

# 2019 PAGE COUNTY ANNUAL REPORT



**PAGE COUNTY, VIRGINIA**

## **Planning & Community Development Department**

103 S Court Street, Suite B

Luray, VA 22835

Phone: (540) 743-1324

Fax: (540) 743-1419

[www.pagecounty.virginia.gov](http://www.pagecounty.virginia.gov)

## **PAGE COUNTY BOARD OF SUPERVISORS**

**Morgan Phenix, Chairman, At Large** (*Term expires: December 31, 2021*)

**D. Keith Guzy Jr., District 1** (*Term expires: December 31, 2021*)

**David Wiatrowski, District 2** (*Term expires: December 31, 2019*)

**Mark Stroupe, District 3** (*Term expires: December 31, 2019*)

**Larry Foltz, District 4** (*Term expires: December 31, 2019*)

**Jeff Vaughan, District 5** (*Term expires: December 31, 2021*)

## **COUNTY ADMINISTRATION DEPARTMENT**

**Amity Moler, County Administrator**

**Regina Miller, Assistant County Administrator**

**Janeena Zalipski, Office Aide**

## **PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

**Tracy Clatterbuck, Zoning Administrator**

**Donald Williams, Building Official**

**James Campbell, Building Inspector**

**Michelle Long, Erosion & Sediment Inspector**

**Kelly Butler, Senior Permit Technician, Floodplain Manager**

**Brooke Newman, Permit Technician**

**Liz Lewis, Economic Development/Tourism Coordinator**



## **PAGE COUNTY PLANNING COMMISSION**

**Keith Weakley, Chairman, District 3** (*Term expires: January 11, 2022*)  
**Bernie Miller, Vice Chairman, District 1** (*Term expires: January 11, 2021*)  
**Jamie Holsinger, Secretary, District 4** (*Term expires: January 11, 2022*)  
**Paul Otto, District 1** (*Term expires: January 14, 2020*)  
**Steve Atkins, District 2** (*Term expires: January 10, 2022*)  
**Donnie Middleton, District 2** (*Term expires: January 11, 2023*)  
**Jared Burner, District 3** (*Term expires: January 11, 2023*)  
**David Dean, District 4** (*Term expires: January 11, 2023*)  
**William Turner, District 5** (*Term expires: January 11, 2023*)  
**Jonathan Comer, District 5** (*Term expires: January 11, 2021*)  
**Tracy Clatterbuck, Clerk of the Planning Commission**

## **PAGE COUNTY BOARD OF ZONING APPEALS**

**Philip Mims, District 1** (*Term expires: November 8, 2020*)  
**John Coleman, Chairman, District 2** (*Term expires: November 8, 2021*)  
**Kevin Moyer, District 3** (*Term expires: November 8, 2022*)  
**Danny Comer, District 4** (*Term expires: November 8, 2023*)  
**Dale Karnes, District 5** (*Term expires: November 8, 2019*)  
**Tracy Clatterbuck, Secretary to the Board of Zoning Appeals**

## **PAGE COUNTY BUILDING CODE BOARD OF APPEALS**

**Clay Gaunt, District 1,** (*Term expires: December 31, 2021*)  
**Steve Cave, District 2,** (*Term expires: December 31, 2019*)  
**Emmett Brooks, District 3,** (*Term expires: December 31, 2019*)  
**Keith Higgs, District 4,** (*Term expires: December 31, 2019*)  
**Ronald Comer, District 5,** (*Term expires: December 31, 2021*)  
**Patrick Racey, Alternate,** (*Term expires: December 31, 2021*)  
**Roger Houser, Alternate,** (*Term expires: December 31, 2021*)  
**Donald Williams, Building Official**  
**Kelly Butler, Secretary to the Building Code Board of Appeals**

## **PURPOSE OF ANNUAL REPORT**

As required in § 15.2-2221.5 of the Code of Virginia, the 2019 Page County Annual Report is compiled to provide the Page County Board of Supervisors, Administrative Agencies, and members of the community with information related to planning activities that occurred throughout the 2019 year.

This report has been prepared by Tracy Clatterbuck, Zoning Administrator. The information included in this report is collected based on record keeping data maintained throughout the year. All data has been collected to the best of ability.

## **VISION**

“Page County is a community we can be proud of, home to valuable farmland, world-renowned natural features, communities with character, a vibrant economy and equitable government. Planning for the future will help achieve what we value: Protected agricultural lands; a pristine environment; livable, attractive communities; the preservation of open space; quality infrastructure and services; an accessible transportation network; protection of individual rights; and an enduring inviting, rural character.”

