



Page County Board of Supervisors

Luray High School Auditorium • 243 Bulldog Drive • Luray, VA 22835
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Agenda Regular Meeting Luray High School - Auditorium September 21, 2026 – 7:00 p.m.

Call to Order

- Moment of Silence/Invocation (District 3)
- Pledge of Allegiance
- Microphone Reminder

Adoption of Agenda

Presentations, Proclamations & Awards

Presentation of the Housing Study

Nina Fox (p. 3)

Consent Agenda (p. 101)

- Approval of Financial Reports
- Approval of Accounts Payable
- Approval of Minutes – August 3, 2026, August 17, 2026

Public Hearings

Budget Amendment

Tyler Olsen (p. 165)

Zoning Ordinance Amendments

Tracy Clatterbuck (p. 169)

Short Term Rentals

Public Comments on Agenda Items

(3-minute time limit for each speaker)

Action Matters

Acceptance of AFID Grant – Page Valley Food & Visitor Hub

Nina Fox (p. 320)

Approval of Lease Agreement - the Misfits LLC

Nina Fox

42 East Main Street, Luray

Old Business

New Business

Mission Statement

To provide our citizens and businesses with a superior quality of life by delivering County services and programs in a fiscally prudent and responsible manner.

Agenda - Board of Supervisors
September 21, 2026

Open Public Comments

(3-minute time limit for each speaker)

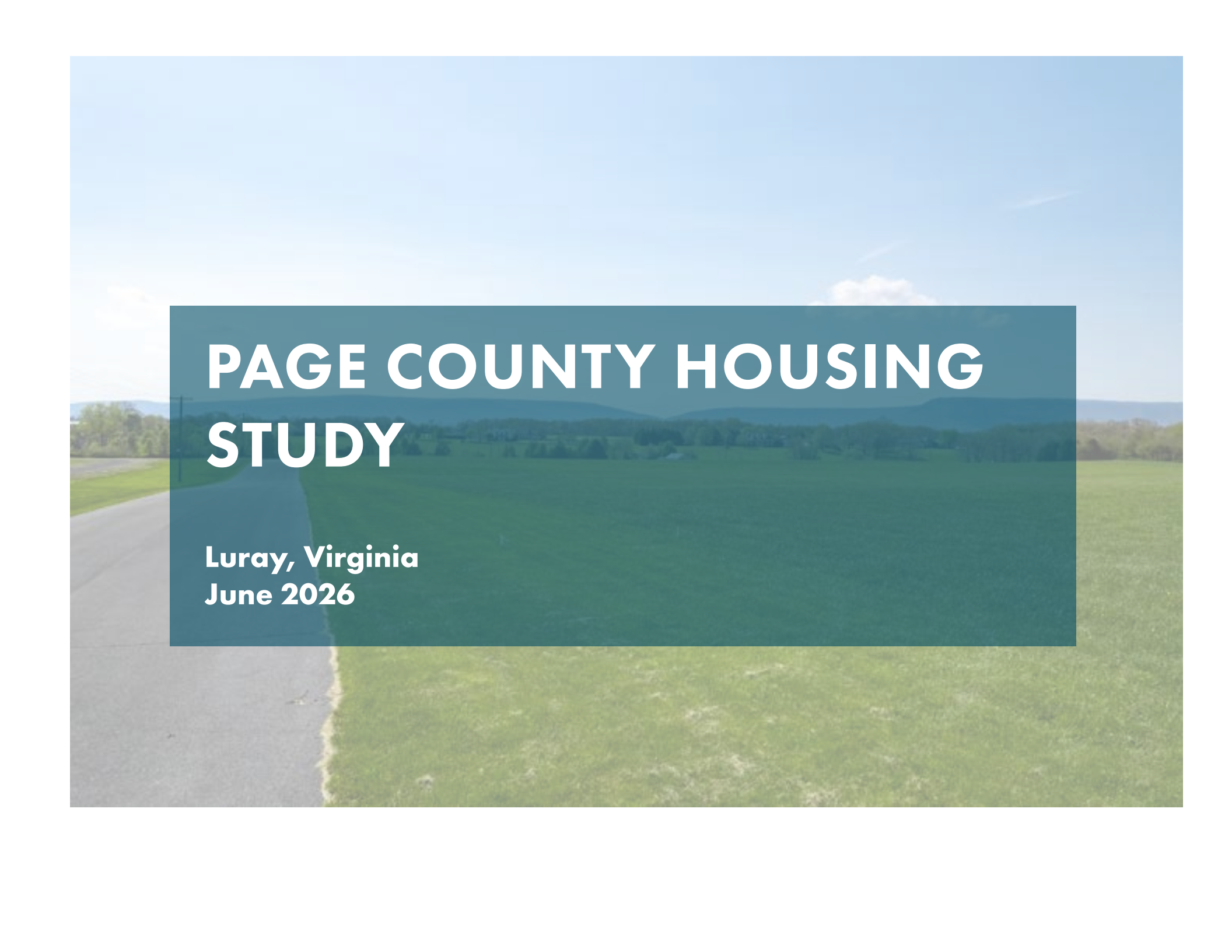
Administrator's Report

Supervisors Time

Adjourn

Mission Statement

To provide our citizens and businesses with a superior quality of life by delivering County services and programs in a fiscally prudent and responsible manner.

The background image shows a wide, green grassy field in the foreground, with a paved road on the left side. In the distance, there are rolling hills and a line of trees under a clear blue sky with a few wispy clouds. A semi-transparent teal rectangular box is overlaid on the center of the image, containing the title and location information in white text.

PAGE COUNTY HOUSING STUDY

**Luray, Virginia
June 2026**

ACKNOWLEDGMENTS

The Page County Housing Study was prepared for **Page County, Virginia** and **Virginia Housing** by:

- **Hill Studio** of Roanoke, VA
 - **Arnett Muldrow and Associates** of Greenville, SC



HILL
STUDIO



ARNETT MULDROW



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CHAPTER 1 INTRODUCTION AND BACKGROUND

Project Background

This Small Area Master Plan was funded by a Virginia Main Street (VMS) grant. In 2024, Page County received a Virginia Housing Development Authority grant to perform a Local Market Study and Feasibility Study. A team led by Hill Studio was selected to conduct it. The planning process for this study included stakeholder meetings, extensive market, utility, and policy research, and used this data to create a series of housing concepts on a site near the Town of Stanley.



Two photos of Luray, Virginia. Source: Page County, VA

Overview of Housing Study

The price of housing in Page County has skyrocketed over 46% since 2021. Because housing prices have grown faster than local wages have, entry-level and attainable housing has almost entirely disappeared from the local market. County residents often find it difficult to afford the available stock in Page and have been forced to find homes elsewhere. Major employers have had to put off planned expansion due to the lack of available housing for their workers. On top of this, some houses are purchased for conversion to short-term rentals. While it is a relatively small number – only about 7% of the houses sold during this period were so converted – it is a significant source of local concern and new developments must take this into consideration. Due to the high cost of construction, new, non-short-term-rental housing development has been difficult for the county to attract.

As of 2026, approximately 23,548 people reside in Page County. The median household income in Page County is \$65,980, which is somewhat below other median incomes in the region. Comparatively, the median household income in the Shenandoah Valley region is \$80,732 and the median household income in the state of Virginia is \$99,752. Page County's housing stock is predominantly single-family, owner-occupied housing. Among occupied housing units in the County, 72% are owner-occupied and 28% are renter occupied. Local developers have claimed that it is hard to build houses in the area that can sell profitably under \$300,000, but Page County residents often cannot afford more than \$250,000. County residents across all ages and all over the economic spectrum feel pressure to move: young people cannot afford to enter the local housing market, and seniors cannot afford to downsize to a more appropriately sized home in the County.

