



Page County Board of Supervisors

County Government Center • 103 South Court Street • Luray, VA 22835
www.pagecounty.virginia.gov • [Live Meeting Stream](#)

Agenda Work Session Board Room – 2nd Floor May 4, 2026 – 7:00 p.m.

Call to Order

- Invocation/Moment of Silence (District 1)
- Pledge of Allegiance
- Microphone Reminder

Proclamation – World Red Cross Day

Deborah Fleming (p. 2)

ECC Years of Service Award

Danielle Rhinehart

Northwestern Community Services Program Update

Ellen Harrison

Action on Rezoning Request – Flowerdew Hundred LLC
Agriculture to Commercial

Tracy Clatterbuck (p. 3)

Introduction of Special Use Permit – Randy Whitesides/
Dawn Pence
Banquet/Event Facility

Tracy Clatterbuck (p. 89)

FY 2026-2027 Budget Adoption

Tyler Olsen (p. 138)

- Resolution to Adopt the FY 2026-2027 Budget
- Resolution to Adopt the FY 2026-2027 School Budget

Adjourn

**PROCLAMATION
PAGE COUNTY BOARD OF SUPERVISORS**

WORLD RED CROSS DAY

WHEREAS, May 8th marks World Red Cross and Red Crescent Day—a moment to recognize the tirelessness of the Red Cross mission and the people who make it possible.

WHEREAS, whether teams are working in emergency shelters, blood drives, military bases, classrooms or their very own neighborhoods, their commitment to alleviating human suffering remains the same. They deliver aid and hope in line with our fundamental principles.

WHEREAS, dedicated volunteers, employees, and supporters commit themselves to the mission. They wake up every day to provide help, comfort, dignity and lifesaving skills to people across the U.S. and around the world.

WHEREAS, every year, the Red Cross and Red Crescent helps 1 in 65 people around the globe. As visible ambassadors for humanitarian action, teams shape the future of our communities and countries.

WHEREAS, World Red Cross and Red Crescent Day is an annual celebration of the principles of the International Red Cross and Red Crescent Movement. World Red Cross Red Crescent Day is celebrated on 8 May each year. This date is the anniversary of the birth of Henry Dunant, who was born on 8 May 1828. He was the founder of International Committee of the Red Cross (ICRC) and the recipient of the first Nobel Peace Prize.

This Proclamation was adopted by the Page County Board of Supervisors this 4th day of May 2026.

Clifton Thomas, Chairman

Amity Moler, Clerk



COUNTY OF PAGE

103 South Court Street, Suite F
Luray, Virginia 22835
(540) 743-4142
Fax: (540) 743-4533

Board of Supervisors:

Clifton "Bucky" Thomas –Chairman -At-Large
Jeremy Baldwin-District 1
Allen Louderback -District 2
Ryan Cabbage -District 3
Susan Kile -District 4
Jeff Vaughan -District 5

County Administrator:

Amity Moler

TO: Page County Board of Supervisors

FROM: Tracy Clatterbuck, Zoning Administrator I

SUBJECT: Flowerdew Hundred LLC- Rezoning Application (*Public Hearing*)

DATE: December 22, 2025

SUMMARY:

Application to rezone from Agriculture (A-1) to Commercial (C-1).

BACKGROUND:

Flowerdew Hundred, LLC has filed an application to rezone a parcel of land located off US Hwy 340, Stanley, VA, and further identified by tax map number 59-(A)-63F. The parcel of land, currently vacant, is located west of Stanley, approximately 0.8 mile north of US HWY BSN 340 W and just to the north of 2845 US Hwy 340 Stanley. The property contains 9.69 acres and is currently zoned as Agriculture (A-1). The applicant is proposing to rezone the parcel from Agriculture (A-1) to Commercial (C-1). If approved, the applicant plans to use the parcel for commercial use(s) as permitted in Section 125-12 of the Page County Zoning Ordinance.

Staff would note pursuant to Section 125-12.I of the Page County Zoning Ordinance, it states the following:

"Any new structure designed to be occupied as a residence, church, school, community center or commercial business establishment or industry or any other structure designed for public occupancy shall not be located closer than 300 feet from any confined feeding operation as defined in Article VI, § 125-32, of this chapter."

A map has been provided in the packet to illustrate approximate area the above restriction would apply to.

A copy of the C-1 district regulations are included in the packet.

AGENCY COMMENTS:

As required in the application, the applicant has reached out to the following agencies for comment:

Virginia Department of Transportation (VDOT) – Per Jeff Nicely, "VDOT has no issues with the rezoning request and can work with the developer's engineer at the site plan phase for some minor changes to the proposed entrance design. The proposed taper must end prior to the existing guardrail. A VDOT land use permit will (be) required for the construction of the commercial entrance."

Page County Health Department (HD)- Per Ashley Walker: "Page County Health Dept. has no objections."

The applicant has provided copies of the certification letter for well and septic issued by the Page County Health Department on August 29, 2025.

Page County Building Official- Per James Campbell: “No objection. Applicable permits will be required.”

PAGE COUNTY COMPREHENSIVE PLAN:

Tax Map 59-(A)-63F is located in the “Agricultural Protection Tier.” Per the Comprehensive Plan, the purpose of the Agricultural Protection Tier is “[t]o protect (to keep from being damaged or lost) agricultural uses and preserve the rural lifestyle and sense of community that has long defined Page County” (Volume 1-9). Further, the Comprehensive Plan states the following: “This tier is intended primarily for very low-density residential development, large lot rural development and agricultural uses. Non-residential uses would serve the needs of residents in the surrounding rural areas and generally be limited to agriculture-related businesses.” (Volume 1-23, 24).

Goals within the Comprehensive Plan (Volume I, Chapter 3):

- Goal 2, Policy 2.1: “*Preserve a rural lifestyle in the County outside of the towns, Incorporated Areas Tier and Community Service Area Tiers.*” (Volume 1-66).
- Goal 3, Policy 3.2: “*Preserve and protect agricultural uses and the rural lifestyle and sense of community that has long defined Page County, especially in the Agricultural Protection Tier.*” (Volume 1-68).
- Goal 3, Policy 3.16: “*Minimize conflicts between agriculture and non-agricultural land uses.*” (Volume 1-70).
- Goal 6, Policy 6.2: “*Encourage economic growth that is compatible with the County's rural character while generating a positive net cash flow for the County*” (Volume 1-74).
- Goal 6, Policy 6.9: “*Encourage commercial and industrial business to locate in industrial parks and existing commercial centers or designated growth areas*” (Volume 1-74).
- Goal 6, Policy 6.10: “*Allow commercial and industrial uses in rural areas or near existing neighborhoods only if the use:*
 - a. *Does not unduly impede traffic flow on roads or intersections;*
 - b. *Is not, and does not, initiate strip development;*
 - c. *Has direct access to adequate roads, railroads or airports;*
 - d. *Meets all standards for water, sewage and waste disposal; and*
 - e. *Does not adversely affect surrounding agricultural or residential activities*” (Volume 1-74).

Tax Map 59-(A)-63F is a portion of a larger lot that was divided via 25-acre divisions and non-family divisions, along with a boundary line adjustment, in 2024, as well as court-authorized divisions in 2025. The only residential address located within approximately 500 ft. of Tax Map 59-(A)-63F is 2844 US HWY 340, located on the west side of US HWY 340. 2845 US HWY 340 is the physical address for a poultry structure located approximately 50 ft. from the southwest parcel line of 59-(A)-63F. 2195 US HWY 340 is the address for structures previously operated as Page Valley Flea Market, located within a Commercial (C-1) split-zoned portion of Tax Map 59-(A)-40. This split-zoned portion of lot 59-A-40 is approximately 60 ft. from one corner of Tax Map 59-A-63F. Tax Map 59-(A)-63F does not have access to public water or wastewater. Staff recommends the Board of Supervisors consider any potential adverse impact of a rezoning brought forward during the public hearing.

PLANNING COMMISSION ACTION(S):

This application was introduced to the Planning Commission (PC) on July 22, 2025. The PC discussed the application at a total of six meetings. The applicant also invited PC members to the site; two commissioners participated. The PC held their public hearing on September 23, 2025. At the public hearing, there were three members from the public that spoke that were opposed to the rezoning request. The concerns mentioned were as follows: concern with the broad request to rezone to commercial, traffic impact in the area, traffic safety, entrance approval location, impacts to wildlife, quality of life, security concerns, and the installation of well(s) for commercial operations. At the PC regular meeting that was held on October 14, 2025, there were three members from the public that spoke during the citizen comments on agenda items who were opposed to the rezoning request for similar reasons to those mentioned above. Staff received a petition that included 24 signatures of people who were opposed to the rezoning request. Staff also received 17 letters of support for the rezoning

request.

At the October 14, 2025 meeting, Commissioner Grech made a motion to deny the rezoning request for tax map number 59-A-63F from agricultural to commercial. The motion was seconded by Ms. Davis. The motion passed 4-1 (In Favor: Ms. Grech, Mr. Johnson, Mr. Turner, Ms. Davis; Opposed: Chairman Burner). The following reasons/statements were provided by the Commissioners:

Commissioner Johnson stated that having listened to Mr. Reeds' arguments, his chief argument seemed to be that commercial properties are needed by the county, tax revenue will result with this project, it's close to already zoned commercial properties, and is currently treed and therefore not in ag use. Commissioner Johnson explained that he had looked at the comp plan and tried to determine what supported this request and what would oppose this request. He noted the following:

- In goal six of the comp plan it states: *"Encourage and develop a diverse and viable local economy compatible with the County's rural character."*
- In goal seven it states: *"Protect and enhance the County's fiscal resources."*
- In goal ten it states: *"Emphasize personal property rights during the planning process and while applying the policies of the Plan."*
- On the other side of the ledger, goal five states: *"Use the Comprehensive Plan and future land use map to guide land use and development decisions."*
- Policy 5.5 under goal 5 further states: *"Encourage the concentration of all major residential, commercial, and industrial uses in and around the existing local growth centers of Luray, Shenandoah, and Stanley where they can best be served with adequate public facilities and services."*
- Goal ten clarifies under Policy 10.2.d that they are not unlimited and *"Balances the rights of property owners with the responsibilities to adjacent property owners and the community at large."*
- Lastly, goal 12.4, along the question of treed agriculture property states they should *"Encourage the conversion of lower quality farmland to forest."*

Commissioner Johnson also referenced the Albemarle County Land Use Handbook, which states, in part, that the reasonableness of existing zoning is critical in any analysis of any proposed change. Having looked at those factors, he came to the conclusion which is that this application is not consistent with the future land use map. The existing zoning is reasonable within the comp plan. The neighbors have spoken articulately that rezoning would harm their enjoyment of their property which they purchased understanding the rules and protections offered by the existing zoning. While there is a nearby parcel that was rezoned to commercial he fears that that rezoning may not have been consistent with best practices as it was 25 years ago. He fears that rezoning this parcel would expose the County to all the hazards of spot zoning. The handbook goes on to note illegal spot zoning occurs when the purpose of rezoning serves the private interest of one or more of the landowners rather than a third of the localities welfare as part of an overall zoning plan that may also include benefits to private interests. Lastly, in the Comp Plan, itself, on page 49 of Volume I, it talks about applying lessons learned from current practices. The first point is called scattered commercial and industrial areas which states the following: *"Similar to many other rural communities, the pattern for commercial and industrial zoning in Page County historically has based on property owner request (i.e., initiated by application) rather than a long-range comprehensive plan that identifies areas that are appropriate for more intensive uses. Exhibit 18 identifies parcels in the unincorporated area that have been rezoned for commercial and industrial uses². It indicates that the historical pattern of commercial and industrial zoning has been to locate those uses along the primary roadways, rather than to concentrate them at defined activity centers (or industrial parks) in areas served by public facilities. The sprawling distribution of these uses are not consistent with protecting agricultural uses by allowing more intensive uses to encroach into rural areas. Such distribution is contrary to the current vision of protecting the rural view sheds of roadways connecting the Towns as gateway corridors and as symbolic of the image of rural Page County."*

Commissioner Turner stated he as a commissioner tries to go by what the people want in the area that they live in. He sees all these signatures on the petition and he knows most of them along with people that have attended the meetings. He noted that he could not vote in favor of something that people don't want in their area because he wouldn't want it in his area either.

Commissioner Davis stated she thought that Commissioner Johnson's comp plan analysis really hit a lot of points

when it comes to this parcel being in an Ag Protection Tier. If we don't follow the Comp Plan, things will get out of hand. She felt something like this would better serve as a special use permit as they would have more of an idea what was going to go on there.

Commissioner Grech stated that Commissioner Johnson had very precisely told you which policies we should refer to. Our planner gave us a review of the Comp Plan with the application (may be found in the staff memo). All of these pertain to the rural character of the neighborhood. The plan requires public water and sewer for commercial development. One thing that is meaningful to her is the uncertainty regarding the future development, its form, its use, and its intensity. She thinks that the plan title from Racey Engineering refereeing to 500 storage units was scary for some. The problem with a rezoning versus a special use permit is with the special use permit they know what is going to go there. It's clear, they know the use and capacity - but with rezoning we don't. It's like a blank check. In the information Ms. Clatterbuck provided relating to existing storage facilities, she does not see a lot of comparable request, but what she does remember is that often times the applicant comes and says they are going to do this and that and it doesn't happen. That reinforces her uncertainty of what may go there. 500 storage units is more than double what Chu Chu facility currently is. She is concerned about creating a precedent of future commercial development in the neighborhood. The applicant, himself said maybe you should rezone this lot because there is already one next door. That argument can continue to be used. We are at risk for strip development. We are at risk of creating an unplanned commercial node, which is of great concern. She also agrees with what one of the citizens said which is that we need to start planning ahead and inviting developers to develop according to the plan. Another concern is the 300 foot exclusion zone for any commercial activity near a confined feeding operation. A large part of the property is not going to be developable with a commercial activity because of this setback requirement. She is a little dismayed as well by how many letters of support of the plan were unsigned. Who are these people? There are some that are also signed by the applicant himself.

Chairman Burner stated he agreed on the content of what his fellow commissioners said. This is not a one-sided conversation, as there is a component here that at some point we are going to have to sit down and have a real hard conversation. We can talk about the next generation and bringing your kids and grandkids, but if you don't provide them with opportunities here, they are not coming back here. They are going somewhere else. Our motto can't be come live here and pay taxes here but provide the economy in another locality. It is unfortunate we don't have a commercial node in this area but it is on a major byway and is more suited for commercial and industrial type businesses. At the end of the day we have to have those conversations. Lastly, you are going to have to have commercial properties in Page County somewhere or you won't have another generation coming back.

ADJOINING LANDOWNER NOTIFICATION:

As required by the Code of Virginia, adjoining property owners were notified of the public hearing. Any written comments received as of the date of this memo are included in the packet. Any written comments received after the date of this memo will be provided at the public hearing.

Staff would also note that all written comments received for the Planning Commission's public hearing have been included in the packet.

MOTION(S):

I move that the Page County Board of Supervisors approve the rezoning request for tax map number 59-(A)-63F from Agriculture to Commercial.

OR

I move that the Page County Board of Supervisors deny the rezoning request for tax map number 59-(A)-63F from Agriculture to Commercial.

OR

I move an alternative motion(s).

ATTACHMENTS:

- Rezoning Application Packet

**COUNTY OF PAGE
REZONING APPLICATION**

FOR OFFICE USE ONLY:

DATE RECEIVED: <u>5/30/25</u>	DENSITY RANGE: _____
AMOUNT PAID: <u>1550.00</u>	RECEIPT #: <u>Ch. # 1479</u>
ZONING AMENDMENT #: _____	

1. The applicant is the owner ☒ other _____ (Check one)

2. OWNER/MAILING ADDRESS: _____ OCCUPANT (If other than owner) _____
Name: Flowerdew Hundred LLC Name: _____
Address: P.O. Box 766 Address: _____
Luray, VA 22835
Phone Number: 540-743-5119 Phone Number: _____

3. Site Address: Off U.S. Highway 340, Stanley, VA 22851

4. Directions to property:
From intersection of Rockingham Drive and U.S. Highway 340, continue north on
U.S. Highway 340, property located on right on U.S. Highway 340

5. Property size: 9.69 acres

6. Tax Map Number: 59-(A)-63F
Magisterial District: Shenandoah Iron Works

7. It is desired and requested that the property be rezoned from Agriculture (A-1)
to Commerical (C-1).

8. It is proposed that the property will be put to the following use: Commerical use(s)

9. It is proposed that the following buildings will be constructed: Future commerical building(s)

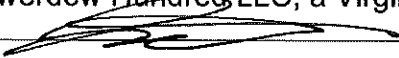
Applicants' additional comments, if any: See attached commercial entrance design prepared by Racey

Engineering for a proposed commercial entrance onto the property.

See attached May 15, 2025 survey plat of property (property is shown as Tract 2).

_____.

I (we), the undersigned, do hereby certify that the above information is correct and true. I (we) further understand that in granting approval of this application, the Board of Supervisors may require that I (we) comply with certain conditions and that such approval shall not be considered valid until these conditions are met. *Please refer to the attached "Power of Attorney" form for those applicants that desire to have a spokesperson, who is not the property owner, represent the application and property.*

Signature of Owner: BY: Flowerdew Hundred LLC, a Virginia limited liability company
 its manager 5.29.25

Signature of Applicant: _____

COMMENTS BY PLANNING AND COMMUNITY DEVELOPMENT OFFICE:

ZONING ADMINISTRATOR

DATE

Submit names and complete mailing addresses of all adjoining property owners, including property owners across any road or right-of-way (continue on separate sheet if needed).

Note: Names and address of property owners may be found in the Real Estate and Land Use Office at the Commissioner of Revenue's Office.

NAME	ADDRESS
Isaac's Woods LLC	P.O. Box 766, Luray, VA 22835
Bryan Clay Nevitt, Jr.	369 Hawksbill Pines Road, Stanley, VA 22851
Historic Triangle LLC	P.O. Box 766, Luray, VA 22835
**see attached continuation sheet	

ADJOINING PROPERTY OWNER VERIFICATION:

AS APPLICANT FOR THIS REZONING REQUEST, I Flowerdew Hundred LLC
HEREBY ACKNOWLEDGE THAT I HAVE FAITHFULLY AND CORRECTLY PROVIDED
NAMES AND COMPLETE MAILING ADDRESSES OF ALL MY ADJOINING PROPERTY
OWNERS AND THOSE DIRECTLY ACROSS THE ROAD OR RIGHT-OF-WAY. I
UNDERSTAND THAT FAILURE TO PROVIDE ALL ADJOINING PROPERTY OWNERS WILL
LEAVE ME LIABLE FOR ADDITIONAL COSTS FOR RE-ADVERTISEMENT AND NOTICES
MAILED AND THAT MY REQUEST COULD BE DELAYED UNTIL PROPER NOTIFICATION
HAS BEEN GIVEN TO ALL ADJOINING PROPERTY OWNERS AND THOSE PROPERTY
OWNERS ACROSS THE ROAD OR RIGHT-OF-WAY.

5-29-25
DATE

Flowerdew Hundred LLC
By: [Signature] its manager
SIGNATURE OF APPLICANT

Continuation Sheet – Page 7 of Rezoning Application

- Commonwealth of Virginia – c/o Virginia Department of Transportation: 3536 North Valley Pike, Harrisonburg, VA 22802
- Ronald Lee Painter and Judith Gail Painter: 2844 U.S. Highway 340, Stanley, VA 22851
- Mark E. Lam and Dyanna B. Lam: 2858 U.S. Highway 340, Stanley, VA 22851
- Kenneth W. Shuler, life tenant: 187 Eunice Drive, Stanley, VA 22851
- Lois A. Freeze: 796 Battlecreek Road, Stanley, VA 22851

**information derived from Page County GIS public online records

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW **BEFORE**
SUBMITTING THIS APPLICATION TO THE PLANNING DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

VDOT has no issues with the rezoning request and can work with the developer's engineer at the site plan phase for some minor changes to the proposed entrance design. The proposed taper must end prior to the existing guardrail. A VDOT land use permit will required for the construction of the commercial entrance.

07/10/2025

DATE



VDOT OFFICIAL

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

DATE

HEALTH OFFICIAL

PAGE COUNTY BUILDING OFFICIAL
103 SOUTH COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

DATE

BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

None Applicable

DATE

PRESIDENT OR SECRETARY

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW BEFORE
SUBMITTING THIS APPLICATION TO THE PLANNING DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

DATE

VDOT OFFICIAL

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

Page County Health Dept has no objections

06/10/2025
DATE

Lawrence Walker
HEALTH OFFICIAL

PAGE COUNTY BUILDING OFFICIAL
103 SOUTH COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

DATE

BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

None Applicable

DATE

PRESIDENT OR SECRETARY



Flowerdew
Hundred LLC

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW **BEFORE**
SUBMITTING THIS APPLICATION TO THE PLANNING DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

DATE

VDOT OFFICIAL

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

DATE

HEALTH OFFICIAL

PAGE COUNTY BUILDING OFFICIAL
103 SOUTH COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

No objection. Applicable permits will be Required.

6-3-25
DATE

Jan Capell
BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

None Applicable

DATE

PRESIDENT OR SECRETARY

THIS DEED IS EXEMPT FROM TAXATION PURSUANT TO SECTION 58.1-811(D) OF THE CODE OF VIRGINIA, 1950 AS AMENDED, AS A DEED OF GIFT WITHOUT CONSIDERATION.

THE SCRIVENER OF THIS DEED HAS NOT GIVEN ANY TAX ADVICE REGARDING THIS TRANSFER. THE SCRIVENER OF THIS DEED HAS NOT GIVEN ANY ADVICE CONCERNING GOVERNMENT BENEFIT PROGRAMS INCLUDING BUT NOT LIMITED TO MEDICAID REGARDING THIS TRANSFER. THE PARTIES HAVE BEEN ADVISED TO SEEK THE COUNSEL OF THEIR TAX ADVISOR PRIOR TO EXECUTION OF THIS DEED. THE SCRIVENER OF THIS DEED HAS ONLY PREPARED THIS DOCUMENT AT THE REQUEST OF THE SELLER AND HAS NOT HANDLED ANY SETTLEMENT RELATED TO THIS TRANSFER NOR REPRESENTED ANY OF THE PARTIES HERETO IN ANY OTHER MATTERS RELATED TO THIS TRANSFER.

Tax Map Numbers: 59-(A)-63F and 69-(A)-97I.

This instrument has been prepared by David M. Reed, Attorney at Law (VSB #86890).

The scrivener of this deed has not examined the title to the real estate herein conveyed.

Virginia Code §17.1-223: The existence of title insurance is unknown to the preparer.

BOUNDARY LINE ADJUSTMENT DEED OF GIFT

THIS BOUNDARY LINE ADJUSTMENT DEED OF GIFT, made and entered into this 20th day of May, 2025, by and between **ISAAC'S WOODS LLC**, a Virginia limited liability company, GRANTOR/PARTY OF THE FIRST PART; and **FLOWERDEW HUNDRED LLC**, a Virginia limited liability company, GRANTEE/PARTY OF THE SECOND PART, whose address is: P.O. Box 766, Luray, Virginia 22835.

WHEREAS, the parties hereto are the owners of adjoining parcels of real estate located in Page County, Virginia as more particularly described below; and

WHEREAS, the parties hereto desire to adjust the boundary lines between their aforesaid parcels of real estate as more particularly set forth below, and as further shown on the attached survey plat prepared by Archie J. Dodson, Jr., Land Surveyor, dated May 15, 2025.

NOW THEREFORE WITNESSETH:

That for and in consideration of the love and affection of the Party of the First Part for the Party of the Second Part, the Party of the First Part does hereby bargain, grant, sell, and convey with Special Warranty of title unto **FLOWERDEW HUNDRED LLC**, a Virginia limited liability

company, all that certain tract or parcel of real estate with all improvements thereon and all rights, easements and appurtenances thereunto belonging, lying and being situate in the Shenandoah Iron Works Magisterial District, Page County, Virginia, bounded and described as containing 2.93 acres, more or less, as shown on the attached survey plat made by Archie J. Dodson, Jr., Land Surveyor, dated May 15, 2025.

The Party of the Second Part agrees and covenants that the aforesaid 2.93 acre, more or less, parcel conveyed herein and its adjoining property, currently designated as Tax Map Number 59-(A)-63F, shall hereafter be treated as a single individual parcel containing 9.69 acres, more or less, as more particularly shown on the aforesaid plat, and shall only be sold or conveyed as a single parcel, unless such subdivision or transfer is in accordance with the County of Page, Virginia Subdivision and Zoning Ordinances. This instrument further vacates the internal boundary lines of any currently existing / separate parcels contained within the aforesaid 9.69 acre, more or less, parcel.

This conveyance is made SUBJECT to all easements, conditions and restrictions of record, if any, insofar as they may lawfully affect the herein conveyed property, including but not limited to a certain perpetual, non-exclusive fifty (50) feet wide ingress, egress, and utility easement over the herein conveyed real estate for the purposes of ingress, egress, and utility access to the remaining real estate of the Party of the First Part, in the location shown on the attached survey plat as "EX. 50' R/W".

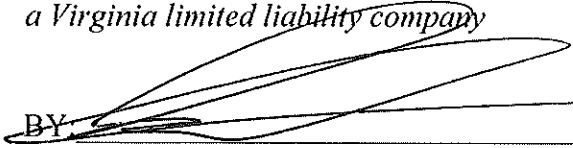
The Party of the First Part covenants and agrees that it has a right to convey the real estate hereinabove described to the Party of the Second Part and that it will warrant specially the title thereto.

APPROVED FOR RECORDING THIS
28 DAY OF May, 2025
PAGE COUNTY PLANNING COMMISSION
BY: [Signature]
CLERK

WITNESS THE FOLLOWING SIGNATURES AND SEALS.

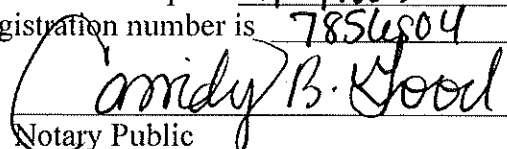
ISAAC'S WOODS LLC

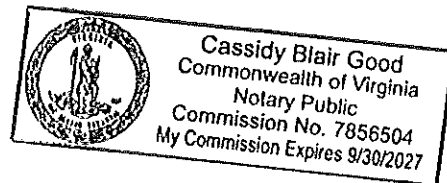
a Virginia limited liability company

BY:  (SEAL)
David Reed, its manager

COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

The foregoing instrument was acknowledged before me this 29th day of May, 2025, by David Reed as manager of ISAAC'S WOODS LLC, a Virginia limited liability company, on behalf of said entity.