## **MISSION STATEMENT**

“To provide our citizens and businesses with a superior quality of life by delivering county services and programs in a fiscally prudent and responsible manner.”



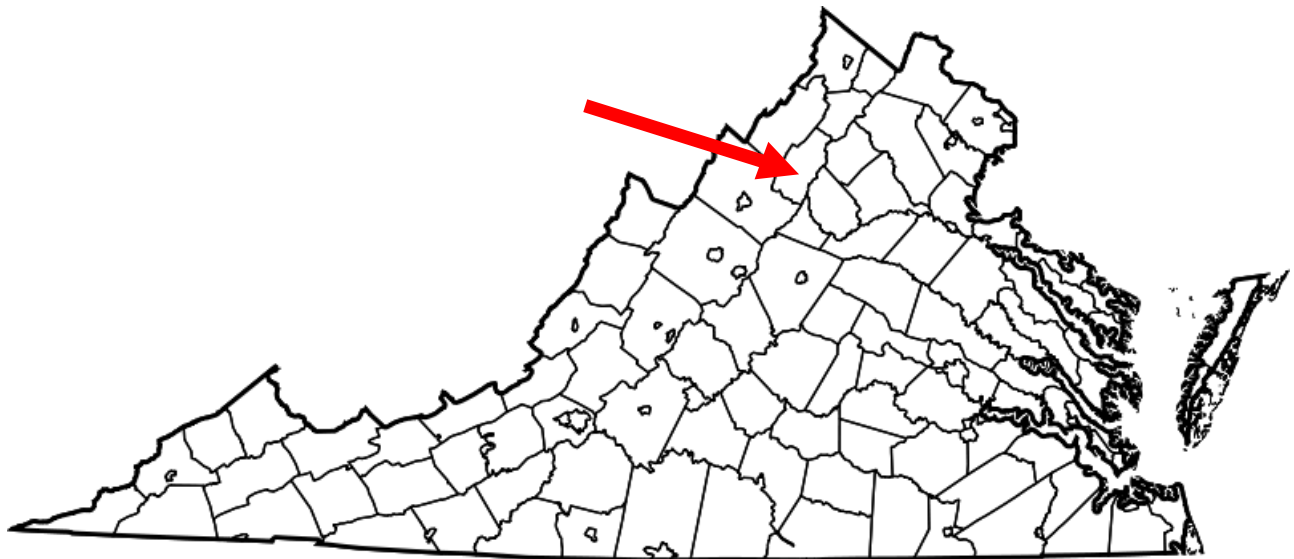
## **LOCATION**

Page County is located in the Northern Shenandoah Valley of Virginia and is bordered by Warren County to the north, Rappahannock and Madison Counties to the east, Greene County to the southeast, Rockingham County to the south, and Shenandoah County to the west.

The county is predominately agricultural and tourism in nature, with the only type of urban uses occurring within the three towns located in the county which are: Luray, Stanley, and Shenandoah.

Page County's eastern and western boundaries are maintained by the federal government. On the eastern boundary is the Shenandoah National Park, which includes the infamous tourist attractions Skyline Drive and the Appalachian Trail. To the west, is the George Washington National Forest, which lies along the Massanutten Mountain Ridge. Federally maintained land accounts for about 1/3 of all the land in Page County.

Numerous attractions such as the Luray Caverns, the Shenandoah River, the Shenandoah National Park, and the George Washington National Forest make Page County a popular destination for tourists. Page County is also known for popular event venues/banquet facilities, along with the designation in 2008 as "Cabin Capital of Virginia". The nearest major city is Washington D.C., which is about 90 miles northeast.



*Source: [Image:Map of Virginia highlighting Richmond County.svg](#)*

## **VOTING DISTRICTS IN PAGE COUNTY**









Below is a map of the voting districts in Page County. The voting districts are a common theme in the annual report, and often statistics are compiled by district.

- District 1 takes in the northern portion of the County, and stretches slightly southwest of Luray.
- The majority of the population for District 2 resides in the Town of Luray.
- District 3 covers the eastern part of the County south of Luray and some portions of eastern Stanley.
- District 4, like District 3, shares a portion of Stanley, but covers the majority of the western half of the county.
- District 5 completes the districts, and is the southernmost district having the Town of Shenandoah as the major population-center.



