



Page County

Zoning & Subdivision
Ordinance Update

Board of Supervisors
Planning Commission

Worksession #5

April 27, 2021





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Revised Worksession Agenda

1. Key Progress Review - 5 minutes
2. Revised Project Schedule – 15 minutes
3. General Provisions and Admin & Enforcement – 15 minutes
4. Agricultural-Forestal (A-F) Overlay - 15 minutes
5. Confined Animal Feeding – 15 minutes
6. Nonconformity – 15 minutes
7. Floodplain Ordinance – 15 minutes
8. **Definitions – 10 minutes**
9. **Zoning Map Revisions – 20 minutes**
10. Next Steps - 5 minutes

Key Progress Review

- Kick-Off Meeting/Worksession #1
- Stakeholder & Public Input & Analysis
- Drafting and Joint Worksessions #2, #3 & #4
- Board and Commission Joint Worksession #5
- Drafting & Joint Worksessions
- Public Open House
- Incorporate Final Revisions
- Hearings & Adoption

Revised Project Schedule - 2021

Apr	27	Joint Worksession 5
June	22	Joint Worksession 6
July	TBD	Open House
July/Aug	TBD	Finalize Draft/Prepare Advertisement
Aug	TBD	Joint Worksession – Final Draft
Aug/Sept	TBD	Planning Commission Public Hearing/Recommendation
Sept	TBD	Board of Supervisors Public Hearing and Adoption

If needed, additional worksessions may be added with County authorization

Zoning Ordinance Table of Contents

Article I – In General

Article II – Admin/Enforcement

Article III – Permits/Applications

Article IV – Zoning Districts – Division 3

Article V – Use Matrix

Article VI – Use Standards – Addition of CAFO

Article VII – Community Design

~~Article VIII – Confined Animal Feeding~~

Article VIII – Non-Conformity

Article IX – Subdivision Code

Article X – Definitions

New Code Chapter – Floodplain Ordinance

General Provisions and Administration & Enforcement



- Modify title
- Update state code references
- Expand purpose statements
- Update language for ease of use & understanding
- Restructure Admin & Enforcement
- Add sections to General Provisions:
 - Conformity with chapter
 - Clarity for interpretations
 - Include vested rights and severability clauses
 - Purpose of any figures

Agricultural- Forestral (A-F) Overlay District



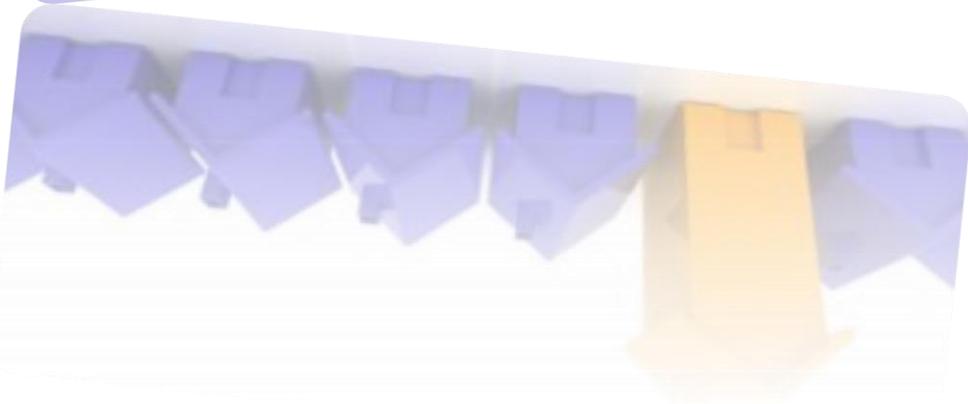
- Remove Stonyman regulations from use standards to create overlay district
- Provide clear intent and authority to establish other A-F overlay districts
- No substantive changes to existing Stonyman A-F District standards
- Permitted uses in use matrix

Confined (Concentrated) Animal Feeding Operations



- Relocate from separate Article to consolidate into Use Standards
- Maintain existing setbacks, acreage & submission of nutrient management plan to county
- Per use matrix - Special Use Permit (SUP)