My commission expires 9/30/2027
My registration number is 7856504

Notary Public



THE SCRIVENER OF THIS INSTRUMENT HAS NOT GIVEN ANY TAX ADVICE REGARDING THIS INSTRUMENT AND THE PARTIES HAVE BEEN ADVISED TO SEEK THE COUNSEL OF THEIR TAX ADVISOR PRIOR TO EXECUTION OF THIS INSTRUMENT. THE SCRIVENER OF THIS INSTRUMENT HAS NOT GIVEN ANY ADVICE CONCERNING GOVERNMENT BENEFIT PROGRAMS INCLUDING BUT NOT LIMITED TO MEDICAID REGARDING THIS INSTRUMENT. THE SCRIVENER OF THIS INSTRUMENT HAS NOT GIVEN ANY ADVICE CONCERNING THE APPLICABILITY OF ANY DUE ON SALE CLAUSE CONTAINED IN ANY MORTGAGE OR DEED OF TRUST OR THE ABILITY OF ANY NOTEHOLDER TO DEMAND PAYMENT IN FULL ON ANY NOTE AS THEY MAY RELATE TO THIS PROPERTY, IF APPLICABLE. THE SCRIVENER OF THIS INSTRUMENT HAS NOT EXAMINED THE TITLE TO THE REAL ESTATE INVOLVED HEREIN. THE PREPARER OF THIS INSTRUMENT HAS BEEN ENGAGED BY THE GRANTEE SOLELY FOR THE PURPOSE OF PREPARING THIS INSTRUMENT, HAS PREPARED THE INSTRUMENT ONLY FROM THE INFORMATION GIVEN AND HAS NOT BEEN REQUESTED TO PROVIDE, NOR HAS THE PREPARER PROVIDED A TITLE SEARCH, AN EXAMINATION OF THE LEGAL DESCRIPTION, AN OPINION ON TITLE OR ADVICE ON THE TAX, LEGAL OR NON-LEGAL CONSEQUENCES THAT MAY ARISE AS A RESULT OF THIS INSTRUMENT. FURTHER SUCH PREPARER HAS NOT VERIFIED THE ACCURACY OF THE AMOUNT OF CONSIDERATION STATED TO HAVE BEEN PAID OR UPON WHICH ANY TAX MAY HAVE BEEN CALCULATED NOR HAS THE PREPARER VERIFIED THE LEGAL EXISTENCE OR AUTHORITY OF ANY PERSON WHO MAY HAVE EXECUTED THIS INSTRUMENT. PREPARER SHALL NOT BE LIABLE FOR ANY CONSEQUENCES ARISING FROM MODIFICATIONS TO THIS DOCUMENT NOT MADE OR APPROVED BY PREPARER.

INSTRUMENT 202501288
RECORDED IN THE CLERK'S OFFICE OF
PAGE COUNTY CIRCUIT COURT ON
MAY 29, 2025 AT 08:58 AM
C. G. MARKOWITZ, CLERK
RECORDED BY: DEW

Page 4 of 5 of Boundary Line Adjustment Deed of Gift Dated May 20, 2025

FLOWERDEW HUNDRED LLC
a Virginia limited liability company

BY: [Signature] (SEAL)

Name: David Reed

Title: Manager

COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

The foregoing instrument was acknowledged before me this 29th day of May, 2025, by David Reed as manager of FLOWERDEW HUNDRED LLC, a Virginia limited liability company, on behalf of said entity.

My commission expires 9/30/2027
My registration number is 7856504

Cassidy B. Good
Notary Public



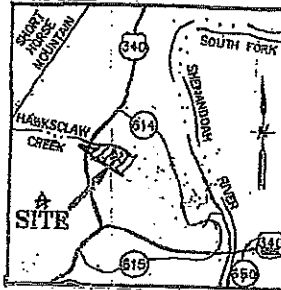
Cassidy Blair Good
Commonwealth of Virginia
Notary Public
Commission No. 7856504
My Commission Expires 9/30/2027

THE SCRIVENER OF THIS INSTRUMENT HAS NOT GIVEN ANY TAX ADVICE REGARDING THIS INSTRUMENT AND THE PARTIES HAVE BEEN ADVISED TO SEEK THE COUNSEL OF THEIR TAX ADVISOR PRIOR TO EXECUTION OF THIS INSTRUMENT. THE SCRIVENER OF THIS INSTRUMENT HAS NOT GIVEN ANY ADVICE CONCERNING GOVERNMENT BENEFIT PROGRAMS INCLUDING BUT NOT LIMITED TO MEDICAID REGARDING THIS INSTRUMENT. THE SCRIVENER OF THIS INSTRUMENT HAS NOT GIVEN ANY ADVICE CONCERNING THE APPLICABILITY OF ANY DUE ON SALE CLAUSE CONTAINED IN ANY MORTGAGE OR DEED OF TRUST OR THE ABILITY OF ANY NOTEHOLDER TO DEMAND PAYMENT IN FULL ON ANY NOTE AS THEY MAY RELATE TO THIS PROPERTY, IF APPLICABLE. THE SCRIVENER OF THIS INSTRUMENT HAS NOT EXAMINED THE TITLE TO THE REAL ESTATE INVOLVED HEREIN. THE PREPARER OF THIS INSTRUMENT HAS BEEN ENGAGED BY THE GRANTEE SOLELY FOR THE PURPOSE OF PREPARING THIS INSTRUMENT, HAS PREPARED THE INSTRUMENT ONLY FROM THE INFORMATION GIVEN AND HAS NOT BEEN REQUESTED TO PROVIDE, NOR HAS THE PREPARER PROVIDED A TITLE SEARCH, AN EXAMINATION OF THE LEGAL DESCRIPTION, AN OPINION ON TITLE OR ADVICE ON THE TAX, LEGAL OR NON-LEGAL CONSEQUENCES THAT MAY ARISE AS A RESULT OF THIS INSTRUMENT. FURTHER SUCH PREPARER HAS NOT VERIFIED THE ACCURACY OF THE AMOUNT OF CONSIDERATION STATED TO HAVE BEEN PAID OR UPON WHICH ANY TAX MAY HAVE BEEN CALCULATED NOR HAS THE PREPARER VERIFIED THE LEGAL EXISTENCE OR AUTHORITY OF ANY PERSON WHO MAY HAVE EXECUTED THIS INSTRUMENT. PREPARER SHALL NOT BE LIABLE FOR ANY CONSEQUENCES ARISING FROM MODIFICATIONS TO THIS DOCUMENT NOT MADE OR APPROVED BY PREPARER.

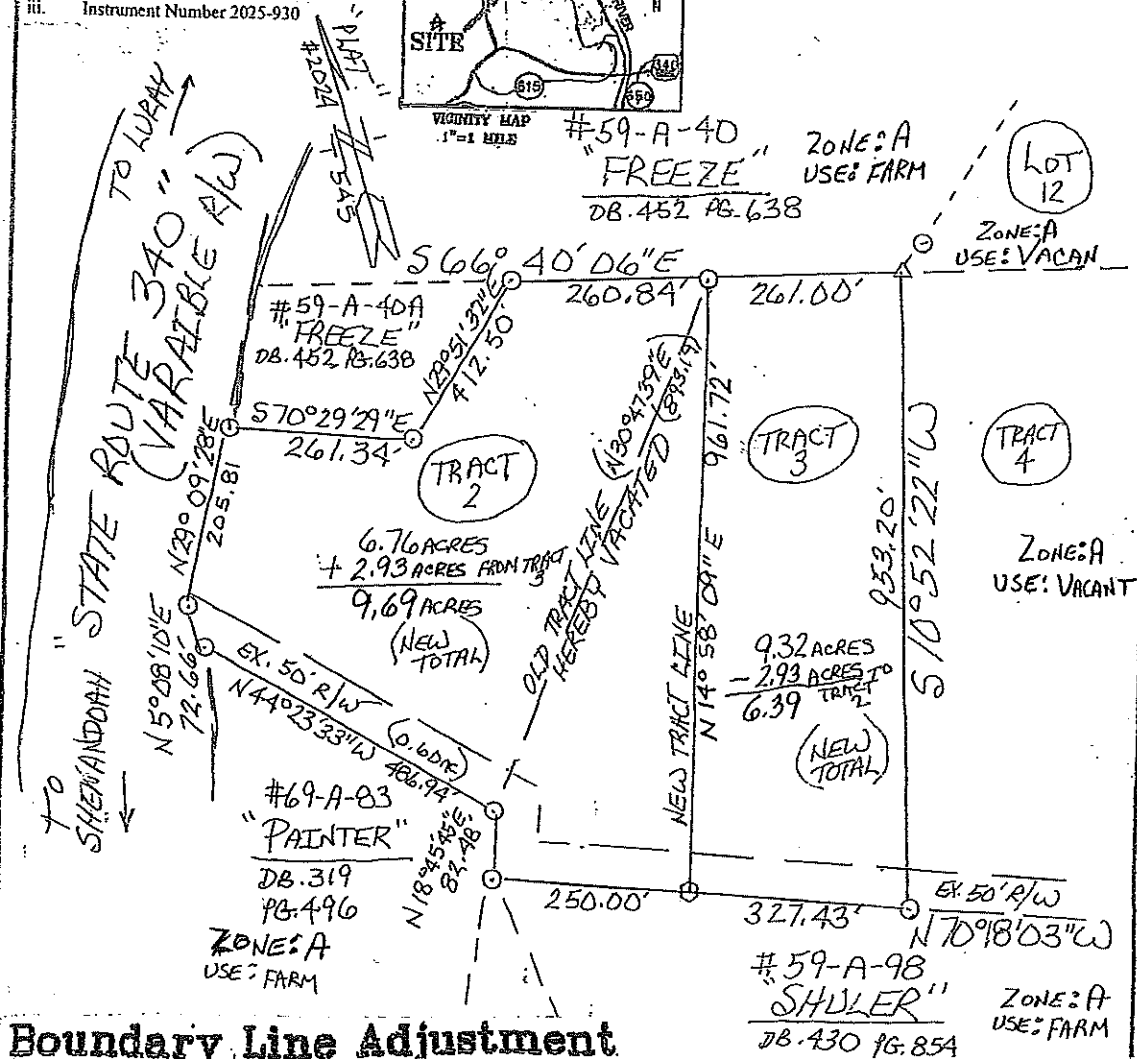
1. Easements, if any, not shown. No title report furnished.
2. This property lies within Flood Zone "X" as shown on the F.E.M.A. F.I.R.M. Community Panel No. 510109 0100 B, dated August 19, 1991.
3. Boundary derived from a field survey and from deeds of record as found among the Land Records of Page County, Virginia, as shown hereon.

Tract 2: **ZONE: A USE: VACANT**
 i. Owner: Flowerdew Hundred LLC
 ii. TM#: 59-A-63F
 iii. Instrument Number 2025-928

Tract 3: **ZONE: A USE: VACANT**
 i. Owner: Isaac's Woods LLC
 ii. TM#: 69-A-971
 iii. Instrument Number 2025-930



LEGEND
 ○ - Iron Pin Found
 △ - Point



Boundary Line Adjustment SURVEY PLAT

Tract 2:
 i. Owner: Flowerdew Hundred LLC
 ii. TM#: 59-A-63F
 iii. Instrument Number 2025-928

Tract 3:
 i. Owner: Isaac's Woods LLC
 ii. TM#: 69-A-971
 iii. Instrument Number 2025-930

Archie J. Dodson Jr., Surveying, LLC
 P.O. Box 672
 Luray, VA: 22835
 Phone: (540) 843-0808
 (540) 742-2447
 Email: dodsonsurvey@yahoo.com

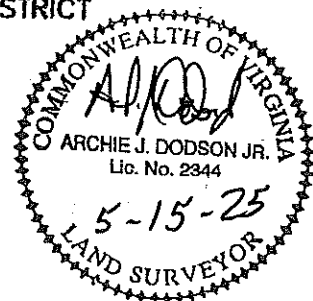
MARKSVILLE DISTRICT & SHENANDOAH IRON WORKS DISTRICT
 PAGE COUNTY, VIRGINIA

Scale 1" = 200'

16.08 acres

DATE: MAY 15, 2025

Scale 1" = 200'



Tracy Clatterbuck

From: David Reed <dreed@reedandreedlaw.com>
Sent: Tuesday, July 1, 2025 1:53 PM
To: Tracy Clatterbuck
Cc: Cassie Richards; Joshua Hahn
Subject: RE: Flowerdew Hundred LLC

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

Tracy,

Reed & Reed P.C. and I both have authority to represent and will be representing the LLC during this application process. If you need anything else please let me know!

David

David M. Reed, Esq.
REED & REED, P.C.
Attorneys & Counsellors at Law
P.O. Box 766
16 South Court Street
Luray, Virginia 22835
(540) 743-5119 (office main line)
(540) 860-4875 (direct dial)
(540) 743-4806 (fax)
dreed@reedandreedlaw.com

This electronic message may contain confidential or privileged information and is intended solely for the individual or entity named above. If you are not the intended recipient be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please notify the sender immediately by using the email address or by telephone listed above.

From: Tracy Clatterbuck <tclatterbuck@pagecounty.virginia.gov>
Sent: Tuesday, July 1, 2025 1:34 PM
To: David Reed <dreed@reedandreedlaw.com>
Cc: Cassie Richards <crichards@pagecounty.virginia.gov>; Joshua Hahn <jhahn@pagecounty.virginia.gov>
Subject: Flowerdew Hundred LLC

David,

I know when you submitted the rezoning application for Flowerdew you included the special limited power of attorney form in the packet. We can no longer use that specific form so I am not including it as part of the application packet.

With that being said, could you send me something in writing stating that you will be representing the LLC during the application process?

STATE ADDRESS:	US ROUTE 340
OWNER/APPLICANT: ADDRESS:	ISAAC'S WOODS LLC 16 SOUTH COURT STREET LURAY, VA 22835 (540) 860-4875
TELEPHONE NO:	
PROJECT ENGINEER: CONTACT: ADDRESS:	WACEY ENGINEERING, PLLC RYLER S. AUSTIN, P.E., L.L. 312 WEST MAIN STREET LURAY, VIRGINIA 22835 (540) 743-0227
TELEPHONE NO:	
TAX MAP/PARCEL ID:	69-A-97
DEED BOOK/INST NO:	INST# 202402853
PRECEDENT ZONING:	AGRICULTURAL
MAC DISTRICT:	IRON WORKS
PROPERTY CLASS:	AGRICULTURAL
FLOOD ZONE; FEMA MAP NO.:	X; 51139C01550
PRECEDENT USE: PROPOSED USE:	VACANT LOT COMMERCIAL
PROPERTY AREA:	16.08 ACRES

THE PROPOSED SITE INCLUDES THE CONSTRUCTION OF A NEW COMMERCIAL ENTRANCE FOR THE FUTURE CONSTRUCTION OF APPROXIMATELY 500 SELF-SERVE STORAGE UNITS.

CONSTRUCTION STANDARDS

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM WITH THESE DRAWINGS, PROJECT SPECIFICATIONS, WITH ALL CURRENT APPLICABLE CODES, AND, UNLESS OTHERWISE SPECIFIED, WITH THE LATEST REVISIONS OF THE FOLLOWING REFERENCE DOCUMENTS:

- THE COUNTY OF PAGE CONSTRUCTION STANDARDS AND SPECIFICATIONS
- VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD & BRIDGE SPECIFICATIONS
- VDOT ROAD AND BRIDGE STANDARDS
- VIRGINIA WORK AREA PROTECTION MANUAL

CONSTRUCTION NOTES

- [illegible]

- [illegible]

VPOT NOTES

- [illegible]



Sheet Number	Sheet Title
T100	COVER SHEET
C100	EXISTING FEATURES
C300	ENTRANCE PLAN
C301	SIGHT DISTANCE PLAN
C302	STOPPING DISTANCE PLA
C500	DETAILS

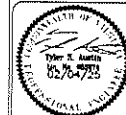
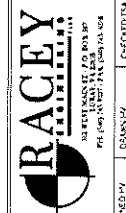
[illegible]

PAVEMENT AND DRAINAGE NOTES

- [illegible]

A map of the United States with a star in the center labeled 'PROJECT SILE'. The map is oriented with North at the top. The star is located in the central part of the country, over the Great Plains region. The text 'PROJECT SILE' is printed in a bold, sans-serif font above the star. The map shows the outlines of the states and some major cities, but it is a simplified representation.

38° 36' 1.4" N
75° 35' 56.4" W

PERMIT
REVIEW SET

ROUTE 340 STORAGE ENTRANCE PLANT

COVER SHEET
ISAAC'S GOODS LLC
PAGE COUNTY, VA

PAUL COBBIN, JR.
RACEY PROCT N. VEER, 10272
P.O. BOX 54 CAT. 2/28/2025

T100

RACEY ENGINEERING SHALL MAY PROVIDE BENCHMARKS FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THESE PLANS. ALL OTHER EXISTING ELEVATIONS ARE FOR REFERENCE TO EXISTING CONDITIONS ONLY. DO NOT USE SPOT ELEVATIONS, FINISH FLOOR ELEVATIONS, ELEVATIONS ON MANHOLES, ELEVATIONS ON SURVEY NAILS, SURVEY HUBS, CONTROL POINTS (HORIZONTAL POINTS PROVIDED) OR ANY OTHER POINTS FOR CONSTRUCTION OTHER THAN THE PROVIDED BENCHMARKS. FAILURE TO UTILIZE AND VERIFY THE PROVIDED BENCHMARKS COULD RESULT IN DAMAGES AND ADDITIONAL COST THAT ARE THE CONTRACTOR'S RESPONSIBILITY.

X TO BE REMOVED

FREEZE LOIS A
TM: 59-A-40
AREA: 74 AC
ZONED: COMMERCIAL & AGRICULTURAL
USE: COMMERCIAL

ISAAC'S WOOD LLC
TM: 69-A-97
AREA: 36.42 AC
ZONED: AGRICULTURAL
USE: VACANT

Pos	Submittal / Revision	By	Date
1	1ST SUBMITTAL	PT	7/24/25
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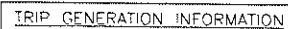
 RACEY ENGINEERING	321 WEST MAIN ST. - P.O. BOX 30 LORAIN, VA 22675 PH: (703) 431-4221 FAX: (703) 431-4221	COUNTRY COUNTRY	COUNTRY COUNTRY
	COUNTRY COUNTRY	COUNTRY COUNTRY	COUNTRY COUNTRY

ISAAC'S WOODS LLC	ENGLISH
PAGE COUNTY, VA	
2772	

Journal of Management Inquiry 22(1) 3-17
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DOI: 10.1177/1056492613500606
<http://jmi.sagepub.com>

C100

US ROUTE 340



AAOT 2023 3,400 VPD
TRUCKS IN ENTRANCE: 1%

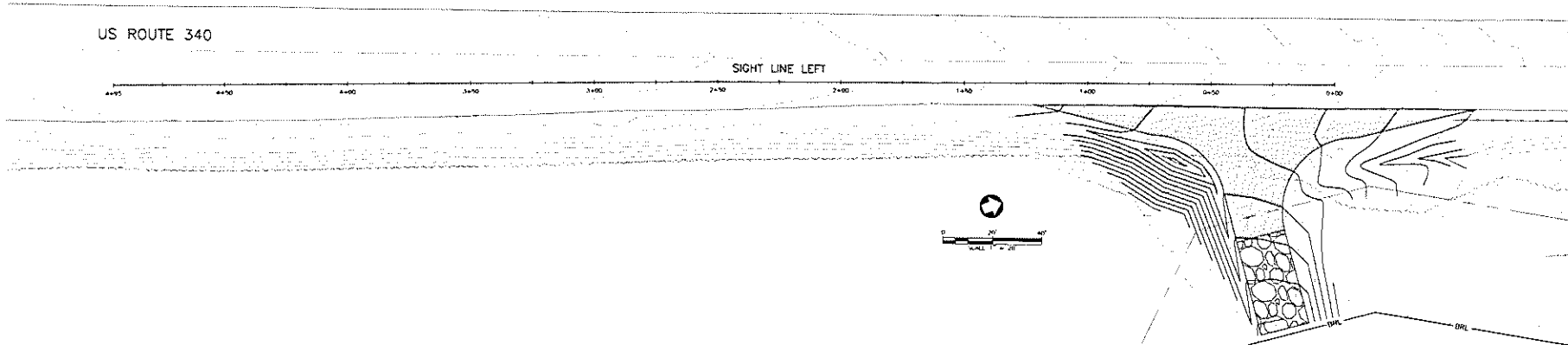
INFORMATION FOR ITC MANUAL 87th EDITION - ITC CODE 151 - 500 UNITS

7 VPH (NO RIGHT TURN/TAPER REQUIRED)
7 VPH (NO RIGHT TURN/TAPER REQUIRED)

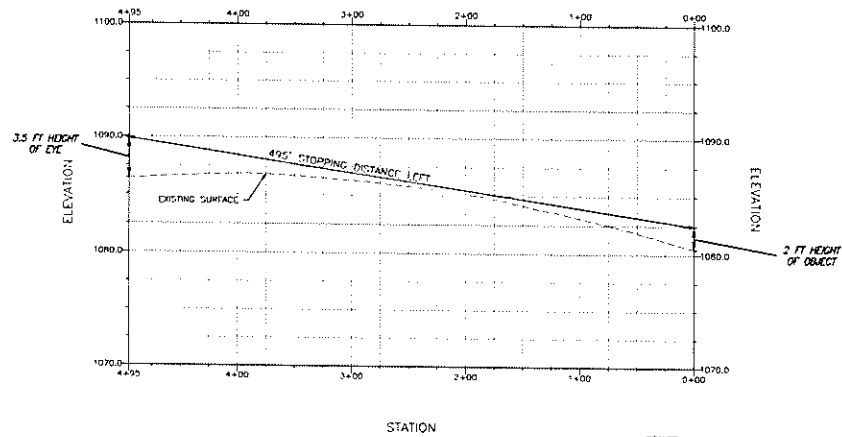
SCALE:
H: 1"=50'
V: 1"=5'

C301

US ROUTE 340



STATION



SCALE
H. 1"=50'
V. 1"=5'

[illegible]

PERMIT
REVIEW SET



ROUTE 340 STORAGE ENTRANCE PLAN
STOPPING DISTANCE PLAN
ISAC'S WOODS LLC
PAGE COUNTY, VA
PACET PROJECT NUMBER: 13272
PUBLISH DATE: 2/14/2022

C302



Tax Map ID 59-((A))-63F

Aerial Imagery



Parcels shown are not yet updated in tax database, as of June 12, 2025

Legend

- Roads
- Tax Map ID 59-((A))-63F
- Other Lots

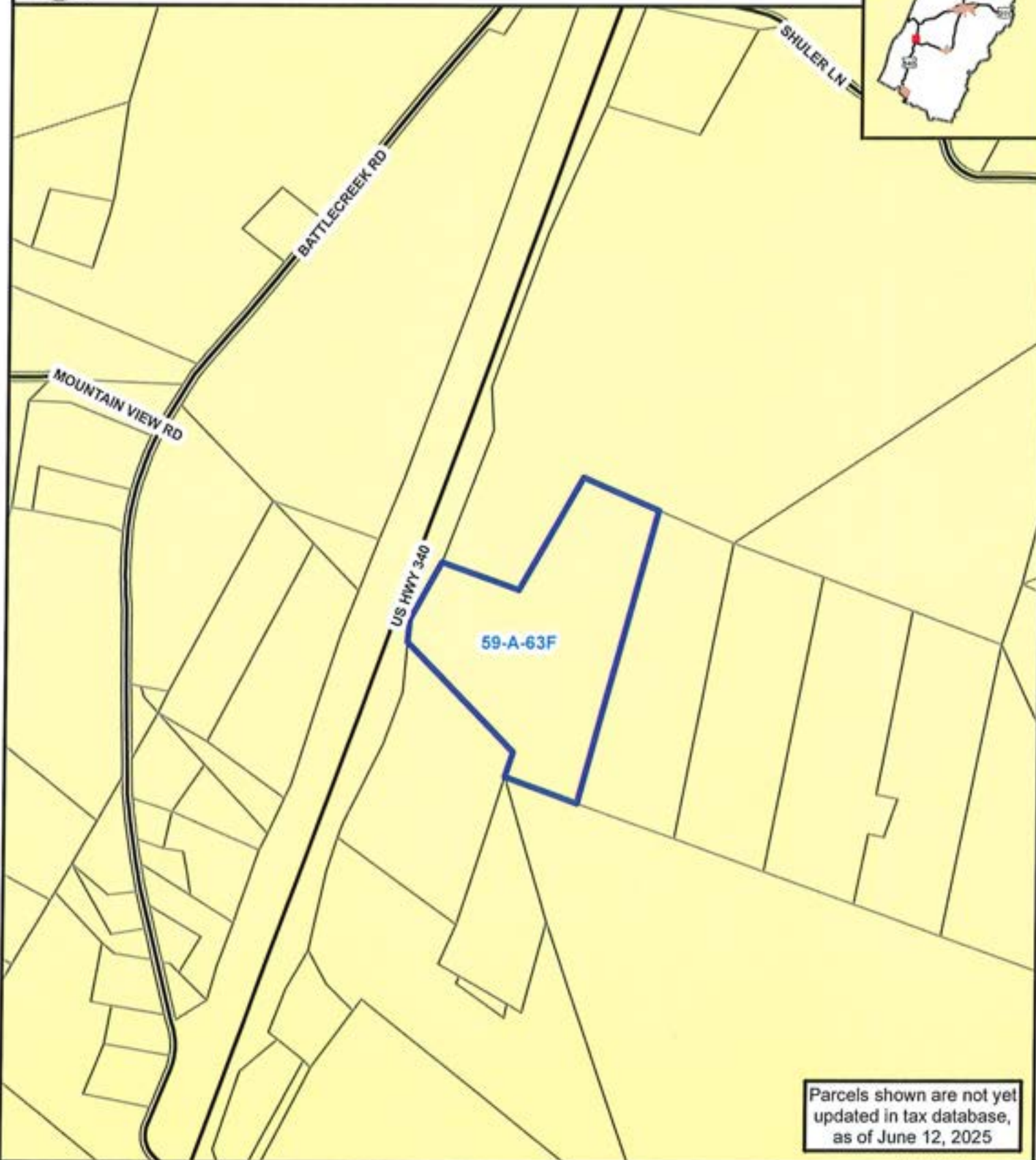
0 100 200 400 Feet

June 12, 2025
Page County GIS Department
2022 Aerial Imagery
Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



Tax Map ID 59-((A))-63F

Farmland



Parcels shown are not yet updated in tax database, as of June 12, 2025

Legend

- Roads
- Tax Map ID 59-((A))-63F
- Other Lots
- Prime Farmland
- Farmland of Statewide Importance
- Moderate Farmland

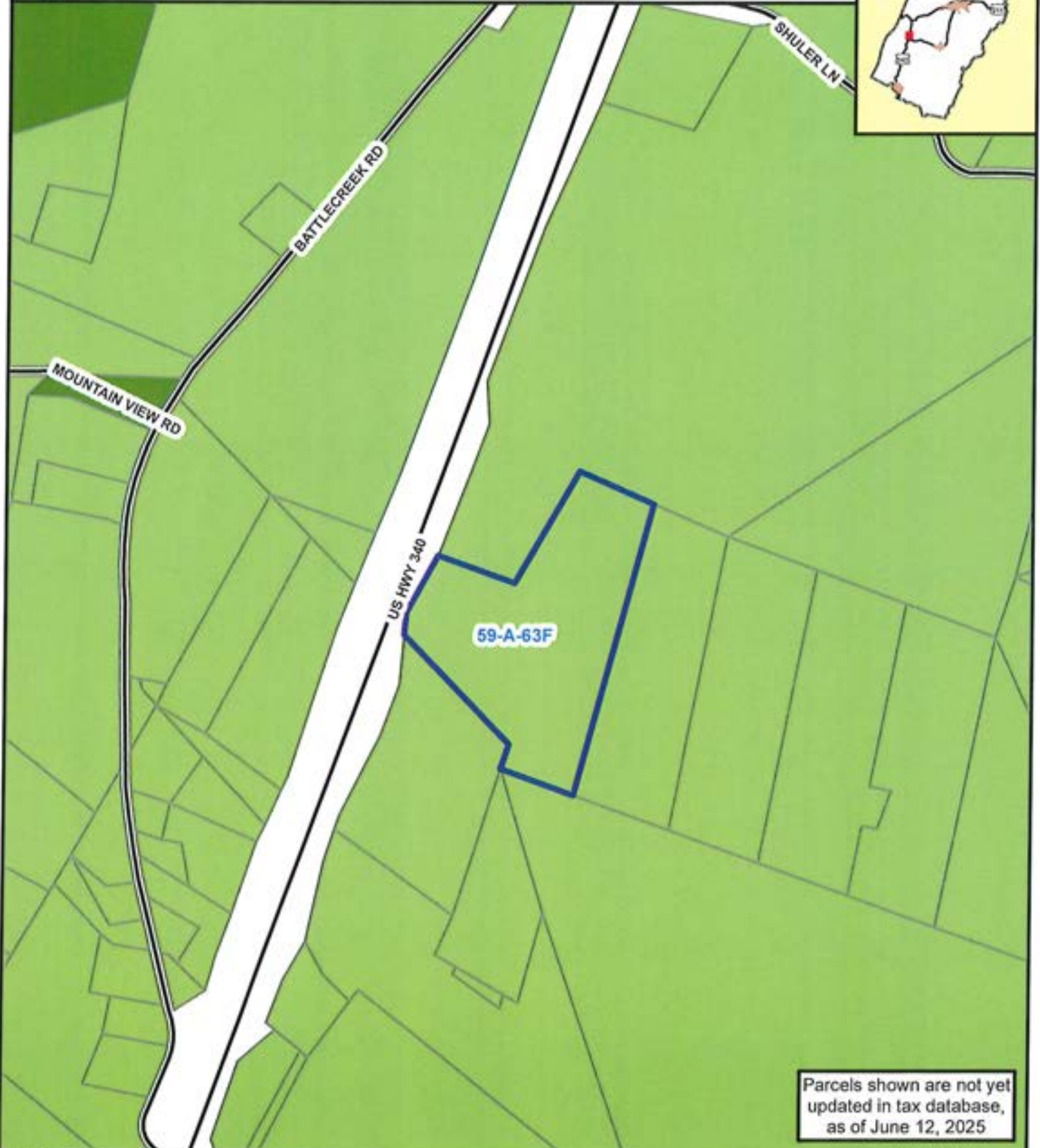
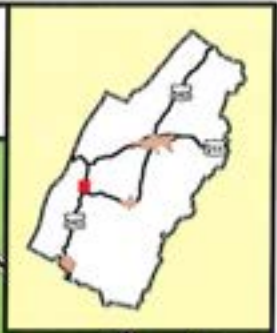
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June 12, 2025
Page County GIS Department

Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



Tax Map ID 59-((A))-63F Protection Tiers



Parcels shown are not yet
updated in tax database,
as of June 12, 2025

Legend

- Roads
- Tax Map ID 59-((A))-63F
- Other Lots

Protection Tiers

- Agricultural Protection Tier
- Environmental Preservation Tier
- National Park / Forest Tier

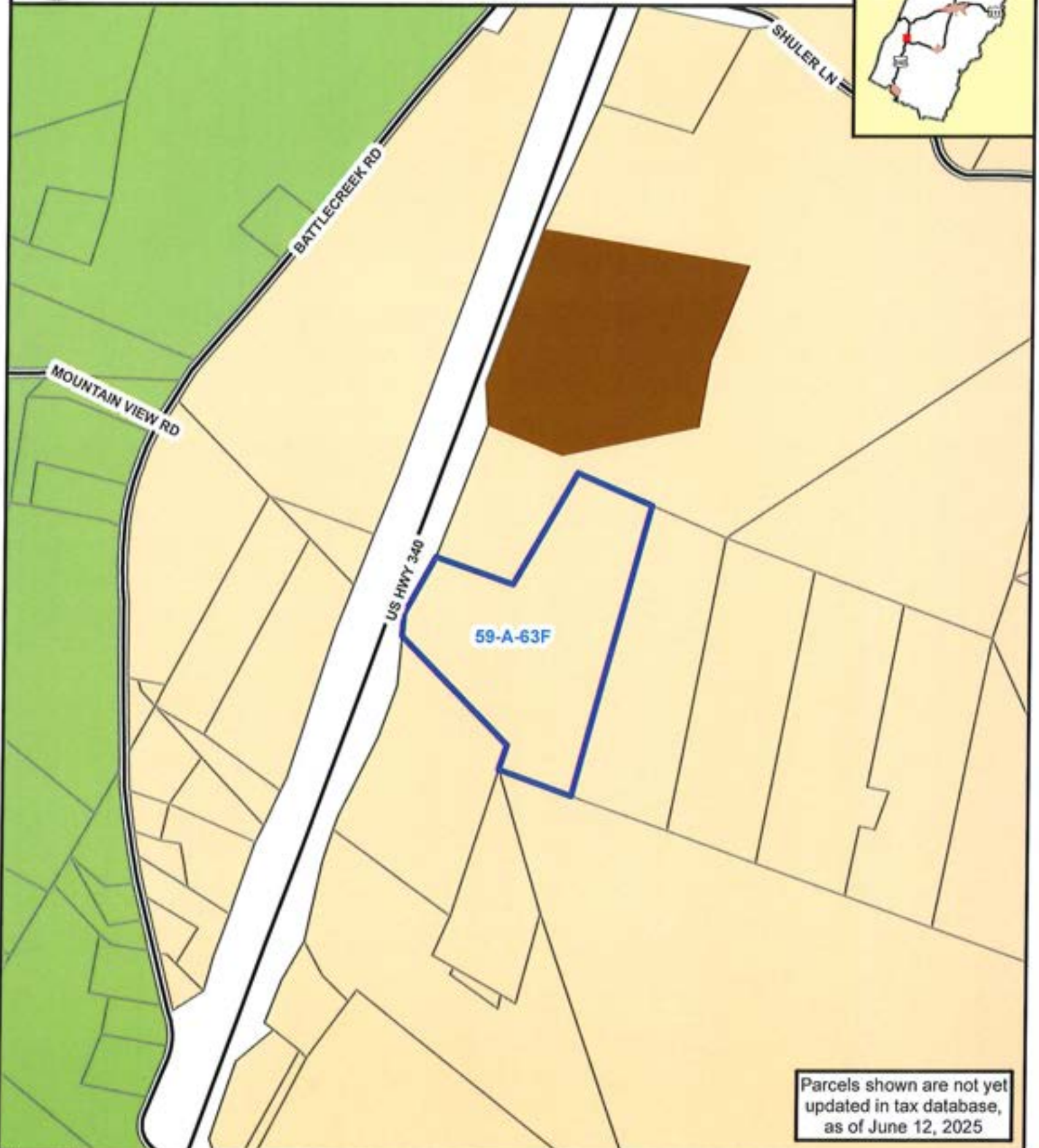
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June 12, 2025
Page County GIS Department

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Any determination of topography or contours,
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improvements to real property or for flood
plain determination.



Tax Map ID 59-((A))-63F Zoning



Parcels shown are not yet
updated in tax database,
as of June 12, 2025

Legend

- | | |
|-------------------------|-----------------------|
| Roads | Current Zoning |
| Tax Map ID 59-((A))-63F | Woodland-Conservation |
| Other Lots | Agricultural |
| | Commercial |

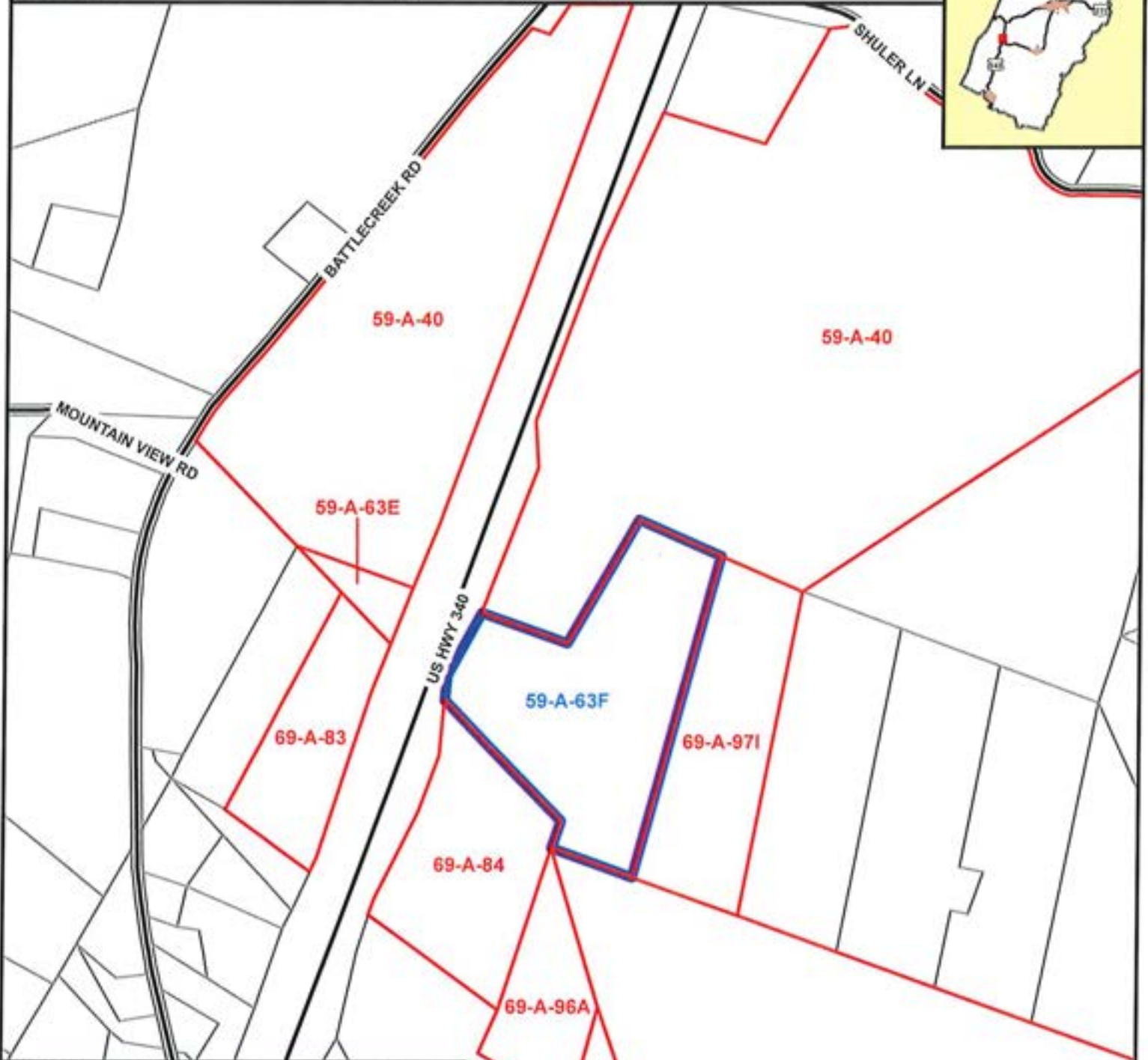
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June 12, 2025
Page County GIS Department
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improvements to real property or for flood
plain determination.



Tax Map ID 59-((A))-63F

Neighboring Properties



Tax Map ID	Acreage	Zoning	Property Owner
59-A-40	74.98	A-1 C-1	FREEZE LOIS A
59-A-63E	0.72	A-1	HISTORIC TRIANGLE LLC
69-A-83	3.93	A-1	PAINTER RONALD LEE & JUDITH GAIL
69-A-84	5.88	A-1	NEVITT BRYAN CLAY JR
69-A-96A	2.99	A-1	LAM MARK E & DYANNA B
69-A-97I	6.39	A-1	ISAAC'S WOODS LLC
69-A-98	141.93	A-1	SHULER KENNETH W - LIFE TEN

Parcels shown are not yet updated in tax database, as of June 12, 2025

Legend

- Roads
- Neighboring Parcels
- Tax Map ID 59-((A))-63F
- Other Lots

0 200 400 800 Feet

June 12, 2025
Page County GIS Department

Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

Neighboring Parcels

Tax Map ID	Acreage	Zoning	Property Owner	Physical Address	Mailing Address	M City	M State	M Zip
59-A-40	74.98	A-1 C-1	FREEZE LOIS A	2195 US HWY 340	in care of Dougie Freeze 796 BATTLECREEK RD	STANLEY	VA	22851
59-A-63E	0.72	A-1	HISTORIC TRIANGLE LLC		P.O. Box 766	Luray	VA	22835
69-A-83	3.93	A-1	PAINTER RONALD LEE & JUDITH GAIL	2844 US HWY 340	2844 US HWY 340	STANLEY	VA	22851
69-A-84	5.88	A-1	NEVITT BRYAN CLAY JR		369 HAWKSBILL PINES RD	STANLEY	VA	22851
69-A-96A	2.99	A-1	LAM MARK E & DYANNA B	2858 US HWY 340	2858 US HWY 340	STANLEY	VA	22851
69-A-97I	6.39	A-1	ISAAC'S WOODS LLC		P.O. Box 766	Luray	VA	22835
69-A-98	141.93	A-1	SHULER KENNETH W -LIFE TEN	4450 US HWY BSN 340 W	187 EUNICE DR	STANLEY	VA	22851

§ 125-12. Commercial (C-1). [Amended 11-10-1999; 2-12-2002; 5-14-2002; 6-21-2005; 3-18-2008; 12-16-2008; 4-21-2009; 6-16-2009; 10-20-2009; 10-18-2016]

- A. Statement of intent. Generally, this district covers the areas of the County intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking, other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by light and noise of congregation of people and passenger vehicles. This area is also intended to provide services for visitors and tourists.
- B. Permitted uses shall be as follows:
- (1) Retail stores or shops for the conducting of any retail business, including but not limited to convenience store; craft shop; florist; pawnshop; farmers market; greenhouses; hardware store; art and framing; antique shop; and other similar uses (excluding coal, wood and lumber yards).
 - (2) Service shops, including but not limited to physical fitness center; funeral home; beauty, barber, or nail shops; laundromat and dry cleaner; self-storage unit; community center; auto body shop; car wash/detail; auto repair service facility; metal working and welding; and other similar uses.
 - (3) Business, professional or government offices, and office buildings, including but not limited to post office; public safety facilities- police, fire, and rescue; real estate office; medical and dental offices; veterinarian clinic; animal husbandry/commercial kennel operation; media-related office; library; contractor office; rehabilitation centers; religious cultural and educational institutions; tax preparation; pharmacy; telecommunication call center; nursing homes; and other similar uses.
 - (4) Banks, savings, and loan associations, including but not limited to credit unions; payday loans; investment services; and other similar uses.
 - (5) Places serving food and/or beverages including but not limited to restaurant; cafe; tavern; nightclub; bar; pub; bakery; deli; brewery; winery; drive-ins; banquet facility; event facility; and other similar uses.
 - (6) Theaters or motion-picture theaters, except drive-ins and adult movie theaters.
 - (7) Automobile or mobile home sales with or without service facilities.
 - (8) Travel information areas.
 - (9) Motels and hotels (except adult motels); short-term tourist rentals, subject to the provisions of § 125-30.21; bed-and-breakfast establishments; and accessory and/or upstairs apartments. **[Amended 8-1-2017]**
 - (10) Indoor bowling alleys; skating rinks; archery; laser tag; and paintball.
 - (11) Farm implement sales with or without service facilities.
 - (12) Agriculture.

- (13) Single-family detached dwellings; however, each lot shall comply with the requirements of §§ 125-9E or 125-10E.
 - (14) All facilities required by public utilities except power generation and water and/or wastewater treatment plants.
 - (15) Shops engaged in the manufacturing and retail sales of cabinets, furniture and upholstery.
 - (16) Luray Caverns Airport.
 - (17) Child day center pursuant to § 125-30.6.
 - (18) Commercial outdoor recreation areas and facilities: parks (except amusement parks), playgrounds, picnic grounds, swimming clubs, country clubs, golf courses and driving ranges, miniature golf courses; archery; laser tag; paintball; and other similar uses.
- C. Permitted accessory uses located on the same lot with the permitted principal use shall be as follows:
- (1) Off-street parking areas pursuant to the provisions of § 125-21.
 - (2) Signs pursuant to § 125-20.
 - (3) Customary accessory uses and buildings, provided that such are clearly incidental to the principal use pursuant to § 125-16.
 - (4) Small system wind energy facility and/or other small alternative energy (ex. Solar panels).
 - (5) Windmill.
- D. Uses permitted by special permit shall be as follows:
- (1) Gasoline service stations pursuant to § 125-23.
 - (2) Commercial parking facilities.
 - (3) Shopping centers pursuant to § 125-18.
 - (4) Outdoor recreation to include drive-in theaters and outdoor firearm ranges.
 - (5) Hospitals and residential care facilities to include group homes, halfway houses, adult day-care facilities, and assisted living facilities.
 - (6) Junkyards, but subject to the limitations of § 33.2-804(C) of the Code of Virginia 1950, as amended.
 - (7) Pole-designed tower facilities or pole-designed structures or monopoles, to be used for the primary purpose of communications, including, by way of illustration but not limited to, the following: telephone, radio, television, cable, and signal by special use permit.
 - (8) Motorsports facility pursuant to § 125-30.2.

- (9) Adult business in accordance with § 125-30.7.
- (10) Riding stable or academies.
- (11) Water and/or wastewater treatment plants.
- E. Minimum lot size shall be as follows: 20,000 square feet with a minimum lot width of 100 feet.
- F. Minimum yard dimensions shall be as follows: front yard: 40 feet; each side yard: 25 feet; rear yard: 25 feet; distance between buildings: 30 feet.
- G. Maximum building coverage and height shall be as follows: maximum building height from average grade: 35 feet; maximum combined building coverage and paved area: 80% of the total lot area.
- H. Buffer area. All property lines abutting a residential district shall be appropriately screened, fenced, walled or enclosed with a suitable enclosure of a minimum height of six feet, unless natural vegetation or wooded areas are used as buffer strips. All buffer strips must be at least six feet in height.
- I. Any new structure designed to be occupied as a residence, church, school, community center or commercial business establishment or industry or any other structure designed for public occupancy shall not be located closer than 300 feet from any confined feeding operation as defined in Article VI, § 125-32, of this chapter.
- J. All wells in Commercial Zoned districts shall be a Class III "B" well and shall maintain a fifty-foot setback from all property lines adjacent to parcel(s) three acres or larger that are used for an agricultural operation, as defined in § 3.1-22.29(B),¹ Code of Virginia 1950, as amended. A variance may be sought through the Page County Board of Zoning Appeals for a well location closer than 50 feet to the property line if either of the following criteria listed can be achieved: i) the owner of the adjacent property that is used for an agricultural operation may grant written permission for construction within 50 feet of the property line; or ii) certification by the Page County Health Department that no other site on the property complies with zoning regulations for the construction of a private well. If approved, a variance conveyance form, which is part of the Page County appeal/variance application, must be recorded at the Page County Circuit Court within 90 days of the approval. Failed private drinking water wells that must be replaced by order of the local health department shall follow state health regulations for determining a site for a new well and are exempt from adhering to the foregoing variance procedure.
- K. Site plan. Before obtaining a zoning permit for the uses listed within this district either as a permitted use, accessory use or by special use permit a site plan shall be submitted with the zoning application (prior to construction). The site plan should include:
 - (1) Boundary of the parcel with project name, Tax Map number, and owner name and contact information.

1. Editor's Note: Said section was repealed by Laws 2008, Ch. 860, cl. 9, eff. 10-1-2008. See now § 3.2-300, Code of Virginia.

- (2) Building location and setbacks from property lines.
- (3) Parking spaces.
- (4) Proposed signs.
- (5) Lighting with a description.
- (6) Buffer area as described in the above Subsection H.

Tracy Clatterbuck

From: Tracy Clatterbuck
Sent: Wednesday, October 8, 2025 5:03 PM
To: Catherine Grech; Chris Adams; Jared Burner; Ken Johnson
(ken.page.planning@outlook.com); Sandy Davis (district4planningcomm@gmail.com); William Turner
Cc: Joshua Hahn
Subject: Follow-up on Rezoning Info. and Self-Storage Units

Good Afternoon All,

At the last PC meeting, when the Flowerdew Hundred, LLC rezoning application was being discussed, Ms. Grech requested the following information:

What other rezoning applications have come before the county for consideration for what was described as general purpose rezoning (not submitted with a specific intended use or attached to a special use permit):

Here are the applications I was able to find:

- 2017- Herbert & Elizabeth Karp, who have applied to rezone two lots located off Kibler Drive, Luray, VA, and further identified by tax map numbers 30A2-3-1 (3.870 acres) and 30A2-3-2 (1.75 acres). These lots are currently split zoned Agriculture (A-1) and Residential (R-1). The applicant is requesting the lots be rezoned to Agriculture (A-1).
- 2021- Suneel & Renu Kapur has filed application to rezone the following properties:
 - Property located at 170 Kibler Drive, Luray, and further identified by tax map number: 30A2-A-1, containing 7.466 acres;
 - Property located off Kibler Drive (beside 170 Kibler Drive), Luray, and further identified by tax map number: 30A2-A-1A; containing 16.25 acres;
 - Property located at 165 Kibler Drive, Luray, and further identified by tax map number: 30A2-3-1; containing 3.87 acres;
 - Property located off Kibler Drive (beside 165 Kibler Drive), Luray, and further identified by tax map number: 30A2-3-2; containing 1.75 acres; and
 - Property located off Kibler Drive (across from 170 Kibler Drive), Luray, and further identified by tax map number: 30A2-3-3, containing 1.75 acres.The applicant is proposing to rezone the above listed parcels from Agriculture (A-1) to Residential (R).
- 2022- Rebecca Graves Hudson has filed an application to rezone the following parcels:
 - Tract 1: Tax Map Number 72-(9)-1, located at 852 Middleburg Road, Luray, VA, and currently containing 11.642 acres;
 - Tract 2: Tax Map Number 62-(A)-51D, located off Middleburg Road, Luray, VA, and currently containing 3.091 acres. *Boundary lines will be adjusted accordingly post rezoning which will include portions of Tax Map Number 72-(A)-2G (0.824 acres and 0.808 acres) totaling 4.723 acres for Tax Map Number 62-(A)-51D;*
 - Tract 3: Tax Map Number 72-(A)-2G (4.399 portion), located off Timber View Drive, Stanley, VA, and currently containing 122.297 total acres. *Division of land post rezoning to include a portion of 4.399 acres will be submitted accordingly;*
 - Tract 4: Tax Map Number 72-(A)-2I, located off Goodrich Road, Stanley, VA, and currently containing 31.614 acres and 0.634 acres (right-of-way) for a total acreage of 32.248 acres more or less; and
 - Tract 5: Tax Map Number 72-(8)-7, located off Goodrich Road, Stanley, VA, and currently containing 3.00 acres.

All of the above listed parcels are currently zoned as Industrial (I-1). The applicant is requesting that the parcels and acreage as detailed above and shown on plats provided in application packet, be rezoned to Agriculture (A-1) for a total of 56.012 acres. If approved, the parcels will be used for agricultural purposes. The density range in the surrounding area is medium.

- 2023- Economic Development Authority (EDA) of Page County, Virginia has filed an application to rezone the following parcels located off Goodrich Road, Stanley, VA, and further identified by:
 - Tax Map Number 72-(8)-1 containing 38.67 acres;
 - Tax Map Number 72-(11)-1 containing 14 acres;
 - Tax Map Number 72-(11)-2 containing 3.079 acres; and
 - Tax Map Number 72-(11)-3 containing 3.404 acres.
- The above listed parcels are currently zoned as Industrial (I-1). The applicant is requesting that all parcels be rezoned to Agriculture (A-1). If approved, the parcels will be used for agricultural purposes. The density range in the surrounding area is medium.

Furthermore, Ms. Grech also requested to know the number of self-storage facilities currently located in the county and the number of units each one has. Below, you will find that information:

- Chu Chu Self Storage (Luray)- 12 buildings- Approximately 200 self-storage units in various sizes
- Hills and Valley Storage (Stanley)- 12 buildings- Approximately 165 self-storage units in various sizes
- Mountain View Self-Storage (Luray)- 2 buildings- Approximately 32 self-storage units in various sizes

Please let me know if you have any additional questions.

Thank you,

Tracy Clatterbuck, CZA
Zoning Administrator I

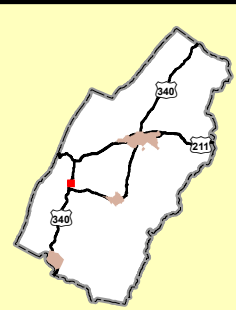
Page County Planning & Community Development
103 S Court Street, Suite B, Luray, VA 22835
Office Phone: (540) 743-1324
Direct Line: (540) 843-3403
Work Cell Phone: (540) 892-3613
Website: www.pagecounty.virginia.gov





Tax Map ID 59-((A))-63F

Proximity to CAFO Structures



Parcels shown are not yet updated in tax database, as of August 14, 2025. All distances are estimates. This map should not be used as a substitute for products created by a licensed surveyor or engineer.

US HWY 340

Approximately 3.2 acres of Tax Map 59-A-63F (9.69 acres) is within 300 ft of CAFO structures. This measurement should not be viewed as a substitute for a determination by a licensed surveyor.

59-A-63F

2845

PROMISE LN

Legend

- Roads
- CAFO Structures
- Tax Map ID 59-((A))-63F
- 300 ft from CAFO Structures
- Other Lots

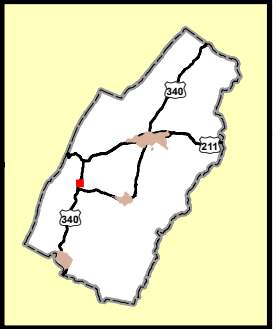
0 100 200 400 Feet

August 14, 2025
Page County GIS Department
2022 Aerial Imagery
Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

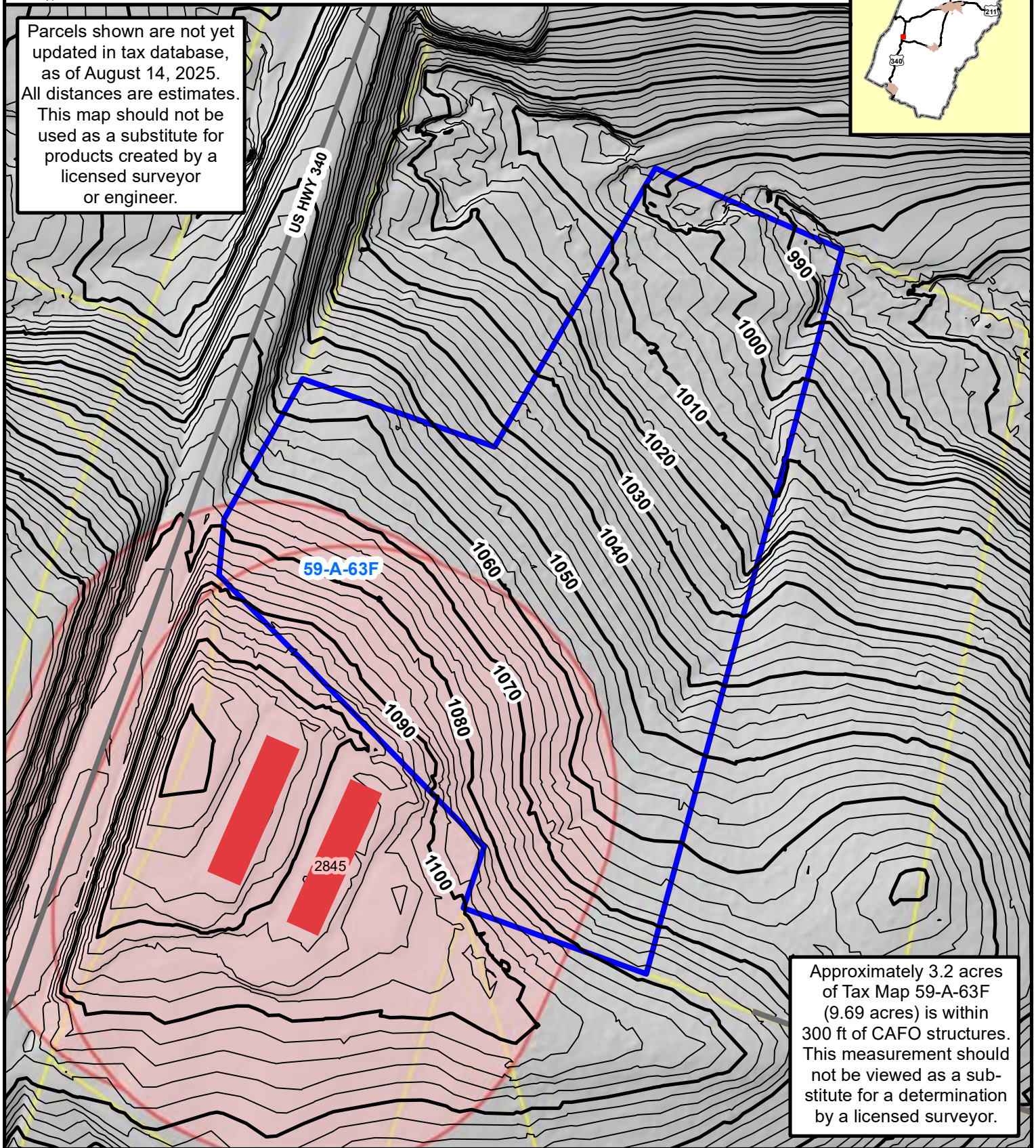


Tax Map ID 59-((A))-63F

Proximity to CAFO Structures - Elevation Contours



Parcels shown are not yet updated in tax database, as of August 14, 2025. All distances are estimates. This map should not be used as a substitute for products created by a licensed surveyor or engineer.



