

Minutes  
Board of Supervisors  
Work Session  
June 5, 2018

Members Present: Morgan Phenix, Chairman At-Large  
David Wiatrowski, District 2  
Mark Stroupe, District 3  
Larry Foltz, District 4  
Jeff Vaughan, District 5

Absent: D. Keith Guzy, District 1

Staff Present: Amity Moler, County Administrator  
Nathan Miller, County Attorney  
Janeena Zalipski, Office Aide

**Call to Order:**

Chairman Phenix called to order the work session of the Page County Board of Supervisors, on June 5, 2018, at 7:00 p.m., in the Board of Supervisors Room located in the Page County Government Center, 103 South Court Street, Luray. The Call to Order was followed by the Invocation given by Sheriff Chad Cabbage and the *Pledge of Allegiance*.

**Public Hearing – Zoning Ordinance Amendment (Violations & Penalties:  
(EXHIBIT A)**

Chairman Phenix opened the public hearing on Zoning Ordinance Amendment (Violations & Penalties) at 7:04 p.m. The public hearing was advertised as follows:

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NOTICE OF PUBLIC HEARING  
PAGE COUNTY BOARD OF SUPERVISORS  
ZONING ORDINANCE AMENDMENT

NOTICE is hereby given pursuant to Section 15.2-2204 of the Code of Virginia, as amended that the PAGE COUNTY BOARD OF SUPERVISORS shall hold a public hearing at 7:00 p.m. on June 5, 2018, in the Board of Supervisors Meeting Room, located in the County Government Center, 103 South Court Street, 2<sup>nd</sup> Floor, Luray, VA, to receive public comments and to consider the following amendments:

Amendment to 125-10 (Agriculture) by allowing farmers markets, greenhouse retail sales, breweries, and wineries be permitted by-right rather than by special use permit.

Amendments to 125-63 (Violations and penalties), and 125-63.3 (Criminal Penalties), and 63.4 (Injunctive Relief and Other Remedies), and delete 125-49.C. (Notice of Violations).

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Tracy Clatterbuck, Zoning Administrator, informed the Board that the proposed amendment will bring the violations and penalties portion of the Zoning Ordinance up-to-date, in accordance with the Virginia Code. It was also recommended by legal counsel that the County consider adopting civil penalties for zoning violations. The advantage of adopting civil penalties is that the County would not need to incur additional legal fees to pursue the matter in court, unless there is personal injury or the fees are greater than \$5,000. By adopting civil penalties, this will reduce the legal expenses for the County. Another benefit to adopting civil penalties is that the penalties would be paid to Page County. When pursued criminally through General District Court, the penalty fees enforced by the judge are retained by the Court. The Planning Commission held a public hearing on April 24, 2018. There were no comments from the public regarding this proposed amendment. The Commission voted 7-1 recommending approval to the Board of Supervisors.

Public Comments:

There were no speakers during the hearing. Chairman Phenix closed the public hearing at 7:06 p.m.

County Attorney Miller said the County should proceed with civil penalties first. Mrs. Moler agreed with Mr. Miller and said this will save the County money on legal fees.

**Motion:** Supervisor Stroupe moved that the Page County Board of Supervisors approve the Zoning Ordinance amendment to 125-63 (Violations), add 125-63.1 (Enforcement), add 63.2 (Civil Penalties), add 63.3 (Criminal Penalties), add 63.4 (Injunctive Relief and Other Remedies), and delete 125-49.C. (Notice of Violations) of the Page County Zoning Ordinance. Supervisor Wiatrowski seconded and the motion carried by a vote of 5.0. Aye: Phenix, Wiatrowski, Stroupe, Foltz, Vaughan. Nay: None. Absent: Guzy.