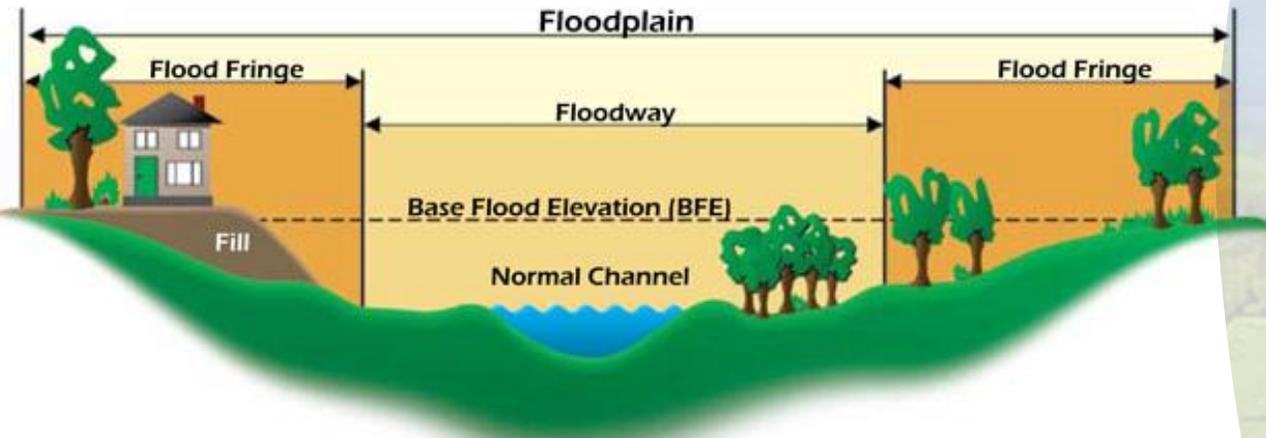
Nonconformity



- Reword and restructure to improve ease of use and understanding
- Update for compliance with state code
- Require property owners to provide documentation of non-conformance; reduce liability & staff administrative time

Floodplain Ordinance

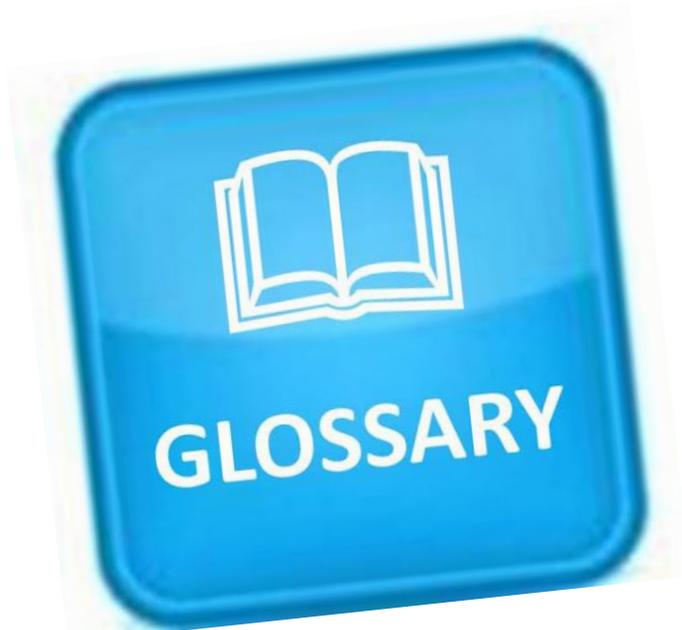
Characteristics of a Floodplain



Source: NFIP Guidebook, FEMA

- Restructured as separate county code chapter; no longer article of zoning ordinance
- Update for state code compliance; DCR model ordinance
- Restructure/reorder & clarify language for ease of use and understanding
- Update definitions for clarity and continuity with zoning ordinance
- Modify minimum freeboard from 12" to 18" as recommended by state