## **ZONING DISTRICTS**

As described in § 125-6 of the Page County Zoning Ordinance, all land within the county is classified as being within one of the following zoning districts:

-  P-R (Park-Recreation)
-  W-C (Woodland Conservation)
-  A-1 (Agriculture)
-  R (Residential)
-  C-1 (Commercial)
-  I-1 (Industrial)
-  A-F (Agricultural and Forestal)
-  MHP-1 (Manufactured Home Parks)

### **“By-right” uses:**

Each zoning district has a list of land uses which are permitted with no special approval being required. These uses are referred to as “by-right” uses.

### **“Special permit or special use permit”:**

Each zoning district also has a list of uses which require review and recommendation of a permit application by the Planning Commission. Once reviewed by the Planning Commission, the permit application is forwarded to the Board of Supervisors for approval or denial. These uses are referred to as “special permit or special use permit.”

### **§ 125-2, *Application*, of the Page County Zoning Ordinance states:**

“Uses not specifically identified as permitted in a zoning district either by-right or by special use permit shall be prohibited.”

Zoning districts are established in any given area to protect residents and landowners within the zone from intrusion by incompatible neighboring uses.

## **ZONING OFFICE MISSION**

The mission of the Zoning Office is to provide and promote a safe and livable community.

## **ZONING OFFICE ENFORCEMENT**

The Zoning Office is responsible for the following to ensure compliance with county regulations:

- Performing zoning inspections of permit applications.
- Reviewing all new county business license applications.
- Processing annual trailer park permit applications.
- Processing applications for variances and appeals to the Board of Zoning Appeals.
- Processing applications for rezoning and special use permits to the Planning Commission and Board of Supervisors.
- Prepare ordinance amendments to the Planning Commission and Board of Supervisors.
- Review of deeds for land divisions pursuant to the Subdivision of Land Ordinance.
- Review and maintenance of the Stonyman Agricultural/Forestral district.
- Investigate complaints and violations.

The Zoning Office is responsible for the interpretation and enforcement of the following Page County Codes:

- Chapter 80 Nuisances
- Chapter 100 Subdivision of Land
- Chapter 109 Trailers and Manufactured and Mobile Homes
- Chapter 125 Zoning
- Chapter 126 Airport Safety Zoning
- Chapter 128 Campgrounds

For additional information please contact the Planning & Community Development Office at (540) 743-1324 or email Tracy at [tclatterbuck@pagecounty.virginia.gov](mailto:tclatterbuck@pagecounty.virginia.gov). Our office is located at 103 South Court Street, Luray, Virginia, 22835. Office hours are Monday through Friday, 8:00 a.m. to 4:00 p.m. You may also visit us on the web at <http://www.pagecounty.virginia.gov/179/Planning-Community-Development>.



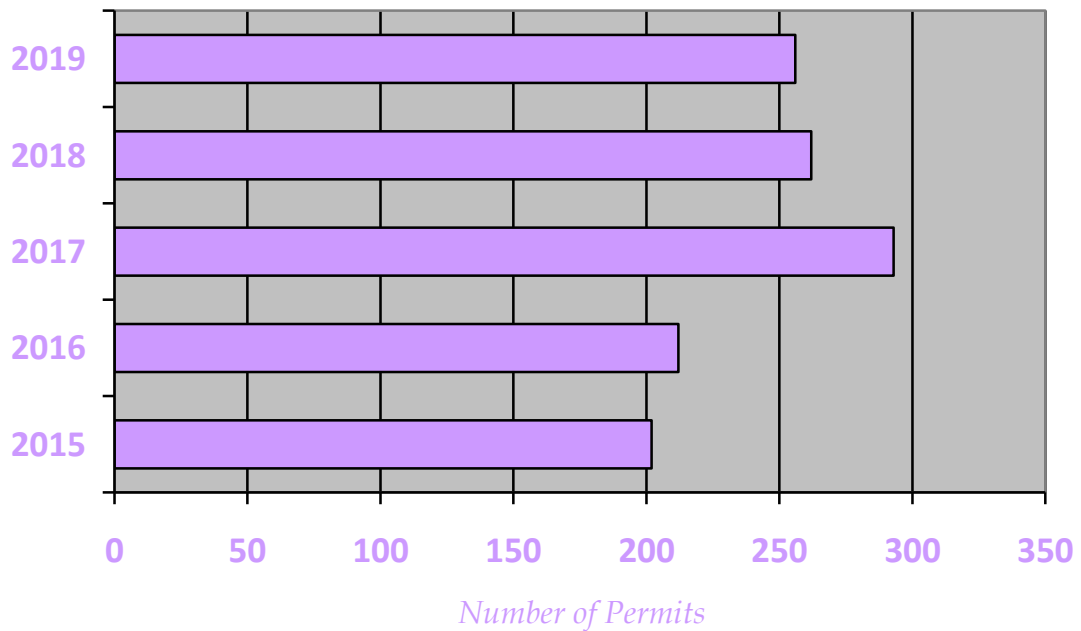
## **ZONING PERMITS**

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 2019 calendar year. Previous years are also listed for comparison.