Affordability and conservation are key goals of this study. The Page County Comprehensive Plan prioritizes the development of attainable housing while retaining a rural and agricultural character. To aid in this goal, the County designated Community Service Areas (CSAs) to help target growth and limit sprawling development. CSAs are located around incorporated towns and along major corridors to help preserve the rural character and limit dense development in most unincorporated parts of the County, acting as a buffer between rural, agri-

cultural regions of the County and the more developed town centers. The Page County EDA's site on Goodrich Road is in Stanley's Secondary CSA. It has adequate infrastructure to handle moderate housing growth, and the location helps provide a buffer between rural, unincorporated areas of Page County and the dense Town of Stanley.

Approximately 50% of the local workforce commutes out of the County for work, and over 25% of residents commute over 60 minutes to work. People who live in Page County are there for other, mostly lifestyle reasons: family, the natural beauty, and an overall feeling of safety. Residents want to see development that they can afford and allows them to continue to have the quality and way of life that Page County has had for generations. This project seeks to identify local housing priorities and provide the County with a feasible housing development program that helps residents afford Page County.



Stanley, Virginia. Source: Page County, VA

Community Engagement

Seeking community input for this plan, Hill Studio staff conducted round table discussions with a variety of stakeholders representing a diverse cross-section of County residents, business owners, leaders, and real estate professionals. Community engagement for this plan occurred in two sessions: in person at the Page County Offices on February 26, 2026, and virtually on March 24, 2026. The project team developed five key focus groups for this project:

- Major Employers and Workforce Representatives
- Economic Development and Tourism Stakeholders
- Local Leadership and Policymakers
- Realtors/Housing Professionals
- Local Homeowners/Residents

Input from the public engagement sessions provided the project team with an important understanding of present conditions and opinions of the local housing market, which guided the development of the creative elements of this housing study. Features identified by the focus groups and stakeholders were incorporated in the designs and concepts proposed later in this book.

Summary of Key Takeaways

- There is a substantial need for new, attainable housing
- Growth needs to happen, but it needs to be “healthy”
- Rural character **MUST** be preserved
- There is potential for industrial/business/economic growth once more housing is available
- People living in Page County value comfort, family, safety, natural beauty, the local culture, and the great outdoors
- Young, single people have very few housing options in the area, and
 - There are very few apartments available for rent at any price point
 - House prices are often too high for people just starting out
- People would like to see more pedestrian infrastructure between developments and stores/businesses
- In 10 years, how will we know the project has been a success?
 - If Page County has a thriving agricultural economy **WHILE** developing housing
 - In ten years, this project will be deemed a success if something is developed as a result of this study

Related Regional Plans and Initiatives

Shenandoah County Housing Plan (2025)

Nearby localities are facing very similar problems to Page County. In a 2025 housing study conducted in neighboring Shenandoah County, similar gaps in available housing were found: the county has very few available affordable rentals and starter homes, or senior housing. Some recommendations for action in the report included:

- Targeting mixed use development to start and manage growth
- Creating new zoning districts with reduced minimum lot sizes
- Expanding utilities where growth is targeted



Rural Page County. Source: Page County, VA





CHAPTER 2

MARKET STUDY

Background

This market study provides an overview of demographics, housing trends and demand, as well as a description of the Page County market. The assessment provides a baseline to inform the planning team on opportunity and needs based on the makeup of the market, creating a market-based master planning effort.

Demographics

Population

As of 2026, approximately 23,548 people reside in Page County. The population in the County experienced steady increases between 1970 and 2010, at which point the population peaked at just over 24,000. Between 2010 and 2020, the population declined by 1.4%. The University of Virginia's Weldon Cooper Center projects that this slight population decline will continue over the next 20 years, with Page County reaching a population of 22,637 by the year 2050.

Year	Population
1900	13,794
1910	14,147
1920	14,770
1930	14,852
1940	14,863
1950	15,152
1960	15,572
1970	16,581
1980	19,401
1990	21,690
2000	23,177
2010	24,042
2020	23,709
2026 Estimate	23,548
2030 Projection	22,984
2040 Projection	22,507
2050 Projection	22,637

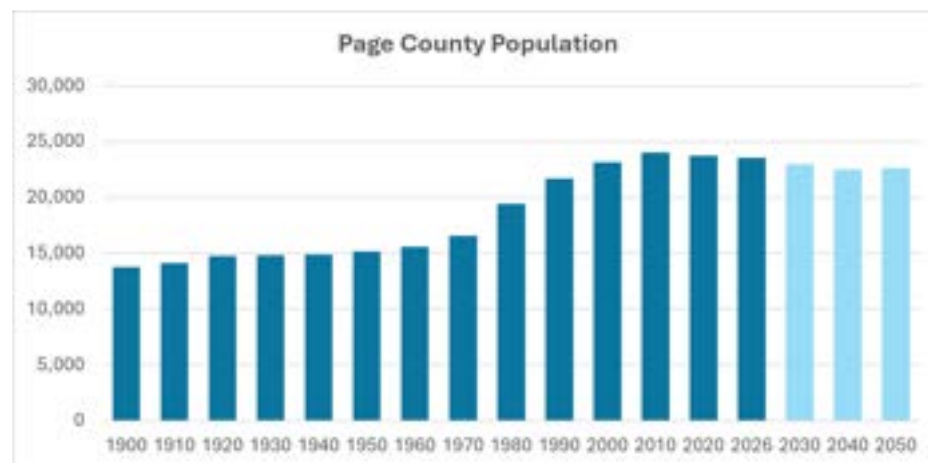


Figure 1: Population in Page County, 1900-2050. (Sources US Census, 1900-2020; Claritas, 2026; UVA Weldon Cooper Center Population Projections 2030-2050)

Households

There are approximately 9,907 households in Page County, with an average household size of 2.36. The majority of households are either 1-person (29.9%) or 2-person (35.9%) households. Approximately 20% of households in Page County have children under the age of 18.

Age

The median age in Page County is 46.3, which is higher than the median age in Virginia (39.9) and the Shenandoah Valley Region overall (41.2). Nearly 40% of the County's population is aged 55 years or older and 11% is aged 75 years or older.

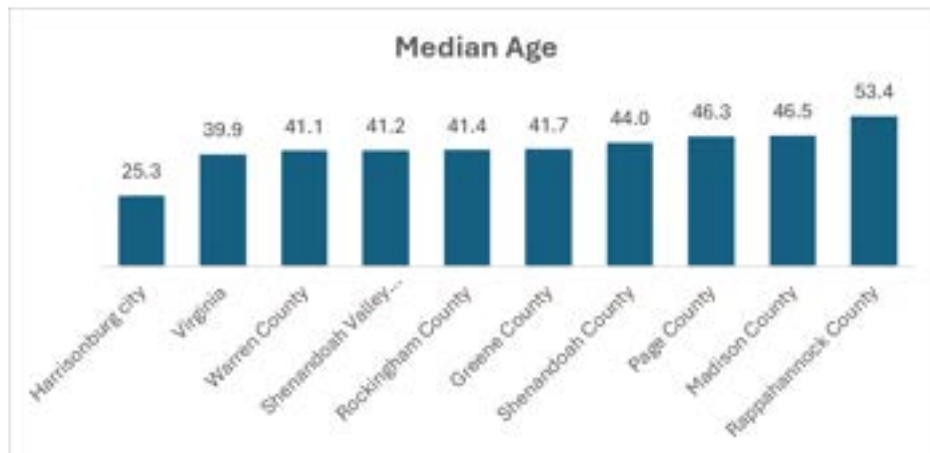


Figure 4: Median Age in Page County and Region, 2026 (Source: Claritas)

