisting of 45 primitive camping sites. A copy of the approved site plan and special use permit that was granted were included in the packet for reference.

The applicant is requesting an expansion of the campground which will include a total of 125 primitive camping sites (45 existing primitive camping sites and 80 new primitive camping

sites) and eight (8) new cabin sites. Ms. Clatterbuck referenced the proposed expansion site plan dated March 18, 2023 and the packet that included size of campsites.

Per the Health Department requirements, the applicant will be required to construct approximately three restroom facilities throughout the campground. Other than the restroom buildings and the proposed cabins, the applicant does not have any plans to construct any other buildings. There is an existing campground office already on the property. Parking for the campsites will be at the individual campsites. Fire rings are provided with each campsite and will comply with Section 128-5.E of the Page County Campground Ordinance. There will be no use of off-road vehicles unless it is used by the operator of the campground. No fireworks or firearms will be permitted in the campground. The applicant will maintain the existing 50-foot greenbelts along parcel edges, except where applicant owns both parcels.

Ms. Clatterbuck stated staff strongly encourages the commission and board to carefully consider any proposed conditions attached to the SUP.

She noted agency comments included in the packet, which she stated she would not go over again.

Adjacent property owners were notified as required by the Code of Virginia. She stated she would not read each of their comments, but for the record and for the public, she noted all comments staff has received have been provided to the Planning Commissioners. She summarized the concerns staff has heard, including those related to traffic, illegal fireworks, noise from music, security, smoke from fire rings. She referenced the conditions that are included in the packet. She recommends the Planning Commission review these conditions before making a recommendation to the Board of Supervisors.

Mr. Hahn noted that he would read portions of the Comprehensive Plan Review for the benefit of the public. The project site falls within the "Environmental Preservation Tier." While portions of the property are identified as "Farmland of Statewide Importance," the eastern portion of the property, which is where the campground expansion will be located, is identified as "Moderate Farmland." Per the Comprehensive Plan, the purpose of the Environmental Preservation Tier is "[t]o preserve (to keep or maintain intact) and protect sensitive environmental lands, valuable open space and forests and steep slopes (25% grade or greater)." (Volume 1-9). Further, the Comprehensive Plan states the following: This tier includes land that, because of its environmental characteristics or importance to a regional open space system, should experience little or no development. This tier includes land adjacent to the National Park/Forest tier, 100-year floodplains, significant woodlands, and steep slopes. Development may occur only if it does not affect sensitive environmental features, is not unnecessarily subject to damage from natural hazards, and does not affect valuable open space land. Similarly, the County will strongly discourage the construction of wastewater treatment plants, lift stations, and other potential sources of water pollution upstream of reservoirs and recreational water bodies. Low intensity residential or recreational uses may be acceptable in these areas. Public services provided in this tier should meet the needs of planned land uses while protecting identified environmental resources. Disruption of natural open space for public services should be minimized. (Volume 1-23). The nearest dwelling not on the campground property is 741 Carvell Rd., is approximately 600 feet away

from any portion of the campground expansion, and is owned by the applicant. Planning staff opinion is that this expansion of a current use may encourage economic growth that is compatible with the County's rural character. Previous planning staff cited Policy 6.10 in particular when recommending conditions to the current campground SUP. The Planning Commission should be mindful of its location within the Environmental Preservation Tier and Prime Farmland, proximity to the Shenandoah River and George Washington National Forest, and location within FEMA's 100-year flood plain when considering new or potential modifications to existing SUP conditions.

Ms. Clatterbuck noted the applicant is present should the Commission have any questions.

Chairman Burner called the public hearing to order at 7:08 p.m. He reminded the public that there is a time limit of three minutes. He asked Mr. Hahn for the first speaker.