Approximately 3.2 acres of Tax Map 59-A-63F (9.69 acres) is within 300 ft of CAFO structures. This measurement should not be viewed as a substitute for a determination by a licensed surveyor.

Legend

- Roads
- Tax Map ID 59-((A))-63F
- Other Lots
- CAFO Structures
- 10-ft Contours
- 2-ft Contours
- 300 ft from CAFO Structures

0 100 200 400 Feet

September 2, 2025
Page County GIS Department
2015 LiDAR-derived Elevation Contours (USGS)
Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

Certification Letter

August 29, 2025

Flowerdew Hundred LLC
PO Box 766
Luray, VA 22835

Subject: **Certification Letter for Shuler Ln, Stanley, VA 22851**
Permit ID: LR-10465
Tax Map Number/GPIN: 59-A-63F // HDID: 139-25-243

Dear Flowerdew Hundred LLC:

This letter is issued in lieu of a sewage disposal system construction permit in accordance with §32.1-163, et seq., of the Code of Virginia. The Board of Health hereby recognizes that the soil and site conditions acknowledged by this correspondence, and documented by additional records on file at the local health department, are suitable for the installation of an onsite sewage disposal system. The attached plat shows the approved area for the sewage disposal system. This letter is valid until a permit for construction is issued and the system is installed, inspected and approved. This letter is void if there is any substantial physical change in the soil or site conditions where the sewage disposal system is to be located.

A permit to construct the sewage disposal system must be issued before construction of the system. If the property owner (current or future) applies for a construction permit within 18 months of the date of this letter, the application fee paid for this letter shall be applied to any state fees for a permit to construct a system. After 18 months, the applicant is responsible for paying all state fees for a permit application. If a private well is to be constructed, the appropriate well application fee(s) must be paid whether or not 18 months have elapsed since this letter was issued.

This letter, and accompanying plat of survey showing the specific location of the sewage disposal system area and well area (if applicable), may be recorded in the land records by the clerk of the circuit court in the jurisdiction where all or part of the site or proposed site of the system is to be located. The site shown on the plat is specific and must not be disturbed or encroached upon by any construction. To do so voids this letter. Upon the sale or transfer of the land that is the subject of this letter, the letter shall be transferred with the title to the property. Future owners are advised to review the plat for the location of the onsite sewage disposal area to make sure their building plans do not interfere with the area. If they have any questions regarding the location of the area, they should contact the local health department for assistance.

The area evaluated by Chris Heltzel, Private OSE (7 pages) dated 08/11/2025 and certified by this letter, is suitable to **accommodate a 5 bedroom house using a system design of 750 gallons per day, treatment level Alternative TL3 Drip Dispersal. The property will be served by a Private water supply as shown on the attached plat.** This letter is an assurance that a sewage disposal system construction permit will be issued (provided there have been no substantial physical changes in the soil or site conditions where the system would be located); however, it is not a guarantee that a permit for a specific type of system will be issued. The design of the sewage system will be determined at the time of application for a building permit and sewage system construction permit. The design will be based on the site and soil conditions certified by this letter, structure size and location, water well location (final determination to be made at time of permit issuance), the regulations in effect at the time, and any off-site impacts that may have occurred since the date of the issuance of this letter. In some cases, engineered plans may be required prior to issuance of the construction permit. In accordance with §32.1-164.1:1 of the Code of Virginia owners are advised to apply for a sewage disposal construction permit only when ready to begin construction. This certification letter may be subject to and must comply with any applicable local ordinances.

Sincerely,

Ashley Walker
Environmental Health Specialist

COMMONWEALTH OF VIRGINIA

Application for: ☒ Sewage System☒ Water SupplyOwner: Flowerdew Hundred LLCPhone: 540-743-5119Mailing Address: PO Box 766

Fax: _____

Luray, VA 22835

Phone: _____

Agent: Heltzel Soil Consulting, LLCPhone: (540) 331-0037Mailing Address: P.O. Box 554 Woodstock, VA, 22664

Fax: _____

Site Address: xxx Shuler LaneEmail: heltzelsoilconsulting@gmail.comLuray, VA 22835Directions to Property: Adjacent to 2845 US HWY 340Subdivision: _____ Section: _____ Block: _____ Lot: DF-DDTax Map: 59-A-63F Other Property Info: _____ Acreage: 6.76**Sewage System****Type of Approval:** Applicants for new construction are advised to apply for a certification letter to determine if the land is suitable for a sewage system and to apply for a construction permit (valid for 18 months) **only when ready to build.**☒ Certification Letter ☐ Construction Permit ☐ Minor Modification ☐ Voluntary Upgrade ☐ Repair**Proposed Use:**Single Family Home (Number of Bedrooms) 5 Multifamily Home (Total # of Bedrooms) _____

Other (Describe): _____

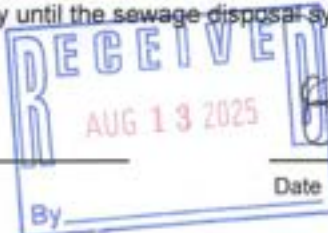
Basement ☒ Yes ☐ No Walk-Out Basement? ☒ Yes ☐ No Fixtures in Basement? ☒ Yes ☐ NoConditional Permit Desired? ☐ Yes ☒ No If yes, what type of conditions are desired?
☐ Reduced Water Flow ☐ Limited Occupancy ☐ Intermittent or seasonal use ☐ Temporary Use (1 yr. maximum)Do you wish to apply for a betterment loan eligibility letter? ☐ Yes** ☒ No

**There is a \$50 fee for determination of eligibility.

Water SupplyWill the water supply be ☐ Public or ☒ Private Is the water supply ☐ Existing or ☒ Proposed
If proposed, is this a replacement well? ☐ Yes ☐ No If yes, will the old well be abandoned? ☐ Yes ☐ No
Will any buildings within 50' of the well be termite treated? ☐ Yes ☒ No**All Applicants**Is this a private sector OSE/PE application? ☒ Yes ☐ No If yes, is the OSE package attached? ☒ Yes ☐ NoIs the property intended to serve as your (the owners') principal place of residence? ☐ Yes ☒ No

In order for VDH to process your application for a sewage system, you must attach a plat of the property and a site sketch. For water supplies, a plat of the property is recommended and a site sketch is required. The site sketch should show your property lines, actual and/or proposed buildings, and the desired location of your well and/or sewage system. When the site evaluation is conducted, the property lines, building location and the proposed well and sewage sites must be clearly marked and the property sufficiently visible to see the topography.

I give permission to the Virginia Department of Health to enter onto the property described during normal business hours for the purpose of processing this application and to perform quality assurance checks of evaluations and designs certified by a private sector Onsite Soil Evaluator or Professional Engineer as necessary until the sewage disposal system and/or private water supply has been constructed and approved.

Signature of Owner/Agent: CSU

VDH Use Only

Fee: \$ 320Payment Type/Check #: CC# 013136

Date Entered: _____

HDID #: 139.25.243EHD #: LE-109195

Due Date: _____

Financial Acct #: _____

Receipt #: 702482

plot 7

OSE/PE Report For:

☐ Construction Permit ☐ Repair Permit ☐ Voluntary Upgrade Permit ☒ Certification Letter ☐ Minor Modification

Property Location:

911 Address xxx Shuler Lane City, State, Zip: Luray, VA 22835

Lot: DF-DD Section: _____ Subdivision: _____

GPIN or Tax Map #: 59-A-63F Health Dept. ID #: _____

Latitude: _____ Longitude: _____

Owner :

Name: Flowerdew Hundred LLC

Address: PO Box 766 Luray, VA 22835

Prepared by:

OSE Name: Chris Heltzel License # 1940-001460

Address: P.O. Box 554 Woodstock, VA, 22664

PE Name: _____ License # _____

Address: _____

Date of Report: 8/11/2025 Date of Revision #1: _____

OSE/PE Job # _____ Date of Revision #2: _____

Contents/Index of this report:

<u>1. Cover Sheet</u>	<u>5-6. Well Specifications</u>
<u>2. Soil Evaluation</u>	<u>7. Site Sketch & Sanitary Survey</u>
<u>3. Profiles</u>	_____
<u>4. Abbreviated Design</u>	_____

Certification Statement

I hereby certify that the evaluations and/or designs contain herein were conducted in accordance with the applicable provisions of the Sewage Handling & Disposal Regulations (12VAC5-610), the Private Well Regulations (12VAC5-630), the Regulations for Alternative Onsite Systems (12VAC5-613) and all other applicable laws, regulations, and policies implemented by the Virginia Department of Health. I further certify that I currently possess any professional license required by the laws and regulations of the Commonwealth that have been duly issued by the applicable agency charged with licensure to perform the work contained herein. The potential for both conventional and alternative onsite sewage systems has been discussed with the owner/applicant.

☒ The work attached to this cover page has been conducted under an exemption to the practice of engineering, specifically the exemption in Code of Virginia Section 54.1-402.A.11

I recommend that a ☐ Construction Permit ☐ Minor Modification be: ☒ **Issued**
☒ Certification Letter ☐ Repair Permit ☐ Voluntary Upgrade ☐ **Denied**

OSE/PE Signature: CSH [Signature] Date: 8/11/25

SOIL SUMMARY REPORT

GENERAL INFORMATION

Date: 10/31/2024 Submitted to: _____ Page _____ County Health Department
Owner: Flowerdew Hundred LLC Telephone Number: 540-743-5119
Address: PO Box 766 Luray, VA 22835
Agent: Heltzel Soil Consulting, LLC Address: P.O. Box 554 Woodstock, VA, 22664
Property Location: xxx Shuler Lane Tax Map/GPIN: 59-A-63F
Subdivision: _____ Blk/Sec: _____ Lot: DF-DD

1. Position in Landscape Satisfactory: ☒ Yes ☐ No
Describe: Convex Upland Sideslope
2. Slope: 12 to 15 %
3. Depth to Rock or Impervious Strata: Max. 48"+ Min. 30" None ☐
4. Depth to seasonal water table (gray mottling or gray color): Not Observed ☐ Yes ☒ 31"
5. Free Water Present? ☒ No ☐ Yes Range: _____ inches
6. Soil Percolation rate estimated: ☒ Yes ☐ No Texture Group: I ☐ II ☒ III ☒ IV ☐
Estimated rate: 70 mpi @ 4"
7. Permeability Test Performed? ☒ No ☐ Yes
If yes, note type of test performed and attached results. Test Type: NA

- ☒ Site Approved. Drainfield to be placed at 4 " depth at site designated on permit.
☐ Site Disapproved. See reasons for rejection.

Reasons for rejection:

- 1 ☐ Position in Landscape subject to flooding or periodic saturation.
2 ☐ Insufficient depth of suitable soil over hard rock.
3 ☐ Insufficient depth of suitable soil to seasonal water table.
4 ☐ Rates of absorption too slow.
5 ☐ Insufficient area of suitable soil for drainfield and/or reserve area.
6 ☐ Proposed system too close to well.
7 ☐ Other (Specify Below. Add additional pages if necessary)

Additional Notes: _____

**Heltzel Soil
Consulting**

**Property:
DF-DD**

Profile	Horizon	Depth	Description	Texture
P1	A	0-8	10YR 4/3 loam, weak medium granular structure, friable, many roots, few sandstone cobbles	II
	Bt1	8-22	7.5YR 5/6 silty clay loam, moderate fine subangular blocky structure, friable, common roots	III
	Bt2	22-31	7.5YR 6/6 light silty clay loam, weak mediums subangular blocky structure, friable, few roots	III
	C	31-44	7.5YR 6/6 and 5YR 5/6 light silty clay loam, slightly firm, few roots, common 10YR 6/2 iron depletions	III
P2	A	0-7	10YR 4/3 loam, weak medium granular structure, friable, many roots, few sandstone cobbles	II
	Bt1	7-24	7.5YR 5/6 silty clay loam, moderate fine subangular blocky structure, friable, common roots	III
	Bt2	24-30	7.5YR 6/6 light silty clay loam, weak mediums subangular blocky structure, friable, few roots	III
	C	30-46	7.5YR 6/6 and 5YR 5/6 light silty clay loam, slightly firm, few roots, common 10YR 6/2 iron depletions	III
P3	A	0-7	10YR 4/3 loam, weak medium granular structure, friable, many roots, few sandstone cobbles	II
	Bt	7-20	7.5YR 5/6 silty clay loam, moderate fine subangular blocky structure, friable, common roots	III
	C	20-30	7.5YR 6/6 and 5YR 5/6 light silty clay loam, slightly firm, few roots, common 10YR 6/2 iron depletions	III
	Cr	30-41	Fractured siltstone	
P4	A	0-4	10YR 4/3 loam, weak medium granular structure, friable, many roots, few sandstone cobbles	II
	Bt	7-23	7.5YR 5/8 clay loam, moderate medium subangular blocky structure, friable, common roots	III
	C1	23-32	7.5YR 6/6 and 5YR 5/6 light silty clay loam, slightly firm, few roots, common 10YR 6/2 iron depletions	III
	C2	32-48	7.5YR 5/6 silty clay loam, slightly firm, few roots, common 10YR 6/1 iron depletions, few 10YR 2/1 manganese concentrations	III



Abbreviated Design -TL3 to Drip Disposal
TM # 59-A-63F Page County

A.	a. Estimated percolation rate. (minutes per inch)	70		
	b. Recommended drip tubing installation. (inches)	4		
	c. Depth to impervious strata/ or water table/ or limit of evaluation. (inches)	30	31	31
	d. Minimum separation distance required. (inches)	18	12	24
	e. Separation distances in inches provided in design.	26	27	27
	f. Slope (percentage)	15		
	g. Is the slope greater than 10, 20 or 30%?	Yes		
	i. If Ag is Yes, does 24 inches or greater to rock/impervious strata exist below Ab?	Yes		
B.	a. Design Type?	TL3		
	b. Soil Loading Rate, gpd/ft ²	0.26		
C.	a. Number of bedrooms.	5		
	b. Gallons per day in design	750		
D.	a. Length of run. (feet)	90		
	b. Length of available area. (feet)	90		
E.	Width of drip tubing. (inch)	1		
F.	Number of runs.	18		
G.	Center-to-center spacing. (feet)	2		
H.	a. Width required, feet	35		
	b. Width of available area. (feet)	86		
I.	a. Total square footage required	2885		
	b. Total square footage in design	3150		
J.	a. Linear feet of drip tubing required	1442		
	b. Linear feet of drip tubing provided	1575		
K.	a. Is a reserve area required? Yes	X	No	
	b. Percent required	50%		
	c. Percent available	100%		
	Notes: Design is same for Reserve			

SYSTEM SPECIFICATIONS	VDH USE ONLY HDIN: _____
Application Information	
Name: <u>Flowerdew Hundred LLC</u>	Address: <u>PO Box 766</u>
Phone: <u>540-743-5119</u>	<u>Luray, VA 22835</u>
Location Information	
Tax Map/GPIN #: <u>59-A-63F</u>	Property Address: <u>xxx Shuler Lane</u>
Subdivision: _____	Section: _____ Block: _____ Lot: <u>DF-DD</u>
Directions: Adjacent to 2845 US HWY 340	
General Information	
Well Purpose (select all that apply): ☒ Domestic Drinking Water ☐ Irrigation ☐ Industrial/Commerical ☐ Geothermal ☐ Agricultural ☐ Geothermal	
Well Class: <u>IIIB</u>	Minimum Casing Depth: <u>50</u> ft.
Estimated Water Usage: <u>750</u> gpd	Minimum Grout Depth: <u>50</u> ft.
Horizontal Setbacks	
Distance from Building Sewer: <u>50</u> ft., min.	Distance from Pretreatment Unit(s): <u>50</u> ft., min.
Distance Conveyance System: <u>50</u> ft., min.	Distance to Absorption Area: <u>50</u> ft., min.
Distance from Property Line: <u>50'+</u>	Distance from Foundations: <u>50</u> ft., min.
Distance from other source(s) of contamination: <u>50</u> ft., min	
List other sources: <u>NA</u>	
RECEIVED AUG 13 2025 By _____	

Addendum to AOSE/PE Certification Statement
For Private Well Construction Permit

Page 6 of 7

The proposed well site shown herein,

- ☒ 1. Is located a minimum of 50 feet from all property lines.
- ☐ 2. Is located within 50 feet of the adjacent property line(s) but I have determined that the adjacent property is not used for an agricultural operation.
- ☐ i. Written affirmation from the adjacent property owner(s) that their property is not used for an agricultural operation.
- ☐ ii. Other confirmation that land use is not an agricultural operation, please describe:
- _____
- _____
- _____
- ☐ 3. Is located within 50 feet of the adjacent property line where the property is used for an agricultural operation. For confirmation, I have attached the appropriate documentation pursuant to § 32.1-176.5:2 of the *Code of Virginia*. (check one below)
- ☐ i. Written permission from the adjacent property owner(s) for the well construction.
- ☐ ii. I certify that no other site on the property complies with the Board's Regulations for the construction of a private well.

Proposed Well Site is located within 50 feet of an Adjacent Property Line(s)

Property is not used for an Agricultural Operation

Statement for Adjacent Property Owner(s):

I affirm that my property is not used for an Agricultural Operation as defined in § 3.1-22.29 of the *Code of Virginia*.

Signature of Property Owner

Date

Proposed Well Site is located within 50 feet of an Adjacent Property Line

Property is used for an Agricultural Operation

Appropriate documentation to comply with § 32.1-176.5:2 of the *Code of Virginia*:

Written Permission

I grant permission for the construction of the proposed private well described herein which is within 50 feet of my property line.

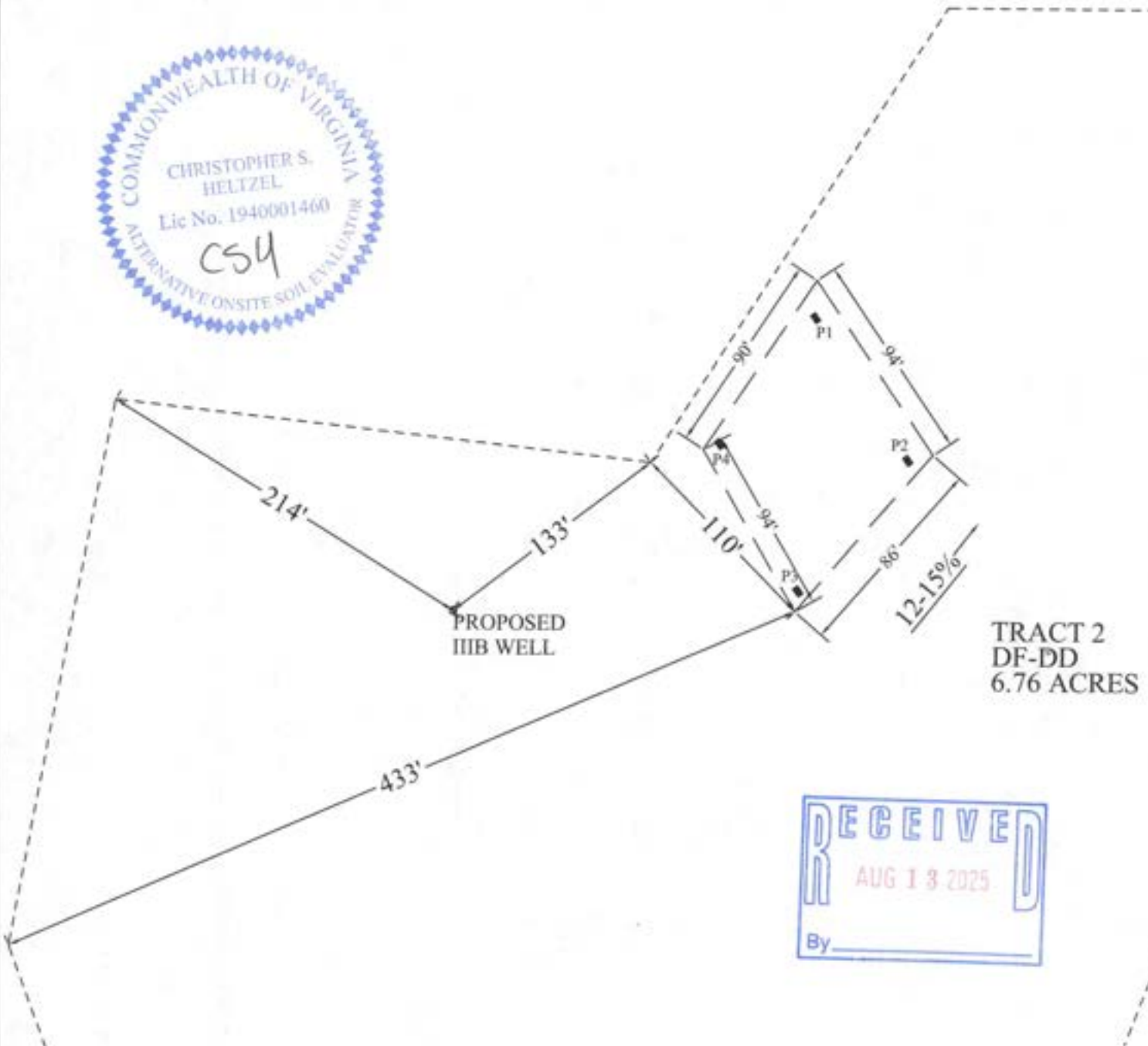
Signature of Property Owner

Date

Site Sketch & Sanitary Survey TM# 59-A-63F Page County

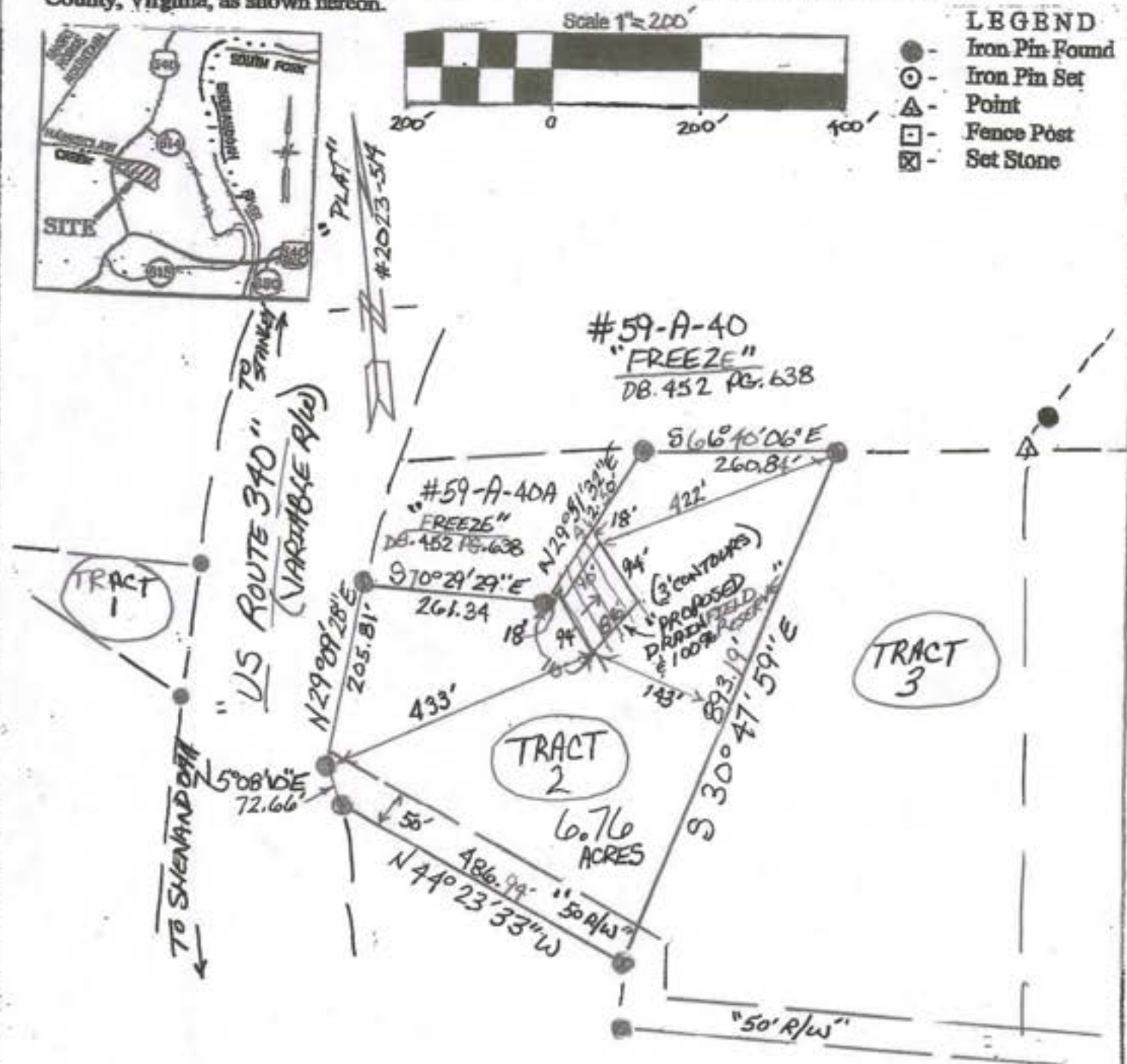
-  BORE #
-  PIT #
-  SLOPE DIRECTION
-  PROPOSED WELL

ALL KNOWN WELLS & DRAINFIELD SITES WITHIN
200' OF THE PROPOSED DRAINFIELDS ARE SHOWN.



August 11, 2025
DRAWN BY: CH

1. Basements, if any not shown. No title report furnished.
2. FLOOD ZONES X & A - PANEL NO: 51139C-0155-D
EFFECTIVE DATE: JANUARY 5, 2007
3. Boundary derived from a field survey and from deeds of record as found among the Land Records of Page County, Virginia, as shown hereon.



Prepared by
ARCHIE J. DODSON JR SURVEYING
PO BOX 672
LURAY VA 22835
PHONE: 540-843-0608
CELL: 540-742-2447
EMAIL: dodsonsurvey@yahoo.com



From: [David Reed](#)
To: [Joshua Hahn](#); [Tracy Clatterbuck](#)
Cc: [Ryan Cubbage](#)
Subject: FW: Tax Assessment Information for TM# 59-A-63F
Date: Friday, July 25, 2025 1:07:36 PM

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

Josh / Tracy,

Please add this to the file / packet for the Flowerdew Hundred LLC rezoning request currently before the Planning Commission.

