



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 July 6, 2026 – 7:00 p.m.

Call to Order

- Invocation/Moment of Silence (District 4)
- Pledge of Allegiance
- Microphone Reminder

Update on the Shenandoah National Park

Kristin Gibbs

Action on Special Use Permit – Randy Whitesides/Dawn Pence
Banquet/Event Facility

Tracy Clatterbuck (p. 2)

Introduction of Special Use Permit – Flourish Real Estate/
Jon Copper/Glenda Holmes
Banquet/Event Facility

Tracy Clatterbuck (p. 54)

Update to Stormwater Fees

Cassie Richards (p. 152)

Adoption of the Emergency Operations Plan

Woody Brown (p. 162)

Discussion of Incentives for Fire/Rescue Volunteers

Amity Moler (p. 163)

Closed Session

- Personnel Matters, pursuant to Section 2.2-3711(A)(1)
of the Code of Virginia

Exit Closed Session/Certification of Closed Session

Adjourn



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: Randy Whitesides & Dawn Pence- Special Use Permit Application (*Public Hearing*)

DATE: May 13, 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 1, Chapter 3):

- Goal 1: “Preserve and enhance historic and cultural resources that reflect the heritage of the County.” (Volume 1-65).
 - Policy 1.1 “Preserve and protect significant scenic, cultural, architectural, historical, and archaeological resources, sites and structures for the benefit of existing and future citizens.” (Volume 1-65).
 - Policy 1.9: “Protect the cultural and economic identity of the County and its unincorporated communities.” (Volume 1-65).
- 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.

ADJOINING PROPERTY OWNER NOTIFICATION:

Adjoining property owners were notified as required by the Code of Virginia. As of the date of this memo, any written comments received thus far (to include comments received at the Planning Commission public hearing level) are included in the packet for review. If any additional comments are received after the date of this memo, they will be provided to the Board at the public hearing.

MOTION(S):

I move that the Page County Board of Supervisors approve the special use permit application for tax map number 69-A-126 to operate a banquet/event facility with the attached special use permit conditions.

OR

I move that the Page County Board of Supervisors deny the special use permit application for tax map number 69-A-126 to operate a banquet/event facility.

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:
AMOUNT PAID: _____	DENSITY RANGE: _____
	RECEIPT #: _____

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

2. OWNER/MAILING ADDRESS

OCCUPANT (If other than owner)

Name: RANDY WHITESIDES
DAWN PRINCE

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

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

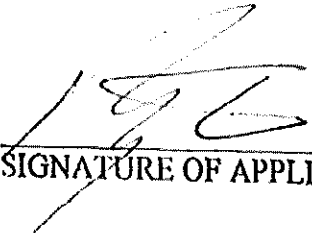
SUSAN CORBUTT McCONNELL	397 RIVERBEND RD STANLEY, VA 22851
DIMNA TURNER	576 RIVERBEND RD STANLEY, VA 22851
ROBERT LYWOOD TURNER	662 RIVERBEND RD STANLEY, VA 22851

ADJOINING PROPERTY OWNER VERIFICATION:

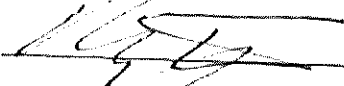
AS APPLICANT FOR THIS SPECIAL USE PERMIT REQUEST,

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

N/A

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 jcampbell@pagecounty.virginia.gov.

A handwritten signature in black ink, reading "James Campbell". The signature is written in a cursive style with a large, stylized "J" and "C".

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.*

10/21/2025

DATE

Ashley Walker

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

James Campbell
BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

N/A

DATE

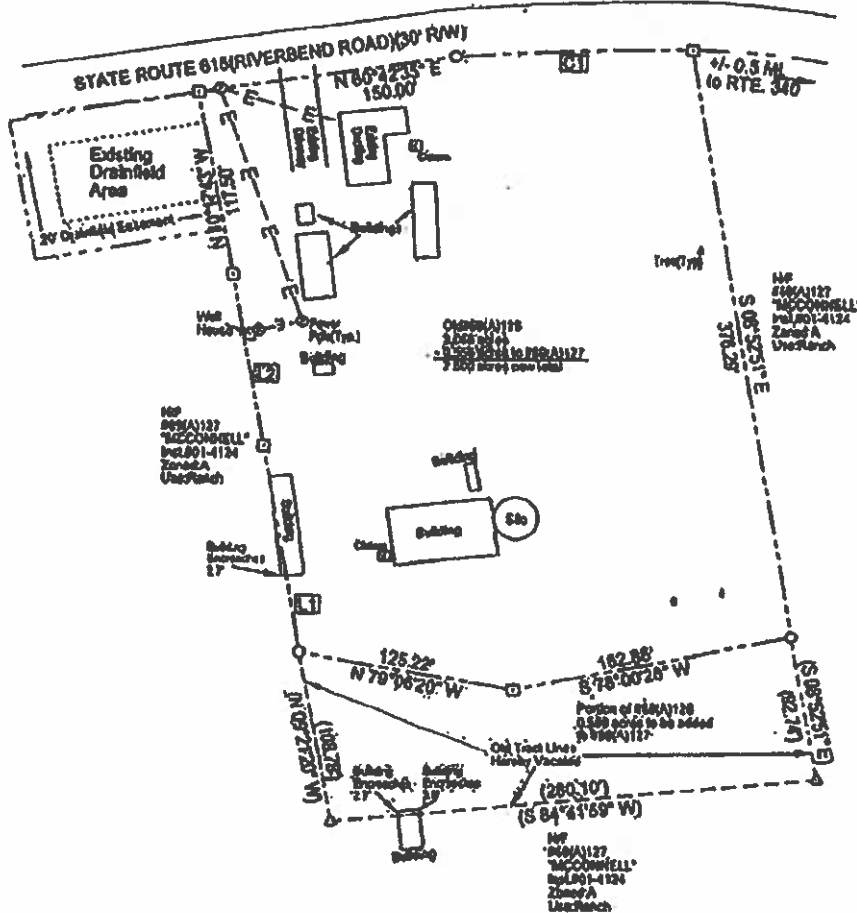
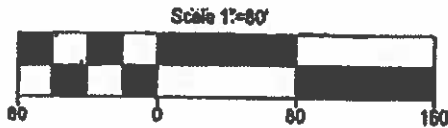
PRESIDENT OR SECRETARY

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.

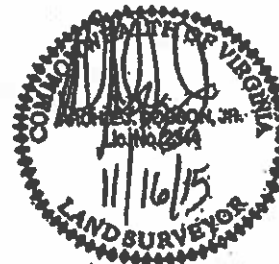
Id	Bearing	Distance
L1	N 08° 21' 20" W	130.80
L2	N 08° 21' 20" W	100.28

Id	Radius	Arc Length	Chord	Ch Bear
C1	1812.28	138.33	108.29	N 67° 51' 09" E

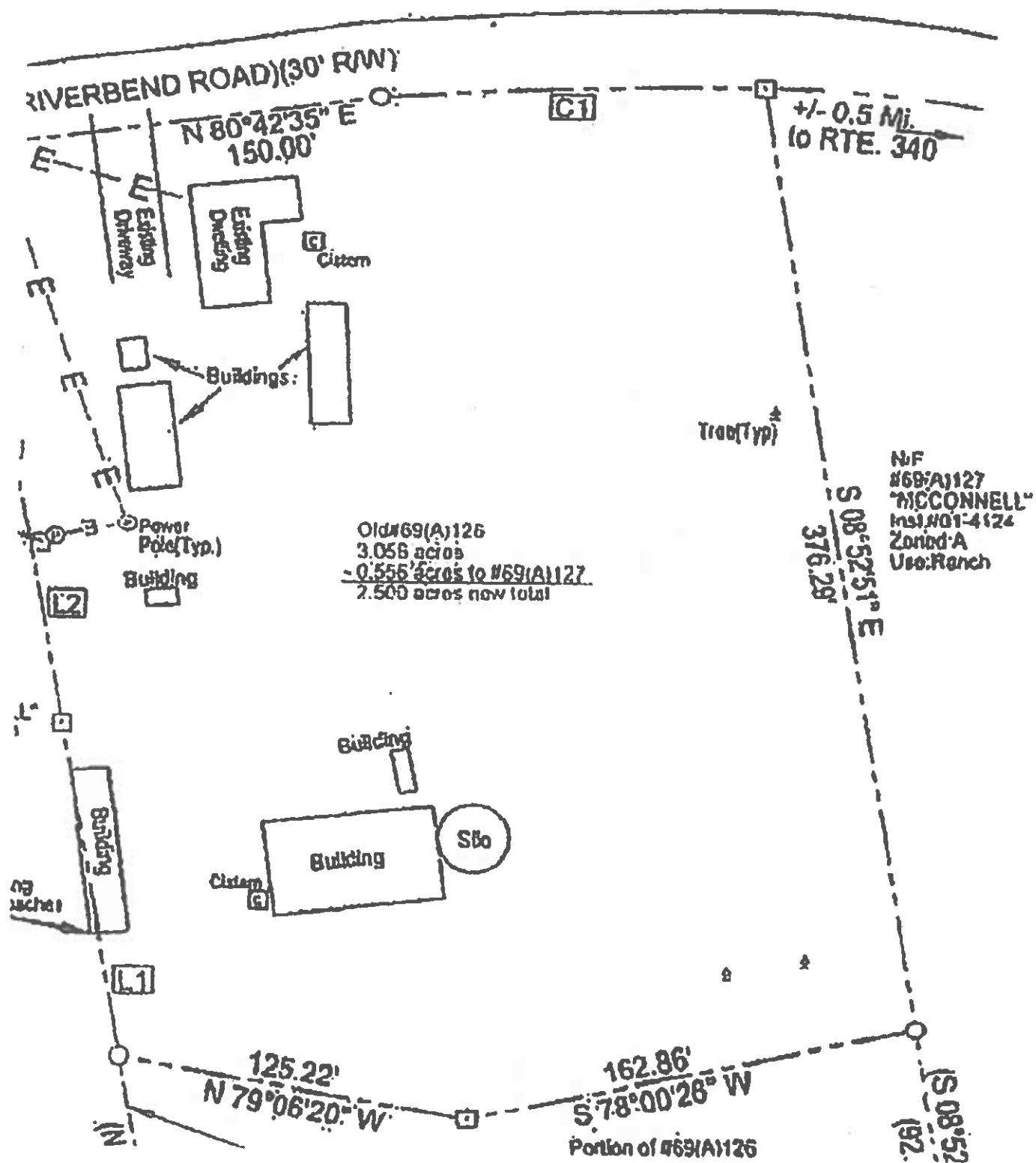
LEGEND
 ○ Iron Pin Set
 □ Fence Post
 △ Point



BOUNDARY LINE ADJUSTMENT SURVEY PLAT
 Properties of
WARREN H. MCCONNELL & ELAINE N. MCCONNELL, TRUSTEES
 Instrument #20010004124
 Tax Map #89 (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
 Lumy, VA 22835
 Phone: (540) 843-0608
 Fax: (540) 843-0608
 Email: dodsonsurvey@yahoo.com



A horizontal number line is shown with two tick marks labeled 80 and 160. A shaded rectangular region starts at the tick mark for 80 and extends to the tick mark for 160. There is also a small shaded rectangle to the left of the 80 tick mark.



5 RIVERBEND RD
IN PROPOSAL

PROPOSED
PORCH

60

40

EXISTING
BARN
TOP FLOOR

PROPOSED
DRAIN
FIELD

PROPOSED
BATHROOMS

20

OPEN
UNDER

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

40

PROPOSED
12X40 DECK
STAIRS

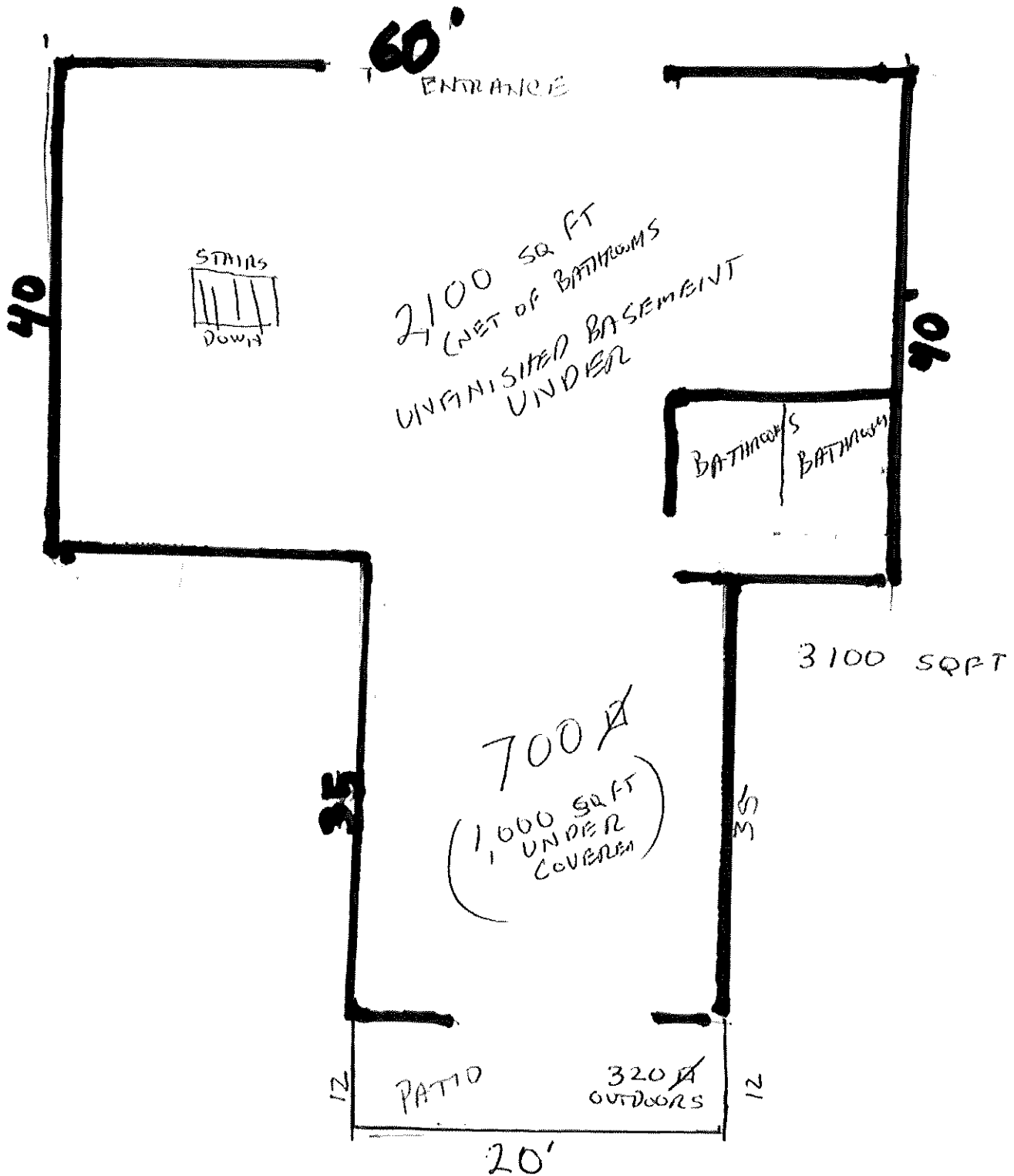
EXISTING
BALCONY

35

12

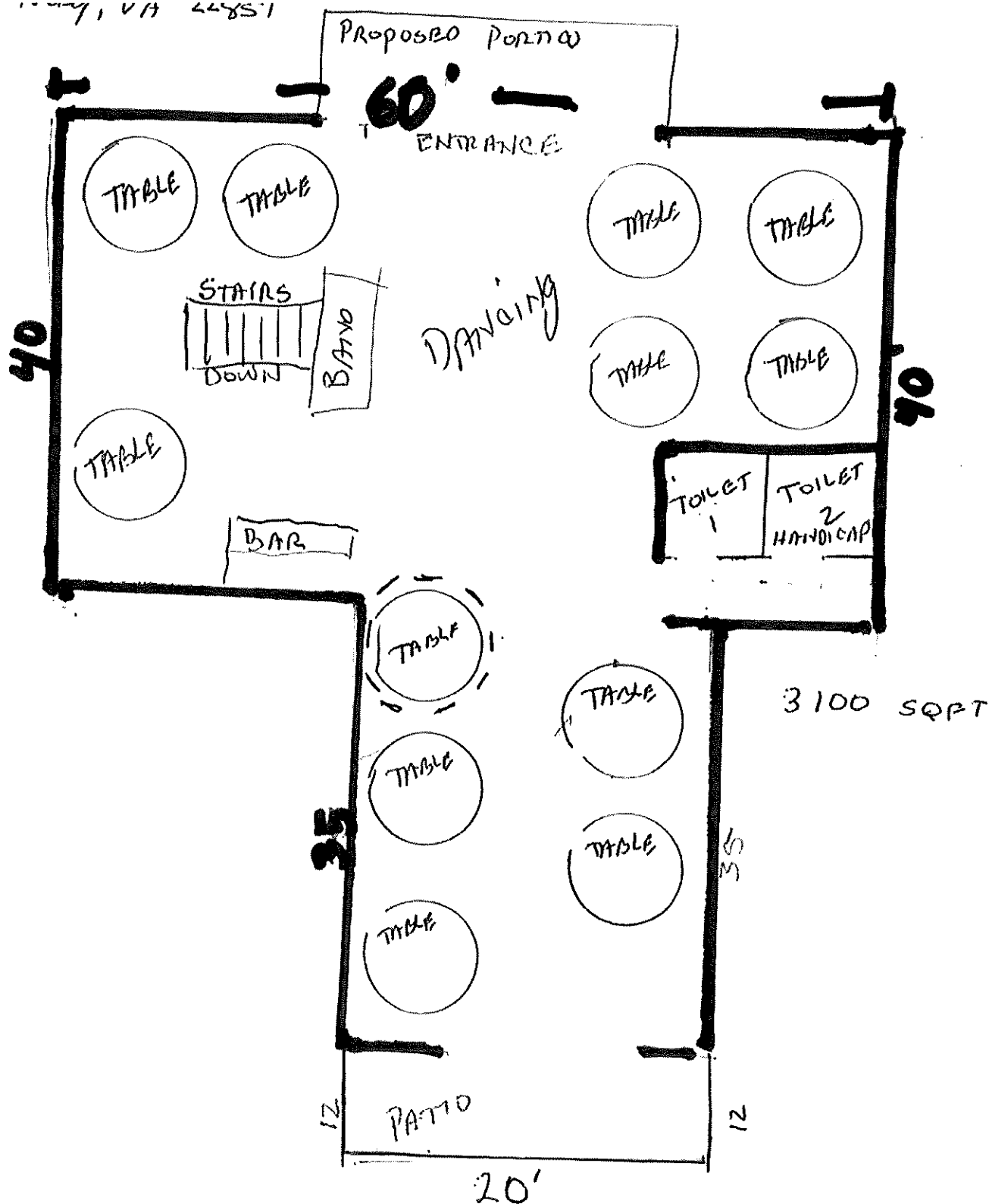
625 RIVERBEND RD
STANLEY, VA 22851

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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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)

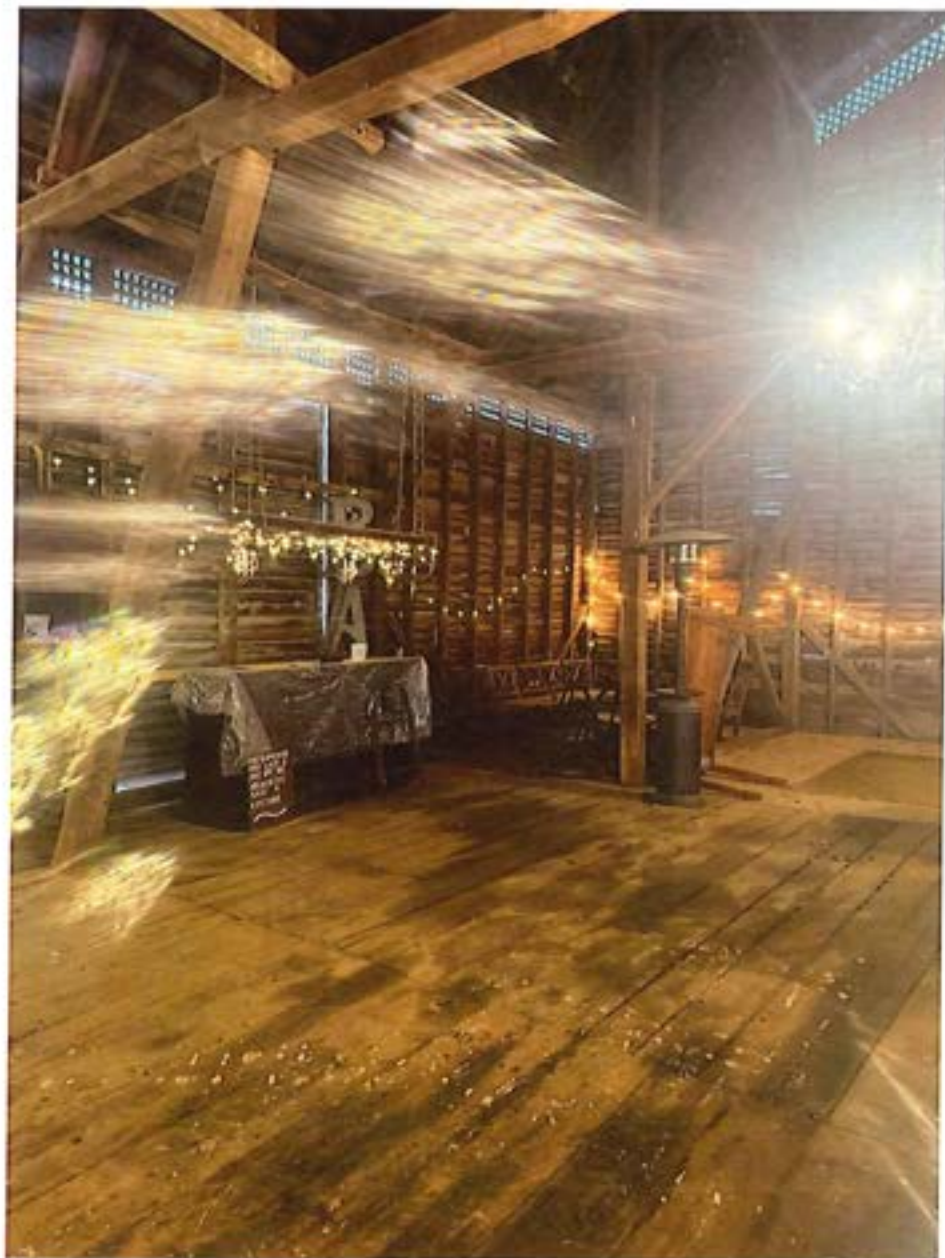
Included in packet

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

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



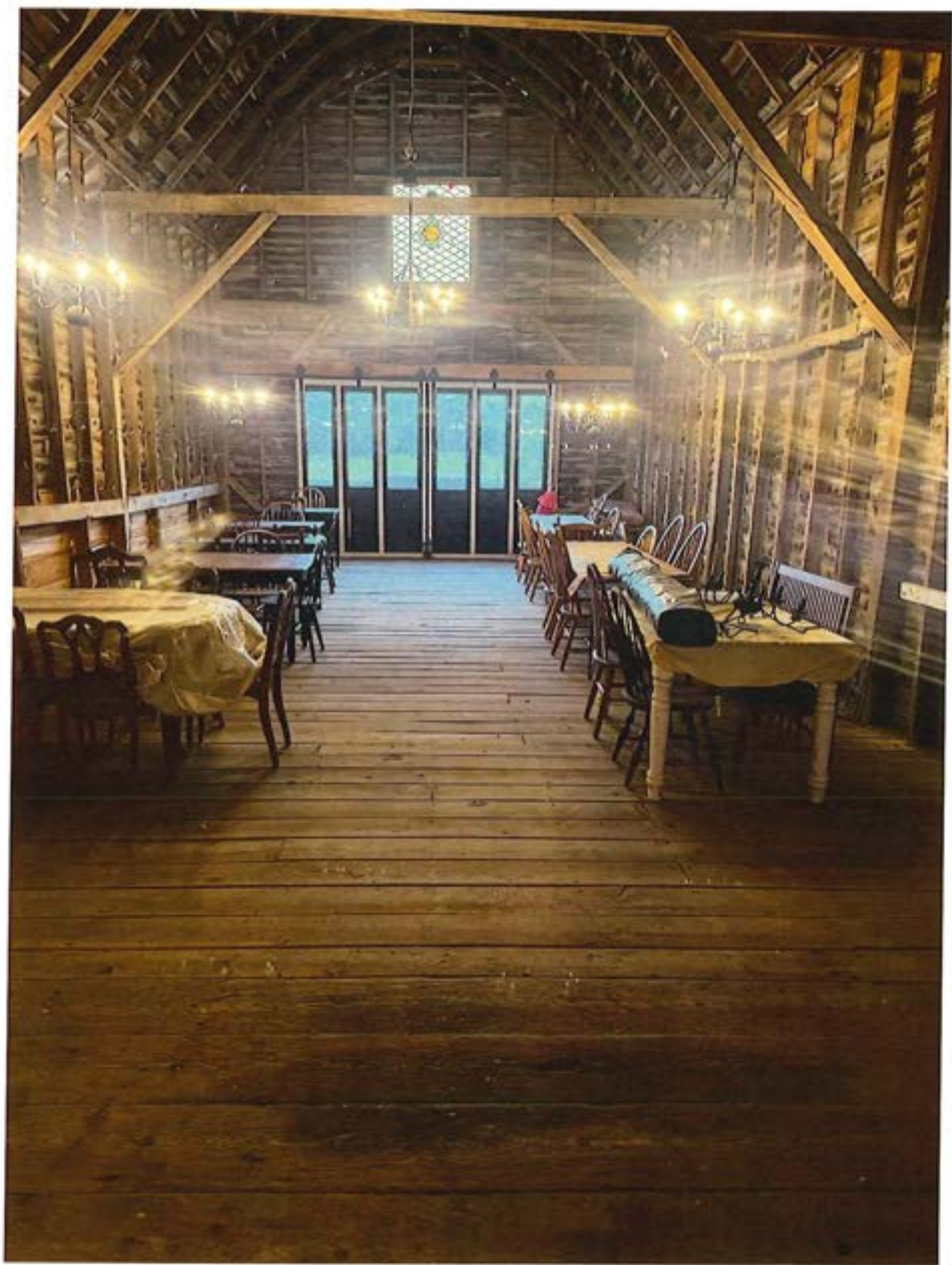












Joshua Hahn

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

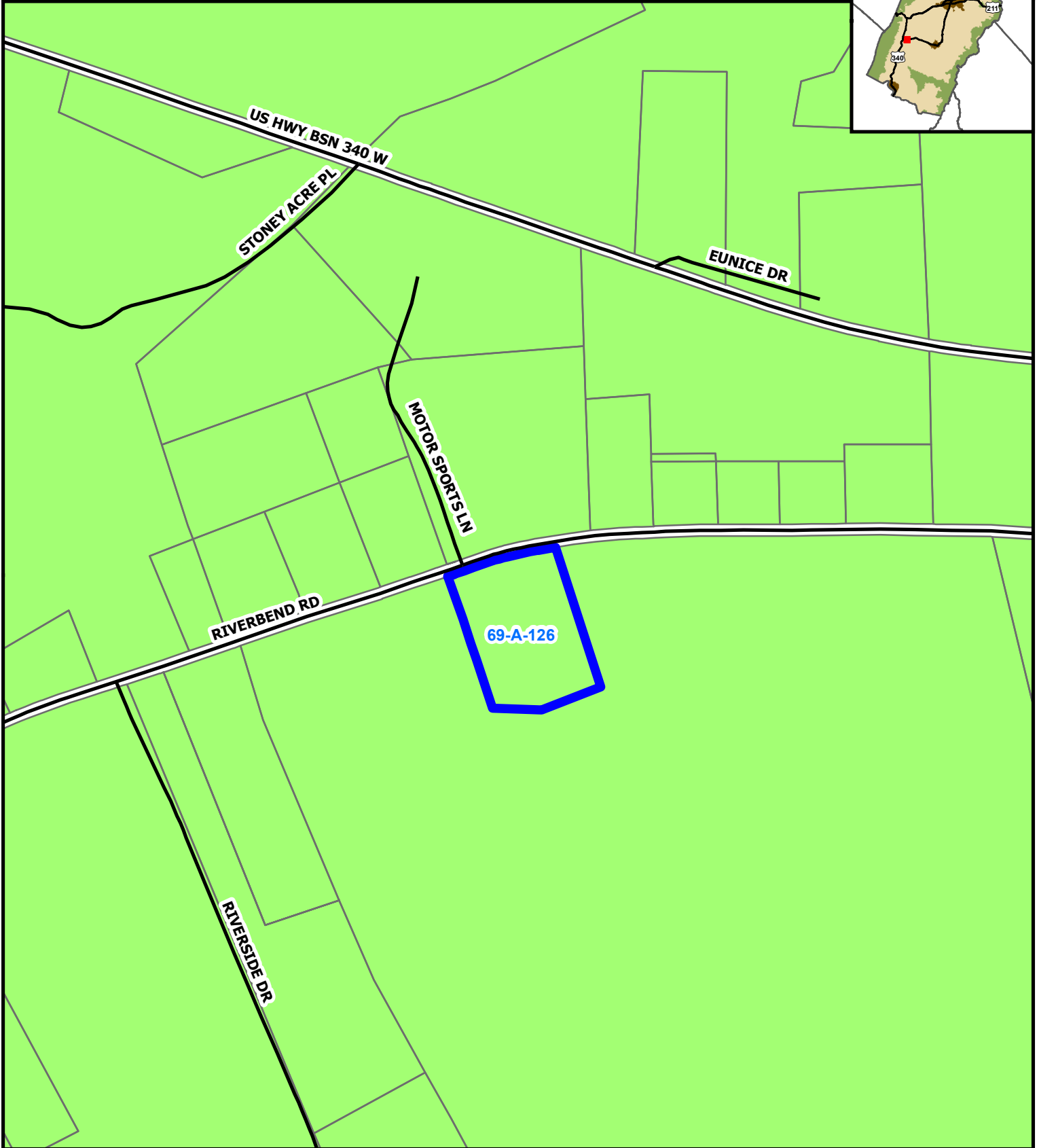
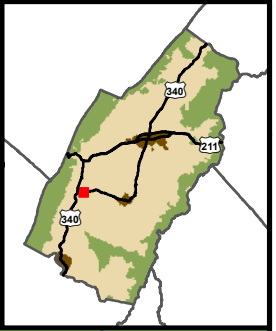
LEGEND	
	ESTIMATED PARKING SPACES (9'x20')
	10' SET BACK
	25' SET BACK
	BOUNDARY LINE (TAX MAP 69-A-126)
	USGS EXISTING CONTOURS