1. Stuart Carvell: He asked who counts the campsites to make sure they don't have more than that. He waited for a response, but he was told the format did not allow for discussion. He said fireworks aren't allowed, but he has fireworks every weekend. There is loud music at 5:00 in the morning. This isn't a campground; it is a party place. What [the applicant] does shouldn't affect his livelihood. He noted that it was earlier said that the closest house is 741, but he is right beside the campground. He doesn't know how that is determined.
2. Tammy Racer: The roads are not set up for this. There are no lines on the road. She has been run off the road many times. The intersection with 340 is a hazard every day, all day. It is horrendous. They think because it is a back road, 45 to 50 mph is okay. There needs to be signage. There needs to be lines. Definitive things that need to be fixed before you allow 125 campsites. That's a lot. Regarding noise – she is a mile away and she hears explosions in the middle of the night from what she believes are propane canisters (she noted they burn their trash in the dumpster) going off at 2 AM. This will bring her straight up out of her bed. So, you can only imagine what this sounds like to someone living next to the property. We've had people go into her parent's driveway, and they'll say they are at the campground. There is no security. She asked if the three restrooms that will be constructed are permanent. She noted that the property is in the floodplain. She has seen the river 30 feet high during Fran. They are bringing concert-grade speakers, and at 3 AM she can still hear it a mile away. It is too much, and the place is not set up to handle that load of people. She's had people come down the river and say there are 300 people over there. There is no control over how many people are there.
3. Kristy Gladwell: She noted that Ms. Racer had already mentioned a lot of the same issues she had. Security is number one, and also traffic. She asked if there will be a company or security person monitoring everything. There are a lot of cars with out-of-state license plates. We don't know who they are, where they are from, or what they are up to. There is a lot of loud music at all hours. They get run off the road by people in campers and out-of-state vehicles. We used to always know who was on the road, and now we don't. We're being followed way too fast. The road has no markings, so people just fly through and do what they like. She reiterated that security and traffic were her concerns.
4. James Hundley: He lives at 133 Carvell Road, and we have children over there. All the time, especially on the weekend, cars, trucks, trailers will be parked on both sides

of the road. That impedes traffic. There is a long line of cars that stacks up on weekends when they're trying to leave. We have all these cars and trucks pulling in there all of the time. The occupants stop and park on the side of the road of our yard. His yard is at the corner of Carvell Road and 340. They will park on their yard and throw out their trash: beer bottles, beer cans, dirty diapers, food. They'll let their dogs out of their vehicles to defecate on their yards. He keeps up the yard, so he has to clean all of this up. On the weekends it gets pretty nasty. There have been multiple car crashes out there. The last one was just a few months ago, where they ran into the yard and knocked down another one of our trees and the Carvell Road street sign, which was left in our yard for a while. Multiple times they've had to go out at night time and find a car overturned in their yard, and they need to call EMS and help the people. It's a constant thing. When they are stacking up on the side of the road, they are parking all the way down to their driveway and blocking it so they can't get out. Most of these vehicles have out-of-state plates. Their children are ten and four years old, and they go to bed at 8:00. At 10:00 to 1:00 and 2:00 there will be explosions going off at the campground. He isn't talking about bottle rockets. He is talking about mortar-size explosions. What can we do about it? It wakes us all up. There's nothing we can do about it. This goes on all weekend. He wants to know if they have a pyrotechnics permit for this level of fireworks going off routinely. This has to be a violation. He keeps video running that captures a lot of this stuff – it is pointed directly at the stop sign. They sit out in lawn chairs and enjoy the front yard. People will slam on their breaks and will start having arguments and fights at the stop sign. His girlfriend and his children know, when he says it's time to go in, to run for the front door, because we don't want to get shot when they start fighting at the stop sign in front of their house. It shouldn't have to be like that. This is Page County, Virginia. We shouldn't have to be afraid to be in our front yard.

5. Frank Filipy: He stated his name and indicated he was a Page County resident and that he lives in District 1. He is here to comment on the Baldwin Riverrun Campground SUP. Page County recently approved an expansion of the Luray RV Resort and Campground on the Shenandoah. After all was said and done, it was apparent to county residents that the campground regulation needed a lot of work to properly address campground development and expansion. To the credit of Page County, a new campground reg, Chapter 128, is currently under development. The draft is up for review, he believes next week. He has read that draft. He believes it is a large improvement on the current campground regulation. He believes it is in the best interests of Page County and the residents of Page County that a vote on the Baldwin Riverrun Campground SUP application for expansion be postponed until after the new campground regulation is adopted. He thanked the Planning Commission.