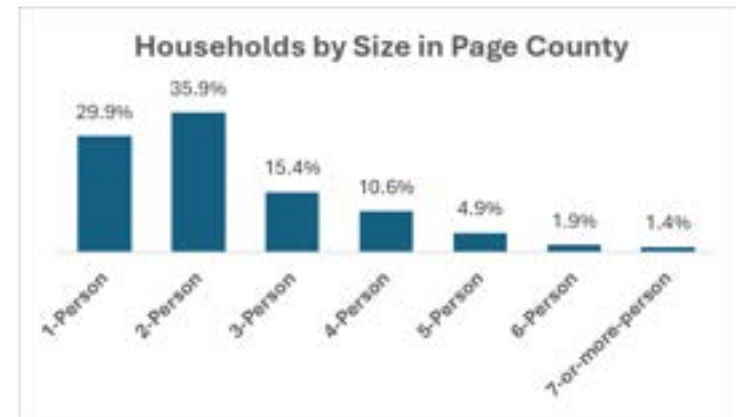


Figure 2: Households by Size in Page County, 2026 (Source: Claritas)

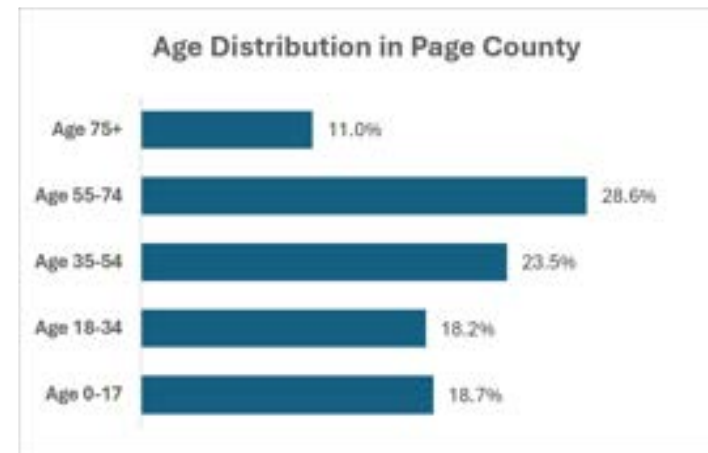


Figure 3: Age Distribution in Page County, 2026 (Source: Claritas)

Race and Ethnicity

The population in Page County is 89.2% White, 3.2% Hispanic or Latino, 2% Black or African American, 1% other race, and 4.6% two or more races.

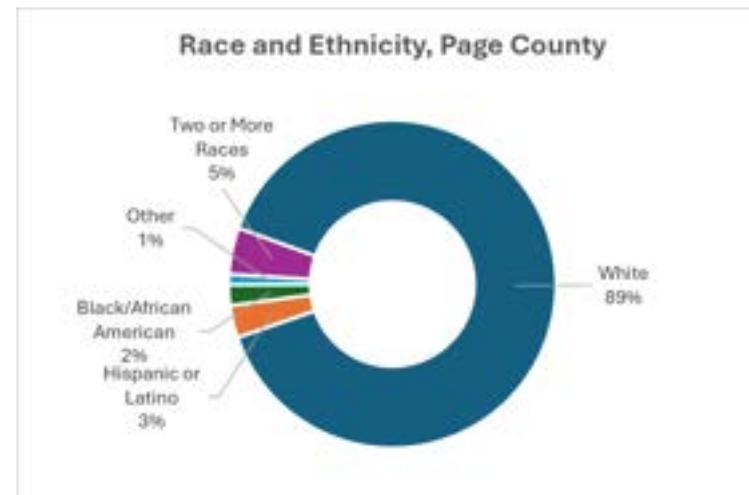


Figure 5: Race and Ethnicity in Page County, 2026 (Source: Claritas)

Educational Attainment

Educational attainment in Page County lags behind the Shenandoah Valley Region and the state of Virginia overall. In Page County, approximately 84.1% of the population aged 25 years or older has a high school diploma and only 15.3% have a Bachelor's degree or higher. The percent of the population having a Bachelor's degree or higher is 28.5% in the Shenandoah Valley Region and 42.3% in Virginia.

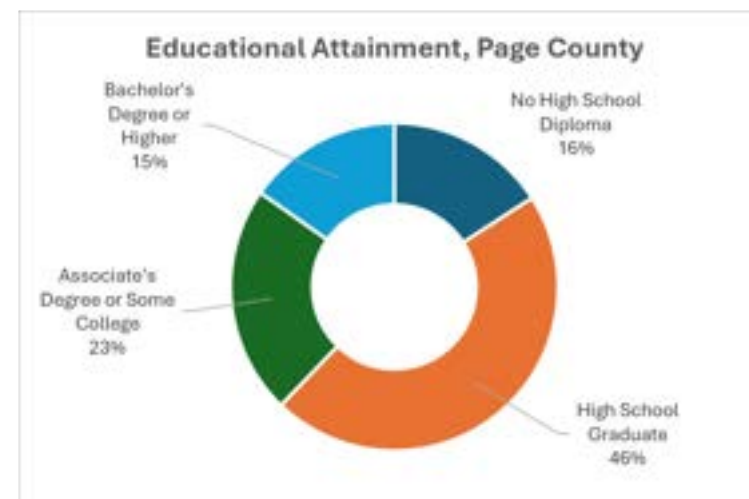


Figure 6: Educational Attainment in Page County, 2026 (Source:

Income

The median household income in Page County is \$65,980, which is on the lower end of incomes for the region. Comparatively, the median household income in the Shenandoah Valley region is \$80,732 and the median household income in the state of Virginia is \$99,752. Approximately 16.7% of households in Page County have annual incomes of less than \$25,000 while 30.3% of households have incomes of \$100,000 or more. In Page County, 7.1% of families live below poverty.

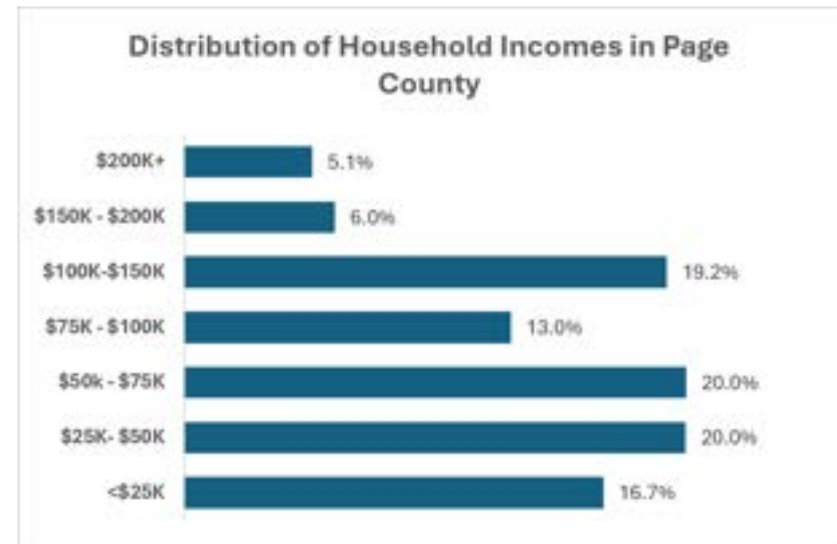


Figure 7: Distribution of Household Incomes in Page County, 2026 (Source: Claritas)