 **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

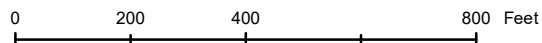


Legend

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

Protection Tiers

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

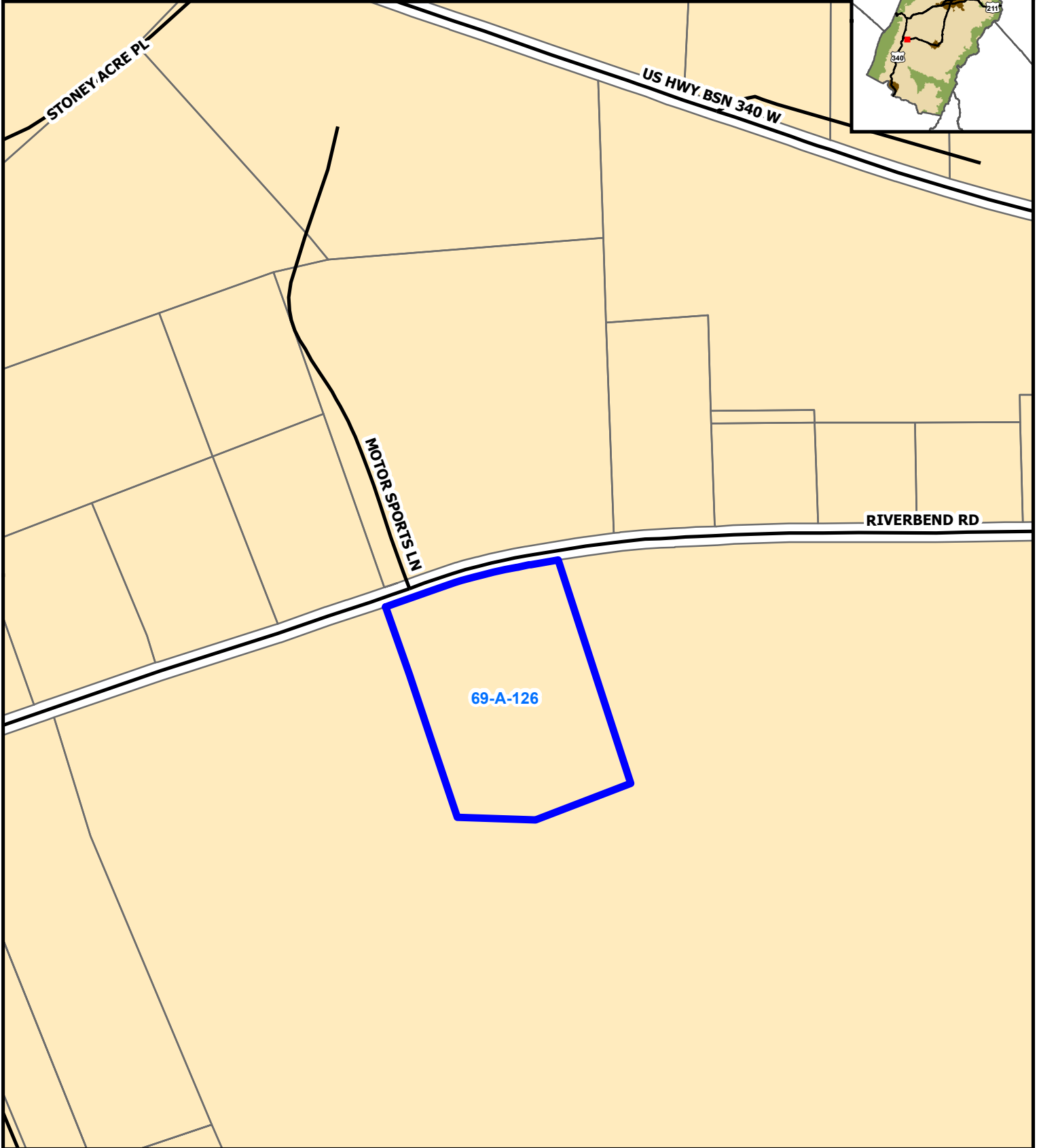
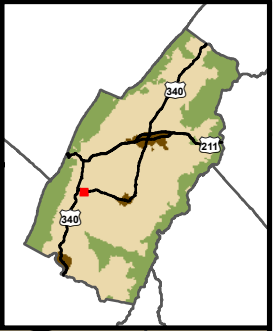


December 30, 2025
Page County GIS Department

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

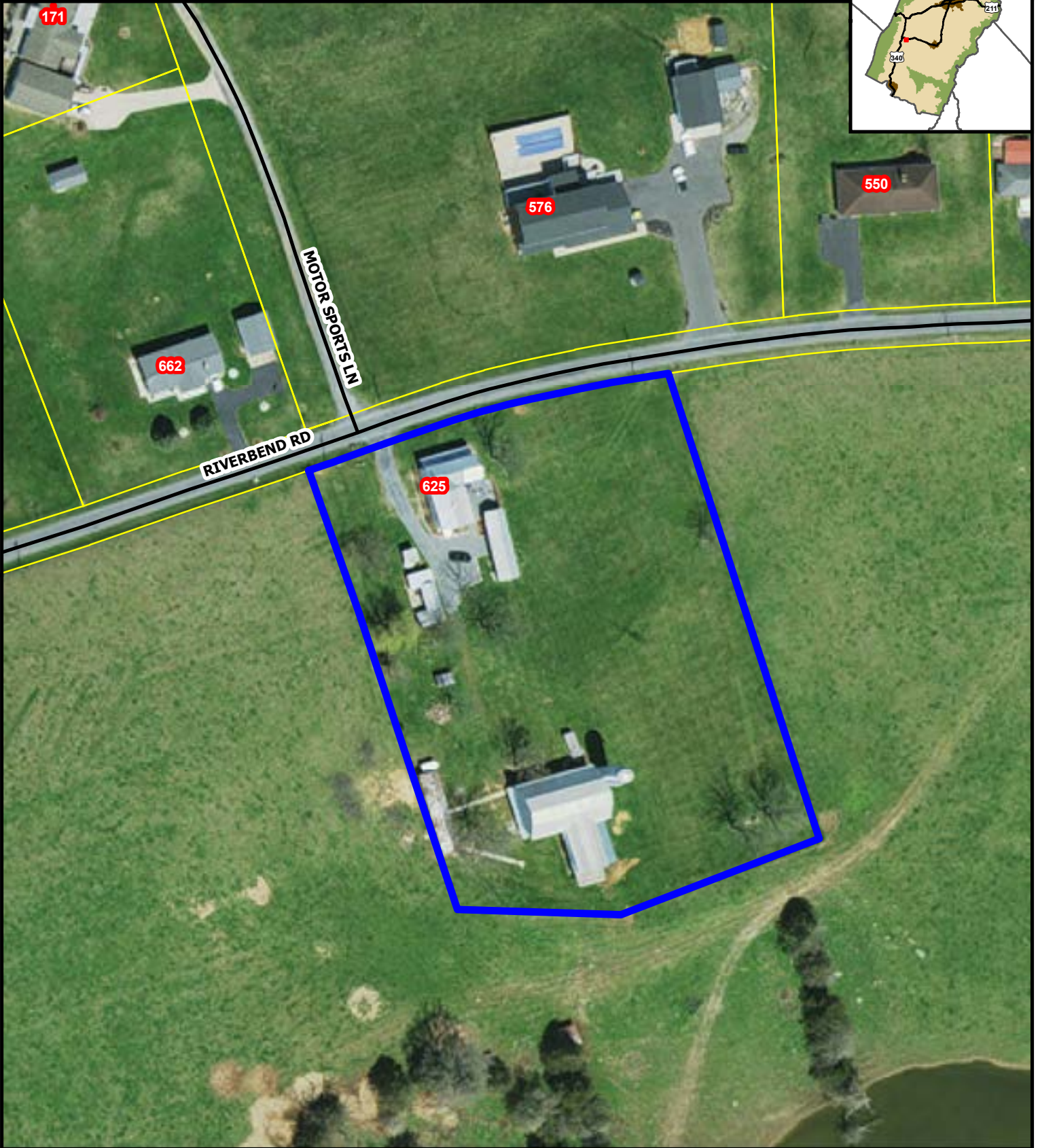
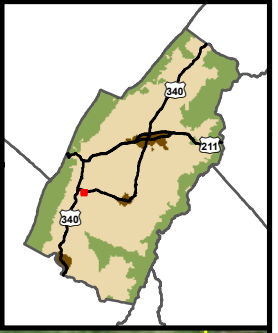
December 30, 2025
Page County GIS Department

Reference Use Only
Any determination of topography or contours,
or any depiction of physical improvements,
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design, modification, or construction of
improvements to real property or for flood
plain determination.



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

Aerial



Legend

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

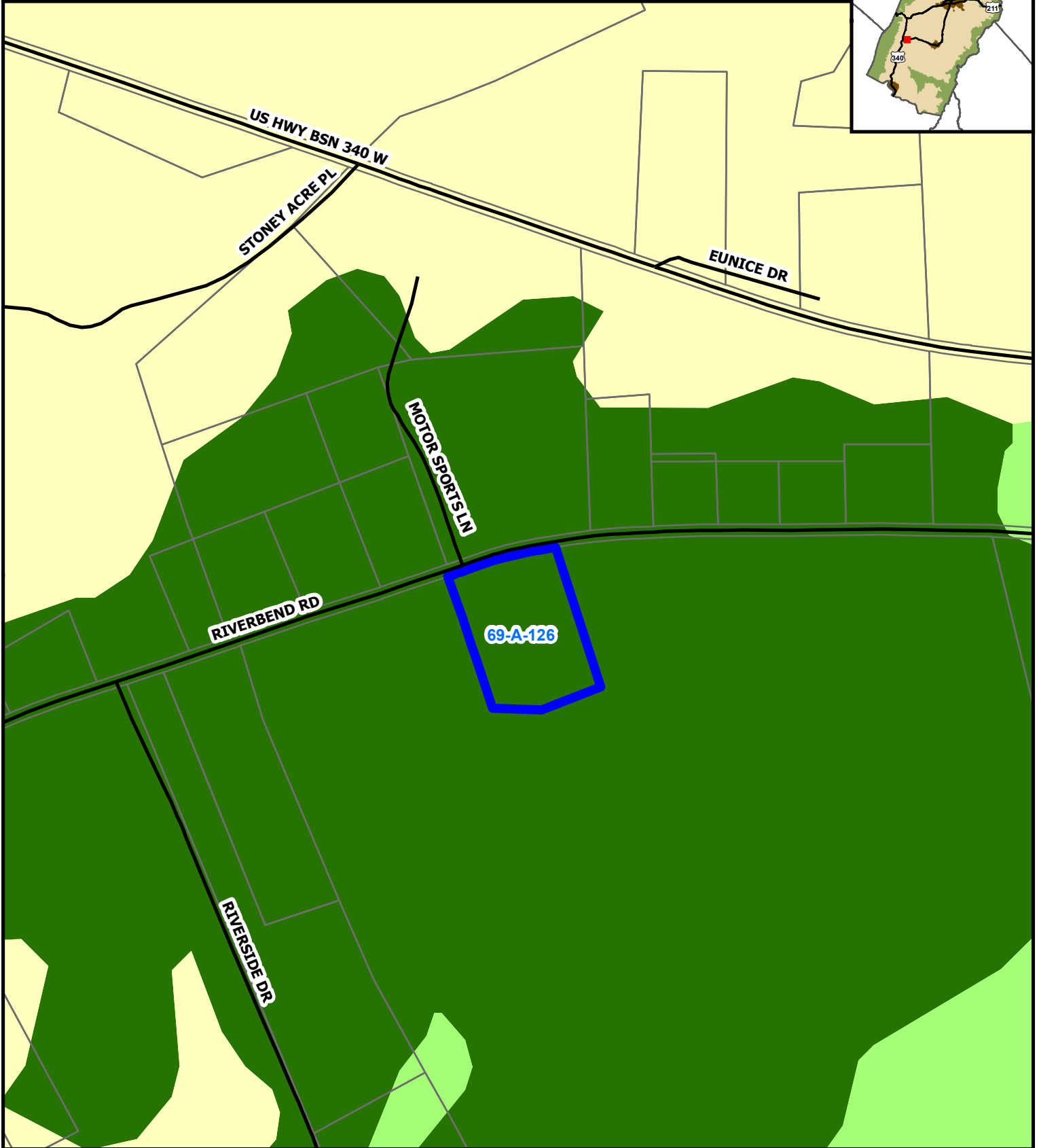
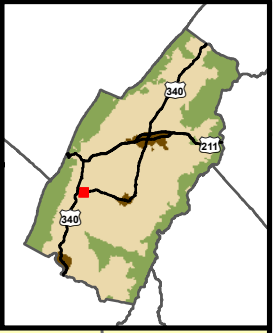
0 100 200 400 Feet

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

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

 Other Lots

Farmland

 Prime Farmland

 Farmland of Statewide Importance

 Moderate Farmland

0 200 400 800 Feet

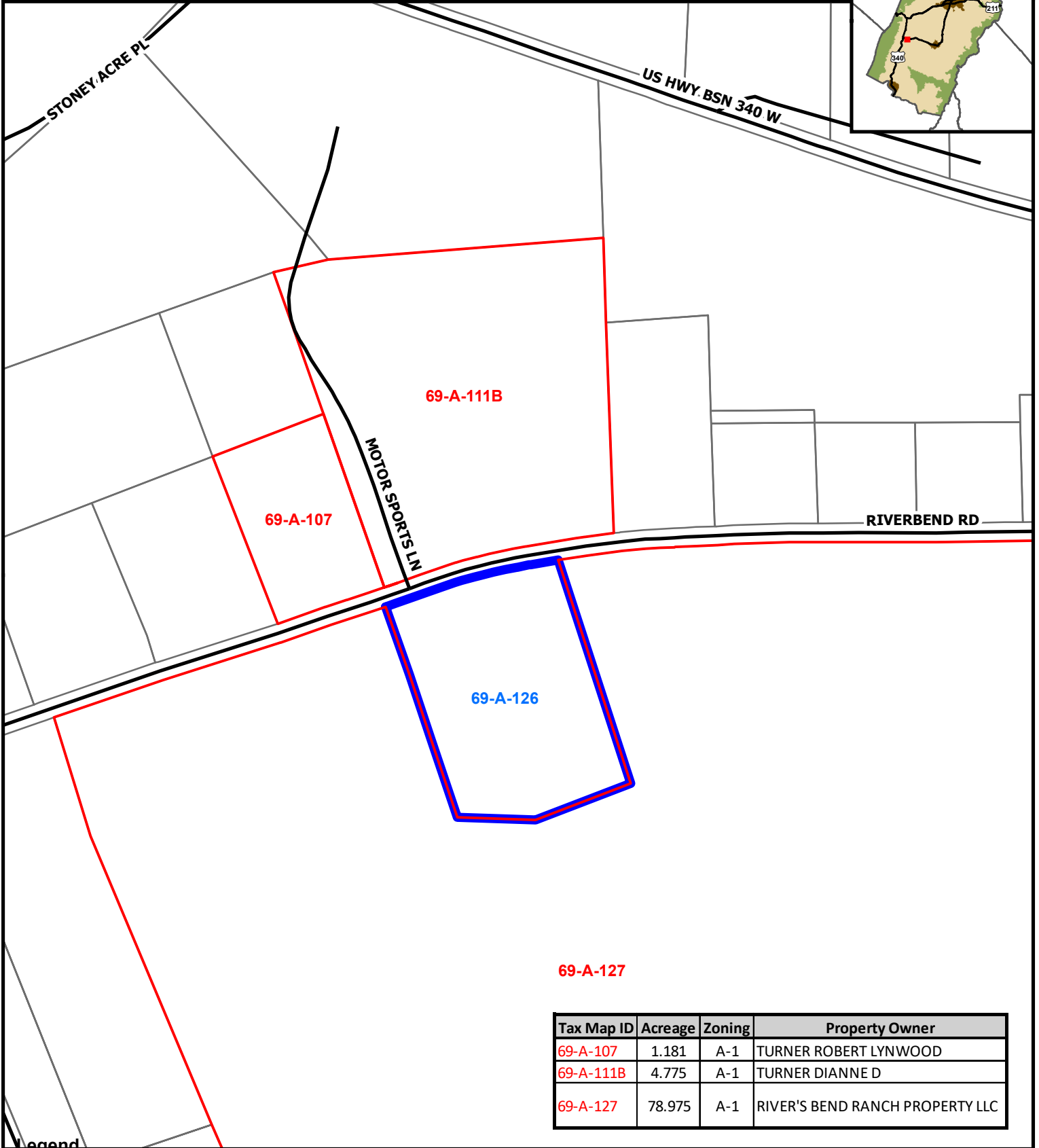
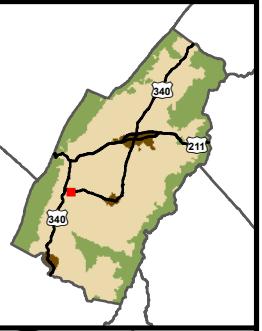
December 30, 2025
Page County GIS Department
USDA SSURGO Soils Data
Reference Use Only

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

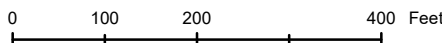


69-A-127

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

4/16/2022
Date

Anna J. Turner
Signature of Adjoining Property Owner

4/16/2022
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 clatterbuck@pagecounty.virginia.gov. If you have any questions, please contact Tracy Clatterbuck at (540) 743-1324. Thank you.



HARRISONBURG RESIDENCY

LAND USE MEMORANDUM

DATE: June 30, 2026

TO: Tracy Clatterbuck, CZA, Zoning Administrator I, Page County

FROM: Burgess Lindsey, Area Land Use Engineer

RE: Special Use Permit Application – 625 Riverbend Road - Randy Whitesides & Dawn Pence

VDOT understands that the above referenced applicants have requested a Special Use Permit for the purpose of hosting events. VDOT offers the following comments and/or concerns pertaining to the request:

Traffic Data: **Rte. 615 (Riverbend Road)**

-AADT: 173 (2026)

-Speed Limit: 35 MPH (Posted)

1. The proposed special use will not have a substantial impact on Riverbend Road or adjacent roadways. Therefore, a Traffic Impact Analysis (TIA) is not required.
2. Any access to a State maintained roadway must be in accordance with Appendix F of the VDOT Road Design Manual.
3. The entrance must be upgraded to a moderate-volume commercial entrance. A moderate volume commercial entrance, which can accommodate up to 200 trips/day, shall have 390 feet of sight distance based on the 35mph posted speed limit. The sight distance is currently 180' looking left and 360' looking right. To meet the 390', the applicant will have to obtain a sight distance easement from the adjacent property owner(s) and move the fences back on both sides of the adjacent property. When this has been completed, VDOT will approve the moderate volume commercial entrance.
4. A VDOT Land Use Permit will be required for any work on the right-of-way.

Thank you for the opportunity to comment. Please feel free to contact me at 540-434-2587 if you have any questions or concerns.

Sincerely,

Burgess Lindsey, P.E.

VDOT | Area Land Use Engineer

540-434-2587 | burgess.lindsey@vdot.virginia.gov



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

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: Flourish Real Estate LLC/Jon Copper/Glenda Sue Housden Holmes (*Introduction*)

DATE: June 22, 2026

SUMMARY:

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

BACKGROUND:

Note: This SUP application was initially received on May 29, 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.

Flourish Real Estate, LLC/Jon Copper has filed an application for a special use permit to operate a banquet/event facility located at 3434 Tanners Ridge Road, Stanley, VA, and further identified by tax map number 100-(A)-6. The parcel contains 1.00 acres and is zoned as Woodland-Conservation (W-C). The parcel is improved with two existing single-family detached dwellings and a former stone church. Staff would note that Flourish Real Estate LLC is the current owner of this parcel.

The special use permit application further includes parcel identified by tax map number 100-(A)-5 containing 1.501 acres and zoned as W-C, which is currently vacant. Note: There does appear to be a cemetery on this parcel according to the plat dated 5/22/25 containing an area of .017 acres. Staff further notes that Glenda Sue Housden Holmes is the current owner of this parcel. The transference of ownership is pending as of the date of this memo. Flourish Real Estate LLC/Jon Copper is acting as the lessee/occupant for this parcel.

The applicant is proposing to do an addition and renovation to a 50-person occupancy chapel to conduct smaller scale events such as, elopements (3-15 guests) and micro-weddings (25-40 guests). The applicant has included a very detailed narrative explaining the nature of the proposed business, history of the structure, and proposed parking, ingress/egress, lighting, landscaping, and signage. Staff strongly recommends the Planning Commission and Board of Supervisors review the narrative included in the application packet along with the concept plan and other attachments submitted.

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 Jeff Nicely with VDOT, "VDOT has no objection with the proposed special use. The expected vehicle trip generation of the proposed use does warrant a new moderate volume commercial entrance to this site. VDOT will review site plans for the design of the proposed entrance to

ensure it meets all applicable state standards. A VDOT Land Use Permit will be required for the work to be completed within the VDOT right of way.”

Staff recommends that the Planning Commission and Board of Supervisors make requirements from VDOT a condition of the SUP.

Health Department- Per Ashley Walker with the Page County Health Department, “*Page County Health Department has no objection to this special use permit as long as they do not encroach on any existing drainfield area. Drainfield must be suitable to accommodate all persons.*”

Staff recommends that the Planning Commission and Board of Supervisors make requirements from the Health Department a condition of the SUP.

Building Official- Per James Campbell, Page County Building Official, “*No objections to the special use permit application. Applicable building and trade permits will be required prior to construction.*”

Mr. Campbell also provided a memo in the packet addressing the maximum occupant load for the chapel. Mr. Campbell supports the number of occupants being requested.

Staff recommends that the Planning Commission and Board of Supervisors make the requirements from the Building Official a condition of the SUP.

PAGE COUNTY COMPREHENSIVE PLAN:

The proposed use is located in the “Environmental Preservation Tier.” Per the Comprehensive Plan, this purpose of this tier is “[t]o preserve (to keep or maintain intact) and protect sensitive environmental lands, valuable open space and forests and steep slopes (25% grade or greater).” (Volume 1-9). Further, the Comprehensive Plan states the following: “This tier includes land that, because of its environmental characteristics or importance to a regional open space system, should experience little or no development. This tier includes land adjacent to the National Park/Forest tier, 100-year floodplains, significant woodlands, and steep slopes. Development may occur only if it does not affect sensitive environmental features, is not unnecessarily subject to damage from natural hazards, and does not affect valuable open space land. Similarly, the County will strongly discourage the construction of wastewater treatment plants, lift stations, and other potential sources of water pollution upstream of reservoirs and recreational water bodies. Low intensity residential or recreational uses may be acceptable in these areas. Public services provided in this tier should meet the needs of planned land uses while protecting identified environmental resources. Disruption of natural open space for public services should be minimized.” (Volume 1-24).

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).
 - Policy 2.2: “Limit the impacts of development on the community’s environmentally sensitive lands and key natural resources.” (Volume 1-66).
 - Policy 2.12: Protect open spaces around natural and historic areas such as land adjoining Shenandoah National Park, George Washington-Jefferson National Forest and the Shenandoah River to protect the integrity of the park and other natural scenic attractions” (Volume 1-66).
 - Policy 2.25: “Protect the night sky from light pollution particularly as it impacts Shenandoah National Park and George Washington National Forest” (Volume 1-68).
- 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 100-(A)-5 and 100-(A)-6 are located entirely on soils identified as Moderate Farmland by NRCS. Six dwellings are currently located within 500 feet of the parcels’ boundaries, not including the two dwellings located on 100-(A)-6. One of these dwellings is located in the nearby Skyline Lakes subdivision. 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 ACTIONS:

This application was introduced to the Planning Commission on April 28, 2026. The Commission also discussed the proposed permit conditions at two subsequent meetings. In addition, several Commissioners conducted a site visit to the property with Mr. Copper prior to the public hearing.

One of the concerns raised by the Planning Commission was the possibility of future boundary line adjustments that could potentially incorporate the parcel identified by Tax Map 100A2-1-A25 (owned by Flourish Real Estate LLC). That parcel is zoned as Residential and a part of the Skyline Lakes Subdivision. As a result of concerns relating to that, staff developed condition #14, which functionally limits this permit to the current areas of the parcels identified in the application (excluding Lot A25). If Mr. Copper would desire to incorporate that lot, an amendment to the special use permit would be required. There would be other land use proceedings that would be required separately as well, including a rezoning application. Further, condition #14 as worded would not allow any areas to be added to this permit through boundary line adjustment, even if those areas are located outside of Skyline Lakes Subdivision.

A public hearing was held on June 9, 2026. There were a number of speakers, all of whom spoke in favor of the proposed project. Following discussion, the Commission voted 5–0 to recommend approval to the Board, subject to the attached conditions.

STAFF RECOMMENDATIONS:

Staff strongly encourages the Planning Commission and Board of Supervisors to carefully consider any proposed conditions attached to the permit.

MOTION(S):

I move that the Page County Board of Supervisors hold a public hearing on this special use permit application at the August 17, 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



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

SPECIAL USE PERMIT

Owners/Applicants: Flourish Real Estate LLC/Jon Copper

Tax Map #: 100-(A)-6

Owners/Applicants: Glenda Sue Housden Holmes/Flourish Real Estate LLC/Jon Copper

Tax Map #: 100-(A)-5

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. Glenda Sue Housden Holmes/Flourish Real Estate LLC/Jon Copper, 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. The banquet/event facility shall be limited to a maximum occupant load of 50 persons.
5. The existing structures to be used as the banquet/event facility shall maintain their essential form and historic character.
6. No parking for the banquet/event facility is permitted along Tanners Ridge Road. All parking shall be located within the designated areas as shown on the concept plan dated May 9, 2026.
7. Any short-term tourist rental(s) on the properties 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.

13. The proposed project must be in substantial compliance with the concept plan dated May 9, 2026.
14. 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. This special use permit approval shall be limited to the land area presently comprising of tax map parcels 100-A-6 (consisting of 1.00 acres) and 100-A-5 (consisting of 1.501 acres) as they exist on the date of approval. No portion of land from adjoining parcels, including parcels under common ownership, may be incorporated into, combined with, or otherwise made part of the approved special use permit area through boundary line adjustment, resubdivision, subdivision, or other plat action unless an amendment to this special use permit is first approved by the governing body.
15. The Zoning Administrator or their designated representative may visit the site at any time to ensure compliance with the special use permit.
16. 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

FOR OFFICE USE ONLY:

DATE RECEIVED: 5/29/25

DENSITY RANGE: _____

AMOUNT PAID: 950.00

RECEIPT #: 4/21/26 Ch # 1392

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

2. OWNER/MAILING ADDRESS (TL) OCCUPANT (If other than owner)

Name: Jon Copper / Flourish Real Estate LLC (current owner of A-6) Name: Glenda Sue Holmes (Current owner of A8)

Address: 3434 Tanners Ridge Rd, Stanley Va 22851

Address: 3540 Tanners Ridge Rd, Stanley, VA 22851

Phone Number: 540-761-6050

Phone Number: _____

3. Site Address: 3434 Tanners Ridge Rd, Stanley Va 22851

4. Directions to property:

3405 to Stanley, L on Chapel Rd, Continue on Marksville Rd, R onto Pine Grove Rd, R on Tanners Ridge Rd, Site on L. (TL)

5. Property size: 2.8 acres (TL) (Lot 6: 1.0 acres / Lot 8: 1.50) (TL)

6. Tax Map Number: 100-A-6, 100-A-8

Magisterial District: Marksville District

7. Current use of the property: Single-family residence / vacation home

8. Description of proposed use: Wedding event space short term billeting for wedding party.

Size of building(s), if any: Total Buildings 6,110 sq ft, Church 1,193 sq ft, Main 3,800 sq ft, Guest 1,117 sq ft

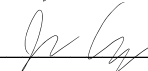
9. Present Zoning: _____ A-1 (Agriculture) _____ R (Residential)
 _____ C-1 (Commercial) _____ I (Industrial)
☒ W-C (Woodland Conservation)

10. Applicants' additional comments, if any:

Additional comments are attached as "Buisness Narrative".

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: Jon Copper  Jon Copper

Signature of Applicant: Glenda Sue Holmes  Glenda Sue Holmes

Signed by: D997E80D84D54BF...

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
Continued in attached addendum.	

ADJOINING PROPERTY OWNER VERFICATION:

AS APPLICANT FOR THIS SPECIAL USE PERMIT REQUEST,

I Jon Copper / Flourish Real Estate LLC (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 PROPETY OWNERS AND THOSE PROPERTY OWNERS ACROSS THE ROAD OR RIGHT-OF-WAY.

05/16/2025
DATE

Jon Copper

SIGNATURE OF APPLICANT

Glenda Sue Holmes

Signed by:
Glenda Sue Holmes
D997E80D84D54BF...

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 objection with the proposed special use. The expected vehicle trip generation of the proposed use does warrant a new moderate volume commercial entrance to this site. VDOT will review site plans for the design of the proposed entrance to ensure it meets all applicable state standards. A VDOT Land Use Permit will be required for the work to be completed within the VDOT right of way.

11/25/2025

DATE

VDOT OFFICIAL



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

DATE

HEALTH OFFICIAL

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

DATE

BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

DATE

PRESIDENT OR SECRETARY

Tracy Clatterbuck

From: Jon Copper <jonscopper@gmail.com>
Sent: Friday, April 24, 2026 4:49 PM
To: Tracy Clatterbuck
Subject: Fwd: FW: Tanners Ridge Road SUP
Attachments: Tanners Ridge Commercial Entrance .png

[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,

An addendum to the memo - after the speed study, Jeff approved a low volume commercial entrance in our ideal location (red arrow) - which matches the existing primary entrance into the property.