Mr. Hahn noted there were no more speakers. Chairman Burner closed the public hearing at 7:21 p.m. He asked if there was any discussion among the commissioners. Mr. Turner stated he has read all the concerns and listened to all of the people here tonight. There is a lot of concern for this. He would like to wait until the campground ordinance is approved by the County. He will make a motion to do that. Chairman Burner asked if the motion was to table the decision. Mr. Tuner clarified that the motion was to table the decision until after the campground agenda is passed. Mr. Adams seconded the motion. Chairman Burner asked Mr. Hahn for a roll call. Ms. Grech asked if there could be some discussion

before this vote. Chairman Burner agreed. Ms. Grech thanked people for coming tonight. She noted that the campground ordinance that may or may not be adopted next week by the Board of Supervisors is going to have no bearing on this SUP. It was filed before the adoption of the campground ordinance. The only bearing it might have is some of the conditions we choose to impose on this SUP may mirror some of the campground ordinance. But the [proposed amendments to] the campground ordinance technically will only apply to projects that are submitted after its adoption. She acknowledges that we have a request to wait, and we may wait. But that isn't going to be one of the reasons. She sees that there are a lot of complaints about noise. She referenced the noise ordinance. It is not enforced by zoning, and Ms. Clatterbuck does not work on the weekends, and she does not enforce the noise ordinance. That is the Sheriff's Office. Regarding traffic, VDOT has expressed an opinion. It may behoove us to request a traffic study. She noted that Ms. Clatterbuck had mentioned a prohibition of firearms that had been removed, and she stated we may want to clarify that. For all of the reasons, she agrees we should postpone a decision.

Chairman Burner stated when we have done this in the past, the applicant has an opportunity to discuss any of the comments. He asked Mr. Baldwin if he wanted to address any of the comments tonight. He told Mr. Baldwin if he doesn't want to, he doesn't have to. Mr. Baldwin stated he hears the concerns. He agrees that there is traffic on the road. However, VDOT has concluded that it is adequate for what it is. He's had the conversation before. It isn't up to him. As far as fireworks, there are and will be signs that say no fireworks. They will do their due diligence to try and enforce that part of it. They'll do their best on music, as well. However, it falls under the noise ordinance. He stated, by all means, send the Sheriff's Office down there on the noise ordinance. Someone from the crowd asked about the drones that fly over all of the time. Mr. Baldwin stated he agrees, and he has confiscated the ones that he has seen. Ms. Clatterbuck asked if he would be okay with a condition that addresses that, and Mr. Baldwin agreed. Regarding restrooms, he stated there will be a disconnect from an enclosed trailer. When it is calling for floods, he can disconnect and cap the system, since it is in the floodplain. That has been approved by the Health Department. He thinks it will be 16 flushable bathrooms dispersed among three locations. Regarding security, he stated he is there himself from Friday morning until Sunday night. There was discussion between Mr. Baldwin and members of the public, who expressed that no one person can do all of that for all of those people. Someone else asked why he was allowing all of the music and fireworks. Mr. Baldwin answered that he puts a stop to fireworks when they hear it. Regarding music, he tries to have it off by midnight, which he believes meets the county ordinance. There was some further back and forth about noise late at night and enforcement. Chairman Burner stated this time isn't really a question-and-answer, and is really for the applicant. He let it go on for a little bit because part of the job of the Planning Commission is to mediate between applicants and neighbors. But we really don't allow questions-and-answers during this time. Mr. Baldwin stated with regards to postponing a vote until the Supervisors vote on the new campground ordinance, to his knowledge anything in his packet would meet any of the new rules.

Ms. Grech asked who was on site at night. Mr. Baldwin answered that he was. Chairman Burner asked if there were any more questions for Mr. Baldwin. Mr. Adams asked if anyone was responsible for picking up trash. Mr. Baldwin stated he doesn't deny that there is trash blowing off people's vehicles. They try their best to have it picked up no later than Tuesday. They maintain the trash on Carvell Road, as well. Chairman Burner

asked for any more comments. Mr. Hahn noted in response to one of the comments, although the public hearing format is not a Q&A, he welcomed the public to contact staff with any questions they have regarding enforcement in general or this proposal.

