

MINUTES
PAGE COUNTY PLANNING COMMISSION
February 13, 2018

Members Present

Bernie Miller, District 1	Paul Otto, District 1
Donnie Middleton, District 2	Keith Weakley, Vice Chairman, District 3
James Holsinger, Secretary, District 4	Jonathan Comer, Chairman, District 5
Craig Lancto, District 5	

Members Absent

Steve Atkins, District 2	James Turner, District 3
Duane Painter, District 4	

Staff Present

Tracy Clatterbuck

Call to Order

Chairman Comer called the February 13, 2018, Page County Planning Commission Regular Meeting to order in the Board of Supervisors Room of 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*.

Adoption of Agenda

Mr. Miller made a motion to approve the agenda as presented. The motion was seconded by Mr. Middleton. The motion passed unanimously.

Public Hearing

None

Citizen Comments on Agenda Items

None

New Business

A. Approval of Minutes- January 9th & 23rd, 2018

Mr. Lancto made a motion to approve the January 9th and 23rd, 2018, minutes as presented. The motion was seconded by Mr. Weakley. The motion passed unanimously.

B. Election of Officers

The following commissioners were elected officers: *Chairman*: Jon Comer; *Vice Chairman*: Keith Weakley; and *Secretary*: Jamie Holsinger.

C. Proposed amendment to 125-14(l)

Ms. Clatterbuck presented a proposal to the commission that would allow pools to extend five feet into any yard setback requirement. As currently defined in the zoning ordinance, a pool is considered a structure, and is required to meet minimum setback requirements. Also, currently in the zoning ordinance, the code allows decks and porches to extend five feet into any yard setback requirement. Staff has numerous pending zoning applications for above ground pools that do not meet the required minimum setbacks. These pools have been on the properties between two and fifteen years but never had proper permits; therefore, they were sent a notice of violation from the Building Official. Should the commission decide to proceed with this amendment, these three violations would be resolved as they are all at least five feet from property lines. If the commission chooses not to proceed with the proposal,

these landowners will need to apply for a variance or relocate the pool to where all minimum setbacks can be met.

Mr. Otto said that he was tired of seeing proposed amendments to the zoning ordinance that assisted property owners that are in violation of the current ordinance. He would not be in favor of allowing pools to extend five feet into the setback like decks and porches can. After minor discussion, the majority of the commission agreed with Mr. Otto. Chairman Comer stated they would not be pursuing the proposed amendment presented by staff unless the Board of Supervisors provided written request stating they would support such amendment related to above ground pools.

D. Proposed amendment to 125-10 Agriculture

Ms. Clatterbuck explained that the county attorney had notified staff that our current code in the agriculture zoning district violates the right-to-farm act. He said that the county needs to amend the following: Permitted uses by-right instead of by special use permit: farmers market, greenhouse retail sales, brewery, and winery.

After discussion the commission decided to hold off on scheduling the public hearing until the following questions were answered by the county attorney: 1) Can we ignore this/just not enforce the current code as written? 2) Can we wait until something else related to this needs to be amended and lump them together? 3) Does the county attorney know of any other county ordinances that need to be amended? Ms. Clatterbuck stated she would get these questions to the county attorney and bring it back to the commission.

E. Graves- Special Use Permit

Ms. Clatterbuck pointed out that there would be an upcoming special use permit application from Shawnee Farms, Inc./Graves to operate a wedding venue. The application is not yet complete as staff is waiting for numerous things from the applicant. Once the application is complete, staff would bring it back to the commission for review/scheduling of the public hearing. Mr. Otto requested that the applicant provide a site plan, a written opinion from the building official related to permitted occupant loads, and a copy of the conditions in the Hirsch special use permit for their wedding venue that was approved last year.

Unfinished Business

A. Zoning Committee Report

No Report

B. Comp Plan Committee Report

Mr. Otto stated the committee was continuing to work on exhibits and text updates.

C. Subdivision Committee Report

No Report

D. Sign Ordinance Committee Report

Mr. Lancto stated that the committee had met and are currently working on a draft for the intent of the sign ordinance.

Open Citizen Comment Period

None

Chairman's Report

No Report

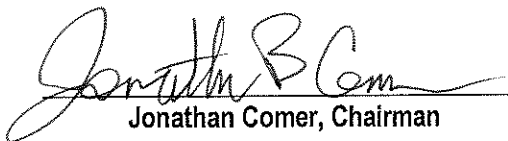
Clerk's Report

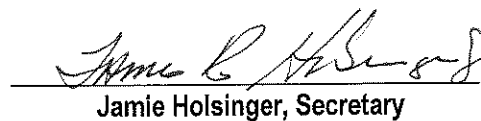
Ms. Clatterbuck noted the following pending items:

1. The Agriculture subcommittee meeting is scheduled for February 14, 2018, with the Board of Supervisors.
2. Staff is still waiting for comments from the county attorney related to the proposed amendments to the Violations and Penalties section of the Zoning Ordinance.

Adjourn

Chairman Comer adjourned the meeting at 8:15 p.m.


Jonathan Comer, Chairman


Jamie Holsinger, Secretary