Thank you!

- Jon

----- Forwarded message -----

From: Nicely, Jeff (VDOT) <jeff.nicely@vdot.virginia.gov>
Date: Wed, Apr 1, 2026 at 1:07 PM
Subject: FW: Tanners Ridge Road SUP
To: jonscopper@gmail.com <jonscopper@gmail.com>
Cc: Lindsey, Burgess (VDOT) <Burgess.Lindsey@vdot.virginia.gov>, Hill, Oakley (VDOT) <Oakley.Hill@vdot.virginia.gov>, Craun, James. (VDOT) <james.craun@vdot.virginia.gov>

Jon,

Following up from our phone conversation, the second entrance from your sketch marked in red is an approved location for the proposed entrance. We marked this entrance with paint on the road. At the SUP application process, VDOT's comment will be that this entrance is an approved location, the existing entrance will need to be improved (widened/additional stone to allow for a smoother transition) to the standards of a low volume commercial entrance.

Jeff Nicely

Land Development Engineer



Harrisonburg Residency

Virginia Department of Transportation

(540) 434-2587

jeff.nicely@vdot.virginia.gov

From: Jon Copper <jonscopper@gmail.com>
Sent: Friday, March 20, 2026 12:14 PM
To: Nicely, Jeff (VDOT) <jeff.nicely@vdot.virginia.gov>
Subject: Re: Tanners Ridge Road SUP

Jeff,

Thank you!

The ideal place is where the red arrow is (on the right of the 2nd building, before the 3rd building).

Now, I doubt that would work, so the second would be where the orange arrow is (between the first and second buildings).

Also, how deep does the commercial entrance need to be off the road?

Thank you!

On Fri, Mar 20, 2026 at 11:17 AM Nicely, Jeff (VDOT) <jeff.nicely@vdot.virginia.gov> wrote:

Jon,

Yes, we can perform a speed sample. Could you provide a sketch (this does not have to be anything technical) showing where you are proposing the entrance would be located.

Jeff Nicely

From: Jon Copper <jonscopper@gmail.com>
Sent: Thursday, March 19, 2026 5:17 PM
To: Nicely, Jeff (VDOT) <jeff.nicely@vdot.virginia.gov>
Subject: Tanners Ridge Road SUP

Good morning, Jeff!

I spoke with the county a couple of more times.

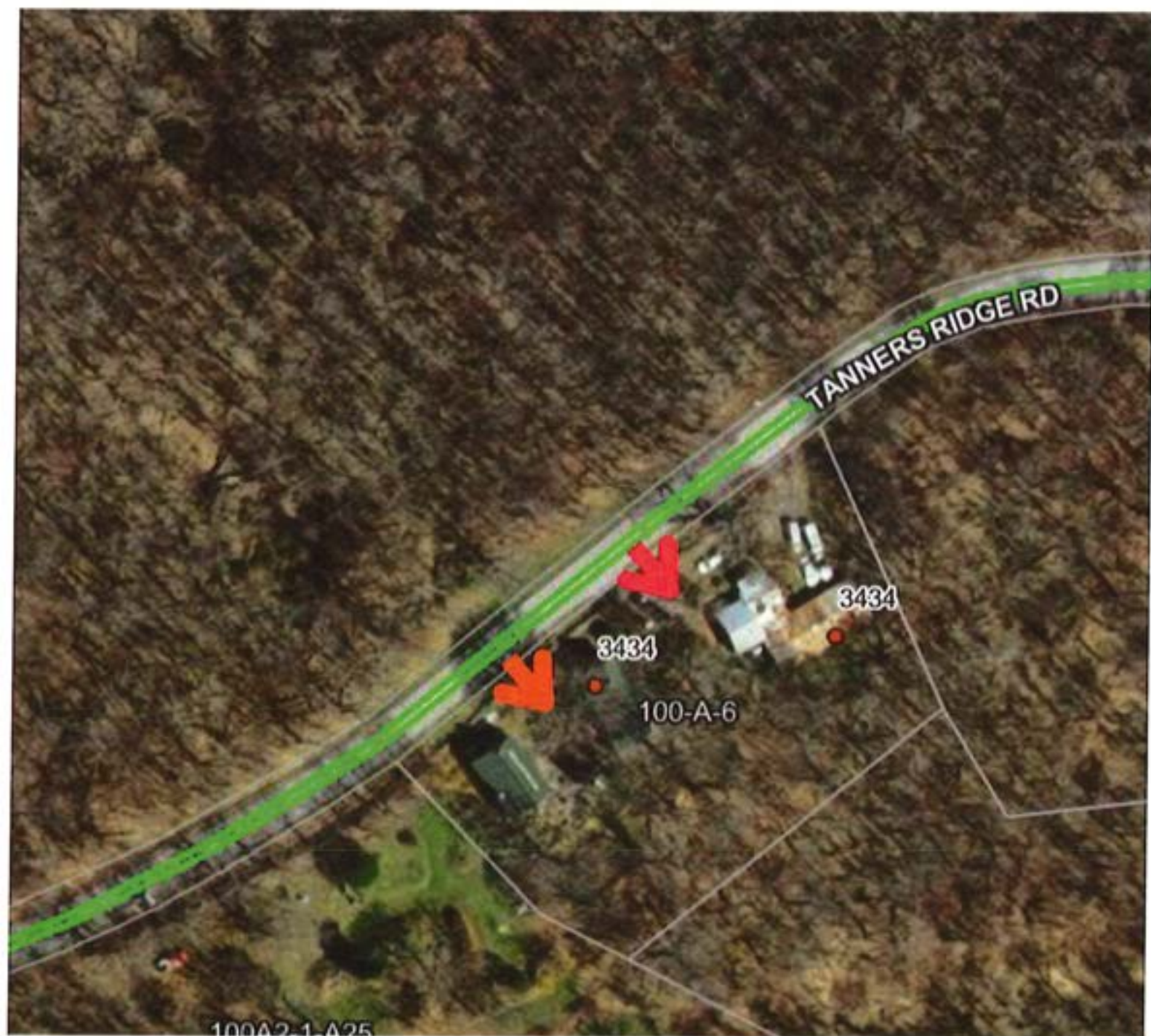
We would like to go ahead and proceed with a speed study up on Tanners Ridge.

The place we will need to move our low-volume commercial entrance to does not have the line-of-sight requirements. While the road is unmarked from a speed limit standpoint (therefore making it 55 MPH) there is a very sharp turn within a few hundred feet of the new proposed commercial entrance. That makes us think the cars travel at a lower speed there than the assumed 55 MPH limit.

Is there anything you need from us to complete this?

Thank you, Jeff!

- Jon Copper



Received 1/2/26

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 County Health Department has no objection to this special use permit as

long as they do not encroach on any existing drainfield area. Drainfield must be suitable to accommodate all persons.

01/02/2026

DATE

Courney Walker

HEALTH OFFICIAL

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

DATE

BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

DATE

PRESIDENT OR SECRETARY

Copper / Flourish
Special Use Permit

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

DATE

HEALTH OFFICIAL

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

No objections to the special use permit application. Applicable
building + trade permits will be required prior to construction.

12/17/25
DATE

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: April 20, 2026
SUBJECT: Flourish Real Estate LLC/Jon Copper- Special Use Permit Applicant
Occupancy Limits Permitted

Based on Chapel Seating Plan submitted by the applicant, the square footage and proposed layout is sufficient for the number of occupants the applicant is requesting.

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

A handwritten signature in black ink that reads "James Campbell".

SUP / Additional Comments/ Business Narrative

Historic Wedding Venue in Shenandoah National Park – Page County, VA

Address: 3434 Tanners Ridge Road

1. The Shenandoah Sanctuary – Property Overview:

Nestled in the heart of Page County and bordered by the Shenandoah National Park, The Shenandoah Sanctuary is a rare convergence of natural beauty, architectural heritage, and intentional design. This historic property will be thoughtfully restored to host intimate gatherings, creating a refined setting specifically suited for elopements and micro-weddings. Every structure and landscape feature has been preserved and reimagined to honor the generations who have gathered and worshiped here for more than a century.

At the heart of the property stands a 106-year-old stone chapel – the previous owners conveyed that they believe this is the oldest surviving church building within the Shenandoah National Park. With its original mountain-stone craftsmanship and enduring presence, the chapel offers couples a deeply meaningful and picturesque setting for small ceremonies. Framed by forested ridgelines and the quiet majesty of the Blue Ridge, it provides an unforgettable backdrop designed for intentional, low-impact celebrations.

The vision for The Shenandoah Sanctuary is to complement and enrich Page County's thriving wedding economy by focusing on high-quality, small-format events. Rather than large-scale gatherings, the property is intentionally designed for:

- Elopements (3–15 guests)
- Micro-weddings (25–40 guests)
- A maximum cap of 50 guests

Through first-class amenities, five-star service, and carefully curated design, the Sanctuary aims to establish a premier boutique mountain elopement destination within the Shenandoah region – where intimacy, reverence, and natural beauty define the experience. Every celebration is meant to feel personal, peaceful, and deeply rooted in both history and landscape.

2. *Primary Venue Features*

The overall grounds will undergo three phases of development.

Phase 1 will primarily involve building and establishing by-right cabin (primary dwelling and ADU) for short-term rentals, as well as improving the exterior curb appeal and interior function of the Historic Stone Chapel and Historic Parish House.

Once Phase 1 is completed in 2026, the grounds will primarily function as distributed short-term rental operations, along with some smaller-scale events, elopements, and micro weddings.

As long as the venue meets demand, Phase 2 renovations would begin in 1-3 years, building upon the core wedding infrastructure. Phase two renovations would include a modest expansion of the Historic Stone Chapel, expanding on-site bathroom capacity, and expanding the Historic Main and Historic Parish houses to host the entire elopement wedding parties.

Phase 3 does not currently have a timeline; however, pending the venue's demand and the completion of Phases 1 and 2, Phase 3 could include finishing the chapel basement, and adding outdoor features such as courtyards, a viewing deck, and a gazebo.

A. Historic Stone Chapel – Indoor Weddings

- Primary Ceremony Venue:
 - The fully preserved Historic Stone Chapel will serve as the central indoor location for wedding ceremonies, offering a timeless and sacred atmosphere.
- Capacity:
 - Accommodates up to 50 guests comfortably, in rowed seating, or up to what the health department and fire code will approve.
 - Banquet seating will accommodate up to 48 guests
 - 2 new accessible half baths will be installed
- A modest southeast-facing expansion could include:
 - A deck that wraps around the SE facing sides - from the main entrance to the forest facing side
 - 8-24x12 on SE facing side
 - Underneath the 18x24 addition and the decking, potential for a future basement with additional bathrooms, changing areas, catering space, and storage.
- Renovation and Upgrades:
 - Restored interior walls and ceilings
 - New hardwood floors with in-floor geothermal heating
 - Mini-split cooling systems for efficient temperature control

- Architectural Character:
 - The chapel retains its original stone craftsmanship and historic charm from its ~1913 commissioning, creating a warm, intimate, and reverent environment for ceremonies.
- Chapel Events would have access to an additional restroom in the main house, including:
 - One full bath in the walk-out basement
 - In total, two restrooms are available for wedding guests inside the chapel, and one overflow in the main house, ensuring comfort and accessibility throughout the event.
 - Additionally, we may finish the basement area under the addition on the Chapel to include storage, but also space for 2 additional bathrooms for guests.
- Project Timeline:
 - Initial renovations are scheduled to begin in 2026 and would be completed in early 2027. These include restored interior walls and ceilings, a new roof, new hardwood floors, in-floor heating, two bathrooms, and mini-split cooling systems. At this point, the chapel could comfortably hold smaller gatherings and weddings.
 - Future renovations could include the full addition on the SE side, decking, and 2 more bathrooms (bringing the total to four). These renovations would be pending demand for the venue.

B. Historic Bell Tower – Outdoor Weddings

- Primary Outdoor Venue:
 - The Historic Bell Tower, a signature landmark of the property, serves as the centerpiece for outdoor wedding ceremonies. The surrounding grounds offer a naturally scenic and pastoral backdrop, ideal for both ceremonies and receptions.
- Guest Capacity:
 - Accommodates up to 50 guests, maintaining the site's historic charm and rural aesthetic while providing an open, spacious setting.
 - NOTE: we would solicit two wedding packages – an elopement package of 5-15 guests, and a micro-wedding of 20-40 guests.
- Tent Use & Specifications:
 - Outdoor events will feature a temporary tent structure with a maximum size of 30 feet by 64 feet or 40 feet by 40 feet, totaling 1,600 square feet at a maximum.
 - Configurations can be adjusted to suit season, event size, and layout preferences.

- The tent offers protection from the weather while preserving the open-air ambiance and minimizing long-term visual impact on the landscape.
- Tent Ownership & Installation:
 - The tent will be owned by the operating entity of The Shenandoah Sanctuary.
 - A licensed professional crew will manage all installation and removal, ensuring safety, stability, and compliance with local and state codes.
- Permit Responsibility:
 - Jon Copper and/or his business partners will oversee permit applications for each tent installation.
 - Coordination will occur with Page County officials and fire safety authorities to ensure full regulatory compliance.
- Preservation & Maintenance:
 - The bell tower roof is scheduled for replacement in 2026.
 - A full stone restoration will accompany this work to protect and preserve the historic integrity and architectural character of the structure.
- Project Variances:
 - The tent placement is primarily out the back (forest-facing) part of the chapel and bell tower.
- Project Timeline:
 - Initial tent structures and events would be smaller, and by proof of demand.

C. Main House – Bridal Suite

- Overview:
 - The Main House, a beautifully converted historic church (originally constructed around 1933), will serve as a by-right short-term rental and will transition into the primary residence for the bride during wedding weekends.
- Primary Wedding-Day Functions:
 - Overnight accommodations for the bride.
 - Overflow restroom facilities to supplement the two chapel restrooms and support guest comfort.
- Renovation & Expansion (2026):
 - A comprehensive renovation and new addition (basement, main floor, and second floor) will expand the home to approximately 2,200 square feet.
 - Completion is scheduled for the winter of 2026/2027.
- Sleeping Accommodations:
 - This house accommodates 2 guests and is designed to host the bride on her wedding weekend, as well as the bride and groom on their wedding night.
 - Prior to the wedding venue being ready, this will serve as a unique stay honeymoon suite for couples.
- Interior Highlights:

- A great room with vaulted ceilings, ideal for late-night conversations or quiet mornings.
- A full kitchen.
- A generous bedroom with a fireplace, seating area, and large en-suite bathroom.
- A wellness den (the basement) with a sauna, steam shower, and massage table.
- An “upper room” - the finished attic for stargazing, prayer, reading, and reflection.
- Project Timeline:
 - Renovations are scheduled for completion in 2027. The unit would be a complete Honeymoon Suite for 2.
 - Phase 2 renovations would be primarily between the Parish House and this main house, and would begin in 2027-2029, pending demand for the venue.

D. Original Parish House – The Wedding Party

- Overview:
 - The Original Parish House, once part of the property’s original church complex, is being fully renovated to have curb appeal, and will have overflow function for the other rentals on the property.
 - Once demand for the venue increases, the Parish house will transform into a 5-7 bedroom Wedding Party Guest Home.
- Primary Wedding-Day Functions:
 - Overnight accommodations for the wedding party and close family.
 - A dedicated bridal suite and preparation area for the wedding day.
 - Overflow restroom facilities to supplement the four chapel restrooms and support guest comfort.
 - An 1,800 sf banquet room for receptions
- Renovation & Expansion (2026):
 - Exterior renovation, including new siding and new roof, to give the structure curb appeal.
 - Basic wiring and plumbing for future use.
 - Completion is scheduled for winter of 2026/2027 to align with the Main House opening.
 - Phase 2 renovations could begin in 2027 to 2029, and would expand the house and connect it to the Main House.
- Sleeping Accommodations:
 - Phase 1 renovations do not include sleeping accommodations.
 - Phase 2 renovations expand the house into a 5-7 BR home with generous space for 14-18 guests.
 - Designed to host the bride, bridesmaids, and immediate family in comfort and privacy.
- Interior Highlights:

- A great room with vaulted ceilings, ideal for late-night conversations or quiet mornings.
- A chef's kitchen with a full back kitchen/butler's pantry, easily able to prepare food on-site for up to 50 guests.
- A banquet room adjacent to the kitchen of approximately 1,800 sf
- A formal dining room seating up to sixteen guests.
- A theater room and den for relaxation and entertainment.
- Bridal Suite & Wellness Level:
 - The lower level transforms into the bride's headquarters on the wedding day, featuring:
 - A three-mirror platform for dress fittings and photography.
 - Four professional salon stations for hair, makeup, and nails.
 - A wellness suite with a steam room, sauna, and red light panels.
 - A private lounge stocked with brunch bites and mimosas for a relaxed, celebratory atmosphere.
- Outdoor & Shared Spaces:
 - An outdoor kitchen and courtyard between the Historic Main House and Parish House for casual gatherings.
- Project Timeline:
 - Renovations will be completed in 2027. The unit will have both curb appeal and indoor functionality for storage, as well as overflow capacity and amenities for the use of guests on the grounds.
 - Phase 2 renovations would primarily be located between the Parish House and this main house and would begin in 2027-2029, pending demand for the venue. These renovations would connect the Parish House and the Main House via an enclosed corridor, surrounded by a formal garden on the road-facing and forest-facing sides. Functionally and by code, this will adjoin these two structures as one.

3. Infrastructure, Logistics, and Grounds Improvements

A. Parking:

- Overview:
 - Tanners Ridge offers ample on-site parking across multiple lots, ensuring easy access for wedding guests, vendors, and event staff. The parking layout is designed to accommodate varying event sizes while maintaining the property's natural and aesthetic integrity.
- Primary Parking Areas:
 - Supplemental Parking:
 - Additional parking is available at the Main House and ADU (Lot A6), providing 7 spaces across the driveway and parking pads.
 - This area encompasses approximately 3,200 sq. ft.
 - Primary Parking (Lot A8):
 - Approximate size: 0.15 acres, accommodating 20-22 parking 9x20 spaces.
 - 64' x 80' with 90 degree spots, two parking rows and one 24' center aisle
- Accessible Drop Off
 - In addition to the primary parking areas, there will be a semi-circle drive between the Historic Main House and the Historic Chapel that will serve as a drop off area and include two accessible parking spaces.
- Total Parking Capacity:
 - Combined, the property offers 29-31 total parking spaces across all lots.
 - This capacity supports events for up to 50 guests, with most elopements averaging 8 attendees and most micro weddings averaging 35 attendees.
- Design Intent:
 - All parking areas will be paved and well-lit with dark-sky compliant lighting, with clear signage and accessible walkways leading directly to the main event spaces. The goal is to strike a balance between guest convenience and a minimal visual footprint, ensuring that parking areas integrate seamlessly into the natural landscape.
- Project Timeline:
 - Phase 1 will include establishing, clearing, and grading the primary parking area. Lighting, signage, and walkways will also be established.
 - Pending venue demand, Phase 2 would include paving the drive areas, paving walkways, enhancing signage, and expanding lighting. Phase 2 would occur in 2027-2029.

B. Entrance:

- Overview:
 - The entrance to The Shenandoah Sanctuary has been designed to meet VDOT commercial entrance standards while reflecting the venue's refined

aesthetic and historic character. Located along Tanners Ridge Road, the entrance will offer safe, efficient, and visually appealing access for guests, vendors, and service vehicles.

- **VDOT Compliance & Specifications:**
 - The entrance will conform to VDOT commercial entrance requirements for a low volume entrance.
 - The property includes approximately 470 linear feet of road frontage along Tanners Ridge Road, providing substantial flexibility for entrance placement and sight-line compliance.
 - The design features a 52-foot total entrance width, consisting of a 12-foot travel lane with 20-foot flares on each side to accommodate turning movements and ensure smooth ingress and egress for all vehicle types.
 - The entrance location provides clear line-of-sight visibility in both directions, exceeding VDOT's safety requirements for this speed classification.
 - Final entrance grading, drainage, and line-of-sight verification will be coordinated directly with VDOT's access management division as part of the formal entrance permitting process.
- **Access Design & Construction:**
 - The entrance will be paved and gently graded to align with Tanners Ridge Road's existing elevation profile, ensuring safe and accessible vehicle movement.
 - VDOT-standard curbing, shoulders, and drainage swales will be incorporated to manage runoff and prevent roadway erosion.
 - The central 12-foot lane allows for controlled entry, while the 20-foot flares on each side support two-way traffic and larger vehicle maneuvering, including event shuttles, service trucks, and emergency vehicles.
- **Signage Integration:**
 - A monument-style entrance sign will be positioned just inside the property line, visible to approaching traffic but compliant with VDOT right-of-way and setback regulations.
 - The sign will feature natural stone and timber construction consistent with the Stone Chapel and Main House materials palette.
 - Subtle ground-level lighting will provide nighttime visibility without glare, and all lighting will be dark-sky compliant to preserve the natural ambiance of Tanners Ridge.
 - Directional signs at the entrance will guide guests toward parking areas, event spaces, and accessible drop-off zones in a clean, unified style.
- **Safety & Accessibility:**
 - The entrance design ensures safe ingress and egress for all vehicle classes, including delivery trucks and emergency apparatus.
 - Reflective markers and side delineators will enhance nighttime safety.
 - Pedestrian walkways will connect the entrance and parking areas to the internal path system, maintaining full ADA accessibility.

- Landscaping elements, such as low native shrubs and wildflowers, will be installed strategically to enhance the entrance aesthetic while preserving the full sight distance in both directions.
- Design Intent:
 - The entrance to The Shenandoah Sanctuary will serve as a welcoming threshold – a seamless blend of function, safety, and visual harmony. By combining VDOT-compliant engineering with elegant materials, thoughtful landscaping, and integrated signage, the entry experience will embody the Sanctuary’s broader mission: to unite refined design with the enduring beauty and tranquility of the Shenandoah landscape.
- Project Timeline:
 - Phase 1 will include establishing, clearing, and grading the primary entrance and sign, along with the installation of appropriate lighting and specifications. This will be completed in 2027.
 - Phase 2 would include paving the entrance.

C. Walkways and Lighting:

- Overview:
 - The network of walkways connecting all primary structures – including the Stone Chapel, Parish House, and Main House – is designed for both functionality and beauty, ensuring smooth, safe, and visually appealing movement throughout the property.
 - Lighting will be focused on the Tanners Ridge Road side of the property.
 - The lighting plan for the property is designed to minimize impact on neighbors and preserve the dark sky character of Tanners Ridge Road.
 - All exterior fixtures will be full-cutoff, Dark Sky Association–compliant with warm-temperature LEDs (2700K or lower) mounted low and shielded to direct light downward, eliminating glare and upward spill.
 - Pathway and parking lighting will be motion-activated with short timeout intervals and automatically dim or shut off after events conclude, so the site returns to ambient darkness outside of active use.
 - Additionally, natural vegetation will be planted along the SW and S ends of the property in order to further shield light from reaching across the property.
- Design & Layout:
 - All walkways will be paved or hard-surfaced, providing a stable and accessible route for guests in formal attire as well as those with mobility needs.
 - Paths are gently graded to minimize elevation changes, maintaining the natural topography while ensuring ADA compliance.
 - The main approach to the Historic Stone Chapel will feature wider walkways suitable for high-traffic moments such as guest arrivals and post-ceremony gatherings.
 - Secondary paths will branch toward the Historic Parish House (Wedding Party), Historic Main House (Bride’s House), and outdoor gathering spaces, creating a cohesive and intuitive circulation system across the grounds.

- **Lighting & Ambience:**
 - Walkways will be illuminated with tasteful string lighting installations, chosen for warm color temperature and low-glare ambiance that complements evening events.
 - Ground-level bollard lights and soft up-lighting on key trees or stone features will enhance depth, safety, and aesthetic appeal after sunset.
 - The overall effect will provide inviting illumination without overpowering the natural night environment of the Shenandoah landscape.
- **Safety & Accessibility:**
 - Lighting design ensures consistent visibility from parking areas to all structures, minimizing tripping hazards and improving orientation.
 - All primary walkways will lead directly to accessible entrances, including the wheelchair lift at the chapel and ramped entries to the main and parish houses.
 - Materials will include non-slip pavers and natural stone to ensure safety in all weather conditions.
- **Aesthetic Integration:**
 - The lighting scheme is intentionally subtle, reflecting the property's commitment to elegant simplicity and environmental harmony.
 - At night, the softly lit pathways create a romantic, starlit atmosphere, enhancing the guest experience while preserving the serenity of the surrounding forest.
- **Project Timeline:**
 - Phase 1 will include establishing clear grading of the walkways and lighting between the primary structures. This will be completed in 2027.
 - Phase 2 would include paving the pathways and would commence sometime between 2027 and 2029, pending venue demand.

D. Signage:

- **Overview:**
 - Thoughtfully designed signage will guide guests seamlessly throughout the Tanners Ridge property, ensuring clarity, elegance, and a cohesive visual identity that complements the historic and natural setting.
- **Entrance Signage:**
 - A primary monument-style sign will be located along Tanners Ridge Road, clearly marking the entrance to the property.
 - Constructed from natural stone and timber, it will mirror the architectural palette of the Historic Stone Chapel and the Historic Main House, blending naturally into the surrounding landscape.
 - The sign will include subtle backlighting or ground lighting for visibility during evening events, without creating glare or light pollution.
 - Branding will reflect The Shenandoah Sanctuary name and logo in a refined, understated style.

- Directional & Wayfinding Signs:
 - Directional signs will be installed at key junctions to guide vehicles toward:
 - The primary parking areas
 - The Historic Stone Chapel, Original Parish House, Main House, and Cabin
 - Overflow and accessible parking zones
 - Materials will include weather-treated wood, cast metal, or stone-mounted panels, designed for durability and aesthetic consistency.
 - Font styles and iconography will be simple, legible, and elegant, ensuring readability both day and night.
- Pedestrian Signage:
 - Along walkways and gathering spaces, smaller-scale signs will orient guests.
 - These will be low-profile and artistically integrated into landscaping, maintaining visual harmony with lighting and plantings.
- Event Signage & Customization:
 - For weddings and events, temporary or customizable signage (such as welcome boards, ceremony markers, or reception directions) will be provided in matching style and materials.
 - Optional event branding can be coordinated with venue staff to preserve consistency while allowing each wedding its own personalized touch.
- Compliance & Illumination:
 - All permanent signage will comply with Page County zoning and signage regulations.
 - Lighting will be low-voltage, downcast, and energy-efficient, with motion detection as the standard, and will be designed to meet dark-sky standards where possible.
 - Most lighting will be along Tanners Ridge Rd, as this is where the primary parking areas are.
- Design Intent:
 - The overall signage plan balances function and form, providing intuitive guidance while reinforcing the timeless and natural aesthetic of Tanners Ridge. From arrival to departure, guests will feel both welcomed and oriented, with every detail supporting the venue's identity as a place of beauty, peace, and celebration.
- Project Timeline:
 - Phase 1 will include establishing all final signage for each structure as it is completed. As each structure or element (such as parking or the fire pit) is completed, appropriate pedestrian and wayfinding signage will be installed at the time of completion.
 - Phases 2 and 3 would operate similarly – as new structures or elements are added to the grounds, signage would go up as they are completed, by the time of their completion.

E. Landscaping Plan

- Overview:
 - The landscaping plan for Tanners Ridge is designed to enhance the property's natural beauty while framing the mountain views that define the Shenandoah experience. The goal is to create a landscape that feels both cultivated and organic – an extension of the surrounding forest – while emphasizing accessibility, aesthetics, and harmony with the historic architecture.
- Site Preparation & Development:
 - The interior trees and underbrush within the developed portion of the property will be selectively cleared to establish space for the cabin, walkways, and social areas while maintaining privacy and visual balance.
 - Grading and earthwork will prioritize accessibility by design, ensuring smooth transitions and gentle slopes suitable for wheelchairs and guests with limited mobility.
 - Once guest areas and gathering spaces are graded, secondary plantings and finishing landscapes will be assessed to enhance visual cohesion and comfort.
- Focal Points & Feature Landscaping:
 - The Historic Bell Tower will serve as a primary focal point, designed to frame the mountain backdrop and create a natural stage for weddings.
 - Blooming plantings will surround the welcome area and chapel entrance, providing vibrant color and a sense of arrival.
 - Historic structures will be highlighted with intentional plantings – low shrubs, native perennials, and subtle lighting – to draw attention to their architecture without overwhelming the natural landscape.
- Pathways & Circulation:
 - Landscape design will reinforce intuitive movement between structures, using plantings and natural features to subtly guide guests along walkways.
 - Native stone borders, ornamental grasses, and low lighting will define the routes while maintaining an open and organic feel.
 - The circulation plan emphasizes efficiency and beauty, encouraging guests to explore while maintaining clear, accessible routes between the chapel, main house, and parish house.
- Planting Design & Seasonal Interest:
 - Seasonal blooms will be selected to ensure color and life throughout the wedding season – examples include Azaleas, Dogwoods, and Mountain Laurel for spring and early summer.
 - Evergreen and native species will provide structure and year-round visual interest.
 - Floral and decorative plantings will be chosen for complementary color harmony, enhancing the property's stone, wood, and natural finishes.

- All selections will prioritize low-maintenance, drought-tolerant species suited to the Shenandoah climate.
- We are hiring a third-generation Tanners Ridge lifelong resident to manage our gardens and planting.
- Design Intent:
 - The landscaping vision strikes a balance between function and beauty, creating spaces that are welcoming, visually appealing, and enduring. Every path, plant, and focal point is meant to lead guests deeper into the sense of peace and wonder that defines Tanners Ridge – a sanctuary of cultivated grace within the grandeur of the mountains.
 - Complementary colors: Selecting floral arrangements and decorations that complement the existing colors of the venue's landscape.
- Project Timeline:
 - Phase 1 will include core landscaping around the cabin, driveways, and entrance into the facility.
 - Landscaping improvements to walkways, courtyards, and the immediate proximity to structures would expand commensurate with the walkway and structure improvements in phases 2 and 3.