Chairman Burner asked for a roll call on the motion on the table. The motion passed unanimously (5-0).

New Business

A. Adoption of Minutes- *October 24, 2023*

Chairman Burner allowed time for Commissioners to review the minutes included in the agenda packet. Mr. Turner made a motion to approve the minutes, as presented. Ms. Grech seconded the motion. The motion passed unanimously (4-0).

Unfinished Business

A. Zoning Ordinance Amendment- Quarries

Mr. Hahn noted that, as requested, this was at the top of the agenda to give it more time than we are usually able to. He referenced the 10/19/23 draft included in the packet. This version has a format that is more consistent with the draft campground ordinance and other recent ordinances we have worked on.

Discussion included:

- Regarding liability insurance: Ms. Clatterbuck read staff's comment regarding liability insurance, which stated: "This still seems completely arbitrary, and I haven't found any reliable information on what it should be. The Planning Commission should consider other options on how to make this more flexible and/or based on objective standards." This was with regards to the amount of \$1,000,000. There was discussion on this. Consensus was to consider requiring proof of insurance and let legal review this in the future.
- Regarding the definition of extraction, Ms. Grech recommends removing "or other minerals" from the definition. We don't want this to be applicable to any precious materials/minerals that we don't expect at this point. There was general discussion on this, and there was consensus to remove the language.
- Regarding the language of 125-30.23, Ms. Grech recommended new language regarding the date of enactment. The current language implied that this would apply to existing quarries. Mr. Hahn stated this was simple to clarify and he would do so.
- Ms. Grech recommended a review period every five to ten years to ensure compliance. She stated this was something that was recommended by Mr. Lanham, which would protect the county if we have an operator that isn't actually keeping a clean yard or something else. Apparently Fairfax County has something like that, and she asked Mr. Hahn to look into that. Mr. Hahn asked if this would be a new application every five years. Ms. Grech answered no. Mr. Hahn asked what the review would entail, and Ms. Grech suggested reviewing what Fairfax County has. She referenced that members of the public were present, so she wants to point out that a special use permit is called a special exception permit in some other counties. This means that normally industrial activities don't take place on farmland or in Woodland-Conservation. They are only permitted via a special use permit. So, we need to be pretty strict. If we're strict with campgrounds or wedding facilities, which are commercial operations, we need to be strict with industrial operations on farmland and Woodland-Conservation. We should look at it every so often to see that

they are conducting the kind of operation that we want, that they aren't tracking mud onto the roads or storing materials in the quarry that they aren't allowed to. Mr. Hahn stated he thinks some of the items she is mentioning are managed by the state. He added that he is happy to look at Fairfax County. However, having listened to some of our speakers at previous meetings, the problem with reviewing every five to ten years is that the margins for quarry operations are such that they need to plan out 50 or more years. Having a review every five years, where they may have to cease operations – nobody would want to do that. Ms. Grech stated she isn't recommending a review of things the state or federal authorities already review. She thinks we should review things like no other accessory uses. Chairman Burner asked why we would do a review when the conditions are enforced every single day. Ms. Grech answered that the conditions are only enforced if someone complains. What if nobody complains? Chairman Burner stated we don't do this for any other SUP. Ms. Grech asked how many SUPs do we grant for industrial activities in farmland or Woodland-Conservation. We were very strict with solar because we thought it as an industrial activity. Why would we be less strict? There was more discussion. Mr. Hahn reiterated that he would check into Fairfax County's ordinance.