It shows a possible scenario with the addition of \$1m of improvements to the property resulting in an increase of the real estate taxes (at current real estate tax rates) from the current amount of \$176.66 annually (not in land use tax reduction program) to \$7,476.60 annually. This is an estimated 42.32X multiple (4,232%) increase in the current tax revenue to Page County from this property. Noting only \$1m additional to improvement value and no change to land value, which land value is likely to increase as well once the improvements are constructed, making the new annual real estate taxes even more. This does not include Page County business license fees or possible gross receipts taxes.

If the property qualified for the land use program and was thereafter removed and \$1m of improvements added, the increase in the real estate taxes (at current real estate tax rates) would be an estimated 704.67X multiple (70,467%) increase, not including any applicable roll back real estate taxes.

David

1. Current assessed value of this 9.69 acre parcel **\$24,200**
2. A comparison of the annual real estate taxes of the 9.69 acre parcel three possible ways:
 - a. With forestry land use applied (no improvements, realizing parcel is not currently in land use but was previously and could be if adjoining properties had same ownership / met min. size requirements / forestry plan requirements) **\$10.61**
 - b. As it currently exists (no land use / no improvements) **\$176.66**
 - c. With addition of \$1m taxable improvements (no land use) **\$7,476.60 (But depending on the type of improvement whether house site or a commercial property then the land value would increase)**

David

David M. Reed, Esq.
REED & REED, P.C.
Attorneys & Counsellors at Law
P.O. Box 766
16 South Court Street

Luray, Virginia 22835
(540) 743-5119 (office main line)
(540) 860-4875 (direct dial)
(540) 743-4806 (fax)
dreed@reedandreedlaw.com

This electronic message may contain confidential or privileged information and is intended solely for the individual or entity named above. If you are not the intended recipient be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please notify the sender immediately by using the email address or by telephone listed above.

From: Rebecca Smith <bsmith@pagecounty.virginia.gov>
Sent: Friday, July 25, 2025 12:41 PM
To: David Reed <dreed@reedandreedlaw.com>
Subject: RE: Tax Assessment Information for TM# 59-A-63F

Hello David,

I have the information you needed, I have noted the answers to the questions in red.

Please let me know if you need anything else.
Have a great weekend!
Becky

Rebecca B. Smith
Master Commissioner of the Revenue
Page County
103 S. Court Street, Suite C
Luray, VA 22835
540-743-3840



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From: David Reed <dreed@reedandreedlaw.com>
Sent: Thursday, July 24, 2025 2:58 PM
To: Rebecca Smith <bsmith@pagecounty.virginia.gov>
Subject: RE: Tax Assessment Information for TM# 59-A-63F

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

Becky,

No problem at all!

David

David M. Reed, Esq.
REED & REED, P.C.
Attorneys & Counsellors at Law
P.O. Box 766
16 South Court Street
Luray, Virginia 22835
(540) 743-5119 (office main line)
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From: Rebecca Smith <bsmith@pagecounty.virginia.gov>
Sent: Thursday, July 24, 2025 2:57 PM
To: David Reed <dreed@reedandreedlaw.com>
Subject: RE: Tax Assessment Information for TM# 59-A-63F

Hi David,

I just wanted to explain the delay in answering this, been extremely busy since I came back Tuesday. I will start researching this and get back to you as soon as I can.

Have a great evening!
Becky

Rebecca B. Smith
Master Commissioner of the Revenue
Page County
103 S. Court Street, Suite C
Luray, VA 22835
540-743-3840



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From: David Reed <dreed@reedandreedlaw.com>
Sent: Monday, July 21, 2025 9:06 AM
To: Rebecca Smith <bsmith@pagecounty.virginia.gov>
Cc: Joshua Hahn <jhahn@pagecounty.virginia.gov>
Subject: Tax Assessment Information for TM# 59-A-63F

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

Becky,

The above 9.69 acre parcel was divided from TM# 69-A-97F in April 2025 and then a boundary line adjustment was completed in May 2025 establishing the 9.69 acre parcel. Copy of the survey for this parcel is attached. The parcel is currently unimproved except for a very short gravel driveway off 340, zoned agriculture, and was recently timbered. The parcel is now the subject of a pending rezoning application. I wanted to see if your office could provide the below information:

1. Current assessed value of this 9.69 acre parcel **\$24,200**
2. A comparison of the annual real estate taxes of the 9.69 acre parcel three possible ways:
 - a. With forestry land use applied (no improvements, realizing parcel is not currently in land use but was previously and could be if adjoining properties had same ownership / met min. size requirements / forestry plan requirements) **\$10.61**
 - b. As it currently exists (no land use / no improvements) **\$176.66**
 - c. With addition of \$1m taxable improvements (no land use) **\$7,476.60 (But depending on the type of improvement whether house site or a commercial property then the land value would increase)**

Thank you and I hope you have a great week!
David

David M. Reed, Esq.
REED & REED, P.C.
Attorneys & Counsellors at Law
P.O. Box 766
16 South Court Street
Luray, Virginia 22835

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ADJOINING PROPERTY OWNERS' COMMENTS

I (we) Isaac's Woods LLC adjoining property owner(s)
have the following comments on the rezoning request of Flowerdew Hundred, LLC to
rezone tax map number 59-(A)-63F from Agriculture (A-1) to Commercial (C-1) as
described in the attached notice.

(Please check one below and provide comments related to your opinion).

☒ I (we) have no objection to the rezoning request.

☐ I (we) object to the rezoning request.

COMMENTS:

Our land has 961.72 feet of
Common boundary line with the
land that is subject to this rezoning
request. We fully support this
request and ask it be approved.
Great use of this property!

(continue on reverse side if necessary)

Isaac's Woods LLC

By: [Signature]
Signature of Adjoining Property Owner

Signature of Adjoining Property Owner

9-15-2025
Date

Date

Please complete and return this form (if desired) to the Planning and Community Development Department, 103 South Court Street, Suite B, Luray, Virginia 22835, or via email at clatterbuck@pagecounty.virginia.gov. If you have any questions, please contact Tracy Clatterbuck at (540) 743-1324. Thank you.

ADJOINING PROPERTY OWNERS' COMMENTS

I (we) Historic Triangle LLC adjoining property owner(s)
have the following comments on the rezoning request of Flowerdew Hundred, LLC to
rezone tax map number 59-(A)-63F from Agriculture (A-1) to Commercial (C-1) as
described in the attached notice.

(Please check one below and provide comments related to your opinion).

☒ I (we) have no objection to the rezoning request.

☐ I (we) object to the rezoning request.

COMMENTS:

We own property directly across from
Tax Map # 59-A-63F. We support
this request 100% as we need more
tax paying businesses in Page County!

(continue on reverse side if necessary)

Historic Triangle LLC

By: [Signature]
Signature of Adjoining Property Owner

Signature of Adjoining Property Owner

9-16-25
Date

Date

Please complete and return this form (if desired) to the Planning and Community Development Department, 103 South Court Street, Suite B, Luray, Virginia 22835, or via email at tclatterbuck@pagecounty.virginia.gov. If you have any questions, please contact Tracy Clatterbuck at (540) 743-1324. Thank you.

We own property that is nearby the Flowerdew Hundred LLC property in the Battle Creek area of Page County.

We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name Cafe Cubano #3 LLC

BY: _____

Its manager

Date: 9-17-25

We own property that is nearby the Flowerdew Hundred LLC property in the Battle Creek area of Page County.

We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name George Wythe Investments LLC

BY: _____

Its manager

Date: 9-18-25

We own property that is nearby the Flowerdew Hundred LLC property in the Battle Creek area of Page County.

We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name Airbi Forest LLC

BY: _____

Its manager

Date: 9-18-25

We own property that is directly across 340 from the Flowerdew Hundred LLC property in the Battle Creek area of Page County. We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Historic Triangle LLC

BY: 

Its manager

Date: 9-16-2025

We own property that adjoins the Flowerdew Hundred LLC property off 340 in the Battle Creek area of Page County. We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Isaac's Woods LLC

BY: 

Its manager

Date: 9-16-2025

We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name: David Reed

Signature: 

Address: 596 Cane Creek Lane, Luray, VA 22835

Date: 9.17.25

We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name: Laura Reed

Signature: Laura Reed

Address: 596 Cane Creek Ln. Lenoir, VA 22835

Date: 9-17-25

We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name: Patricia Jackson

Signature: Patricia Jackson

Address: 9 Lawley Ave Surry Va 22835

Date: 9-17-2025

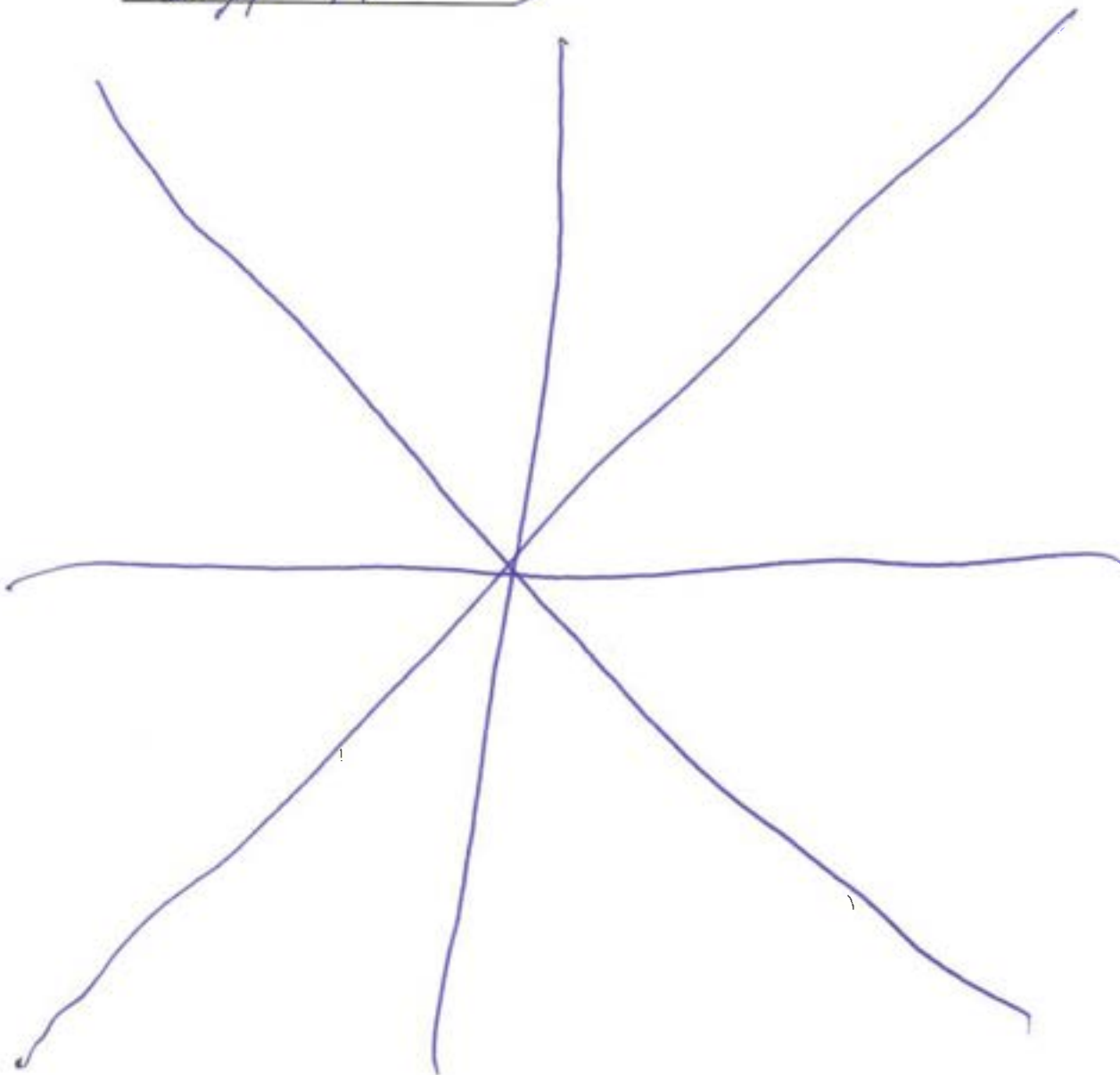
We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name: EARL L BRUNSON

Signature: Earl L Brunson

Address: 220 VIRGINIA AVE LURAY VA 22835

Date: Sept 17 2025



We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name: Robin FREEZE

Signature: Robin Freeze

Address: 3157 Wilderness Trail Luray

Date: 9-17-25

We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name: Catherine Ashanky

Signature: Catherine Ashanky

Address: 221 Piney Mountain Rd, Luray VA 22835

Date: 9/17/25

We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name: James Ashanky

Signature: 

Address: 221 Piney Mountain Rd. Luray VA 22835

Date: 9/17/25

We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name: Christina Flach

Signature: C. Flach

Address: 385 Chapel Rd Stanley VA 22851

Date: 9/17/25

We fully support the pending rezoning request of Flowerdew Hundred LLC and ask that the Planning Commission recommend approval and that the Board of Supervisors approve the requested rezoning.

Name: Jason Flach

Signature: Jason Flach

Address: 385 Chapel Rd Stanley, VA 22851

Date: 9/17/25

ADJOINING PROPERTY OWNERS' COMMENTS

I (we) Kenneth W. Shuler adjoining property owner(s)
have the following comments on the rezoning request of Flowerdew Hundred, LLC to
rezone tax map number 59-(A)-63F from Agriculture (A-1) to Commercial (C-1) as
described in the attached notice.

(Please check one below and provide comments related to your opinion).

☒ I (we) have no objection to the rezoning request.

☐ I (we) object to the rezoning request.

COMMENTS:

I would like to make anyone concerned aware that this IS an
active farm operation that has been running for over 100 years
+ there will be noises + smells that go along with that. This operation
WILL continue regardless of any current or future neighbors. I
appreciate everyone's understanding in this matter and I trust
that there will be no problems between this property and any
(continue on reverse side if necessary) adjacent land owners.

Kenneth W. Shuler
Signature of Adjoining Property Owner

Signature of Adjoining Property Owner

9-12-2025
Date

Date

Please complete and return this form (if desired) to the Planning and Community Development Department, 103 South Court Street, Suite B, Luray, Virginia 22835, or via email at tcatterbuck@pagecounty.virginia.gov. If you have any questions, please contact Tracy Clatterbuck at (540) 743-1324. Thank you.

ADJOINING PROPERTY OWNERS' COMMENTS

I (we) Judy Painter adjoining property owner(s)
have the following comments on the rezoning request of Flowerdew Hundred, LLC to
rezone tax map number 59-(A)-63F from Agriculture (A-1) to Commercial (C-1) as
described in the attached notice.

(Please check one below and provide comments related to your opinion).

 I (we) have no objection to the rezoning request.

 ✓ I (we) object to the rezoning request.

COMMENTS:

You can reach me with
any questions at 540-778-3459.

See attached

(continue on reverse side if necessary)

Judy Painter
Signature of Adjoining Property Owner

9-23-2025
Date

Signature of Adjoining Property Owner

Date

Please complete and return this form (if desired) to the Planning and Community Development Department, 103 South Court Street, Suite B, Luray, Virginia 22835, or via email at tcatterbuck@pagecounty.virginia.gov. If you have any questions, please contact Tracy Clatterbuck at (540) 743-1324. Thank you.

Good evening! I'm here in opposition to rezoning approximately 10 acres of Agricultural A-1 into Commercial C-1. I'm an adjacent land owner having lived here for 59 years. Our property is located across the road from the proposed entrance. Commercial C-1 is extremely broad. Why should the nature of the whole community be changed from strictly agricultural uses to anything that is allowed in a commercial district? There are no real factors that indicate that this is a good property for commercial use. Highway safety is my greatest concern. Mr. Reed had plenty of road frontage on Route 614 to create a good entrance. The 340 By-Pass is a good road, but it still has its limitations in terms of traffic. A commercial usage implies there will be traffic coming and going and stopping and turning which could create hazardous conditions. The landfill alone has brought many out-of-county trash trucks! There's also large trucks hauling poultry feed; oversized loads; tractor trailers loaded with caged live poultry; along with slow-moving farm equipment, such as tractors, haybines, rakes, combines, etc. which take up more than the regular lane usage. There have already been accidents right at the proposed entrance site. There is also the narrowing from an accelerated 3 lane into a 2 lane which is very disconcerting. Security, another concern of mine. Will there be any? As an attorney, I'm sure Mr. Reed has gone above and beyond measure to make sure this rezoning request is passed, so I appreciate you giving those of us who live in the community and will be affected by this, the opportunity to voice our concerns also. Thank you!

Judy Painter
778-3459

Good evening! I oppose this broad rezoning request. My concern is mostly traffic, safety and road issues. A few years ago, the surveyor, himself, was involved in a head-on collision right in front of the proposed entrance. (I have some pictures for those who have not physically visited the property) This screams that it's a dangerous spot for turning vehicles. I beg you to deny this rezoning request. It is not wanted! I felt compelled to let neighbors know our quiet, little community will forever be changed if this goes through. We have the right to know and understand the details. Noone I spoke to knew about the rezoning request. Yes, it was in the PN&C but a newspaper is really no longer a sufficient source for such a major request. You have a petition signed by neighbors that they are opposed to the rezoning. Not one person declined signing! Suspicion arose when Racey Engineering had 500 self-serve storage units listed on their cover sheet to Mr. Reed. During questioning at the last session, he denied knowing why they used those numbers or words. Really? He seems quite vague and not willing to share his plans and why is that? It is public record Mr. Reed already owns approximately 29 commercial/businesses. He also has the privilege of easy access to real estate that's for sale. Are we going to allow residents to buy farms, chop them up and lose our scenic country side? Page County is known for its slow, quiet and peaceful lifestyle. We love our beautiful scenery, views and mountains. This is not the place for commercial property! The only other commercial property close is now out of business. We need our farm and woodlands. Thank you? Are there any questions for me or those present?

I/We are signing this declaration in opposition to the rezoning of 9.69 acres near the quiet agricultural community of Battlecreek:

NAME	PHONE #	NAME	PHONE #
------	---------	------	---------

Wendy Brathwaite	540-244-4917	Alvin A. Dinger	540-742-5452
------------------	--------------	-----------------	--------------

Michael Brathwaite	540-244-4917	Paul A. Dinger	540-742-2941
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Donna Painter	540-244-9174	Leba White	540-209-469
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Joyce Painter	540-421-1184	Sandra Joy Stanley	
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Bonnie Niles	540-344-8884		
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Anthony Jewell	540-860-8119		
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Millie Carter	540-778-2794		
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Alfred C. Combs	778-2794		
-----------------	----------	--	--

Cathy Sandoz	540-520-7454		
--------------	--------------	--	--

Robert L. Cave	(540) 778-4127		
----------------	----------------	--	--

Angela L. Cave	(540) 778-4127		
----------------	----------------	--	--

Patricia Davis	540-778-1153		
----------------	--------------	--	--

Ronnie Davis	778-3326		
--------------	----------	--	--

Sandra Painter	778-3277		
----------------	----------	--	--

Allen W. Painter Sr			
---------------------	--	--	--

Ann Archer	481-7858		
------------	----------	--	--

Frank Sandoz	540-781-1400		
--------------	--------------	--	--

Randy Rhinehart	540-244-7978		
-----------------	--------------	--	--

Veressa Rhinehart	540-244-7978		
-------------------	--------------	--	--

20. Wayne I use for 244-9414



In front of Flea Market looking
south. Arrow denotes entrance!



Existing entrance (hasn't been
used since Rt 340 was put in ^{early 1990s} until
Mr. Reed purchased it)



Looking south, proposed entrance
on left. Not a lot of room to
brake (crest of hill)



Proposed entrance looking straight
into property



Looking north toward landfill.
A car hit the pipe with the rock
and another hit the striped
guardrail & went over the bank
behind the rail



Looking south and how close to
the top of the hill. Standing
in the proposed entrance



Visibility is limited looking south at top of hill + where the ~~3~~ lanes merge into 2.



On top of hill looking south - line
curving shows where it starts to
narrow.



Lane begins to narrow, but there are no arrows indicating to move over because lane ends.



Entrance to Mr. Nevitt's
poultry business where the last
dotted white line is & you still
cannot see the lane merge sign
is.

ADJOINING PROPERTY OWNERS' COMMENTS

I (we) Rayan Clay Nevitt, Jr. adjoining property owner(s) have the following comments on the rezoning request of Flowerdew Hundred, LLC to rezone tax map number 59-(A)-63F from Agriculture (A-1) to Commercial (C-1) as described in the attached notice.

(Please check one below and provide comments related to your opinion).

_____ I (we) have no objection to the rezoning request.

I I (we) object to the rezoning request.

COMMENTS:

I own the adjoining property and poultry operation. I have a great concern if this request is granted, it will have a negative impact on my farm and future livelihood. This will set a precedent which affects the future and sustainability of agriculture in
(continue on reverse side if necessary) PAGE COUNTY.

Signature of Adjoining Property Owner

9-23-25
Date

Signature of Adjoining Property Owner

Date _____

Please complete and return this form (if desired) to the Planning and Community Development Department, 103 South Court Street, Suite B, Luray, Virginia 22835, or via email at tclatterbuck@pagecounty.virginia.gov. If you have any questions, please contact Tracy Clatterbuck at (540) 743-1324. Thank you.

ADJOINING PROPERTY OWNERS' COMMENTS

I (we) Lois A. Frazee & Donna S. Daffern POA (for) adjoining property owner(s)

have the following comments on the rezoning request of Flowerdew Hundred, LLC to
rezone tax map number 59-(A)-63F from Agriculture (A-1) to Commercial (C-1) as
described in the attached notice.

(Please check one below and provide comments related to your opinion).

 I (we) have no objection to the rezoning request.

X I (we) object to the rezoning request.

COMMENTS:

(continue on reverse side if necessary)

<u>Donna S. Daffern POA for Lois A. Frazee</u> Signature of Adjoining Property Owner	<u>Lois A. Frazee</u> Signature of Adjoining Property Owner
<u>9/23/25</u> Date	<u>9/23/25</u> Date

Please complete and return this form (if desired) to the Planning and Community Development Department, 103 South Court Street, Suite B, Luray, Virginia 22835, or via email at clatterbuck@pagecounty.virginia.gov. If you have any questions, please contact Tracy Clatterbuck at (540) 743-1324. Thank you.



COUNTY OF PAGE

103 South Court Street, Suite F
Luray, Virginia 22835
(540) 743-4142
Fax: (540) 743-4533

Board of Supervisors:

Clifton "Bucky" Thomas –Chairman -At-Large
Jeremy Baldwin -District 1
Allen Louderback -District 2
Susan Kile -District 3
Ryan Cabbage -District 4
Jeff Vaughan -District 5

County Administrator:

Amity Moler

TO: Page County Board of Supervisors

FROM: Tracy Clatterbuck, Zoning Administrator I

SUBJECT: Randy Whitesides & Dawn Pence- Special Use Permit Application (*Introduction*)

DATE: April 29, 2026

SUMMARY:

Special use permit (SUP) to operate a banquet/event facility.

BACKGROUND:

Note: This SUP application was initially received on July 1, 2025. The applicants have been working on application requirements, including the site plan, agency comments, etc. since the initial date of submittal. Effective July 21, 2025 the zoning ordinance was amended relating to banquet/event facilities, beginning with striking those terms and adding the new terms "event venue" and "event" along with other relating terms and supplemental regulations associated with this use. This application is "grandfathered" under the old rules relating to terms, use district, and supplemental regulations because the application was received prior to the adoption of the amendments.

Randy Whitesides and Dawn Pence have filed an application for a SUP to operate a banquet/event facility located at 625 Riverbend Road, Stanley, VA, and further identified by tax map number 69-(A)-126. The parcel contains 2.50 acres and is zoned as Agriculture (A-1). The property is improved with an existing dwelling, an existing barn, and numerous accessory sheds. The applicants are proposing to convert the existing barn to the event facility, convert the existing milk barn to a dressing room, convert the existing pig pen to an outdoor bar area, and establish a designated parking area.

Pursuant to § 125-10 D. (16) of the Page County Zoning Ordinance, prior to the aforementioned amendments, banquet facilities and event facilities require an SUP.

OTHER AGENCY COMMENTS:

Virginia Department of Transportation (VDOT) – Per Oakley Wade Hill with VDOT, "VDOT has no issues with the proposed special use permit. It is not expected to have a negative impact on state route 615 (Riverbend Road)."

Health Department- Per Ashley Walker with the Page County Health Department, "Page Co. HD has no objections currently. Applicable permits will be required for proper sewage disposal."
Staff recommends that we make requirements from the Health Department a condition of the SUP.

Building Official- Per James Campbell, Page County Building Official, "No objections at this time. Applicable permits will be required along with structural engineering." Mr. Campbell also provided a memo in the packet addressing the maximum occupant load for the existing barn. Based on the square footage of the barn and proposed seating/fixtures layout, the barn would support an occupant load of 186 people. Staff would note that the applicants are requesting an occupant load of 150 people.
Staff recommends that we make the requirements from the Building Official a condition of the SUP.

PAGE COUNTY COMPREHENSIVE PLAN:

Per Josh Hahn, Planning Director:

The proposed use is located in the “Agricultural Protection Tier.” Per the Comprehensive Plan, the purpose of the Agricultural Protection Tier is “[t]o protect (to keep from being damaged or lost) agricultural uses and preserve the rural lifestyle and sense of community that has long defined Page County” (Volume 1-9). Further, the Comprehensive Plan states the following: “This tier is intended primarily for very low-density residential development, large lot rural development and agricultural uses. Non-residential uses would serve the needs of residents in the surrounding rural areas and generally be limited to agriculture-related businesses.” (Volume 1-23, 24).

Goals and policies within the Comprehensive Plan (Volume I, Chapter 3):

- Goal 2: “Preserve and protect the natural, rural, and open space character of the County, its ecology and environmental features.” (Volume 1-65).
 - Policy 2.1: “Preserve a rural lifestyle in the County outside of the towns, Incorporated Areas Tier and Community Service Area Tiers.” (Volume 1-66).
- Goal 3: “Maintain agricultural operations and continued production of crops and livestock in the County.” (Volume 1-68).
 - Policy 3.1: “Minimize the impacts of development on the community's agricultural resources and especially land with prime agricultural soils of State Wide Importance as determined by NRCS and USDA Virginia Polytech Statewide University.” (Volume 1-68).
 - Policy 3.2: “Preserve and protect agricultural uses and the rural lifestyle and sense of community that has long defined Page County, especially in the Agricultural Protection Tier.” (Volume 1-68).
 - Policy 3.16: “Minimize conflicts between agriculture and non-agricultural land uses. (Volume 1-70).
- Goal 6: “Encourage and develop a diverse and viable local economy compatible with the County’s rural character.” (Volume 1-74).
 - Policy 6.2: “Encourage economic growth that is compatible with the County’s rural character while generating a positive net cash flow for the County” (Volume 1-74).
 - Policy 6.10: “Allow commercial and industrial uses in rural areas or near existing neighborhoods only if the use: a. Does not unduly impede traffic flow on roads or intersections; b. Is not, and does not, initiate strip development; c. Has direct access to adequate roads, railroads or airports; d. Meets all standards for water, sewage and waste disposal; and e. Does not adversely affect surrounding agricultural or residential activities.” (Volume 1-74).
 - Policy 6.12: “Enhance the County’s tourism and retail base” (Volume 1-75).

Tax Map 69-(A)-126 is located entirely on soils identified as Prime Farmland by NRCS. The current dimensions of the 2.5 acre parcel were established in 2016 by boundary line adjustment. Seven dwellings are currently located within 500 feet of the parcel’s boundary, not including the dwelling located on the parcel. Planning staff recommends the Planning Commission and Board of Supervisors consider potential adverse impacts presented during the public hearing, should such be scheduled.

PLANNING COMMISSION ACTION(S):

This application was introduced to the Planning Commission on February 10, 2026. The Commission also discussed proposed permit conditions at two subsequent meetings. In addition, several Commissioners conducted a site visit to the property with Ms. Leah Pence.

