

2021 PAGE COUNTY ANNUAL REPORT



PAGE COUNTY, VIRGINIA

Planning & Community Development Department

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ZONING PERMITS

In accordance with § 125-50 of the Page County Zoning Ordinance, “No building, structure or sign shall be erected, constructed, moved, added to or structurally altered, nor shall land or structures be put to any use without a permit therefore issued by the Zoning Administrator.” The data below reflects the number of zoning permits issued for the 2021 calendar year along with previous years for comparison.

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Zoning Permits	293	262	256	283	329

BUILDING & TRADE PERMITS

The data below reflects the number of building and trade permits issued for the 2021 calendar year along with previous years for comparison.

	Building Permits	Electric al Permits	Mechanic al Permits	Plumbin g Permits	Plan Reviews	Floodplain Development Permits	Total Permits
2017	375	336	167	133	155	-	1,166
2018	462	361	270	128	220	-	1,441
2019	377	298	207	114	234	-	1,230
2020	448	398	229	144	303	10	1,532
2021	541	493	309	208	291	14	1,856

NEW RESIDENTIAL UNITS

In 2021, there were a total of 139 new residential units permits issued. 64 out of the 139 permits were located in Page County with the remaining 75 being located within town(s) limits.

Year	Single Family	Multi-Family Units	Manufacture d Housing	Total Units
2017	48	2	14	64
2018	50	0	10	60
2019	60	1	10	71
2020	71	0	9	80
2021	73	52	14	139

EROSION & SEDIMENT PERMITS

The data below reflects the number of Erosion and Sediment Permits issued for the 2021 calendar year along with previous years for comparison.

Year	In Lieu of agr eement permits	Under 10,000 square feet permits	Over 10,000 square feet permits	Total Permits
2017	81	11	7	99

2018	84	12	1	97
2019	78	14	3	95
2020	97	16	3	116
2021	127	32	2	161

STORMWATER PERMITS

The data below reflects the number of Stormwater Permits issued for the 2021 calendar year along with previous years for comparison. There are 30 stormwater sites requiring five-year maintenance inspections (or more often if complaints are received).

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Stormwater Permits	2	0	1	2	2

COMPLAINTS

Zoning and Building code enforcement consist of responding to inquiries and complaints concerning safety of structures, land use, and development. Within the department, staff receives complaints ranging in nature from tenant/landlord issues to work being done without proper permits. The data below reflects the number of complaints received for the 2021 calendar year along with previous years for comparison.

<u>Type of Complaint</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Building	219	60	55	47	31
Zoning	49	15	31	27	39
Erosion & Sediment	6	10	5	10	26
Stormwater	0	0	1	0	0
Floodplain	0	0	0	1	5
Total	274	85	92	85	101

BUSINESS LICENSES

The Planning and Community Development Office reviews all initial applications for a county business license for compliance and enforcement of the Page County Zoning Ordinance and the Uniform Statewide Building Code. The data below reflects the number of new business license applications approved for the 2021 calendar year along with previous years for comparison.

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Business License s Reviews Approved	73	75	76	75	120

PUMP & HAUL PERMITS

Per the Code of Virginia, the Board of Supervisors must review all pump and haul permit requests. The applicant must show proof there are no suitable sites available on the property for an onsite sewage disposal system. Documentation must be provided by a soil evaluation professional, and the Health Department must support the request. No pump and haul permits

were issued in 2021. The data below reflects pump and haul permits approved from previous year.

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Pump & Haul Permits	1	0	0	0

DIVISION OF LAND RECORDS

The Clerk of the Planning Commission is responsible for reviewing all land divisions (prior to recording) for compliance with the Subdivision of Land Ordinance, Chapter 100, of the Page County Code. The data below reflects the type and number of approved land divisions for the 2021 calendar year.

<u>Type of Division</u>	<u>2021</u>
Non-Family Divisions	30
25-acre Divisions	4
Family Divisions	13
Boundary Line Adjustments	40
Class A Subdivision	1 subdivision resulting in 3 lots
Class B Subdivision	1 subdivision resulting in 2 lots

Previous years are also listed below for comparison (this is the total number of all types of divisions).