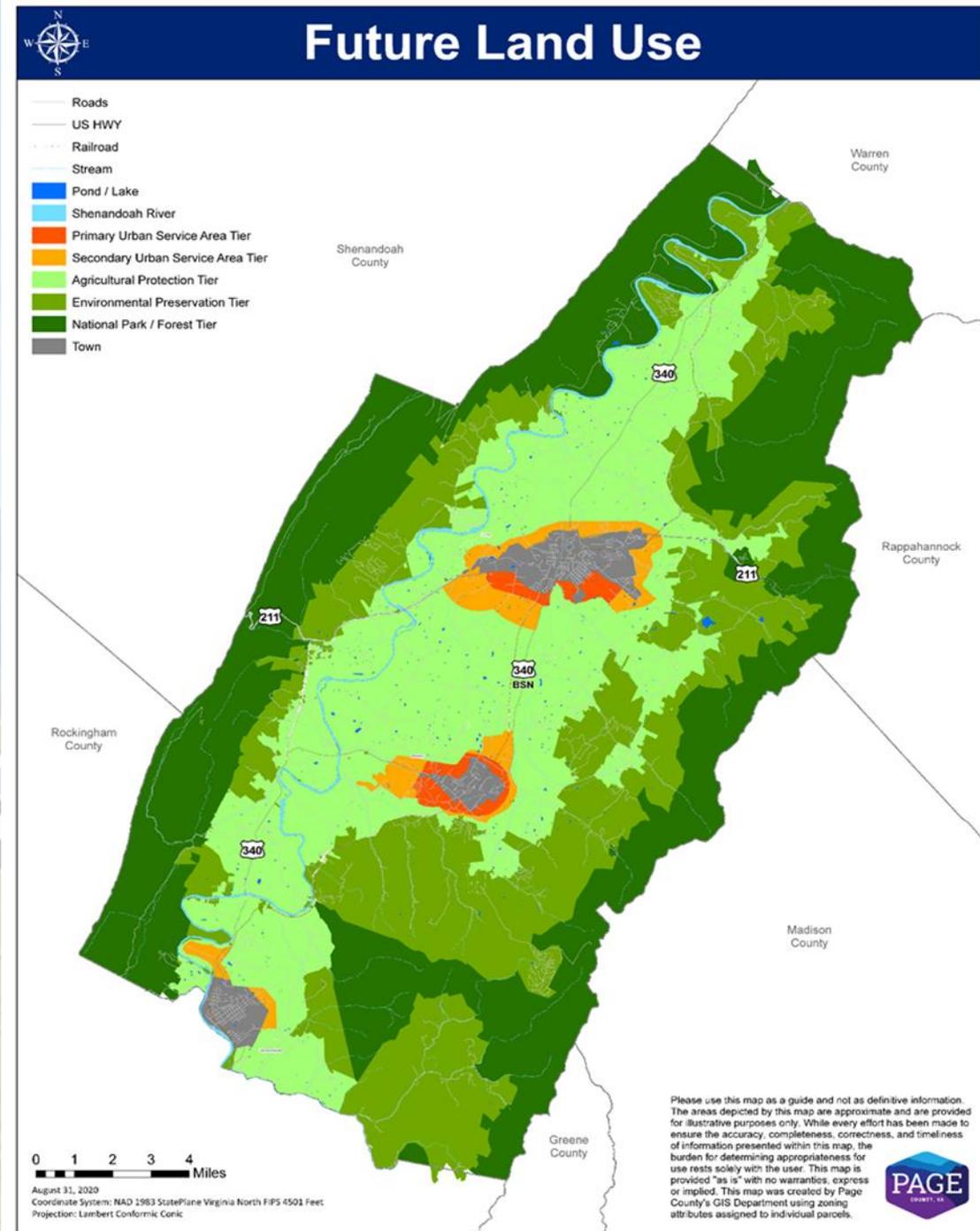
Definitions



- Significant revisions to definitions
- Modernize and clarify language
- Ensure compliance with state code
- Align with new standards, uses and text of other articles of ordinance

Potential Zoning Map Revisions

- Per County – Explore expansion of ‘C’ zoning; emphasis along corridors 211 & 340
- Comprehensive Plan and Data Analysis
- Options
 - #1 – Whole parcels along 211 & 340 within growth tiers
 - #2 – Within 500’ buffer along 211 & 340 within growth tiers



Option 1 – Impacted Parcels Summary

Number Of Total Properties: 257
Total Acreage: 1,106 acres

TOTAL ACREAGE BY ZONING DISTRICT:

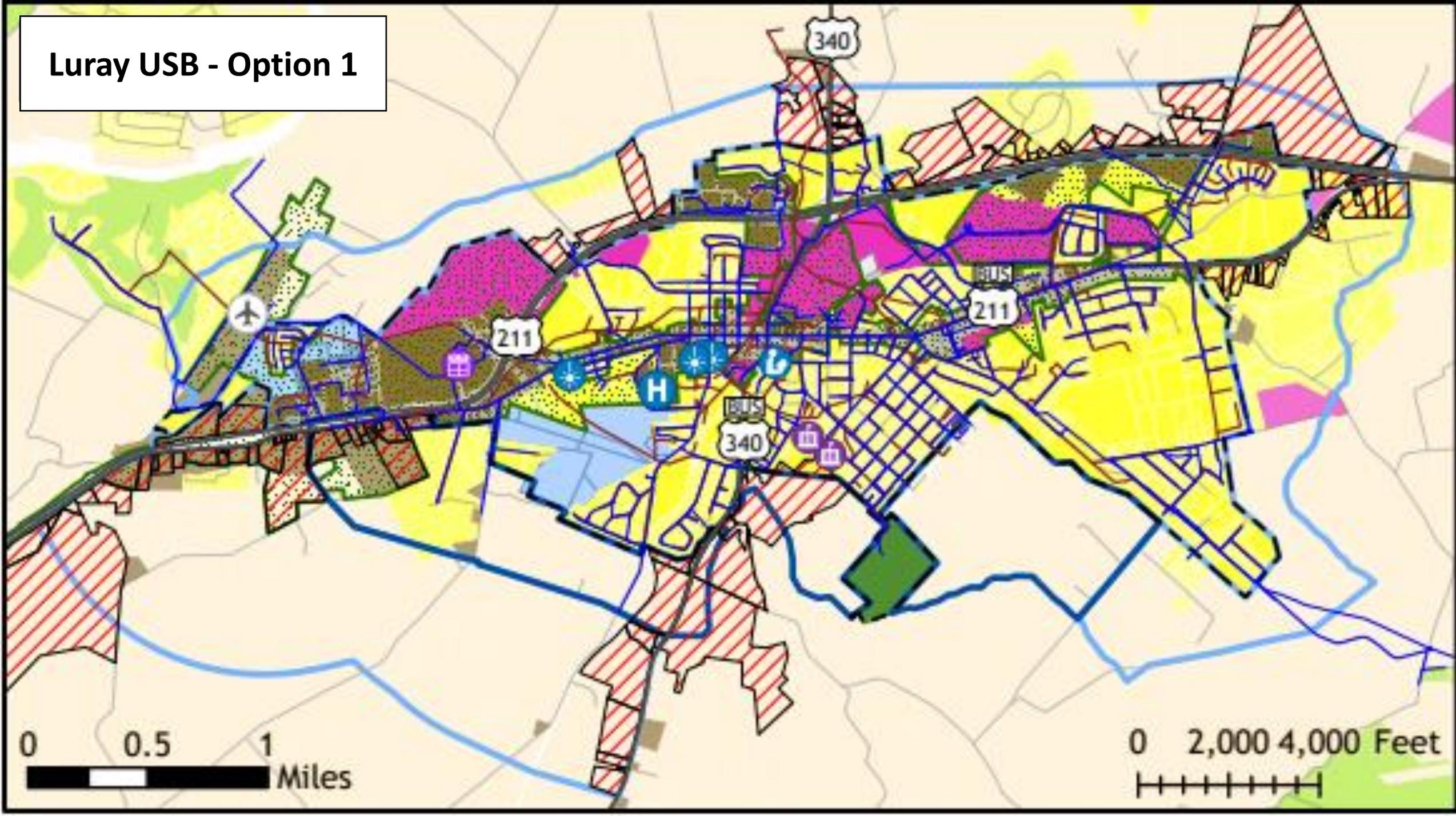
<u>ZONING DISTRICT</u>	<u>ACREAGE*</u>
Agriculture	879
Commercial	119
Industrial	13
Parks and Recreation	0
Residential	95
Woodland Conservation	0