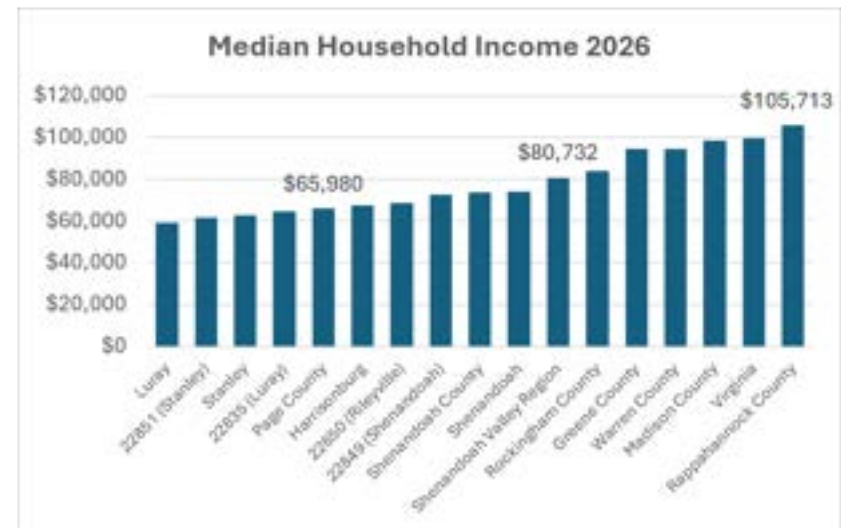


Figure 8: Median Household Income in Page County and the Region, 2026 (Source: Claritas)

Segmentation

The following segmentation analysis frames the makeup of the existing households in Page County and the Shenandoah Valley region. The analysis describes the behavioral traits and consumer patterns of various “segments” based on socio-economic indicators such as age, income, education and family structure. The households in each segment have shared needs, interests, lifestyles, and consumer characteristics.

Segmentation comes from PRIZM Premier cluster groups as calculated by Claritas Inc, a leading national market research firm that provides data and analytics to help businesses, corporations and planners better understand market needs. Data comes from several sources, including US Census Bureau demographics, housing statistics, and measures of urbanicity; consumer survey and consumer pattern data comes from Claritas Financial Track, Epsilon, Valassis, and Data Axle; and age, income, and household composition data are modeled to create a comprehensive profile of the various segments.

Segmentation groups are based on Life Stage (age and presence of children) and Social Groups (urbanization and socioeconomic). The segments and their names are generic as identified by the Claritas PRIZM data set and should not be seen as a literal interpretation of the people that live in Page County and the region but rather describe their consumer behavior that may help understand them as a target market.

Life Stage

Life stage analysis groups households into three categories (Younger Life, Family Life, and Mature Years) based on age and presence of children. In Page County, 22% of the households are Younger Life Households, 31% are Family Life, and 47% are Mature Years. In the Shenandoah Valley Region, 19% of the households are Younger Life Households, 37% are Family Life, and 44% are Mature Years.

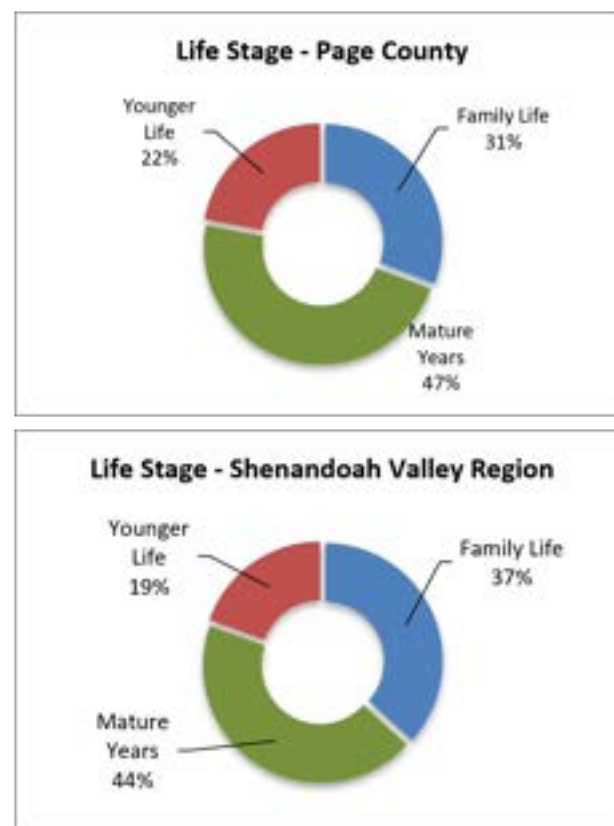


Figure 9: Life Stage Segmentation Analysis in Page County (top) and the Shenandoah Valley Region (bottom); Source: Claritas, 2026

Market Segments

Of the 68 PRIZM market segments identified by Claritas, 8 are represented in Page County. The largest segments in Page County include:

- Back Country Folks (21%)
- Country Strong (19%)
- Country Casuals (12%)
- Young & Rustic (12%)

There is a greater variety of household segments in the Shenandoah Valley Region, with 55 of the 68 market segments represented. The largest segments in this region include:

- Country Strong (9%)
- Big Sky Families (6%)
- Country Casuals (6%)
- Fast-Track Families (5%)
- Back Country Folks (5%)
- Mayberry-ville (5%)
- Heartlanders (5%)

A brief description of key segments is provided in the table on the following page. Full descriptions of these segments from Claritas can be found at <https://claritas360.claritas.com/mybestsegments>.

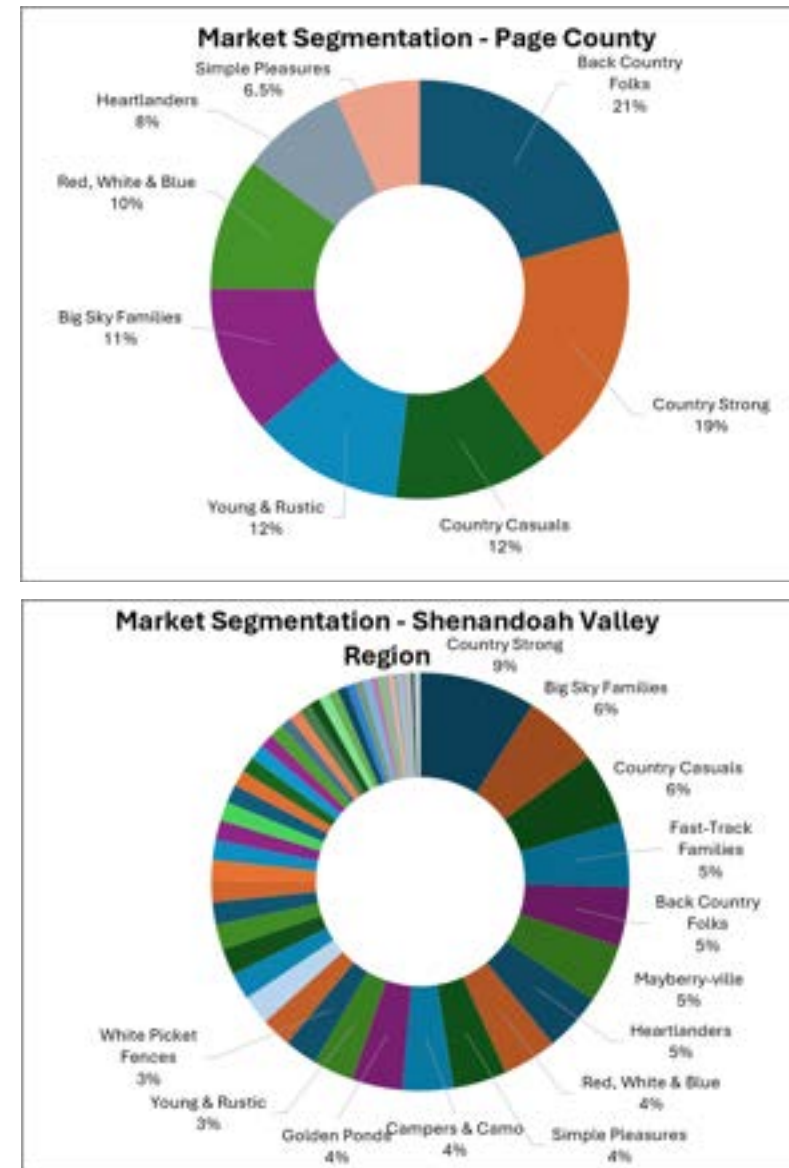


Figure 10 and 11: Market Segmentation in Page County (Top) and the Shenandoah Valley Region (bottom); Source: Claritas, 2026