**Public Hearing – Zoning Ordinance Amendment (Agriculture):                      EXHIBIT B**

Chairman Phenix opened the public hearing on the Zoning Ordinance amendment (Agriculture) at 7:10 p.m. The public hearing was advertised as follows:

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NOTICE OF PUBLIC HEARING  
PAGE COUNTY BOARD OF SUPERVISORS  
ZONING ORDINANCE AMENDMENT

NOTICE is hereby given pursuant to Section 15.2-2204 of the Code of Virginia, as amended that the PAGE COUNTY BOARD OF SUPERVISORS shall hold a public hearing at 7:00 p.m. on June 5, 2018, in the Board of Supervisors Meeting Room, located in the County Government Center, 103 South Court Street, 2<sup>nd</sup> Floor, Luray, VA, to receive public comments and to consider the following amendments:

Amendment to 125-10 (Agriculture) by allowing farmers markets, greenhouse retail sales, breweries, and wineries be permitted by-right rather than by special use permit.

Amendments to 125-63 (Violations and penalties), and 125-63.3 (Criminal Penalties), and 63.4 (Injunctive Relief and Other Remedies), and delete 125-49.C (Notice of Violations).

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Mrs. Clatterbuck said that staff was notified by the County Attorney that the current zoning ordinance, specifically Section 125-10 (Agriculture), needs to be amended as it is not consistent with the Virginia Code. Currently, under Section 125-10 (Agriculture) of the Page County Zoning Ordinance, farmers markets, greenhouses, breweries, and wineries are only permitted by Special Use Permit in the Agriculture zoning district. Staff recommends that Section 125-10 (Agriculture) of the Page County Zoning Ordinance be amended to permit farmers markets, greenhouse retail sales, breweries, and wineries by-right rather than by special use permit. The proposed amendments have been reviewed and approved by legal counsel for adoption. The Planning Commission held a public hearing on April 24, 2018. There were no comments from the public regarding this proposed amendment. The Commission unanimously recommended approval to the Board of Supervisors.

Public Comments:

There were no speakers during the public hearing. Chairman Phenix closed the public hearing at 7:11 p.m.

**Motion:** Supervisor Foltz moved that the Page County Board of Supervisors approve the zoning ordinance amendment for Section 125-10 (Agriculture) of the Page County Zoning Ordinance to allow farmers markets, greenhouse retail sales, breweries, and wineries by-right rather than by special use permit. Supervisor Stroupe seconded and the motion carried by a vote of 5-0. Aye: Wiatrowski, Stroupe, Foltz, Vaughan, Phenix. Nay: None. Absent: Guzy.

Cash Flow Update:

Penny Gray, Treasurer, said that the County ended the month of May strong with about \$7.5 million in the bank. Next month is our big debt service payment, but as of today we

have already met half of the projected revenue goal for next month, which looks like we will end the fiscal year strong.

**Presentation by Lord Fairfax Community College:**

Kim Blosser, Lord Fairfax Community College President, introduced her team, and thanked the Board for allowing her to present. She said the building that the college is leasing has gone into foreclosure and the note was bought by the bank. The bank has retained a local realtor to aggressively sell the property. They are aware of the lease we had with the previous owner, but there are no promises for what happens in the future. In addition, the current location has multiple health and safety issues with a very leaky roof. She mentioned that there is no capital money from the state to build a new building in Page. This is why the educational foundation is building it for them and then the college will lease the building from the educational foundation. The amount of funding raised to date is \$1.3 million. This does not include funding either pledged or in cash to this date. The goal is to be in the new building by spring 2020, but the end of 2019 would be ideal. The new center will be on 8.3 acres in the Luray Landing development directly behind Walmart on gifted land. The new center will be housed in a 12,000-square foot state-of-the-art building, sited and designed with planned build-out areas to accommodate educational needs in the future. She asked Page County Board of Supervisors to commit a gift-pledge of \$250,000, before the end of 2018, but let your pledge payments run starting in your 2020 budget for five years.

**Motion:** Supervisor Vaughan moved to gift-pledge \$250,000 starting in FY2020 giving \$50,000 a year over the next five years. Supervisor Stroupe seconded and the motion carried by a vote of 5-0. Aye: Wiatrowski, Stroupe, Foltz, Vaughan, Phenix. Nay: None. Absent: Guzy.