- Mr. Adams noted a reference to "campground" in the current draft. Mr. Hahn stated he would correct this. He had copied some of the rules that applied from the campground ordinance.
- Regarding the property management plan, Ms. Grech asked how a "good faith effort" would be interpreted. She recommended the language be more specific.
- Regarding the source of water supply, Ms. Grech recommended we add language regarding the amount of water supply. There was some discussion. Mr. Hahn noted that this may not be something we should mention in the site plan section, but he would look into where this language could be added.
- Regarding the landscape plan under section 3b, Ms. Grech recommended adding "and proposed" after "a description of existing" and before "vegetation." She also recommended adding "including screening and berms and bodies of water." She asked staff to look into if this should be in the site plan or the landscaping plan. There was discussion regarding possible language for a green belt
- Regarding means of processing (item 5), Ms. Grech recommended we require information on machinery specifications. Chairman Burner asked if this isn't already discussed in 6. There was lengthy discussion about this. Mr. Hahn suggested the more we tie this language to something the state is better positioned to enforce, the better. Some of the people who have spoken have suggested the best way for us to enforce this kind of thing is setbacks. That is the control that we have. Ms. Grech stated we also have control on what kind of acceptable noise level we are going to be tolerating from machines that they are proposing. There was further discussion about how this is enforced at the property line. Ms. Grech stated this is just asking for information, not necessarily enforcing something. Chairman Burner asked what the next step would be. Ms. Grech answered that we could require less noisy machines. Chairman Burner stated we have no business dictating what kind of machinery they should use. That is not the job of the Planning Commission. Ms. Grech stated she isn't sure she agreed, but she will think about it. Mr. Hahn stated he would attempt to find similar language in other ordinances. Ms. Grech added that the louder the machines are, the larger the setbacks could be. There was more discussion. Mr. Turner stated he doesn't think we would want to get into this too much. You can put all the conditions you want but if you have a big rock wall and the noise bounces off

of a wall, there's nothing you can do about it. There was more discussion. Ms. Grech stated it is still something we can ask.

- Ms. Grech recommended having an environmental impact study. Mr. Turner agreed. Ms. Grech stated Warren County has this for every SUP, and she thinks we should at least have it for quarries, since it would be an industrial use. Mr. Turner asked if we could talk about this after the meeting. Mr. Hahn stated he would work on adding this as a new section.
- Mr. Hahn read language from standards regarding setbacks. Mr. Adams asked where the setback distances came from. Mr. Hahn indicated he thinks we started with wood-chipping and increased it as a starting point. He referenced the document he had created that was a comparison with other counties, and these distances are in line with that. He pulled up this document. Ms. Grech recommended increasing the setbacks from 300 and 500. Chairman Burner asked what we would increase them to. Ms. Grech stated she doesn't know if she can justify a specific number, but she would like to see them both increased. Perhaps 300 to 500 and 500 to 1,000 or 800. She visited two quarries, and they are very noisy. She recommended visiting the last quarry she went to. They have between 500 and 1,000 tickets per day, which means those machines are turning all day long. Chairman Burner referenced the document Mr. Hahn had created, and 300 and 500 feet would put us at a maximum of any of the counties listed. He thinks this is sufficient. Ms. Grech disagreed. She suggested Chairman Burner visit a quarry, and Chairman Burner stated he has been to a couple. Mr. Hahn stated some of this is situational, and maybe we could consider increased setbacks in conditions based on the environmental study. There was more discussion. Ms. Grech reiterated this is an industrial use in Ag and Woodland – it is a big deal. She recommended we give it more thought and move on for now.
- Regarding hours of operation, she recommended we stipulate when they can't operate rather than when they can. Mr. Hahn stated he would look at new language.
- Ms. Grech asked if "a 50-foot right-of-way access" would be a minimum or maximum. Mr. Hahn stated would be a minimum.
- Ms. Grech recommended that the traffic study should be a requirement rather than an option. Mr. Hahn stated he would make the change.
- Ms. Grech asked about accessory uses. Ms. Clatterbuck referenced 125-30.23 B.
- Mr. Hahn indicated he would add setbacks to roadways.
- Mr. Hahn referenced 5 and 6 under C, which regard state regulations on vibrations and air overpressure related to blasting. He stated he had altered this language after a conversation with Mr. Kretsch. Mr. Adams asked who would provide and monitor this. Mr. Hahn stated we could stipulate this here that the operator is responsible for this, but his understanding is that this is the default. There was more general discussion about possible language adding requirements of more monitoring based on then environmental study.
- Mr. Hahn noted there was an issue with the numbering, which he would fix.
- Ms. Grech recommended adding language encouraging operators to contact property owners in the area when a blast will occur. She recommended adding a reasonable effort to contact their neighbors.
- Ms. Grech liked having a buffer around Luray Caverns, but wasn't sure about the distance of five miles. She stated the Caverns may have something to say about it. She asked about views from Shenandoah National Park. This came up during solar discussions. Quarries are not very sightly. Mr. Hahn stated in some cases, the farther away from the park, the more visible it might be. There was more discussion. Ms. Grech stated we need to have this conversation. Mr. Hahn showed a map he created

