



Page County Board of Supervisors

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Agenda Work Session Board Room – 2nd Floor August 3, 2026 – 7:00 p.m.

Call to Order

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

Presentation of Years of Service Award

Danielle Rhinehart

Sheriff's Department Update

Sheriff Chad Cubbage

Board & Commission Appointment

Regina Harner (p. 2)

Introduction of the Proposed Zoning Ordinance Amendment

Tracy Clatterbuck (p. 3)

Short Term Rentals

Adjourn



Page County
Board of Supervisors
Agenda Item
Meeting Date: August 3, 2026

SUBJECT: Board and Commission Appointments

Social Services Board:

The term of Beth Ancell (District 1) expired June 30th. She is eligible to serve another four-year term and would like to be reappointed. The new term would expire June 30, 2030.

Motion: I move to reappoint Beth Ancell, as the District 1 representative, to the Social Services Board for a term to begin immediately and expire on June 30, 2030.

Other Vacancies:

Board of Zoning Appeals – District 4 & 5

Building Code Appeals Board – District 1 & 5, Alternate

Economic Development Authority – District 5

Tourism Council – District 5

Northern Shenandoah Valley Regional Commission – Local Official, Citizen Member



COUNTY OF PAGE

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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: Tracy Clatterbuck, Zoning Administrator I
Cassie Richards, Acting Zoning Administrator II
Josh Hahn, Planning Director

SUBJECT: Proposed Zoning Ordinance amendments relating to short-term tourist rentals (*Introduction*)

DATE: July 15, 2026

SUMMARY:

Multiple zoning ordinance amendments relating to short-term tourist rentals.

BACKGROUND:

On June 17, 2025, the Board of Supervisors held a retreat to discuss a number of topics, one of which was short-term tourist rentals (STR's). On September 2, 2025 a joint meeting was held between the Planning Commission and Board of Supervisors to discuss a number of topics, again, one specifically being STR's. As a result of that joint meeting, the Board of Supervisors established a steering committee to focus on issues related to STR's. The steering committee met over the course of a few months. On March 2, 2026, Supervisor Cabbage presented findings of the steering committee to the Board of Supervisors. As a result of that discussion, it was the consensus of the Board of Supervisors to send the steering committee's findings and proposed recommendations to the Planning Commission for further consideration.

BRIEF DESCRIPTION OF PROPOSED AMENDMENTS:

The following is a brief overview of the changes as currently drafted:

- In Article II (Word Usage and Definitions), amend Section 125-4 (Definitions) as follows:
 - Add a new definition for "short-term tourist rental, owner-occupied."

Summary: Adding a new definition for owner-occupied STR's since there is protection in the state code for owner-occupied rentals.
- In Article IV (District Regulations), Section 125-9 (Woodland-Conservation), amend Section 125-9.B(7) relating to Bed and Breakfast Establishments and short-term tourist rentals permitted by-right.

Summary: In the W-C zoning district, striking STR's in this line item and creating a separate use since Bed and Breakfast Establishments and STR's are not the same use.
- In Article IV (District Regulations), Section 125-9 (Woodland-Conservation), add Section 125-9.B(8) relating to short-term tourist rentals permitted by-right and adjust numbering.

Summary: Adding in the W-C zoning district, the STR use by right if rental contains no more than three bedrooms (subject to the supplemental regulations), and requiring that the rental either have frontage on a public road or the parcel on which the dwelling is located is accessed by a private lane or driveway that serves the rental and no more than two additional dwellings, and limits only one rental per parcel of land.
- In Article IV (District Regulations), Section 125-9 (Woodland-Conservation), add Section 125-9.B(9) relating to "owner-occupied short-term tourist rentals, subject to the provisions of Section 125-30.21 (if applicable)" and adjust numbering.

Summary: Adding in the W-C zoning district, the owner-occupied STR use and section number adjustment.

- In Article IV (District Regulations), Section 125-9 (Woodland-Conservation) add Section 125-9.D(21) relating to short-term tourist rentals permitted by special use permit.
Summary: Adding in the W-C zoning district, the STR use by special use permit if any one or more of the following apply: The rental contains four or more bedrooms; the rental is accessed from a private lane or driveway that serves the rental and more than two additional dwellings; or if a second rental on a single parcel of land is desired.
- In Article IV (District Regulations), Section 125-10 (Agriculture), amend Section 125-10.B(8) relating to Bed and Breakfast Establishments and short-term tourist rentals permitted by-right.
Summary: Striking STR's in this line item and creating a separate use since Bed and Breakfast Establishments and STR's are not the same use.
- In Article IV (District Regulations), Section 125-10 (Agriculture), amend Section 125-10.B(9) relating to short-term tourist rentals permitted by-right.
Summary: Adding in the A-1 zoning district, the STR use by right if rental contains no more than three bedrooms (subject to the supplemental regulations), and requiring that the rental either have frontage on a public road or the parcel on which the dwelling is located is accessed by a private lane or driveway that serves the rental and no more than two additional dwellings, and limits only one rental per parcel of land.
- In Article IV (District Regulations), Section 125-10 (Agriculture), add Section 125-10.B(10) relating to "owner-occupied short-term tourist rentals, subject to the provisions of Section 125-30.21 (if applicable)" and adjust numbering.
Summary: Adding in the A-1 zoning district, the owner-occupied STR use and section number adjustment.
- In Article IV (District Regulations), Section 125-10 (Agriculture) add Section 125-10.D(28) relating to short-term tourist rentals permitted by special use permit.
Summary: Adding in the A-1 zoning district, the STR use by special use permit if any one or more of the following apply: The rental contains four or more bedrooms; the rental is accessed from a private lane or driveway that serves the rental and more than two additional dwellings; or if a second rental on a single parcel of land is desired.
- In Article IV (District Regulations), Section 125-11 (Residential), amend Section 125-11.B(12) to read "owner-occupied short-term tourist rentals, subject to the provisions of Section 125-30.21 (if applicable)".
Summary: Adding in the R zoning district the owner-occupied STR use.
- In Article IV (District Regulations), Section 125-11 (Residential) add Section 125-11.D(9) relating to short-term tourist rentals permitted by special use permit.
Summary: Adding in the R zoning district, the STR use by special use permit only.
- In Article IV (District Regulations), Section 125-12 (Commercial), amend Section 125-12.B(9) by adding "owner-occupied short-term tourist rentals, subject to the provisions of Section 125-30.21 (if applicable)."
Summary: Adding in the C-1 zoning district the owner-occupied STR use.
- In Article IV (District Regulations), Section 125-12 (Commercial), amend Section 125-12.B(13) by adding language to reflect only one single-family detached dwelling is permitted.
Summary: Striking existing language in the C-1 zoning district to limit only one single-family detached dwelling be permitted on any lot, tract or parcel of land.
- In Article V (Supplementary Regulations), Section 125-30.21 (Short-term tourist rentals), multiple amendments through entire section relating to short-term tourist rentals.
Summary: Multiple amendments to the supplemental regulations regarding STR's.

Staff would also note that the proposed draft has been reviewed by the County Attorney.

PLANNING COMMISSION ACTION(S):

Staff created a draft based on direction from the Board of Supervisors and presented it to the Planning Commission on May 26, 2026. The proposed amendments were discussed at length amongst the Planning Commission over the course of several months. Staff would also like to point out that as far back as 2023, the Planning Commission has discussed the short-term tourist rental (STR) use. Their efforts on this debatable topic over the years, should be recognized. In general, the goal has always been to mitigate adjacent land uses and impacts of the use.

On July 14, 2026, the Planning Commission held a public hearing on the draft amendments dated June 24, 2026. There were six speakers from the public that spoke during the public hearing that were opposed to various parts of

the proposed draft. There were also four additional speakers during the citizen comments on agenda items period that were opposed. The comments varied from concerns of overregulating STR's in a way that discourages them, the suggestion for commission and board members to visit some existing STR operations, the positive tax benefits to the county that rentals generate, concerns over the two year ownership requirements affecting the property values along with the lack of understanding how that particular requirement would advance public health, safety, and welfare, the linkage between STR's and why school population is declining as many can't find long-term housing and jobs, the support of reasonable rental regulations such as, life safety inspection, occupancy limits, property management plan, etc., concerns related to the local employment opportunities rentals create and overregulating them could hurt those employment opportunities, and the desire for the STR owners to be more involved with the amendment process related to rentals. Staff has also received a number of written comments since the Planning Commission public hearing notice was published. A copy of those comments have been included in the packet. Staff would like to point out that over the course of being involved in the steering committee work, there have been a number of written comments received from the public about STR's prior to the notice of public hearing with the Planning Commission. I think it is important to acknowledge all of the written comments that have been received regarding this topic. It is nice to see people get involved and speak up regarding land use matters.

Once the Planning Commission's public hearing was closed, the commissioners commented as follows:

- Ms. Catherine Grech explained that the commission had been discussing STR's for the last two-three years. There was a steering committee that was established as well to discuss this topic. She noted they [Planning Commissioners] don't all agree amongst themselves, and they don't all agree with the Board. Her position for several years has been and remains that STR's should be by special use permit in the Residential, Agriculture, and Woodland-Conservation zoning districts. She noted that the comprehensive plan tells us to protect Agriculture and Woodland-Conservation. In her opinion, the draft ordinance only protects to the highest degree of protection residentially zoned parcels. So she finds it difficult to support the draft. She also noted that that didn't mean that she didn't agree with parts of the proposed draft though.
- Chairman Burner stated he could not support the two year ownership requirement. He also noted there are components of the draft he liked, but there are components of the draft that in his opinion just don't fit the need or solve the problems they are trying to solve.
- Ms. Sandy Davis noted that the two year ownership requirement was not something they pulled from thin air. Other localities are putting time limits on them because it slows down the growth of the rentals. A lot of owners that have been doing this since 2011 and earlier, are experiencing real problems getting their homes rented out because so many new investment type of rentals have been built are new builds. The newer cabins offer a lot of amenities that are very different from original cabin owners that started the business here. The regulations are meant to slow the growth of STR housing in Page County.
- Mr. Ken Johnson explained that based on surveys that have been conducted, the residents have said they want the rural and agricultural character of Page County protected. In his opinion, STR regulations could address these goals. It could be done by requiring a minimum parcel size that reflects the commercial intensity or transient use rather than residential standards set for permanent neighbors. It could manage the financial incentives to subdivide Agriculture and Woodland-Conservation land into the smallest legally permissible parcels by making newly divided parcels ineligible for STR use for a defined period. In doing so, it would require those who profit from Page County's rural character to contribute to its preservation. For these reasons, he can't support the ordinance as it's drafted because it does none of these things. It regulates how STR's operate once they exist. It does not address whether, where, and at what density they proliferate. He stated he was voting no to the draft, not because he opposes STR regulation. He supports recent regulations, including many in the draft. He is concerned, however, that managing Page County's growth consistent with the Comprehensive Plan and protecting its rural character are not accomplished by the proposed ordinance.
- Mr. William Turner noted that the Planning Commission had been working on STR regulations for many years. He stated it was time to send it to the Board and let them take care of the business that needs to be taken care of.

Once the discussion amongst the Planning Commission was over a motion was made, and seconded, to recommend approval of the draft to the Board. The motion failed with a 3-3 vote. A second motion was made, and seconded, to recommend denial of the draft to the Board. That motion also failed with a 3-3 vote. With that being said, the amendments come to the Board as a referral without recommendation from the Planning Commission.

PAGE COUNTY COMPREHENSIVE PLAN:

Per Josh Hahn, Planning Director:

It would be impossible to include every item from the Comprehensive Plan that might be conceivably relevant to short-term tourist rentals (STRs). Each of the goals below have several potentially relevant policies.

- Goal 5: “Use the Comprehensive Plan and future land use map to guide land use and development decisions.” (Volume 1-72).
- Goal 6: “Encourage and develop a diverse and viable local economy compatible with the County’s rural character.” (Volume 1-74).
- Goal 8: “Support affordable and attainable housing for those who live or work in Page County.” (Volume 1-76).
- Goal 10: “Emphasize personal property rights during the planning process and while applying the policies of this Plan.” (Volume 1-77).

The Comprehensive Plan recognizes the balance of tourism, agriculture, and compatible business and residential growth that requires proper planning. Chapter 1 states: “Page County’s vision for the future is to promote an environment conducive to maintaining a rural quality of life, which enhances tourism and agriculture and protects natural and cultural assets while encouraging compatible business and residential growth to provide a higher standard of living for its citizens” (Volume 1-4).

In its deliberation over STR regulations, the Planning Commission has primarily focused on mitigating potential adverse impacts on neighboring properties. More recently, the discussion has expanded to address the relationship between STRs and the long-term housing market—a topic also evaluated by the Board-established steering subcommittee in late 2025, which prompted the Commission's current work. Citizens have expressed a strong desire for local data and broader engagement to clearly define the intersection of STRs and housing availability in Page County. While housing affordability is a highly complex issue driven by macroeconomic factors, the expansion of STRs and second homes naturally reduces the inventory available for permanent residents. During the July 14, 2026, public hearing, some property owners expressed concern that proposed restrictions, such as a two-year ownership rule, could negatively impact property values. Because these regulations sit at the intersection of community character, housing availability, and private property rights, staff recommends the Board take a measured approach. Any proposed amendments should carefully balance the mitigation of neighborhood impacts with the protection of property owner interests.

STAFF RECOMMENDATIONS:

The following are staff recommendations for the Board to consider:

- Number of STR’s per parcel: This draft is written to only allow one STR per parcel by-right. As it is currently drafted, in the A-1, W-C, and R zoning districts, a second STR is permitted by special use permit. In our current zoning regulations, a parcel is allowed to have a main dwelling plus a guesthouse by-right. Currently, they can both be used for STR’s. Staff would just encourage the Board to think about what would be beneficial about only allowing one STR by-right, when you are also providing the option of the special use permit for the second rental, in which applicants will be applying for. When applicants apply for the special use permit for the second dwelling, what will you be considering when you are reviewing the special use permit request? We all recognize affordable and long-term housing is an issue here in Page County. If you think that STR’s are contributing to the issue surrounding long-term housing, staff would encourage you to think about eliminating the option of the special use permit in those districts and only allow one STR per parcel of land. Furthermore, from 2005 to 2023 while our zoning ordinance allowed a main house and a guesthouse on a parcel of land, the guesthouse could not be rented separately from the main house. This was extremely difficult to enforce. What was happening was landowners were renting both dwellings separately as STR. When the zoning office discovered the issue, a notice of violation was issued. Landowners would then come into the office to submit for a business license (community development review application) to become legal and the application would be denied by zoning. The Commissioner of Revenue’s Office would continue to accept lodging taxes from the landowners without an approved business license because according to their office, the Page County Taxation Code (Chapter 105) and the Code of Virginia (Title 58.1) authorizes them to do so. This would create confusion amongst the landowners. They didn’t understand how one department in county government was not allowing the use; but another department in the same county government continued to accept the lodging tax. This made the landowner think they were doing everything correct (by accepting payment) and they would continue to rent the dwellings. Do we as a county really want to be taking landowners to court for zoning violations when they will stand before the judge asking why another department is accepting their lodging monies if this is a violation of county ordinances. Lastly, this also creates unwanted tension amongst the departments, and it reflects poorly on the Zoning Department as we are perceived as the ones creating the hardship. This

is an enforcement nightmare for our department.

- Two year ownership requirement: This draft is written to require a two year ownership of the property prior to being able to use it as a STR. Furthermore, as it is currently written there would be no non-conforming/grandfathering for current STR owners for this particular requirement. For example, if a landowner is currently operating a rental, and they decide to sell their property, the way this is written is that the new owner would be required to own the property for two years before they could continue operating as a STR. Should the new owner begin renting the dwelling prior to the two year duration, a notice of violation of the zoning ordinance would be issued. We will run into the same issue as explained above in the guesthouse example. The Commissioner of Revenue can legally and will continue to accept their lodging tax while this is a violation of the zoning ordinance. Frankly, staff does not think the Planning Commission fully considered the implications of this text from an enforcement, taxation, and property rights viewpoint. Throughout discussion at the Planning Commission level, it seemed clear that the Planning Commission wanted only the registry portion of the new regulations to apply to current STR operators, and I do not believe it was their intent for STR use not to immediately transfer to new property owners/operators. While staff recognizes this may work in places such as Rappahannock County, this will not work in Page County. Staff believes the idea behind it was not to kill the use but rather slow down the rental business in the county but there has to be another way to do that. This is not the solution. This particular section (125-30.21.F) in the draft has created fear amongst the current STR rental owners and real estate agents. Staff has had to hear a lot of negative feedback in the last few weeks regarding this particular section. Unfortunately, there are a lot of good things included in this draft that staff supports but the perception from the public is that the whole draft should be thrown out because of this particular requirement and that is unfortunate. If the desire amongst the Board is to keep the two year ownership requirement, then staff strongly urges that language be added to protect current short-term rental operations through non-conforming/grandfathering. Staff would strongly urge the Board to consider striking the entire section in the draft as currently written.
- Copy of recorded covenants; deed restrictions, etc. (See Section 125-30.21.C): The zoning department is not in the business of enforcing home/property owner's association covenants. This is a civil matter between the HOA/POA and the landowner. Requiring that the owner provide us a copy of the restrictions is not necessary because we cannot enforce what is stated in the covenants anyway. Staff recommends striking this section.
- Property Management Plan Requirements: Section 125-30.21. G of the current draft requires that certain documentation be provided by all applicants to staff on how the rental owners plan to mitigate things such as, noise, trespassing, and prevention of loitering or disruptive behavior. While I understand and appreciate the thought behind the Planning Commission wanting this language added due to complaints they have heard from adjoining neighbors to these rentals, these are all things that zoning cannot enforce. Noise, loitering/trespassing, and disruptive behaviors are all handled by the Sheriff's Office. Requiring a plan be provided to zoning staff to address these things, could be perceived by a neighbor that is complaining about these very things, that the zoning department has authority to handle these types of issues and unless you are giving staff a badge and appropriate armor and equipment and deeming us law enforcement personnel, this simply cannot be enforced by zoning staff.
- Use of fireworks: Section 125-30.21.M of the current draft prohibits the use of fireworks by guests. Again, this is not something zoning can enforce. A neighbor is not going to call our office or our county cell phones on a Saturday night when they are being engaged. They are going to call the Sheriff's Office. They are the ones to respond to those calls. Again, putting this language in the zoning ordinance would give the impression to a complainant that zoning has the authority to do something about this and that is simply not the case. Furthermore, if it is kept in the zoning regulations with the understanding that the Sheriff's Office would respond, and they found them in violation of engaging in illegal fireworks, there would have to be improved communication and a defined process between the Sheriff's Office and the zoning department on proper notification to our department when this occurs. And then, the county would have to decide if they want to engage in the possibility of taking someone to court for a zoning violation related to fireworks.
- Firewood: Section 125-30.21.N of the current draft includes language related to requiring the operator of the rental to provide or sell firewood to the guests. It also requires that it must be kiln-dried or otherwise originate from Page County. The Planning Commission pulled this language from the campground

ordinance. This is just another concern of how the zoning department will enforce this. In campgrounds, with staff doing proactive enforcement as directed by the Board two years ago, this is manageable. However, we have not been directed by the Board to do proactive enforcement of STR's on a Saturday evening; therefore, how are we to enforce this regulation with the rentals. Staff would recommend the Board strike this requirement.