**Tax Relief for Disabled Veteran's Refund Request:**

Becky Smith, Commissioner of the Revenue, explained to the Board that a taxpayer submitted his letter that he received from the Veterans Affairs Office, which qualifies him for the Veteran Relief Program. According to Virginia State Code, a 100% disabled veteran may qualify for relief from their real estate tax. This program was enacted by the State, effective January 1, 2011. The County is required to give exemption once the veteran is deemed disabled. Pursuant to State Code, the County is required to abate taxes and refund the current year plus three years. The taxpayer will be refunded for years 2015-2017 and the first half of 2018. Due to this abatement, we are requesting a refund in the amount of \$3,411.11, to be issued to the taxpayer.

**Motion:** Supervisor Vaughan moved to refund the taxpayer \$3,411.11. Supervisor Foltz seconded and the motion carried by a vote of 5-0. Aye: Stroupe, Foltz, Vaughan, Phenix, Wiatrowski. Nay: None. Absent: Guzy.

**TOT Funding Distribution:**

Mrs. Moler reviewed the Virginia Code as it pertains to the Transient Occupancy Tax, outlining how the funds are to be spent.

Supervisor Wiatrowski suggested retaining a portion of the funds for future requests. After discussion, the Board agreed to keep \$150,000.

Dennis Click, Director of Finance, projected the Transient Occupancy Tax (TOT) of \$1,000,000.00 for next fiscal year, which is 5% of the lodging taxes collected throughout Page County. Of the 5%, 2% automatically goes into the General Fund (\$400,000).

The Board then reviewed each of the requests for the TOT funds made allocations, as follows:

- ED & Tourism Coordinator – \$59,027.00
- 2% TOT to General Fund – \$400,000.00
- Planning and Comm. Dev. Assistant – \$16,232.00
- Administrative Fee – \$21,000.00
- Chamber of Commerce – \$255,000.00
- Page Co. Econ. & Community Dev. – \$118,295.00
- Fields of Gold – \$0
- Luray Triathlon – \$9,400.00
- Cavern's Shrine Club – Voices for the Children – \$2,350.00
- Swim Fest - Luray – \$1,880.00
- Performing Arts Luray – \$4,700.00
- Luray Park Association (Luray Singing Tower) – \$4,700.00
- Shen. Heritage/Memorial Day – \$0
- Shen Heritage/Stevens Cottage – Caboose – \$0
- Shenandoah Jamboree – \$8,000.00
- Shenandoah Valley Racket T'ers – \$1,880.00
- Stanley Sandlot Baseball – \$0
- Town of Luray – Youth Trout Derby – \$0
- Town of Luray – Tourism Projects – \$16,712.00
- Town of Luray – Events and Marketing – \$10,000.00
- Town of Shenandoah – Tourism Project – \$16,712.00
- Town of Shenandoah – Events and Marketing – \$10,000.00
- Town of Stanley – Events and Marketing – \$10,000.00
- Town of Stanley – Homecoming – \$0
- Town of Stanley – Tourism Projects – \$16,712.00
- Trackside Theater – \$2,820.00
- VFW Post 621 – Bluegrass Festival – \$6,580.00
- Page Valley Arts Council – \$8,000.00

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- Page Valley Cycling – \$0
- Hawksbill Greenway Foundation – \$0
- Artisan's Trail – \$0
- Labor Fest – \$0
- Town of Shenandoah – Parks – \$0
- TOT Holdback for Reserves – \$0

Total allocation: \$1,000,000.00

Reminder: \$0

The Board was not able to keep anything for reserve, all projected funds were assigned.

**Motion:** Supervisor Vaughan moved for the Board of Supervisors to adopt the FY2019 budget for TOT funds of \$1,000,000.00 as presented. Supervisor Wiatrowski seconded and the motion carried by a vote of 5-0. Aye: Foltz, Vaughan, Phenix, Wiatrowski, Stroupe. Nay: None. Absent: Guzy.

