

Overview

Page County is updating, modernizing, and restructuring the zoning and subdivision ordinances into one seamless regulatory document. The revised zoning and subdivision ordinance will:

- Provide streamlined and user-friendly regulations;
- Incorporate best planning practices and current state code requirements;
- Address the goals and strategies identified in the Comprehensive Plan; and,
- Consider citizen needs and issues identified through the public engagement process.

This meeting will focus on the ordinance's permits and applications provisions and subdivision regulations, as well as to finalize discussions relative to animal keeping and gardening in residential zoning districts and agricultural protection zoning in the form of lot development allocation in the P-R, W-C and A-1 districts. A compiled draft of the sections of the ordinance previously discussed at joint worksessions is being provided which incorporates Planning Commission and Board of Supervisor's comments received to-date. For more information and to stay updated on this project, visit: www.pagecounty.virginia.gov/354/Zoning-Subdivision-Ordinance-Update.

Agenda

The following agenda establishes the goals for the July 27th work session. Additional background information and materials are provided below and attached to aid in the review and discussion of these items.

- 1) Key Progress Review (5 minutes)
- 2) Revised Project Schedule (10 minutes)
- 3) Revisit Animal Keeping and Gardening in R districts (10 minutes)
- 4) Revisit Lot Development Allocation in P-R, W-C and A-1 districts (10 minutes)
- 5) Review/Discuss Article III – Permits and Applications (20 minutes)
- 6) Review/Discuss Article IX – Subdivision of Land (20 minutes)
- 7) Open House and Next Steps (15 minutes)

I. Key Progress

Key progress to date includes:

- **Joint Worksession Kickoff and Stakeholder/Public Engagement** – July and Sept, 2020
- **Joint Worksessions** – November 2020 and January, February and April 2021 – Public engagement summary and policy discussion; zoning districts and intents; uses; district, use and community design standards; general, administrative and non-conformity provisions; overlays; CAFOs; flood plain ordinance; zoning map revisions and definitions.
- **Revisit Topics**, March – June 2021 – Research other agricultural protection zoning regulations, review/discuss recommendations from the Board of Supervisor's animal keeping sub-committee and incorporate comments on floodplain.

- **Project Analysis and Drafting**, May-July 2021 – Drafting of remaining ordinance sections (permits/applications and subdivision of land), revised draft of animal keeping in residential districts and lot development allocations in P-R, W-C and A-1 districts
- **Consolidated Final Draft Ordinance**, June – July 2021 – Incorporating comments received from Planning Commission and Board of Supervisors members and staff into consolidated final ordinance draft. This work will continue into August and September.

2. Revised Project Schedule

The revised project schedule is provided as **Attachment A**. The current schedule is predicated on timely receipt of feedback and comments. If needed, additional worksessions may be added, upon approval and authorization by the County.

3. Animal Keeping, Gardening and Residential Farms

In response to input from the Board’s animal keeping sub-committee, the drafts for Article V. – Uses. and Article VI. – Use Standards have been revised. Specifically, these articles have been updated to include gardening as a use, update permissions for wayside stands, and provide use standards for keeping livestock, poultry and bees in residential zoning districts. The use standards were updated to reflect the numbers of animal units permitted by lot acreage, provide clarity that keeping of livestock as part of an education program such as 4-H, and provide setback and other standards. The revisions to these draft sections are provided in **Attachment B**.

4. By-right Lot Development Allocation in P-R, W-C and A-I Districts.

At the February 2021 worksession, Planning Commission and Board members asked BG staff to research standards for by-right lot development allocation using sliding scale zoning in other Virginia localities. The group discussed an interest in increasing the lot allocation numbers proposed in the draft district standards and including a maximum lot size for these lots. BG staff research and recommendations regarding these standards are provided in **Attachment C**. BG staff recommends maintaining the proposed by-right lot development allocation over the current 5-year subdivision delay provision as proposed the district standards in P-R, W-C and A-1 districts, increasing the by-right lot yield from a parent parcel, and requiring a maximum lot size.

5. Article III – Ordinance Amendments, Zoning and Development Approvals and Appeals.

The current zoning ordinance contains requirements for permitting, applications, plan reviews, appeals, variances, rezoning and ordinance amendments in Article VII, Administration and Enforcement, and scattered throughout other sections of the ordinance, including in specific use standards. The revised draft consolidates requirements for these processes and applications into one article entitled Article III - Ordinance Amendments, Zoning and Development Approvals and Appeals. The draft revised article is provided in **Attachment D**. Edits include:

- Creation of new article to consolidate permitting and application requirements scattered through-out current ordinance;

- Update references to the Code of Virginia;
- Add sections to: offer clarity for rezoning, special use permits, conditional zoning, variances, written determinations, appeals, plans review and zoning permit processes; detail application processes and minimum requirements; move fee requirements to a central location as an appendix; and, clarify notification and public notice requirements
- Add the process by which the Zoning Administrator may administratively approve modifications to setback requirements; and,
- Update language for ease of use and understanding.

6. Article IX. — Subdivision of Land

This article (**Attachment E**) will replace the County's current code chapter for subdivision of land (Chapter 100). Due to the incorporation of the subdivision ordinance into the Zoning Ordinance, the definitions relative to subdivisions have been incorporated into the zoning ordinance draft Revised Article X. — Definitions, which can be reviewed in **Attachment F**.

The Code of Virginia requires every locality to ensure the orderly division of land. The State Code also dictates many subdivision requirements including, but not limited to, allowance of family subdivisions; when bonds can be required and their release; when preliminary plats can be required; timing for subdivision plat reviews; and, the length of validity of approved plats. This article has been revised to include state code requirements and references, as appropriate. The article has also been reorganized for readability and enforcement. Major edits based on best practice include:

- Removing current ordinance conflicts by replacing definitions and clearly categorizing subdivision types (Single lot, family, minor and major subdivisions);
- Developing standards for private roads and increasing subdivisions where private roads would be permitted;
- Modifying language to offer ease of use and understanding;
- Providing standards for boundary line adjustments, vacation plats and subdivision types;
- Clarifying review processes; and,
- Incorporating process for Subdivision Potential Verification to track and enforce ordinance regulations, including by-right lot development allocation in P-R, W-C and A-1 districts.

7. Open House and Next Steps

The immediate next steps include incorporating all Planning Commission and Board of Supervisor edits and compiling a Consolidated Draft Zoning Ordinance. There are currently no amendments to the zoning maps. The proposed draft revised ordinance will be shared at a public open house, proposed for August 24, 2021.

The primary objective of the public review open house is to validate the draft Zoning and Subdivision Ordinance content and identify opportunities for improvement. The open house will educate and engage citizens with an overview presentation and stations for major topic elements (e.g., use matrix; district standards).

The open house should be advertised in advance to attract general interest and targeted invitations to boards, commissions, and local organizations could be provided as well. The Berkley Group will provide a flyer for distribution. Copies of the draft Ordinance should be made available in hard copy and online for those that wish to review and comment on the Ordinance in its entirety.