- Recreational amenities: Section 125-30.21.P of the current draft requires that all recreational amenities, such as basketball/pickle ball courts, pools, hot tubs, saunas, etc. be located in the rear or side yard only. Staff would question what the goal/reason is for this. If the operator of the rental is limiting these amenities to the guests only of the rental, then that is no different than a long-term renter or homeowner using these same amenities. We do not regulate amenities for long-term rental housing or owner occupied dwellings, and it is staff opinion that we should not on STR's either. If the operator of the STR installs a baseball field or a pickle ball court on their property and they are allowing guests or participants to enjoy or use these amenities BEYOND the guests of the rental, then that is a commercial outdoor recreational facility which is regulated differently. We have regulations in place that already address that use. Furthermore, as currently worded, by not allowing these amenities to be placed in the front yard creates an issue because the zoning ordinance looks at front yards differently than what most people think. Zoning does not recognize nor factor what direction you face your house, the front to zoning is how the property is legally accessed. Staff would recommend the Board strike this requirement.
- Enforcement concerns: In general, there are enforcement concerns throughout this draft from a zoning perspective. Staff would caution the Board to really think about that carefully. Again, staff will always be opposed to regulations with what appears to be fancy wording on paper that cannot actually be enforced practically.

MOTION(S):

I move that the Board of Supervisors hold a public hearing on the attached zoning ordinance amendments on _____, 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 6/24/26

§ 125-4. Definitions. [Amended 11-15-1989; 4-9-1990; 7-9-1990; 5-14-2002; 6-10-2003; 6-21-2005; 12-19-2006; 8-21-2007; 8-19-2008; 6-16-2009; 10-20-2009; 5-17-2011; 11-18-2014; 10-18-2016; 5-15-2017; 5-15-2017; 5-15-2017; 8-1-2017; 3-17-2020; 4-18-2022; 4-18-2022; 3-20-2023; 5-15-2023; 6-17-2024; 7-15-2024; 2-18-2025; 7-21-2025; 9-15-2025]

Add new definition:

SHORT-TERM TOURIST RENTAL, OWNER-OCCUPIED — A short-term tourist rental in which the property owner maintains the dwelling as his or her primary residence and resides on the property during the rental period, while offering one or more rooms or portions of the dwelling for transient occupancy for compensation for periods of less than 30 consecutive days.

§ 125-9. Woodland-Conservation (W-C). [Amended 4-8-1991; 12-9-1991; 4-12-1993; 5-11-1999; 7-13-1999; 2-12-2002; 6-10-2003; 6-21-2005; 12-19-2006; 12-16-2008; 4-21-2009; 6-16-2009; 10-20-2009; 4-20-2010; 9-16-2014; 2-7-2017; 8-1-2017; 3-17-2020; 5-15-2023; 7-15-2024; 2-18-2025; 7-21-2025; 9-15-2025; 2-17-2026]

- A. Statement of intent. It is the intent of this district to perpetuate the rural atmosphere, open space and scenic landscape of the area. This district is established for the specific purpose of conserving natural resources, protecting fragile environmental areas, reducing soil erosion, protecting watersheds, reducing hazards from flooding and protecting existing farmland. This district covers portions of the County which are occupied by mountain areas, heavily forested areas and other open space uses such as recreation areas, floodplains and farms. The area also contains portions where the depth to bedrock is shallow and presents some limitations to development. The protection of the Shenandoah River is also essential, and because of potential pollution problems due to on-lot sewage effluent, erosion and sedimentation from construction and disturbing of the landscape, the area near the river must remain open in nature.
- B. Permitted uses shall be as follows:
- (1) Forest, scenic and wildlife preserves and conservation areas.
 - (2) Agriculture.
 - (3) Wayside or roadside stand or market.
 - (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) Bed-and-breakfast establishments ~~and short-term tourist rentals, subject to the provisions of § 125-30.21.~~
 - (8) Short-term tourist rentals meeting the following:
 - a) Bedrooms: the short-term tourist rental contains no more than three bedrooms, subject to the provisions of § 125-30.21; and
 - b) Access Requirement. The short-term tourist rental must satisfy one of the following access conditions:
 - i. The parcel on which the dwelling is located has frontage on a public road; or
 - ii. The parcel on which the dwelling is located is accessed by a private lane or driveway that serves the short-term tourist rental and no more than two additional dwellings; and
 - c) Number of rentals per parcel. Only one short-term tourist rental is permitted per parcel of land.
 - (9) Owner-occupied short-term tourist rentals, subject to the provisions of § 125-30.21 (if applicable).
 - (10) Manufactured homes and individual mobile homes.

- (11) Electric facilities operated at 40 kilovolts or less.
 - (12) Confined feeding operations and confined poultry feeding operations pursuant to the requirements of Article VI of this chapter and pursuant to all other provisions of this chapter.
 - (13) Tiny home dwellings.
 - (14) Only one permitted principal residential structure shall be allowed on any lot, tract or parcel of land.
- 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.
 - (9) Catering facilities, subject to the provisions of § 125-30.24.
 - (10) Mobile food vending operations, subject to the provisions of § 125-30.25.
- 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) Churches and public schools.
 - (4) Electric facilities operated above 40 kilovolts.
 - (5) Publicly owned sanitary landfills which meet all federal, state and County requirements and regulations.
 - (6) Outdoor commercial recreation areas and facilities: camps and campgrounds pursuant to § 125-66.
 - (7) 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.

- (8) Commercial sawmills, commercial chipping mills, and commercial shaving mills pursuant to § 125-30.4.
 - (9) Commercial workshops, as defined in § 125-4.
 - (10) Veterinarian clinics, pet grooming, boarding and breeding of animals, as defined in § 125-4.
 - (11) Family day home (five or more unrelated children) pursuant to § 125-30.6.
 - (12) Small system wind energy facility.
 - (13) Windmill.
 - (14) 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.
 - (15) Event venue.
 - (16) Auto repair service facility/public garage.
 - (17) Indoor and outdoor shooting ranges.
 - (18) Commercial parking facilities.
 - (19) Riding stables or academies.
 - (20) Quarry operations pursuant to § 125-30.23.
 - (21) Short-term tourist rentals meeting any one or more of the following:
 - a) Bedrooms. The short-term tourist rental contains four or more bedrooms;
 - b) Access. The short-term tourist rental is accessed from a private lane or driveway that serves the short-term tourist rental and more than two additional dwellings; or
 - c) Number of rentals per parcel. The short-term rental would be a second short-term tourist rental on a single parcel of land.
- E. Minimum lot size shall be as follows: area: 1 3/4 acres; width at setback line: 150 feet. Lots on cul-de-sac may have width reduced to 50 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 coverage and height shall be as follows: maximum building coverage: 15%; 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 for in § 125-14D.
- H. Any new structure designed to be occupied as a residence, church, school, community center or commercial establishment or industry or any other structure designed for public occupancy shall not be located closer than 300 feet from any confined feeding operation as defined in Article VI, § 125-32, of this chapter. Any structure to be occupied as a residence on the same property as the confined feeding operation or confined poultry feeding operation is excluded from this requirement.
- I. All wells in W-C 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.¹ 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.

§ 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; 7-21-2025; 9-15-2025; 2-17-2026]

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) Short-term tourist rentals meeting the following:
 - a) Bedrooms: the short-term tourist rental contains no more than three bedrooms, subject to the provisions of § 125-30.21; and
 - b) Access Requirement. The short-term tourist rental must satisfy one of the following access conditions:
 - i. The parcel on which the dwelling is located has frontage on a public road; or
 - ii. The parcel on which the dwelling is located is accessed by a private lane or driveway that serves the short-term tourist rental and no more than two additional dwellings; and
 - c) Number of rentals per parcel. Only one short-term tourist rental is permitted per parcel of land.
- (10) Owner-occupied short-term tourist rentals, subject to the provisions of § 125-30.21 (if applicable).
- (11) Manufactured homes and individual mobile homes.
- (12) Confined feeding operations and confined poultry feeding operations pursuant to the requirements of Article VI of this chapter and pursuant to all other provisions of this chapter.
- (13) Only one permitted principal residential structure shall be allowed on any lot, tract or parcel of land.
- (14) Town of Luray Wastewater Facility.
- (15) 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.
- (16) Farmers market.
- (17) Greenhouse retail sales.
- (18) Brewery.
- (19) Winery.
- (20) 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.
- (21) 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.
 - (9) Catering facilities, subject to the provisions of § 125-30.24.
 - (10) Mobile food vending operations, subject to the provisions of § 125-30.25.
- 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) Event venue.
- (17) (Reserved)
- (18) (Reserved)
- (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)
- (24) (Reserved)
- (25) Commercial parking facilities.
- (26) Riding stables or academies.
- (27) Quarry operations pursuant to § 125-30.23.

(28) Short-term tourist rentals meeting any one or more of the following:

- a) **Bedrooms.** The short-term tourist rental contains four or more bedrooms;
 - b) **Access.** The short-term tourist rental is accessed from a private lane or driveway that serves the short-term tourist rental and more than two additional dwellings; or
 - c) **Number of rentals per parcel.** The short-term rental would be a second short-term tourist rental on a single parcel of land.
- 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 establishment or industry or any other structure designed for public occupancy shall not be located closer than 300 feet from any confined feeding operation as defined in Article VI, § 125-32, of this chapter. Any structure to be occupied as a residence on the same

property as the confined feeding operation or confined poultry feeding operation is excluded from this requirement.

- 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.² 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.

§ 125-11. Residential (R). [Amended 7-9-1990; 6-21-2005; 12-19-2006; 9-16-2008; 12-16-2008; 2-17-2009; 2-17-2009; 4-21-2009; 6-16-2009; 10-20-2009; 8-1-2017; 4-18-2022; 3-20-2023; 2-18-2025; 9-15-2025]

- A. Statement of intent. This district is intended to promote and encourage residential development which will blend with existing development and create an appropriate living environment. The regulations of this district are designed to create a harmonious residential community and to promote a suitable environment for family life.
- B. Permitted uses shall be as follows:
 - (1) Single-family detached dwellings.
 - (2) Two-family dwellings.
 - (3) Multifamily dwellings.
 - (4) Garden apartments and townhouses pursuant to § 125-17.
 - (5) Public buildings owned and operated by the County, an authority organized by the County or a corporation franchised by the Commonwealth of Virginia.
 - (6) Churches and cemeteries; schools and fire, police and rescue squad stations; parks and playgrounds and recreational facilities; community clubhouses intended for residents

only; other essential public services.

- (7) Electric facilities operating at 40 kilovolts or below.
- (8) Bed-and-breakfast establishments.
- (9) Only one permitted principal residential structure shall be allowed on any lot, tract or parcel of land.
- (10) Age-restricted communities, pursuant to § 125-30.5.
- (11) A manufactured home which replaces a mobile home that has been removed, destroyed or has suffered severe damage; however, such mobile home must be replaced by a manufactured home within 120 days of the removal of or damage or destruction to the mobile home, with leave to the applicant to request of the Zoning Administrator an extension of an additional 120 days.
- ~~(12) Short-term tourist rental, subject to the provisions of § 125-30.21.~~ Owner-occupied short-term tourist rentals, subject to the provisions of § 125-30.21 (if applicable).
- (13) Residential farm.

C. Permitted accessory uses located on the same lot with the permitted principal use shall be as follows:

- (1) Private garage or private parking areas.
- (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 six unrelated children).
- (7) Catering facilities, subject to the provisions of § 125-30.24.

D. Uses permitted by special permit shall be as follows:

- (1) Hospitals, orphanages, convalescent homes for the care of the sick, aged or crippled, family care homes, foster homes or group homes serving physically handicapped, mentally ill, intellectually disabled or other developmentally disabled persons, not related by blood or marriage, meeting all federal, state, County and other requirements of this chapter.
- (2) Electric facilities operating above 40 kilovolts.
- (3) Manufactured homes in subdivisions pursuant to § 125-29.
- (4) Family day home (six or more unrelated children) pursuant to § 125-30.6
- (5) Child day center pursuant to § 125-30.6.
- (6) Small system wind energy facility.

- (7) Windmill.
- (8) Tiny home dwellings.
- (9) Short-term tourist rentals, subject to the provisions of § 125-30.21.

E. Minimum lot size and dimensions shall be as follows:

	Minimum Area Per Dwelling Unit	Minimum Lot Width Per Dwell- ing Unit (feet)	Front	Yard Setback (feet) Side	Rear
Public water and sewer	15,000 square feet	100	35	15	35
Public water or sewer	20,000 square feet	100	35	15	35
On-site water and sewer	1 3/4 acre	150	35	15	50

- (1) 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.
- (2) All wells in Residential 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.³ 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.
- (3) For lots served by public water and public sewer, the minimum lot size for single-family attached and single-family detached dwellings shall be 15,000 square feet and the minimum lot width shall be 100 feet. A lot containing a single-family attached may be further divided into separate parcels for each dwelling unit, provided that the resulting lot size for each dwelling unit is a minimum of 7,500 square feet with a minimum lot frontage of 50 feet for each dwelling unit, and provided further that there be a firewall meeting all legal and regulatory requirements between the two dwellings.
- (4) Multifamily dwellings must be served by public water and sewer. The minimum lot size shall be 15,000 square feet, plus an additional 3,000 square feet for each unit over two.

F. Maximum building coverage and height shall be as follows: maximum building coverage:

20%; maximum height from average grade: 35 feet/two and one-half (2 1/2) stories.

§ 125-12. Commercial (C-1). [Amended 11-10-1999; 2-12-2002; 5-14-2002; 6-21-2005; 3-18-2008; 12-16-2008; 4-21-2009; 6-16-2009; 10-20-2009; 10-18-2016; 8-1-2017; 7-21-2025; 9-15-2025; 1-5-2026]

- A. Statement of intent. Generally, this district covers the areas of the County intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking, other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by light and noise of congregation of people and passenger vehicles. This area is also intended to provide services for visitors and tourists.
- B. Permitted uses shall be as follows:
- (1) Retail stores or shops for the conducting of any retail business, including but not limited to convenience store; craft shop; florist; pawnshop; farmers market; greenhouses; hardware store; art and framing; antique shop; and other similar uses (excluding coal, wood and lumber yards).
 - (2) Service shops, including but not limited to physical fitness center; funeral home; beauty, barber, or nail shops; laundromat and dry cleaner; self-storage unit; community center; auto body shop; car wash/detail; auto repair service facility; metal working and welding; and other similar uses.
 - (3) Business, professional or government offices, and office buildings, including but not limited to post office; public safety facilities- police, fire, and rescue; real estate office; medical and dental offices; veterinarian clinic; animal husbandry/commercial kennel operation; media-related office; library; contractor office; rehabilitation centers; religious cultural and educational institutions; tax preparation; pharmacy; telecommunication call center; nursing homes; and other similar uses.
 - (4) Banks, savings, and loan associations, including but not limited to credit unions; payday loans; investment services; and other similar uses.
 - (5) Places serving food and/or beverages, including but not limited to restaurant, general; restaurant, drive-thru; cafe; tavern; nightclub; bar; pub; bakery; deli; brewery; winery; event venue; catering facility; mobile food vending operation, subject to the provisions of § 125-30.24; and other similar uses.
 - (6) Theaters or motion-picture theaters, except drive-ins and adult movie theaters.
 - (7) Automobile or mobile home sales with or without service facilities.
 - (8) Travel information areas.
 - (9) Motels and hotels (except adult motels); short-term tourist rentals, subject to the provisions of § 125-30.21; **Owner-occupied short-term tourist rentals, subject to the provisions of § 125-30.21 (if applicable)**, bed-and-breakfast establishments; and accessory and/or upstairs apartments.
 - (10) Indoor bowling alleys; skating rinks; archery; laser tag; and paintball.
 - (11) Farm implement sales with or without service facilities.
 - (12) Agriculture.