Segment	Description	Page County %	Shenandoah Valley Region %
Back Country Folks	Downscale Older Mostly w/o Kids Back Country Folks residents have below average incomes and live in older, modest-sized homes and manufactured housing. Typically, life in this segment is a throwback to an earlier era when farming dominated the American landscape.	20.5%	4.6%
Country Strong	Lower Midscale Middle Age Family Mix Country Strong are lower middle-class families in rural areas that embrace their day-to-day lives. They are focused on their families and prefer hunting and country music to keeping up with the latest technology.	19.4%	9.0%
Country Casuals	Upper Midscale Older Mostly w/o Kids Country Casuals is a collection of older, upper-midscale empty-nest households. These Baby-Boom couples enjoy outdoor activities, like hunting, and buying locally grown food but are not likely to be up-to-date on technology.	12.0%	5.5%
Young & Rustic	Low Income Younger Mostly w/o Kids Young & Rustic is composed of low-income singles and families in the nation's rural areas. They enjoy the outdoors by hunting and fishing and also follow NASCAR, IMSA SportsCar events and WWE. When out and about, they can often be found grabbing a quick bite to eat at Sonic or Hardee's.	11.8%	3.1%
Big Sky Families	Upscale Middle Age Mostly w/ Kids Scattered in placid towns across the American heartland, Big Sky Families is a segment of middle-aged rural families. Residents enjoy country music, often streamed on Amazon Music or YouTube Music, as well as all types of team sports and outdoor activities, especially hunting. These families attend high school sports events and wear their team logo apparel to show their team spirit.	11.5%	5.9%
Heartlanders	Midscale Older Mostly w/o Kids This widespread segment consists of a mix of working and retired older couples living in sturdy, unpretentious homes. In these communities of predominantly empty-nesting couples, Heartlanders residents pursue a rustic lifestyle where hunting, sewing, and following professional rodeo remain the prime leisure activities.	8.1%	4.5%
Fast-Track Families	Wealthy Middle Age Mostly w/ Kids Fast-Track Families lead busy, active lives often centered around the schedules and interests of their children. Always on the go, they eat at places like Qdoba and Jimmy John's, drive trucks and SUVs and tend to shop at Cabela's and Bass Pro Shops when they are not busy hunting and skiing.	0%	5.0%
Mayberry-ville	Wealthy Mature w/o Kids Mayberry-ville harks back to an old-fashioned way of life. In these rural areas, wealthy couples prefer outdoor activities like hunting or boating during the day, while staying home to watch pro rodeo or PGA Tour events on TV at night. Overall, their use of technology trails that of others at their same asset level.	0%	4.6%

Figure 12: Description of Key Market Segments in Page County and the Shenandoah Valley Region; Source: Claritas,

Economic Snapshot

Jobs

There are approximately 5,310 jobs in Page County according to the US Census on the Map. Major employment sectors include:

- Retail Trade (15%);
- Manufacturing (12%);
- Educational Services (11%);
- Healthcare & Social Assistance (11%);
- Accommodation & Food Services (10%); and
- Public Administration (8%).

Major employers in the county include:

1. Page County School Board
2. County of Page
3. DNC P&R At Shenandoah
4. Wal Mart
5. Masonite Corp.
6. Luray Caverns Coffee Shop
7. Valley Health System
8. Emco Enterprises
9. U.S. National Park Service
10. .VF Jeanswear

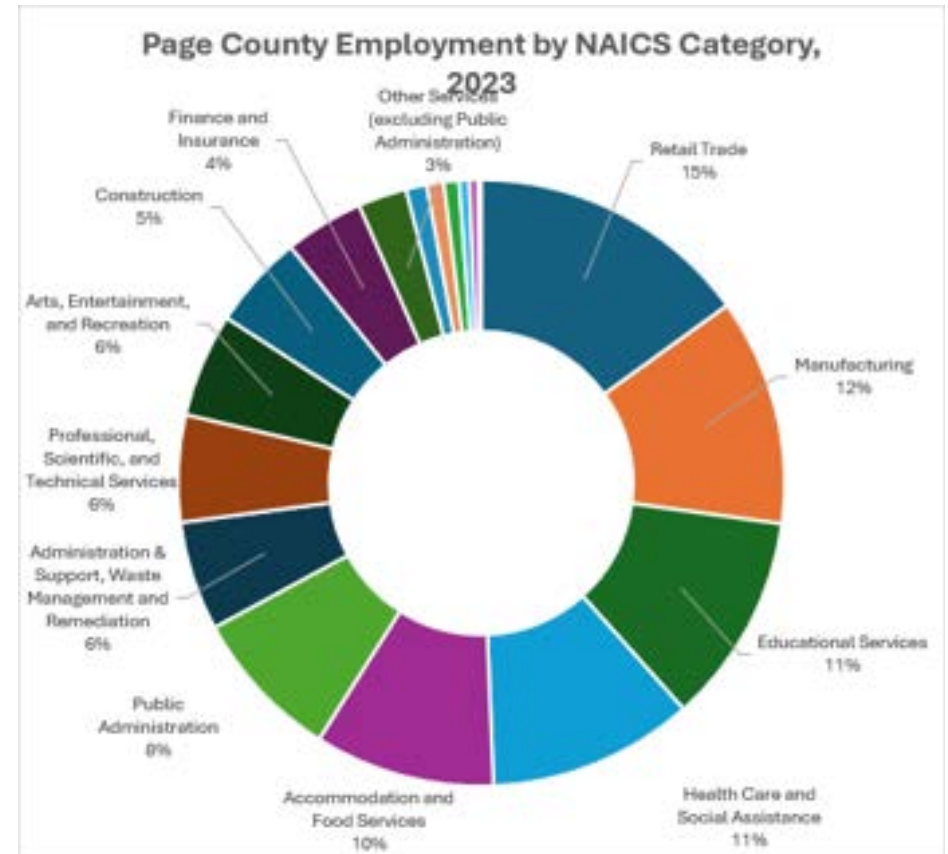


Figure 13: Page County Employment by NAICS Category, 2023 (Source: US Census On the Map)

Commute Patterns

Page County is a net exporter of jobs, meaning that more Page County residents commute OUT of the county than workers commute IN. Approximately 3,214 people both live and work in Page County, while 2,096 workers commute into the county for employment, and 8,030 county residents commute outside of the county for work. Areas that Page County residents most commute to include the Washington-Arlington-Alexandria metro (2,326 commuters), the Harrisonburg metro (2,315 commuters), and the Richmond metro (677 commuters).