F. Septic & Water:

- Overview:
 - All septic and water infrastructure for Tanners Ridge is being carefully planned to meet health, environmental, and engineering standards while supporting the long-term functionality of the venue and lodging facilities.
- Current Progress:
 - All proposed well and septic sites have been identified, marked, and mapped in coordination with county requirements.
 - Initial well locations have been strategically selected to provide reliable water access for both the main event venues and the surrounding lodging units.
- Engineering & Soil Consultation:
 - Snarr Engineering & Inspection Services, PLC, led by Murdock Snarr, has been engaged to oversee the design and compliance of the site's septic systems.
 - Heltzel Soil Consultants, under Chris Heltzel, is completing the soil analysis and suitability studies required for final system design and permitting.
 - Their combined expertise ensures that all systems meet or exceed Virginia Department of Health (VDH) and Page County standards.
- System Design & Capacity:
 - The septic design will accommodate the Historic Stone Chapel, Historic Main House, Original Parish House, cabin, and event facilities, ensuring adequate capacity for weddings and multi-day guest stays.
 - Designs will prioritize low-maintenance, high-efficiency systems with appropriate reserve fields for long-term reliability.
 - All infrastructure will be strategically placed to preserve the property's natural

topography and aesthetics, with minimal disruption to landscaping or guest pathways.

- Sustainability & Stewardship:
 - The water and wastewater systems are being developed with a focus on sustainability, groundwater protection, and environmental responsibility.
 - Where feasible, water-efficient fixtures and smart irrigation systems will be incorporated to reduce consumption and maintain healthy plantings around the venue.
- Next Steps:
 - Final engineering drawings, permit submissions, and well drilling are scheduled for 2026, to align with the broader construction timeline for the venue renovations and cabin development. All septic and well design will occur during Phase 1 of development, with capacity for future expansion built into the Phase 1 plans.

G. Accessibility by Design

- Overview:
 - Accessibility is a defining principle of the Shenandoah Sanctuary's design philosophy. While building codes establish the minimum ADA requirements, our goal is to go far beyond compliance – creating a venue where guests of every ability can move, participate, and celebrate with comfort and dignity. Every major feature, from walkways to restrooms, has been intentionally planned for inclusivity.
- Design Intent:
 - The property is being developed as an ideal destination for groups with accessibility needs, ensuring that all guests can fully experience the grounds, lodging, and event spaces without limitation. The guiding principle is “universal access with elegance” – functional design that feels natural and beautiful rather than clinical or secondary.
- Sitewide Accessibility Features:
 - Minimally sloped, paved walkways throughout the property provide smooth and intuitive routes connecting lodging units, venue structures, and parking areas.
 - Primary pathways between the main parking area and the Stone Chapel are fully paved, gently graded, and well-lit for safety and ease of travel.
 - A circular drive in front of the courtyard and bell tower allows for convenient drop-off access for outdoor ceremonies and receptions.
 - Wheelchair seating areas are reserved near the main entrance of the chapel and at designated outdoor event spaces.
- Building Accessibility Features:
 - Elevators are included in all multi-story structures – including each lodging unit – to provide full vertical access.

- Interior hallways and circulation routes maintain a clear width of 36 inches or more in every lodging unit.
- Each unit includes at least one ADA-compliant bathroom with a 60-inch turning radius, step-free showers, and several include multiple accessible bathrooms.
- Kitchens in all lodging units are equipped with pull-out, wheelchair-accessible countertops, allowing for inclusive gathering and meal preparation.
- Wheelchair-accessible parking spaces are located closest to the venue entrances, with direct, paved routes to key gathering areas.
- **Lighting & Wayfinding Support:**
 - Walkway lighting is strategically placed to enhance nighttime visibility while maintaining a soft, natural ambiance.
 - Signage and wayfinding are designed with clear contrast and legibility, assisting those with limited vision or mobility in navigating the grounds comfortably.
- **Commitment to Inclusion:**
 - The Shenandoah Sanctuary's commitment to accessibility reflects its broader mission – to be a welcoming place of beauty, rest, and celebration for all people. Every design choice, from paving to lighting, serves this purpose: ensuring that no guest feels limited or excluded from the experience of the mountain sanctuary.

H. Electrical & Power Infrastructure

- **Overview:**
 - Reliable, discreet, and future-ready electrical infrastructure is essential to The Shenandoah Sanctuary's vision. Every element – from the main service connection to the smallest lighting fixture – has been designed to provide safety, reliability, and aesthetic harmony with the property's historic and natural setting. The system will deliver intuitive and efficient power distribution across all buildings and outdoor venues while remaining largely unseen within the landscape.
- **Partnership with SVEC:**
 - The Sanctuary will work closely with the Shenandoah Valley Electric Cooperative (SVEC) to ensure all systems meet modern safety and capacity standards.
 - SVEC will coordinate the primary service connections.
- **Buried Power Lines & Safety:**
 - All primary electrical lines will be buried underground, eliminating overhead wires to maintain clear views of the mountains and skyline.
 - Underground distribution greatly enhances aesthetic appeal, reliability, and fire safety, particularly in wooded areas.
 - Lines will be encased in protective conduit for long-term durability and ease of maintenance.

- **Power Distribution & Capacity:**
 - Each major structure – the Stone Chapel, Main House, and Parish House – will have dedicated electrical service scaled to handle modern HVAC, lighting, and event equipment loads.
 - Electrical panels and circuits will be clearly labeled, ensuring safe, intuitive operation for staff and event coordinators.
- **Backup Power Systems:**
 - Each cabin and venue structure will include an independent backup battery system capable of maintaining essential functions – lighting, climate control, and refrigeration – during temporary outages.
 - The property will also feature a central whole-property generator system, providing automatic power continuity for all venue operations, including the chapel, main buildings, and critical exterior lighting.
 - Together, these systems ensure uninterrupted service and guest comfort, regardless of weather or grid conditions.
- **Lighting & Concealment Strategy:**
 - All electrical conduit and fixtures will be integrated into walls, walkways, or landscape elements to preserve the property's visual integrity.
 - Exterior and pathway lighting will utilize low-voltage, motion detecting, and energy-efficient fixtures with dark-sky-compliant shielding to protect the natural night environment.
 - Accent lighting will highlight architectural features like stonework, trellises, and trees without overpowering the scenery.
- **Sustainability & Future Readiness:**
 - Electrical infrastructure will include capacity for renewable integration, such as approved residential solar generation and battery storage expansion in future phases.
 - All installations will use energy-efficient systems, smart controls, and eco-conscious materials wherever possible.
 - The combined buried, backup, and generator systems ensure long-term operational resilience and environmental stewardship.
- **Design Intent:**
 - The electrical plan reflects the Sanctuary's broader design ethos – hidden strength, visible beauty, and enduring reliability. Guests will experience a seamless blend of comfort and capability, supported by a modern power system that remains quietly integrated into the historic and natural setting of Tanners Ridge.
- **Project Timeline:**
 - Phase 1 will include establishing all underground power infrastructure across the entire grounds, including all future development potential, and fitting all backup battery packs on each structure as it is completed. It may include some residential solar with those units.
 - Phase 2 would include establishing a grounds-wide backup generation system.

4. Timeline

Current Development – Phase 1

- Overview:
 - Phase 1 of development at The Shenandoah Sanctuary focuses on establishing the core lodging and venue infrastructure necessary to open the property for both short-term rentals and event operations. The by-right cabin will be completed first, followed by the venue renovations and site improvements.
 - All initial venue-related renovations and improvements will be completed in 2027, with smaller events and weddings available for booking starting as early as the spring of 2027.
- Septic & Water Infrastructure:
 - All well and septic locations have been mapped, tested, and perked.
 - Snarr Engineering and Heltzel Soil Consulting (Shenandoah County) are overseeing system design and regulatory compliance.
 - All required approvals and installations are expected in 2026.
- Main House & Parish House Renovations:
 - Both historic structures are in the final design phase, with preliminary renovation work underway.
 - Construction and interior upgrades are scheduled for completion by early 2027.
 - These will serve as the Bride's quarters for future weddings, and will serve as a short-term rental for couples in the meantime.
- Stone Chapel Renovation & Addition:
 - The chapel is currently in the design phase, with restoration and addition work to begin in 2026.
 - Completion of phase 1 would be in 2027, with future phases and renovations pending demand for the venue.
- Paving & Circulation Improvements:
 - Driveways and parking pads for all lodging units will be paved as each unit reaches completion.
 - The primary event parking area will be cleared and ready before events begin to be scheduled in 2027. It would be paved as part of Phase 2, between 2027 and 2029, pending venue demand.
 - All pedestrian and wheelchair-accessible pathways will be completed by the same timeframe – cleared and ready in 2026-2027 as elements and structures are completed, and paved as a part of Phase 2 of development.
- Site Finishing & Aesthetic Enhancements:
 - Landscaping installation (including trees, shrubs, and wildflower plantings) will occur during the final site grading phase, with completion in 2026-2027.

- Lighting installation for parking lots, driveways, and walkways will be completed concurrently.
- Signage installation for parking, restrooms, and entrances will be finalized prior to the first events in 2027.

Timeline Summary:

<i>Development Element</i>	<i>Status</i>	<i>Estimated Completion</i>
<i>Cabin</i>	<i>Site work in progress</i>	<i>End of 2026</i>
<i>Short-Term Rental Operations</i>	<i>Scheduled</i>	<i>End of 2026</i>
<i>Septic & Well Systems</i>	<i>In design / mapping complete</i>	<i>Spring–Summer 2026</i>
<i>Main & Parish House Renovations</i>	<i>Design nearly complete</i>	<i>Early 2027</i>
<i>Chapel Renovation & Addition</i>	<i>In design</i>	<i>Early 2027 (renovation); 2027-2029 (addition)</i>
<i>Parking, Walkways, Lighting, Signage, Landscaping</i>	<i>In design</i>	<i>End of 2026 (Phase 1); 2027-2029 (Phase 2)</i>

5. Venue Expansion Possibilities

- Overview:
 - The Shenandoah Sanctuary master plan includes strategic expansion opportunities designed to enhance guest experience, increase event capacity, and broaden the venue's year-round appeal. These future developments will be approached in phased stages, ensuring that growth aligns with operational needs, sustainability goals, and the preservation of the property's natural and historic character.
- Gazebo & Viewing Deck (2–5 Years)
 - Purpose & Experience:
 - A gazebo and elevated viewing deck are envisioned to expand outdoor ceremony and photography options, providing an intimate setting that highlights the property's mountain views.
 - Location:
 - Proposed placement on the ridge-facing side of the property, southeast behind the Historic Bell Tower, overlooking the valley and ridgeline.
 - Positioned for panoramic views and sunset lighting, ideal for small ceremonies, elopements, or private gatherings.
 - Design Concept:
 - The structure will reflect the rustic-elegant aesthetic of the existing venue architecture – stone, timber, and wrought iron detailing.
 - Incorporation of integrated seating, string lighting, and stone landscaping to blend naturally with the site's topography.
 - Timeline:
 - Targeted for completion within 2–5 years, following the stabilization of primary venue operations.
- Long-Term Vision:
 - These expansion opportunities reflect the Sanctuary's mission to evolve thoughtfully – enhancing guest experiences while preserving the tranquility and natural beauty of the Shenandoah landscape. Each new structure will be guided by the same design principles of accessibility, craftsmanship, and harmony with nature that define the venue's core identity.

6. Notes on Variance

This application and supporting materials were prepared and submitted prior to the 2026 updates to the Special Use Permit (SUP). In anticipation of potential questions that may arise under the updated standards, we wish to address the primary areas where this property may appear to vary from current norms.

A. Setbacks

The most visible variance relates to setbacks. The two principal historic structures on the property are the oldest buildings on Tanners Ridge Road and were constructed in an era when close proximity to the roadway was customary and functional.

Despite their historic siting, the property still maintains an approximate 30-foot front-facing setback from the road. In light of both:

- the historical significance of these structures, and
- the fact that their locations are original and long-standing,

We respectfully request that setback considerations recognize these buildings as legally existing, historically sited structures, and that their proximity not be treated as a negative factor in the review.

B. Acreage

The second area relates to acreage and parcel configuration. Through careful planning, boundary line adjustments, and coordinated design across A6 and A8, we have worked diligently to:

- maximize conformance with current zoning standards, and
- optimize the use of the land while preserving the character and integrity of the historic buildings.

Given the age and historic configuration of the property, we respectfully ask that minor acreage irregularities not weigh against this application. The development plan has been crafted to make responsible, efficient, and respectful use of the available acreage, consistent with the intent of the zoning and SUP framework, while honoring the site's longstanding historic footprint.

7. Community Considerations & Project Modifications

The Shenandoah Sanctuary team is grateful for the feedback provided by members of the Skyline Lakes community. In response to these concerns, the project has been substantially scaled back and restructured to prioritize neighborhood compatibility, environmental stewardship, and public safety.

Originally envisioned as a larger-capacity venue with guest max guest capacity of up to 299, the project has been formally reduced to a maximum capacity of 50 guests, with the primary focus on:

- Elopements (3–15 guests)
- Micro-weddings (25–40 guests)
- A strict cap of 50 total attendees

In addition, the majority of previously contemplated new construction has been reduced or eliminated. All lighting, access, and parking have been intentionally oriented toward Tanners Ridge Road, not toward Skyline Lakes.

The following addresses each concern raised:

A) Light & Sound Pollution

- Event size has been reduced from a previously proposed 299-guest venue to a maximum of 50 guests.
- The primary event model is now small-format, low-amplification ceremonies.
- All exterior lighting will be:
 - Low-voltage
 - Downcast and dark-sky compliant
 - Directed away from Skyline Lakes
 - Motion detected where possible, to minimize time on
- No large-scale amplified concerts, DJs, or festival-style events are contemplated.
- Event hours will remain controlled and consistent with county regulations.

The reduced scale materially limits noise projection and visual impact.

B) Traffic on Skyline Lakes Roads

- All guest access and parking will occur from Tanners Ridge Road, not through Skyline Lakes.
- Parking areas are located exclusively on the Tanners Ridge side of the property.
- A 40-guest event typically results in approximately 20–25 vehicles, not hundreds.
- No shuttle systems or high-volume transportation traffic is planned.

This materially eliminates the concern of increased traffic burden on Skyline Lakes' gravel mountain roads.

C) Water Table & Septic Stress

- The revised guest cap reduces peak usage by more than 80% compared to the original concept.
- Events of 4–40 guests do not create “hundreds of additional guests per week.”
- All septic systems are being professionally engineered by licensed consultants.
- Systems will include reserve fields and comply fully with Virginia Department of Health standards.
- The property is not connected to Skyline Lakes water or septic systems and does not draw from shared infrastructure.

The smaller event model significantly reduces water and wastewater load projections.

D) Fire Risk (Candles, Sparklers, etc.)

- The property is being developed with buried electrical lines to reduce wildfire risk.
- A whole-property generator and controlled power infrastructure will minimize unsafe temporary wiring.
- In compliance with the county's regulations, policies will prohibit:
 - Uncontrolled open flames

- Unauthorized fireworks
- High-risk celebratory incendiaries
- Any allowed decorative elements (if any) will comply with county fire regulations.
- The property will coordinate with local fire authorities as required.

Fire mitigation is being treated as a core design priority.

E) Intoxicated Driving

- With a 50-guest cap, the scale of alcohol service is limited.
- Small-format events typically involve controlled catering and structured timelines.
- Guests will enter and exit via Tanners Ridge Road, not Skyline Lakes roads.
- Event management protocols will discourage unsafe behavior and comply with all ABC and county requirements.

F) Hunting on small residential zoned lots Skyline Lakes

- All guest areas are contained within the defined property boundaries.
- No guest activity will occur in Skyline Lakes common areas or hunting zones.
- Event activities are confined to developed portions of the property.

G) Winter Road Conditions

- Events will be seasonal in nature.
- Winter scheduling will be limited and weather-dependent.
- No expectation exists that Skyline Lakes roads be used or maintained for event access.

H) Use of Skyline Lakes Common Areas

- The project does not rely upon, advertise, or direct guests toward Skyline Lakes amenities.
- All activity remains entirely within the Sanctuary property boundaries.

I) Runoff & Erosion

- Large-scale parking lot expansion has been reduced.
- Paved areas have been minimized relative to the original proposal.
- Site work will incorporate:
 - Engineered drainage
 - Controlled grading
 - Vegetative buffers
 - Erosion and sediment control measures per county standards
- Clear-cutting plans have been scaled back to preserve natural buffers.

Summary of Modifications

In response to community input, the project now reflects:

- Reduction from 299 guests to a 50-guest maximum
- Primary focus on elopements and micro-weddings
- Elimination or reduction of major new construction

- Parking and lighting oriented exclusively toward Tanners Ridge Road
- Dark-sky compliant lighting
- Engineered septic and water systems
- Fire mitigation policies
- Minimal traffic impact
- No use of Skyline Lakes infrastructure

The revised plan is intentionally designed to be small-scale, low-impact, and respectful of the surrounding community, while preserving the historic structures and natural beauty of the property and restoring the historic use of the property as a gathering and celebratory event space.

8. *Guest Narratives*

A day or two before the ceremony, the couple and their closest loved ones arrive at Tanners Ridge to settle into the quiet beauty of the mountains. The property host personally welcomes everyone and ensures the experience is effortless from the moment they arrive.

Designed for privacy and connection, the estate offers a peaceful setting where the couple and four invited guests can slow down and prepare for the day ahead. Mornings are unhurried. Coffee is shared with mountain views. Evenings are spent around the fire or under the stars, with the stillness of Shenandoah National Forest surrounding the ridge.

On the morning of the ceremony, the bride has access to a private suite for preparation, with ample natural light and space for hair and makeup. A comfortable lounge area allows for relaxed conversation and quiet anticipation. The groom prepares separately, enjoying his own space for reflection before the ceremony.

Guests arrive via a scenic ascent through Page County, climbing into the Blue Ridge until the chapel comes into view. Clear signage guides them to a paved parking area just steps from the venue.

From there, gently graded and well-lit walkways lead to the restored stone chapel. Accessibility is thoughtfully integrated, ensuring smooth entry for every guest. Inside, the historic architecture and simple elegance of the space create an atmosphere of reverence and intimacy.

With only six in attendance, the ceremony feels deeply personal. The chapel's acoustics carry each word clearly. Light filters softly through the windows. The mountains stand quietly beyond the stone walls.

Afterward, the celebration continues at a relaxed pace. Guests can stroll the grounds, take photographs on the garden paths, and gather for a private meal either indoors or beneath

the open sky. A small outdoor dinner, a candlelit table, or a quiet fireside toast allows the couple to linger in the moment without rush.

Tanners Ridge offers not spectacle, but stillness – an elevated, intentional setting where a marriage begins surrounded by natural beauty, architectural character, and the presence of only those who matter most.

9. *Conclusion*

This project represents a thoughtful union of preservation, place, and purpose. At its heart, it seeks to honor the spiritual and cultural heritage of Tanners Ridge while introducing a new season of life to a site long cherished by the surrounding community.

Through careful restoration, intentional design, and sensitive development, the Shenandoah Sanctuary will blend the dignity of its historic architecture with the grace of its natural surroundings. The result will be a premium wedding and event destination – one that celebrates the beauty of the Blue Ridge while extending hospitality to guests from near and far.

Every aspect of the plan – from accessibility and landscaping to infrastructure and environmental stewardship – has been developed with excellence, safety, and sustainability in mind. The project's guiding vision is to create a place that both revitalizes local heritage and strengthens the regional economy, offering opportunities for local vendors, artisans, and hospitality professionals.

Ultimately, the Shenandoah Sanctuary will stand as a living testament to restoration and renewal – a gathering place that unites history and hope, faith and festivity, nature and craftsmanship. Through this endeavor, Tanners Ridge will continue to serve as a landmark of beauty, peace, and enduring community value for generations to come.

Site Sketch/ Vicinity Map/Development

- Historic Main House (est ~1933) - 2 occupancy (Renovation & Addition)
- Historic Parish House (est ~1916) Current ADU; 2 Occupancy (Renovation)
- Historic Chapel (est ~1916) - 50 Person Occupancy (Renovation & Addition)
- New Cabin Build
- Historic Bell Tower (est ~1916)
- Driveways
- Event Parking
- Event Parking
- Tent Area for Outdoor Weddings – 50 person occupancy

Note - lot A8 has been redrawn and is being acquired from neighbor



- Historic Main House (est ~1933) - 2 occupancy
(future connection to parish house via breezeway)
- Historic Parish House (est ~1916) Current ADU; 2 Occupancy
(future connection to main house via breezeway)
- Historic Chapel (est ~1916) - 50 Person
Occupancy (Renovation & Addition)
- New Cabin Build
- Historic Bell Tower (est ~1916)

Site Sketch/Vicinity Map/Development

- Driveways
- Event Parking
- Event Parking
- Tent Area for Outdoor
Weddings – 50 person
occupancy

Note - lot A8 has been
redrawn and is being
acquired from neighbor

Phase 2 - 2-5 Year Expansion Possibilities



20 Year Expansion Possibilities



Phase 1-2

- Historic Main House - Connected to Parish House via breezeway & garden
- Historic Parish House, Connected to Main House via breezeway & garden
- Historic Chapel - 50 Person Occupancy
- New Cabin Build

- Driveways
- Event Parking
- Event Parking
- Tent Area for Outdoor Weddings - 50 person occupancy

Possible Expansion

- Possible Chapel Addition - Deck Added and Changing Room below
- Possible Event structure - Gazebo / Viewing Deck

Lighting Concept



Lighting will be focused on the Tanners Ridge Road side of the property.

The lighting plan for the chapel is designed to minimize impact on neighbors and preserve the dark sky character of Tanners Ridge Road.

All exterior fixtures will be full-cutoff, Dark Sky Association-compliant with warm-temperature LEDs (2700K or lower) mounted low and shielded to direct light downward, eliminating glare and upward spill.

Pathway and parking lighting will be motion-activated with short timeout intervals and automatically dim or shut off after events conclude, so the site returns to ambient darkness outside of active use.

Additionally, natural vegetation will be planted along the SW and S ends of the property in order to further shield light from reach across the property.



Signage Concept

101-A-9

Key

A	Entrance	B	Directional
C	Pedestrian	D	Event/Custom

Signage:

Entrance Signage: A

A primary monument-style sign will be located along Tanners Ridge Road, clearly marking the entrance to the property.

Constructed from natural stone and timber, it will mirror the architectural palette of the Historic Stone Chapel and Historic Main House, blending naturally into the surrounding landscape.

The sign will include subtle backlighting or ground lighting for visibility during evening events, without creating glare or light pollution.

Branding will reflect The Shenandoah Sanctuary name and logo in a refined, understated style.

Directional & Wayfinding Signs: B

Directional signs will be installed at key junctions throughout to guide vehicles toward:

- The primary parking areas
- The Historic Stone Chapel, Historic Parish House, Historic Main House, and Cabin
- Overflow and accessible parking zones

Materials will include weather-treated wood, cast metal, or stone-mounted panels, designed for durability and aesthetic consistency.

Font styles and iconography will be simple, legible, and elegant, ensuring readability both day and night.

Pedestrian Signage: C

Along walkways and gathering spaces, smaller-scale signs will orient guests to features and buildings.

These will be low-profile and artistically integrated into landscaping, maintaining visual harmony with lighting and plantings.

Event Signage & Customization: D

For weddings and events, temporary or customizable signage (such as welcome boards, ceremony markers, or reception directions) will be provided in matching style and materials.

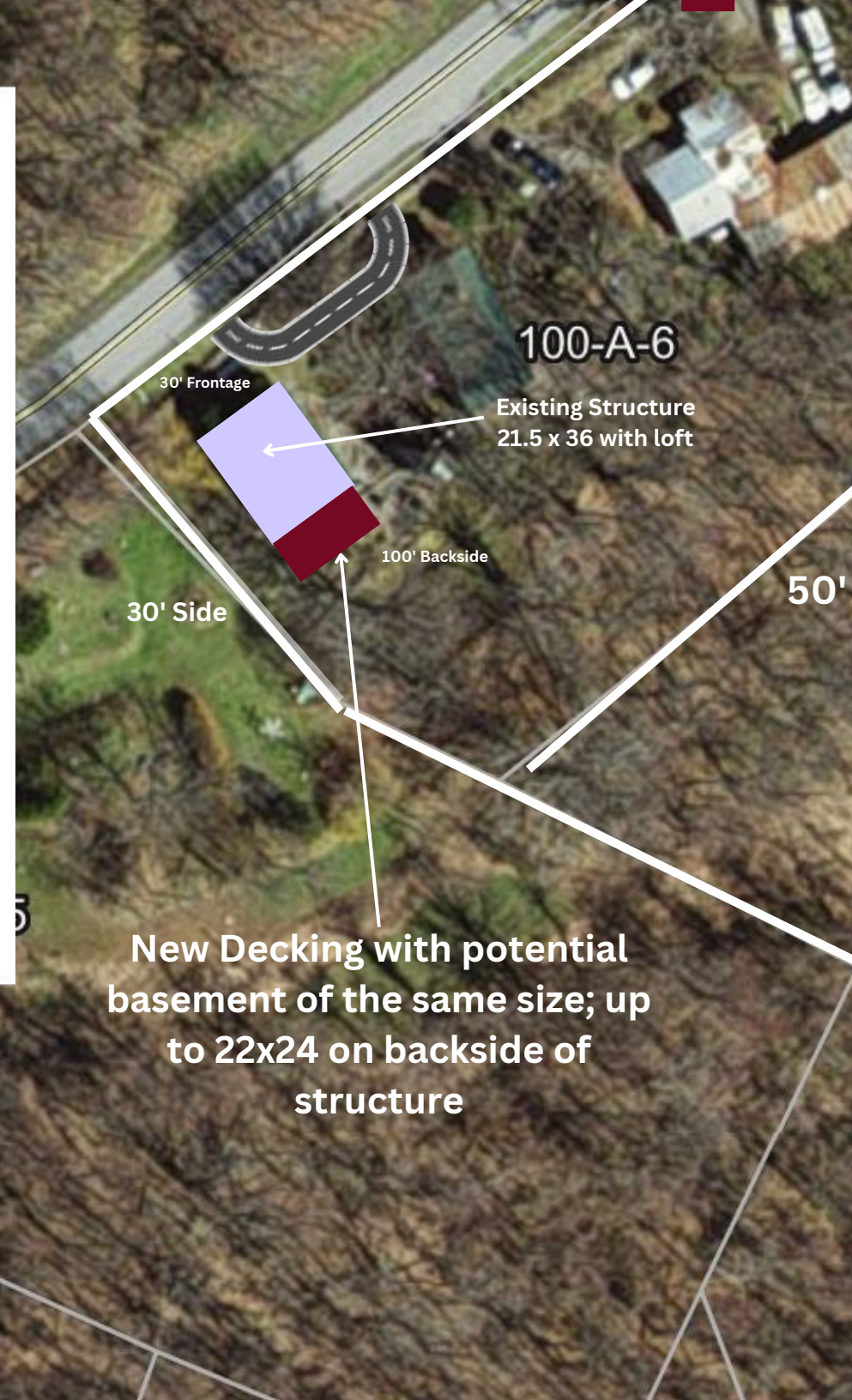
Optional event branding can be coordinated with venue staff to preserve consistency while allowing each wedding its own personalized touch.

Historic Stone Chapel

- Indoor wedding services
- 1,079 sf, including loft, main floor, and addition.
- 50 interior rowed seating
- 48 people in banquet style seating (8 tables)
- 1,400 sq ft dedicated loop driveway on NE facing side
- Possible deck of up to 22x24 on the back, with possible basement underneath for additional bathrooms, changing areas, catering rooms, and storage.

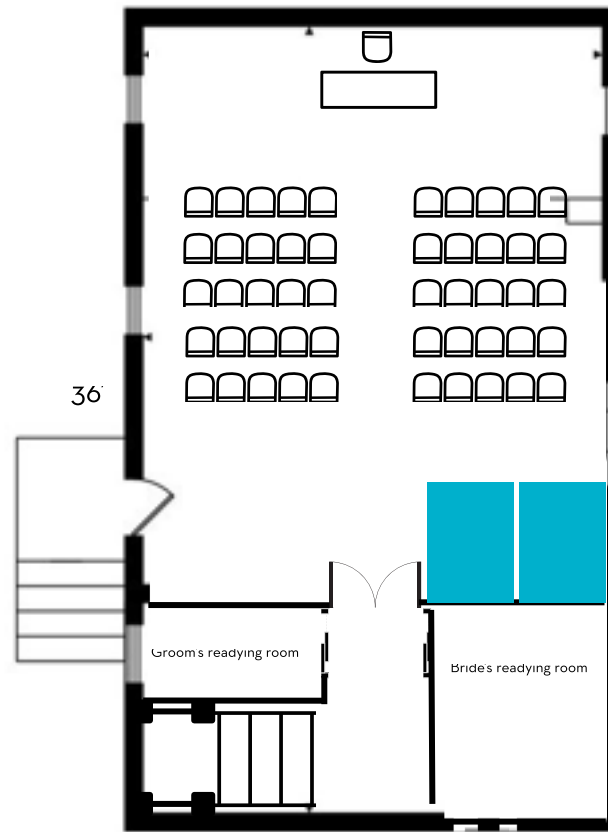
Dimensions

- Existing - 21.5 x 36
- Deck and possible basement under up to 22x24 rear
- TOTAL widest and longest with all possible additions: 21.5 x 36 building and 21.5 x 60 including decking



Historic Stone Chapel Seating Plan - Rowed

Main floor
• 864 SF Main Hall

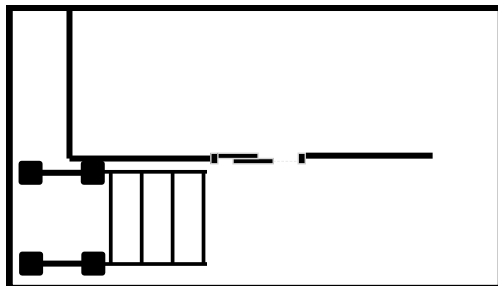


21.5'

18'

Lott
215 SF

10'



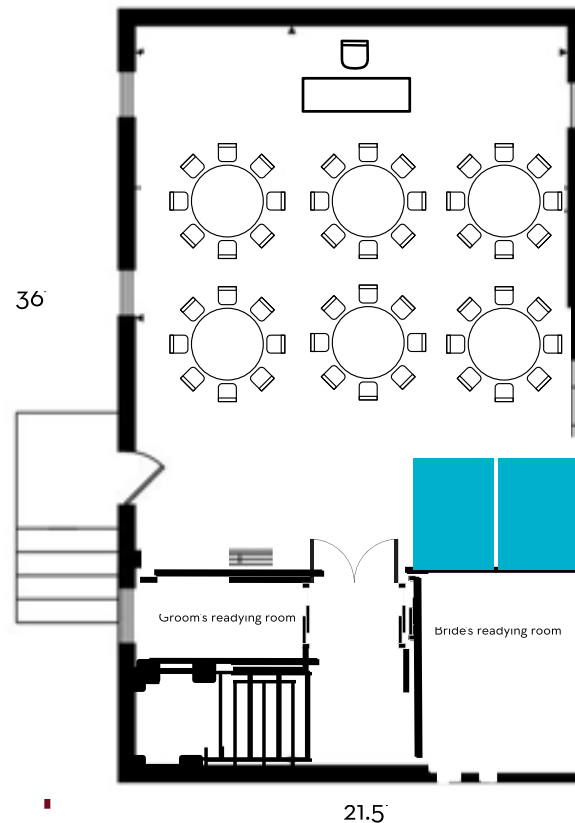
21.5'

Chapel
Seating Plan
50 Interior Seating
1,079 SF Total
(including loft)

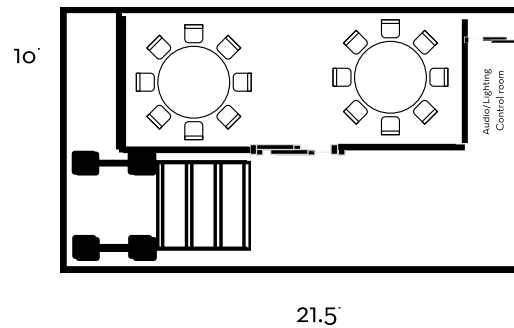
18'

Historic Stone Chapel Seating Plan - Banquet

- Main floor
- 864 SF Main Hall
 - 2 WC



Lott
215 SF



Chapel
48 Seating Plan
Interior Seating – Banquet
Style / 8 tables
1,079 SF Total
(including loft)

Outdoor Wedding Tent

(Final tent placement may vary up to 150 feet dependent on final placement optimization.)