**Supervisors Time:**


All the Supervisors thanked everyone for coming.

**Adjourn:** 9:21 p.m.

With no further business, Chairman Phenix adjourned the meeting.



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Morgan Phenix, Chairman



\_\_\_\_\_  
Amity Moler, County Administrator

**ORDINANCE TO AMEND CHAPTER 125, SECTION 125-63 (VIOLATIONS), ADD SECTION 125-63.1 (ENFORCEMENT), ADD SECTION 63.2 (CIVIL PENALTIES), ADD SECTION 63.3 (CRIMINAL PENALTIES), ADD SECTION 63.4 (INJUNCTIVE RELIEF AND OTHER REMEDIES) AND DELETE SECTION 125-49.C. (NOTICE OF VIOLATIONS) OF THE PAGE COUNTY, VIRGINIA CODE**

**WHEREAS**, by Ordinance duly adopted on September 14, 1989, the Board of Supervisors of the County of Page, Virginia, adopted Chapter 125 (Zoning) of the Code of the County of Page, Virginia, which Chapter has been amended from time to time; and

**WHEREAS**, upon mature consideration, the Board of Supervisors has determined it is in the best interest of the County to further amend Chapter 125, Section 125-63 (Violations), add Section 125-63.1 (Enforcement), add Section 125-63.2 (Civil Penalties), add Section 125-63.3 (Criminal Penalties), add Section 125-63.4 (Injunctive Relief and Other Remedies) and delete Section 125-49.C. (Notice of Violations) of the Page County Code.

**NOW, THEREFORE, BE IT ORDAINED AND RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PAGE, VIRGINIA**, that Chapter 125 (Zoning) of the Page County Code be amended as follows:

1. Chapter 125 Zoning, Section 125-63 Violations is hereby amended to read as follows:

**“Violations**

The following are violations of this chapter and are declared to be unlawful:

- a. Uses. Any use of a structure, improvement of land, established, conducted, operated or maintained in violation of any provision of this chapter, any approved application plan, site plan, zoning clearance, or condition accepted or imposed in conjunction with any county approval under this chapter, or without any required permit, certificate, or other required approval under this chapter.
- b. Structures or improvements. Any structure or improvement that is established, conducted, operated, or maintained in violation of any provision of this chapter, any approved application plan, site plan, zoning permit, zoning clearance, or condition accepted or imposed in conjunction with any county approval under this chapter, or without any required permit, certificate, or other required approval under this chapter.
- c. Use of structure or site without certificate of occupancy. Any use of a structure or site for which a certificate of occupancy is required that is conducted, operated, or maintained without a certificate of occupancy.
- d. Requirements and standards. The failure to comply with any other requirement or standard of this chapter.”

2. Chapter 125 Zoning, Section 125-63.1 Enforcement is hereby added to read as follows:

**“Enforcement**

- a. Complaints and Investigation. Any person who alleges that a violation of this chapter has occurred may file a written complaint with the zoning administrator or agent. Such complaint shall stipulate the cause and basis thereof and the location of the alleged violation. The zoning administrator or agent shall properly record the complaint, investigate the facts thereof, and take action thereon as provided by this chapter.
- b. Notice of violation. If, upon completion of the investigation, the zoning administrator determines that a violation of this chapter exists, a notice of violation shall be issued to

the person committing or permitting the violation, or both, if the zoning administrator determines to pursue enforcement.