- (13) Single-family detached dwellings; however, ~~each lot shall comply with the requirements of §§ 125-9E or 125-10E.~~ **only one single-family detached dwelling shall be allowed on any lot, tract or parcel of land.**
- (14) All facilities required by public utilities except power generation and water and/or wastewater treatment plants.
- (15) Shops engaged in the manufacturing and retail sales of cabinets, furniture and upholstery.
- (16) Luray Caverns Airport.
- (17) Child day center pursuant to § 125-30.6.
- (18) Commercial outdoor recreation areas and facilities: parks (except amusement parks), playgrounds, picnic grounds, swimming clubs, country clubs, golf courses and driving ranges, miniature golf courses; archery; laser tag; paintball; and other similar uses.
- C. Permitted accessory uses located on the same lot with the permitted principal use shall be as follows:
- (1) Off-street parking areas pursuant to the provisions of § 125-21.
 - (2) Signs pursuant to § 125-20.
 - (3) Customary accessory uses and buildings, provided that such are clearly incidental to the principal use pursuant to § 125-16.
 - (4) Small system wind energy facility and/or other small alternative energy (ex. Solar panels).
 - (5) Windmill.
- D. Uses permitted by special permit shall be as follows:
- (1) Gasoline service stations pursuant to § 125-23.
 - (2) Commercial parking facilities.
 - (3) Shopping centers pursuant to § 125-18.
 - (4) Outdoor recreation to include drive-in theaters and outdoor firearm ranges.
 - (5) Hospitals and residential care facilities to include group homes, halfway houses, adult day-care facilities, and assisted living facilities.
 - (6) Junkyards, but subject to the limitations of § 33.2-804(C) of the Code of Virginia 1950, as amended.
 - (7) Pole-designed tower facilities or pole-designed structures or monopoles, to be used for the primary purpose of communications, including, by way of illustration but not limited to, the following: telephone, radio, television, cable, and signal by special use permit.
 - (8) Motorsports facility pursuant to § 125-30.2.
 - (9) Adult business in accordance with § 125-30.7.
 - (10) Riding stable or academies.
 - (11) Water and/or wastewater treatment plants.

- E. Minimum lot size shall be as follows: 20,000 square feet with a minimum lot width of 100 feet.
- F. Minimum yard dimensions shall be as follows: front yard: 40 feet; each side yard: 25 feet; rear yard: 25 feet; distance between buildings: 30 feet.
- G. Maximum building coverage and height shall be as follows: maximum building height from average grade: 35 feet; maximum combined building coverage and paved area: 80% of the total lot area.
- H. Buffer area. All property lines abutting a residential district shall be appropriately screened, fenced, walled or enclosed with a suitable enclosure of a minimum height of six feet, unless natural vegetation or wooded areas are used as buffer strips. All buffer strips must be at least six feet in height.
- I. Any new structure designed to be occupied as a residence, church, school, community center or commercial business establishment or industry or any other structure designed for public occupancy shall not be located closer than 300 feet from any confined feeding operation as defined in Article VI, § 125-32, of this chapter.
- J. All wells in Commercial Zoned districts shall be a Class III "B" well and shall maintain a fifty-foot setback from all property lines adjacent to parcel(s) three acres or larger that are used for an agricultural operation, as defined in § 3.1-22.29(B),⁴ Code of Virginia 1950, as amended. A variance may be sought through the Page County Board of Zoning Appeals for a well location closer than 50 feet to the property line if either of the following criteria listed can be achieved: i) the owner of the adjacent property that is used for an agricultural operation may grant written permission for construction within 50 feet of the property line; or ii) certification by the Page County Health Department that no other site on the property complies with zoning regulations for the construction of a private well. If approved, a variance conveyance form, which is part of the Page County appeal/variance application, must be recorded at the Page County Circuit Court within 90 days of the approval. Failed private drinking water wells that must be replaced by order of the local health department shall follow state health regulations for determining a site for a new well and are exempt from adhering to the foregoing variance procedure.
- K. Site plan. Before obtaining a zoning permit for the uses listed within this district either as a permitted use, accessory use or by special use permit a site plan shall be submitted with the zoning application (prior to construction). The site plan should include:
 - (1) Boundary of the parcel with project name, Tax Map number, and owner name and contact information.
 - (2) Building location and setbacks from property lines.
 - (3) Parking spaces.
 - (4) Proposed signs.
 - (5) Lighting with a description.
 - (6) Buffer area as described in the above Subsection H.

DRAFT 6/24/26

§ 125-30.21. Short-term tourist rentals. [Added 8-1-2017]

~~All short term tourist rentals, except approved nonconforming ones, shall be subject to the following conditions, which conditions shall be approved by the Zoning Administrator, or waived by the Zoning Administrator, in the Zoning Administrator's sole discretion, and which conditions the Zoning Administrator shall have the authority to enforce, in addition to any other enforcement mechanism in this Code:~~ It is the intent of this ordinance to permit short-term tourist rentals in a manner that is consistent with the goals and policies of the Comprehensive Plan, protects the character of Page County's neighborhoods, and ensures the public health, safety, and welfare of residents and visitors. All short-term tourist rentals shall be subject to the following standards, which shall be reviewed, approved, and enforced by the Zoning Administrator in addition to any other enforcement mechanisms provided in this Code. Notwithstanding the foregoing, approved nonconforming short-term tourist rentals shall be exempt from the standards set forth herein, but shall be required to comply with all applicable short-term tourist rental registry requirements defined in Section 125-30.21.D:

- ~~A. The owner(s) of any dwelling shall apply for a Page County business license prior to using the dwelling as a short term tourist rental.~~
- A. Short-term tourist rentals are permitted incidentally to a permitted dwelling only. Recreational vehicles, travel trailers, tents, yurts, domes, or vacant land shall not be used as a short-term tourist rental. Only one short-term tourist rental is permitted per parcel of land, except by special use permit in the Agriculture (A-1), Woodland-Conservation (W-C), or Residential (R) zoning districts.
- ~~B. Prior to using the dwelling as a short term tourist rental, a property management plan demonstrating how the short term tourist rental will be managed and how the impact on neighboring properties will be minimized shall be submitted for review and approval by the Zoning Administrator. The plan shall include local points of contact available to respond immediately to complaints, clean up garbage, manage unruly tenants and utility issues, etc. It shall also be posted in a visible location in the short term tourist rental. The contact numbers shall be provided to County staff, public safety officials and, if applicable, the HOA/ POA of the subdivision. Information will be clearly posted in the house, and clear boundaries of the property will be shown. The plan must be provided as part of the rental contract.~~
- B. Access Requirements. If the short-term tourist rental has no frontage on a public road, or is accessed via a private lane or driveway serving more than two dwellings in addition to the short-term tourist rental, a special use permit shall be required.
- ~~C. Maximum number of occupants shall be determined by the Page County Health Department and occupancy shall be limited to the number of people set forth by the permit issued.~~
- C. Where applicable, the owner(s) and/or applicant(s) shall provide a complete copy of any recorded covenants, deed restrictions, declarations, homeowners' association documents, or similar private land use restrictions affecting the subject property to the Zoning Administrator at the time of submission of an application for Community Development Review.
- ~~D. Parking for the short term tourist rental shall be located in driveways or other designated and approved parking areas. The parking of vehicles is prohibited from blocking the road or rights-of-way of through traffic. Upon application of a business license, if the short term tourist rental entrance is off of a state maintained road, the Virginia Department of Transportation will need to evaluate the entrance to ensure compliance with its minimum standards.~~
- D. The creation of registry for short-term tourist rental properties pursuant to Section 15.2-983 of the Code of Virginia. All short-term tourist rental operators, existing and new, shall register

annually with the Zoning Department prior to offering a property for short-term tourist rental. The following information shall be required: (i) the complete name of the operator, (ii) the address of each property offered for short-term rental by the operator, and (iii) an attestation that the property owner has granted permission for use of such property as a short-term tourist rental if the operator is a lessee or sublessee.

Upon registration, the Zoning Department shall issue a registry identification number or permit number for each registered short-term tourist rental property. The operator shall include and clearly display the registry identification number or permit number on any online advertisement, booking platform listing, or other public advertisement or offering for the short-term tourist rental property.

All operators shall register annually unless they fall under the exemption criteria defined in Section 15.2-983.B.2 of the Code of Virginia. Any operator required to register who offers for short-term tourist rental a property that is not registered, or who fails to include the required registry identification number or permit number in an online advertisement or booking listing, shall be subject to a civil penalty of \$500 per violation. Continued operation of the short-term rental property is prohibited until the operator has complied with the registration requirements and paid any assessed penalties.

- ~~E. Upon new application or new owners of a business license, the Page County Building Official or their technical assistant must do a life safety inspection of the short term tourist rental. A fire extinguisher (Type 2A:10B:C) shall be provided and visible in all kitchen and cooking areas; smoke detectors shall be installed in all locations as identified in the Uniform Statewide Building Code; a carbon monoxide detector must be installed on each floor if there is a fuel-fired appliance; and any other requirements as prescribed by the Virginia Code (Uniform Statewide Building Code).~~
- E. No dwelling shall be operated as a short-term tourist rental unless the owner(s) and/or applicant(s) have obtained an approved Community Development Review Application and obtained an approved Page County business license. Any new application or a transfer of ownership of a short-term tourist rental shall require completion and approval of the Community Development Review Application and for a Page County business license.
- ~~F. Failure to comply with these supplemental regulations will result in violation of the Page County Zoning Ordinance.~~
- F. Ownership Requirements. To ensure stability in residential neighborhoods, ensure the community's needs and objectives are followed, allow for consideration of the character of the neighborhood and prevent speculative property purchases solely for rental purposes, the following requirements must be met in Residential (R), Agriculture (A-1), and Woodland-Conservation (W-C) zoned properties.
 - 1) Minimum Ownership Period.
 - a) General Rule. The Zoning Administrator shall not approve a Community Development Review Application for a short-term tourist rental unless the applicant/owner has owned the subject parcel for a period of not less than two years immediately preceding the date of application.
 - b) Proof of Ownership. Proof of ownership through deed records shall be provided to the Zoning Administrator by the owner(s) and/or applicant(s). The Zoning Administrator may require submission of a certified copy of the recorded deed, a title report, or other documentation evidencing the date and chain of title.

- c) Applicable Zoning Districts. This requirement applies to Residential (R), Agriculture (A-1), and Woodland-Conservation (W-C) zoned properties, only.
- 2) Calculation of Ownership Period.
- a) For purposes of section 1, the ownership period shall commence on the date the deed conveying title to the applicant is recorded in the land records of the Clerk's Office of the Circuit Court of Page County.
 - b) Continuous Ownership Required. The two-year ownership period must be continuous. Any break in ownership shall restart the calculation period.
- 3) Ownership by Inheritance or Devise. Exception for Inherited Property. Where an applicant acquires ownership of the subject parcel by inheritance, devise, or descent and distribution upon the death of a decedent, the ownership period of the decedent shall be credited toward the applicant's ownership period, provided that:
- a) The applicant provides satisfactory evidence of the inheritance, devise or descent and distribution, including but not limited to a will, letters of administration, real estate affidavit, or final order of distribution; and
 - b) The property was owned by the decedent for a continuous period immediately preceding the decedent's death; and
 - c) The applicant holds legal title to the property.
- 4) Ownership obtained through divorce or equitable distribution. Where an applicant acquires sole ownership of the subject parcel pursuant to a final decree of divorce or order of equitable distribution entered by a court of competent jurisdiction, the ownership period during which the property was held as jointly owned marital property by the applicant and the applicant's former spouse shall be credited toward the applicant's ownership period, provided that:
- a) The applicant provides a certified copy of the final decree of divorce or order of equitable distribution showing the transfer or award of the property to the applicant; and
 - b) The decree or order has been recorded in the land records of the Clerk's Office of the Circuit Court of Page County; and
 - c) The property was held as marital property or jointly owned property for a continuous period prior to the entry of the decree or order.
- 5) Ownership through business entity. Where title to the subject parcel is held by a corporation, limited liability company, partnership, trust, or other legal entity (collectively "Entity"), the ownership period shall be calculated based on the date the Entity acquired title by recorded deed.
- a) Where an applicant transfers title to the subject parcel to an Entity in which the applicant holds a majority ownership interest or controlling interest, the ownership period during which the applicant held individual title shall be credited towards the Entity's ownership period, provided that:
 - 1. The applicant held individual title to the property for a continuous period immediately prior to the transfer to the Entity;
 - 2. The transfer to the Entity was bona fide and not undertaken solely for the

purpose of circumventing the ownership requirement;

3. The applicant has held a majority ownership interest or controlling interest in the Entity continuously since the date of transfer; and
4. The applicant provides satisfactory evidence of the ownership structure of the Entity, including articles of incorporation or organization, operating agreements, partnership agreements, trust instruments, stock certificates, or membership certificates.
5. For purposes of this section, a “majority ownership interest” means ownership of more than fifty percent (50%) of the issued and outstanding shares of stock, membership interests, partnership interests, or beneficial interests in the Entity. “Controlling interest” means the power to direct or cause the direction of the management and policies of the Entity, whether through ownership of voting securities, by contract, or otherwise.

b) Change in Entity Ownership. If the ownership or control of the Entity changes such that the original applicant or owner no longer holds a majority ownership interest or controlling interest, the ownership period shall restart as of the date of the change in ownership or control, unless the new majority owner or controlling party independently satisfies the two-year ownership requirement.

G. Before operating a dwelling as a short-term tourist rental, the owner(s) and/or applicant(s) shall submit a property management plan for review and approval by the Zoning Administrator. The plan must demonstrate how the rental will be managed and how potential impacts on neighboring properties will be minimized. In addition to providing the plan to the Zoning Administrator, the owner(s) and/or applicant(s) must provide the same information to the guest of the short-term tourist rental. At a minimum, the plan shall include:

- 1) Noise control measures to prevent disturbance to neighboring properties.
- 2) Occupancy limits consistent with zoning and/or health regulations. The plan shall specify the measures the owner(s) and/or applicants(s) will implement to monitor and enforce these occupancy limits.
- 3) The plan shall include measures to prevent trespassing and clearly delineate the property boundaries, including visible markers or fencing as appropriate, to ensure guests remain within the designated rental area. Property boundaries, or limitations within the property’s boundaries where guests are allowed, shall be clearly marked onsite at all times.
- 4) Parking management to ensure safe and adequate off-street parking. The plan shall demonstrate how emergency vehicle access will be maintained at all times.
- 5) Landscaping, screening, and property maintenance to preserve neighborhood character.
- 6) Prevention of loitering or disruptive behavior on the property or adjacent areas.
- 7) Other operational measures addressing activities that could interfere with the peaceful enjoyment of neighboring properties. Examples include, but shall not be limited to, proposed recreational areas such as basketball/pickle ball courts, pools, etc.
- 8) The property management plan shall identify local points of contact who are

available 24 hours per day, seven days per week, during all periods of occupancy, and who shall respond to complaints and concerns, address garbage disposal, manage unruly tenants, resolve utility issues, coordinate with emergency services if necessary, and handle other operational concerns. The local points of contact used must be located within Page County or otherwise be within a 30-mile drive of the proposed use. Contact information for these points of contact shall be maintained in a current and accurate manner, clearly posted in a visible location within the short-term tourist rental, and provided to County Zoning staff, public safety officials, and, if applicable, the homeowners' association (HOA) or property owners' association (POA).

- 9) Emergency and evacuation information, including but not limited to, floor plan, evacuation route, property address, nearest hospital information, and emergency contact information, shall be clearly posted in a conspicuous location within the short-term tourist rental. The owner(s) and/or applicant(s) shall provide guests with real-time notice of any active burn bans or fire restrictions issued by the County or State.
 - 10) A concept plan must be submitted with the Community Development Review Application. The concept plan shall include:
 - a) The proposed location of the short-term tourist rental within a parcel.
 - b) The proposed distances from the short-term tourist rental to all property lines and buildings.
 - c) The proposed greenbelt and all landscaping areas, to include the location and descriptions of types of vegetation, spacing of vegetation, and proposed and/or existing fencing.
 - d) The proposed location, number, and dimensions of vehicle parking areas and spaces.
 - e) Any proposed lighting and signs.
 - f) Any proposed recreational areas such as basketball/pickle ball courts, pools, walking trails, etc., including but not limited to type, size/scale, and proposed setbacks from property lines.
- H. Upon submission of a Community Development Review Application, if the short-term tourist rental is served by private water and/or private sewage, the Virginia Department of Health shall evaluate the application. The maximum number of occupants shall be determined by the Page County Health Department and occupancy shall be limited to the number of people set forth by the sewage disposal permit issued. However, the maximum number of occupants permitted to occupy a dwelling regardless of whether it is served by private water and/or private sewer or public water and/or public sewer shall be limited to no more than two persons per bedroom, not including their minor children six years of age and younger. Maximum occupancy permitted shall not be exceeded at any time and all advertisements for the rental shall be in compliance with the permitted number of occupants. The County shall have no authority to authorize occupancy exceeding the limits established by the Page County Health Department.
- I. All short-term tourist rentals shall provide and maintain unobstructed access for emergency vehicles in accordance with the Virginia Statewide Fire Prevention Code (§503). Access roads

must support the weight of emergency vehicles and provide a minimum width of twenty (20) feet and a vertical clearance of at least thirteen feet six inches (13'6"), unless otherwise approved by the Director of Emergency Services or equivalent government official. Dead-end roads exceeding one hundred fifty (150) feet shall include an approved turnaround. Fire lanes, access roads, and turnarounds shall remain free of obstructions at all times.