*Portions of parcels within Urban Service Boundaries were considered for acreage totals

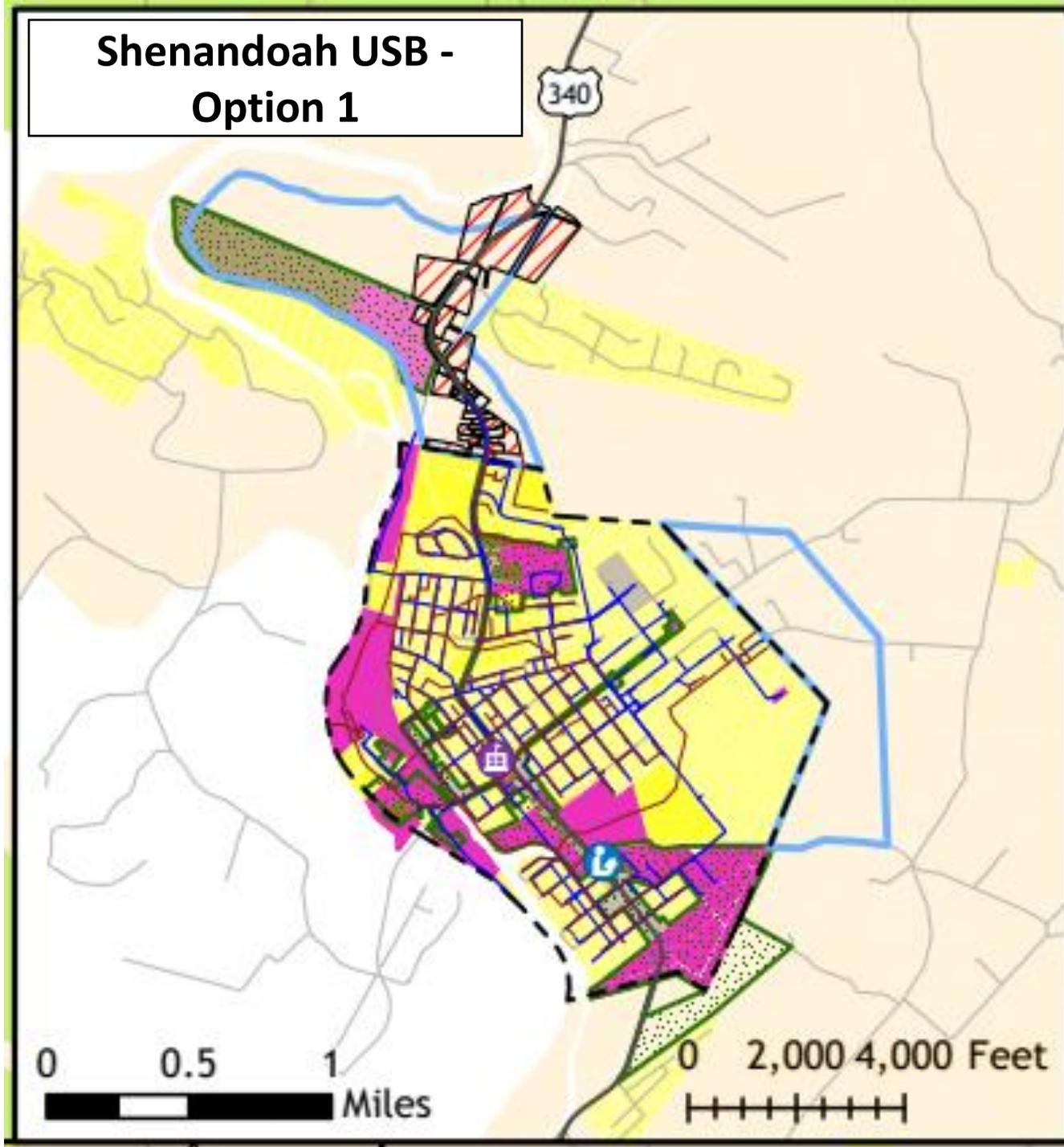
CURRENT OCCUPANCY:

<u>TYPE</u>	<u>TOTAL PROPERTIES</u>	<u>ACREAGE</u>
Commercial	25	49
Dwelling	153	713
Exempt	3	13
Fair Value - Residential	4	3
State Corporation Comm.	1	1
Vacant - Commercial	6	10
Vacant – W/ Manuf. Home	4	58
Vacant Land	51	244
Vacant/Exempt	10	15

Luray USB - Option 1



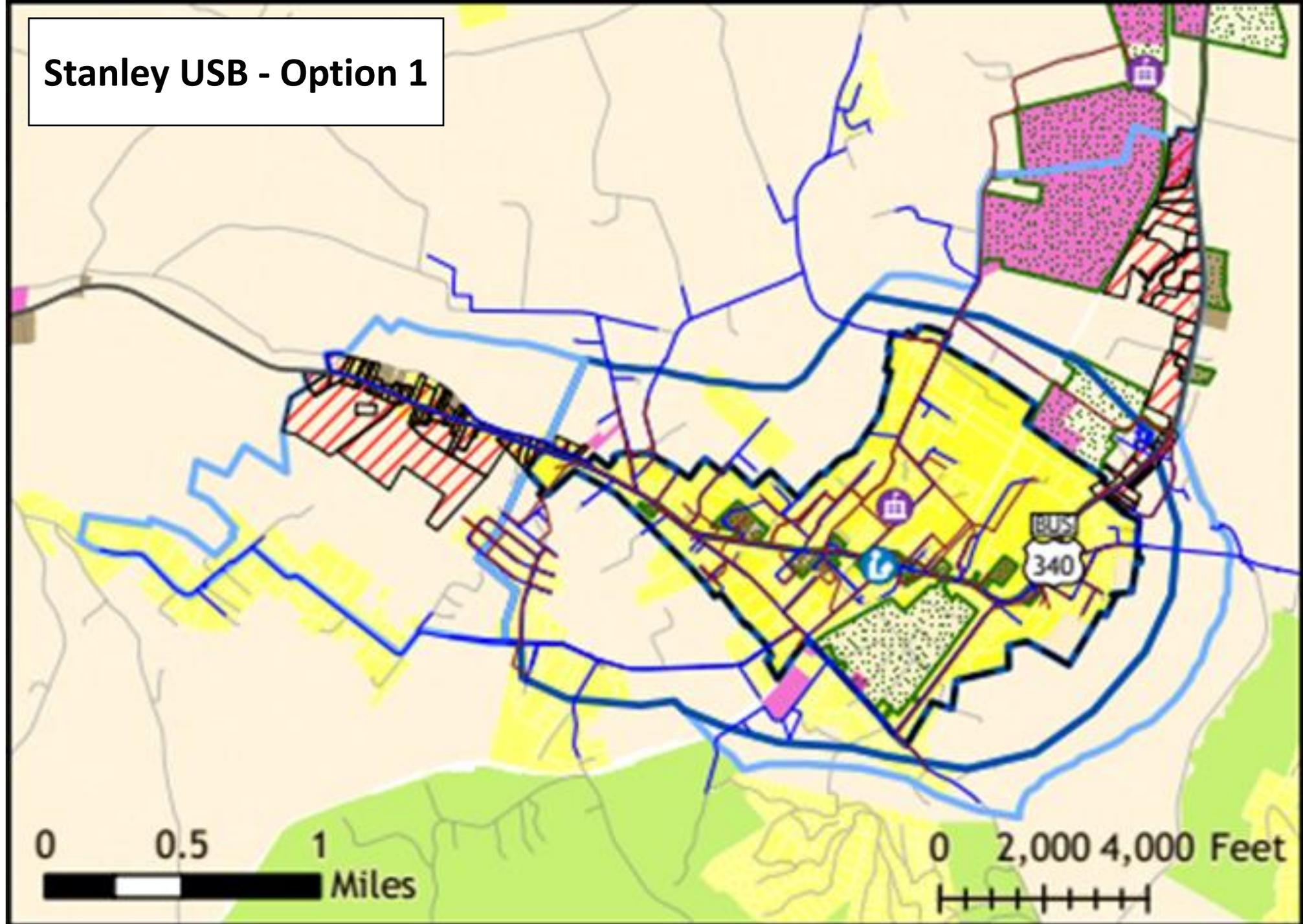
**Shenandoah USB -
Option 1**



0 0.5 1 Miles

0 2,000 4,000 Feet

Stanley USB - Option 1



Option 2 – Impacted Parcels Summary

Number Of Total Properties: 443**
Total Acreage: 758 acres

TOTAL ACREAGE BY ZONING DISTRICT:

<u>ZONING DISTRICT</u>	<u>ACREAGE*</u>
Agriculture	511
Commercial	101
Industrial	27
Parks and Recreation	0
Residential	119
Woodland Conservation	0

*Portions of parcels within Urban Service Boundaries were considered for acreage totals

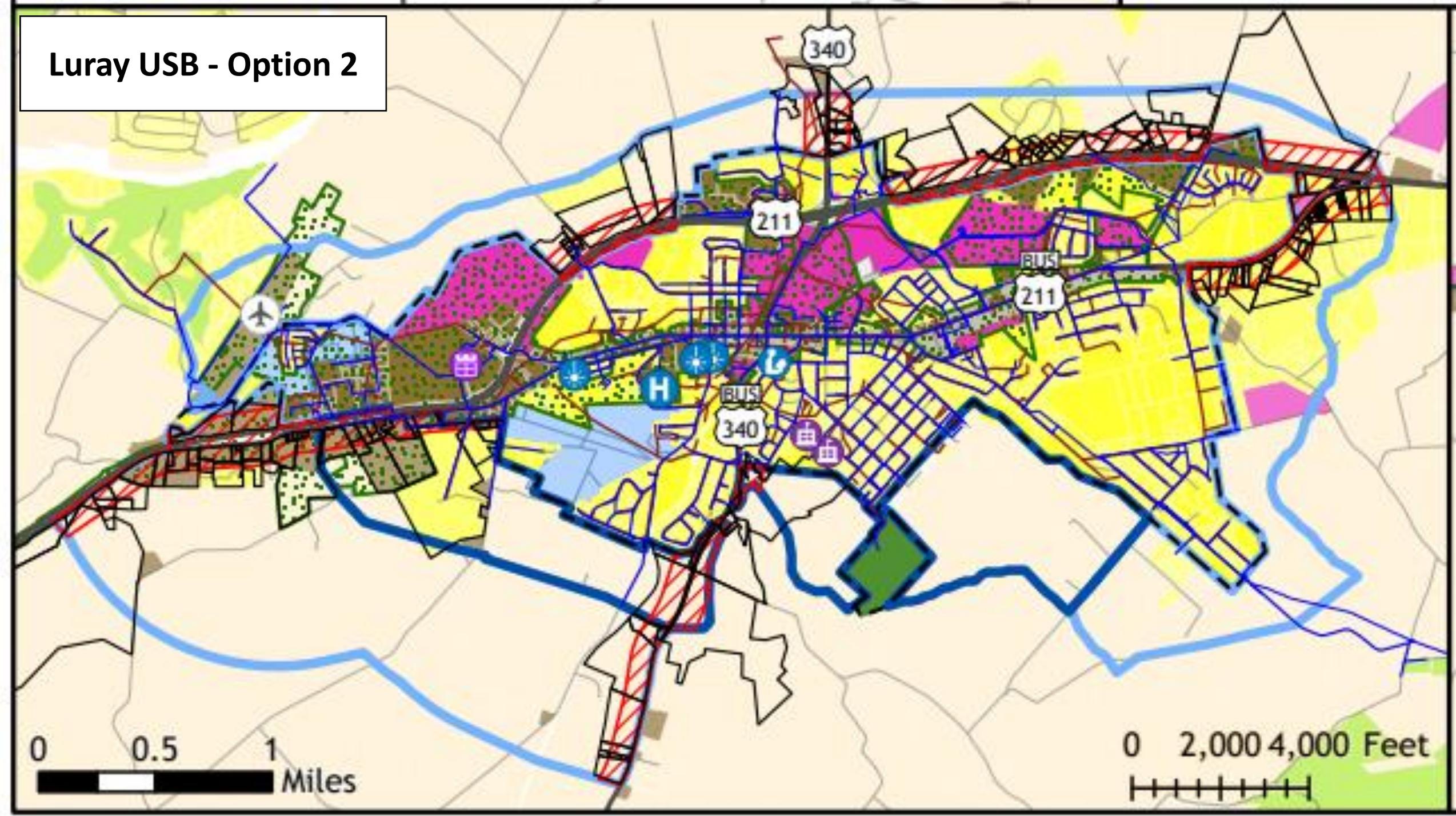
** Anticipated number of split-zoned parcels - 199