At the initial presentation, Commissioners expressed concern that the parcel did not provide sufficient parking for 75 vehicles, based on a requested occupancy of 150 people. In response, the applicant consulted with Racey Engineering, which prepared a conceptual plan including parking details. According to the plan, the property can accommodate 102 parking spaces, including two ADA-accessible spaces.

A public hearing was held on April 28, 2026. No public comments were received during the hearing. Following discussion, the Commission voted 6–0 to recommend approval to the Board, subject to the attached conditions.

STAFF RECOMMENDATIONS:

Staff strongly encourages the commission and board to carefully consider any proposed conditions attached to the SUP.

MOTION(S):

I move that the Page County Board of Supervisors hold a public hearing on this special use permit application at the June 15, 2026 Regular Meeting, and direct staff to provide adequate notice of such hearing in accordance with the Code of Virginia § 15.2-2204.

OR

I move an alternative motion.

ATTACHMENTS:

- SUP Application
- SUP Draft Conditions dated 4/29/26



County of Page, Virginia
Planning & Community Development
103 South Court St., Suite B
Luray, VA 22835

SPECIAL USE PERMIT

Owners/Applicants: Randy Whitesides and Dawn Pence

Tax Map #: 69-A-126

Purpose: Banquet/Event Facility

APPROVED _____ DENIED _____
By the Page County Board of Supervisors on _____

1. This special use permit is transferable; it will meet the requirements in and have privileges provided for in the Page County Zoning Ordinance, and any ordinance amendments for the period set forth within the parameters in this special use permit. The special use permit shall remain with the property for a period of forty (40) years.
2. Randy Whitesides and Dawn Pence, or his/her successor(s) and/or assigns (Lessors), shall be in compliance with all county ordinances, the Uniform Statewide Building Code, and all state agency regulations.
3. The business operator and/or owner shall apply for and maintain a valid Page County business license.
4. Randy Whitesides and Dawn Pence, or his/her successor(s) and/or assigns (Lessors), shall advise each lessee that the farming operation(s) on the adjoining parcel where the banquet/event facility will be operated may emit extraneous and noxious odors, sounds, and include operation of farm equipment and farm vehicles around the banquet/event facility, and further each lessee shall be required to execute a waiver, disclaimer, and release of liability agreement pertaining to any adverse effects any farming operation may have on the lessees use or lessors property.
5. The banquet/event facility shall be limited to a maximum occupant load of 150 persons.
6. The existing barn to be used as the banquet/event facility shall maintain its essential form and historic character, including retention of: (a) gambrel roof form and pitch; (b) timber frame structure as primary structural system; (c) exterior siding material type (wood); (d) window and door opening proportions.
7. No parking for the banquet/event facility is permitted along Riverbend Road. All parking shall be located within the designated areas as shown on the concept plan dated March 16, 2026.
8. Any short-term tourist rental on the property shall not be rented out to any party other than the party also renting the banquet/event facility for the duration of a particular event.
9. Any outdoor fires on the property shall be enclosed by a fire ring. All fire rings shall be enclosed by a non-flammable material at least 8" in height.
10. Any lighting that is provided on the property will be directed downwards so as not to produce a glare onto adjoining properties or roads or rights-of-way.
11. All entrance requirements required by the Virginia Department of Transportation (VDOT) shall be completed prior to the operation of the banquet/event facility. This condition is subject to modification in writing from VDOT.

12. All building code requirements required by the Uniform Statewide Building Code and/or the Page County Building Official shall be completed prior to the operation of the banquet/event facility. This condition is subject to modification in writing from the Page County Building Official.
13. All health requirements related to water and sewage required by the Virginia Department of Health shall be completed prior to the operation of the banquet/event facility. This condition is subject to modification in writing from the Virginia Department of Health.
14. The proposed project must be in substantial compliance with the concept plan dated March 16, 2026.
15. Any change of use or expansion of services not included in this special use permit will require an additional, new, or modified special use permit, as required by the Page County Zoning Ordinance, at that time.
16. The Zoning Administrator or their designated representative may visit the site at any time to ensure compliance with the special use permit.
17. Violations: This special use permit may be revoked upon material noncompliance with the terms of the permit, or upon violation of any other relevant terms of the Zoning Ordinance or any other ordinances of the County of Page, Virginia. However, prior to the commencement of any action to revoke this permit, the county shall notify the permit holder in writing of the material in noncompliance or violation, and the permit holder shall have thirty (30) days thereafter to cure the material non-compliance or violation. The notice shall be deemed given when hand delivered to the permit holder or when mailed by certified mail, return receipt requested, to the permit holder.

I (we) the undersigned owner(s)/occupant(s) understand and agree to the foregoing conditions of this special use permit. I further understand that this special use permit may be reviewed on a yearly basis or at any time, the county determines necessary to ensure the compliance with and enforcement of all applicable conditions, codes, and regulations.

Owner(s)/Occupant(s)

Date

Board of Supervisors Chairman

Date

County Administrator

Date

**COUNTY OF PAGE
SPECIAL USE PERMIT APPLICATION**

DATE RECEIVED: _____	FOR OFFICE USE ONLY:
	DENSITY RANGE: _____
AMOUNT PAID: _____	RECEIPT #: _____

1. The applicant is the owner ☒ other _____ (Check one)

2. OWNER/MAILING ADDRESS

OCCUPANT (If other than owner)

Name: RANDY WHITESIDES

Name: _____

Address: 214 S. 7TH ST

Address: _____

FERNANDINA BEACH, FL 32034

Phone Number: 305 393-2377

Phone Number: _____

3. Site Address: 625 RIVERBEND RD STANLEY VA 22851

4. Directions to property:

LEESVILLE ROAD TO 340 W. & OVER SHENANDOAH RIVER. TAKE
1ST LEFT ON RIVERBEND RD. APPROX 1 MILE ON LEFT. MILLER
HOUSE + BARN SIGNAGE IN FRONT

5. Property size: APPROX 2.5 ACRES

6. Tax Map Number: 69-A-126

Magisterial District: _____

7. Current use of the property: SINGLE FAMILY HOME + FARM

8. Description of proposed use: EVENT FACILITY

Size of building(s), if any: APPROX 3,600 (UPPER) AND 3200 SQ FT HISTORIC BARN

9. Present Zoning: ☒ A-1 (Agriculture) _____ R (Residential)
_____ C-1 (Commercial) _____ I (Industrial)
_____ W-C (Woodland Conservation)

10. Applicants' additional comments, if any:

APPLICATION FOR SPECIAL USE PERMIT FOR EVENT FACILITY
IN EXISTING BARN, A 3,580 A HISTORICAL OAK BARN, WITH WALK OUT
BASEMENT OF 2,080 SQ FT INTERIOR AND 1160 SQ FT OF COVERED AREA

Updated 08/2018

Submit names and complete mailing addresses of ALL adjoining property owners, including property owners across any road or right-of-way (Continue on separate sheet if needed).

Note: Names and address of property owners may be found in the Real Estate and Land Use Office at the Commissioner of Revenue's Office.

NAME

ADDRESS

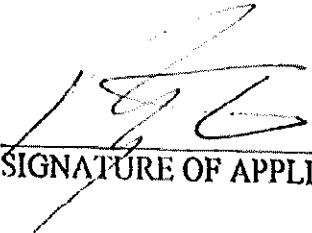
SUSAN CORBUTT McCONNELL	397 RIVERBEND RD STANLEY, VA 22851
DIMNA TURNER	576 RIVERBEND RD STANLEY, VA 22851
ROBERT LYXWOOD TURNER	662 RIVERBEND RD STANLEY, VA 22851

ADJOINING PROPERTY OWNER VERIFICATION:

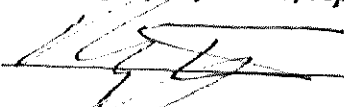
AS APPLICANT FOR THIS SPECIAL USE PERMIT REQUEST,

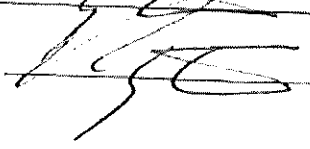
I _____ (Name)
HEREBY ACKNOWLEDGE THAT I HAVE FAITHFULLY AND CORRECTLY PROVIDED NAMES AND COMPLETE MAILING ADDRESSES OF ALL MY ADJOINING PROPERTY OWNERS AND THOSE DIRECTLY ACROSS THE ROAD OR RIGHT-OF-WAY. I UNDERSTAND THAT FAILURE TO PROVIDE ALL ADJOINING PROPERTY OWNERS WILL LEAVE ME LIABLE FOR ADDITIONAL COSTS FOR RE-ADVERTISEMENT AND NOTICES MAILED AND THAT MY REQUEST COULD BE DELAYED UNTIL PROPER NOTIFICATION HAS BEEN GIVEN TO ALL ADJOINING PROPERTY OWNERS AND THOSE PROPERTY OWNERS ACROSS THE ROAD OR RIGHT-OF-WAY.

JUNE 30, 2025
DATE


SIGNATURE OF APPLICANT

I (we), the undersigned, do hereby certify that the above information is correct and true. I (we) further understand that in granting approval of this application, the Board of Supervisors may require that I (we) comply with certain conditions and that such approval shall not be considered valid until these conditions are met. *Please refer to the attached "Power of Attorney" form for those applicants that desire to have a spokesperson, who is not the property owner, represent the application and property.*

Signature of Owner:  Dawn H Pence

Signature of Applicant: 

COMMENTS BY PLANNING AND COMMUNITY DEVELOPMENT OFFICE:

ZONING ADMINISTRATOR

DATE

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW BEFORE SUBMITTING THIS APPLICATION TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

VDOT HAS NO ISSUES WITH THE PROPOSED SPECIAL USE PERMIT. IT IS NOT EXPECTED
TO HAVE A NEGATIVE IMPACT ON STATE ROUTE 615 (RIVERBEND ROAD).

11-14-2025
DATE

[Signature]
VDOT OFFICIAL

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

DATE

HEALTH OFFICIAL

PAGE COUNTY BUILDING OFFICIAL
103 S COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

No objections at this time. Applicable permits will
be required along with structural engineering.

8/21/25
DATE

[Signature]
BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

DATE

PRESIDENT OR SECRETARY



County of Page, Virginia
Planning & Community Development
103 South Court St., Suite B
Luray, VA 22835

MEMO

TO: Planning Commission & Board of Supervisors
FROM: James Campbell, Page County Building Official
DATE: September 30, 2025
SUBJECT: Randy Whitesides & Dawn Pence- Special Use Permit Applicants

Based on the barn layout dimensions submitted by the applicants, the total square footage for the proposed barn is 2,800 square feet. Under the Building Code requirements, this space will support an occupant load of 186 people.

Please feel free to contact me with any further questions. I can be reached via phone at (540) 743-6674 or via email at xcampbell@pagecounty.virginia.gov.

A handwritten signature in black ink, appearing to read "James Campbell", is written in a cursive style.

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW BEFORE
SUBMITTING THIS APPLICATION TO THE PLANNING AND COMMUNITY DEVELOPMENT
DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

DATE

VDOT OFFICIAL

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

*Page co. rd has no objections currently. Applicable
permits will be required for proper sewage disposal.*

DATE

10/21/2025
HEALTH OFFICIAL

PAGE COUNTY BUILDING OFFICIAL
103 S COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

*No objections at this time. Applicable permits will
be required along with structural engineering.*

DATE

8/21/25
BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

DATE

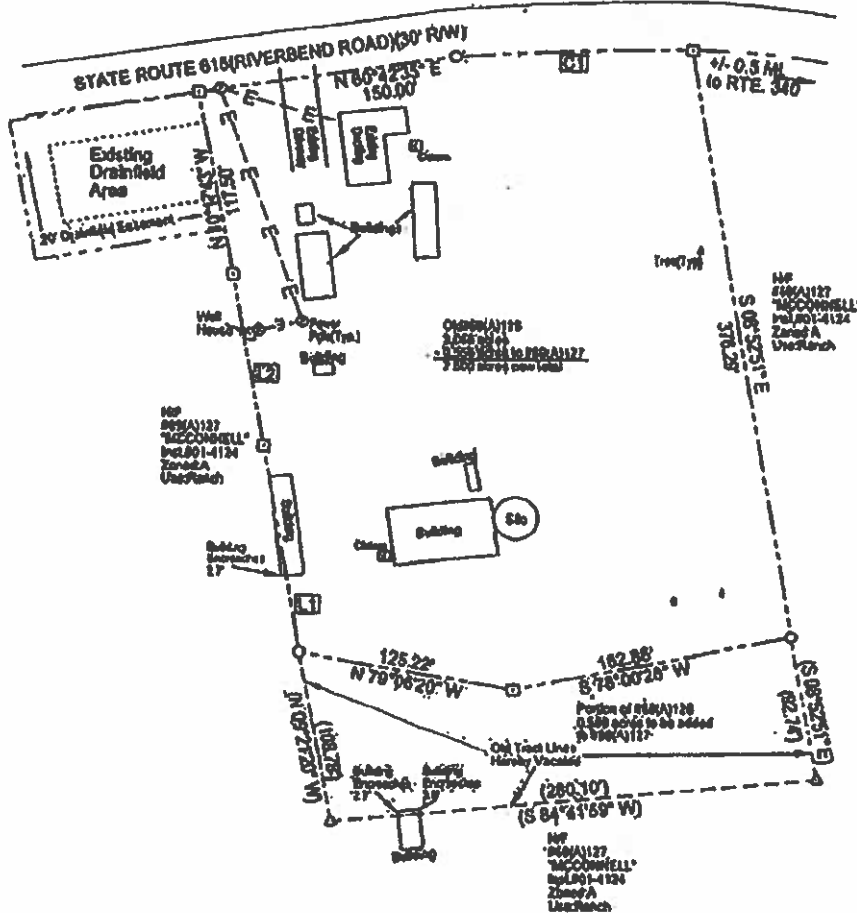
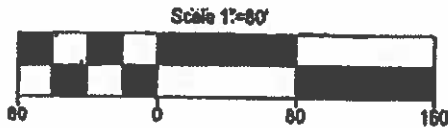
PRESIDENT OR SECRETARY

1. Easements, if any, not shown. No Use report furnished.
2. This property lies within Flood Zone "X" as shown on the F.E.M.A. F.I.R.M. Community Panel No. 510109 0100 B, dated August 10, 1991.
3. Boundary derived from a field survey and deeds of record as found among the Land Records of Page County, Virginia, as shown hereon.

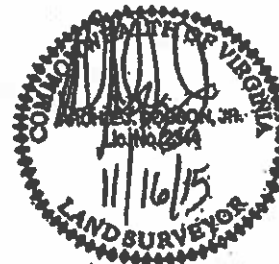
Id	Bearing	Distance
L1	N 08° 21' 20" W	130.80
L2	N 08° 21' 20" W	100.28

Id	Radius	Arc Length	Chord	Ch Bear
C1	1812.28	138.34	108.29	N 67° 51' 09" E

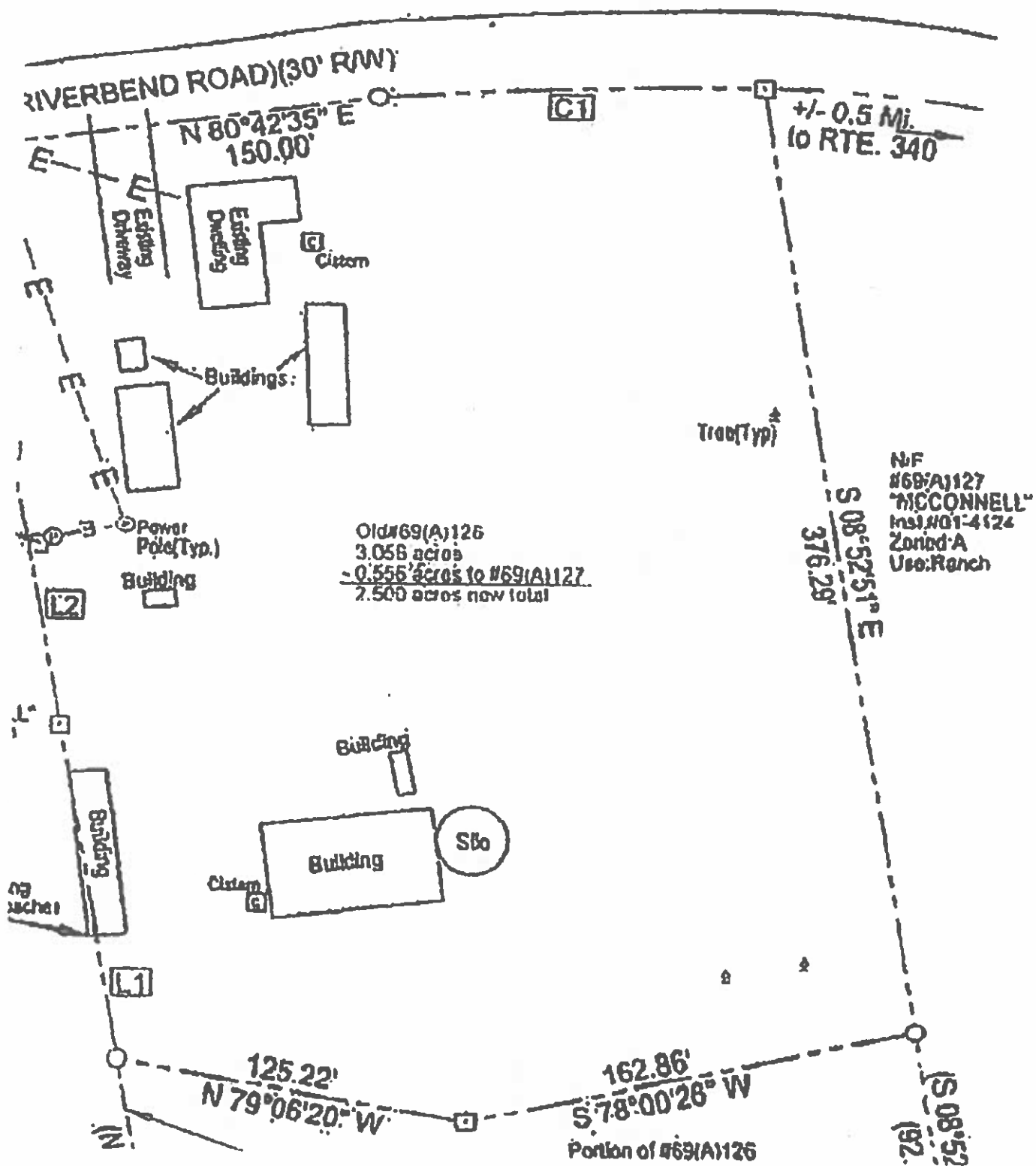
LEGEND
 ○ Iron Pin Set
 □ Fence Post
 △ Point



BOUNDARY LINE ADJUSTMENT SURVEY PLAT
 Properties of
WARREN H. MCCONNELL & ELAINE N. MCCONNELL, TRUSTEES
 Instrument #20010004124
 Tax Map #69 (A) 126 & 127
 Shenandoah Iron Works Magisterial District
 Page County, Virginia
 Scale: 1"=80' Date: November 16, 2015
 3.058 Acres
 Prepared By:
 Archie J. Dodson Jr., Surveying
 P.O. Box 672
 Luray, VA 22835
 Phone: (540) 843-0608
 Fax: (540) 843-0608
 Email: dodsonsurvey@yahoo.com



A horizontal number line with tick marks at 80 and 160. The region between 80 and 160 is shaded dark gray. There is also a small shaded rectangle above the line to the left of 80.



5 RIVERBEND RD
IN PROPOSAL

PROPOSED
PORTICO

60

40

EXISTING
BARN
TOP FLOOR

PROPOSED
DRAIN
FIELD

PROPOSED
BATHROOMS

20

OPEN
UNDER

PROPOSED:
SEPTIC SYSTEM
RESTROOMS(2)
PORTICO
BALCONY
150 GUESTS

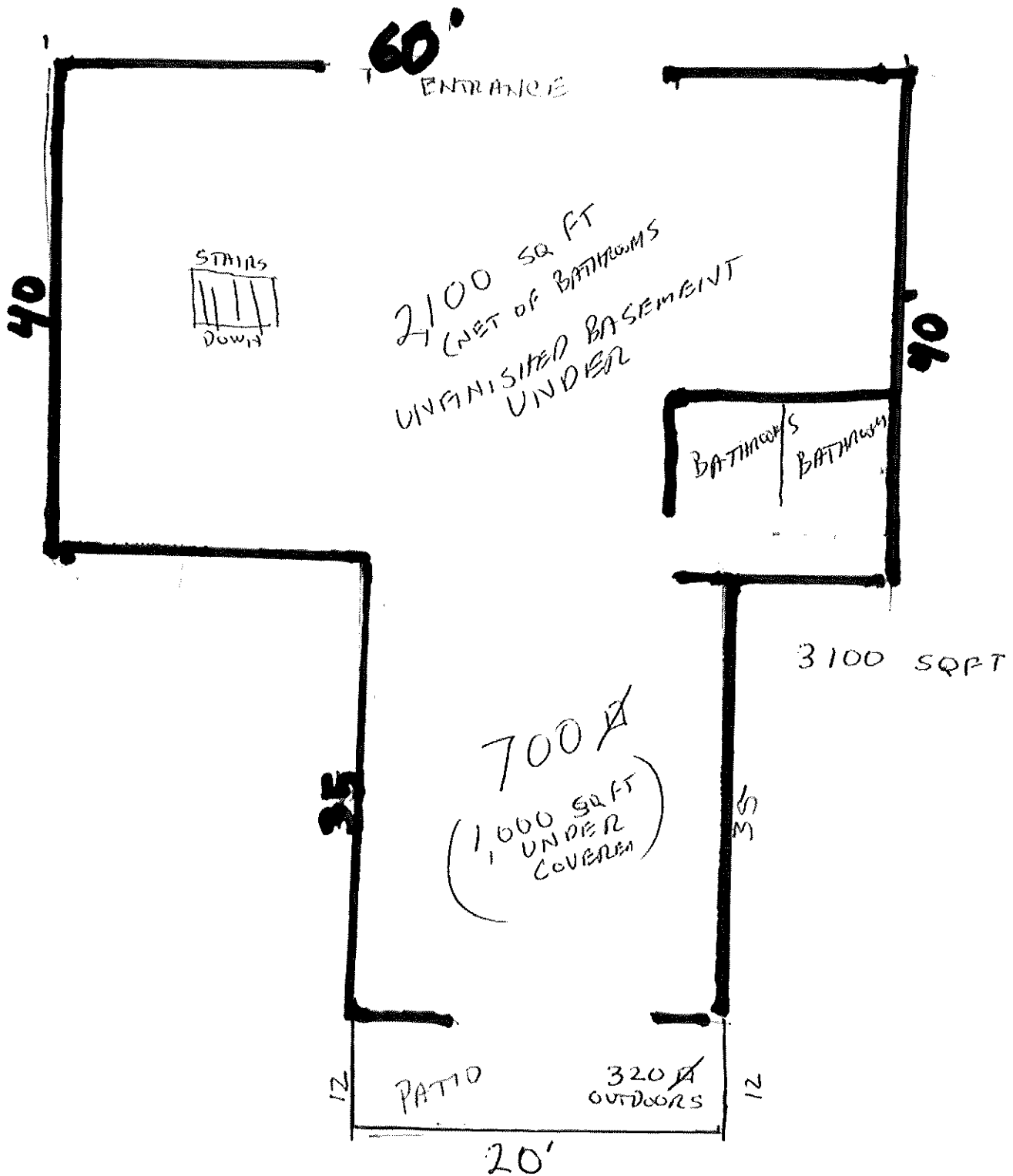
PROPOSED
12X40 DECK
STAIRS

40

EXISTING
BALCONY

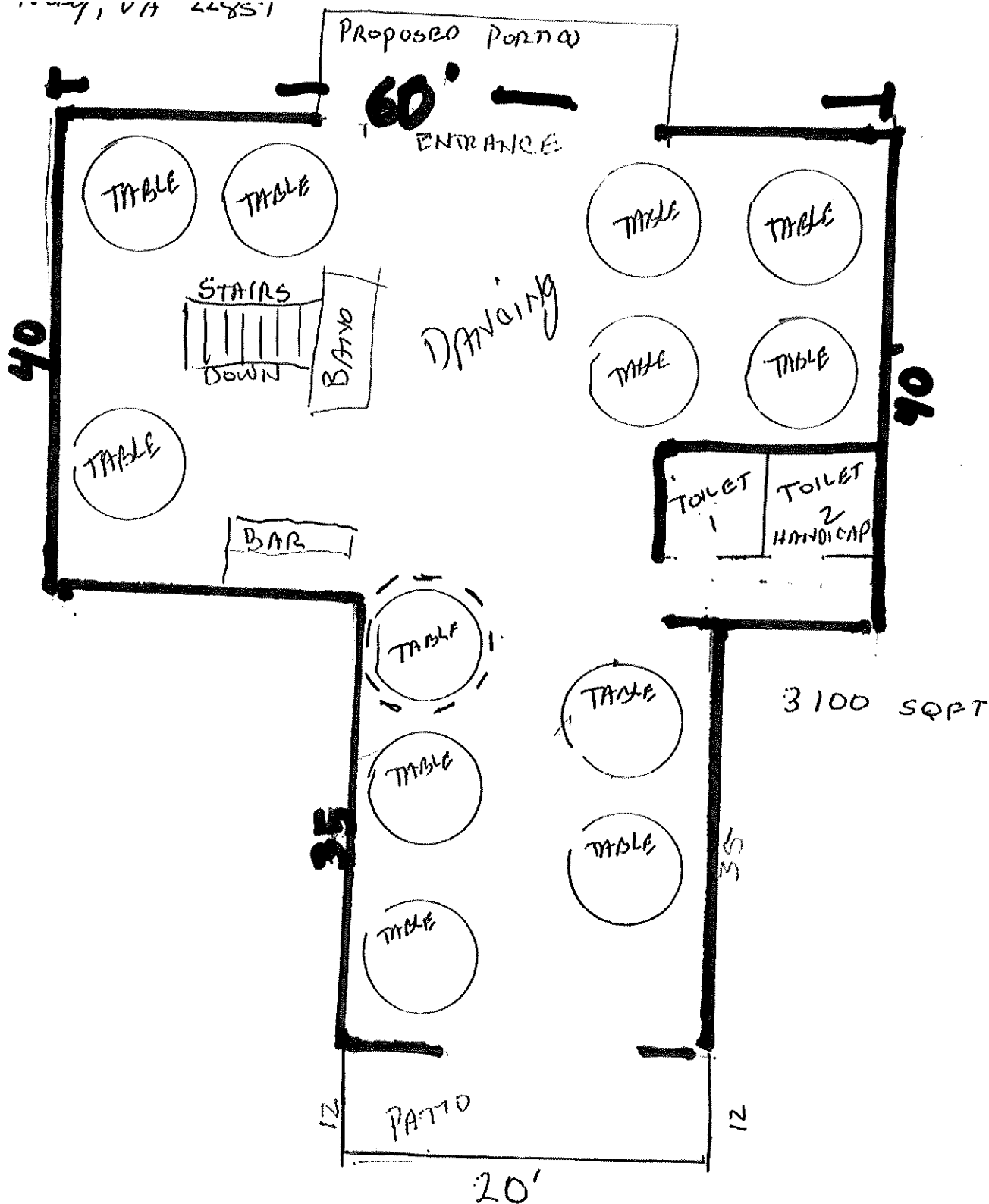
625 RIVERBEND RD
STANLEY, VA 22851

625 RIVERBEND RD
STANLEY, VA 22851



BARN LAYOUT DIMENSIONS
625 RIVERBEND RD.