- J. Parking for the short-term tourist rental shall be located in driveways or other designated and approved parking areas. There shall be a minimum of two parking spaces per dwelling. The parking of vehicles is prohibited from blocking the road or rights-of-way of through traffic. Upon submission of a Community Development Review Application, if the short-term tourist rental entrance is accessed directly from a state-maintained road, the Virginia Department of Transportation shall evaluate the entrance to ensure compliance with its minimum standards.
- K. In the Agriculture (A-1), Woodland-Conservation (W-C), and Residential (R) zoning districts, if the dwelling used as a short-term tourist rental, including any area of decking, porch, or similar connected structures, is located within 50 feet of the rear and side(s) property lines, it shall be screened from adjacent properties by a combination of evergreen landscaping consisting of staggered double rows at a spacing distance that is effectively screening and/or solid fencing with a minimum height of six feet.
- L. Upon new application or a transfer of ownership of a short-term tourist rental, the Page County Building Official or their technical assistant must do a life safety inspection of the short-term tourist rental. A fire extinguisher (Type 2A:10B:C) shall be installed and maintained in all kitchen and cooking areas; smoke detectors shall be installed in all locations as identified in the Uniform Statewide Building Code; a carbon monoxide detector must be installed on each floor if there is a fuel-fired appliance, and any other requirements related to life safety as prescribed by the Virginia Code (Uniform Statewide Building Code). A minimum of one portable fire extinguisher with a minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.
- M. The use of fireworks by guests shall be prohibited.
- N. Any outdoor fires shall be enclosed by a fire ring. There shall only be one fire ring per short term rental. All fire rings shall be enclosed by a durable, nonflammable material at least eight inches in height. The operator shall provide or sell firewood for the use of guests. Firewood must be kiln-dried or otherwise originate from Page County. All firewood must remain on the property.
- O. Any lighting that is provided shall be full cut-off light fixtures directed downwards, so as to minimize a glare onto adjoining properties, the night sky, or roads. Exceptions to this requirement are lighting for an internal road (such as a driveway) that is used principally for illumination a roadway, lighting exempted by state or federal law, lighting that is required under the Uniform Statewide Building Code, and security lighting that is directed downward, does not glare onto adjacent property, and is controlled or activated by motion sensor devices for a duration of 10 minutes or less.
- P. If operating a dwelling as a short-term tourist rental, all recreational amenities, such as but not limited to, basketball/pickle ball courts, below-the-ground swimming pools, putting greens, saunas, hot tubs, etc. must be located in a rear or side yard, only. No recreational amenities may be constructed or placed in the front yard.
- Q. Failure to comply with these supplemental regulations will result in violation of the Page County Zoning Ordinance.

- R. Non-conforming Uses. In addition to any other requirements specified herein, see Article VII Nonconforming Lots, Uses, Structures and Buildings.
- S. Requirements. In addition to requirements listed herein the special use permit shall also consider the following, including but not limited to, on a site-by-site basis:
- 1) Duration of the special use permit.
 - 2) Fencing, landscaping, screening, additional setbacks, and no trespassing signage requirements.
 - 3) Impact of traffic on neighborhood, nearby residences, and mitigation thereof.
 - 4) Impact on private lane usage: Adequacy of access via a private lane or driveway shall be determined based on site-specific conditions, including emergency vehicle access, safety, and the ability of the accessway to support the proposed use, as determined appropriate by the reviewing authority.
 - 5) Violation and Penalty Schedule.

Tracy Clatterbuck

From: Alan Alhades <aalhades@gmail.com>
Sent: Monday, July 13, 2026 8:58 AM
To: Tracy Clatterbuck; Bucky Thomas; Allen Louderback; Jeremy Baldwin; Ryan Cubbage; Susan Kile; Jeff Vaughan
Subject: STR's

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July 13, 2026
Page County Board of Supervisors
103 S. Court Street
Luray, Virginia 22835

Dear Members of the Board,

One of the reasons I love living here is the land — the farms, the woods, the hollows that haven't changed in generations. Once that's gone, no vote brings it back.

That's exactly what the proposed STR regulations put at risk. As written, they would push STRs into agricultural and woodland conservation zones by right — no special use permit, no public hearing, no case-by-case review. That means farmland and forested land can be converted into short-term rental development with almost none of the oversight we'd expect for a change this permanent.

This isn't a someday problem. Page County's STR concentration is already six times the national average, and the pressure on our rural land is only growing. Once that pattern is codified and takes hold, it's very hard to reverse.

I'm asking the Board to close this gap: STRs in agricultural and woodland conservation zones should require a special use permit with real public input, not automatic approval. Page County's rural character shouldn't be traded away by right.

Thank you,
Alan Alhades
386 Jewell Hollow Road
Luray 22835

Tracy Clatterbuck

From: Krista Ernst <kristaernst7@gmail.com>
Sent: Monday, July 13, 2026 11:08 AM
To: Tracy Clatterbuck; Joshua Hahn
Subject: STR regulations

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Ms. Clatterbuck,

Will you please forward the following to the Planning Commissioners?

Dear Members of the Planning Commission,

I'm writing as a resident who cares deeply about the direction Page County is heading, and I want to share some concerns about the pace and scale of short-term rental growth here.

STRs have grown far faster than our county was prepared for. What used to be an occasional rental here and there has become far too great a percentage of our housing market- roughly six times the national average. This has had a real, tangible effect on housing availability and affordability. Every home converted to a short-term rental is one less option for local residents, and that's affecting people in this county today.

I'm also concerned that we're leaning way too heavily on tourism as the primary engine of our local economy. Page County would benefit from good, year-round jobs in healthcare, the trades, and small business, but building that kind of economy requires a stable workforce, and a workforce needs somewhere to live. The more our housing stock gets absorbed by short-term rentals, the harder that diversification becomes. Tourism has real value here, but it shouldn't be the only thing our future rests on, and I'd encourage the Board to push our economic development efforts toward genuine diversification rather than deeper reliance on tourism and STRs alone.

But what concerns me most is the impact on our rural land. Allowing STRs to be approved by right in agricultural and woodland conservation zones, without a hearing or case-by-case review, puts something extremely important at risk. Our farms, woodlands, and quiet backroads are precisely what draw visitors here in the first place, and more importantly, are also what makes it a peaceful, beautiful place to call home. If that rural character is chipped away parcel by parcel to accommodate more rentals, we risk losing the very thing that makes this county worth visiting and worth living in to begin with.

I'd also note the effect this is having on neighborhood cohesiveness. Long-term neighbors are increasingly being replaced by a rotating set of short-term guests, and that steady sense of community- knowing the people around you, being able to count on them- is much harder to rebuild once it's gone. This isn't abstract. It's happening right now.

I want to be clear that this isn't a call to end tourism or penalize anyone who has already invested here in good faith. It's a request that the county slow down new growth and put meaningful, well-considered regulations in place before these issues become even harder to reverse.

I strongly urge the Planning Commission to put a moratorium on all new STRs until regulations have been crafted that address the problems the overabundance of STRs has already caused in our beautiful county.

Thank you for your time and consideration, and for the work you do on behalf of this community.

Respectfully,

Krista Ernst

Tracy Clatterbuck

From: Caryn Ernst <caryn.ernst@gmail.com>
Sent: Monday, July 13, 2026 3:51 PM
To: Bucky Thomas; Allen Louderback; Ryan Cubbage; Susan Kile; Jeff Vaughan; Tracy Clatterbuck; Jeremy Baldwin
Cc: Cathy Grech; Ken Johnson; Joshua Hahn
Subject: Please reject the proposed STR regulations
Attachments: BOS letter 7-13-2026.pdf

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(The contents of this email are attached below as a pdf for easy download and reference. Please share this with the Planning Commission.)

Dear Board of Supervisors,

I was very disappointed to read the proposed short-term rental (STR) regulations from the Planning Commission and am writing to request that you reject these regulations and revise them to ensure the county's STR regulations protect our economy, housing, environment and quality of life, as requested by citizens.

As the owner of an STR, I'm deeply concerned about the unchecked growth of STRs, because the skyrocketing growth has led to:

1. High STR vacancy rates that make it difficult to cover property costs,
2. Steep increases in long-term rental rates, making it difficult for people who provide services to the tourism and STR markets to be able to live in the county, and
3. The rapid conversion of farmland and woodlots into STRs, threatening the rural character that the tourism and STR markets depend on. Tourists come to Page for the rural character, natural beauty, and access to nature. Unchecked growth undermines the future of the entire tourism industry in the county.

I'm requesting that the Board of Supervisors consider the following revisions to the regulations, which should apply to all **new** STR permit applications. The following proposed regulations are all used by Virginia jurisdictions (thus allowed under state law) and are all considered best practices nationally.

1. Add a **"One Host, One Home"** provision, which caps the number of short-term rentals allowed by each property owner, preventing large-scale land conversion by investors, while allowing local residents to earn additional income from their properties.
2. **Limit non-owner occupied STRs to 120 days rental per year** to allow vacation homeowners to rent their property when they aren't using it, while limiting corporate land conversion.
3. **Cap STRs as a percentage of total housing stock** to protect the affordability and availability of housing for both long-term rentals and homeownership. The skyrocketing growth of STRs in just the last 5 years has led to Page County having one of the highest rates of STRs in the country – 6 times the national average - and has already resulted in steep increases in property values and rental rates.

4. **Add density limits in residential neighborhoods** for non-owner occupied STRs to preserve residential neighborhoods for residents.
5. **Add stiff penalties for violations** and a two-year revocation of an STR permit after 3 violations to ensure regulatory compliance.
6. **Create an online publicly accessible directory of STR permits** to enable the county to enforce STR regulations and allow residents to report violations.
7. **Protect agricultural and woodlot land** by requiring all non-owner occupied STRs to have a minimum of 10 acres and require a Special Use Permit for additional review.
8. **Put a moratorium on all new non-owner occupied STRs** until the county can develop more effective regulations.

As an STR owner, I feel strongly that short-term rentals are good for the local economy, promote tourism, and are an important tool for residents to earn additional income and offset their housing costs. However, the unchecked growth of short-term rentals is harming existing STR owners, residents, the local economy and the environment, including skyrocketing housing costs and rapid division and conversion of agricultural and wooded land, which undermine the very qualities that attract tourists to Page County.

I appreciate the Planning Commission taking on the difficult task of creating meaningful STR regulations and the need to balance competing interests. I have read and listened to the testimony from people opposed to stronger regulations, who are mostly STR owners, and it's clear to me that their fear is based on misinformation and a lack of understanding of how their own STR businesses will *benefit* from stronger regulations.

The primary beneficiaries of an *unchecked* STR growth are actually realtors and developers. For that reason, it's a clear conflict of interest for Page County's Economic Development and Tourism Director to be a realtor, continuing to run her business while serving in public office, and in a position to benefit from an unregulated STR market. She has leveraged her position to organize special interests to oppose regulations, which is also a blatant conflict of interest.

It's the Planning Commission's and Board of Supervisors' responsibility to do what's best for the majority of county residents, not the few with the loudest voice, most powerful positions or connections. You hear from residents regularly about the lack of affordable housing and the impact on neighborhoods of short-term rentals. As an elected official it's your job to look out for the interests of the majority of your constituents, not special interests.

I urge you to reject these proposed regulations, put a moratorium on new STR development, and take the time to develop meaningful STR regulations that will do the most to benefit current Page County residents. The proposed regulations are not what we need.

Thank you for your consideration.

Caryn Ernst
384 Jewell Hollow Road

--

Caryn Ernst
202-489-3100

Dear Board of Supervisors,

I was very disappointed to read the proposed STR regulations from the Planning Commission and am writing to request that you reject these regulations and revise them to ensure the county's STR regulations protect our economy, housing, environment and quality of life, as requested by citizens.

As the owner of an STR, I'm deeply concerned about the unchecked growth of STRs, because the skyrocketing growth has led to:

1. High vacancy rates that make it difficult to cover property costs,
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I urge you to reject these proposed regulations, put a moratorium on new STR development, and take the time to develop meaningful STR regulations that will do the most to benefit current Page County residents. The proposed regulations are not what we need.

Thank you for your consideration.

Caryn Ernst
384 Jewell Hollow Road

Tracy Clatterbuck

From: cwhitelock@comcast.net
Sent: Tuesday, July 14, 2026 4:27 PM
To: Tracy Clatterbuck
Cc: Joshua Hahn
Subject: RE: STR draft question

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Tracy,

Thank you for the response. Is it possible that you provide me with the email and phone numbers of the planning commission members? I could not find any contact information other than their names.

In my opinion this draft document appears to be an “overreach” of regulation by a local government. The vacation capital of the world as Page County has been touted, has accepted much in transient tax from those who have fallen in love and made this county their vacation and rental home headquarters.

We have sold many vacation properties in the county, the STR business employs many local people in every aspect of their rental business. The duration of time in a home does not make a “good” or “bad” neighbor. There are laws on the books that handle incidents that occur.

I do not know how you can impose that someone must live or own a home for two years prior to making an application for a permit. I am not sure why you would want to, and what does this have to do with safety and health?

Requiring a MAXIMUM number of bedrooms such as 3? If a property has a septic permit for more than that? What is the purpose of that?

Will the county impose these same “health and safety” concerns on full time residents?

Have the “nonresident” Page County property owners been notified of these changes? It seems that these proposed changes have been “hidden” with the main item on the agenda this evening!

My office is 5 minutes from the Page County line, while I am a resident of Rockingham County, life long born and raised in Elkton, my Great Uncle ran a barbershop in Shenandoah 65 years ago. It is astounding to me to see why anyone would want to harm the county and the influx of the money from a source that provides work and income to residents, cleaners, septic companies, contractors, food, restaurant traffic, all without requiring new schools.

I hope that the planning commissioners decide that this draft is not in the best interest of anyone.

Please send me the planning commission members contact information.

Cindy Whitelock
Broker, Managing Member
Massanutten Realty
11610 Spotswood Trail
Elkton, Va. 22827
540-820-6335 mobile
www.MassanuttenRealty.com
licensed in Va. Since 1986

From: Tracy Clatterbuck <tclatterbuck@pagecounty.virginia.gov>
Sent: Tuesday, July 14, 2026 3:58 PM
To: Cindy Whitelock <cwhitelock@comcast.net>
Cc: Joshua Hahn <jhahn@pagecounty.virginia.gov>
Subject: RE: STR draft question

As drafted, the ordinance would require a two year ownership prior to operating as a short term rental. The 24 month grandfathering would not apply in the case of ownership (as currently drafted).

The state code protects short term rentals that are owner occupied. For that, we are simply adding the use into the zoning districts to match what state code already protects. Meaning the only thing we can require is the community development review and the registry (as long as the owner lives in the same dwelling to be used as STR).

Let me know if you have further questions.
Thank you,

Tracy Clatterbuck, CZA
Zoning Administrator I

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



From: Cindy Whitelock <cwhitelock@comcast.net>
Sent: Tuesday, July 14, 2026 11:47 AM

To: Tracy Clatterbuck <tclatterbuck@pagecounty.virginia.gov>

Subject: STR draft question

Tracy,

Questioning the Minimum Ownership Period.

- a) General Rule. The zoning Administrator shall not approve a Community Development Review Application for a short-term tourist rental unless the applicant/owner has owned the subject parcel for a period of not less than two years immediately preceding the date of application.

Does this mean that an existing STR that is sold to a new owner will have to wait 2 years to obtain a business permit? Also, the new owner must occupy the property?

Please let me know if this is a correct assumption?

Cindy Whitelock
Broker, Managing Member
Massanutten Realty
11610 Spotswood Trail
Elkton, Va. 22827
540-820-6335 mobile
www.MassanuttenRealty.com
licensed in Va. Since 1986

Tracy Clatterbuck

From: Dee Dee Sencindiver <deedee.sencindiver@nestrealty.com>
Sent: Tuesday, July 14, 2026 1:15 PM
To: Tracy Clatterbuck
Subject: Concern Over Proposed STR Changes

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Dear Members of the Page County Board of Supervisors and Planning Commission and Tracy Clatterbuck,

I am writing to express my serious concerns regarding the proposed amendments to the Short-Term Rental ordinance. While I appreciate the County's desire to protect neighborhoods and ensure responsible property management, I believe many of the proposed changes go well beyond what is necessary and could have significant unintended consequences for Page County's economy, property owners, and tourism industry.

Tourism is one of Page County's greatest economic drivers. Thousands of visitors choose Page County each year because of its proximity to Shenandoah National Park, the Shenandoah River, Luray Caverns, and countless outdoor recreation opportunities. Short-term rentals provide the lodging that makes many of these visits possible, especially for families and larger groups who cannot be accommodated in traditional hotels.

The proposed ordinance creates barriers that will discourage both current and future investment in Page County. Increased restrictions, extensive management requirements, ownership limitations, and uncertainty surrounding approvals will inevitably make investors look elsewhere. Counties across Virginia actively compete for tourism dollars, and many offer more predictable, business-friendly regulations. If Page County becomes one of the most restrictive jurisdictions for short-term rentals, visitors and investment will simply shift to neighboring localities.

The economic impact extends far beyond the property owner. Every guest who stays in a short-term rental spends money at local restaurants, coffee shops, grocery stores, breweries, wineries, outfitters, gas stations, retail stores, and entertainment venues. They hire fishing guides, visit attractions, and support countless small businesses that depend on tourism. Reducing the availability of short-term rentals means reducing the number of visitors who contribute to our local economy.