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Total number of all types of divisions	60	88	77	44	89

ZONING ORDINANCE AMENDMENTS

The current Page County Zoning Ordinance was originally adopted in 1989. Since then, numerous amendments have been made to the code. It is imperative to do annual reviews of the current ordinance to ensure it is kept up with today's industry and demand. Unfortunately, the yearly review process has not been maintained prior to 2017; which has resulted in "Band-Aid amendments" related to issues that have come up. In late year 2019, the Board of Supervisors entered into contract with The Berkley Group, LLC to do a complete review and update of the Page County Zoning Ordinance, the Page County Subdivision of Land Ordinance, and ordinance language related to renewable energy. This is currently an ongoing process.

VARIANCES AND APPEALS

The Board of Zoning Appeals (BZA) is a five-member body recommended by the Board of Supervisors and appointed by the Circuit Court for a five-year term. The BZA hears and decides appeals on zoning variances and appeals. In addition, the BZA is established to perform those duties as set forth in Virginia Code § 15.2-2309 and the Page County Code § 125-56. The data below displays the number of variance applications that were submitted to the BZA for consideration in the 2021 calendar year along with previous year for comparison.

	2017	2018	2019	2020	2021
Variance Applications	8	3	4	5	2

Type of Application	Tax Map Number/Location	Brief Summary	BZA Action
Variance	TM #:73C-1-11 443 Mosby's Camp Road, Stanley, VA	The property contains 1.19 acres and is zoned as Residential (R). This property is considered a corner lot as defined in § 125-4 of the Page County Zoning Ordinance. Front setback requirements are required on both rights-of-way. Pursuant to § 125-11.E of the Page County Zoning Ordinance, the required front setback is 35 feet. The applicant is requesting that a variance be granted to allow for an 18.8-foot front setback (off Davis Road) for the construction of a detached garage.	Approved 4/20/2021
Variance	TM #: 33-A-13 1017 Whispering Hill Road, Luray, VA	The property contains 3.6 acres and is zoned as Agriculture (A-1). The density range in the area is medium. Pursuant to § 125-10.F of the Page County Zoning Ordinance, the minimum rear setback requirement is 50 feet. The applicant is requesting that a variance be granted to allow for a 42-foot rear setback for an addition onto the existing home.	Approved 12/21/2021

There were no appeal applications submitted to the BZA for consideration in the 2021 calendar year.

	2017	2018	2019	2020	2021
Appeal Applications	2	1	0	0	0

REZONING AND SPECIAL USE PERMITS

The Zoning Office receives and processes all rezoning and special use permit applications. When a rezoning or special use permit application is received, the application is reviewed by the Planning Commission and the Board of Supervisors in accordance with the Code of Virginia and the Page County Zoning Ordinance. The data below displays the number of rezoning and special use permit applications submitted in the 2021 calendar year.

	2017	2018	2019	2020	2021
Rezoning Applications	1	1	0	2	3
Special Use Permit Applications	4	2	7	2	15

Type of Application	Brief Summary/Location	Final Action
Rezoning	Agriculture (A-1) to Residential (R): <ul style="list-style-type: none"> ➤ Property located at 170 Kibler Drive, Luray, and further identified by tax map number: 30A2-A-1, containing 7.466 acres; ➤ Property located at 165 Kibler Drive, Luray, and further identified by tax map number: 30A2-3-1; containing 3.87 acres; ➤ Property located off Kibler Drive (beside 165 Kibler Drive), Luray, and further identified by tax map number: 30A2-3-2; containing 1.75 acres; and ➤ Property located off Kibler Drive (across from 170 Kibler Drive), Luray, 	Approved 5/18/2021