- 25x64 max tent size (or variant, 40 x 40)
- 1,600 sf max tent size
- 50 person occupancy
- Covered outdoor wedding: tabled seating, dance floor, food service table, performer space
- Bathrooms located in the chapel



Historic Main House / Bride's Quarters / Honeymoon Suite

- By right primary residence on A6
- Event lodging; short term rental
- 2 person occupancy
- Currently being renovated for 1,800-2,200 finished sf; 2 stories with walk-out basement
- 1 BR and 1.5-2.5Ba
- Future will connect to the Parish House via enclosed hall
- Additional parking is available at the Main House and ADU (Lot A6), providing 16-20 spaces across two driveways and parking pads
- This parking area encompasses approximately 4,300 sq. ft. (0.1 acres), and includes the circle drive between the Chapel and Main House, as well as the drive and parking area in front of the Parish House

Dimensions

- Main House - Varied, but max full footprint is 52 x 94 (this is at its widest and longest)



Historic Parish House / ADU / Future Bridal Party

- By right ADU on A6
- Current
 - 2 Person Occupancy with 2,600 sf
 - Renovation in 2026 to include new roof, new siding/painting
- Phase 2 renovation & addition on next page
- 3,200 sq ft driveway + parking for 7 vehicles.

Dimenions

- 62 x 82 (this is at its widest and longest)



Historic Main House / Historic Parish House Combined in Phase 2 with Banquet Room (Possible)

- Phase 2 renovation & addition
 - 14-18 occupancy and 5,500-6,500 sf (total) with 2 stories or 2 stories with a basement; 5-7 total BR, 6-8 total bath & ½ bath
 - 1,800 sf banqueting room on main floor
 - This renovation would connect this structure to the Main House, creating one large combo house, with the Main House (red) being the bride's quarters, and the Bridal Party staying in the Parish House (purple)
- 3,200 sq ft driveway + parking for 7 vehicles.

Dimensions

- Existing 48 x 63 (this is at its widest and longest)
- Future 78 x 158





100-A-6

170' Frontage

100-A-5

66' Side

CABIN

186' Backside

Lot A8 - Zoned W-C

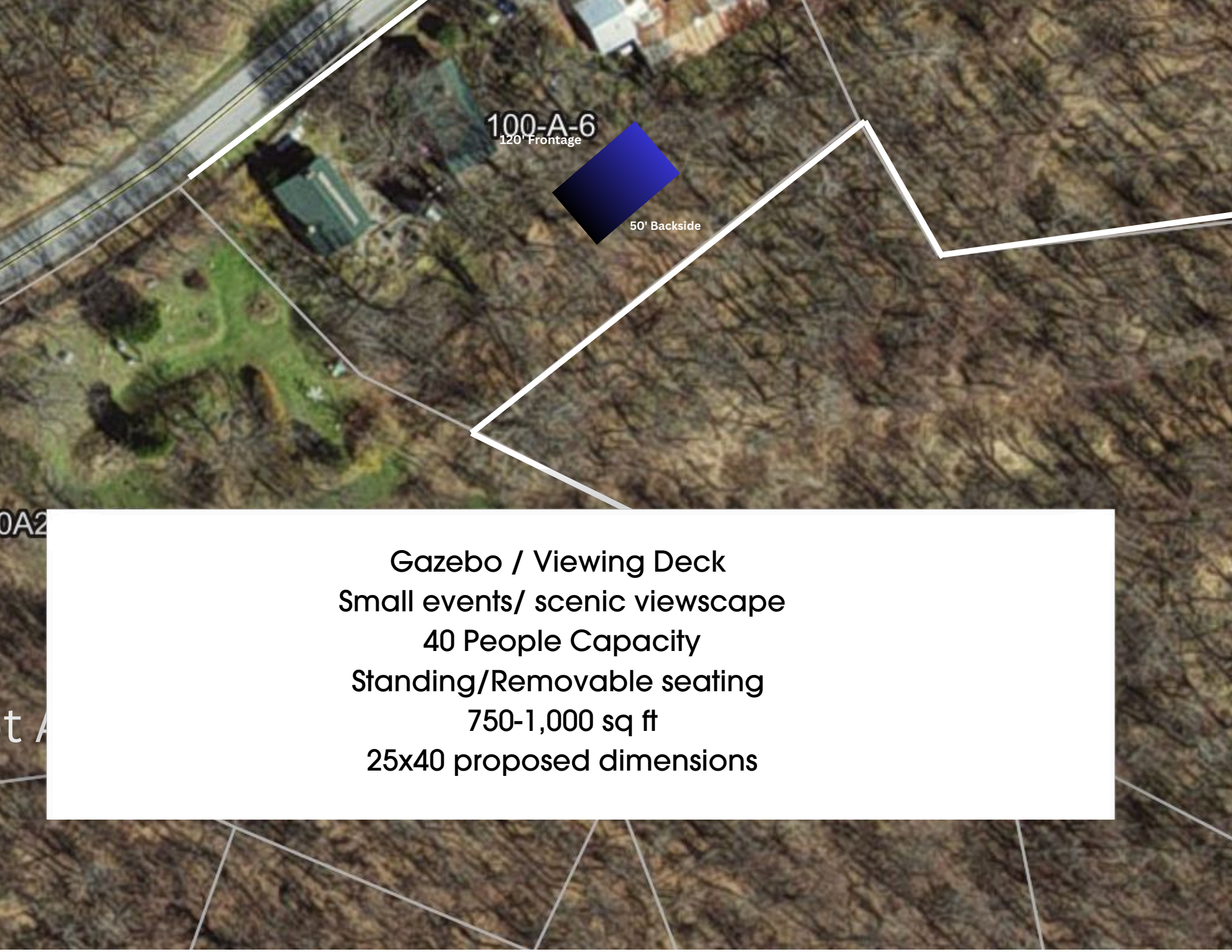
50' Backside

Cabin - By Right Primary Dwelling on A8

- 1-2 Bedroom Cabin (750-1,000 sf)
- Event lodging/short term rental
- 2-3 half and full bathrooms
- 300 sq ft 2 car parking lot
- 600 sq ft/ 50 foot driveway

Dimensions

36x36 max (including decking)



100-A-6
120' Frontage

50' Backside

Gazebo / Viewing Deck
Small events/ scenic viewscape
40 People Capacity
Standing/Removable seating
750-1,000 sq ft
25x40 proposed dimensions

Bathroom Map for Events

4 Primary Bathrooms

1 Overflow Bathrooms

2-4 Additional Potential Future Bathrooms

2 single sink, single stall,
accessible unisex bathrooms
in the main chapel

full bath in walk out basement
(overflow)

2 Full Baths, Accessible



Historic Main House

1 full bath in basement (overflow)

Driveways

Historic Chapel - 50 Person
Occupancy (Renovation)

2 Half Baths, accessible, on Main Level

Event Parking

Historic Parish House / ADU

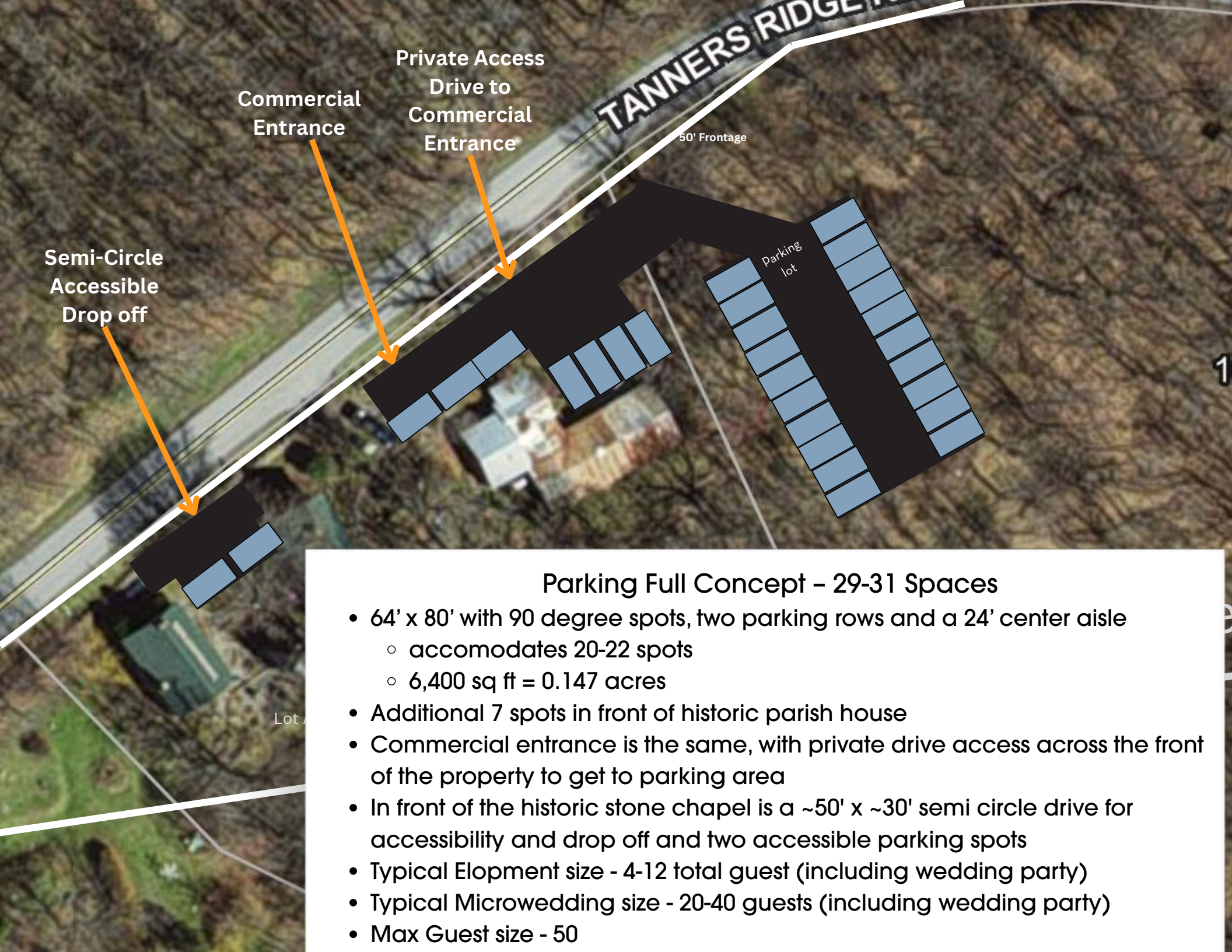
2 Full Baths on Main Floor

Event Parking

New Build Cabin

**Basement of chapel addition may
have 2-4 additional half baths*

Tent Area for Outdoor
Weddings - 50 Person
Occupancy



Parking Full Concept – 29-31 Spaces

- 64' x 80' with 90 degree spots, two parking rows and a 24' center aisle
 - accomodates 20-22 spots
 - 6,400 sq ft = 0.147 acres
- Additional 7 spots in front of historic parish house
- Commercial entrance is the same, with private drive access across the front of the property to get to parking area
- In front of the historic stone chapel is a ~50' x ~30' semi circle drive for accessibility and drop off and two accessible parking spots
- Typical Elopment size - 4-12 total guest (including wedding party)
- Typical Microwedding size - 20-40 guests (including wedding party)
- Max Guest size - 50

*Consideration Paid on Deed: \$480,000.00
Tax Assessed Value: \$278,300.00*

*Tax Map Number: 100-(A)-6.
This instrument has been prepared by David M. Reed, Attorney at Law (VSB #86890).
Virginia Code §17.1-223: First American Title Insurance Company is the underwriter of this instrument.
The scrivener of this deed has not given any tax advice regarding this transfer and the parties have been
advised to seek the counsel of their tax advisor prior to the execution of this deed.*

DEED

THIS DEED, made and entered into this 23rd day of January, 2024, by and between **NATHAN D. KUHN** (who is also known as **DENNIS R. KUHN**) and **ILUMINADA A. KUHN**, husband and wife, GRANTORS/PARTY OF THE FIRST PART; and **FLOURISH REAL ESTATE LLC**, a Virginia limited liability company, GRANTEE/PARTY OF THE SECOND PART, whose address is 3328 Robious Forest Way, Midlothian, Virginia 23113.

WITNESSETH:

That for and in consideration of the sum of TEN (\$10.00) DOLLARS, cash in hand paid to the Party of the First Part by the Party of the Second Part, and other good and valuable consideration, the receipt of which is hereby acknowledged, at and upon the signing, sealing and delivery of this instrument, the Party of the First Part does hereby bargain, grant, sell, and convey with General Warranty and English Covenants of title unto **FLOURISH REAL ESTATE LLC**, a Virginia limited liability company, all that certain tract or parcel of land with all improvements thereon and all rights, easements and appurtenances thereunto belonging, lying and being situate on Tanners Ridge Road in the Marksville Magisterial District of Page County, Virginia, being bounded and describes as containing one (1) acre, more or less, formerly known as the "Mountain

*Reed & Reed, P.C., 16 South Court Street, Luray, Virginia 22835
(540) 743-5119*

Home School Property”, and being the same real estate which was conveyed to Nathan D. Kuhn (who is also know as Dennis R. Kuhn) and Iluminada A Kuhn, husband and wife, by Nathan D. Kuhn (who is also known as Dennis R. Kuhn) and Iluminada A Kuhn, husband and wife, and James P. Kuhn, by deed dated the 17th day of January, 2023, and which is recorded in the Clerk’s Office of the Circuit Court of Page County, Virginia, as Instrument Number 2023-188, to which deed reference is hereby made.

This conveyance is made SUBJECT to all easements, conditions and restrictions of record, if any, insofar as they may lawfully affect the property.

The Party of the First Part covenant and agree that they have a right to convey the real estate hereinabove described to the Grantee and that they will warrant generally the title thereto.

WITNESS the following signatures and seals.

~SIGNATURE PAGE FOLLOWS~

*Reed & Reed, P.C., 16 South Court Street, Luray, Virginia 22835
(540) 743-5119*

Nathan D. Kuhn (SEAL)
NATHAN D. KUHN (who is also known as DENNIS R. KUHN)

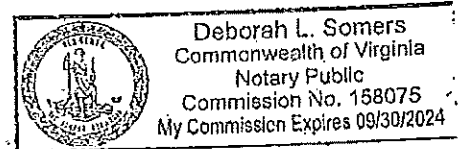
COMMONWEALTH OF VIRGINIA,
COUNTY/CITY OF Page, TO-WIT:

The foregoing deed was acknowledged before me this 16th day of February, 2024, by NATHAN D. KUHN (who is also known as DENNIS R. KUHN).

My commission expires 9/30/2024.

My registration number is 158075.

Deborah L. Somers
Notary Public



Iluminada A. Kuhn (SEAL)
ILUMINADA A. KUHN

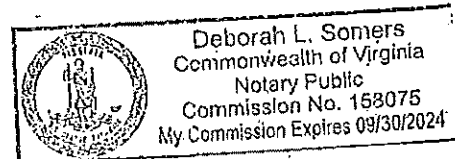
COMMONWEALTH OF VIRGINIA,
COUNTY/CITY OF Page, TO-WIT:

The foregoing deed was acknowledged before me this 16th day of February, 2024, by ILUMINADA A. KUHN.

My commission expires 9/30/2024.

My registration number is 158075.

Deborah L. Somers
Notary Public



Page 4 of 4 of Deed dated January 23, 2024

THE SCRIVENER OF THIS DEED HAS NOT GIVEN ANY TAX ADVICE REGARDING THIS TRANSFER AND THE PARTIES HAVE BEEN ADVISED TO SEEK THE COUNSEL OF THEIR TAX ADVISOR PRIOR TO THE EXECUTION OF THIS DEED. THE SCRIVENER OF THIS DEED HAS NOT GIVEN ANY ADVICE CONCERNING GOVERNMENT BENEFIT PROGRAMS INCLUDING BUT NOT LIMITED TO MEDICAID REGARDING THIS TRANSFER. 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 THE DOCUMENT. PREPARER SHALL NOT BE LIABLE FOR ANY CONSEQUENCES ARISING FROM MODIFICATIONS TO THIS DOCUMENT NOT MADE OR APPROVED BY PREPARER.

INSTRUMENT 202400364
RECORDED IN THE CLERK'S OFFICE OF
PAGE COUNTY CIRCUIT COURT ON
FEBRUARY 20, 2024 AT 09:46 AM
\$480.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$240.00 LOCAL: \$240.00
C. G. MARKOWITZ, CLERK
RECORDED BY: PDT

*Reed & Reed, P.C., 16 South Court Street, Luray, Virginia 22835
(540) 743-5119*

Total Amount Secured: \$74,000.00.

Tax Map Number: 100-(A)-6.

*This instrument has been prepared by David M. Reed, Attorney at Law (VSB #86890).
Virginia Code §17.1-223: First American Title Insurance Company is the underwriter of this instrument.
The scrivener of this deed has not given any tax advice regarding this transfer and the parties have been
advised to seek the counsel of their tax advisor prior to the execution of this deed.*

SECOND POSITION DEED OF TRUST

THIS SECOND POSITION DEED OF TRUST, made and entered into this 16th day of February, 2024, by and between **FLOURISH REAL ESTATE LLC**, a Virginia limited liability company, GRANTOR/PARTY OF THE FIRST PART (herein referred to both individually and collectively as "Borrower"); and **REED & REED, P. C., Attorneys and Counsellors at law**, a Virginia professional corporation, as **TRUSTEE**, whose address is 16 South Court Street, Luray, Page County, Virginia 22835, (hereinafter referred to as "Trustee"), GRANTEE/PARTY OF THE SECOND PART; and **NATHAN D. KUHN** (who is also known as **DENNIS R. KUHN**) and **ILUMINADA A. KUHN** (hereinafter referred to both individually and collectively as "Beneficiaries").

WITNESSETH: That for and in consideration of the sum of TEN (\$10.00) DOLLARS, cash in hand paid by the Party of the Second Part to the Party of the First Part, receipt whereof is hereby acknowledged, and upon the trust hereinafter declared, said Party of the First Part does hereby grant and convey in trust with General Warranty and English Covenants of title, unto **REED & REED, P. C., Attorneys and Counsellors at law**, a Virginia professional corporation, Trustee, IN TRUST, all that certain real estate with all improvements thereon and all rights, easements and appurtenances thereunto belonging, lying and being situate on Tanners Ridge Road in the

Marksville Magisterial District of Page County, Virginia, being bounded and describes as containing one (1) acre, more or less, formerly known as the "Mountain Home School Property", and being the same real estate conveyed to Flourish Real Estate LLC, a Virginia limited liability company, by deed dated January 23, 2024 from Nathan D. Kuhn, et. al., which deed is of record in the Clerk's Office of the Circuit Court of Page County, Virginia ("Clerk's Office") contemporaneously with this instrument., to which deed and plat reference are hereby made.

This conveyance is made SUBJECT to all easements, conditions and restrictions of record, if any, insofar as they may lawfully affect the property.

This property is conveyed to the aforesaid Trustee, IN TRUST to secure the payment of that certain negotiable promissory note of even date hereof, in the principal amount of SEVENTY-FOUR THOUSAND DOLLARS EVEN (\$74,000.00) executed by Flourish Real Estate LLC, a Virginia limited liability company, and Jon Copper, due and payable to NATHAN D. KUHN (who is also known as DENNIS R. KUHN) and ILUMINADA A. KUHN, or the survivor amongst them, or order, on or before February 16, 2032. This deed of trust secures NATHAN D. KUHN (who is also known as DENNIS R. KUHN) and ILUMINADA A. KUHN, or the survivor amongst them, or their assignees, (a) the repayment of the debt evidenced by the aforesaid note, with interest and all renewals, extensions and modifications of the note, (b) the payment of all other sums, and the performance of all of the Party of the First Part's and Jon Copper's covenants and agreements contained in this deed of trust and/or the aforesaid note; and (c) all increases in the rate of interest which may occur upon any extensions or renewals of the aforesaid note.

THE PARTY OF THE FIRST PART covenants and agrees to pay all taxes and levies upon the property herein conveyed so long as the debt herein secured remains unpaid, and to keep the

improvements thereon constantly insured in some good and responsible fire insurance company against loss by fire in a sum of not less than the amount secured in this deed of trust, for the benefit of the holder of said note, with a Standard Mortgagee Clause to the said Trustee, and to deliver the policy to the beneficiary herein, and upon its failure so to do that the holder of said note, may effect such insurance upon said improvements in such a sum as is deemed adequate for the security of the debt herein secured, at the expense of the Party of the First Part; but it shall not be incumbent upon the holder of said note to effect or renew any insurance upon the improvements, or to pay any taxes on said property, but that all premiums and taxes paid therefore, if any, with interest from the date of payment, shall constitute a lien under and by virtue of this deed of trust on the property herein conveyed and in the event of a sale hereunder shall be treated as a part of the debt herein secured, and as a part of the cost of executing this trust, and if there be no sale hereunder then all such premiums, taxes and levies are to be recoverable by all of the remedies at law or in equity by which the debt aforesaid may be recoverable.

UNLESS LENDER AND BORROWER otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the property damaged, if the restoration or repair is economically feasible and lender's security is not lessened. If the restoration or repair is not economically feasible or lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this security instrument, whether or not then due, with any excess paid to borrower. If Borrower abandons the property, or do not answer within 30 days to a notice from lender that the insurance carrier has offered to settle a claim, then lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the property or to pay sums secured by this security instrument, whether or not then due. The 30-day period will begin when

the notice is given.

UNLESS LENDER AND BORROWER otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the payments referred to above.

IF DEFAULT SHALL BE MADE in the payment of said note or any installment of principal or interest thereon as hereinabove provided, when they become due and payable, or in any insurance premium covering the improvements thereon, or in any taxes, levies, dues or charges against the property herein conveyed, when, and as the same, or any of them, shall become due and payable, then the said Trustee, on being requested so to do by the holder of said note, shall sell the property herein conveyed in accordance with Sections 55.1-320 through 55.1-324 and 55.1-356 through 55.1-362 inclusive of the Code of Virginia of 1950, as amended, and all acts amendatory thereto, as in such cases made and provided for, in all respects which are not otherwise provided herein.

IN THE EVENT OF DEFAULT in any of the obligations hereinabove set forth and the Trustee is requested by the holder of the note herein secured, to sell the property herein conveyed, said sale shall be at public auction at such time and place and upon such terms as may be determined by the Trustee, after having advertised the time, place and terms of said sale once a week for two successive weeks in a newspaper in general circulation in Page County, Virginia, and by such additional advertisements as the Trustee may deem advisable.

The proceeds of the sale, after deducting all expenses of such sale and advancements, including necessary attorney's fees, and the Trustee's commission of five percent (5%) upon the gross proceeds of said sale, shall be applied to the payment of the note then unpaid, which is to be then paid whether due or not, and all interest which shall have accrued thereon; and after the

payment of said note with accrued interest thereon, the residue, if any, shall be paid to said Party of the First Part, his heirs or assigns, as their interest may appear.

IT IS FURTHER COVENANTED AND AGREED between the parties hereto that should the property hereby conveyed be advertised for sale as above provided and not sold, the Trustee shall be entitled to a commission of one-half of the commission above provided, the same to be computed on the amount of the debt then unpaid, plus expenses of such advertisement and reasonable expenses incident thereto.

BUT IF NO DEFAULT SHALL BE MADE in any of the above obligations, then upon the request of the Party of the First Part a good and sufficient release shall be executed to it at its expense.

RIGHT IS EXPRESSLY RESERVED by the holder or holders of the hereinabove described note to appoint by an instrument recorded in the office in which this deed of trust is recorded, Trustee or Trustees, in the place and stead of the Trustee herein named, with all the powers and subject to all of the responsibilities vested in or placed upon the hereinabove named Trustee.

Neither the Trustee herein, nor any person substituted to act in their stead, shall incur any liability in discharging their duties hereunder except for fraudulent or gross neglect of duties.

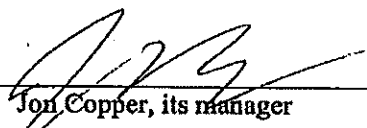
NOTICE - THE DEBT SECURED HEREBY IS SUBJECT TO CALL IN FULL OR THE TERMS THEREOF BEING MODIFIED IN THE EVENT OF SALE OR CONVEYANCE OF THE PROPERTY CONVEYED.

WITNESS the following signature and seal.

---SIGNATURE PAGE FOLLOWS---

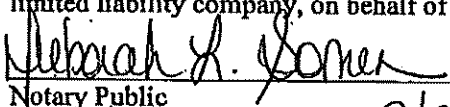
Page 6 of 6 of Second Position Deed of Trust Dated February 16, 2024

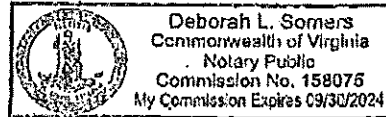
FLOURISH REAL ESTATE LLC
a Virginia limited liability company

BY:  (SEAL)
Jon Copper, its manager

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

The foregoing second position credit line deed of trust was acknowledged before me this 16th day of February, 2024, by Jon Copper as manager of FLOURISH REAL ESTATE LLC, a Virginia limited liability company, on behalf of said entity.


Notary Public
My commission expires: 9/30/2024
My registration no. is: 158075



INSTRUMENT 202400366
RECORDED IN THE CLERK'S OFFICE OF
PAGE COUNTY CIRCUIT COURT ON
FEBRUARY 20, 2024 AT 09:49 AM
C. G. MARKOWITZ, CLERK
RECORDED BY: PDT



Entity Information

Entity Information

Entity Name: Flourish Real Estate
LLC

Entity ID: 11631146

Entity Type: Limited Liability
Company

Entity Status: **Active**

Series LLC: No

Reason for Status: Active

Formation Date: 12/20/2023

Status Date: 02/16/2026

VA Qualification Date: 12/20/2023

Period of Duration: Perpetual

Industry Code: 0 - General

Annual Report Due N/A
Date:

Jurisdiction: VA

Charter Fee: N/A

Registration Fee Due Not Required
Date:

Registered Agent Information

RA Type: Individual

Locality: Page

RA Qualification: Member or Manager of
the Limited Liability
Company

Name: Jon Stephen Copper

Registered Office 3434 Tanners Ridge Rd,
Address: Stanley, VA, 22851 -
5228, USA

State Corporation Commission Clerk's Information System

[Filing History](#)

[RA History](#)

[Name History](#)

[Previous Registrations](#)

[Protected Series](#)

[Garnishment Designees](#)

[Image Request](#)

[Back](#)

[Return to Search](#)

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Tax Map Numbers: 100-A-5 and 101-A-8.

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

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

The scrivener of this instrument has not examined the title to the real estate involved herein.

The scrivener of this instrument has not given any tax advice concerning this instrument or the real estate involved herein.

DECLARATION OF BOUNDARY LINE ADJUSTMENT AND VACATION

THIS DECLARATION OF BOUNDARY LINE ADJUSTMENT AND VACATION, made and entered into this 16th day of February 2026, by and between **GLENDASUE HOUSDEN HOLMES**, as DECLARANT/GRANTOR/GRANTEE/PARTY OF THE FIRST PART, whose address is: 3540 Tanners Ridge Road, Stanley, VA 22851.

WHEREAS, the Declarant is the owner of two (2) certain existing, separate and distinct tracts of real estate lying and being situate in the Marksville Magisterial District, Page County, Virginia, identified as Page County Tax Map Parcel Numbers 100-A-5 and 101-A-8; and

WHEREAS, the Declarant desires to adjust and vacate the common boundary lines between the aforesaid two (2) existing tracts to create two (2) resulting tracts as shown on the attached survey plat prepared by Darrin W. Richards, Land Surveyor, dated May 22, 2025 (hereinafter "Survey Plat").