In addition, Page County benefits directly from tax revenues generated by these properties through transient occupancy taxes, real estate taxes, sales taxes, and business activity. These revenues help fund public services without placing the same long-term demands on schools and other county resources that permanent residential growth often creates. Policies that discourage short-term rentals risk reducing these valuable revenue streams.

I am also concerned about the complexity of the proposed regulations. Responsible property owners already strive to be good neighbors and operate professionally. However, requiring extensive property management

plans, imposing complicated ownership requirements, and creating additional administrative hurdles may do little to address the small number of problematic operators while placing unnecessary burdens on the vast majority who comply with the rules.

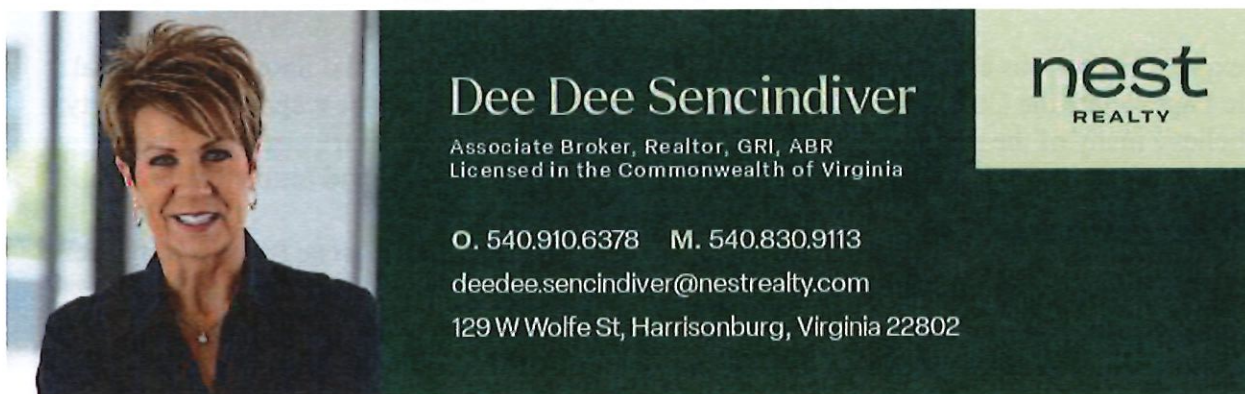
I respectfully encourage the Board and Planning Commission to consider a more balanced approach. Focus enforcement efforts on properties that generate legitimate complaints rather than imposing broad restrictions that affect every owner equally. Clear performance standards, effective enforcement of nuisance issues, and reasonable operating requirements can protect neighborhoods without discouraging investment and tourism.

Page County has become one of Virginia's premier outdoor destinations because visitors have a variety of lodging options that allow them to experience everything our community has to offer. I hope the County will continue to support responsible short-term rentals as an important component of our local economy while addressing community concerns in a measured and balanced way.

Thank you for your time, your service to our community, and your thoughtful consideration of these comments.

Sincerely,

Dee Dee Sencindiver



Tracy Clatterbuck

From: Nick Whitelock <nickwhitelock@comcast.net>
Sent: Tuesday, July 14, 2026 5:52 PM
To: Tracy Clatterbuck; catjgrech9@gmail.com; chrisandcheryl@live.com; beefapsc@vt.edu; District4planningcomm@gmail.com; Ken.page.planning@outlook.com; dred@reedandreedlaw.com; Cindy Whitelock
Subject: proposed Short Term Rental Ordinance

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MESSAGE FROM A
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Page County planning commission members,

I write you all with concern for the proposed Short Term rental ordinance. I am a Elkton resident, and while **I dont currently operate any Short Term Rental properties in Page County**, I am a page county land owner and own affordable housing via Apartments located in Stanley.

Short-term rentals are a vital part of the Page County economy and have helped earn our community the reputation as the "Cabin Capital of Virginia." These properties create year-round employment opportunities for local cleaners, handymen, landscapers, maintenance professionals, contractors, and property managers while supporting countless small businesses that provide supplies and services.

In addition to creating jobs, short-term rentals generate significant local revenue through business permit fees and transient occupancy taxes, providing funding that benefits the county without increasing the tax burden on permanent residents. Visitors who stay in our cabins also spend their disposable income throughout the community, supporting restaurants, grocery stores, gas stations, retail shops, wineries, breweries, outfitters, and local attractions. Every reservation creates a ripple effect that benefits businesses and residents across the county.

Page County is built on tourism. Visitors come to experience our mountains, rivers, small-town hospitality, and outdoor recreation, and short-term rentals provide the lodging that makes those visits possible. They are not just accommodations—they are an essential piece of our local economic engine.

Page County is a county centered around tourism, from Luray Caverns to Shenandoah National Park and the Shenandoah River. The county relies on tourism, and to restrict that is to put a chokehold on the county economically.

Many mountain subdivisions throughout page County were developed in the 1960s-1980s as getaway communities. The proposed ordinances limit the originally underlying uses.

To propose the ordinance in hopes that it makes housing affordable again is bizarre. IF we greatly limit one of the largest sectors of local employment (tourism) than how do we expect individual who were previously employed in that field to be able to find anywhere to live, qualify for a mortgage, or pay rent? Many of these Short Term Rental properties occupy the most desirable parcels in the county, sprawling views, river frontage tracts, tracts adjoining the National Park etc. Not the setting of affordable Housing.

The economic repercussions of this ordinance have not been thought through.

I ask that the planning commission table this ordinance and reach out to local Realtors, Property Managers and other Service providers for their opinions on the matter before they hastily act and place a chokehold on the County.

Nick Whitelock

Realtor With Massanutten Realty

540-383-9601 Call/Text

Massanutten Realty

11610 Spotswood Trail Elkton Va 22827

Licensed in Va since 1986

www.MassanuttenRealty.com

Tracy Clatterbuck

From: David Reed <dreed@reedandreedlaw.com>
Sent: Tuesday, July 14, 2026 6:13 PM
To: Tracy Clatterbuck
Subject: STR Code Amendments



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Ms. Clatterbuck,

I ask that you present this email to the Planning Commission as they consider recommending changes to the short-term tourist rental code of Page County.

Honorable Chairman and Members of the Planning Commission:

When considering recommending changes to the short-term tourist rental code of Page County, I respectfully encourage the Planning Commission to ask a fundamental question:

What problem is the County actually trying to solve?

Short-term rentals generate substantial economic benefits far beyond the individual property owner.

Visitors staying in vacation rentals purchase fuel, groceries, restaurant meals, outdoor recreation, retail goods, entertainment, and professional services throughout the County. They support local contractors, landscapers, cleaners, maintenance providers, electricians, plumbers, internet providers, pest control companies, and numerous other local businesses.

The industry also:

- Generates significant real estate tax revenue;
- Produces transient occupancy tax revenue;
- Increases local sales tax collections;
- Encourages investment in housing stock and neighborhood improvements;
- Creates employment opportunities for local residents;
- Supports restaurants, retailers, outfitters, wineries, and other local businesses; and
- Strengthens the broader tourism economy upon which many Page County businesses depend.

These economic benefits are realized without placing meaningful burdens on the County's school system.

If isolated nuisance properties exist, the County already possesses numerous enforcement mechanisms under its existing ordinances and Virginia law. Those isolated situations should be addressed directly through strict enforcement against the offending property owners—not through sweeping new regulations that burden hundreds of responsible property owners and legitimate small businesses operating throughout the County.

The proposed amendments risk discouraging private investment, reducing tourism, diminishing property values, decreasing tax revenues, limiting entrepreneurial opportunities, and unnecessarily restricting the rights of private property owners—all while providing little to no demonstrable public benefit.

Page County has spent generations cultivating its reputation as one of Virginia's premier tourism destinations. Short-term tourist rentals have become an integral part of that success. Rather than imposing additional restrictions on one of the County's strongest economic sectors, the County should continue to encourage responsible private investment while utilizing its existing enforcement authority to promptly and directly address any operators who fail to comply with the law.

I respectfully urge the Planning Commission to recommend denial of the proposed amendments and instead preserve the existing regulatory framework that has successfully supported tourism, economic development, private investment, and responsible property ownership throughout Page County for many years.

Thank you for your time, consideration, and service to the citizens of Page County.

David Reed

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

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Tracy Clatterbuck

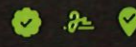
From: Erin Kavanagh <erin@thecazagroup.com>
Sent: Wednesday, July 15, 2026 8:30 AM
To: Tracy Clatterbuck; Ken.page.planning@outlook.com; beefapsc@vt.edu; District4planningcomm@gmail.com; tbilly@embarqmail.com; chrisandcheryl@live.com; catjgrech9@gmail.com
Subject: Proposed STR Ordinance

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Dear Members of the Planning Commission,

I am writing to express my concern regarding the proposed Short-Term Rental ordinance currently under consideration.

I am not a Page County Resident; I focus on the Short-Term Rental Investor as a REALTOR. While I do not currently operate any short-term rental properties in Page County, I have invested heavily in our community and care deeply about its long-term economic health and prosperity.

Short-term rentals have become a cornerstone of the Page County economy and have helped establish our community as the "Cabin Capital of Virginia." These properties create year-round employment opportunities for local cleaners, maintenance professionals, contractors, landscapers, handymen, property managers, and many other service providers. They also support countless small businesses that supply goods and services to both property owners and visitors.

Beyond employment, short-term rentals generate substantial revenue for the county through business permit fees and transient occupancy taxes. These revenues help fund local services without increasing the tax burden on permanent residents. Every visitor who stays in a cabin contributes to our local economy by dining at restaurants, shopping at local stores, purchasing fuel, visiting wineries and breweries, enjoying outdoor recreation, and supporting attractions throughout the county. Each reservation creates an economic ripple effect that benefits businesses and residents alike.

Page County's economy is built on tourism. From Shenandoah National Park and the Shenandoah River to Luray Caverns and our scenic mountain communities, visitors travel here to experience everything that makes our county unique. Short-term rentals are not simply lodging—they are an essential component of the tourism infrastructure that allows these visitors to stay, explore, and spend money in our local businesses.

Many mountain subdivisions throughout Page County were originally developed during the 1960s through the 1980s as vacation and getaway communities. Restricting short-term rentals in these areas fundamentally

changes the intended use of these properties and diminishes the rights and expectations of many property owners who invested based on those established uses.

I also question the assumption that restricting short-term rentals will meaningfully improve housing affordability. Many short-term rental properties occupy some of the county's most desirable locations, including riverfront parcels, mountain-view lots, and properties bordering Shenandoah National Park. These are not the types of properties that would realistically become affordable workforce housing if converted to long-term residences.

Furthermore, if we significantly restrict one of the county's largest economic sectors, we risk eliminating jobs and reducing incomes for the very residents we are trying to help. Fewer employment opportunities in tourism will make it more difficult for local workers to qualify for mortgages, pay rent, and remain in our community.

The potential economic consequences of this ordinance deserve a more thorough analysis before such significant changes are made. I respectfully ask the Planning Commission to table this proposal and engage directly with local Realtors, property managers, business owners, tourism professionals, service providers, and other stakeholders who work within this industry every day. Their experience and input are critical to developing thoughtful policies that protect both our neighborhoods and our local economy.

I appreciate your time, your service to our community, and your willingness to consider the perspectives of those who have invested in the future of Page County. I respectfully urge you to slow this process, gather additional input, and ensure any ordinance reflects the long-term interests of all county residents and businesses.

Thank you for your consideration.

Sincerely,

Erin Kavanagh

--



Erin Kavanagh

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Tracy Clatterbuck

From: Annette Cates <vahorselady@rocketmail.com>
Sent: Wednesday, July 15, 2026 3:38 PM
To: Tracy Clatterbuck
Subject: Re suggestions/ concerns/ STR

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MESSAGE FROM A
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Hi there!

I wanted to share some thoughts on the proposed changes, and I hope my perspective as someone deeply involved in our local hospitality scene can be helpful. I've got quite a bit of experience under my belt, managing four cabins out in our beautiful agricultural and woodland areas, plus several apartments in downtown Luray and along Route 340 for long-term residents. So, I truly see both sides of the coin when it comes to rentals around here.

One of the main things I've been thinking about is where different types of rentals truly fit best within our community. My feeling is that the charming heart of Luray, our town center, really thrives when it's focused on traditional motels and long-term monthly rentals for folks who live and work here. Similarly, I believe our residential subdivisions, those lovely neighborhoods, should ideally be preserved for permanent residents or families looking for a monthly home, fostering a strong, stable community vibe.

When I picture what makes a "true" vacation rental, my mind immediately goes to a cozy cabin or a house nestled on its own piece of land out in the county. That's the image most people have, isn't it? If we have, say, two or more cabins built on the very same property, it starts to feel more like a small campground, which might need different kinds of permits and regulations – something we already have systems for with our special use permits.

And speaking of additional dwellings, if someone builds a second home on their property, it seems like a wonderful idea for it to be a dedicated space for an aging parent or another family member, or perhaps another long-term monthly rental. It helps support our community members and keeps housing options open, rather than adding another short-term vacation spot.

Let's chat a bit about occupancy, because that's a big one for guests and property owners alike. For a two-bedroom property, I'd suggest capping it at four adults, with flexibility for kids under 16 using convertible beds. From what I've seen, most bookings are either for a couple, two couples enjoying a getaway without the kids, or a family. But these days, 'family' can mean a delightful mix – maybe two adults, each with two kids from previous marriages, and then a couple of kids they have together, plus a pet! That can quickly add up to 6-8 people. Setting a clear adult limit with flexibility for younger ones seems like a practical and fair approach.

Another point that's been on my mind concerns existing vacation rentals in residential areas. Perhaps there could be a thoughtful 'grandfather clause' with a specific condition. If a vacation rental in a residential neighborhood is sold, maybe the new owner should initially be required to continue operating it as a vacation rental for a specific period. After that, if they choose not to, it could then gracefully revert back to being a purely residential property. This could be a gentle way to gradually transition those properties back into long-term housing, which I think is a better fit for those neighborhoods in the long run. For instance, those townhomes around Ruffner Family Dentistry – I've always wondered how so many became vacation rentals. They truly feel like they should be homes for our local families.

Honestly, with the way property taxes are going, it might naturally become less viable for folks who only own one rental to make it work financially. It's getting tougher out there!

Finally, I wanted to touch on any proposals that involve a waiting period, like that "two-year proposal" I've heard whispers about. From my perspective, that kind of approach could really throw a wrench into local real estate sales and impact market fluidity. Not everyone is cut out to run a vacation rental, and forcing someone to own a property for two years before they can even apply to rent it out doesn't guarantee it'll be well-maintained or properly managed. It could actually lead to the same problems we're trying to avoid, and it doesn't seem fair to experienced and dedicated operators who already know how to do it right from day one.

Thanks so much for taking the time to consider these thoughts. I'm truly passionate about making our community the best it can be for everyone!

I'm planning to stay in the vacation rental business as all of my properties were actually in my family at one time or another and were sold to others. I've been able to purchase and remodel to be purpose built for the vacationer while my cabins could all easily be converted back to monthly rentals at any given time because they sit on their own piece of property.

I also want to mention

The number for a listing — I'm not sure where on these listing platforms like Airbnb or Vrbo you could actually put them on your advertising nor do I see the goal in mind. We have a business license so I feel this should take care of us filing sales and use tax and being held accountable for our business.

Which brings me to this point

For those operating without a business license - shut them down and they lose their right to apply. Now this vacation home has no other option but to be back in the monthly rental pool or sold to someone to live there.

So when selling a vacation rental (if it's currently being rented then I do feel new owner can take over immediately if it's not currently being rented then new owner would have to apply for business license anyways and special use permit if need be.

I have no plans to sell however if I did... I would want my guests taken care of (I get a tremendous amount of repeat business).

We are a tourist county that does provide jobs thru tourism...

Thank you for your time.
Annette Cates

[Sent from Yahoo Mail for iPhone](#)

Tracy Clatterbuck

From: Mark Talbot <info@lonebearcabin.com>
Sent: Thursday, July 16, 2026 10:59 AM
To: Nina Fox; Ryan Cubbage; Catherine Grech; carasotto@gmail.com; Tracy Clatterbuck
Subject: Comments on June 24th Draft

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All -

Thank you for your work on the draft and your dedication to maintaining the character of Page County. I have five comments on what to clarify in the draft:

-
-
- Please clarify that an approved nonconforming STR use conveys with the property after a sale. My property has operated as an STR since 2006, and I bought it in 2019.
- Requiring a buyer to wait two years (and imposing other new standards) would sharply reduce its value and may conflict with Virginia law by changing the land use rights that existed when I purchased it.
- -
 -
 - This two year rule/non conveyance of land rights will put local companies out of work who have been employed by this property for 20 years should I sell and STR rights
 - not convey
 -
-
-
- Please clarify whether a road maintained by a POA road qualifies as a "public road".
-
-
-
- The two year ownership rule effectively functions as a ban on any new STR. STR revenue supports local cleaners, plumbers, landscapers, and other contractors while
- generating county taxes. As a remote owner, nearly all revenue goes back into the local workforce when I choose not to occupy my vacation home (i.e. plumbers, pest control, hvac, appliance repair, handymen, landscapers, cleaners, etc) as I can't do these tasks
- remotely. Local county owners do not provide the same benefit to Page County as they are more able to perform this work themselves.
- -
 -
 - One example. On many occasions, I have needed to pay an HVAC person to show up, only to find they were using the thermostat incorrectly. This is an extra several hundred

- dollars paid to a Page County worker that wouldn't happen with a local owner. Local owners stop by to fix thermostat issues without paying the HVAC company. Multiply this by simple toilet fixes or appliance fixes that employ our local workforce across all
- STRs. Based on my own numbers alone easily 5 times what we pay in (15.5%) lodging taxes goes to employ the local workforce across all STRs. I spend much more on work for the STR than I do on my own home.
-

-
-
- In Residential districts, homes on small lots may justify restrictions. A three acre parcel is different from a small lot. Please consider giving Residential parcels
- of three acres or more the same by-right path as qualifying A-1 and W-C STRs.
-

Mark

From: [Joshua Dyke](#)
To: [Tracy Clatterbuck](#)
Subject: Re: Inquiry Regarding Potential New Short-Term Rental Regulations and Building Plans in Page County
Date: Friday, July 17, 2026 9:02:27 PM

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Hi Tracy,

Thank you for taking the time to answer my questions and for providing information on the proposed short-term tourist rental ordinance amendments.