<b><u>Type of Permit</u></b>	<b><u>2015</u></b>	<b><u>2016</u></b>	<b><u>2017</u></b>	<b><u>2018</u></b>	<b><u>2019</u></b>
<b>Zoning</b>	202	212	293	262	256

### **ZONING PERMITS ISSUED**



## COMPLAINTS

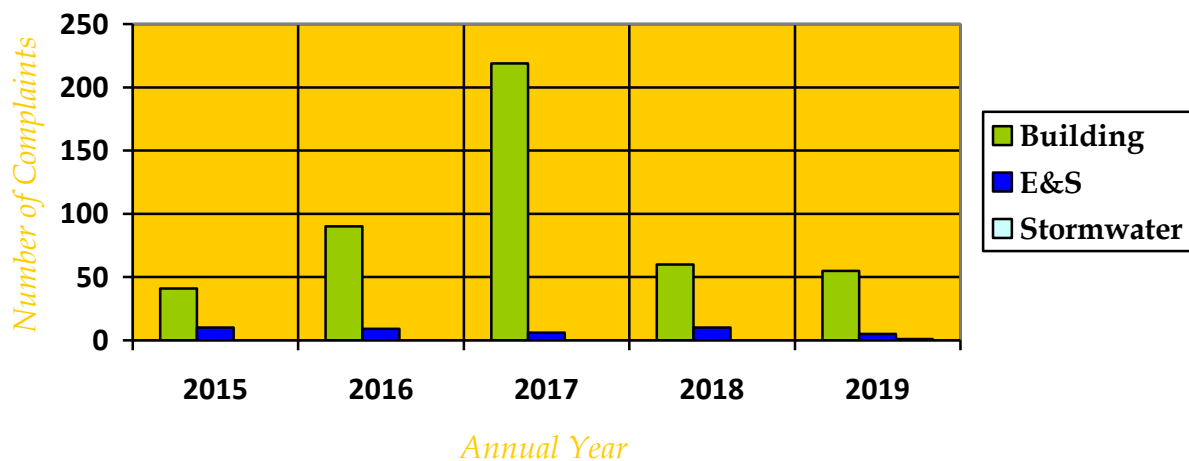
Zoning and Building code enforcement involves responding to inquiries and complaints concerning safety of structures, land use, and development. Within the department, staff receives numerous complaints ranging in nature from tenant/landlord issues to work being done without proper permits.

Formal complaints are logged, investigated, and appropriate enforcement action is taken. The Zoning Administrator and Building Official will attempt to work with landowners to ensure compliance; however, some of the violations cannot be resolved due to lack of cooperation from the landowners which are then turned over to the court system for resolution.

The data below reflects the number of complaints received for the 2019 calendar year. Previous years are also listed for comparison.

<u>Type of Complaint</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
<b>Building</b>	41	90	219	60	55
<b>Zoning</b>	16	20	49	15	31
<b>Erosion &amp; Sediment</b>	10	9	6	10	5
<b>Stormwater</b>	-	-	-	-	1
<i>Total</i>	<b>67</b>	<b>119</b>	<b>274</b>	<b>85</b>	<b>92</b>