NOW THEREFORE WITNESSETH:

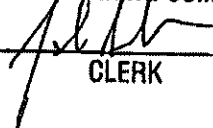
The Declarant does hereby adjust and vacate the common boundary lines between the aforesaid two (2) tracts, as shown and described on the attached Survey Plat, which is incorporated herein and made a part hereof, so as to create two (2) resulting tracts, which are described as follows, to-wit: (1) Page County Tax Map Parcel Number 101-(A)-8 - Containing 1.501 acres, more or less; (2) Page County Tax Map Parcel Number 100-(A)-5 - Containing 1.751 acres, more

or less, both as more particularly shown on the attached Survey Plat. The Declarant does further hereby vacate the old tract lines between the original two (2) tracts as shown on the attached Survey Plat to create and does hereby establish the aforesaid two (2) resulting tracts as set forth above.

No new easements are established by this Declaration.

WITNESS THE FOLLOWING SIGNATURE AND SEAL.

—SIGNATURE PAGE FOLLOWS—

APPROVED FOR RECORDING THIS
18 DAY OF February, 2026
PAGE COUNTY PLANNING COMMISSION
BY: 
CLERK

INSTRUMENT 202600472
 RECORDED IN THE CLERK'S OFFICE OF
 PAGE COUNTY CIRCUIT COURT ON
 FEBRUARY 27, 2026 AT 10:07 AM
 C. G. MARKOWITZ, CLERK
 RECORDED BY: CLW

Page 3 of 4 of Declaration of Boundary Line Adjustment and Vacation Dated February 18, 2026

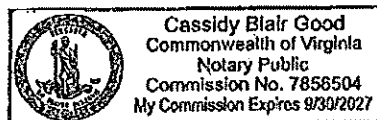
Glenda Sue Housden Holmes (SEAL)
 GLENDA SUE HOUSDEN HOLMES

COMMONWEALTH OF VIRGINIA,
 CITY/COUNTY OF Page, TO-WIT:

The foregoing instrument was acknowledged before me this 20th day of
February 2026, by GLENDA SUE HOUSDEN HOLMES.

My commission expires 9/30/2026.
 My registration number is 7856504.

Cassidy B. Good
 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 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 does not lie within the 100 year Flood Zone as shown on the F.E.M.A. F.I.R.M. Community Panel.
 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.

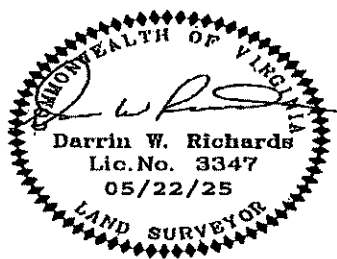
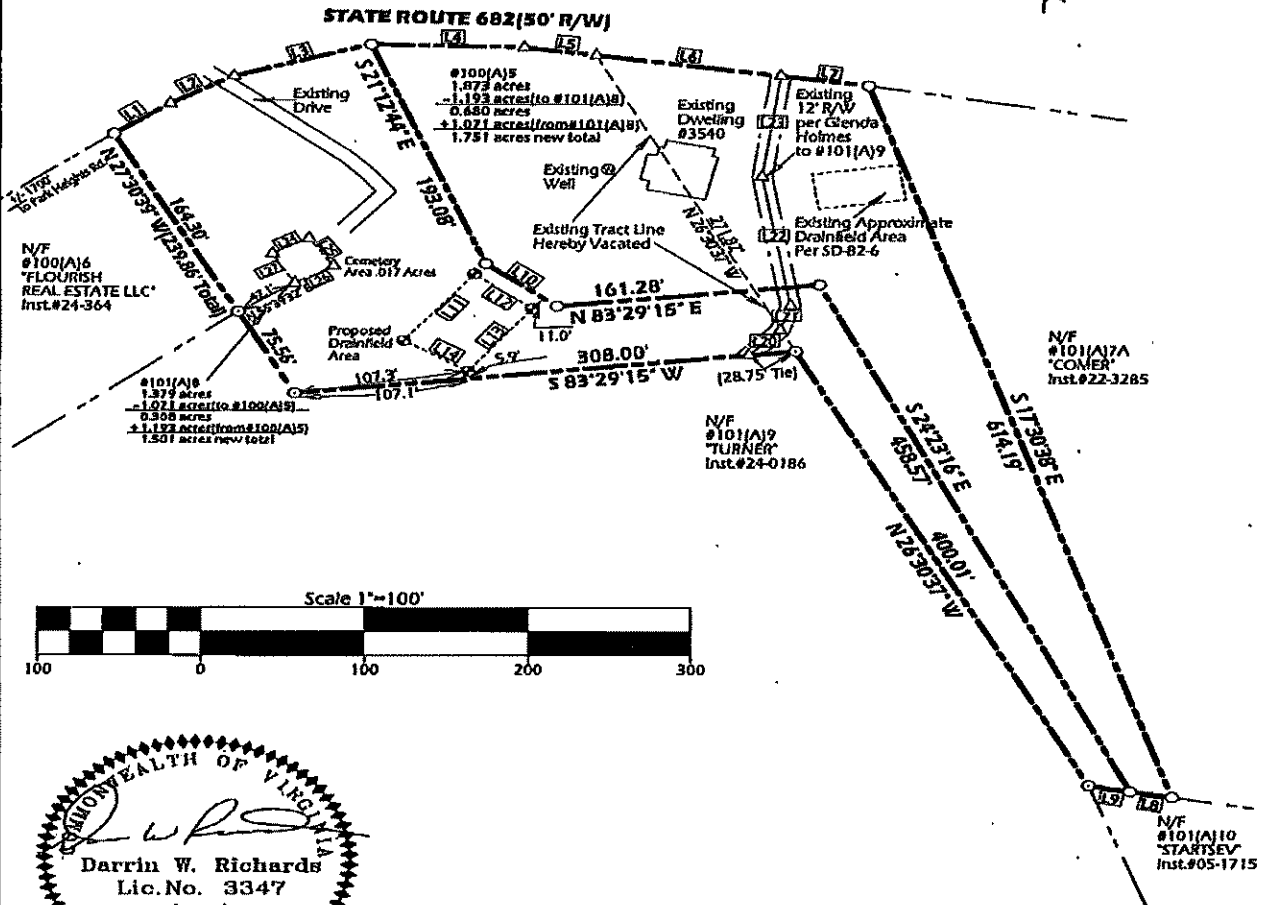
Id	Bearing	Distance
L1	N 54°00'37" E	42.55'
L2	N 59°45'50" E	44.99'
L3	N 72°29'35" E	88.16'
L4	S 88°35'47" E	93.50'
L5	S 81°46'17" E	45.10'
L6	S 81°28'49" E	113.30'
L7	S 81°27'52" E	54.37'
L8	N 79°30'38" W	25.80'
L9	N 79°30'38" W	25.80'
L10	S 51°13'09" E	56.31'

Id	Bearing	Distance
L20	S 42°39'46" W	27.98'
L21	S 17°17'31" W	21.21'
L22	S 09°13'10" E	107.80'
L23	S 07°47'37" W	83.25'

Drainfield Courses & Distances		
Id	Bearing	Distance
L11	N 38°16'55" E	70.00'
L12	S 51°13'09" E	45.60'
L13	S 37°15'01" W	65.00'
L14	N 57°21'04" W	47.00'

Cemetery		
Id	Bearing	Distance
L24	N 60°37'22" E	26.09'
L25	S 33°01'07" E	27.45'
L26	S 59°48'08" W	27.61'
L27	N 29°51'20" W	77.79'

- Legend
 ○ - Iron Pin Found
 ○ - Iron Pin Set
 △ - Point



BLUE RIDGE SURVEYING
 21 North Broad Street, Suite 1
 Luray, Va. 22835
 Phone: 540-244-5879
 Email: blue.ridge.surveying1@gmail.com
 Job #0526

**BOUNDARY LINE ADJUSTMENT
 SURVEY PLAT**
 Properties of
 "GLENDA SUE HOUSDEN HOLMES"
 Deed Book 429, Page 238
 Tax Map # 100 (A) 5 & #101 (A) 8
 Marksville Magisterial District
 Page County, Virginia
 Scale 1"=100'
 1.751 Acres & 1.501 Acres
 May 22, 2025



VIRGINIA REALTORS®
CONTRACT FOR PURCHASE OF UNIMPROVED PROPERTY
 (This is a legally binding contract. If you do not understand any part of it, please seek competent advice before signing.)



This CONTRACT FOR PURCHASE OF UNIMPROVED PROPERTY made as of 5/7/2025, between Glenda Sue Bosson Holmes (the "Seller," whether one or more), whose address is 3540 Tanners Ridge Rd Stanley VA 22851 and Flourish Real Estate LLC (the "Purchaser," whether one or more), whose address is 3434 Tanners Ridge Rd Stanley VA 22851 provides: The Listing Company (who represents Seller) is _____ and the Selling Company (who ☒ does OR ☐ does not represent Purchaser) is FRANK HARDY SOUTHERN'S INTERNATIONAL REALTY

1. **REAL PROPERTY:** Purchaser agrees to buy and Seller agrees to sell the land and all improvements thereon located in the County or City of _____ Page _____ Stanley, Virginia and described as (legal description):
 District: 02: Marksville
 Location: 0 Unassigned
 Tax Map#: 101/ A/ 8/ /
 Description: DB 429-238 RIDGE

and more commonly known as: _____ Stanley (the "Property").

2. **PURCHASE PRICE:** The Purchase Price (the "Purchase Price") of the Property is \$ \$25,000.00.
☒ This sale shall be in gross, and the Purchase Price shown above shall be the exact sales price.
☐ The Purchase Price shall be adjusted at settlement to an exact purchase price of \$ _____ per (sq ft.) (acre). The exact area to be determined by a survey to be made by a licensed surveyor and paid for by ☐ Purchaser OR ☐ Seller OR ☐ _____ Purchaser shall pay to Seller at settlement the Purchase Price in cash or by cashier's certified check, subject to the prorations herein and from the following sources:

- ☐ (a) **THIRD PARTY FIRST TRUST:** This sale is subject to Purchaser's ☐ obtaining OR ☐ assuming: ☐ a conventional OR ☐ other (describe) _____ loan secured by a first deed of trust lien on the Property in the principal amount of \$ _____, or _____% of the Purchase Price bearing interest at a fixed rate not exceeding _____% per year, or at an adjustable rate with an initial rate not exceeding _____% per year and a maximum rate during the term of the loan not exceeding _____% per year, or at the market rate of interest at the time of settlement, amortized over a term of _____ years, and requiring not more than a total of _____ loan discount points, excluding a loan origination fee, or an assumption fee not exceeding \$ _____. (If this contract provides for the assumption of a loan: (i) the parties acknowledge that the balance set forth above is approximate and that the principal amount to be assumed will be the outstanding principal balance on the date of settlement, and (ii) Purchaser shall assume all obligations of Seller under such loan.)

- ☐ (b) **THIRD PARTY SECOND TRUST:** As set forth in paragraph 4, this sale is also subject to Purchaser's obtaining a loan secured by a second deed of trust lien on the Property in the principal amount of \$ _____, or _____% of the Purchase Price bearing interest at rate not exceeding _____% per year, amortized as follows _____, and requiring not more than a total of _____ loan discount points, excluding the origination fee.

- ☒ (c) **BALANCE OF PURCHASE PRICE:** Purchaser will provide the balance of the Purchase Price from Purchaser's funds in cash or by cashier's or certified check or wired funds at settlement. Purchaser shall give Seller written verification from Purchaser's bank or other sources within fifteen (15) days after the date this Contract is fully ratified that Purchaser has or can have the balance of the Purchase Price in cash not later than the settlement date. If Purchaser fails to give such verification within such time, Seller may terminate this Contract by giving Purchaser written notice thereof within ten (10) days after the date by which verification was to be given.

- (d) **OTHER FINANCING TERMS:**

3. **DEPOSIT:** Purchaser shall make a deposit of \$ 500.00 to be held by Impact Title (the "Escrow Agent") (the "Deposit"). Purchaser [select one]: ☐ has paid the Deposit to the Escrow Agent OR ☒ will pay the Deposit to the Escrow Agent within 10 days (the "Deposit Date") after the date this Contract is fully executed by the parties. If Purchaser fails to pay the Deposit as set forth herein, then Purchaser shall be in breach of this Contract. At Seller's option and in lieu of all other remedies set forth in this Contract, Seller may terminate this Contract by written notice to Purchaser and neither party shall have any further obligation hereunder.

If the Escrow Agent is a Virginia Real Estate Board ("VREB") licensee, the parties direct the Escrow Agent to place the Deposit in an escrow account by the end of the fifth business banking day following the latter of: (i) the date this Contract is fully executed by the parties, or (ii) the Deposit Date. If the Escrow Agent is not a VREB licensee, the parties direct the Escrow Agent to place the Deposit in an escrow account in conformance with applicable Federal or Virginia law and regulations. The Deposit may be held in an interest bearing account and the parties waive any claim to interest resulting from such Deposit. The Deposit shall not be released by the Escrow Agent until (i) credited toward the Purchase Price at settlement; (ii) Seller and Purchaser agree in writing as to its disposition; (iii) a court of competent jurisdiction orders a disbursement of the funds; or (iv) disbursed in such manner as authorized by the terms of this Contract or by Virginia law or regulations. Seller and Purchaser agree that Escrow Agent shall have no liability to any party for disbursing the Deposit in accordance with this paragraph, except in the event of Escrow Agent's negligence or willful misconduct.

If the Property is foreclosed upon while this Contract is pending, the terms of Section 54.1-2108.1 of the Code of Virginia shall apply to the disbursement of the Deposit. Foreclosure shall be considered a termination of this Contract by Seller and, absent any default by Purchaser, the Deposit shall be disbursed to Purchaser.

4. **FINANCING:**

(a) This Contract is contingent upon Purchaser obtaining and delivering to Seller a written commitment or commitments, as the case may be, for the third-party financing or loan assumption required in paragraph 2. Purchaser agrees to make written application for such financing or assumption (including the payment of any required application, credit, or appraisal fees) within five (5) business days of the date of acceptance of this Contract and to diligently pursue obtaining a commitment for such financing.

(b) If Purchaser does not obtain such written commitment and so notifies Seller or Listing Company in writing before 5:00 p.m. local time on _____ (if no date is filed in, the date shall be the same date set forth in paragraph 7), then if Purchaser is otherwise in compliance with the terms of this Contract, this Contract shall terminate upon giving such a notice and the Deposit shall be refunded to Purchaser. If Purchaser does not obtain such a written commitment and notice thereof is not received by the deadline, or such later deadline as the parties may agree upon in writing, then Purchaser's financing contingency set out in subparagraph 4(a) above shall nonetheless continue unless Seller gives Purchaser written notice of intent to terminate this Contract. If Seller gives Purchaser such notice, this Contract shall terminate as of 5:00 p.m. local time on the third day following Seller's delivery of such notice to Purchaser unless before that time Purchaser has delivered to Seller a commitment in compliance with the provisions of subparagraph 4(a) above, or a removal of Purchaser's financing contingency and evidence of the availability of funds necessary to settle without such financing.

(c) If the balance of the Purchase Price in excess of the Deposit is to be paid in cash without third party or seller financing, Purchaser shall give Seller written verification from Purchaser's bank or other sources within fifteen (15) days after the date this Contract is fully ratified that Purchaser has or can have the balance of the Purchase Price in cash not later than the settlement date. If Purchaser fails to give such verification within such time, Seller may terminate this Contract by giving Purchaser written notice thereof within ten (10) days after the date by which verification was to be given.

(d) Unless specified in a written contingency, neither this Contract nor Purchaser's financing is dependent or contingent on the sale or settlement or lease of other real property.

(e) The occurrence of any of the following shall constitute a default by Purchaser under this Contract:

- (i) Purchaser fails to make timely application for any financing provided for hereunder, or to diligently pursue obtaining such financing;
- (ii) Purchaser fails to lock in the interest rate(s) provided for hereunder and the rate(s) increase so that Purchaser no longer qualifies for the financing;
- (iii) Purchaser fails to comply with the lender's reasonable requirements in a timely manner;
- (iv) Purchaser fails to notify the lender, Seller or Listing Company promptly of any material adverse change in Purchaser's financial situation that affects Purchaser's ability to obtain the financing;
- (v) Purchaser does not have the down payment, closing costs or fees, or other funds required to settle as provided in this Contract;
- (vi) Purchaser does or fails to do any act following ratification of this Contract that prevents Purchaser from obtaining the financing; or
- (vii) Purchaser makes any deliberate misrepresentation, material omission, or other inaccurate submission or statement that results in Purchaser's inability to secure the financing.

(f) Purchaser ☐ does OR ☒ does not intend to occupy the Property as a primary residence.

(g) Nothing in this Contract shall prohibit Purchaser from pursuing alternative financing from the financing specified in paragraph 2. Purchaser's failure to obtain the alternative financing shall be at Purchaser's risk, and shall not relieve Purchaser of the consequences set forth in this paragraph 4 should Purchaser fail to pursue, as required in this paragraph 4, the financing set forth in paragraph 2.

5. **LOAN FEES:** Except as otherwise agreed upon in this Contract, Purchaser shall pay all points, loan origination fees, charges and other costs imposed by a lender or otherwise incurred in connection with obtaining the loan or loans. The amount of any contributions Seller agrees to make under this Contract toward Purchaser's loan fees shall include miscellaneous and tax service fees charged by a lender for financing described in this Contract and which by regulation or law Purchaser is not permitted to pay.
6. **TITLE INSURANCE.** Purchaser may, at Purchaser's expense, purchase owner's title insurance. Depending on the particular circumstances of the transaction, such insurance could include affirmative coverage against possible mechanics' and materialmen's liens for labor and materials performed prior to Settlement and which, though not recorded at the time of recordation of Purchaser's deed, could be subsequently recorded and would adversely affect Purchaser's title to the Property. The coverage afforded by such title insurance would be governed by the terms and conditions thereof, and the premium for obtaining such title insurance coverage will be determined by its coverage. Purchaser may purchase title insurance at either "standard" or "enhanced" coverage and rates. For purposes of owner's policy premium rate disclosure by Purchaser's lender(s), if any, Purchaser and Seller require that enhanced rates be quoted by Purchaser's lender(s). Purchaser understands that nothing herein obligates Purchaser to obtain any owner's title insurance coverage at any time, including at Settlement, and that the availability of enhanced coverage is subject to underwriting criteria of the title insurer.
7. **SETTLEMENT; POSSESSION:** Settlement shall be made at Impact Title on or about 6/23/2025. "Settlement" means the time when the settlement agent has received the duly executed deed, loan funds, loan documents, and other documents and funds required to carry out the terms of the contract between the parties and the settlement agent reasonably determines that prerecordation conditions of such contracts have been satisfied. Possession of the Property shall be given at settlement, unless otherwise agreed in writing by the parties. At settlement, Seller will deliver the deed described in paragraph 15, an affidavit acceptable to Purchaser and Purchaser's title insurance company as to parties in possession and mechanic's liens, applicable non-foreign status and state residency certificates and applicable IRS 1099 certificates.
8. **EXPENSES; PRORATIONS; ROLLBACK TAXES:**
(a) Each party shall bear its own expenses in connection with this Contract, except as specifically provided otherwise herein. Seller agrees to pay the expense of preparing the deed and the recordation tax applicable to grantors; all expenses incurred by Purchaser in connection with the purchase, including without limitation title examination, insurance premiums, survey costs, recording costs and the fees of Purchaser's attorney, shall be borne by Purchaser. All taxes, assessments, interest, rent escrow deposits, and other ownership fees, if any, shall be prorated as of the date of settlement.
(b) Rollback taxes shall be paid as follows:
☐ By Purchaser ☐ By Seller ☒ By party changing land use The terms of this paragraph survives the recording of the deed.
9. **BROKERAGE FEE; SETTLEMENT STATEMENTS:** Seller and Purchaser authorize and direct the settlement agent to disburse to Listing Company and/or Selling Company from the settlement proceeds their respective portions of the brokerage fee payable as a result of this sale and closing under the Contract. Each of Listing Company and/or Selling Company shall deliver to the settlement agent, prior to settlement, a signed written statement setting forth the fee to which such company is entitled and stating how such fee and any additional sales incentives are to be disbursed. Seller and Purchaser authorize and direct the settlement agent to provide to each of Seller, Purchaser, Listing Company and Selling Company a copy of the unified settlement statement for the transaction.
10. **BROKER INDEMNIFICATION:** Seller and Purchaser agree to hold harmless Listing Company, Selling Company, the officers, directors and employees, or any real estate broker or salesperson employed by or affiliated with the Listing Company or Selling Company for any delay, or expense caused by such delay, in settlement due to regulatory or legal requirements.
11. **STUDY PERIOD:** Purchaser shall have 0 days from the date this Contract is executed by both Purchaser and Seller to determine, through engineering and feasibility studies, whether Purchaser's plan of development of the Property is practical. Purchaser shall contract for such studies within ten (10) days from the date of execution, and deliver to Seller and Listing Company copies of the letter(s) ordering the studies, said letter(s) stipulating that true copies of all studies are to be sent to Seller or Listing Company, simultaneously with delivery to Purchaser. If within such study period Purchaser notifies Seller or Listing Company, in writing, that Purchaser's plan, in Purchaser's sole judgment, is not practical, Purchaser may terminate this Contract and receive a refund of the Deposit and the parties shall have no further liability or obligations hereunder, except as set forth herein. Time shall be of the essence of this provision.

12. **SOIL STUDY:** This Contract is contingent for 0 days from date of execution of this Contract by both Purchaser and Seller to allow at its expense to obtain a soil study and/or percolation test, which shall lawfully allow for the erection and use of

 on the Property. Such study or test shall be pursued diligently and in good faith and if such study or test reveals that Purchaser's intended use of the Property is not permissible or practicable, Purchaser shall have the right, upon written notice to Seller, to terminate this Contract, in which event the Deposit shall be returned to Purchaser and the parties shall have no further liability or obligations hereunder, except as set forth herein.

13. **ACCESS:** Purchaser and Purchaser's agents and engineers shall have the right to enter onto the Property at all reasonable times prior to settlement for purposes of engineering, surveying, title or such other work as is permitted under this Contract, so long as such studies do not result in a permanent change in the character or topography of the Property. Purchaser shall not interfere with Seller's use of the Property, and Purchaser, at Purchaser's expense, shall promptly restore the Property to its prior condition upon completion of Purchaser's studies or work. Purchaser to keep the Property free and clear from all liens resulting from its work, studies, investigations or other activities performed pursuant to this Contract and shall indemnify and hold Seller harmless against any loss or liability to person or property resulting from Purchaser's presence or activities on the Property. This obligation shall survive settlement and transfer of title and possession to the Property.
14. **RISK OF LOSS:** All risk of loss or damage to the Property by fire, windstorm, casualty, or other cause is assumed by Seller until settlement. In the event of substantial loss or damage to the Property before settlement, Purchaser shall have the option of either (i) terminating this Contract and recovering the Deposit, or (ii) affirming this Contract, in which event Seller shall assign to Purchaser all of Seller's rights under any policy or policies of insurance applicable to the Property.
15. **TITLE:** At settlement Seller shall convey the Property to Purchaser by general warranty deed containing English covenants of title (except that conveyance from a personal representative of an estate or from a trustee or institutional lender shall be by special warranty deed), free of all encumbrances, tenancies, and liens (for taxes and otherwise), but subject to such restrictive covenants and utility easements of record which do not materially and adversely affect the use of the Property for Purchaser's intended purposes or render the title unmarketable. If the Property does not abut a public road, title to the Property must include a recorded easement providing adequate access thereto. In the event this sale is subject to a financing contingency under paragraph 2(a) or 2(b), the access to a public road must be acceptable to each lender. If the examination reveals a title defect of a character that can be remedied by legal action or otherwise within a reasonable time, then Seller, at Seller's expense, shall promptly take such action as is necessary to cure such defect. If the defect is not cured within 60 days after Seller receives notice of the defect, then Purchaser shall have the right to (i) terminate this Contract, in which event the Deposit shall be returned to Purchaser, and Purchaser and Seller shall have no further obligations hereunder, or (ii) waive the defect and proceed to settlement with no adjustment to the Purchase Price. If Seller has agreed to cure such defect, the parties agree that the settlement date prescribed in paragraph 7 shall be extended as necessary to enable Seller to cure such title defect, but not for more than 60 days unless agreed by the parties.

16. **COMMON INTEREST COMMUNITY:**

Seller represents that the Property [select one]: ☐ is OR ☒ is not located in a Common Interest Community. Pursuant to §55.1-2307 et. seq. of the Code of Virginia, a Common Interest Community means a property owners' association subject to the Property Owners' Association Act (§55.1-1800 et seq.), a condominium created pursuant to the Virginia Condominium Act (§55.1-1900 et seq.), or a cooperative created pursuant to the Virginia Real Estate Cooperative Act (§55.1-2100 et seq.).

If the Property is in a Common Interest Community, then pursuant to §55.1-2308 Seller is required to obtain from the association a resale certificate and provide it to Purchaser unless exempt pursuant to §55.1-2317.

If delivery of the resale certificate to the purchaser or purchaser's agent, whether or not complete pursuant to § 55.1-2310, or a notice that the resale certificate is unavailable, occurs before the contract is ratified, the purchaser may cancel the contract within a time period agreed upon by all parties in the ratified real estate contract. If no time period is specified in the ratified real estate contract, the purchaser shall have three days from the date of ratification to cancel the contract.

If delivery of the resale certificate to the purchaser or purchaser's agent, whether or not complete pursuant to § 55.1-2310, or a notice that such resale certificate is unavailable, occurs after the contract is ratified, the purchaser may cancel the contract within a time period agreed upon by all parties to the real estate contract. If no time period is specified in the ratified real estate contract, the purchaser shall have three days from receipt of the resale certificate or notice that the resale certificate is unavailable to cancel the contract.

If the resale certificate or notice that the resale certificate is unavailable has not been delivered to the purchaser, the purchaser or purchaser's agent may cancel the contract at any time prior to settlement. The written notice of cancellation shall be delivered within days (if blank 3) after delivery of the resale certificate. Purchaser's right to receive the resale certificate and the right to cancel the contract are waived conclusively if not exercised before settlement.

If a resale certificate was issued more than 30 days but less than 12 months before settlement, Seller or Purchaser, upon proof of being the contract purchaser of the unit, may request an updated resale certificate. The updated resale certificate

shall be delivered to the person requesting it, or as such person may direct, in the format requested. The updated resale certificate shall be delivered within 10 days after the written request. A request for an updated resale certificate does not extend the cancellation periods set forth above.

17. **NOTICE TO PURCHASER REGARDING SETTLEMENT AGENT AND SETTLEMENT SERVICES:** Choice of Settlement Agent: Chapter 10 (§55.1-1000 et seq.) of Title 55.1 of the Code of Virginia provides that in loans made by lenders and secured by first deeds of trust or mortgages on real estate containing not more than four residential dwelling units, the purchaser or borrower has the right to select the settlement agent to handle the closing of this transaction. The settlement agent's role in closing this transaction involves the coordination of numerous administrative and clerical functions relating to the collection of documents and the collection and disbursement of funds required to carry out the terms of the contract between the parties. If part of the purchase price is financed, the lender for the purchaser will instruct the settlement agent as to the signing and recording of loan documents and the disbursement of loan proceeds. No settlement agent can provide legal advice to any party to the transaction except a settlement agent who is engaged in the private practice of law in Virginia and who has been retained or engaged by a party to the transaction for the purpose of providing legal services to that party. Variation by agreement: The provisions of Chapter 10 (§55.1-1000 et seq.) of Title 55.1 of the Code of Virginia may not be varied by agreement, and rights conferred by this chapter may not be waived. The seller may not require the use of a particular settlement agent as a condition of the sale of the property. Escrow, closing, and settlement service guidelines: The Virginia State Bar issues guidelines to help settlement agents avoid and prevent the unauthorized practice of law in connection with furnishing escrow, settlement or closing services. As a party to a real estate transaction, the purchaser or borrower is entitled to receive a copy of these guidelines from his settlement agent, upon request, in accordance with the provisions of Chapter 10 (§55.1-1000 et seq.) of Title 55.1 of the Code of Virginia.

To facilitate the settlement agent's preparation of various closing documents, including any HUD-1 or Closing Disclosure, Purchaser hereby authorizes the settlement agent to send such Closing Disclosure to Purchaser by electronic means and agrees to provide the settlement agent Purchaser's electronic mail address for that purpose only.

18. **MECHANICS LIEN NOTICE:**

(a) Virginia law (§ 43-1 et seq.) permits persons who have performed labor or furnished material for the construction, removal, repair or improvement of any building or structure to file a lien against the Property. This lien may be filed at any time after the work is commenced or the material is furnished, but not later than the earlier of (i) 90 days from the last day of the month in which the lienor last performed work or furnished materials or (ii) 90 days from the time the construction, removal, or improvement is terminated. **AN EFFECTIVE LIEN FOR WORK PERFORMED PRIOR TO THE DATE OF SETTLEMENT MAY BE FILED AFTER SETTLEMENT. LEGAL COUNSEL SHOULD BE CONSULTED.**

(b) Seller shall deliver to Purchaser at settlement an affidavit, on a form acceptable to Purchaser's lender, if applicable, signed by Seller that no labor or materials have been furnished to the Property within the statutory period for the filing of mechanics' or materialmen's liens against the Property. If labor or materials have been furnished during the statutory period, Seller shall deliver to Purchaser an affidavit signed by Seller and the person(s) furnishing the labor or materials that the costs thereof have been paid.

19. **NON-BINDING MEDIATION:** In an effort to avoid the expense and delay of litigation, the parties agree to submit any disputes or claims arising out of this Contract, including those involving the Listing Company or the Selling Company, to mediation prior to instituting litigation. Such mediation will be *non-binding*, that is, no party will be obligated to enter into any settlement arising out of mediation unless that settlement is satisfactory to that party. Any settlement the parties enter into will be binding, but if the parties are not able to reach agreement on a settlement, they may resort to arbitration or litigation as if the mediation had never taken place. The mediation will be performed by a mutually-agreeable mediator or mediation service in the area. This agreement to mediate does not apply to foreclosure, unlawful detainer (eviction), mechanics lien, probate, or license law actions. Judicial actions to provide provisional remedies (such as injunctions and filings to enable public notice of pending disputes) are not violations of the obligation to mediate and do not waive the right to mediate.

20. **NOTICE TO PURCHASER(S):** Purchaser should exercise whatever due diligence Purchaser deems necessary with respect to information on sexual offenders registered under Chapter 23 (Section 19.2-987 et seq.) of Title 19.2. Such information may be obtained by contacting your local police department or the Department of State Police, Central Records Exchange at (804) 674-2000 or <https://www.vsp.sor.com/>.