Wages

According to the Quarterly Census of Employment and Wages, in the 3rd Quarter of 2025 the average weekly wage across all industries was \$872. Industries with the highest average weekly wages include wholesale trade (\$1,698), professional, scientific and technical services (\$1,558), government (\$1,272), and finance and insurance (\$1,208). Country Strong (9%)

Industry Employment Projections

Employment in the Shenandoah Valley Local Workforce Development Area is projected to increase by 1.78% between 2022 and 2032. Industry sectors with the largest projected jobs gains include:

- Management of Companies and Enterprises
- Arts, Entertainment, and Recreation
- Health Care and Social Assistance
- Professional, Scientific, and Technical Services
- Administrative Support and Waste Management and Remediation Services
- Real Estate and Rental and Leasing

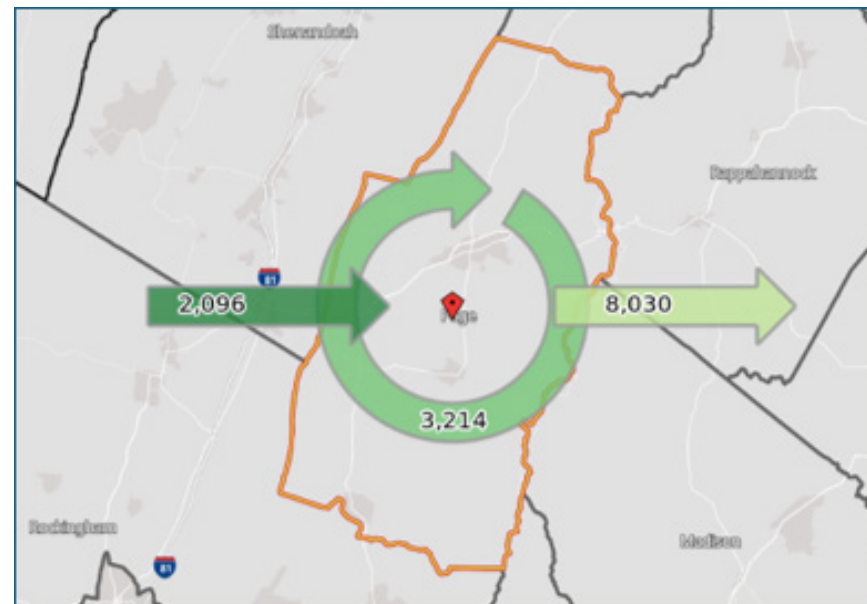


Figure 14: Inflow and Outflow of Jobs in Page County, 2023 (Source: US Census on the Map)

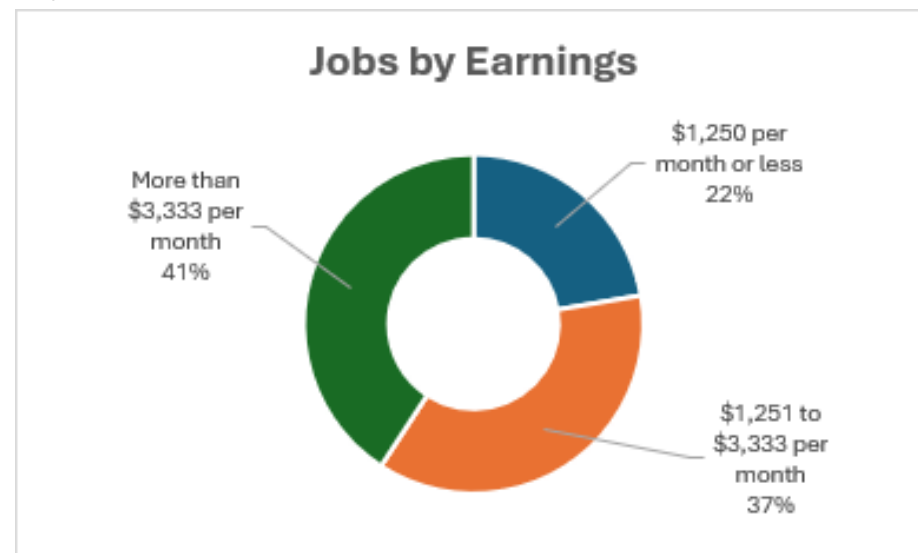


Figure 15: Jobs by Earnings in Page County, 2023 (Source: US Census On the Map)

Based on median earnings and the county's overall industry mix, most workers fall within an approximate \$25,000 to \$55,000 median annual earnings range, particularly those workers in hospitality, retail, health support, manufacturing, tourism, etc. At these incomes and using the 30% housing cost threshold, maximum affordable monthly costs for housing in Page County by income is:

Individual Annual Income	Affordable monthly cost for housing (rent + utilities or mortgage + utilities)
\$25,000	\$625
\$30,000	\$750
\$35,000	\$875
\$40,000	\$1,000
\$45,000 (median)	\$1,125
\$50,000	\$1,250
\$60,000	\$1,500
\$70,000	\$1,875

Figure 16: Affordable housing costs based on income.

Existing Housing Market

Housing Types, Tenure, and Occupancy

Page County's housing stock is predominantly single-family, owner-occupied housing. The housing stock consists of 82% single-family detached homes, 3% single-family attached homes, 5% multifamily homes, and 10% mobile homes or trailers.

An examination of the occupancy and vacancy status of Page County's housing stock demonstrates the significance of second homes and short-term rentals in the County. According to the US Census Bureau, 9.8% of houses in Page County are designated as seasonal, recreational, or occasional use homes. More information will be provided on short-term rentals in a later section. Among occupied housing units in the County, 72% are owner-occupied and 28% are renter-occupied.



Figure 17: Housing Tenure in Page County, 2026
(Source: Claritas)

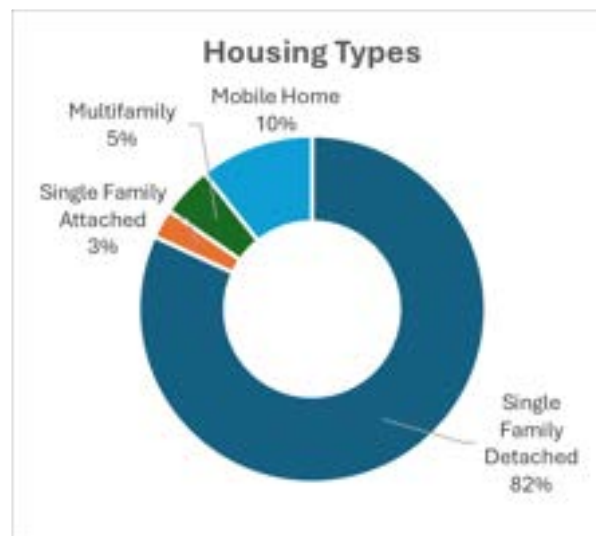


Figure 19: Housing Types in Page County, 2026 (Source: Claritas)



Figure 18: Occupancy and Vacancy Status of Housing Units in Page County (Source: ACS 5-Year Estimates, 2020-2024)

Age of Housing Stock

Housing construction in Page County mirrors population growth, with steady construction during the growth years of 1970-2009. However, there has been limited new housing built since 2010. Additionally, Page County has a significant amount of historic homes, with 18% of the housing stock built prior to 1940. Data in this chart represents the entire county, including the incorporated towns of Luray, Stanley, and Shenandoah.

Homeownership Market Analysis

This section looks at homeownership market for existing and for-sale housing including trends, values, and incomes.

In order to get the full picture of the market, this section should be looked at in conjunction with the demographic, market segmentation, and employment sections above, as well as supply, pipeline, and housing unit projections below.