## COMPLAINTS



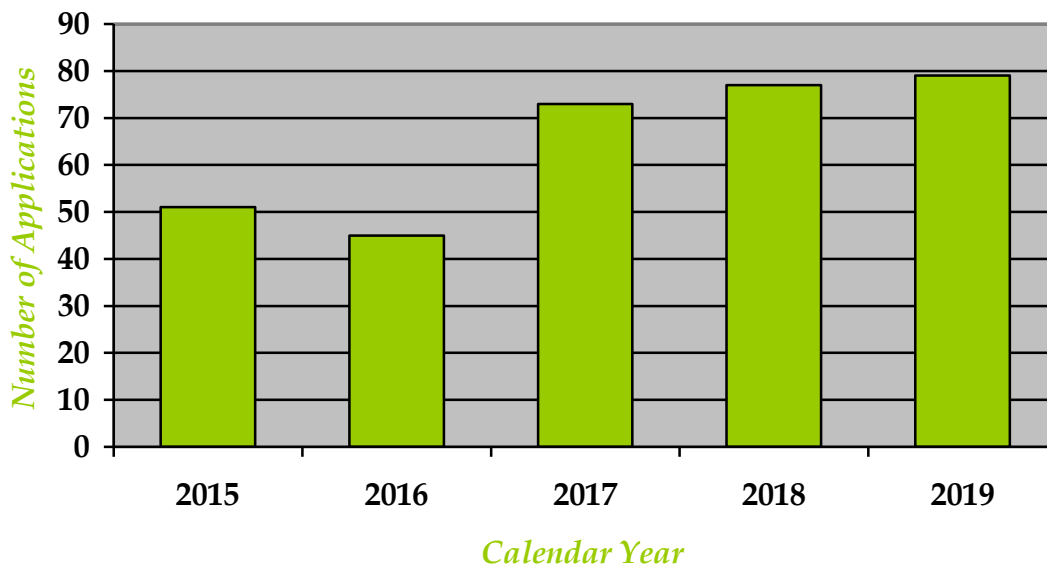
## **BUSINESS LICENSES**

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. Dependent upon the type of business, the applications are also sent to the Virginia Department of Transportation to verify minimum site distances for entrances are met, and also to the Page County Health Department to ensure well and septic capability compliance.

The data below reflects the number of new business license applications processed for the 2019 calendar year. Previous years are also listed for comparison.

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
51	45	73	77	79

## **NEW BUSINESS LICENSE APPLICATIONS**



## **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 cases and variances. 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.

Variance requests typically deal with dwellings, additions, or accessory structures that cannot meet the minimum setback requirements required by the Zoning Ordinance. Appeals typically deal with disagreements in the interpretation of the Zoning Ordinance. Variances and appeals are the only legislative land use actions not handled by either the Planning Commission or Board of Supervisors.

The data below displays the **variance applications** that were submitted to the BZA in the 2019 calendar year.

<b><u>Tax Map Number</u></b>	<b><u>Voting District</u></b>	<b><u>Zoning District</u></b>	<b><u>BZA Action</u></b>
30A1-14-356	1	R	Approved 2/19/19
51-A-87	1	A-1	Approved 02/19/19
78-A-37A	4	A-1	Approved 7/16/19
42A12-A-80G	2	A-1	Approved 7/16/19

The data below reflects the number of **variance hearings** for the previous calendar years.

<b><u>2015</u></b>	<b><u>2016</u></b>	<b><u>2017</u></b>	<b><u>2018</u></b>	<b><u>2019</u></b>
6	4	8	3	4

There were no appeal applications submitted for the 2019 calendar year. The data below reflects the number of **appeal hearings** for the previous calendar years.

<b><u>2015</u></b>	<b><u>2016</u></b>	<b><u>2017</u></b>	<b><u>2018</u></b>	<b><u>2019</u></b>
1	0	2	1	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 first introduced to the Planning Commission. If the commission agrees to proceed with the application, it is then scheduled for public hearing. Adjoining landowner notices are sent out pursuant to § 15.2-2204 of the Code of Virginia. At the public hearing, the Planning Commission hears public comments related to the request. Typically, at the end of the public hearing the commission will discuss and make a recommendation to either approve or deny the application onto the Board of Supervisors. In some cases, the application could be tabled for further review.

Once the recommendation is sent from the Planning Commission, the application is then introduced to the Board of Supervisors. If the Board agrees to proceed with the application, it is then scheduled for public hearing. Adjoining landowner notices are sent out pursuant to § 15.2-2204 of the Code of Virginia. At the public hearing, the Board hears public comments related to the request. Typically, at the end of the public hearing the Board will discuss and either approve or deny the application. In some cases, the application could be tabled for further review.

There were no rezoning (REZ) applications submitted in the 2019 calendar year. The data below displays the number of special use permit (SUP) applications submitted in the 2019 calendar year.