of Luray Caverns, with a one, three, and five-mile buffer. Ms. Grech recommended contacting Luray Caverns, and Mr. Hahn stated he would.

- Ms. Grech recommended requiring a buffer zone as a standard rather than a condition. We did this with campgrounds, and she doesn't see why we would do any less with quarries.

Chairman Burner asked if we could send this to legal. Ms. Grech recommended we have it modified and discuss first. Chairman Burner stated it could take legal 30 days to go through it. Ms. Grech asked if there was a rush. Chairman Burner stated we've been working on this since August and at some point need to move forward. Legal has not yet had a chance to review, and there may be some things we can't do. There was more discussion. Mr. Hahn will bring a new draft to the next meeting.

B. Ian Whitlock- Special Use Permit

Ms. Clatterbuck referenced the draft conditions included in the packet, which have not changed. She also referenced the amended site plan. The applicant no longer plans to use a tent. Ms. Clatterbuck referenced a proposed addition to the barn that is on the site plan. He is currently capped at 106 guests for the venue, which is based on the 40'x40' size of the barn. This came from the building official. This proposed addition would allow him to use the number of guests he had initially proposed. Parking areas are also shown on the site plan. She noted that the applicant is present if they have any questions.

Chairman Burner asked Mr. Hahn if the parking area was about 18,000 square feet. Mr. Hahn referenced the site plan and stated it was 21,500 square feet. Ms. Clatterbuck also referenced the parking entrance. Ms. Grech noted the site plan doesn't show lanes of traffic or where the parking spots are going to be. She wants to make sure that there is enough space for parking spaces to satisfy the number of occupants requested. She asked if we are still waiting an engineering report. Ms. Clatterbuck stated we did receive the original engineering report. That was included in the initial packet. There are some modifications to the barn that the engineer has required. Ms. Grech asked if the engineering report will include the proposed addition. Mr. Whitlock came forward. He stated the first report issued by Mr. Hotek, the engineer, basically demonstrated that the barn is structurally stable. There are a few things he is recommending regarding some cross beams. His second report will be to the contractor indicating what he wants to see for him to sign off on. So, the engineer feels comfortable moving forward with a few modifications. Ms. Grech asked if she was going to get a copy of that report, and Mr. Whitlock said yes. Ms. Grech asked when they would get more information about the proposed addition. When we have granted permits for campgrounds, we have asked applicants to give us photographs and plans for what their cabins would look like. She asked Mr. Whitlock if he was going to ask that the permit include the barn at the outset, or will it be phased. Mr. Whitlock asked that this be a condition in the SUP based on moving forward with the addition, designed and approved by a P.E. and obviously approved by the County, as a 20' x 36' finished space. Ms. Grech asked if he was going to provide anything besides the square footage, such as the design or appearance. Mr. Whitlock stated it would be attached to the barn and would be like an addition to a house. Ms. Grech stated she understood, but she would like to see what he was going to put there, similar to how the Planning Commission requested this of campgrounds in the past. Mr. Whitlock stated he would provide something for this.