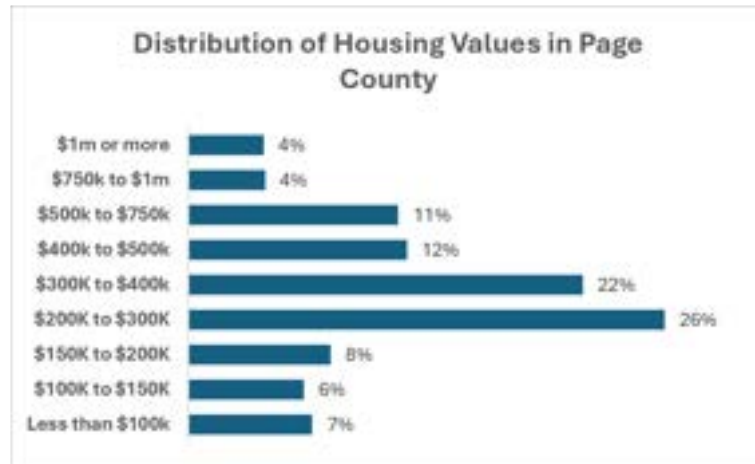


Figure 21: Distribution of Values of Owner-Occupied Housing in Page County, 2026 (Source: Claritas)

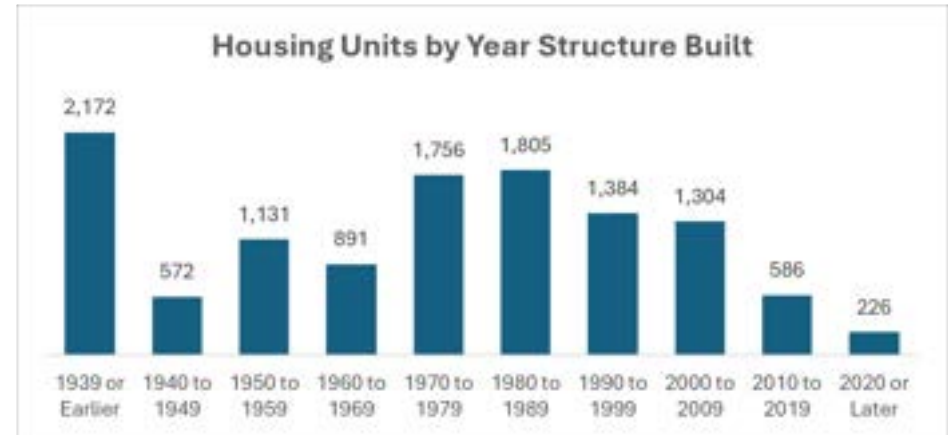


Figure 20: Housing Units by Year Structure Built in Page County, 2026 (Source: Claritas)



Figure 22: Median Value of Owner-Occupied Housing in Page County and the Region, 2026 (Source: Claritas)

The median value of owner-occupied housing in Page County is \$313,173. Housing values in Page County are less than those of surrounding counties, as shown in the chart below. The median value in the Shenandoah Valley Region is \$394,091. Nearly half of the housing stock in Page County is valued between \$200,000 and \$400,000.

The table below provides data on from the US Census American Community Survey, providing a breakdown of the value of owner-occupied housing by household income. The data indicates that there are nearly 800 households living in homes valued at greater than \$200,000 but that have annual incomes of less than \$35,000. This likely points to the growing retiree population in Page County.

Value of Owner-Occupied Housing	Household Income						Total
	Less than \$20,000:	\$20,000 to \$34,999:	\$35,000 to \$49,999:	\$50,000 to \$74,999:	\$75,000 to \$99,999:	\$100,000 or more:	
Value less than \$50,000	66	167	19	41	0	63	356
Value 50,000 to \$99,999	64	86	93	23	8	86	360
Value \$100,000 to \$199,999	366	287	317	531	244	278	2,023
Value \$200,000 to \$249,999	154	153	297	264	136	227	1,231
Value \$250,000 to \$499,999	109	291	173	310	267	1,262	2,412
Value \$500,000 or more	37	37	34	113	152	357	730
Total Housing Units	796	1,021	933	1,282	807	2,273	7,112

Table 1: Value of Owner-Occupied Housing Units by Household Income in Page County (Source: ACS 5-Year Estimates 2020-2024)

Trends in Sales Prices

MLS data from Virginia Realtors shows that from 2016 to 2025, annual home sales within Page County ranged from a low of 237 in 2016 to a high of 336 in 2022. The monthly median sales price has been increasing over the past decade, peaking at \$355,000 in October of 2024.

According to Virginia Realtors Data, housing values varied widely from county to county within the region. However, the entire region showed a similar trend of steadily increasing sales prices over the past decade, mirroring national trends. In January of 2026, Page County had a lower average sales price than its peers within the region, at \$269,000. Rappahannock County had the highest at \$405,000.



Figure 23: Monthly Median Sales Price In Page County, January 2016-January 2026 (Source: Virginia Realtors)



Figure 25: Regional Sales Prices. (Source: Virginia Realtors)

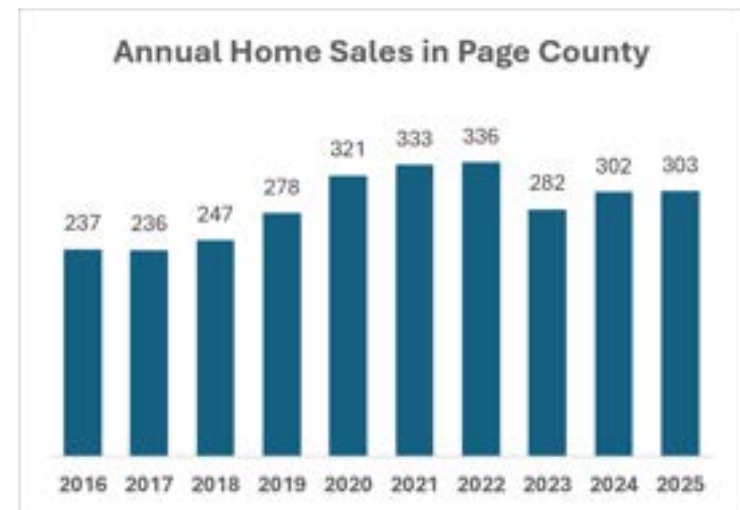


Figure 24: Annual Home Sales in Page County, 2016-2025 (Source: Virginia Realtors)

Data for the Zillow Home Value Index, which is a measure of home prices over time, paints a similar picture of rising values in Page County. The Zillow Home Value Index for Page County was \$293,367 in January 2026, up 1.92% over the past year and up 46.1% since January 2021.