I respectfully ask that the following comments be included in the Board of Supervisors introduction packet and made part of the public record regarding the proposed amendments.

I understand and support the County's goal of addressing legitimate concerns related to short-term rentals. However, I believe some portions of the proposal could create unintended consequences for property owners, future residents, and the local economy.

One concern I have is the impact on people who purchase vacant land with the intention of building a home. For example, someone could buy a parcel in an A-1 or W-C district today, invest considerable money to build a home, install a well and septic system, pay permit fees, hire local contractors, and become a member of the community. After living there for several years, they may decide to move, retire, relocate for work, or simply use the home as a short-term rental to supplement their income. Under the proposed rules, that same property owner could find that their ability to do so depends on whether their property is located on a private lane that serves more than two other homes, something they often have no control over. To many residents, that would feel unfair. The access road may have existed long before the property was purchased. The owner did nothing wrong, followed every rule in place at the time, invested in the county, and yet could face additional hurdles years later when trying to make reasonable use of their property.

I also worry that the proposal may create winners and losers in the marketplace. Existing short-term rental owners who are already operating may benefit from having fewer future competitors, while new property owners face additional costs, uncertainty, and regulatory obstacles. Healthy competition benefits visitors, property owners, and the county. When fewer people are able to participate, opportunities become concentrated among those who were fortunate enough to get established earlier.

For many local families, land is more than just property. It is often their largest financial asset. The value of a parcel is tied in part to the range of legal uses available

to it. When those potential uses are reduced, property values can be affected. This is particularly important for residents who may one day need to sell land to pay medical expenses, help family members, fund retirement, or navigate difficult economic circumstances.

A good example might be a longtime Page County family that owns a few acres on a private lane. They may not have substantial retirement savings, but they do have land. The ability to build a home that could someday be used as a short-term rental may increase both the property's usefulness and market value. Limiting that possibility reduces options for families who are often relying on the value of their property as part of their long-term financial security.

Tourism has long been an important part of Page County's economy. Visitors who stay in short-term rentals spend money at local restaurants, stores, gas stations, outfitters, wineries, and other small businesses throughout the county. I believe the county can address concerns about safety, traffic, and neighborhood impacts without unnecessarily restricting responsible property owners.

For these reasons, I respectfully ask the Board to consider:

1. Grandfathering protections for current property owners and those who purchased land before any ordinance changes are adopted.
2. Protection for homes approved and built under current regulations, even if they become short-term rentals at a future date.
3. Reconsideration of the proposed private-lane limitation where the property owner has no ability to change the existing access conditions.
4. Policies that focus on addressing documented nuisance or safety issues rather than broadly limiting reasonable property uses.

Page County has always been a place where people value private property, personal responsibility, and the freedom to make reasonable use of their land. I hope the Board will carefully consider how these proposed changes may affect future homeowners, retirees, working families, and small property owners throughout the county.

Thank you for your time and consideration.

Respectfully,
Joshua Dyke
Page County Resident

On Jul 16, 2026, at 3:34 PM, Tracy Clatterbuck
<tclatterbuck@pagecounty.virginia.gov> wrote:

Joshua,

The Planning Commission held their public hearing on 7/14/26 on the amendments related to short term rentals. The draft may be found here:

<https://www.pagecounty.virginia.gov/288/Planning-Commission-Public-Hearings>

The proposed draft will now be introduced to the Board of Supervisors in the coming weeks. I do not know what that date is yet. You can check back with me toward the end of next week and I should know when it will be introduced to them. In the meantime, you can register for the Notify Me via our county website. You can register for notification of upcoming board meeting agendas, minutes, etc.

<https://www.pagecounty.virginia.gov/list.aspx>

If you are interested in commenting on the proposed draft, I would recommend you put your comments in writing to me so that they may be included in the Board introduction packet.

At this time, I cannot answer what will be grandfathered and what will not be. That will be up to the Board of Supervisors.

The only way to ensure that you fall under current regulations is to submit for a new home packet and a community development review. This means you will need to have all health permits for well and septic. I have attached the application packet.

Let me know if you have further questions.

Thank you,

Tracy Clatterbuck, CZA
Zoning Administrator I

Page County Planning & Community Development
103 S Court Street, Suite B, Luray, VA 22835
Office Phone: (540) 743-1324
Direct Line: (540) 843-3403
Work Cell Phone: (540) 892-3613
Website: www.pagecounty.virginia.gov
<image001.png>

From: Joshua Dyke <jojocrownie123@gmail.com>

Sent: Wednesday, July 15, 2026 10:57 AM

To: Page BNZ <pagebnz@pagecounty.virginia.gov>

Subject: Inquiry Regarding Potential New Short-Term Rental Regulations and Building Plans in Page County

Dear Page County Zoning Office,

My name is Joshua Dyke, and I am a resident of Page County. I am writing to request information and to document my inquiry for future reference.

My partner and I are interested in building one or possibly two properties in Page County with the intention of operating them as short-term rentals (Airbnb or similar) in the future. We have heard that the County may be considering new regulations that could affect this type of investment, specifically a potential requirement to owner-occupy the property for two years before it can be used as a short-term rental.

To help us plan accordingly, I would appreciate clarification on the following:

1. If known, when is the scheduled vote or public hearing for these proposed new regulations?
2. Will there be a grandfathering period for properties already in the planning or permitting process? If so, what steps must be taken to ensure a property qualifies as grandfathered in?
3. What information or documentation does the County require from us to begin the process (e.g., pre-application meeting, site plans, zoning verification, etc.)?

Thank you in advance for your assistance. We want to ensure full compliance with all current and upcoming County requirements. Please let me know if you need any additional information from me.

Best regards,

Joshua Dyke

<New Home Packet 25' (fillable).pdf>

<Community Development Review Application(fillable)!.pdf>

As owners of short-term rental (STR) properties in Page County since 2013, we are deeply concerned about the proposed changes to the STR ordinance.

We moved to Page County in 2013 because we were drawn to its natural beauty, welcoming community, and business-friendly environment. We immediately began investing in STR properties, making them the foundation of our retirement plans and our long-term investment in the county. Over the past 13 years, we have developed a strong partnership with local businesses. Through our website, in-cabin brochures, and our Stay & Play packages, we actively encourage our guests to visit local shops, restaurants, wineries, and attractions. Our guests love Wisteria Vineyard, the businesses along Main Street in Luray, local restaurants and coffee shops, as well as outdoor recreation providers such as Appalachian Outdoor Adventures, Shenandoah River Adventures, zip line operators, and many others. More than 40% of our guests book package deals that include these local businesses. All of this creates a true win-win-win relationship: our guests enjoy an exceptional vacation experience, local businesses benefit from the tourism our properties generate, and we have earned an approximately 35% return guest rate because visitors love what Page County has to offer.

The economic impact extends far beyond our guests. We contract with a local cleaning company that exclusively services our cabins and employs six people. We employ a local Maintenance Manager, who in turn provides part-time work for others who assist him. We rely on local HVAC, plumbing, electrical, pest control, and other service providers to maintain our properties. Wedding venues depend on STRs to accommodate their guests, allowing them to host their events. Grocery stores, liquor stores, florists, massage therapists, nail salons, and many other local businesses all benefit from STR visitor spending. The success of our business supports many other businesses and families throughout the county.

Several of the proposed ordinance changes would have devastating consequences for both our business and our personal financial future.

New owners must first claim an STR as their primary residence for two years.

Our cabins were built specifically as vacation rentals. They were never designed to serve as primary residences, lacking features such as offices, laundry rooms, coat closets, adequate bedroom closets, and, in some cases, dishwashers. Requiring future owners to occupy them as primary residences would effectively eliminate their market as STRs.

Because we cannot personally occupy all our properties as primary residences, this requirement would force us to close our business. As we approach retirement, we plan to sell these properties as successful, income-producing STRs. Their value is significantly higher because they are established vacation rentals, fully furnished, and have a proven income history. Removing that status would substantially reduce their value and jeopardize the retirement investment we have spent years building.

Restrictions on STRs located on private roads.

Several of our cabins are located on private lanes and were built and approved by the County as STRs. Under the proposed ordinance, they would exceed the new limits and become ineligible for STR use, either by us or by future owners. Changing the rules after these investments were made would be fundamentally unfair.

Limiting one STR per parcel.

Two of our cabins were built on a single parcel with full County approval. If either we or a future owner were prohibited from operating both as STRs, the value of that property would effectively be cut in half. The financial impact would be devastating.

We fully support responsible growth and responsible management of the STR industry. Throughout our years in business, we have operated in full compliance with County regulations and have worked hard to be good neighbors. We limit occupancy and the number of vehicles allowed, prohibit tents, boats, and RVs, enforce quiet hours from 9:00 p.m. to 9:00 a.m., and maintain our properties to a high standard. We hire local residents, volunteer in our community, donate complimentary stays to local fundraising efforts, and offer discounted stays to Page County residents and their visiting family and friends.

It appears that the county may not have adequately managed the rapid growth of STRs following COVID-19. If the County believes future growth should be slowed or limited while the impacts of this growth are evaluated, we understand and support that goal. However, those changes should not come at the expense of property owners who made substantial investments under the existing rules.

We invested in Page County with the reasonable expectation that the regulations governing our business would remain stable. Any new restrictions should apply prospectively—not to existing licensed STR owners or to future purchasers of those legally established properties—provided they continue to operate responsibly and remain in compliance with County requirements. It may ultimately be that these concerns are unnecessary, as Virginia Code § 15.2-2307 appears to prohibit applying these proposed changes to currently licensed STR properties or their future owners. However, given the ongoing discussions and uncertainty surrounding these proposals, we felt it was important to express our serious concerns should these changes be applied to existing STR license holders or diminish the value and future sale of their properties.

Thank you for your time, your consideration, and your commitment to protecting both the citizens and the small businesses that contribute to the success of Page County.

Jim and Lisa Franceschini
Luray Mountain Cabins

July 22, 2026

Page County Board of Supervisors

103 South Court Street
Luray, VA 22835

Dear Members of the Page County Board of Supervisors,

My name is Laura Castro. My husband, Cristian Gomez, and I are the owners of Canoe River Retreat, a home we designed and built last year in Rileyville with our life savings.

We are a young family with a two-year-old daughter, and we both work full-time in Northern Virginia. Like many families in our generation, our careers have taken us to where stable employment exists, even though our dream is to one day live and retire in Page County.

Owning a home in a place as beautiful as Page County is simply not affordable for many young families without finding creative ways to make the mortgage work. For us, operating **one** short-term rental is not a way to get rich—it is what makes it possible for us to own a home in the community we love.

Managing our rental has become a second full-time job. We take great pride in maintaining our property and supporting the local economy. We hire local cleaners, landscapers, handymen, contractors, and other small businesses that help us provide a wonderful experience for our guests. In turn, our guests visit local restaurants, shops, wineries, parks, and attractions, bringing tourism dollars into Page County.

I do not believe preserving our community and supporting responsible short-term rental owners are mutually exclusive goals. In fact, I believe they go hand in hand.

For that reason, we are deeply concerned about several provisions in the proposed ordinance. While we support reasonable regulations that address nuisance properties and irresponsible operators, we respectfully believe some of the proposed requirements could have unintended consequences for families like ours, local businesses, and the county's tourism economy.

Two-Year Ownership Requirement

This is our greatest concern.

Under the proposed ordinance, a future buyer of our home would have to wait two years before becoming eligible to apply for a short-term rental permit.

That requirement could significantly reduce the number of qualified buyers interested in our property and negatively affect its value.

More importantly, I respectfully ask the Board to consider these questions:

What problem is the two-year ownership requirement solving that cannot already be addressed through enforcement of nuisance properties or existing regulations?

What evidence demonstrates that someone who has owned a property for 23 months is likely to be an irresponsible operator, but after 24 months suddenly becomes a responsible one?

I also worry that this provision may have the opposite effect of what was intended. Families like ours often rely on rental income immediately after purchasing a property. Large investors, on the other hand, are far more capable of purchasing properties and leaving them vacant for two years before operating them. Ironically, this requirement may make it harder for local families to enter the market while favoring larger investors with greater financial resources.

Property Size and Neighborhood Context

The proposed ordinance applies many of the same standards to properties simply because they share the same zoning district, regardless of whether a home sits on a quarter-acre lot or several acres with substantial separation from neighboring properties.

Lot size, setbacks, surrounding density, and the actual impact on neighboring homes deserve consideration. A more tailored approach would better reflect the diversity of properties throughout Page County.

Clarification of POA Roads

We respectfully request clarification regarding whether privately maintained Property Owners' Association (POA) roads are considered public roads under the ordinance.

Many subdivisions contain roads maintained by their associations that function similarly to public roads. Without a clear definition, future interpretations may vary from one zoning administrator to another, creating uncertainty and inconsistent application of the ordinance.

County Enforcement of HOA Covenants

Private HOA or POA covenants are agreements between property owners and their associations.

If an association believes one of its rules has been violated, it already has mechanisms to enforce those rules. We respectfully believe the County should avoid becoming responsible for interpreting or enforcing private contractual agreements. Clarifying this section would help prevent confusion and reduce the potential for inconsistent enforcement.

Distinguishing Small Owners from Large Commercial Investors

If the Board's concern is large-scale speculative investment, we respectfully encourage the ordinance to address that issue directly.

The current draft treats a family that owns one short-term rental much the same as someone operating dozens of investment properties.

Those are fundamentally different situations.

A more targeted approach could focus additional regulations on large commercial operators while allowing responsible homeowners to continue contributing to the local economy. Such an approach would better balance neighborhood preservation with property rights, tourism, and economic development.

In closing, we respectfully ask the Board to continue refining this ordinance before taking final action.

We believe Page County can adopt regulations that protect neighborhoods while also preserving opportunities for responsible homeowners, supporting local small businesses, and maintaining the vibrant tourism economy that benefits our entire community.

Thank you for your time, your service, and your thoughtful consideration of our comments. We appreciate the opportunity to share our perspective and would be happy to answer any questions.

Respectfully,

A handwritten signature in black ink, appearing to read 'Cristian Gomez & Laura Castro', written over a horizontal line.

Cristian Gomez & Laura Castro
Owners, Canoe River Retreat



22 July 2026

To Whom It May Concern:

We are writing you today to share concerns we have about the new potential restrictions in Page County on Short Term Rentals (STRs), to include Special Use Permits and limits on non-owner-occupied properties.

As background, we own one STR, a 6-person occupancy cabin in Shenandoah Woods (Stanley). We came to purchase the property 4 years ago, after renting it ourselves as guests many times and having fallen in love with it and the local area. When it went up for sale, we jumped at the opportunity to own such a beautiful property immersed in lovely Page County.

We live most of the time in Northern VA, a short 1 ½ hour drive away, and visit our cabin in Stanley as often as we can. The rental business associated with it exists only to help us pay the expenses on it. It is not a money-maker for us by any means. In fact, when we decide to retire, we may choose to stop renting it and stay there a lot more often or even full time.

The narrative we've heard from some people who would like to see these new restrictions in place paints a picture of nameless, faceless, corporate entities or wealthy "outsiders" who own STRs in Page and rent them out purely for profit and without concern for the impacts on the local landscape or economy. We are an example of many other STRs who do not fall into that category.

We contribute to the local economy via the taxes we pay (property tax, TOT/lodging tax, sales tax on goods and services, etc). We also employ local labor for all of our needs (cleaning, maintenance, HVAC, pest control, and more).

The visitors who book our cabin come to the area to enjoy its natural beauty, and spend money! They plan events and other experiences (weddings, tours, etc), eat in local restaurants, shop in local businesses, and pay taxes on all of those things. If we make it less desirable for them to rent, all of that tourism-based business and local revenue will feel the impact.

We have heard the concerns of local community members who feel that STRs are causing issues with housing availability for local residents, elevated property tax assessments, and isolated incidents of STRs in residential neighborhoods whose guests misbehave (loud parties, etc). We

do not mean to dismiss these valid concerns. However, we feel they do not paint a fair picture of the STR landscape.

Our cabin is the perfect example: As it is not located in a typical residential neighborhood, it does not take away a potential primary residence from a local resident, nor do we ever have trouble with our guests throwing loud parties or taking up all of the available parking. Even if a small number of county STRs are having these types of issues, I believe the majority of them are not. We believe it should be possible to manage these isolated cases, while allowing all STRs to continue to enrich the county's revenue stream via tourism while providing many local employment opportunities.

We thank you in advance for considering our voices when advocating for any upcoming county policy changes.

Sincerely,

Katie and Joe Mazza
Page Valley Getaways
katie@mazzagetaways.com
240-730-7072
www.pagevalleygetaways.com

Dear Supervisor Kile,

Thank you for your willingness to serve Page County and for the time and thoughtful consideration you give to decisions that will shape its future. I appreciate the opportunity to provide comments regarding the proposed revisions to the County's short-term rental regulations.