LURAY, VA 22851



BAR IN POSSIBLE LAYOUT
625 RIVERBEND RD
LURAY, VA 22851

Special Use Permit Application: Riverbend Event Venue

Project: Riverbend Event Venue

Property Address: 625 Riverbend Road, Stanley, Virginia 22851

Parcel Number: 69-A-126

Zoning: A-1 (Agricultural)

Applicants: Randy Whitesides and Dawn Pence

Date: October 1, 2025



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4.2 Restroom Facilities

4.2.1 Septic System

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1.0 Request

Randy Whitesides and Dawn Pence respectfully request a Special Use Permit (SUP) for the operation of a private event venue at

625 Riverbend Road, Stanley, Virginia 22851. The subject property is identified as

Page County Parcel Number 69-A-126 and is currently zoned **A-1 (Agricultural)**.

This permit seeks to allow for the establishment of a small-scale event venue primarily for intimate gatherings, weddings, and celebrations. The core objective is to operate in a manner that preserves the rural character of the community and minimizes any impact on surrounding agricultural activities.

2.0 Project Introduction and Justification

2.1 Introduction

The applicants, Randy and Dawn Whitesides, have owned the 2.5-acre property for over nine years, during which they have undertaken extensive restoration of its historic features. This application proposes the use of the property's magnificent turn-of-the-century oak barn as a unique and compatible venue for small-to-medium-sized private events in Page County. The barn is a rare example of its kind in the county, remaining largely in its original condition, with sensitive upgrades limited to lighting, doors, electrical systems, and the addition of a historic local stained-glass window. The venue will be available for rent by appointment only and will not operate as a daily public establishment.

2.2 Compatibility with Community

The proposed venue is intentionally designed to be compatible with the existing A-1 zoning and the rural nature of Page County.

- **Site Layout:** The barn is strategically located at the rear of the property, over 400 feet from any residential buildings, which naturally isolates and buffers event activities.
- **Buffer Zone:** The property is surrounded on three sides by the Riverbend Ranch, which formerly owned the land and is itself an approved event venue, making this project inherently compatible with the neighborhood.
- **Operational Controls:** The venue will operate within defined hours, primarily on weekends, and will focus on events that do not generate excessive noise or traffic. The plans include specific measures to mitigate any potential impacts through sound management, and professional traffic flow planning.

Our foremost aim is to seamlessly integrate the venue into the community, respecting the peaceful environment and agricultural operations nearby.

2.3 Contribution to Page County

The establishment of the Riverbend Event Venue will contribute positively to the local economy and community:

- **Economic Development:** The venue will attract new visitors to Page County, increasing patronage for local businesses, including accommodations, restaurants, farms, wineries, breweries, florists, and other event-related services.
- **Historic Preservation:** Granting this permit provides a significant economic incentive to maintain and preserve a historic oak barn in its original condition for future generations.
- **Job Creation:** The operation will create part-time and contract employment opportunities for event staff, caterers, and maintenance personnel.
- **Tourism Enhancement:** A high-quality, intimate venue adds to Page County's appeal as a premier destination for weddings and special events, drawing guests who will likely explore other local attractions.
- **Property Improvement:** The project includes significant, high-quality improvements, such as modern restrooms, a new septic system, a new 12x35 ft balcony, and a 12x20 ft front portico, enhancing the property's overall functionality and aesthetic appeal.

3.0 Existing Conditions

- **Parcel:** The property is a 2.5-acre parcel located at 625 Riverbend Road, Stanley, VA, and zoned A-1 (Agricultural).
- **Structures:** The property contains a historic four-bedroom, two-bath farmhouse at the front. This home is used by Randy and Dawn, and has been in Short Term Rental for many years. It also features numerous historical outbuildings, including an outhouse, pigchicken coop, smokehouse, and icehouse, which are not a part of the proposed application.

It is expected that the Milk Barn and Pig Building will be utilized as a part of the Application Venue.

- **The Barn:** The primary structure is a 125-year-old, 60x40 foot solid oak barn constructed with wooden dowels. The barn has been fully stabilized, and its electrical system meets all current codes. The total interior floor space is approximately 3,100 sq. ft., which includes a 20x35 ft attached hayloft. It also features an existing 240 sq. ft. deck and a 700 sq. ft. covered open area below the hayloft.
- **Topography & Access:** The land is predominantly open with mature trees. There are no known wetlands, significant slopes, or other environmental constraints that would prevent the proposed development. Access is currently provided directly from Riverbend Road.

4.0 Proposed Use and Operations

4.1 Venue Details

The primary event space will be the existing barn, designed to accommodate approximately

150 guests. The design maintains the rural aesthetic, utilizing materials and finishes that blend with the natural landscape. The venue will offer flexible areas for event setup, a dedicated serving area, and ample space for guest seating and activities.

4.2 Restroom Facilities

4.2.1 Septic System

A new, professionally engineered septic system will be designed and installed to meet the venue's projected occupancy load. It will be fully compliant with all Virginia Department of Health (VDH) regulations and Page County requirements. A percolation test will be conducted, and official design plans will be submitted for VDH approval prior to any construction.

4.2.2 Restrooms

Permanent, restroom facilities will be constructed within the barn's structure, specifically in the area formerly used for grain bins. Two Restroom facilities will meet all Virginia Building Code and ADA accessibility requirements, with sufficient stalls and sinks to serve the anticipated number of guests.

4.3 Parking Plan

4.3.1 Ingress & Egress

Vehicle access will be provided via a new driveway from Riverbend Road, designed to meet all Virginia Department of Transportation (VDOT) requirements for safe two-way traffic flow. The existing driveway may be abandoned as required. Clear visibility at the intersection with Riverbend Road will be ensured and maintained.

4.3.2 Parking Spaces

A designated parking area with a gravel driveway and grass surface will be established to accommodate

75 vehicles. The use of grass parking is intended to maintain the property's rural character and blend seamlessly into the landscape.

4.3.3 Handicapped Parking

A minimum of two (2) accessible parking spaces will be designated, clearly marked, and located near the venue entrance to provide safe and easy access in accordance with ADA requirements.

4.3.4 Additional Parking

There is space available on the property should additional parking be needed.

5.0 Utilities Plan

5.1 Electrical

The existing electrical service to the residence and barn is sufficient to meet current requirements. All necessary electrical and plumbing permits for the new restroom facilities will be obtained prior to construction.

5.2 Lighting

Exterior lighting will be strategically placed to ensure safety while minimizing light pollution. Full cut-off fixtures will be used to direct light downwards. Interior lighting will be appropriate for events and will feature a mix of uplighting, string lights, and chandeliers. A full exterior lighting plan will be submitted for county review.

5.3 Landscaping

The property's existing mature landscaping is compatible with the area and enhances the venue's aesthetic appeal. The goal is to maintain an attractive and harmonious setting that integrates with the natural environment.

6.0 Engineering and Compliance

The existing barn and the proposed new structures (portico and deck) will be professionally reviewed for structural loads to ensure full compliance with all Virginia State and Page County building code requirements.

7.0 Exhibits

The following exhibits are attached and incorporated into this application:

- **Exhibit A:** Copy of Property Deed
- **Exhibit B:** Site Plan (showing existing features, proposed venue location, parking, access points, and setbacks)

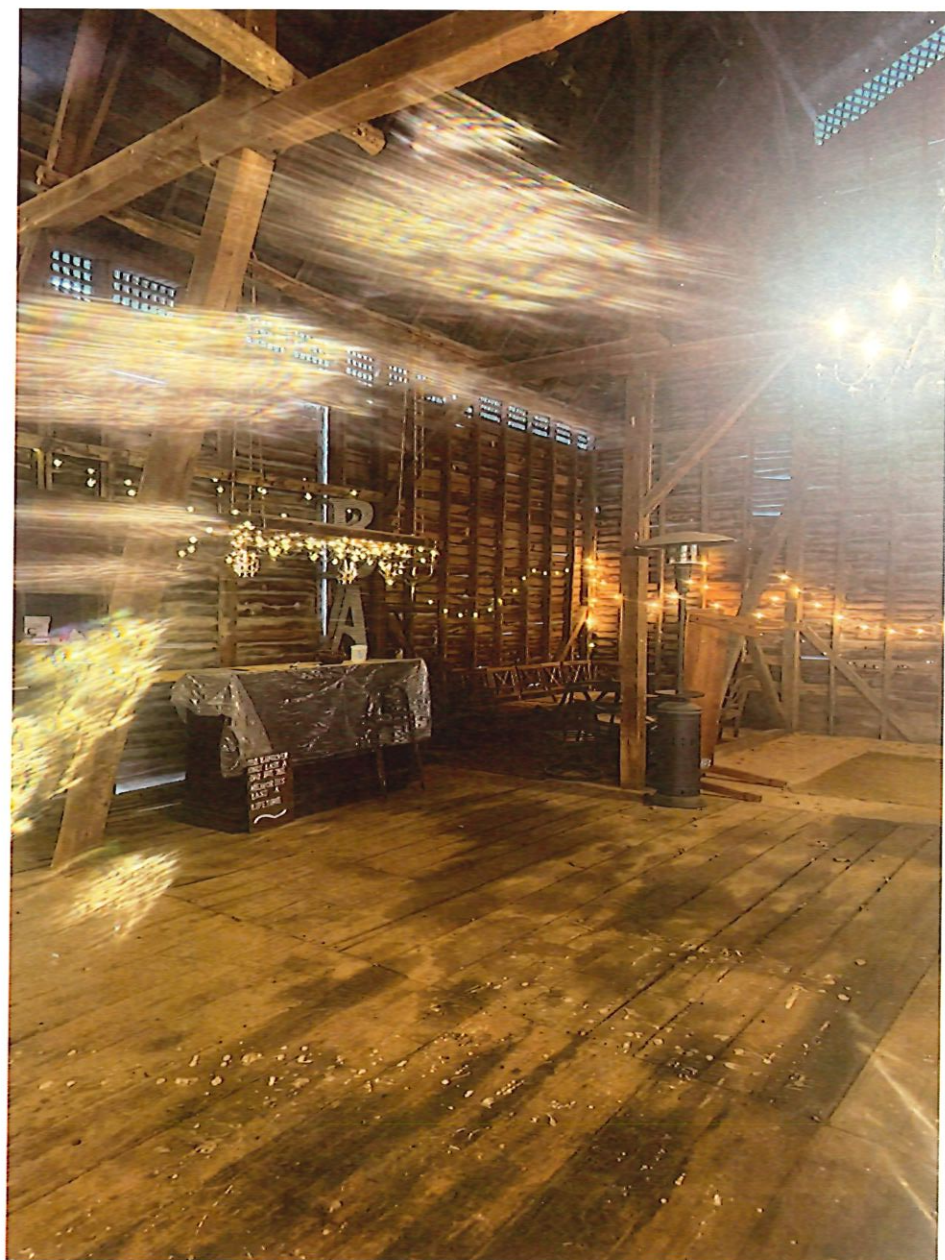
Included in packet

- **Exhibit C:** Floor Plans of Proposed Venue Structure
- **Exhibit D:** Preliminary Septic System Design Sketch

- **Exhibit E: Photos of Existing Site Conditions**



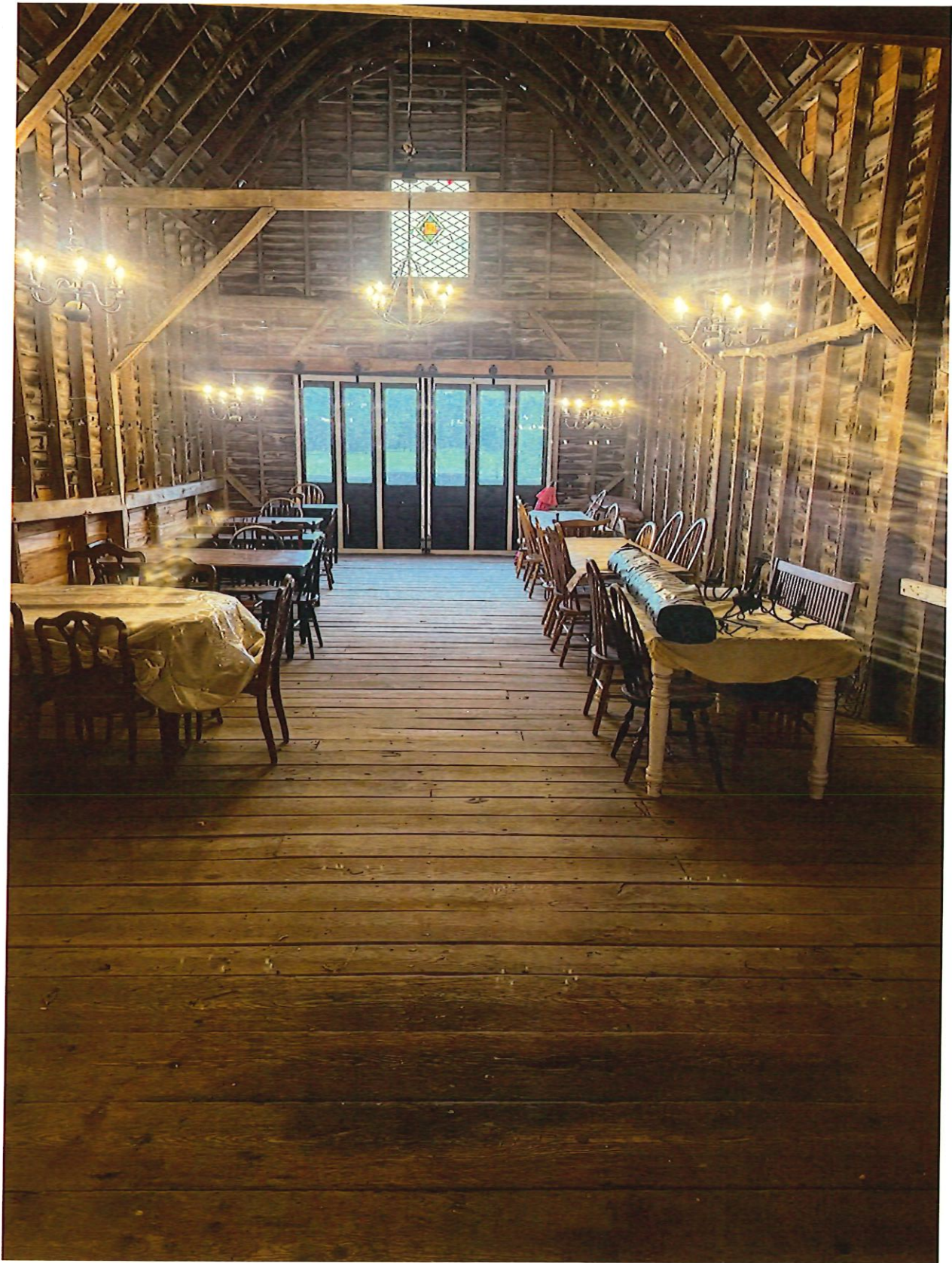












Joshua Hahn

From: dawn pence <dawnhpence@yahoo.com>
Sent: Sunday, September 21, 2025 6:49 PM
To: Joshua Hahn
Subject: The Miller Barn





[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

Hi Josh, here's some photos. I took this morning showing the barn and the backside and underneath from different angles. If you need anything else, let me know please.

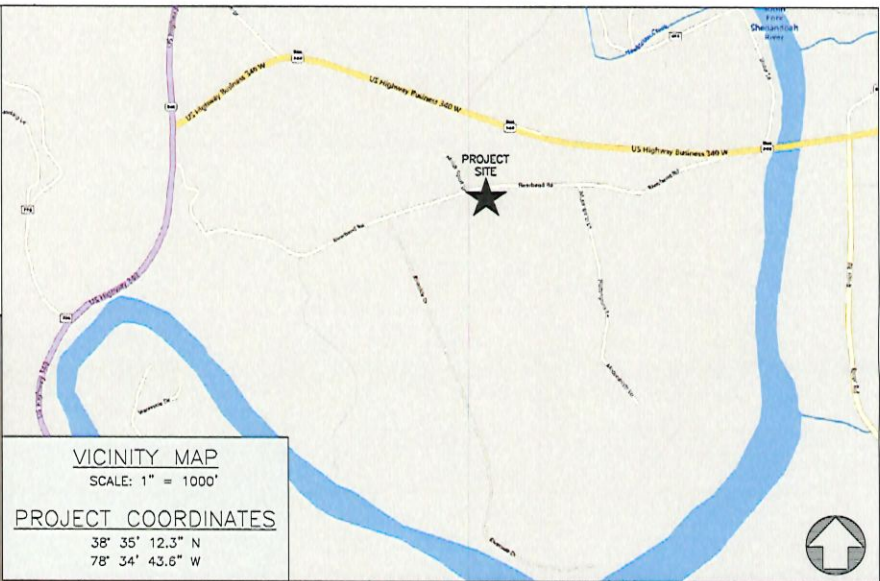
Dawn

Sent from my iPhone





RANDY WHITESIDES AND DAWN PENCE
EVENT VENUE CONCEPTUAL PLAN
03/16/26



1	NEW PROPOSED ENTRANCE
2	EXISTING ENTRANCE (TO BE REMOVED)
3	SIGN
4	PRIMARY DWELLING
5	OUTBUILDING (NOT PART OF VENUE)
6	WORK SHED (NOT PART OF VENUE)
7	PLAY HOUSE (NOT PART OF VENUE)
8	MILK BARN (POTENTIAL DRESSING ROOM)
9	PIG PEN (POTENTIAL OUTDOOR BAR)
10	PROPOSED AWNING (15'X20')
11	BARN (EVENT VENUE)
12	EXISTING COVERED AREA
13	PROPOSED STAIRWAY (10'X40')
14	PROPOSED SEPTIC
15	PROPOSED ADA PARKING

LEGEND	
	ESTIMATED PARKING SPACES (9'x20')
	10' SET BACK
	25' SET BACK
	BOUNDARY LINE (TAX MAP 69-A-126)
	USGS EXISTING CONTOURS

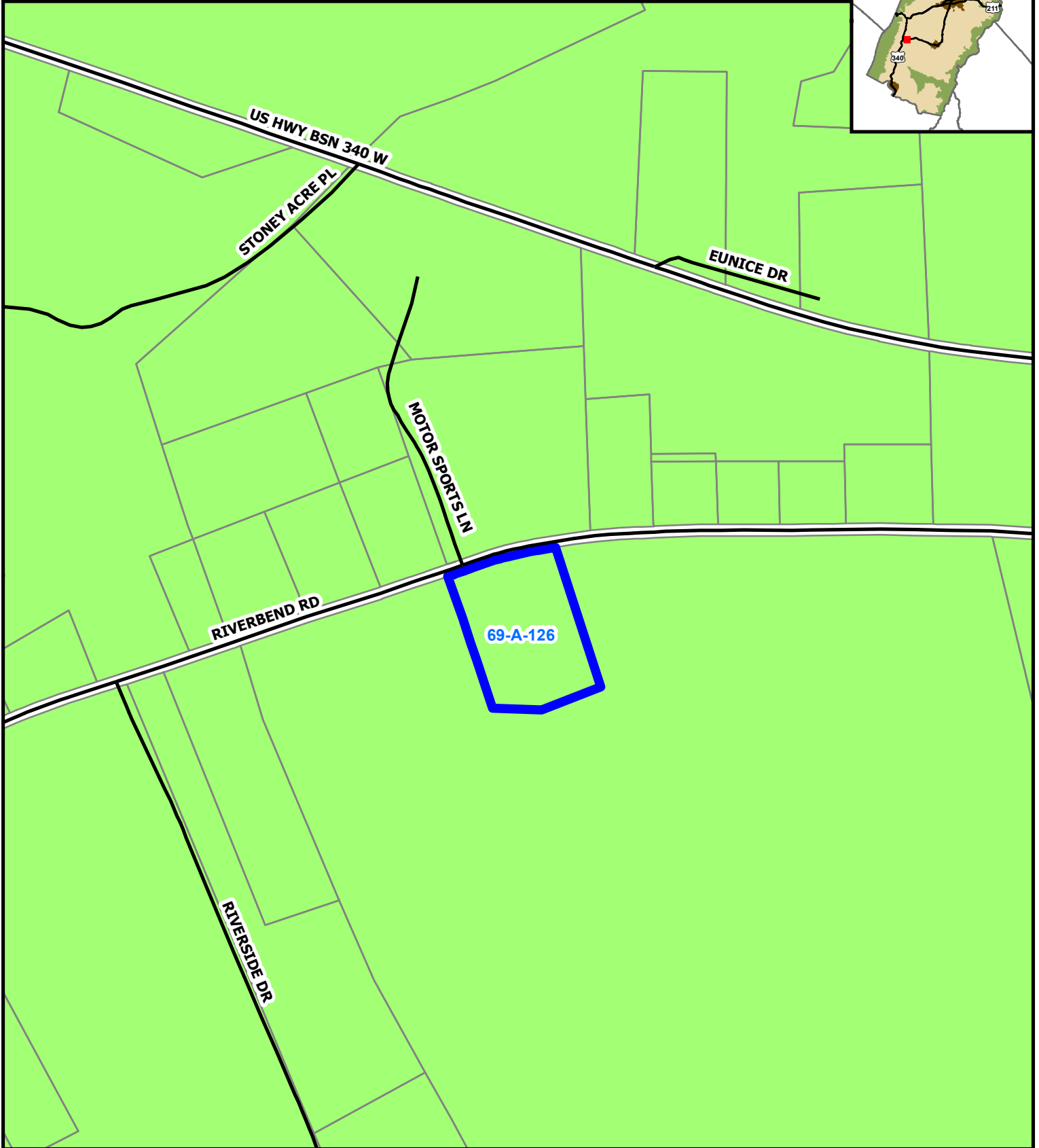
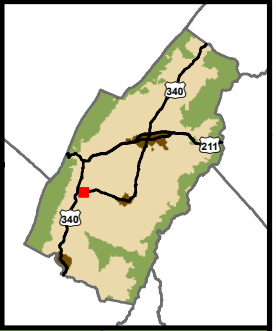
RACEY
ENGINEERING
PLLC

312 WEST MAIN ST - P.O. BOX 387
LURAY, VA 22835
PH: (540) 743-9227 - FAX: (540) 743- 6118



Tax Map ID 69-((A))-126

Protection Tiers



Legend

- Roads
- Tax Map ID 69-((A))-126
- Other Lots

Protection Tiers

- Agricultural Protection Tier
- Environmental Preservation Tier
- National Park / Forest Tier

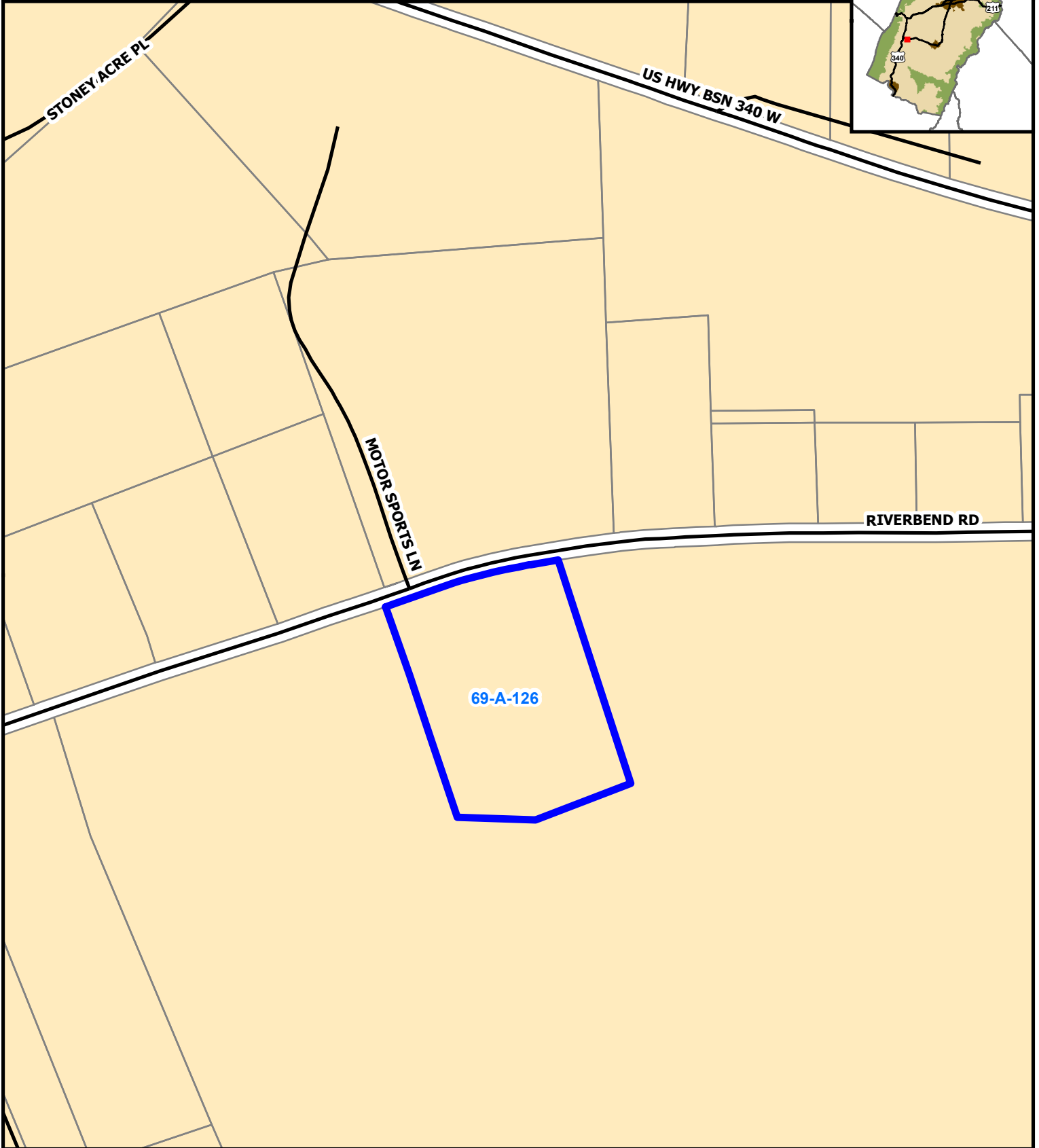
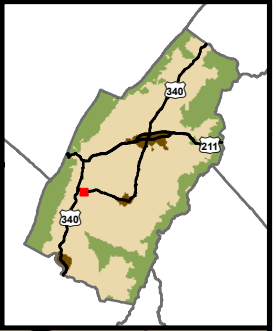
0 200 400 800 Feet