1. Contents of notice. The notice shall include the following information: (i) the date of the notice; (ii) the basis for the decision; (iii) a statement informing the recipient that the decision may be appealed to the board of zoning appeals within the applicable appeal period provided in § 125-58 and that the decision shall be final and unappealable if it is not timely appealed; (iv) the applicable appeal fee; (v) a reference to where additional information may be obtained regarding filing an appeal; and (vi) the time within which the violation shall be abated.
  2. Delivery of notice. The first notice shall be sent by regular mail to the last known address of the property owner as shown on the current real estate tax assessment books or current real estate tax assessment records. A notice shall also be sent by regular mail to the address of violation. If no response is received after the time limit of abatement has passed, a second notice shall be sent by certified mail to the last known address of the property owner as shown on the current real estate tax assessment books or current real estate tax assessment records. A notice shall also be sent by certified mail to the address of violation. If no response is received after the time limit of abatement has passed, a final notice shall be either registered mail or posted on the door of a building at the address of violation. Notices sent by registered mail or posted notice shall also be given to the property owner as shown on the current real estate tax assessment books or current real estate tax records. No civil penalties as specified in § 125.63.2 and/or criminal penalties as specified in § 125-63.3 shall be assessed until such recipient(s) have been given three notices as defined in this section.
  - c. Issuance of inspection warrants by a magistrate or court of competent jurisdiction. The zoning administrator or agent may make an affidavit under oath before a magistrate or court of competent jurisdiction and, if such affidavit establishes probable cause that a zoning ordinance violation has occurred, request that the magistrate or court grant the zoning administrator or agent an inspection warrant to enable the zoning administrator or agent to enter the subject dwelling for the purpose of determining whether violations of the zoning ordinance exist. After issuing a warrant under this section, the magistrate or judge shall file the affidavit in the manner prescribed by § 19.2-54. After executing the warrant, the zoning administrator or agent shall return the warrant to the clerk of the Circuit Court of Page County. The zoning administrator or agent shall make a reasonable effort to obtain consent from the owner or tenant of the subject dwelling prior to seeking the issuance of an inspection warrant under this section.
  - d. Remedies. In the enforcement of this chapter, the zoning administrator may pursue any remedy authorized by law. The remedies provided in §125-63.2, § 125-63.3, and § 125-63.4 are cumulative and not exclusive except to the extent expressly provided therein, and shall be in addition to any other remedies authorized by law.”
3. Chapter 125 Zoning, Section 125-63.2 Civil Penalties is hereby added to read as follows:

“Civil Penalties

Any person, whether the owner, lessee, principal, agent, employee or otherwise, who violates any provision of this chapter as provided in § 125-63, or permits either by granting permission to another to engage in the violating act or by not prohibiting the violating act after being informed by the zoning administrator or agent that the act violates this chapter as provided in § 125-63.1, shall be subject to the following after proper notification as specified in § 125-63.1(b):



- a. Procedure. Proceedings seeking civil penalties for all violations of this chapter under this § 125.63.2 shall commence either by filing a civil summons in the general district court or by the Zoning Administrator or agent issuing a ticket.
- b. Minimum elements of a civil summons or ticket. A civil summons or ticket shall contain, at a minimum, the following information: (i) the name and address of the person charged; (ii) the nature of the violation and the section of this chapter allegedly violated; (iii) the location and date that the violation occurred or was observed; (iv) the amount of the civil penalty being imposed for the violation; (v) the manner, location, and time in which the civil penalty may be paid to the county; (vi) the right of the recipient of the summons to elect to stand trial and that a signature to an admission of liability will have the same force and effect as a judgement of the court; and either the date for the scheduled trial, or the date for scheduling of such trial by the court.
- c. Amount of civil penalty. Any violation of this chapter shall be subject to a civil penalty of two hundred dollars (\$200.00) for the initial summons, and a civil penalty of five hundred dollars (\$500.00) for each additional summons arising from the same set of operative facts.
- d. Maximum aggregate civil penalty. The total civil penalties from a series of violations arising from the same set of operative facts shall not exceed five thousand dollars (\$5,000.00) limit. If the violations exceed the five thousand dollars (\$5,000.00) limit, the violation may be prosecuted as a criminal misdemeanor under § 125-63.3.
- e. Each day a separate offense; single offense in 10-day period. Each day during which a violation is found to exist shall be a separate offense. However, the same scheduled violation arising from the same operative set of facts may be charged not more than once in a ten (10) day period.
- f. Option to prepay civil penalty and waive trial. Any person summoned or ticketed for a violation of this chapter may elect to pay the civil penalty by making an appearance in person or in writing by mail to the treasurer prior to the date fixed for trial in court. A person so appearing may enter a waiver of trial, admit liability, and pay the civil penalty established for the offense charged. A signature to an admission of liability shall have the same force and effect as a judgment of court.
- g. If a person charged with a violation does not elect to enter a waiver of trial and admit liability, the violation shall be tried in the general district court in the same manner and with the same right of appeal as provided by law. In any trial for a violation authorized by this section, it shall be the burden of the locality to show the liability of the violator by a preponderance of the evidence. If the violation remains uncorrected at the time of the admission of liability or finding of liability, the court may order the violator to abate or remedy the violation in order to comply with the zoning ordinance. Except as otherwise provided by the court for good cause shown, any such violator shall abate or remedy the violation within a period of time determined by the court, but not later than six months of the date of admission of liability or finding of liability. Each day during which the violation continues after the court-ordered abatement period has ended shall constitute a separate offense. An admission of liability or finding of liability shall not be a criminal conviction for any purpose.
- h. Civil penalties are in lieu of criminal penalties. A violation enforced under § 125-63.2 shall be in lieu of any criminal penalty except as provided in § 125.63.2(d) and § 125-63.3 and, except for any violation resulting in injury to any person, such as designation shall preclude the prosecution of the particular violation as a criminal misdemeanor, but shall not preclude any other remedy available under this chapter.
- i. Violation excluded. § 125-63.2 shall not be construed to allow the imposition of civil penalties: (i) for activities related to land development or (ii) for the violation of any