<b><u>REZ or SUP</u></b>	<b><u>Tax Map Number</u></b>	<b><u>Voting District</u></b>	<b><u>Zoning District/Applicant Request</u></b>	<b><u>BOS Final Action</u></b>
SUP	30-A-70	1	A-1 (banquet/Event Facility)	Approved 4/2/19
SUP	78-A-73, 78-A-59, 78-A-60, 78-A-62, & 78-A-56	4	A-1 and/or C-1 (Solar Electricity Generating Facility)	Approved 4/02/19
SUP	96A2-1-C29	5	R (Manufactured Home)	Approved 5/7/19
SUP	70-A-117B	4	A-1 (Commercial chipping mill, shaving mill, and drying mill)	Approved 5/7/19
SUP	32-A-29A	1	A-1 (Home occupation in an accessory building)	Approved 5/21/19
SUP	32-A-43, 32-A-48, 42-A-14B, 32-A-55, 32-A-56, 32-A-56A, 32-A-56B, 32-A-56C, 32-4-1, & 32-4-1A	2	A-1 and/or R (Solar Electricity Generating Facility)	Denied 09/17/19

SUP	73-A-40B	3	A-1 and W-C (Home Occupation in an accessory building)	Approved 10/15/19
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The data below reflects the number of rezoning and special use permit applications submitted for the previous calendar years.

<u>Permit Type</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Rezoning Applications	1	0	1	1	0
Special Use Permit Applications	5	2	4	2	7

### **PUMP & HAUL PERMITS**

Per state code, the Board of Supervisors must review all pump and haul permit request. 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 2019. The data below reflects pump and haul permits from previous year.

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

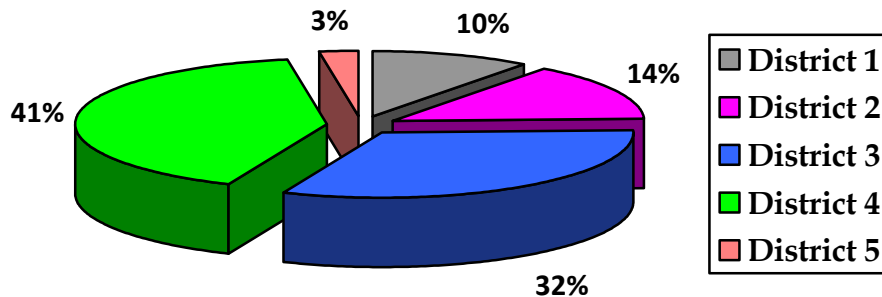
## DIVISION OF LAND RECORDS

The Clerk of the Planning Commission (currently the Zoning Administrator) 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 2019 calendar year.

Subdivision Type	District 1	District 2	District 3	District 4	District 5
Non-family division	1	5	13	17	0
Family division	0	1	1	3	1
Boundary Line Adjustment	7	4	11	12	1
Class A Subdivision	0	1	0	0	0
Class B Subdivision	0	0	0	0	0
<b>Total</b>	<b>8</b>	<b>11</b>	<b>25</b>	<b>32</b>	<b>2</b>

## DISTRIBUTION OF DIVISIONS



Previous years are also listed below for comparison.

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
79	62	60	88	77

## **ZONING ORDINANCE AMENDMENTS**

The current 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 an ongoing process that will be carried over into 2020.

## **SUB-COMMITTEE ACTIVITIES**

### *Zoning Sub-Committee-*

The Zoning Ordinance Sub-Committee worked on updating the sign ordinance which is currently pending at the Board of Supervisors level. The sub-committee also worked on language related to renewable energy which is still ongoing.

### *Subdivision Sub-Committee-*

The Subdivision Sub-Committee is not currently active as they are waiting for direction from The Berkley Group LLC.