*** Includes 1 multi-sectional manufactured home

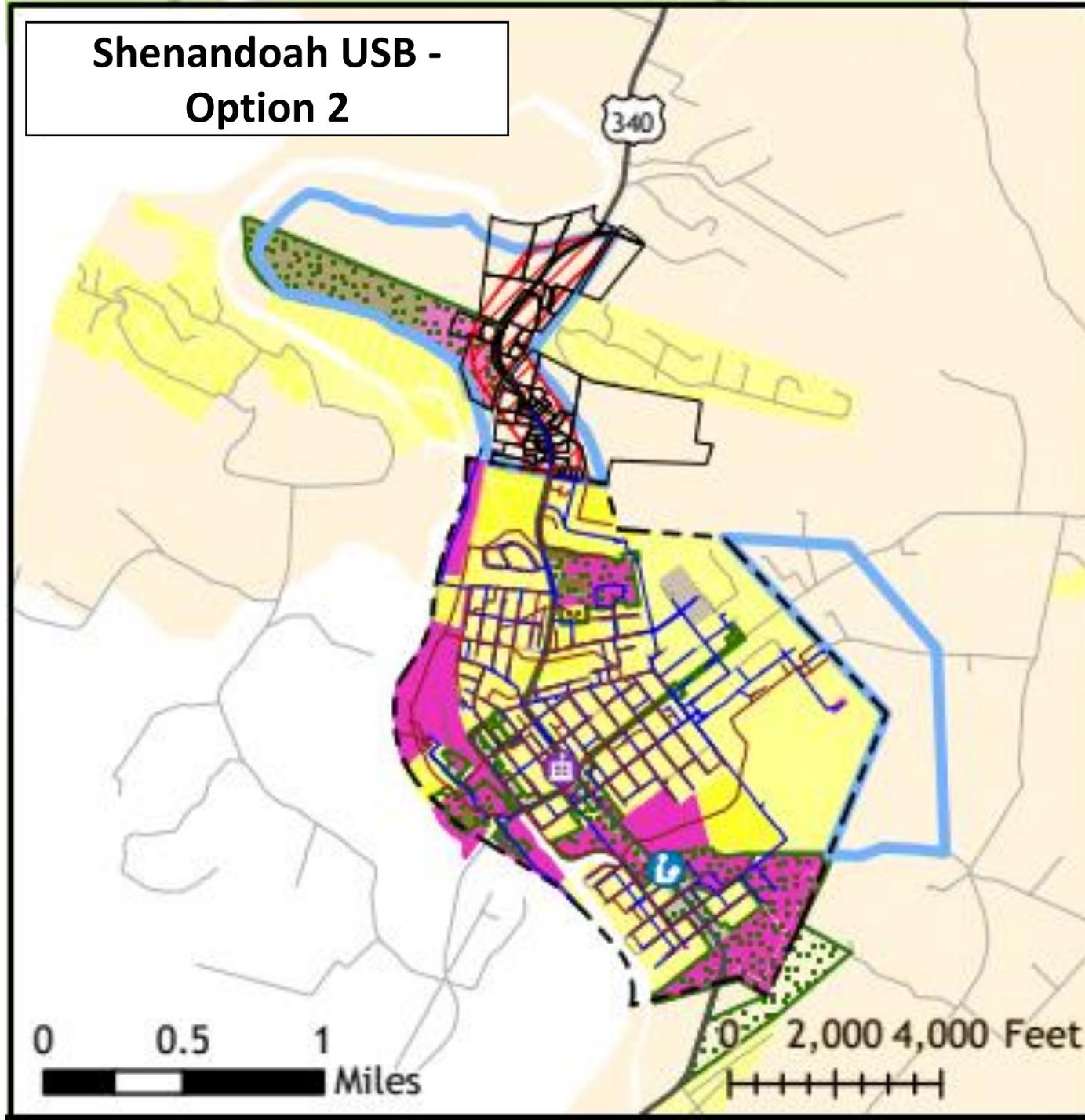
CURRENT OCCUPANCY:

<u>TYPE</u>	<u>TOTAL PROPERTIES</u>	<u>ACREAGE*</u>
Commercial	30	47
Dwelling***	251	444
Exempt	5	15
Fair Value - Residential	4	3
State Corporation Comm.	1	1
Vacant - Commercial	7	9
Vacant – W/ Manuf. Home	16	11
Vacant Land	116	213
Vacant/Exempt	13	15