provision of this chapter relating to the posting of signs on public property or public rights-of-way.

- j. Assessment of civil penalties during appeal period. No civil penalties shall be assessed by a court having jurisdiction during the pendency of the thirty (30) day appeal period provided under § 125-58.”

4. Chapter 125 Zoning, Section 125-63.3 Criminal Penalties is hereby added to read as follows:

“Criminal Penalties

Any person, whether the owner, lessee, principal, agent, employee or otherwise, who violates any provision of this chapter that results in injury to any person, or to whom the five thousand dollar (\$5,000.00) maximum aggregate civil penalty provided in § 125.63.2(d) has been reached and who continues to violate any provision of this chapter as provided in § 125.63 or permits either by granting permission to another to engage in the violating act or by not prohibiting the violating act after being informed by the zoning administrator that the act continues to violate this chapter as provided in § 63.1 shall be subject to the following after proper notification as specified in § 125-63.1(b):

- a. The person shall have committed a misdemeanor offense punishable by a fine of not less than ten dollars (\$10.00) nor more than one thousand dollars (\$1,000.00).
- b. If the violation is uncorrected at the time of conviction, the court shall order the violator to abate or remedy the violation in compliance with this chapter, within a time period established by the court. Failure to remove or abate such violation within the time period established by the court shall constitute a separate misdemeanor offense punishable by a fine of not less than ten dollars (\$10.00) nor more than one thousand dollars (\$1,000.00), and any such failure during any succeeding ten (10) day period shall constitute a separate misdemeanor offense for each ten (10) day period, punishable by a fine of not less than one hundred dollars (\$100.00) nor more than one thousand five hundred dollars (\$1,500.00).”

5. Chapter 125 Zoning, Section 125-63.4 Injunctive Relief and Other Remedies is added to read as follows:

“Injunctive relief and other remedies

Any violation of this chapter may be restrained, corrected, or abated as the case may be in an action by the board of supervisors seeking injunctive or other appropriate relief.”

6. Chapter 125 Zoning, Section 125-49 Administration is hereby amended to delete paragraph 125-49.C. Notice of Violations.
7. Except as amended above, all other provisions of the Page County Code shall remain in full force and effect.

This Ordinance shall be in full force and effect from and after June 5, 2018, as provided by Virginia law.