21. **DEFAULT:** If Seller or Purchaser defaults under this Contract, the defaulting party, in addition to all other remedies available at law or in equity, shall be liable for the brokerage fee referenced in paragraph 9 hereof as if this Contract had been performed and for any damages and all expenses incurred by non-defaulting party, Listing Company and Selling Company in connection with this transaction and the enforcement of this Contract, including, without limitation attorneys' fees and costs, if any. Payment of a real estate broker's fee as the result of a transaction relating to the Property which occurs subsequent to a default under this Contract shall not relieve the defaulting party of liability for the fee of Listing Company in this transaction and for any damages and expenses incurred by the non-defaulting party, Listing Company and Selling Company in connection with this transaction. In any action brought by Seller, Purchaser, Listing Company, or Selling Company under this Contract or growing out of the transactions contemplated herein, the prevailing party in such action shall

be entitled to receive from the non-prevailing party or parties, jointly and severally, in addition to any other damages or awards, reasonable attorneys' fees and costs expended or incurred in prosecuting or defending such action.

22. **OTHER TERMS:** (Use this space for additional terms not covered elsewhere in this Contract.)
Property Description: Approximately 1.9 acres of vacant land adjacent to 3434 Tanners Ridge Rd. All remaining portions of the property and structures will remain in the possession of Glenda Sue Housden Holmes.

Agreed Sale Price: \$25,000

Contingency: The sale is contingent upon the bank's release following a new appraisal.

Tax Plots: The property consists of two tax plots. The lines will be redefined to exclude the buildings, allowing for the sale of the vacant plot.

Additional Agreement: The buyer has provided assistance to the owner during the winter months. Payments made on behalf of the owner, totaling approximately \$3,000, will be credited toward the final purchase settlement. This amount may increase before closing, and both the buyer and seller will approve the final amount before the final closing documents are prepared.

Closing Timeframe: Anticipated to be approximately 60 days from the date of this agreement.

23. **BROKERS: LICENSEE STATUS:**

(a) Listing Company and Selling Company may from time to time engage in general insurance, title insurance, mortgage loan, real estate settlement, home warranty and other real estate-related businesses and services, from which they may receive compensation during the course of this transaction, in addition to real estate brokerage fees. The parties acknowledge that Listing Company and Selling Company are retained for their real estate brokerage expertise, and neither has been retained as an attorney, tax advisor, appraiser, title advisor, home inspector, engineer, surveyor, or other professional service provider.

(b) Disclosure of Real Estate Board/Commission licensee status, if any is required in this transaction:

24. **MISCELLANEOUS:** This Contract may be signed in one or more counterparts, each of which shall be deemed to be an original and all of which together shall constitute one and the same document. Documents delivered by facsimile machine shall be considered as originals. Unless otherwise specified herein, "days" mean calendar days. For the purpose of computing time periods, the first day shall be the day following the date this Contract is fully ratified. This Contract represents the entire agreement between Seller and Purchaser and may not be modified or changed except by written instrument executed by the parties. This Contract shall be construed, interpreted and applied according to the laws of the state in which the Property is located and shall be binding upon and shall inure to the benefit of the heirs, personal representatives, successors, and assigns of the parties. To the extent any handwritten or typewritten terms herein conflict with or are inconsistent with the printed terms hereof, the handwritten and typewritten terms shall control. Whenever the context shall so require, the masculine shall include the feminine and singular shall include the plural. Unless otherwise provided herein, the representations and warranties made by Seller herein and all other provisions of this Contract shall be deemed merged into the deed delivered at settlement and shall not survive settlement.

25. **WIRE FRAUD ALERT.** Criminals are hacking email accounts of real estate agents, title companies, settlement attorneys, and others, resulting in fraudulent wire instructions being used to divert funds to the account of the criminal. Purchaser and Seller are advised to not wire any funds without personally speaking with the intended recipient of the wire to confirm the routing number and the account number. Neither Purchaser or Seller should send personal information such as Social Security numbers, bank account numbers, and credit card numbers except through secured email or personal delivery to the intended recipient. To report wire fraud and internet crime complaints go to <https://www.ic3.gov>.

26. **ELECTRONIC SIGNATURES.** _____ / _____ If this paragraph is initialed by both parties, then in accordance with the Uniform Electronic Transactions Act (UETA) and the Electronic Signatures in Global and National Commerce Act, or E-Sign, regarding electronic signatures and transactions, the parties do hereby expressly authorize and agree to the use of electronic signatures as an additional method of signing and/or initialing this Agreement. The parties hereby agree that either party may sign electronically by utilizing an electronic signature service.

27. **ACCEPTANCE:** This Contract, when signed by Purchaser, shall be deemed an offer to enter into a bilateral contract. If not accepted by Seller by 5:00PM (time), 5/26/2025, it shall become null and void.

WITNESS the following duly authorized signatures: (SEPARATE ALL COPIES BEFORE SIGNING BELOW)

PURCHASER:

5/9/25, 1/1/25 Jon Copper
DATE PURCHASER

DATE PURCHASER

DATE PURCHASER

DATE PURCHASER

SELLER:

5/9/25, 1/1/25 Melinda Sue Housden Holmes
DATE SELLER

DATE SELLER

DATE SELLER

DATE SELLER

For information purposes only:

Selling Company's Name and Address

Listing Company's Name and Address:

FRANK HARDY SOTHEBY'S INTERNATIONAL REALTY
417 PARK STREET
CHARLOTTESVILLE VA 22902
Office Phone: 434-296-0134 Fax: 434-296-9730
MLS Broker Code: Office ID No. K80
Agent Name: MO COVINGTON
Agent ID No.: COVINGTON14846
Agent E-mail address: Mcovington@frankhardy.com

Office Phone: Fax: _____
MLS Broker Code: Office ID No. _____
Agent Name: _____
Agent ID No.: _____
Agent E-mail address: _____

This Contract has been ratified by Purchaser and Seller as of _____ ("Date of Ratification").

Acknowledgement that Contract is ratified as of the date above.

Selling Firm _____
(signature) MO COVINGTON

Listing Firm _____
(signature)

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125-4 of the Page County Zoning Ordinance
(prior to zoning ordinance amendments relating to event venue, events, etc.)

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.



Photo from Google Maps- September 2023

Chapel



Photo from Google Maps- September 2023

Bell Tower



Photo from Google Maps- September 2023

Main House



Photo from Google Maps- September 2023

Parish House



Photo from Google Maps- September 2023

Lot 8- Land currently owned by Glenda Sue Housden Holmes that is being purchased by Flourish Real Estate LLC/Jon Copper.

Lot 6



Photo from Google Maps-
April 2009

Parish House

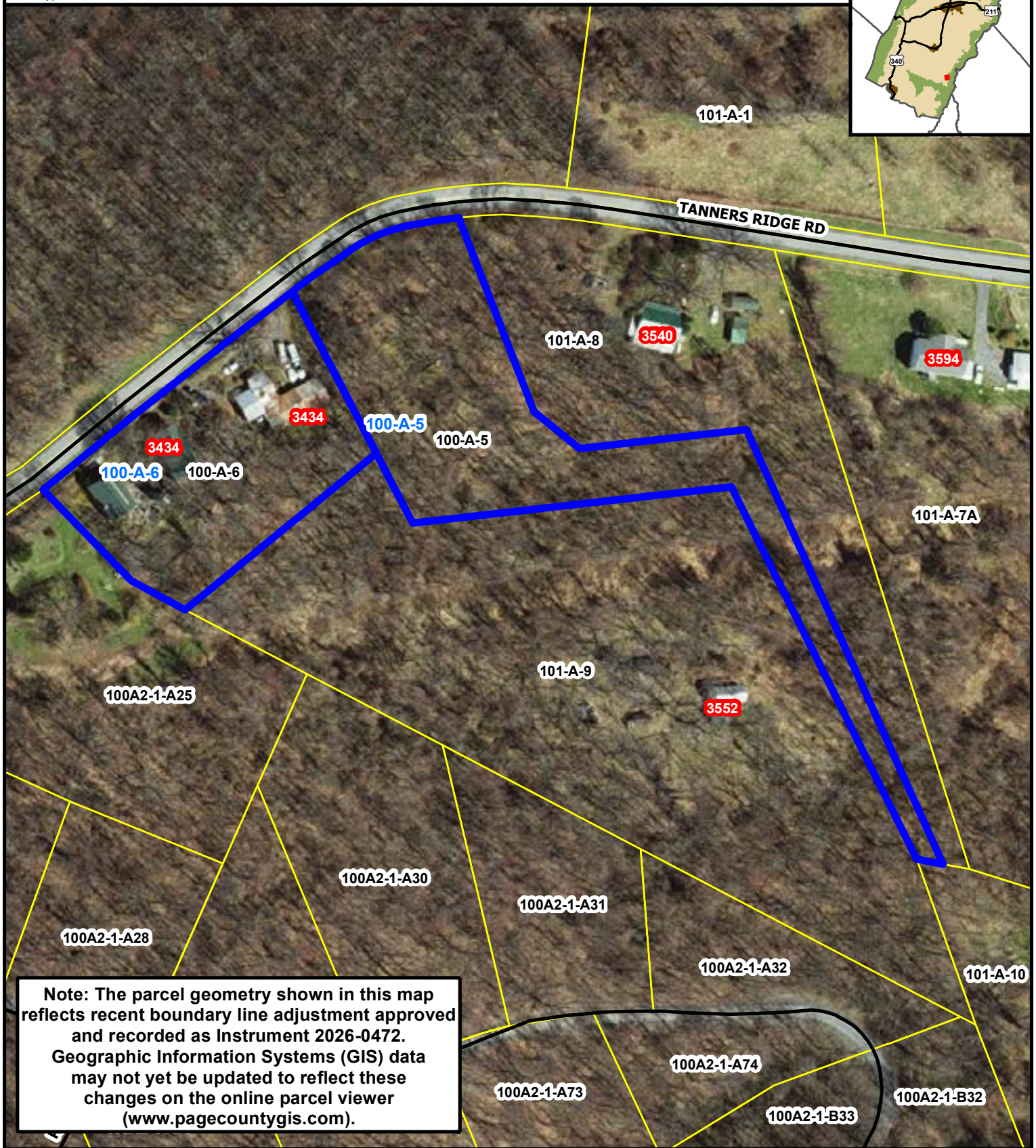
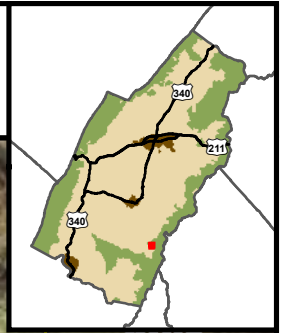
Main House

Bell Tower

Chapel



Tax Map ID 100-A-5 and 100-A-6 Aerial



Note: The parcel geometry shown in this map reflects recent boundary line adjustment approved and recorded as Instrument 2026-0472. Geographic Information Systems (GIS) data may not yet be updated to reflect these changes on the online parcel viewer (www.pagecountygis.com).

Legend

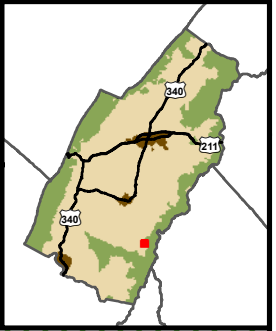
- Roads
- Tax Map ID 100-A-5 and 100-A-6
- Other Lots

0 100 200 400 Feet

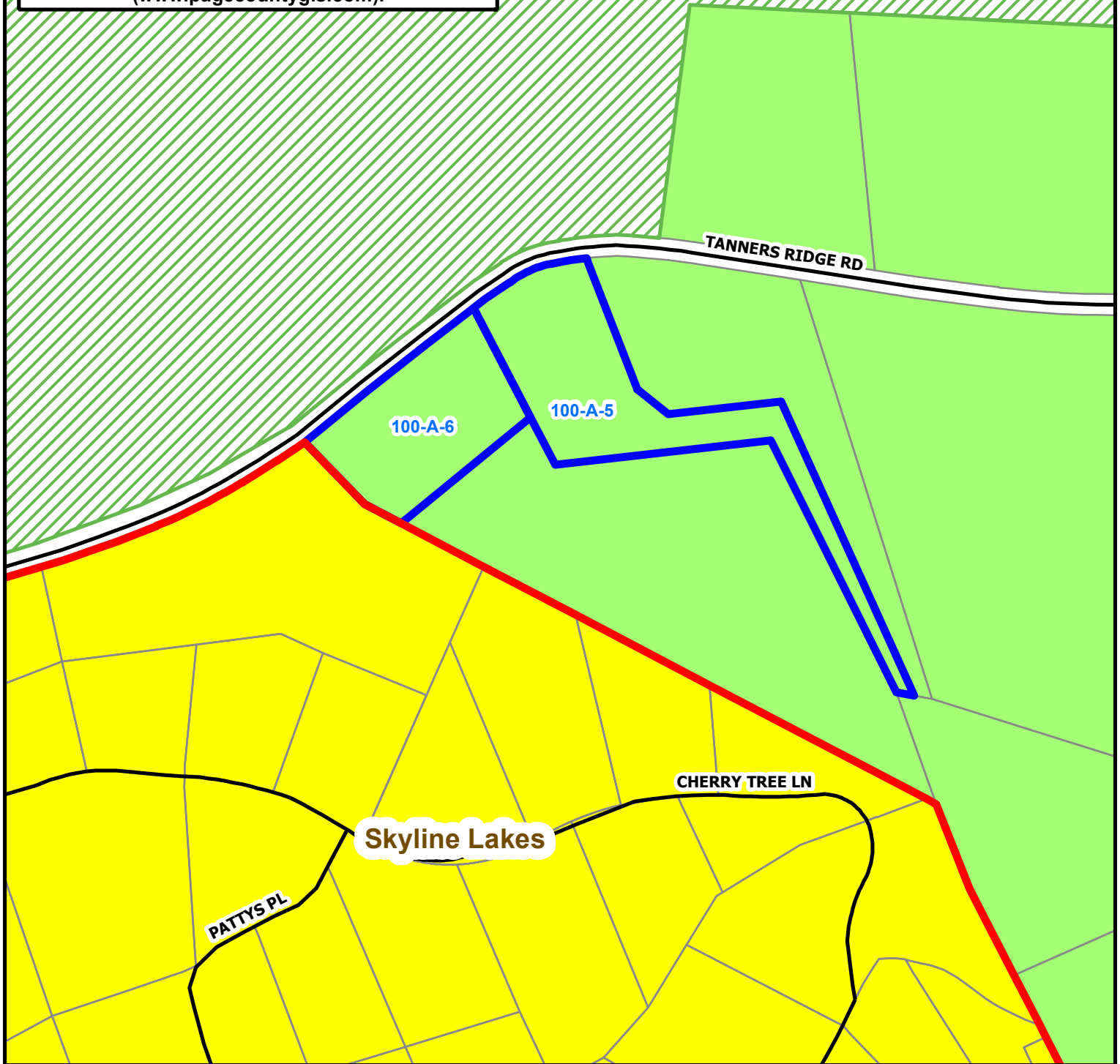
April 17, 2026
Page County GIS Department
2022 VGIN Aerial Imagery
Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



Tax Map ID 100-A-5 and 100-A-6 Zoning



Note: The parcel geometry shown in this map reflects recent boundary line adjustment approved and recorded as Instrument 2026-0472. Geographic Information Systems (GIS) data may not yet be updated to reflect these changes on the online parcel viewer (www.pagecountygis.com).



Legend

- Roads
- Tax Map ID 100-A-5 and 100-A-6
- Other Lots

- Shenandoah National Park
- Subdivision

Current Zoning

- Residential
- Woodland-Conservation

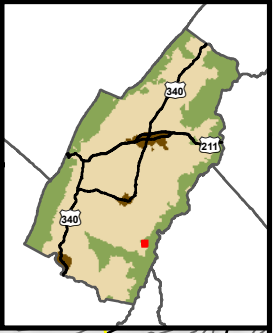
0 200 400 800 Feet

April 17, 2026
Page County GIS Department

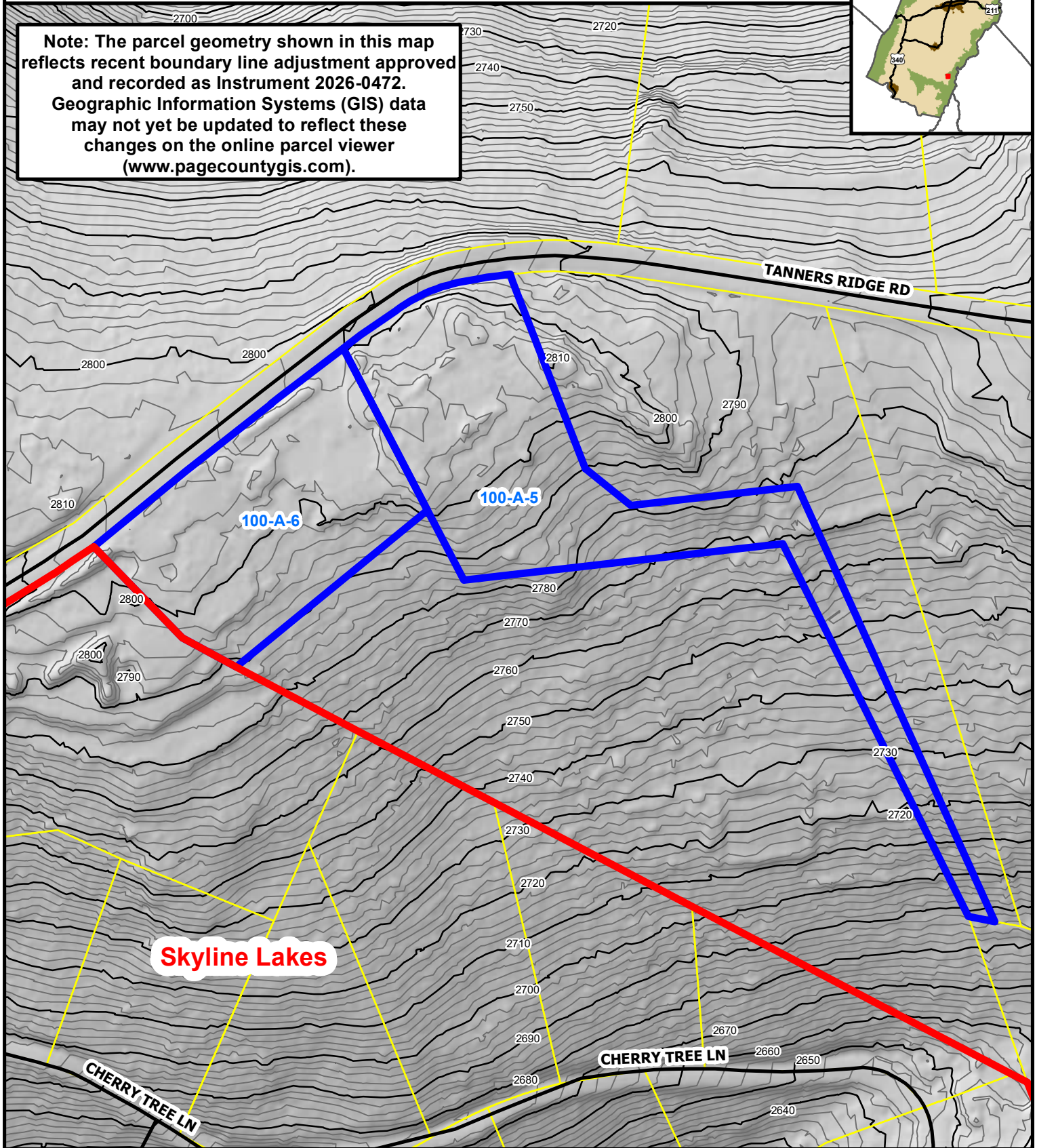
Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



Tax Map ID 100-A-5 and 100-A-6 Elevation Contours



Note: The parcel geometry shown in this map reflects recent boundary line adjustment approved and recorded as Instrument 2026-0472. Geographic Information Systems (GIS) data may not yet be updated to reflect these changes on the online parcel viewer (www.pagecountygis.com).



Legend

- Roads
- Subdivision
- Tax Map ID 100-A-5 and 100-A-6
- Other Lots

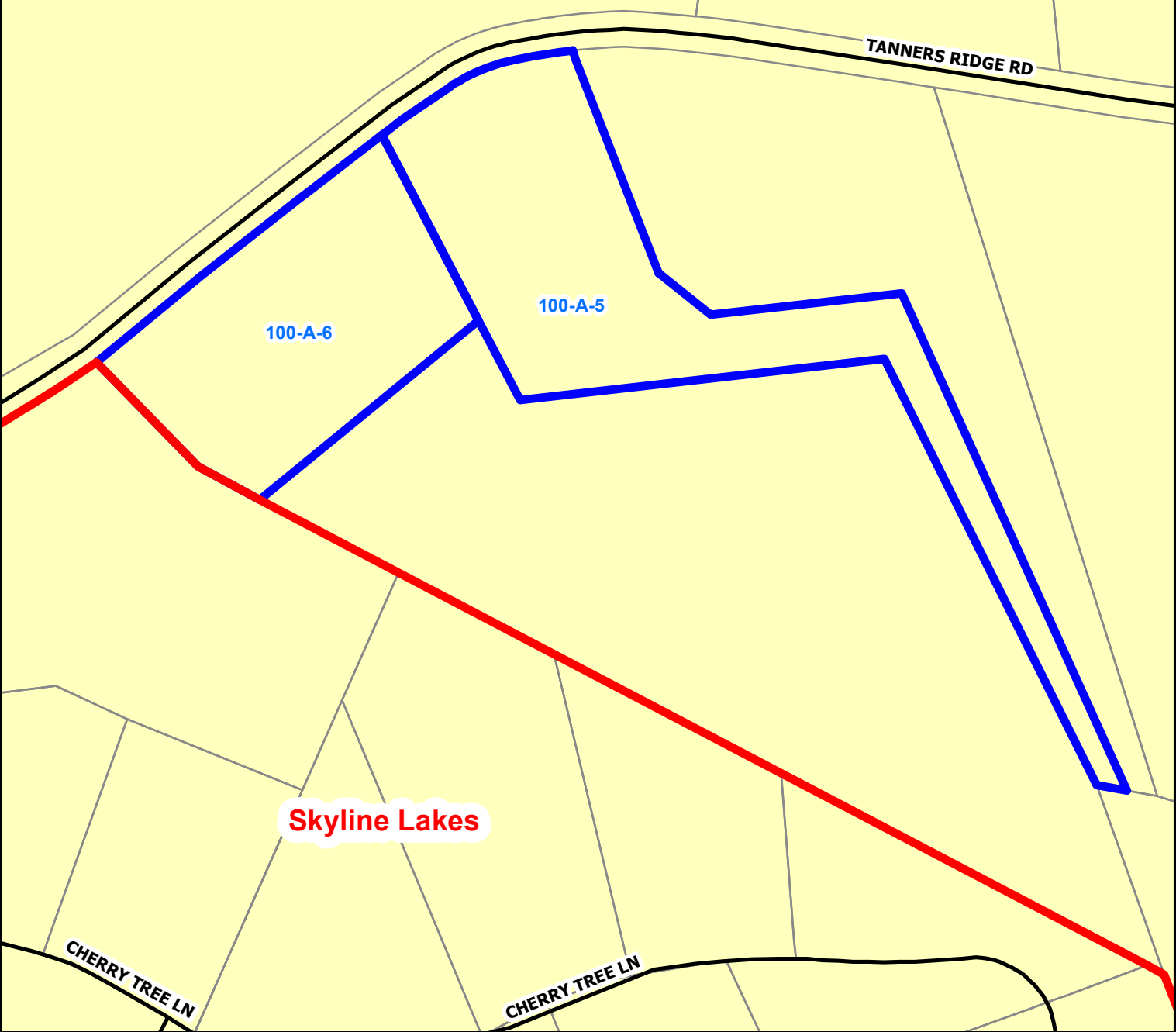
April 17, 2026
Page County GIS Department
Hillshade/Contours Derived from 2015 USGS LIDAR
Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



Tax Map ID 100-A-5 and 100-A-6 Farmland



Note: The parcel geometry shown in this map reflects recent boundary line adjustment approved and recorded as Instrument 2026-0472. Geographic Information Systems (GIS) data may not yet be updated to reflect these changes on the online parcel viewer (www.pagecountygis.com).



Legend

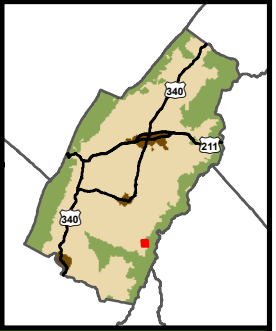
- Roads
- Tax Map ID 100-A-5 and 100-A-6
- Other Lots
- Subdivision
- Prime Farmland
- Farmland of Statewide Importance
- Moderate Farmland

0 50 100 200 Feet

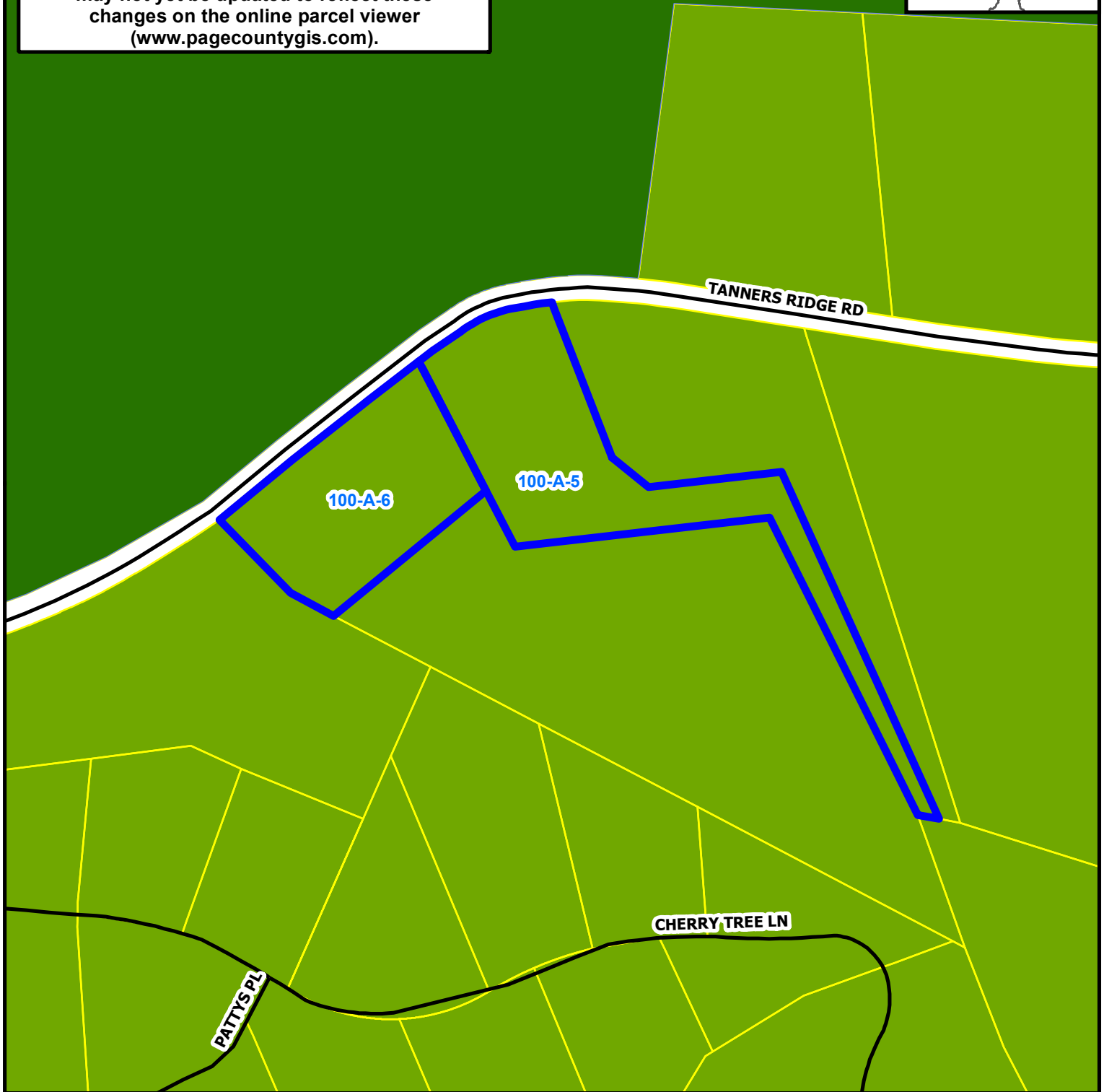
April 17, 2026
Page County GIS Department
USDA Farmland Data
Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



Tax Map ID 100-A-5 and 100-A-6 Preservation Tiers



Note: The parcel geometry shown in this map reflects recent boundary line adjustment approved and recorded as Instrument 2026-0472. Geographic Information Systems (GIS) data may not yet be updated to reflect these changes on the online parcel viewer (www.pagecountygis.com).



Legend

- Roads
- 100-A-5 and 100-A-6 Tax Map ID
- Other Lots
- Agricultural Protection Tier
- Environmental Preservation Tier
- National Park / Forest Tier

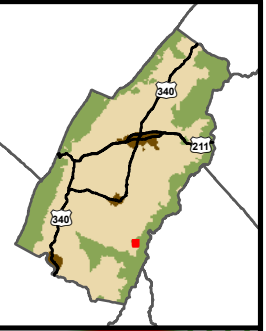
0 100 200 400 Feet

April 17, 2026
Page County GIS Department
2020 Comprehensive Plan
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.