	and further identified by tax map number: 30A2-3-3, containing 1.75 acres.	
Rezoning	Agriculture (A-1) to Commercial (C-1): ➤ Property located at 5550 US Hwy BSN 340, Stanley, and further identified by tax map number 72-A-38.	Approved 10/19/2021
Rezoning	Residential (R) to Agriculture (A-1): ➤ 4253 US Highway 211 West, Luray, and further identified by tax map number 49-A-73 (totaling 81.813 acres). 43.376 acres rezoned from Residential (R) to Agriculture (A-1). 28.448 acres to remain zoned as Agriculture (A-1). 9.9896 acres to remain zoned as Commercial (C-1). ➤ 4259 US Highway 211 West, Luray, VA, and further identified by tax map number 49-A-73A (totaling 3.00 acres).	Approved 11/17/2021
Special Use Permit	Banquet/Event Facility: ➤ Property located at 1108 Longs Road, Luray, and further identified by tax map numbers 49-A-18 (containing 15.333 acres) and 49-A-18A (containing 15.320 acres).	Approved 2/16/2021
Special Use Permit	Banquet/Event Facility: ➤ Property located south on River Road, 0.25 miles from US Hwy BSN 340 W, on the right, Stanley, and further identified by tax map number 70-A-117 (containing 203.78 acres).	Approved 5/18/2021
Special Use Permit	Home Occupation for a Detailing Shop in an Existing Accessory Building: ➤ Property located 161 Brady Road, Stanley, and further identified by tax map number 72-A-26, contains 3.384 acres.	Approved 5/18/2021
Special Use Permit	Dog Breeding Business: ➤ Property located 522 Riverbend Road, Stanley, and further identified by tax map number 69-A-106, contains .606 acres.	Approved 6/15/2021
Special Use Permit	Commercial Parking Facility: ➤ Property located at 8164 US Hwy 340, Shenandoah, and further identified by tax map number 87-A-80D, contains a total of 13.843 acres.	Approved 10/19/2021
Special Use Permit	New 100' Monopole Tower with Antennas: ➤ Property located on State Route 682 (Tanners Ridge Road), Stanley, and further identified by tax map number 100-A-11A, contains 1.783 acres.	Approved 11/3/2021
Special Use Permit	Campground Expansion: ➤ Property located at 4253 US Highway 211 West, Luray, VA, and further identified by tax map number 49-A-73 (totaling 81.813 acres). ➤ Property located at 4259 US Highway 211 West, Luray, VA, and further identified by tax map number 49-A-73A (totaling 3.00 acres).	Approved 11/17/2021
Special Use Permit	Solar Electric Generating Facility: ➤ Property located on approximately 559 acres of land on the east side of U.S. Route 340 north near the intersection with Hinton Road, Luray, and further identified by tax map numbers 32-4-1, 32-4-1A, 32-A-43, 32-A-48, 42-A-14B, 32-A-55, 32-A-56, 32-A-56A, 32-A-56B, and 32-A-56C.	Pending Review of the Planning Commission
Special Use Permit	Manufactured Home in a Residential Subdivision: ➤ Property located on Park View Drive, Luray, and further identified by tax map number 48B-6-B14.	Pending review of the Board of Supervisors

Special Use Permit	New 125' self-standing tower (with a 21' antenna and 7'6" lightning rod attached to top of the tower): <ul style="list-style-type: none"> ➤ 5903 Big Mountain Road (State Route 685), Shenandoah, VA, and further identified by tax map number 58-A-1. 	Approved 12/7/2021
Special Use Permit	New 150' monopole and antennas with a 4' tall lightning rod attached to the top of the tower: <ul style="list-style-type: none"> ➤ Property located off of Piney Mountain Road, Luray, and further identified by tax map number 44-5-2. 	Application on hold at applicant's request
Special Use Permit	New 195' monopole and antennas with a 4' tall lightning rod attached to the top of the monopole: <ul style="list-style-type: none"> ➤ Property located on Mountaintop Ranch Road, Elkton, and further identified by tax map number 105-A-42. 	Approved 12/7/2021
Special Use Permit	Home Occupation for a Sporting Goods Retail Shop in an Accessory Building: <ul style="list-style-type: none"> ➤ Property located on Elgin Drive, Luray, and further identified by tax map number 33-A-52. 	Approved 12/7/2021
Special Use Permit	New 100' self-support tower and antennas with a 4' tall lightning rod attached to the top of the tower: <ul style="list-style-type: none"> ➤ Property located on State Route 682 (Tanners Ridge Road), Stanley, and further identified by tax map number 100-A-11A. 	Approved 12/7/2021
Special Use Permit	Campground: <ul style="list-style-type: none"> ➤ Property located on Kite Hollow Road, Stanley, and further identified by tax map number 82-A-9. 	Pending Review of the Planning Commission