As a property owner and investor in Page County, I recognize that reasonable regulations are an important part of preserving the character of our community while balancing the needs of residents, visitors, businesses, and property owners. My concern is not with the existence of regulations, but with ensuring they are developed through meaningful collaboration with those who have firsthand experience in this industry and a long-term commitment to the County's success.

I also appreciate the County's stated intent to preserve Page County's rural atmosphere, scenic beauty, open spaces, natural resources, watersheds, farmland, and the Shenandoah River. Those qualities are precisely what drew my family to invest here. They are not obstacles to responsible tourism—they are the very reason visitors come to Page County and why many of us have chosen to invest in its future.

Responsible short-term rental owners have every incentive to protect these resources. Our guests come because they want to experience the mountains, forests, rivers, farms, and quiet beauty that make this region so unique. Preserving these natural assets is not only good stewardship—it is essential to the long-term sustainability of tourism and the local economy. I believe we share the same objective. The question is not whether these resources should be protected, but how we can best accomplish that goal while also respecting private property rights, encouraging thoughtful investment, and supporting the many local businesses and families whose livelihoods depend upon tourism.

My family intentionally chose to invest in Page County because we believe deeply in its future. We invested here because we saw a county that welcomed responsible development, respected private property rights, and recognized tourism as an important economic driver. Our investment represents far more than the construction of vacation homes. It is a long-term commitment to the local economy and to the people who live and work here.

Every cabin that is built creates work for local excavators, contractors, electricians, plumbers, septic installers, landscapers, suppliers, cleaners, maintenance professionals, and countless others. Every guest who visits supports local restaurants, wineries, outfitters, retail shops, attractions, and small businesses throughout the County. The economic impact of short-term rentals extends well beyond the property itself and ripples throughout the local economy.

One of my greatest concerns is that many investors—including my family—made significant financial commitments based upon the County's existing ordinances and regulatory framework. Land purchases, engineering, financing, permitting, infrastructure, and construction decisions are made years in advance and often require

substantial capital investment. Responsible investors make these commitments in good faith, relying upon the rules that exist at the time those decisions are made.

While I fully recognize the County's responsibility to periodically review and improve its regulations, I also believe that stability and predictability are essential to fostering responsible investment. When significant changes are proposed, it is important to consider not only their intended outcomes, but also their impact on those who have already invested based upon the County's established policies, as well as those who may be considering investing in Page County in the future.

Several of the proposed regulations raise concerns.

Requiring a property to be owned for two years before it may operate as a short-term rental creates a significant barrier for those making substantial investments in Page County. Such a delay fundamentally changes the financial feasibility of many projects and could discourage future investment.

Likewise, limiting each parcel to a single short-term rental regardless of acreage, eliminating existing by-right opportunities for accessory dwelling units, restricting additional short-term rentals on private or gravel roads, and imposing new bedroom limitations may unintentionally reduce the viability of thoughtfully planned properties that are designed to fit within the rural character of Page County while contributing meaningful economic activity.

I respectfully encourage the Board to consider whether these objectives can be achieved through balanced alternatives developed in partnership with those who understand this industry firsthand. The strongest policies are often those shaped through collaboration among property owners, environmental stakeholders, local businesses, and County leadership. Together, I believe we can protect the County's treasured landscape while providing clear, predictable, and balanced regulations for those who invest responsibly in this community.

Perhaps most importantly, I encourage the County to engage STR owners, Realtors, lenders, contractors, property managers, hospitality professionals, environmental advocates, and local business owners before adopting changes of this magnitude. These stakeholders bring valuable experience and practical insight that can help create regulations that protect neighborhoods while preserving property rights, encouraging responsible investment, and sustaining the tourism economy that benefits so many residents and businesses.

I believe there is an opportunity to create policies that preserve the unique character of Page County while continuing to welcome responsible investment and tourism. These goals are not in conflict. They are mutually reinforcing. Responsible stewardship of our natural resources, thoughtful development, and a thriving tourism economy can—and should—coexist.

The regulations adopted today will shape not only today's short-term rental market, but also the confidence with which future families, entrepreneurs, and businesses choose to invest in Page County for years to come. I hope the County will continue to be known as a community that welcomes responsible investment, values collaboration, protects its extraordinary natural resources, and creates policies that strengthen both its neighborhoods and its economy.

Thank you for your time, your consideration, and your service to Page County. I appreciate your willingness to listen to those of us who have invested here because we believe in the future of this remarkable community.

Warm regards,

Patti Cotton McNeily, Page County (Rileyville) Property Owner

July 21, 2026

Page County Board of Supervisors
103 South Court Street
Luray, Virginia 22835

Dear Page County Board of Supervisors:

I respectfully ask that you not approve the proposed STR ordinance without a clear grandfathering provision and a written legal analysis addressing existing property rights.

I support strong rules governing noise, occupancy, parking, trash, safety, and irresponsible management. Those provisions address legitimate neighborhood concerns. The ownership restrictions do not.

Affected owners strongly prefer to work with the County on solutions, but they are also consulting legal counsel. I mention this not as a threat, but because owners and County taxpayers should not be forced into an expensive legal dispute that careful collaboration could prevent. An attorney consulted by owners has preliminarily identified potential due-process and property-rights concerns involving existing lawful uses, property transfers, the two-year ownership requirement, and the undefined Community Development Review process. Owners are also beginning to establish a shared legal fund to obtain independent advice and, if necessary, protect their rights.

Existing lawful STRs and investments should be expressly protected. The ordinance should clearly address sales, inheritance, entity transfers, pending applications, issued permits, and construction already underway. Owners who invested in reliance on the County's existing rules should not have their rights determined later through an undefined administrative process.

The two-year ownership prohibition does not address neighborhood impacts. It measures neither noise, occupancy, parking, management, safety, nor nuisance history. Two identical properties with identical operating plans could receive different treatment simply because one deed is 23 months old and the other is 25 months old.

The SUP process already allows the County to evaluate compatibility, hear from neighbors, impose conditions, and deny unsuitable applications. If an application fails to meet the County's standards, it can be denied on its merits. A two-year prohibition adds nothing useful to that review.

The rule may also favor wealthy investors who can carry a property without income for two years while excluding local families and smaller operators who

cannot. Buyers will account for two years of lost use in their offers, placing downward pressure on the prices received by Page County sellers.

The Residential-district change is also significant. The draft appears to eliminate the by-right path for every non-owner-occupied STR in a Residential district, regardless of its parking, access, occupancy, management, or operating history. Local businesses, such as Shenandoah River Outfitters, will surely be severely harmed if nearby developments, predominantly operated as STRs today, are forced out of operation. The Board should determine how many properties this change affects and why objective operating standards would not be sufficient.

The Community Development Review process needs to be defined. The ordinance does not clearly state its approval standards, decision deadline, treatment of existing operations, required written findings, or appeal procedures. An owner should not risk losing the continued use of a property through an undefined internal review.

This draft also seems incompatible with Page County's unusual dependence on tourism. Cabins support restaurants, shops, cleaners, contractors, property managers, and other local businesses. They should not all be characterized as homes removed from the local housing supply. In fact, I constructed my Page County rentals from the ground up precisely because I did not want to take existing housing from local families. I added new structures, supported local trades, and expanded the County's tax and lodging base. Many other purpose-built cabins are likewise poor substitutes for affordable local housing.

Finally, **the private-lane provision should measure actual impacts rather than simply count houses.** The lane will be used whether a home is occupied by its owner, a long-term tenant, or an STR guest. Lane condition, traffic, parking, maintenance, emergency access, and documented problems are more meaningful than dwelling count alone.

I respectfully ask the Board to:

- **Obtain a written legal analysis before voting.**
- **Protect existing lawful uses, pending projects, and reasonable transfers.**
- **Remove the categorical two-year ownership prohibition.**
- **Reconsider the blanket SUP requirement in Residential districts.**
- **Define the Community Development Review and appeal process.**
- **Base private-lane restrictions on documented impacts.**

Page County can protect neighbors without imposing arbitrary restrictions on responsible owners or damaging a tourism economy on which many local businesses depend. I respectfully ask you to pause and revise the ordinance before taking final action.

Respectfully,

Robert M. Mitchell

Dear Members of the Board of Supervisor:

Thank you for taking the time to represent listen to my concerns regarding the proposed short-term rental ordinance. We appreciate your willingness to ensure my comments are heard.

My name is Claudia Munoz, and I am a short-term rental property owner in Page County. I am writing to respectfully share my perspective as you consider concerns regarding STRs in our community.

I understand that many residents are concerned about affordability, taxes, and the character of our county. These are important issues, and I appreciate the opportunity to contribute a balanced, fact-based perspective—while also sharing my personal experience as a small, individual owner.

1. Personal Context and Ownership Reality

I believe it is important to begin with who I am, as not all STR owners fit the same profile. I am not a real estate investor, I do not own multiple properties, and I do not live outside of Virginia. I own one single cabin in Page County, which is a personal passion project for me and my family.

This property was purchased with my personal funds—not backed by outside investors—and it serves as a retreat for my family. After the loss of my husband, a 24-year U.S. Army veteran, spending time in nature has become especially meaningful. This cabin is not just a rental—it is a place of personal significance that I am working to preserve and share responsibly.

2. Personal Use and Intent

I will continue to actively use and enjoy this property with my family even after it is rented. This is not a commercial-only asset—it remains a personal retreat that I am deeply connected to.

Renting it out is simply a way to help offset the costs of owning a second home, including maintenance, upkeep, and property expenses. It was not the primary motivation for purchasing the property. My primary reason was to have a place for my family to spend time together in a peaceful, natural setting.

3. Current Status and Commitment to the County

I have been traveling to the cabin as much as I can—investing time, effort, and resources into improving and maintaining the property.

During this time, I have:

- ☐☐Hired local contractors and service providers
- ☐☐Purchased materials and supplies from local businesses

- ☐☐ Invested in upgrades to ensure the property meets high standards
- ☐☐ Spent consistent time in the community to ensure I am a responsible and present owner

☐☐

This reflects my commitment not just as a property owner, but as someone actively contributing to the local economy and community.

4. The Two-year ownership requirement

My primary concern is the proposed two-year ownership requirement. This rule creates an unnecessary hardship for buyers and sellers of short-term rental properties. It discourages investment, reduces property values, and prevents responsible new owners from operating their business for two years despite their willingness to comply with all county regulations. This provision could make it significantly more difficult for me to sell my property.

5. Supporting Local Owners While Preventing Over-Concentration by Large Investors

As the county evaluates potential STR regulations, I respectfully encourage an approach that prioritizes individual homeowners while thoughtfully addressing concerns related to large-scale investment activity.

Page County could consider policies that allow local residents and small-scale property owners to rent out a portion of their home or a single property to help supplement their income. These types of locally owned STRs reflect the original spirit of home-sharing platforms and help ensure that tourism-related income remains within the community and benefits local families directly.

At the same time, it may be appropriate to explore safeguards that discourage the expansion of multi-property STR ownership by large, out-of-area investors. This could help avoid over-concentration, ease pressure on the housing market, and maintain fair opportunities for local owners who are personally connected to and invested in the community.

6. Local Economic Contribution

Even before operating as an STR, my property is already supporting the local economy. STRs contribute through:

- Hiring local cleaners, landscapers, and maintenance workers
- Supporting contractors, electricians, and tradespeople
- Purchasing goods from local stores
- Promoting local restaurants, parks, and attractions to guests

This creates a ripple effect that supports jobs and small businesses throughout the county.

7. Responsible Operation and Community Protections

I am committed to operating responsibly and have already have strict measures to ensure minimal impact on neighbors, including:

- Enforced quiet hours
- No-party and no-event policies
- Guest screening and rental agreements
- Noise monitoring systems
- Local property management with rapid response

These safeguards are designed specifically to address the concerns most often raised about STRs.

8. A Balanced Path Forward

I fully understand that concerns exist and should be addressed. However, broad restrictions may unintentionally impact responsible, small-scale owners while failing to target the root causes of those concerns.

A more balanced approach—focused on enforcement, accountability, and standards—would allow the county to preserve the benefits of STRs while addressing legitimate issues.

Conclusion

Page County is a special place, and my connection to it is personal. I am not a distant investor—I am someone who spends time here regularly, invests in the community, and is committed to being a good neighbor.

I respectfully encourage the Board to consider policies that differentiate between responsible, small-scale owners and problematic operators, and to take into account the broader economic and personal contributions that STRs bring to the county.

Thank you for your time and thoughtful consideration.

Sincerely,

Claudia Munoz

703-992-4320

120 Wildflower Ln

Luray, VA 22835

July 26, 2026

To: Chairman Thomas and Members of the Page County Board of Supervisors

From: Claudia Muñoz

Subject: Public Comment on Proposed Short-Term Rental Ordinance Amendments

Dear Chairman Thomas and Members of the Board of Supervisors:

My name is Claudia Muñoz, and I own one permitted short-term rental cabin in Luray. I purchased it with my personal savings following the loss of my husband, a 24-year U.S. Army veteran. My family first came to the Shenandoah Valley during a difficult time, and spending time here became an important part of our healing. Page County became a place of peace for our family, and it is where we chose to invest in a home and become part of the community. Our cabin is first and foremost a family retreat, and renting it responsibly helps offset the costs of ownership while allowing other families to experience everything Page County has to offer.

Although my existing permit would not be affected by this proposal, this issue matters directly to my family's future. Like many families, a significant portion of my savings is invested in this property. Its long-term value and ability to generate supplemental retirement income are important parts of my financial future. I also hope to one day pass this cabin on to my children, and a future sale, refinance, or transfer could be affected by rules that limit how a new owner may use the property. For that reason, I am concerned about the precedent this proposal sets for future homeowners and for the long-term health of Page County's economy. I respectfully ask you to reconsider the proposed requirement that a property be owned for two years before becoming eligible for a short-term rental permit.

The Proposed Waiting Period Is Unlikely to Achieve Its Intended Goals

It Is Unlikely to Create Significant Workforce Housing. A two-year waiting period does not require a property to become owner-occupied or affordable. A buyer could simply use it occasionally as a second home or leave it vacant until the waiting period expires. Many Page County short-term rentals are rural cabins on private wells and septic systems that were never part of the county's workforce housing inventory.

It Could Reduce Property Values for Local Homeowners. If future owners cannot obtain an STR permit for two years, some buyers seeking a recreational property may look elsewhere. That could reduce the pool of qualified buyers, potentially placing downward pressure on property values and making it more difficult for homeowners to sell when faced with retirement, relocation, military reassignment, illness, divorce, or the loss of a spouse.

It Could Delay Local Investment. The first year of ownership is often when the greatest local investment occurs. Since purchasing my cabin, I have personally hired local cleaners, contractors, landscapers, plumbers, electricians, and other small businesses for renovations, maintenance, and ongoing improvements. Those investments continue each year as I maintain the property for both my family and my guests. Delaying STR eligibility may postpone that kind of investment or encourage buyers to purchase in neighboring counties with less restrictive regulations instead.

It Could Reduce Tourism-Related Economic Activity. Tourism remains one of Page County's most important economic drivers. According to the National Park Service, approximately 1.7 million people visited Shenandoah National Park in 2024, spending about \$132 million in gateway communities and

generating approximately \$175 million in regional economic output. Those visitors support local restaurants, retail shops, grocery stores, gas stations, outfitters, wineries, breweries, attractions such as Luray Caverns, and many other small businesses. Short-term rentals help accommodate many of these visitors, allowing them to stay longer and spend more money throughout the county.

Focus on Responsible Management, Not Ownership Duration

Since purchasing my cabin, I have made every effort to be a responsible property owner and a good neighbor. I have:

- Installed outdoor noise-monitoring technology
- Enforced a strict no-party and no-event policy
- Screened guests and established clear occupancy limits and house rules
- Provided direct, responsive contact information to address any concerns promptly
- Added privacy landscaping and fencing to reduce impacts on neighboring properties

These investments were voluntary because I believe responsible owners have an obligation to minimize impacts on their neighbors and preserve the character of the community.

These operational standards—not the length of property ownership—are what truly protect neighborhoods.

I respectfully encourage the Board to continue focusing on measures that directly address neighborhood impacts, including occupancy limits based on septic capacity, parking standards, quiet hours, local emergency contacts, annual permit renewals, and meaningful penalties for repeat violations. If additional safeguards are needed, I encourage the Board to distinguish between small individual property owners and large-scale commercial operators rather than applying the same restrictions to every homeowner.

I respectfully ask the Board to reject the proposed two-year ownership requirement and instead adopt policies that hold owners accountable for how they manage their properties, protect neighborhoods through strong enforcement, and preserve the tourism economy that supports so many Page County families, workers, and businesses.

Thank you for your service and for your thoughtful consideration.

Respectfully,



Claudia Muñoz
120 Wildflower Lane
Luray, VA 22835
703-992-4320

Dear Supervisor Kile,

I am writing to ask you to oppose the proposed changes to Page County's short-term rental regulations that were forwarded from the Planning and Zoning Commission to the Board of Supervisors.

I own property on Compton Hollow Road in Rileyville, here in District 4. I currently have two short-term rental cabins under construction, with two more planned over the next year or two. This is not a case of buying up existing homes and converting them. Every one of these units is new construction, built from the ground up on land I own.

That distinction matters, and I hope the Board will weigh it carefully. Much of the concern I hear about short-term rentals nationally has to do with investors purchasing existing housing stock and pulling it off the market. What I am doing is the opposite. I am adding buildings that did not exist before, and I am paying local people to build them.