**CERTIFICATE OF VOTES**

The undersigned Clerk of the Board of Supervisors of Page County, Virginia, hereby certifies that the foregoing Ordinance constitutes a true and correct copy thereof adopted by the Board of Supervisors at a regular meeting duly held and called on June 5, 2018. A record of the roll-call vote by the Board of Supervisors is as follows:

| NAME                             | AYE | NAY | ABSTAIN | ABSENT |
|----------------------------------|-----|-----|---------|--------|
| Morgan Phenix, Chairman-At-Large | ✓   |     |         |        |
| Mark Stroupe                     | ✓   |     |         |        |
| D. Keith Guzy, Jr.               |     |     |         | ✓      |
| Larry Foltz                      | ✓   |     |         |        |
| Jeff Vaughan                     | ✓   |     |         |        |
| David Wiatrowski                 | ✓   |     |         |        |

Dated: June 5, 2018

Amity Arnold  
 Clerk, Board of Supervisors  
 Page County, Virginia

Dates of Notice Publication: May 24, 2018

May 31, 2018

Date of Adoption of Ordinance: June 5, 2018

Morgan S. Phenix  
 Morgan Phenix, Chairman-at-Large  
 Board of Supervisors of the County of Page, Virginia

Attest:  
Amity Arnold, Clerk

**ORDINANCE TO AMEND CHAPTER 125 (ZONING), SECTION 125-10  
(AGRICULTURE)  
OF THE PAGE COUNTY, VIRGINIA CODE**

**WHEREAS**, by Ordinance duly adopted on September 14, 1989, the Board of Supervisors of the County of Page adopted Chapter 125, Zoning, of the Page County Code, which chapter has been further amended from time to time; and

**WHEREAS**, upon mature consideration, the Board of Supervisors has determined it is in the best interest of the County to further amend the ordinance.

**NOW THEREFORE**, be it resolved and ordained by the Board of Supervisors of the County of Page, Virginia, that Chapter 125 (Zoning), §125-10 (Agriculture) of the Page County Code be amended as follows:

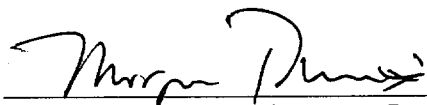
1. The following paragraphs shall be added to § 125-10.B. (Permitted Uses):
  - (14) Farmers Market
  - (15) Greenhouse Retail Sales
  - (16) Brewery
  - (17) Winery
  
2. The following paragraphs shall be deleted from § 125-10.D (Uses permitted by special permit):
  - (17) Farmers Market
  - (18) Greenhouse
  - (23) Brewery
  - (24) Winery
  
3. Except as amended above, Chapter 125, Zoning, shall remain in full force and effect.

This Ordinance shall be in full force and effect from and after June 5, 2018, as provided by Virginia law.

Dates of Notice Publication: May 24, 2018

May 31, 2018

Date of Adoption of Ordinance June 5, 2018



\_\_\_\_\_  
Morgan Phenix, Chairman-at-Large  
Board of Supervisors of the County of Page, Virginia

Attest:

Amity Moler  
Amity Moler, Clerk

**CERTIFICATE OF VOTES**

The undersigned Clerk of the Board of Supervisors of Page County, Virginia, hereby certifies that the foregoing Ordinance constitutes a true and correct copy thereof adopted by the Board of Supervisors at a regular meeting duly held and called on June 5, 2018. A record of the roll-call vote by the Board of Supervisors is as follows:

| NAME               | AYE | NAY | ABSTAIN | ABSENT |
|--------------------|-----|-----|---------|--------|
| Morgan Phenix      | ✓   |     |         |        |
| Mark Stroupe       | ✓   |     |         |        |
| D. Keith Guzy, Jr. |     |     |         | ✓      |
| Larry Foltz        | ✓   |     |         |        |
| Jeff Vaughan       | ✓   |     |         |        |
| David Wiatrowski   | ✓   |     |         |        |

Dated: June 5, 2018

Amity Moler  
Clerk, Board of Supervisors  
Page County, Virginia