### *Comprehensive Plan Committee-*

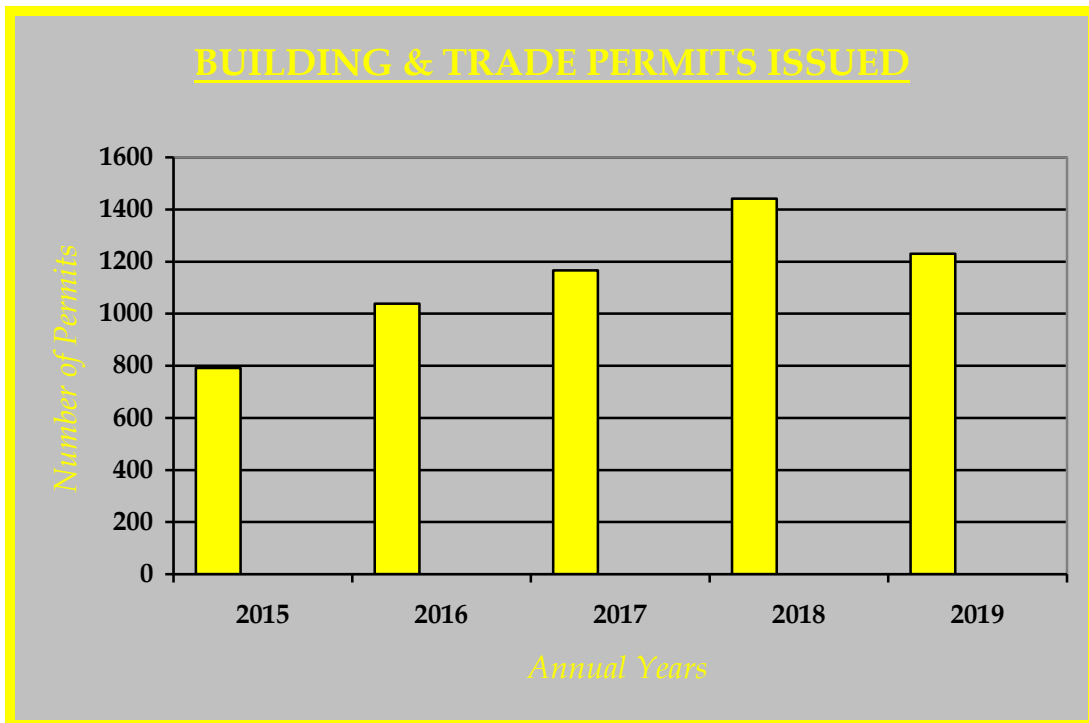
The Comp Plan Sub-Committee has been reviewing the current comprehensive plan. They are expecting to take the full draft (Volume I and II) to public hearing with the Planning Commission in January 2020.



## **BUILDING & TRADE PERMITS**

The data below reflects the number of building and trade permits issued for the 2019 calendar year. Previous years are included for comparison.

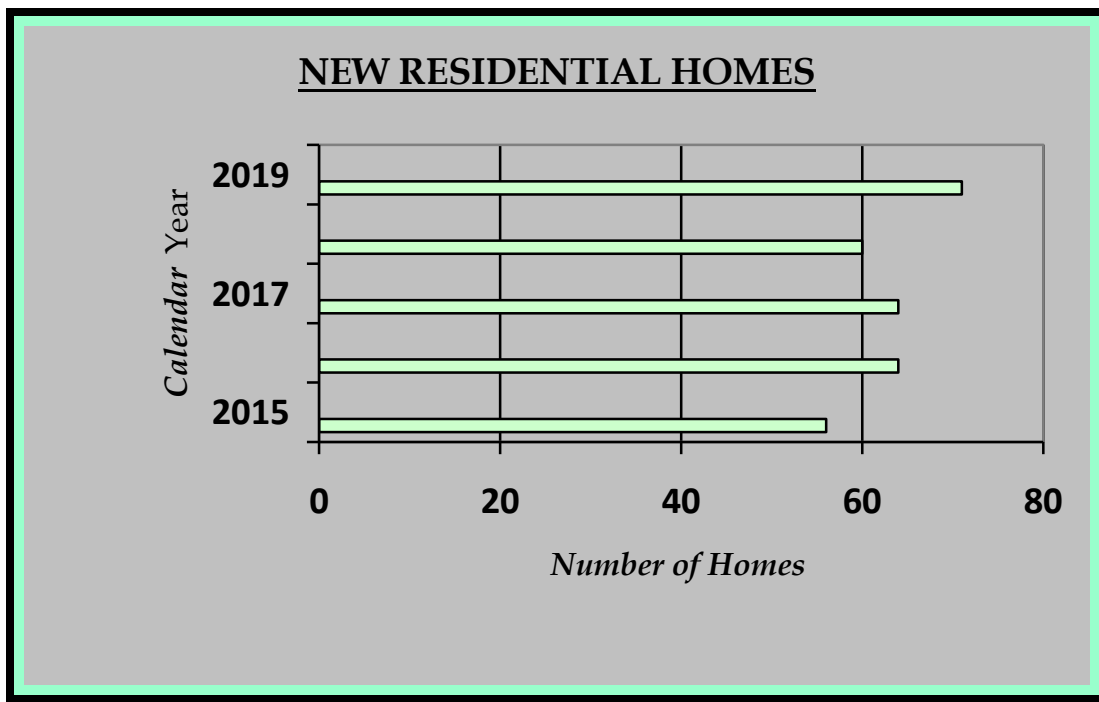
	<b>Building Permits</b>	<b>Electrical Permits</b>	<b>Mechanical Permits</b>	<b>Plumbing Permits</b>	<b>Plan Reviews</b>	<b>Total Permits</b>
<b>2015</b>	275	290	118	108	4	<b>791</b>
<b>2016</b>	292	273	153	133	188	<b>1,039</b>
<b>2017</b>	375	336	167	133	155	<b>1,166</b>
<b>2018</b>	462	361	270	128	220	<b>1,441</b>
<b>2019</b>	377	298	207	114	234	<b>1,230</b>