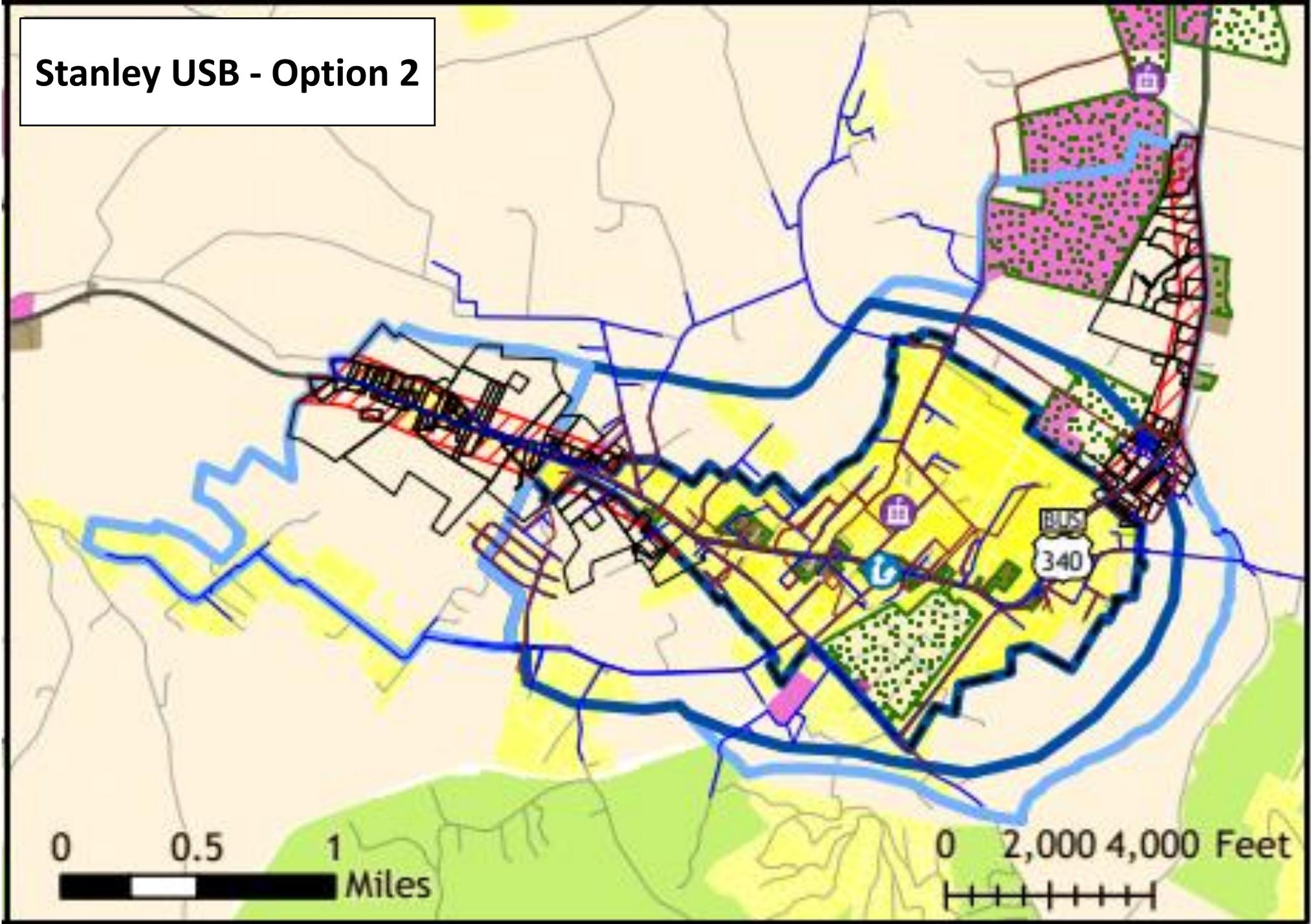
Luray USB - Option 2



**Shenandoah USB -
Option 2**



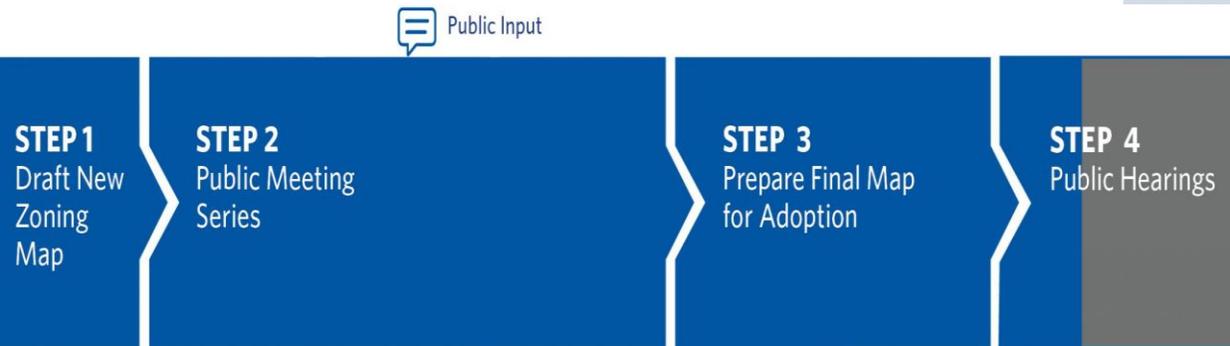
Stanley USB - Option 2



0 0.5 1 Miles

0 2,000 4,000 Feet

Potential Zoning Map Revisions – Process, Considerations & Options



- Criteria for Rezoning Consideration – Comprehensive Plan Land Use Recommendation, Existing and Surrounding Land Uses, Public Infrastructure & Access, Developable Acreage/Development Constraints
- Process – Final Draft Map, Parcel Owner Notification and Meeting Series, Final Map, Public Hearings
- Recommend separation of map revisions from Zoning Ordinance update

Next Steps

- Incorporate comments from tonight's discussion
- Review draft language from committee on animal keeping in residential areas
- Status of solar standards – incorporate in zoning ordinance update?
- Continue drafting ordinance sections in preparation for next joint worksession



Page County

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Thank You!

Questions or Further Input Contact:

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Project Website:

[www.pagecounty.virginia.gov/354/
Zoning-Subdivision-Ordinance-Update](http://www.pagecounty.virginia.gov/354/Zoning-Subdivision-Ordinance-Update)