Ms. Grech also requested more information for the parking areas. Mr. Whitlock stated he has done some research on this. The plan is for 106 people right now, and the addition would

raise that to 150. If you allow for two people per car, that is 75 cars. The parking area is 21,500 square feet. If you assume 10' x 20' feet per parking space, there is more than enough space. Ms. Grech asked for a plan showing parking spaces and lanes shown. Mr. Whitlock asked if that was required. Ms. Grech stated she had driven by there, and it didn't look like the area was flat. There are a lot of rocks. She wants to make sure he can accommodate the parking that would be required. There was more discussion about what she wants to see. Ms. Grech described how he might use graph paper for this. She wants to make sure there is no parking along the street. Chairman Burner asked if he was going to grade it or gravel it. Mr. Whitlock stated the idea is to gravel it up to grade. There was general discussion about what he should bring to the next meeting.

C. Eileen Carlock- Special Use Permit

Chairman Burner passed the gavel to Mr. Turner. Chairman Burner and Ms. Grech remained silent during this agenda item.

Mr. Burner asked Ms. Clatterbuck for an update. Ms. Clatterbuck referenced the draft conditions, which we have not yet discussed. She also referenced the document Ms. Carlock has provided since this was last discussed. Ms. Carlock has provided a clarification document, which Ms. Clatterbuck is happy to discuss. She noted that Ms. Carlock is also here and is happy to discuss this document. Ms. Carlock also provided additional reviews of her short-term rental. At the previous meeting, it was discussed that she might provide pictures of what the restroom trailers might look like. She has provided pictures of a couple of options from companies she has reached out to.

Mr. Turner asked if anyone else had questions, and Mr. Adams said he did not. Mr. Turner stated we didn't have enough people to make a motion to approve or disapprove, so we need to put this off. Mr. Hahn stated we do have enough people, procedurally, but they may decide it better to wait for Mr. Smelser to also be present. There was some discussion on this. Mr. Adams made a motion to delay this until the next meeting. Mr. Turner seconded the motion. The motion passed (2-0). Mr. Turner passed the gavel back to Chairman Burner.

D. Discussion of Banquet/Event Facilities

Mr. Hahn stated this had been discussed at the last meeting. He referenced the new draft in the packet. Most of the margin comments just noted changes since the last version.

Discussion included:

- Mr. Hahn added a new section creating standards for event facilities in the Commercial District, copying standards he thought appropriate from the A-1 and W-C section. He reviewed this with Ms. Clatterbuck, who said F1, which concerned varying setbacks based on zoning district of adjacent parcel, was difficult to understand. Ms. Grech agreed. They discussed the intent of this wording. Mr. Hahn agreed to work on clarifying this wording.
- Chairman Burner agreed with staff comment suggesting removal of temporary mobile trailers in the Commercial District.
- Mr. Hahn will remove reference to "campground" in F7.
- Chairman Burner recommended adding maximum number of events per calendar year to the condition's section.

- Ms. Grech recommended adding fencing as a standard or a condition. Mr. Hahn noted that it is already a condition under G3.
- Ms. Grech recommended there should be proof of adequate parking required under E12. She asked if there is a standard for how much space is required in traffic lanes for these parking areas. There should be some specs added for this. There was some discussion about this.
- Ms. Grech recommended adding a requirement for an additional space for contracted services. If there is a wedding capacity of 100 people, will this 100 people be guests or will the operator be mindful to retain some of that occupancy for personnel managing the wedding, and does that transfer to parking spaces? Most venues have adequate parking, but we need to make sure that is the case. There was some discussion, and Mr. Hahn stated he would add “and contracted services” to this.
- Chairman Burner recommended adding language to prevent people from driving nails or screws through a tree along a property line, staining the tree and damaging its economic value. Ms. Grech added that 100 feet is also too long a distance. Mr. Hahn stated he would work on this language.

Mr. Hahn asked if he should send this to legal. Chairman Burner asked him to work on the changes discussed. Ms. Grech asked him if he could also send it to Economic Development, and Mr. Hahn stated he would.

E. Subdivision Subcommittee Report

Mr. Hahn noted that Mr. Smelser is the Chairman of this subcommittee, so Mr. Hahn would just speak briefly since he is not present. At the last meeting, we looked at the report from two years ago that showed lot counts by size ranges in each zoning district. Mr. Hahn had recreated that report with recent parcel data and the subcommittee compared. Not much has changed. We looked at some maps that had been requested. We reviewed staff comments on the Berkley Group’s draft, and will continue to do so. He noted that the next meeting would be the next night at 6 p.m.