## NEW RESIDENTIAL UNITS

In 2019, there were a total of 71 new home permits issued. 51 out of the 71 permits were located in Page County with the remaining 20 being located within one of the town limits.

Year	Single Family	Multi-Family	Manufactured Housing	Total Units
2015	32	8	19	56
2016	46	1	17	64
2017	48	2	14	64
2018	50	0	10	60
2019	60	1	10	71

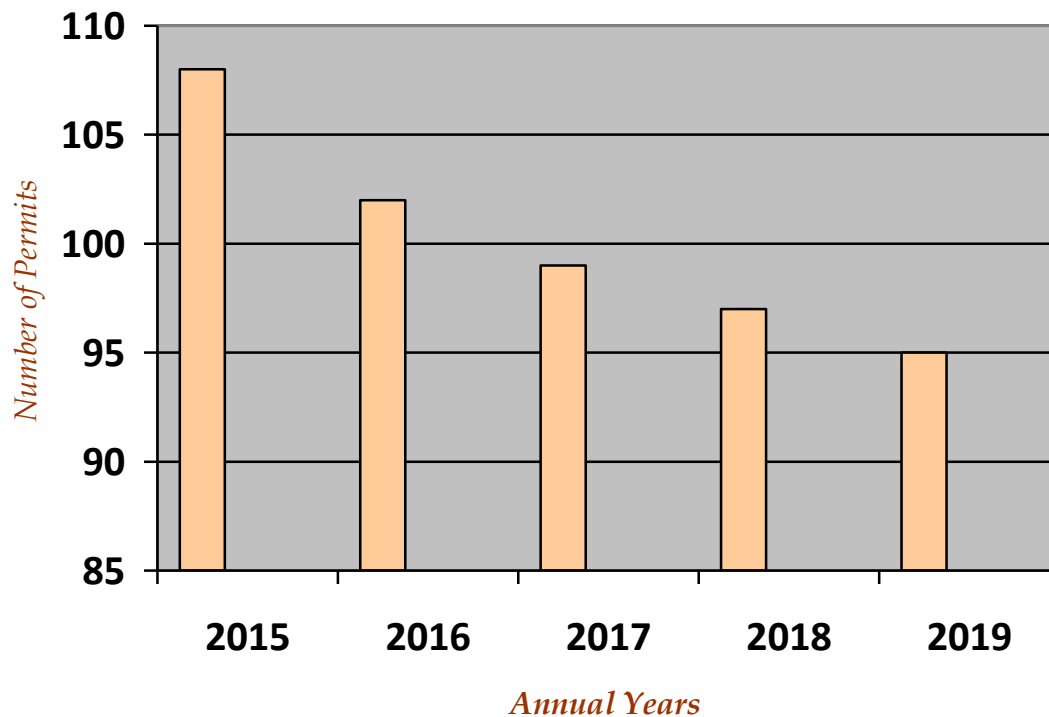


## **EROSION & SEDIMENT PERMITS**

The data below reflects the number of Erosion and Sediment Permits issued for the 2019 calendar year. Previous years are included for comparison.

Year	In Lieu of agreement permits	Under 10,000 square foot permits	Over 10,000 square foot permits	Total Permits
2015	65	38	5	108
2016	86	14	2	102
2017	81	11	7	99
2018	84	12	1	97
2019	78	14	3	95

### **E&S PERMITS ISSUED**



## **STORMWATER PERMITS**

The data below reflects the number of Stormwater Permits issued for the 2019 calendar year. Previous years are included for comparison. There are 30 stormwater sites requiring five year maintenance inspections (or more often if complaints are received).

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
1	1	2	0	1

## **STORMWATER PERMITS ISSUED**