Everyone working on this project is from this area. My contractors are local. My subcontractors are local. When these cabins open, my cleaners, my maintenance people, and my landscapers will be local as well. Every dollar that comes into these properties from a visitor gets spent again here in Page County, at the lumber yard, the hardware store, the gas station, the restaurants in Luray and Stanley, and the businesses that depend on people coming to the Valley.

The proposals in front of you would put an end to projects like mine. Limiting every parcel to a single short-term rental regardless of acreage, and eliminating the by-right ADU, would cut a four-unit plan down to one. The two-year ownership requirement would stall projects that are already underway and discourage anyone from starting new ones. The restrictions on private and gravel roads would affect a great deal of the buildable land in this county, since that describes much of where people actually live and build out here. Bedroom limits would reduce what each property can support, which reduces the work available to everyone downstream of it.

I understand that reasonable regulation is part of doing business, and I am not opposed to rules. I would gladly support standards around septic capacity, parking, noise, fire safety, and responsible operation. Those address real concerns without shutting down investment. What these proposals do instead is cap growth outright, and the people who feel that first are not the property owners. It is the framers, the electricians, the plumbers, the housekeepers, and the small businesses that serve the visitors those properties bring in.

I would also ask the Board to consider how this was developed. As far as I can tell, the people who work in this industry every day were not consulted in a meaningful way. There is a lot of practical knowledge among the owners, contractors, property managers, and Realtors in this county, and a process that includes them would produce better regulation than one that does not.

Tourism is one of the few economic engines Page County has. Our proximity to Shenandoah National Park and the Skyline Drive is an advantage most counties would envy. Restricting the lodging supply that serves those visitors does not protect the county. It sends that business and the jobs attached to it somewhere else.

Thank you for your service to District 4 and for taking the time to consider this.

Respectfully,

Peter Pettis
Compton Hollow Road, Rileyville, VA

Cabins at Deer Run L.L.C.

Shenandoah, VA 22849
(540) 435-6201

To whom it may concern,

Thank you for taking the time to represent our concerns regarding the proposed short-term rental ordinance. We appreciate your willingness to ensure our comments are heard.

We are owners and operators of eleven short-term rentals in Page County to include the following: Spotted Fawn 2012, Cuddly Cub 2015, Hobbit House 2018, Eagle's Nest 2019, Fox Den 2022, Cuckoo's Nest 2023, Granny Squirrel 2024, Rascally Rabbit 2025, Hooty Owl 2025, Trestle **View** 2025, and Red Caboose 2026. We invested in these properties to provide a quality vacation experience for visitors while supporting our family's financial future and contributing to the local economy. We take pride in operating responsibly, maintaining our property, and being good neighbors.

While we support reasonable regulations that promote safety and responsible short-term rentals, we have several concerns with the current proposal.

Our primary concern is the proposed two-year ownership requirement. This rule creates an unnecessary hardship for buyers and sellers of short-term rental properties. It discourages investment, reduces property values, and prevents responsible new owners from operating their business for two years despite their willingness to comply with all county regulations. This provision could make it significantly more difficult to buy, sell, or even keep a property if circumstances change in the future.

We also request clarification regarding the county's definition of bedrooms and sleeping accommodations. Many vacation homes include recreation rooms, lofts, theater rooms, or bonus rooms that provide additional sleeping space for families but are not legally designated as bedrooms. We ask that the ordinance clearly define how these spaces will be treated so property owners understand how occupancy limits will be determined.

These proposed regulations affect much more than property owners. They directly impact our family, our investment, and our plans for the future. They also affect the local people and businesses that rely on short-term rentals for their livelihood, including cleaners, contractors, landscapers, maintenance workers, suppliers, and other small businesses that provide services to our property. Visitors who stay in our rental also support local restaurants, shops, attractions, and other businesses throughout the county. Restricting short-term rentals will have a ripple effect across the local economy.

Our goal is not to oppose reasonable oversight. We support regulations that promote safety, protect neighboring property owners, and encourage responsible short-term rental operations. We respectfully ask that the county reconsider the two-year ownership requirement and provide clearer language regarding occupancy, sleeping accommodations, and accessory structures before adopting these regulations.

Thank you for your time, your consideration, and for representing our concerns.

Sincerely,



Steven W Shelton
Proprietor

Page County Board of Supervisors
103 South Court Street
Luray, Virginia 22835

Dear Page County Board of Supervisors:

Please clarify that an approved nonconforming STR use conveys with the property after a sale. My property has operated as an STR since 2006, and I bought it in 2019. Requiring a buyer to wait two years (and imposing other new standards) would sharply reduce its value and may conflict with Virginia law by changing the land use rights that existed when I purchased it. This two-year rule/non conveyance of land rights will put local companies out of work who have been employed by this property for 20 years should I sell and STR rights not convey

- Please clarify whether a road maintained by a POA road qualifies as a "public road".
- The two-year ownership rule effectively functions as a ban on any new STR. STR revenue supports local cleaners, plumbers, landscapers, and other contractors while generating county taxes. As a remote owner, nearly all revenue goes back into the local workforce when I choose not to occupy my vacation home (i.e. plumbers, pest control, hvac, appliance repair, handymen, landscapers, cleaners, etc.) as I can't do these tasks remotely. Local county owners do not provide the same benefit to Page County as they are more able to perform this work themselves.
 - One example. On many occasions, I have needed to pay an HVAC person to show up, only to find they were using the thermostat incorrectly. This is an extra several hundred dollars paid to a Page County worker that wouldn't happen with a local owner. Local owners stop by to fix thermostat issues without paying the HVAC company. Multiply this by simple toilet fixes or appliance fixes that employ our local workforce across all STRs. Based on my own numbers alone easily 5 times what we pay in (15.5%) lodging taxes goes to employ the local workforce across all STRs. I spend much more on work for the STR than I do on my own home.
 - **After paying local companies for upkeep, STRs rarely turn a profit. It's mainly local owners who treat STRs as a passion project. If it were wildly profitable, major corporations would buy STRs and I doubt that's the case**

- In Residential districts, homes on small lots may justify restrictions. A three-acre parcel is different from a small lot. Please consider giving Residential parcels of three acres or more the same by-right path as qualifying A-1 and W-C STRs.

Mark Talbot

mtalbot6@gmail.com

Short term rental, owner (Rileyville)

Brian and Sara Wilfong
310 N Main St
Bridgewater, VA 22812
540-280-5024

7/27/26

Re: Concerns Regarding Proposed Short-Term Rental Regulations and Grandfathering Existing STR Properties

Dear Page County Board of Supervisors,

I appreciate the opportunity to provide feedback regarding the potential short-term rental (STR) regulations being considered for Page County. I understand and support the County's responsibility to establish reasonable guidelines that protect residents, preserve community character, and ensure responsible operation of vacation rental properties.

However, I would like to respectfully express concern regarding the proposed requirement that property owners must reside in a home for two years before being eligible to operate or apply for a short-term rental license. While I understand the intent behind this requirement, I believe it could negatively impact responsible STR owners who have already invested in their properties, contributed to the local economy, and operated responsibly within the community.

Many existing STR operators have made significant investments in improving and maintaining their properties, creating quality accommodations, supporting local contractors and service providers, and bringing visitors who contribute to local businesses. These owners have operated with the understanding that STRs are a permitted and viable use of their properties. A two-year residency requirement could unfairly eliminate the ability of responsible operators to continue their business, particularly when a property is sold to a new owner who intends to maintain the existing STR operation.

We respectfully request that all properties currently operating as short-term rentals be grandfathered into any new regulations and that this grandfathered status be allowed to convey with the property upon future ownership transfers. This would protect existing investments while still allowing the County to establish reasonable standards for future STR applications.

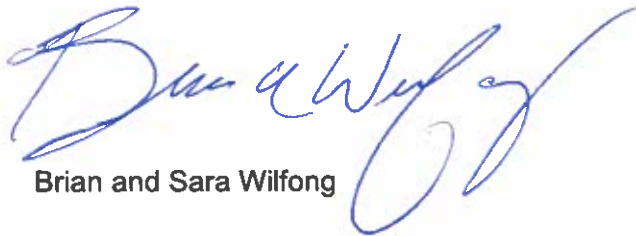
Additionally, I would like to address the concern that short-term rentals contribute to the broader housing affordability challenges facing many communities. The housing shortage is a nationwide issue caused by a variety of factors, including limited housing supply, construction costs, labor shortages, interest rates, and increased demand. While housing affordability is a serious concern that deserves attention, restricting or eliminating short-term rentals will not meaningfully increase the supply of homes currently available for purchase or reduce the price of existing homes on the market.

Short-term rentals and affordable housing are two separate issues that require different solutions. If the goal is to increase affordable housing opportunities, there are other approaches that may be more effective, such as creating incentive programs for builders and developers who construct workforce or affordable housing communities with protective covenants that restrict STR use. Encouraging the creation of new housing inventory specifically designed for long-term residents would directly address housing availability without negatively impacting existing property owners who have legally invested in and operated STR businesses.

We believe the County can address community concerns through thoughtful regulations focused on responsible operation, including safety requirements, occupancy limits, parking standards, noise management, trash guidelines, and property maintenance requirements. These measures can help preserve the quality of life for residents while continuing to recognize the economic benefits that responsible STRs provide.

Thank you for your consideration of these concerns and for taking the time to hear from property owners, local businesses, and community stakeholders. We hope the County will consider a balanced approach that protects existing STR investments through appropriate grandfathering provisions while continuing to address the needs of the community.

Sincerely,



Brian and Sara Wilfong

Owners of 1226/1160 Shipyard Road, 531/549 North Fork River Rd Shenandoah VA

From: [Colton W. Wolf](#)
To: [Tracy Clatterbuck](#); [Bucky Thomas](#); [Jeremy Baldwin](#); [Allen Louderback](#); [Ryan Cubbage](#); [Susan Kile](#); [Jeff Vaughan](#)
Subject: Does Your Draft Solve the Problem? Signatures from Your Community in Support of Stronger STR Regulation
Date: Wednesday, July 22, 2026 9:12:13 AM
Attachments: [DOES THE DRAFT SOLVE THE PROBLEM - A Problem-by-Problem Review of the Planning Commission's Proposed STR Regulations \(1\).pdf](#)



Good Morning, Board of Supervisors/Planning Commission Members --

Please find attached *Does the Draft Solve the Problem? A Problem-by-Problem Review of the Planning Commission's Proposed STR Regulations*, submitted for your consideration as you continue reviewing proposed regulations for short-term rentals in our beautiful Page County community.

This document has been reviewed and signed by 20 community members who support stronger, more comprehensive regulation of short-term rentals. The signatories recognize that the current draft contains meaningful operational standards related to noise, parking, occupancy, safety, lighting, and property management. However, we remain deeply concerned that the proposal **does not adequately address the broader effects of continued STR growth on housing affordability, neighborhood stability, rural land conservation, and the long-term character of Page County.**

The attached review identifies several areas where additional safeguards should be considered, including:

- Limits on the number of STR permits held by a single owner or entity;
- Density or concentration limits by neighborhood, street, zone, or percentage of housing stock;
- Stronger renewal, inspection, enforcement, and permit-revocation procedures;
- Individual review of new non-owner-occupied STRs in agricultural and woodland conservation districts;
- Larger minimum parcel requirements for new STRs in rural areas; and
- A temporary moratorium on new non-owner-occupied STR permits while the County completes its regulatory review.

We respectfully ask both the Planning Commission and Board of Supervisors to carefully consider these recommendations before advancing or adopting a final ordinance. Operational rules are important, but they cannot, by themselves, address the cumulative effects of a rapidly growing commercial lodging industry on our housing supply, rural landscape, residential neighborhoods, and growing tax burden.

The 20 individuals signing this document represent community members from various Districts who want to see Page County adopt a fair, enforceable, and forward-looking regulatory framework for Short Term Rentals. Our intention is not to

eliminate short-term rentals, but to ensure that their continued growth is managed responsibly and does not come at the expense of permanent residents or the qualities that make Page County a desirable place to live and raise a family.

Thank you for your time, your service to the community, and your thoughtful consideration of the attached document and its recommendations. We ask that it be included in the public record associated with the County's ongoing review of short-term rental regulations.

Respectfully,

Colton Winchester Wolf - MPS, PMP (District 3), on behalf of the undersigned
Page County community members
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540.244.9175

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DOES THE DRAFT SOLVE THE PROBLEM?

A Problem-by-Problem Review of the Planning Commission's Proposed STR Regulations

BOTTOM LINE

The draft has real substance on day-to-day operational standards- noise, parking, safety. But it has almost nothing addressing the three things residents care most about: **growth rate, affordability, and land conservation**. Density limits, ownership caps, a verified owner-occupied standard, real ongoing enforcement, and a temporary moratorium on new non-owner-occupied permits are the additions that would close this gap and every one of them has precedent already operating in another Virginia locality.

NOT ADDRESSED

1. Explosive Growth & Outside Investment

The draft's only tools touching scale are a registry (transparency, not a limit), a two-year ownership rule before applying, and a one-STR-per-parcel cap. None of these slow-growth or address the fact that over half of Page County's STRs are owned outside the county.

Why it falls short:

- The two-year rule delays an investor, it doesn't stop one. An LLC can simply hold land for two years, then apply as planned.
- "One STR per parcel" doesn't stop a single investor or corporation from acquiring many parcels, each with its own permit.
- There's no restriction on corporate or LLC ownership at all.

How to improve it:

Add a permit cap per owner/entity, not just per parcel. Prohibit corporate or LLC ownership of permits outright- a mechanism that applies uniformly regardless of where the entity is based. Virginia law already permits capping a lessee or sublessee at one STR per locality (§ 15.2-983(D)) showing numeric caps are within the state's contemplated authority.

NOT ADDRESSED

2. Housing Affordability & Tax Burden

Nothing in the draft engages with housing supply or affordability. It's an operational and safety ordinance, not a housing-preservation one. There is no density cap, no limit on STRs as a share of housing stock, nothing that slows the conversion rate driving the tax reassessment spike.

How to improve it:

Add a cap on STRs as a percentage of housing stock, by zone or by street. Hampton already does this in Virginia: the city is divided into 51 zoned districts, each capped at 1% of properties, with a 300-foot minimum separation between STRs. Several Hampton zones have already reached capacity, proving the model works in practice.

PARTIALLY ADDRESSED

3. Neighborhood Character

This is the strongest part of the draft. It requires a property management plan (noise, parking, trespassing, emergency contact), a concept plan, occupancy limits (2 persons/bedroom), fire ring controls, downward-facing lighting, and landscaping buffers near property lines- real standards addressing noise, parking, and safety.

Where it still falls short:

- These rules govern how one STR behaves, not how many can cluster in a neighborhood. A street could be fully “compliant” property-by-property and still lose most of its permanent residents.
- Enforcement is a one-time inspection at issuance or transfer, no ongoing audits, no fine schedule, no revocation process for repeat violations.

How to improve it:

Add density limits per street or neighborhood. Virginia Code § 15.2-983(C) already allows a registry ordinance to revoke a property's STR eligibility after more than three violations. Page County's draft doesn't use this authority. Pair it with recurring renewal and re-inspection (Fairfax issues two-year permits; Bedford requires annual re-registration) instead of a one-time check at issuance.

CONFIRMED PROBLEM

4. Rural Land & Agricultural/Woodland Zones

The proposed rules allow STRs with three bedrooms or fewer to be approved by right in our agricultural and woodland conservation zones- no SUP, no hearing, no case-by-case review of neighborhood impacts. These zones are what make Page County a great place to live.

The proposal also continues this commercial use on very small parcels of land. This makes conflicts with residents likely while carving up our rural community into suburban style plots.

How to improve it:

Require individual review for all new non-owner-occupied STRs in agriculture and woodland conservation zones. Require larger parcels of land (10+ acres) for all new STRs.

WORTH PURSUING

5. Should the County Consider a Moratorium?

At 7.3% of housing stock already converted to STRs, roughly six times the national average, and a draft that doesn't meaningfully slow new growth, a temporary pause on new permits is a reasonable, well-precedented option.

The precedent:

Hampton City Council halted new STR permits in August 2023 for the specific purpose of buying time to finalize stronger regulations, essentially the same position Page County is in today, mid-review with an unfinished draft.

The limitation:

Virginia Code § 15.2-983 prohibits requiring a special use permit for STRs that are the owner's legally-occupied primary residence, for ordinances enacted after December 31, 2023. A moratorium should therefore be scoped specifically to new non-owner-occupied/investment STR permits, which is also the exact category driving the growth numbers, rather than freezing all new STR activity across the board.



COLTON W WOLF – MPS, PMP
**ON BEHALF OF THE UNDERSIGNED
RESIDENTS OF PAGE COUNTY, VA.**

1. Alan Alhades District 2
2. Sherry Ford, District 2
3. Caryn Ernst District 2
4. Jennifer Orenic, District 2
5. Josh Silverman, District 2
6. Tom Mack, District 4
7. Lesley Mack, District 4
8. Krista Ernst, District 2
9. Denise Cave, District 5
10. Colton W. Wolf, District 3
11. Rebecca Roesch, District 2
12. Babette Thorpe, Page Valley Rd., District 1
13. John Rice, Page Valley Rd., District 1
14. Stephanie Baker, District 4
15. Del Price, District 4
16. Ralph Riddle, 1132 Jewell Hollow Road
17. Karen Riddle, 1132 Jewell Hollow Road
18. Derek Goebel, Rileyville
19. Samuel Smith
20. Geraldine Smith