F. Zoning and Subdivision Subcommittee Report

Ms. Grech stated the subcommittee had met the previous week. They mainly discussed site plans. It isn’t clear exactly what the current draft intended. We are looking at state code and other counties for some ideas on how to do this. We reviewed time delays for special use permits, and we have asked legal for some direction on that. She noted they are meeting again on November 21, 2023 at 4 p.m.

Open Citizen Comment Period

1. Skip Halpern: He lives just outside of Luray, and he appreciates the opportunity to talk with the Planning Commission. He is glad everyone is still here; it has been a long meeting. He wants to focus on a proposed indoor waterpark and how it would undermine the objectives of the comprehensive plan of the county. Two of the most key objectives are maintaining the county’s rural quality of life and protecting our natural and cultural assets. There is also a statement in the comprehensive plan of what we value, namely pristine environment, open space, and enduring and inviting rural character. With those objectives in mind, he wanted to turn to a feasibility study that the Board of Supervisors approved a couple years ago and the Economic Development Authority received in May of 2022, evaluating a proposed indoor

waterpark. The EDA, he understands, has made this available to potential investors, and at least one has expressed interest in it. The primary site for the development of this waterpark would be the Caverns country club and golf course. The waterpark is completely incompatible with a rural way of life, a quality of life, and pristine environment. A copy of this is available online, if anyone is available online if anybody wants to see it. If you haven't yet seen it, it is an eye-opener. The feasibility study says the project is intended primarily for wealthier out-of-town tourists, because few local residents can afford it. Here are some of the key features: investing up to 180 million dollars, beginning with construction just over a year from now – that is six times the 30 million invested in Luray Resort and Campground; a 60,000 square foot waterpark with a capacity for 1,700 people at once; an upscale, 300-room hotel with a capacity of 1,200; an upscale restaurant and wine bar; annual attendance approximating 300,000 people, which is a dozen times the population of the entire county; an arcade, spa, retail store, bowling, laser tag, virtual reality center, snow mobiling, and kiosks for face painting and temporary tattoos. He stated this is all in the study - he is not making this up. One and a quarter mile of river front, with kayaking, canoeing, ziplines and ropes, cabins for bridal parties, ballrooms, cabanas, conference center, business center. The feasibility study evaluates a prominent theme and branding, like a children's kingdom, or a Caribbean or African theme, or well-known cartoons straight out of Disneyland. The parking area would be 400-600 parking spaces, and the study evaluates flagging the resort, in other words branding it, with the likes of Waldorf Astoria, Ritz-Carlton, Hilton, or other global chains. That's not all. If you wade through the whole study, you'll see all the things that it said it did not consider, such as the impact on the river, the land or people, hazardous materials and contaminants like asbestos, toxic waste, PCBs, and pesticides. It states the project may need tax abatements or funding from the County, meaning tax payers would pay for it. The property's current zoning is Woodland-Conservation, designed to perpetuate rural atmosphere, open space, and scenic landscape. That would be scrapped. The project's commercial features are designed to capture tourist dollars strictly within the confines of that project rather than among local businesses. He stated he is bringing this all to the Planning Commission's attention in hopes that they will take steps to address it before it goes any further. Maybe it won't, but with his understanding, it may. At least in his view, what is at stake is really the central objectives in the comprehensive plan: the rural character of the county, the natural assets, the pristine environment. He thanked the Planning Commission.

Chairman's Report

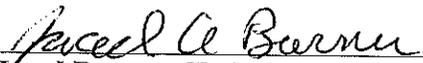
Chairman Burner indicated he did not have a report.

Clerk's Report

Ms. Hahn indicated he did not have a report.

Adjourn

Mr. Turner made a motion to adjourn. The motion was seconded by Mr. Adams. The motion passed unanimously. The meeting was adjourned at 9:09 p.m.


Jared Burner, Chairman