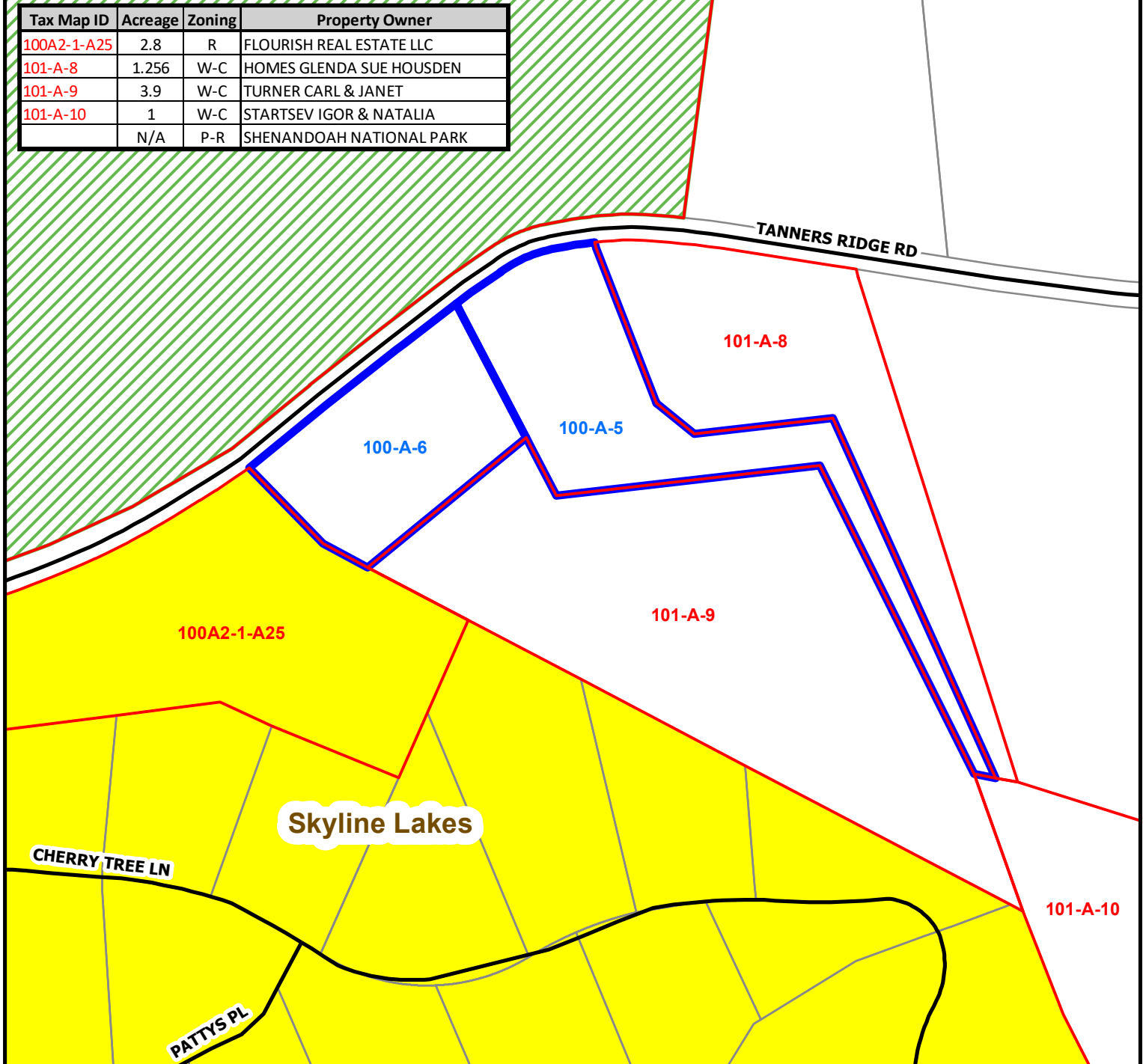


Tax Map ID 100-A-5 and 100-A-6 Neighboring Properties



Note: The parcel geometry shown in this map reflects recent boundary line adjustment approved and recorded as Instrument 2026-0472. Geographic Information Systems (GIS) data may not yet be updated to reflect these changes on the online parcel viewer (www.pagecountygis.com).

Tax Map ID	Acreage	Zoning	Property Owner
100A2-1-A25	2.8	R	FLOURISH REAL ESTATE LLC
101-A-8	1.256	W-C	HOMES GLENDA SUE HOUSDEN
101-A-9	3.9	W-C	TURNER CARL & JANET
101-A-10	1	W-C	STARTSEV IGOR & NATALIA
	N/A	P-R	SHENANDOAH NATIONAL PARK



Legend

- Roads
- Tax Map ID 100-A-5 and 101-A-8
- Other Lots
- Neighboring Properties
- Skyline Lakes
- Shenandoah National Park

0 100 200 400 Feet

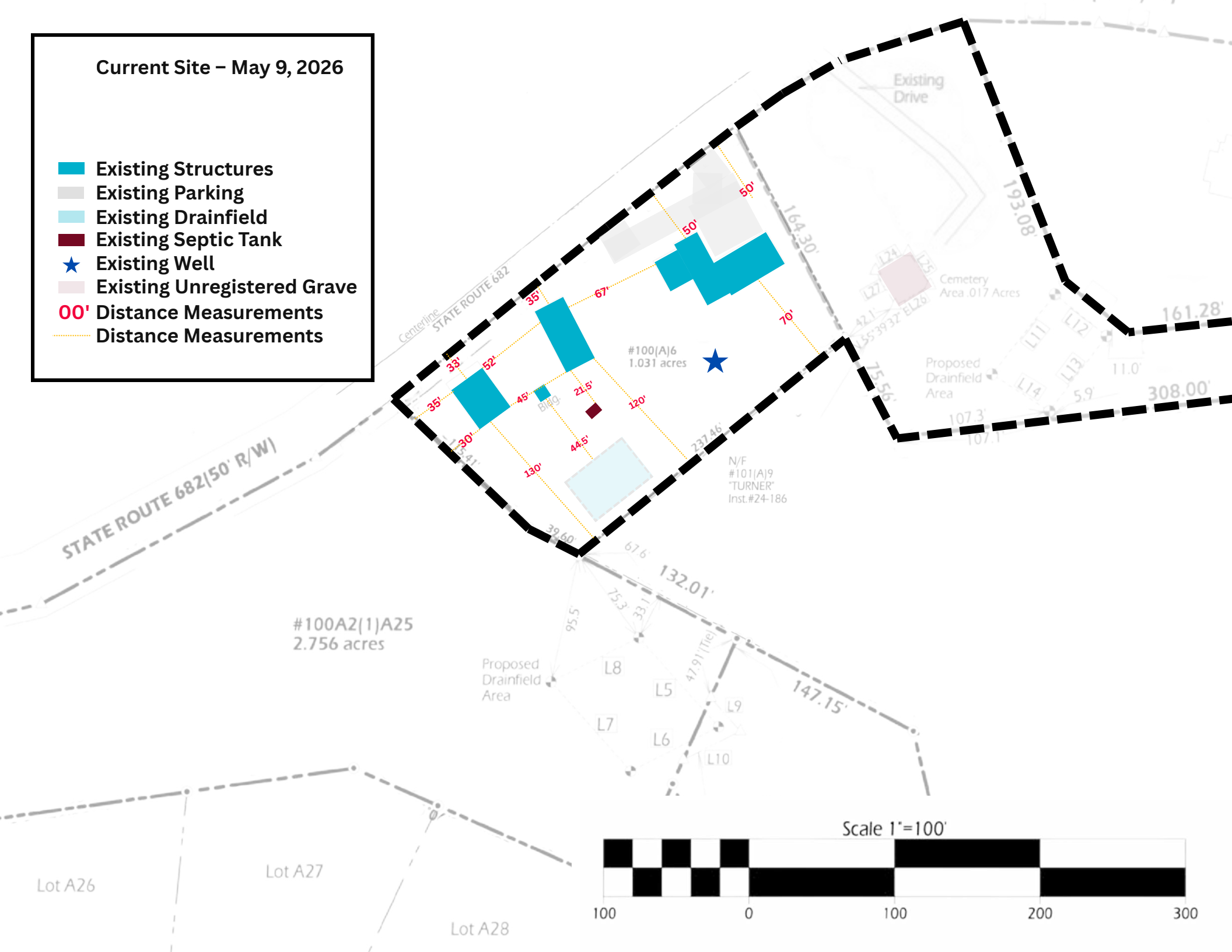
April 17, 2026
Page County GIS Department

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
100A2-1-A25	2.7556	R	FLOURISH REAL ESTATE LLC		3328 ROBIOUS FOREST WAY	MIDLOTHIAN	VA	23113
101-A-8	1.256	W-C	HOMES GLENDA SUE HOUSDEN		3540 TANNERS RIDGE RD	STANLEY	VA	22851
101-A-9	3.934	W-C	TURNER CARL & JANET	3552 TANNERS RIDGE RD	208 EIGHTH AVE	LURAY	VA	22835
101-A-10	1.0	W-C	STARTSEV IGOR & NATALIA	186 CHERRY TREE LN	3 BOGIE DR	PALMYRA	VA	22963
	N/A	P-R	SHENANDOAH NATIONAL PARK					

Current Site – May 9, 2026

- Existing Structures
- Existing Parking
- Existing Drainfield
- Existing Septic Tank
- Existing Well
- Existing Unregistered Grave
- 00' Distance Measurements
- Distance Measurements

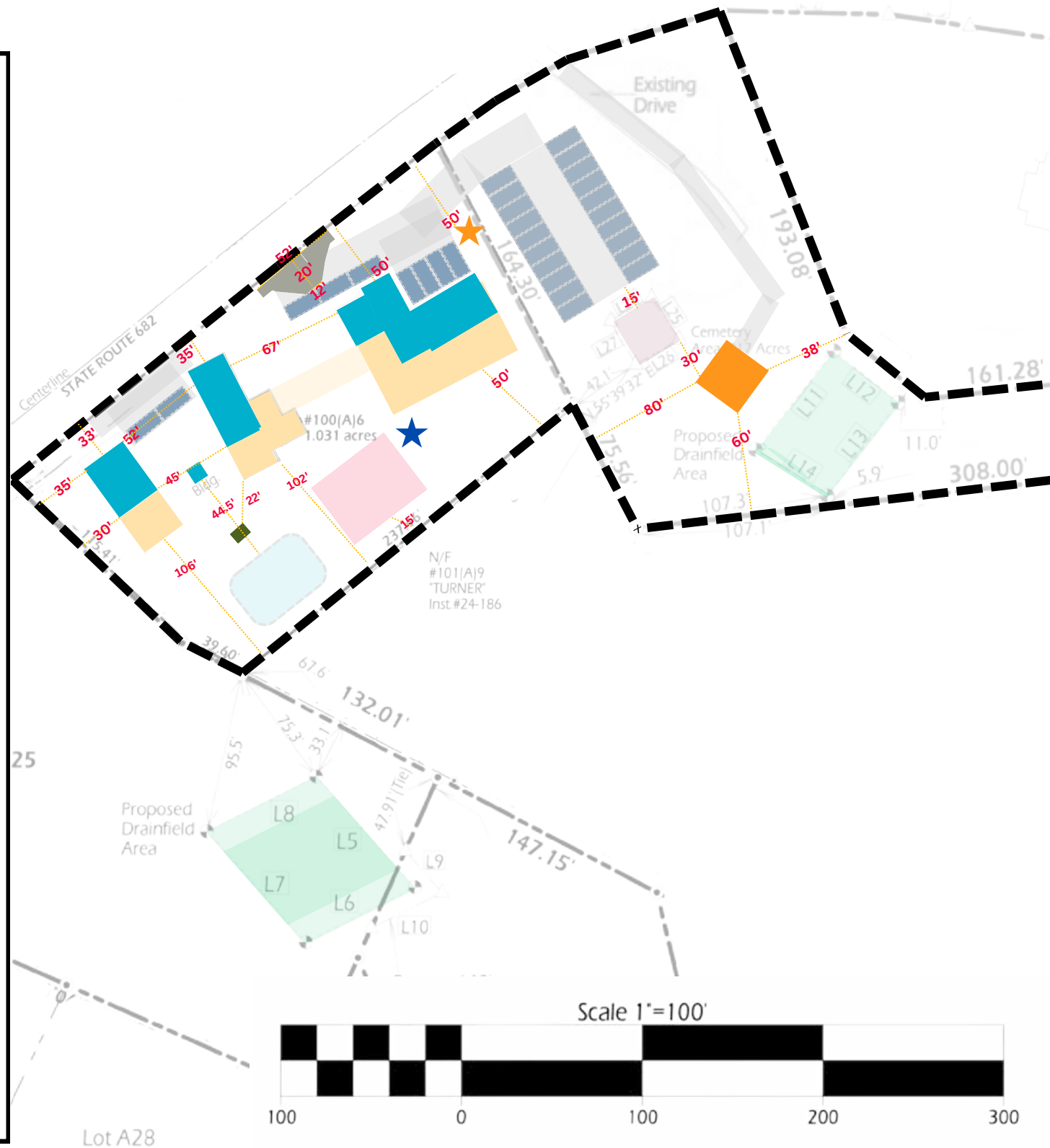


Full Site Stewardship
May 9, 2026

- Existing Structures
- Existing Parking
- Existing Drainfield
- Existing Septic Tank
- ★ Existing Well
- Existing Unregistered Grave
- 00' Distance Measurements
- Distance Measurements
- Perked Septic
- New Septic Tank
- ★ Potential Well
- New Cabin
- New Addition
- Potential Breezeway
- Gazebo or Temporary Tent
- New Parking
- New Comerical Entrance
- 9x20 Parking Spot

*** More than 85%+ of the site remains undeveloped.**
 This number includes driveways and parking areas, and gazebo / temporary tent.

More than 65%+ of A6 remains undeveloped.





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 I
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: Cassie Richards, Zoning Administrator II

SUBJECT: Introduction for proposed Amendments- Stormwater Fee Schedule

DATE: July 1, 2026

SUMMARY:

Multiple amendments related to Stormwater fee schedule

BACKGROUND:

The Virginia Department of Environmental Quality (DEQ) has updated fee schedules for all stormwater permits, as well as for modification and maintenance of stormwater projects.

PROPOSED AMENDMENTS:

Staff recommends approval of the attached amendments to the Stormwater Fee Schedule.

MOTION(S):

I move that the Board of Supervisors hold a public hearing on the attached Page County Code amendments at the _____ Regular Meeting, and direct staff to provide adequate notice of such hearing in accordance with Section 15.2-2204 of the Code of Virginia.

OR

I move an alternative motion.

ATTACHMENT(S):

- Draft amendments dated 07/01/2026

STORMWATER FEE SCHEDULE
(effective 4/4/2022)

Fees for individual permit coverage under the General Permit for Discharges from Construction Activities		
Fee type	Total fee to be paid by applicant	Department portion of fee (28 30%)
General/Stormwater Management – Small Construction Activity/Land Clearing (Single-family detached residential structures within or outside of a common plan of development or sale with land-disturbance acreage less than five acres)	\$209	\$0
General/Stormwater Management – Small Construction Activity/Land Clearing (Areas within common plans of development or sale with land-disturbance acreage less than one acre, except for single-family detached residential structures)	\$290 \$450	\$81 \$135
General/Stormwater Management – Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than one acre and less than five acres)	\$2,700 \$4,100	\$756 \$1,230
General/Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than five acres and less than 10 acres)	\$3,400 \$5,100	\$952 \$1,530
General/Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 10 acres and less than 50 acres)	\$4,500 \$6,800	\$1,260 \$2,040
General/Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 50 acres and less than 100 acres)	\$6,100 \$9,100	\$1,708 \$2,730
General/Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas with common plans of development or sale with land-disturbance acreage equal to or greater than 100 acres)	\$9,600 \$14,300	\$2,688 \$4,290

Fees for the modification or transfer of individual permits or of registration statements for the General Permit for Discharges from Construction Activities	
General/Stormwater Management – Small Construction Activity/Land Clearing (Areas within common plans of development or sale with land-disturbance acreage less than one acre, except for single-family detached residential structures)	\$20 \$30
General/Stormwater Management – Small Construction Activity/Land Clearing (Single-family detached residential structures within or outside a common plan of development or sale with land-disturbance acreage less than five acres where the locality is the VSMP authority)	\$20 \$30
General/Stormwater Management – Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than one and less than five acres)	\$200 \$320
General/Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than five acres and less than 10 acres)	\$250 \$400
General/Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 10 acres and less than 50 acres)	\$300 \$480
General/Stormwater Management – Large Construction Activity/Land Clearing	\$450 \$720

(Site or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 50 acres and less than 100 acres)	
General/Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance equal to or greater than 100 acres)	\$700 \$1,120

Permit maintenance fees	
General/Stormwater Management – Small Construction Activity/Land Clearing (Areas within common plans of development or sale with land-disturbance acreage less than one acre, except for single-family detached residential structures)	\$50 \$80
General/Stormwater Management – Small Construction Activity/Land Clearing (Single-family detached residential structures within or outside a common plan of development or sale with land-disturbance acreage less than five acres where the locality is the VSMP authority)	\$50 \$80
General/Stormwater Management – Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance equal to or greater than one acre and less than five acres)	\$400 \$650
General/Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than five acres and less than 10 acres)	\$500 \$800
General/Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 10 acres and less than 50 acres)	\$650 \$1,050
General/Stormwater Management – Large Construction Activity/Land Clearing (Site or areas within common plans of development or sale with land-disturbance or acreage equal to or greater than 50 acres and less than 100 acres)	\$900 \$1,450
General/Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 100 acres)	\$1,400 2,250

Note 1: If actual plan review costs (plus 5%) ~~exceeds~~ exceed “Total fee to be paid by applicant” minus “Department portion of fee,” the applicant shall be responsible for the difference.

Note 2: If the VSMP authority (Page County) determines a third-party inspector is required due to size or nature of the construction activity, any inspection costs (plus 5%) incurred by the VSMP authority shall be the responsibility of the applicant and shall be invoiced and paid monthly.



VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

GENERAL VPDES PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES (VAR10)
CONSTRUCTION ACTIVITY PERMIT FEE FORM 2024

Section I. Current Construction Activity Operator/Permittee Information. Operator information as it appears on the current, active permit coverage.

Construction Activity

Operator Name: _____

Contact Person: _____

Address: _____

City, State and Zip Code: _____

Phone Number: _____

Primary Email: _____

CC Email: _____

Section II. Construction Activity Location Information. Locational information regarding the construction activity site.

Existing Permit Number

(if applicable): _____

Construction Activity

Name: _____

City and/or County: _____

Section III. Type of Permit. Choose the type of construction activity permit for which you are applying.

General Permit Coverage ☐ Individual Permit Coverage ☐ Expedited General Permit Coverage (>100 acres) ☐

Section IV. Type of Permit Action. Choose the type of permit being performed (choose one).

New Issuance ☐ Reissuance ☐ Maintenance ☐ Modification ☐ Transfer ☐

Section V. Fee. The fee is calculated based on the estimated area to be disturbed total of your construction activity. From the Fee Schedule. Amount of fee submitted: _____

Section VI. Instructions. Fees are required and must be paid when applications for a permit issuance, reissuance, modification, or transfer are submitted. Applications are considered incomplete if the proper fee is not paid in full and will not be processed until the fee is received. The fee schedule for permits is included with this form. Invoices will be emailed if you chose "YES" to e-transmit and included a valid email on your permit registration statement.

Please submit this form to the VESMP Authority that has jurisdiction over your construction activity. If the locality is the VESMP Authority, please submit your form directly to the locality; do NOT send this form to DEQ.

If DEQ is the VSMP/VESMP Authority, please send to:

Department of Environmental Quality

Office of Stormwater Management Suite 1400

PO Box 1105

Richmond VA 23218

constructiongp@deq.virginia.gov

If the locality is the VESMP Authority, please send to:

The Local VESMP Authority (insert address below)

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY
GENERAL VPDES PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES (VAR10)
CONSTRUCTION ACTIVITY PERMIT FEE SCHEDULE 2024

A. Individual Permits. The fee for filing a permit application for a Construction Activity Individual Permit issued by the Department is as follows: (NOTE: Individual permittees pay an annual permit maintenance fee instead of a reapplication fee. The permittee is billed separately by DEQ for the annual permit maintenance fee.)

TYPE OF PERMIT	ISSUANCE
Individual Permit for Discharges from Construction Activities	\$24,000

B. Registration Statements. The fee for filing a permit application (registration statement) for coverage under a Construction General Permit issued by the Department, including a state or federal agency that does not administer a project in accordance with approved standards and specifications, is as follows:

TYPE OF PERMIT	ISSUANCE
General / Stormwater Management - Small Construction Activity/Land Clearing (Areas within common plans of development or sale with land-disturbance acreage less than one acre)	\$450
General / Stormwater Management - Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than one acre and less than five acres)	\$4,100
General / Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than five acres and less than 10 acres)	\$5,100
General / Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 10 acres and less than 50 acres)	\$6,800
General / Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 50 acres and less than 100 acres)	\$9,100
General / Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 100 acres)	\$14,300

The fee for filing a permit application (registration statement) for coverage under a Construction General Permit issued by the Department for a state or federal agency that administers a project in accordance with approved standards and specifications is as follows:

TYPE OF PERMIT	ISSUANCE
Construction General / Stormwater Management – Phase I Land Clearing (“Large” Construction Activity – Sites or common plans of development or sale equal to or greater than 5 acres)	\$1,200
Construction General / Stormwater Management – Phase II Land Clearing (“Small” Construction Activity – Sites or common plans of development or sale equal to or greater than 1 acre and less than 5 acres)	\$700

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY
GENERAL VPDES PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES (VAR10)
CONSTRUCTION ACTIVITY PERMIT FEE SCHEDULE 2024

C. Permit Modification or Transfer Fees. The following fees apply to the modification or transfer of a Construction Activity Individual Permit or a Construction General Permit issued by the Department. The fee assessed shall be based on the total disturbed acreage of the construction activity. In addition to the permit modification fee, modifications resulting in an increase in total disturbed acreage shall pay the difference in the initial Construction General Permit fee paid and the Construction General Permit fee that would have applied for the total disturbed acreage in Section B above.

TYPE OF PERMIT	MODIFICATION
General / Stormwater Management – Small Construction Activity/Land Clearing (Areas within common plans of development or sale with land disturbance acreage less than one acre)	\$30
General / Stormwater Management – Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than one and less than five acres)	\$320
General / Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than five acres and less than 10 acres)	\$400
General / Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 10 acres and less than 50 acres)	\$480
General / Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 50 acres and less than 100 acres)	\$720
General / Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 100 acres)	\$1,120
Individual Permit for Discharges from Construction Activities	\$8,000

D. Permit Maintenance Fees. The following annual permit maintenance fees apply to each permit identified below, including expired permits that have been administratively continued. No annual permit maintenance fee is required for coverage under a Construction General Permit for a state or federal agency that administers a project in accordance with approved standards and specifications.

TYPE OF PERMIT	MAINTENANCE
General / Stormwater Management – Small Construction Activity/Land Clearing (Areas within common plans of development or sale with land disturbance acreage less than one acre)	\$80
General / Stormwater Management – Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than one and less than five acres)	\$650
General / Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than five acres and less than 10 acres)	\$800
General / Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 10 acres and less than 50 acres)	\$1,050

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY
GENERAL VPDES PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES (VAR10)
CONSTRUCTION ACTIVITY PERMIT FEE SCHEDULE 2024

General / Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 50 acres and less than 100 acres)	\$1,450
General / Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 100 acres)	\$2,250
Individual Permit for Discharges from Construction Activities	\$4,800

Construction General Permit Fees

Fee type	Total fee to be paid by applicant (includes both VESMP authority and department portions where applicable)	Department portion of "total fee to be paid by applicant" (based on 30% of total fee paid*)
Land-Disturbing Activity in a Chesapeake Bay Preservation Area (not subject to General Permit coverage; sites within designated areas of Chesapeake Bay Act localities with land-disturbance acreage equal to or greater than 2,500 square feet and less than one acre)	\$290	\$0
General / Stormwater Management - Small Construction Activity/Land-Disturbing Activity in a Chesapeake Bay Preservation Area (not subject to General Permit coverage)/Land Clearing (Single-family detached residential structures within or outside a common plan of development or sale with land-disturbance acreage less than five acres)	\$209	\$0
General / Stormwater Management - Small Construction Activity/Land Clearing (Areas within common plans of development or	\$450	\$135

Construction General Permit Fees

Fee type	Total fee to be paid by applicant (includes both VESMP authority and department portions where applicable)	Department portion of "total fee to be paid by applicant" (based on 30% of total fee paid*)
sale with land-disturbance acreage less than one acre, except for single-family detached residential structures)		
General / Stormwater Management - Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than one acre and less than five acres)	\$4,100	\$1,230
General / Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than five acres and less than 10 acres)	\$5,100	\$1,530
General / Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of	\$6,800	\$2,040

Construction General Permit Fees

Fee type	Total fee to be paid by applicant (includes both VESMP authority and department portions where applicable)	Department portion of "total fee to be paid by applicant" (based on 30% of total fee paid*)
development or sale with land-disturbance acreage equal to or greater than 10 acres and less than 50 acres)		
General / Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 50 acres and less than 100 acres)	\$9100	\$2,730
General / Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 100 acres)	\$14,300	\$4,290
Individual VPDES Permit for Discharges of Stormwater from Construction Activities (This will be administered by the department)	\$24,000	\$24,000



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

RESOLUTION

ADOPTION OF THE REVISED EMERGENCY OPERATIONS PLAN

WHEREAS, the Emergency Operations Plan, further known as the EOP, is required to be revised every four years; and

WHEREAS, the EOP is continually being revised, the entire EOP has to be reviewed and revised every four years.

NOW THEREFORE, BE IT RESOLVED, that the Page County Board of Supervisors adopts the EOP, as revised on March 7, 2022.

BE IT FURTHER RESOLVED, that the Page County Board of Supervisors authorizes Woody Brown, Interim Director of Emergency Services, to make revisions, as needed.

This Resolution was adopted by the Page County Board of Supervisors in regular session on this 6th day of July, 2026.

Clifton “Bucky” Thomas, Chairman

Amity Moler, Clerk

Chapter 105. Taxation

Article XXIV. Emergency Services Volunteer Motor Vehicle Tax Rebate

105-102. Pursuant to Code of Virginia §58.1-3506(A)(15), there is hereby established for county taxation purposes a separate class of tangible personal property entitled “motor vehicle owned or leased by volunteer fire department and rescue squad member”.

105-103. Definitions.

For purposes of this Chapter, the following terms shall have the following meanings:

- (A) **Emergency Medical Services Agency or “EMS agency”.** Means an organization that holds a valid license issued by the Commissioner of Health in accordance with §32.1-111.6 of the Code of Virginia.
- (B) **Emergency medical services personnel or “EMS” personnel.** Individuals who are employed by or members of an emergency medical services agency and who provide emergency medical services pursuant to an emergency medical services agency license issued by the Commission of Health, as defined in §32.1-111.1 of the Code of Virginia
- (C) **Fire department.** An organization providing fire suppression, rescue, and related emergency services, whether organized as a volunteer fire company, combination department, or other entity recognized by Page County, Virginia as an official emergency services provider.
- (D) **Motor Vehicle.** Any vehicle, machine, or mechanical device that is self-propelled and designed primarily for use and operation on the public highways, including but not limited to automobiles, motorcycles, trucks and sport utility vehicles. The term does not include vehicles used exclusively for business purposes, farm vehicles, or vehicles registered as antique vehicles under Virginia Code §46.2-730.
- (E) **Qualifying emergency services agency.** Means any emergency medical services agency, fire department, rescue squad, or volunteer emergency services organization that:
 - a. Operates within or provides services to Page County, Virginia;
 - b. Is duly licensed, certified, or otherwise authorized to provide emergency services under applicable state and local law; and
 - c. Maintains records of volunteer participation and service hours.

105-104. Qualifications and eligibility.

- (A) To be considered a qualifying volunteer, the following conditions must be met:

- a. The individual must be an active volunteer member of a qualifying emergency services agency as defined herein;
 - b. The individual may not be employed full-time by any emergency services agency for the provision of emergency services; and
 - c. The individual must regularly respond to calls or regularly perform other duties for the emergency medical services agency or fire department. “Regularly responds” or “regularly performs other duties” shall be construed in accordance with guidelines established by the Page County Director of Emergency Management.
- (B) A qualifying volunteer may receive a rebate for one motor vehicle per tax year. The motor vehicle must be owned or leased by the qualifying volunteer, if the terms of the lease require the individual to pay tangible personal property tax on the motor vehicle.
- (C) No rebate shall be permitted for any motor vehicle that is:
- a. Owned or leased by a business entity;
 - b. Used exclusively or primarily for business purposes;
 - c. Registered as a commercial vehicle; or
 - d. Otherwise exempt from a local personal property tax under Virginia law.

105-105. Application and Certification

- (A) Each qualifying emergency services agency shall maintain accurate records of volunteer service hours, training participation, emergency responses, and other activities for all volunteers, and must provide a copy of such records upon request by the Commissioner of Revenue.
- (B) Upon a request by a volunteer, the qualifying emergency services agency shall provide a written certification attesting that the volunteer is an individual who meets the requirements as set forth in Section 105-104(A).
- (C) Each qualifying volunteer seeking a rebate shall file a written application with the Commissioner of the Revenue on or before January 31 of each year; however, the Commission of the Revenue is authorized, in their discretion, and for good cause shown and without fault on the part of the volunteer, to accept a certification after the January 31 deadline.
- (D) The application shall include the following information:
- a. The certification from the qualifying emergency services agency, signed by an authorized officer or administrator, attesting that the applicant meets the eligibility requirements;
 - b. The applicant’s full legal name, address, and contact information;

- c. A description of the motor vehicle for which the rebate is claimed, including make, model, year, and vehicle identification number (VIN); and
- d. Proof of payment of the personal property tax for the applicable tax year.

105-106. Review and Verification.

- (A) The Commissioner of Revenue shall review all applications for completeness and accuracy, and may request additional documentation or information from the applicant as deemed necessary to verify eligibility.
- (B) The Commissioner of Revenue may deny any application that is deemed incomplete, untimely, or fails to demonstrate eligibility.

105-107. Rebate Amount and Payment.

- (A) The annual rebate for each qualifying volunteer shall be _____
- (B) If the qualifying volunteer served for less than the full tax year due to mid-year commencement or termination of membership, the rebate amount shall be prorated based on the number of months during which the volunteer was an active member of a qualifying emergency services agency.
- (C) The total rebate amount shall in no event exceed the total personal property tax paid by the qualifying volunteer on the qualifying motor vehicle for the applicable tax year.
- (D) Upon approval of an application, the Commissioner of Revenue shall authorize payment of the rebate to the qualifying volunteer.