December 30, 2025
Page County GIS Department

Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



Tax Map ID 69-((A))-126 Zoning



Legend

— Roads

 Tax Map ID 69-((A))-126

 Other Lots

Current Zoning

Agricultural

0 100 200 400 Feet

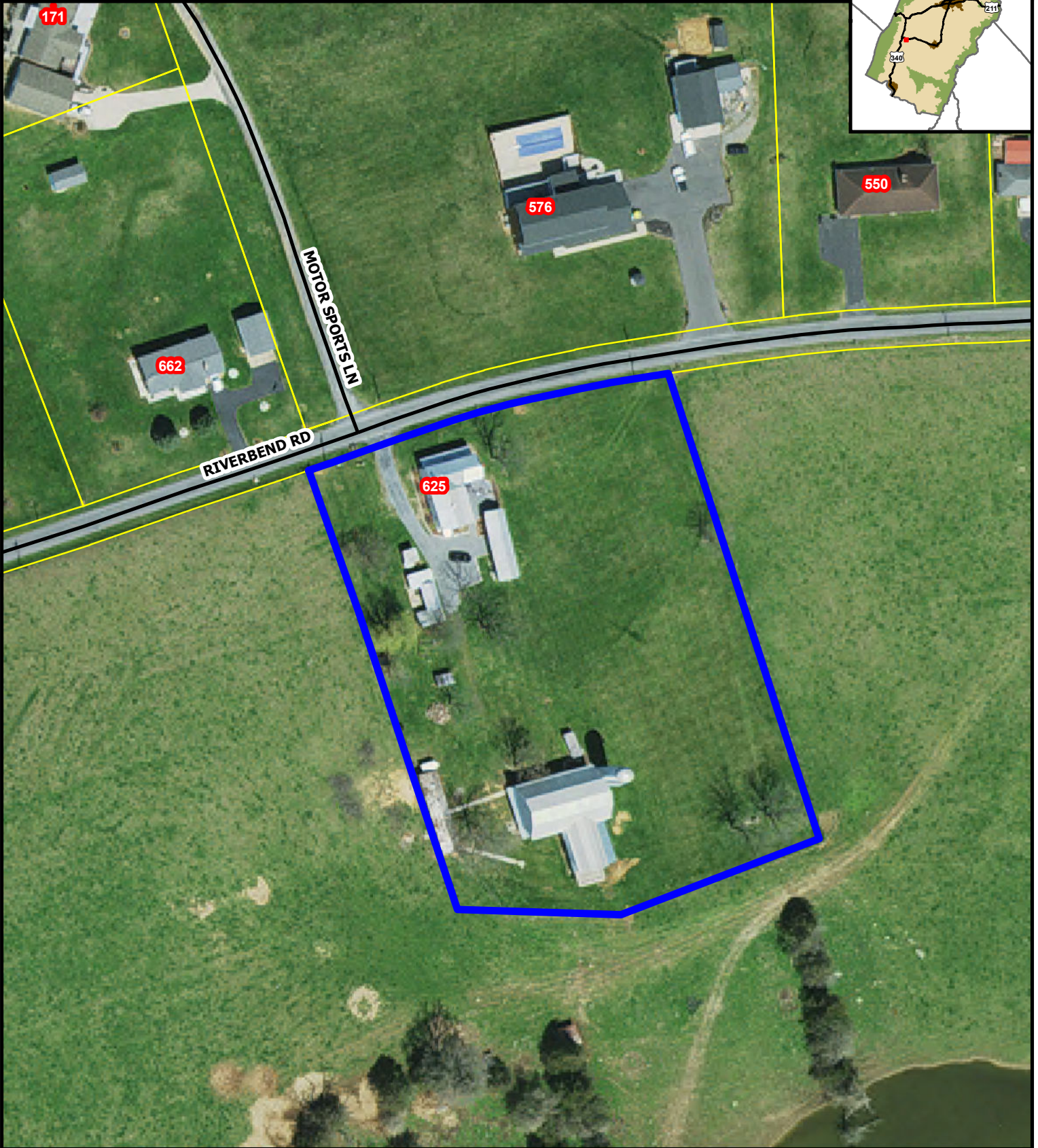
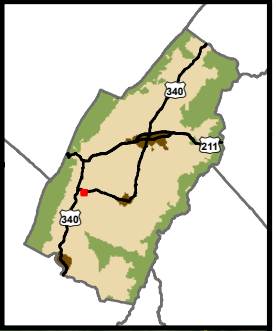
December 30, 2025
Page County GIS Department

Reference Use Only
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Tax Map ID 69-((A))-126

Aerial



Legend

- Roads
- Tax Map ID 69-((A))-126
- Other Lots

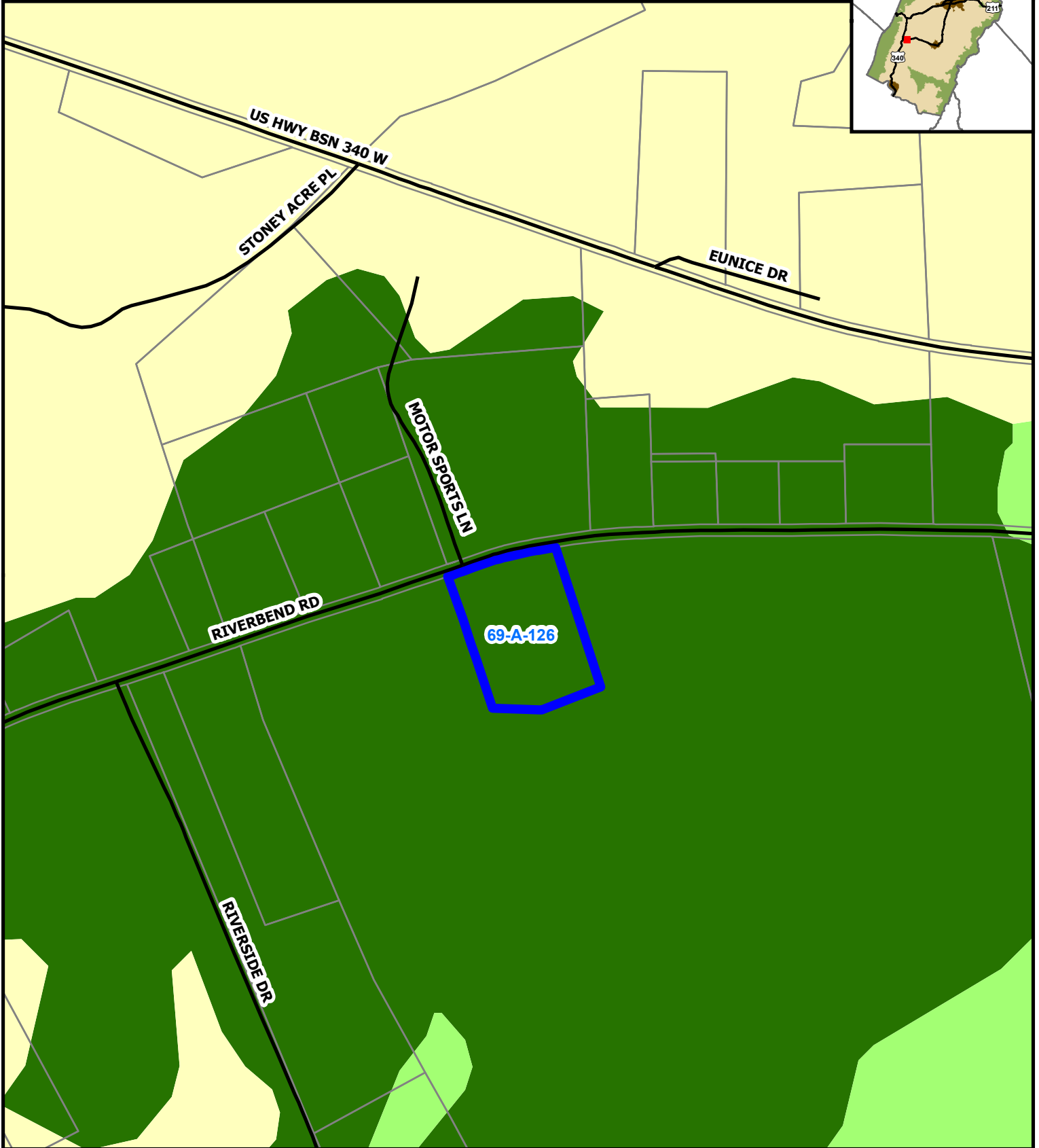
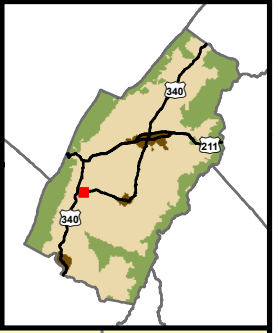
0 100 200 400 Feet

December 30, 2025
Page County GIS Department
2022 VGIN Aerial Imagery
Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



Tax Map ID 69-((A))-126

Farmland



Legend

— Roads

69-A-126 Tax Map ID 69-((A))-126

□ Other Lots

Farmland

■ Prime Farmland

■ Farmland of Statewide Importance

■ Moderate Farmland

0 200 400 800 Feet

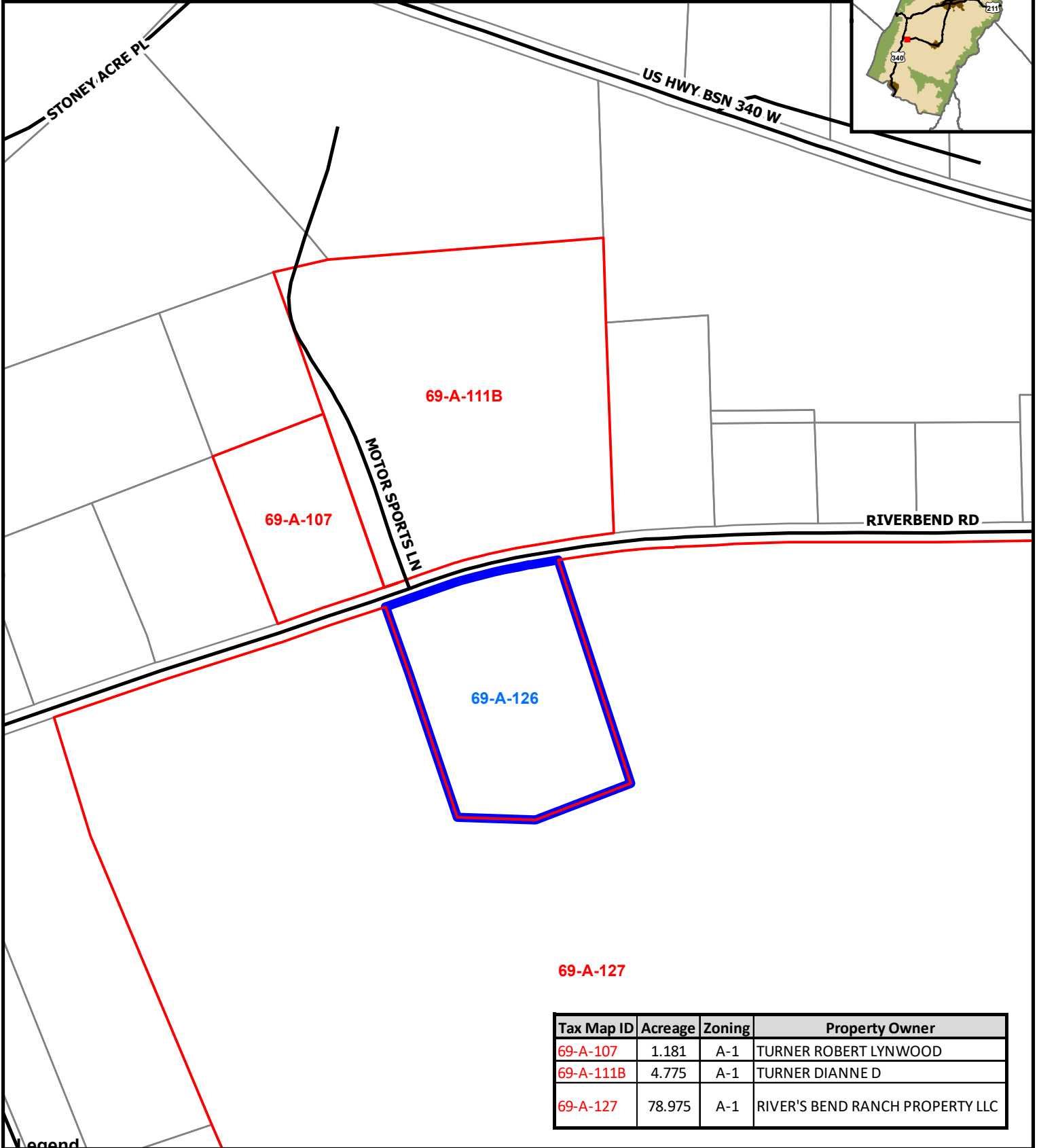
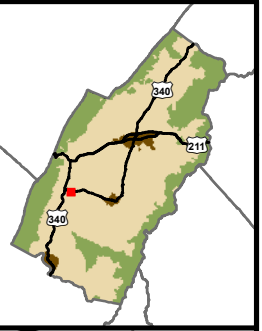
December 30, 2025
Page County GIS Department
USDA SSURGO Soils Data
Reference Use Only

Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



Tax Map ID 69-((A))-126

Neighboring Properties

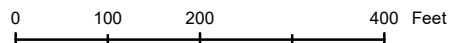


69-A-127

Tax Map ID	Acreage	Zoning	Property Owner
69-A-107	1.181	A-1	TURNER ROBERT LYNWOOD
69-A-111B	4.775	A-1	TURNER DIANNE D
69-A-127	78.975	A-1	RIVER'S BEND RANCH PROPERTY LLC

Legend

- Roads
- Neighboring Properties
- Tax Map ID 69-((A))-126
- Other Lots



December 30, 2025
Page County GIS Department

Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

Tax Map ID	Acreage	Zoning	Property Owner	Physical Address	Mailing Address	M City	M State	M Zip
69-A-107	1.181	A-1	TURNER ROBERT LYNWOOD	662 RIVERBEND RD	662 RIVERBEND RD	STANLEY	VA	22851
69-A-111B	4.775	A-1	TURNER DIANNE D	576 RIVERBEND RD	576 RIVERBEND RD	STANLEY	VA	22851
69-A-127	78.975	A-1	RIVER'S BEND RANCH PROPERTY LLC		397 RIVERBEND RD	STANLEY	VA	22851

§ 125-10. Agriculture (A-1). [Amended 4-8-1991; 4-12-1993; 9-9-1996; 5-11-1999; 7-13-1999; 2-12-2002; 6-10-2003; 6-21-2005; 12-19-2006; 3-18-2008; 12-16-2008; 4-21-2009; 6-16-2009; 10-20-2009; 4-20-2010; 9-18-2012; 9-16-2014; 2-7-2017; 8-1-2017; 6-5-2018; 3-17-2020; 5-19-2020; 5-15-2023; 7-15-2024; 2-18-2025]

- A. Statement of intent. This district is intended to preserve the character of those portions of the County where agricultural and other low-intensity uses predominate. To ensure the success of the above goal, it is necessary to maintain a relatively low density of development. The permitted uses should include mainly agriculture and related uses. Generally, soils in these areas are well suited for agricultural purposes. As agricultural land is a primary resource and economic asset of the County, it must be preserved to the greatest extent possible. Very low-density development may be permitted in this area, but agricultural preservation is the primary intent of this district.
- B. Permitted uses shall be as follows:
- (1) Agriculture.
 - (2) Wayside or roadside stand or market.
 - (3) Forest, scenic and wildlife preserves and conservation areas.
 - (4) Single-family detached dwellings.
 - (5) Cemeteries; police, fire and rescue squad stations; other essential public services.
 - (6) Portable sawmills, portable chipping mills, and portable shaving mills.
 - (7) Electric facilities operating at 40 kilovolts or below.
 - (8) Bed-and-breakfast establishments and short-term tourist rentals, subject to the provisions of § 125-30.21.
 - (9) Manufactured homes and individual mobile homes.
 - (10) Confined feeding operations pursuant to the requirements of Article VI of this chapter and pursuant to all other provisions of this chapter.
 - (11) Only one permitted principal residential structure shall be allowed on any lot, tract or parcel of land.
 - (12) Town of Luray Wastewater Facility.
 - (13) Distilleries which are licensed by the Commonwealth in accordance with the Virginia Alcoholic Beverage Control Act, or other Virginia laws, as amended, from time to time. There shall be a limit of 5,000 gallons per year. The applicant shall provide a measured site sketch of the property, including but not limited to parking, and the building used to house the operation. Anything above and beyond the gallons allowed or activity allowed will require a special use permit.
 - (14) Farmers market.

- (15) Greenhouse retail sales.
 - (16) Brewery.
 - (17) Winery.
 - (18) Aircraft maintenance facilities, avionics repair facilities, aviation terminal buildings, and any other buildings and/or structures related to aviation that are adjacent to and under the control of a public use airport.
 - (19) Tiny home dwellings.
- C. Permitted accessory uses located on the same lot with the permitted principal use shall be as follows:
- (1) Private garage or private parking area.
 - (2) Signs pursuant to § 125-20.
 - (3) Home occupations pursuant to § 125-15.
 - (4) Customary accessory uses and buildings, provided that they are clearly incidental to the principal use pursuant to § 125-16.
 - (5) Guesthouse, as defined in § 125-4.
 - (6) Family day home (less than five unrelated children).
 - (7) Small system wind energy facility.
 - (8) Windmill.
- D. Uses permitted by special permit shall be as follows:
- (1) Lodges or clubs for climbing, hunting, fishing, gunning, nature observation or other similar recreation purposes pursuant to § 125-22.
 - (2) Commercial outdoor recreation areas and facilities: parks (except amusement parks), playgrounds, picnic grounds, swimming clubs, country clubs, golf courses and driving ranges, miniature golf courses; archery; laser tag; paintball; and other similar uses, all pursuant to § 125-22.
 - (3) Publicly owned sanitary landfills which meet all federal, state and County requirements.
 - (4) Recreational trailer camps pursuant to § 125-19.
 - (5) Airstrips meeting all federal, state and County requirements and not to be closer than 1,000 feet from a residential district boundary. All airstrips shall meet requirements as established in § 125-26.
 - (6) Electric facilities operating above 40 kilovolts.
 - (7) Churches and public schools.

- (8) Professional offices, not higher than two stories and not exceeding 5,000 square feet in area, by special use permit.
- (9) Outdoor commercial recreation areas and facilities: camps and campgrounds pursuant to § 125-66.
- (10) Pole-designed tower facilities or pole-designed structures not to exceed 100 feet in height with a minimum setback from all property lines of 200 feet, to be used for the primary purpose of communications, including, by way of illustration but not limited to, the following: telephone, radio, television, cable, and signal by special use permit.
- (11) Commercial sawmills, commercial chipping mills, and commercial shaving mills pursuant to § 125-30.4.
- (12) Commercial workshops as defined in § 125-4.
- (13) Veterinarian clinics, pet grooming, boarding and breeding of animals as defined in § 125-4.
- (14) Family day home (five or more unrelated children) pursuant to § 125-30.6.
- (15) Wholesale businesses and storage warehouses within "confined poultry feeding operation" buildings constructed prior to October 1, 2009. Storage of personal property of the property owner and all agricultural uses are exempt.
- (16) Banquet facility and event facility.
- (17) (Reserved)¹
- (18) (Reserved)²
- (19) Self-storage unit.
- (20) Farm implements sales with or without service facilities.
- (21) Indoor and outdoor shooting ranges.
- (22) Auto repair service facility/public garage.
- (23) (Reserved)³
- (24) (Reserved)⁴
- (25) Commercial parking facilities.
- (26) Riding stables or academies.
- (27) Quarry operations pursuant to § 125-30.23.

1. Editor's Note: Former Subsection D(17), Farmers market, was repealed 6-5-2018; see now Subsection B(14).

2. Editor's Note: Former Subsection D(18), Greenhouse, was repealed 6-5-2018; see now Subsection B(15).

3. Editor's Note: Former Subsection D(23), Brewery, was repealed 6-5-2018; see now Subsection B(16).

4. Editor's Note: Former Subsection D(24), Winery, was repealed 6-5-2018; see now Subsection B(17). Former Subsection D(25), Air bed-and-breakfast establishments, which immediately followed this subsection, was repealed 8-1-2017.

- E. Minimum lot size shall be as follows: area: 1 3/4 acres; width at setback line: 150 feet.
- F. Minimum yard dimensions shall be as follows: front yard: 50 feet, except cul-de-sac lots may be 70 feet; each side yard: 20 feet; rear yard: 50 feet.
- G. Maximum building coverage and height shall be as follows: maximum building coverage: 10%; maximum height from average grade: 35 feet/2 1/2 stories. All accessory buildings shall be less than the main building in height, except as provided in § 125-14D.
- H. Any new structure designed to be occupied as a residence, church, school, community center or commercial business establishment or industry or any other structure designed for public occupancy shall not be located closer than 300 feet from any confined feeding operation as defined in § 125-32, Article VI, of this chapter.
- I. All wells in Agricultural Zoned Districts shall be a Class III "B" well and shall maintain a fifty-foot setback from all property lines adjacent to parcel(s) three acres or larger that are used for an agricultural operation, as defined in § 3.1-22.29(B), Code of Virginia (1950), as amended.⁵ A variance may be sought through the Page County Board of Zoning Appeals for a well location closer than 50 feet to the property line if either of the following criteria listed can be achieved: i) the owner of the adjacent property that is used for an agricultural operation may grant written permission for construction within 50 feet of the property line; or ii) certification by the Page County Health Department that no other site on the property complies with zoning regulations for the construction of a private well. If approved, a variance conveyance form, which is part of the Page County appeal/variance application, must be recorded at the Page County Circuit Court within 90 days of the approval. Failed private drinking water wells that must be replaced by order of the local health department shall follow state health regulations for determining a site for a new well and are exempt from adhering to the foregoing variance procedure.
- J. Site plan. Before obtaining a zoning permit for the uses listed within this district either as a permitted use, accessory use or by special use permit a site plan shall be submitted with the zoning application (prior to construction). The site plan should include:
 - (1) Boundary of the parcel with project name, tax map number, and owner name and contact information.
 - (2) Building location and setbacks from property lines.
 - (3) Parking spaces.
 - (4) Proposed signs.
 - (5) Lighting with a description.

5. Editor's Note: See now Code of Virginia, § 3.2-300.

BANQUET FACILITY

An establishment which is rented by individuals or groups to accommodate private functions, including, but not limited to, banquets, weddings, anniversaries, and other such similar celebrations.

EVENT FACILITY

A building, which may include on-site kitchen/catering facilities, where indoor and outdoor activities such as weddings, receptions, banquets, and other such gatherings are held by appointment.

§ 125-30.12. Banquet facility or event facility. [Added 10-18-2016]

- A. Maximum building square footage and number of patrons shall be provided by the applicant at the time application is submitted.
- B. Any outdoor entertainment shall require a special entertainment permit for each event as required in Chapter 55 of the Page County Code.

Received
4/23/26

ADJOINING PROPERTY OWNERS COMMENTS

I (we) Robert L. Turner & Anna J. Turner adjoining property owner(s)

have the following comments on the special use permit application from Randy

Whitesides and Dawn Pence for property located at 625 Riverbend Road, Stanley, VA,
and further identified by tax map number 69-(A)-126, regarding the request to operate a
banquet/event facility (as described in the included memo).

(Please check one below and provide comments related to your opinion).

☒ I (we) have no objection to this special use request.

☐ I (we) object to this special use request.

COMMENTS:

(continue on reverse side if necessary)

Robert L. Turner
Signature of Adjoining Property Owner

4/16/2026
Date

Anna J. Turner
Signature of Adjoining Property Owner

4/16/2026
Date

Please complete and return this form (if desired) to the Department of Planning and Community Development, 103 South Court Street, Suite B, Luray, Virginia 22835, or via email at tclatterbuck@pagecounty.virginia.gov. If you have any questions, please contact Tracy Clatterbuck at (540) 743-1324. Thank you.

**RESOLUTION
ADOPTING THE FY 2026-2027 BUDGET
AND APPROPRIATE FUNDS**

WHEREAS, it is the responsibility of the Page County Board of Supervisors to approve and control the County's fiscal plan for Fiscal Year 2026-2027; and

WHEREAS, the Board of Supervisors has reviewed each request for funding and has received comments from residents at a duly advertised public hearing.

NOW, THEREFORE BE IT RESOLVED, that the Page County Board of Supervisors hereby adopts the Fiscal Year 2026-2027 budget totaling \$97,887,975.

Revenues of All Funds:

General Fund	\$ 34,591,888
VPA	5,250,956
Children's Services Act	2,616,488
Tourism	1,275,000
County Capital Projects	2,973,466
School Operating	48,903,261
School Food Services	2,102,641
Parks & Recreation	40,000
VJCCCA	30,076
Criminal Victim/Witness Assistance	98,199
Page County Water Quality	6,000
Total Revenue of All Funds	\$ 97,887,975

Expenditures of All Funds:

Board of Supervisors	\$ 134,817
County Administrator	544,143
Finance	353,987
Legal Services	74,000
Commissioner of Revenue	740,334
Geographical Information Systems	105,280
Treasurer	774,977
Information Systems	456,915
Central Purchasing	133,805
Electoral Board	101,078
General Registrar	210,032
Circuit Court Judge	15,300
General District Court	6,925
Adult Drug Treatment Court	250,750
J&D Court	9,700
Clerk of the Circuit Court	643,802
Bailiffs	427,610
Magistrates	6,563
Commonwealth Attorney	908,401

Sheriff	3,314,852
Investigations	1,227,765
Crime Prevention	799,908
E911	160,065
Volunteer Fire Departments & Rescue Squads	729,963
Fire-EMS	2,834,982
Emergency Communications Center	1,404,195
Jail	4,351,490
Care of Juveniles	254,507
Animal Shelter	354,086
Animal Law Enforcement	211,262
Medical Examiner	600
Concern Hotline	1,500
Lord Fairfax Emergency Medical Services	12,388
Compactor Sites	107,099
Stanley Landfill	211,100
Battle Creek Landfill	2,316,729
General Properties	546,457
Local Health Department	244,182
Northwestern Community Services Board	118,442
Choices	7,000
Public Assistance	30,381
Social Services Board	5,383
Shenandoah Area Agency on Aging	65,000
Laurel Ridge Community College	8,609
Recreation	122,731
Libraries	370,984
Planning Commission	22,503
Planning and Community Development	696,483
Northern Shenandoah Valley Regional Commission	24,933
Zoning Board	6,777
Building Code Appeals Board	1,561
Economic Development	418,341
Airport Commission	50,294
Virginia Cooperative Extension	116,203
4-H Center	2,350
Human Resources	496,355
Reserve for Contingencies	146,400
Debt Service	6,899,609
Social Services	5,250,956
Children's Services Act	2,616,488
Tourism	1,275,000
County Capital Projects	2,973,466
School Operating	48,903,261
School Food Services	2,102,641
Recreation/Enterprise Fund	40,000
VJCCCA	30,076
Criminal Victim/Witness Assistance	98,199

Page County Water Quality
Total Expenditures of All Funds

6,000
\$ 97,887,975

BE IT FURTHER RESOLVED, that the Page County Board of Supervisors hereby appropriates a Social Services Operating Budget of \$5,250,956 for Fiscal Year July 1, 2026 through June 30, 2027 and that the local tax supported expenditure of funds shall not exceed \$799,193.

BE IT FURTHER RESOLVED, that the Page County Board of Supervisors hereby appropriates a Children's Services Act Budget of \$2,616,488 for Fiscal Year July 1, 2026 through June 30, 2027 and that the local tax supported expenditure of funds shall not exceed \$979,396.

This Resolution was adopted by the Page County Board of Supervisors this 4th day of May, 2026.

Clifton "Bucky" Thomas, Chairman

Amity Moler, Clerk

**RESOLUTION TO ADOPT THE FY 2026-2027
PAGE COUNTY SCHOOL BUDGET**

WHEREAS, the School Board and the Board of Supervisors have held separate duly advertised public hearings; and

WHEREAS, the Board of Supervisors has received a presentation from the School Board; and

WHEREAS, the Board of Supervisors has received comments from staff and citizens and weighed the needs of the school system with the need to provide support for all County services.

NOW, THEREFORE BE IT RESOLVED that the Page County Board of Supervisors hereby adopts a School Operating budget of \$48,903,261 for Fiscal Year July 1, 2026 through June 30, 2027 by category:

Instruction	\$ 35,947,579
Administration, Attendance & Health	3,121,007
Pupil Transportation	2,478,224
Operations & Maintenance	5,293,559
Technology	2,062,892
Total	48,903,261

BE IT FUTHER RESOLVED, that the local tax-supported expenditure of the School Operating budget for Fiscal Year July 1, 2026 through June 30, 2027 shall not exceed \$13,624,013.

BE IT FURTHER RESOLVED, that the Page County Board of Supervisors also appropriates School Food Services in the amount of \$2,102,641 to the School Board for Fiscal Year July 1, 2026 through June 30, 2027.

This Resolution was adopted by the Page County Board of Supervisors this 4th day of May, 2026.

Clifton “Bucky” Thomas, Chairman

Amity Moler, Clerk