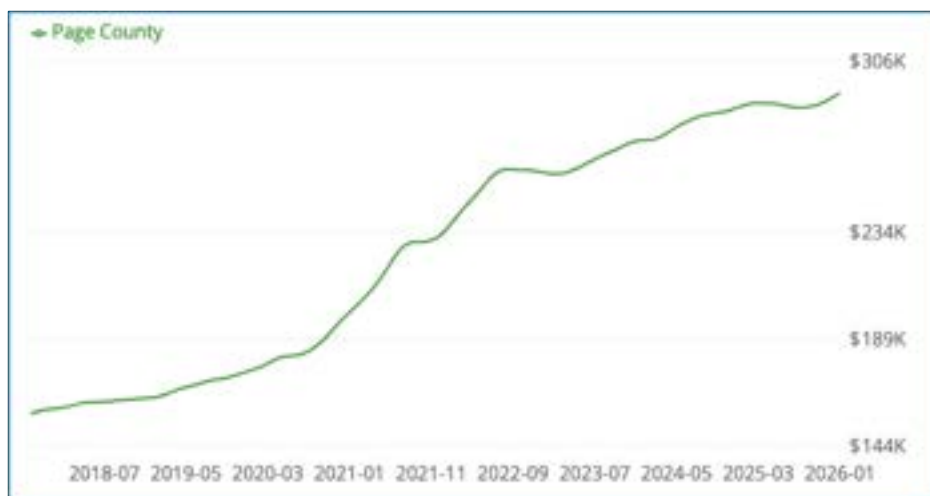


Figure 26: Zillow Home Value Index for Page County (Source: Zillow)

Rental Market Analysis

According to the American Community Survey, there are approximately 2,800 renter-occupied housing units in Page County and the median gross rent is \$879. Rents have been steadily increasing over the past decade, up 27.9% since 2014. The table below breaks down the gross rent of renter households by household income. The data reveals that in general, renter households have lower incomes than homeowner households in the county. Approximately 56% of renter households have annual incomes of less than \$50,000 while only 11% have annual incomes of \$100,000 or more.

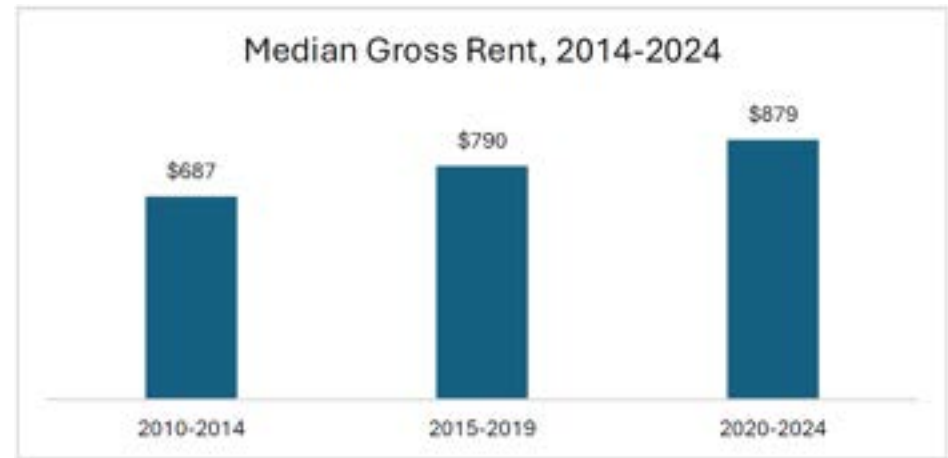


Figure 27: Median Gross Rent in Page County, 2014-2024 (Source: American Community Survey 5-Year Estimates)

Gross Rent	Household Income						Total
	Less than \$20,000:	\$20,000 to \$34,999:	\$35,000 to \$49,999:	\$50,000 to \$74,999:	\$75,000 to \$99,999:	\$100,000 or more:	
Less than \$600	91	14	50	0	15	0	170
\$600 to \$799	329	111	86	80	92	2	700
\$800 to \$999	127	55	209	135	92	29	647
\$1,000 to \$1,249	51	73	26	60	56	73	339
\$1,250 to \$1,499	0	0	0	112	5	3	120
\$1,500 to \$1,999	7	91	0	32	6	41	177
\$2,000 or more	0	0	78	0	14	97	189
No cash rent	97	30	37	173	63	57	457
Total	702	374	486	592	343	302	2,799

Table 2: Gross Rent by Household Income in Page County (Source: ACS 5-Year Estimates 2020-2024)

Availability and Pipeline

Single Family - Supply

The chart to the right shows residential building permits for new homes in Page County from January 2010 to July 2026. In the decade following the 2008-2009 recession, there were minimal building permits in Page County. However, building permits increased significantly in the early 2020s. The average permit value also increased during this time period. In 2025, there were 141 new residential permits with a total valuation of \$27.1 million.

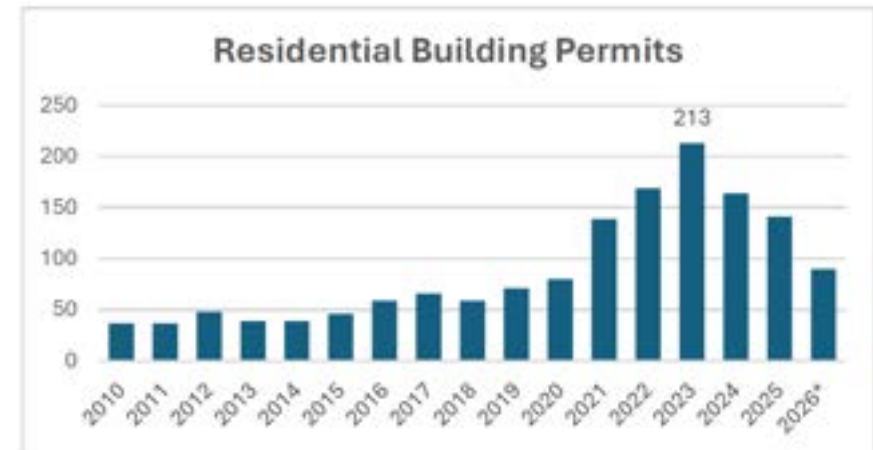


Figure 28: Residential Building Permits in Page County, January 2010-July 2026 (Source: Page County)



Figure 30: Total Value of Residential Building Permits in Page County, January 2010-July 2026 (Source: Page County)

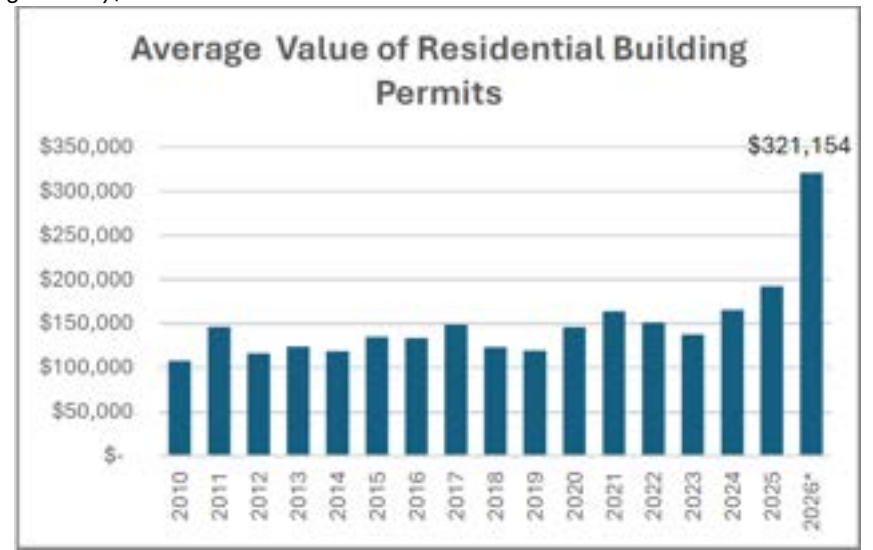


Figure 29: Average Value of Residential Building Permits in Page County, January 2010-July 2026 (Source: Page County)

The town saw a marked increase in new building permits for single family beginning in 2020 through 2023. New starts have declined since then, with 2026 likely to be similar to 2025. Average value of these homes has generally increased since 2019, and 2026 saw a significant jump to just over \$321,154 average value. The 2020 – 2023 increase in building permits and values occurred while the county also saw slight population decline. While this could be due in part to downsizing, it is more likely due to the desirability of Page County as a second-home and short-term rental destination. These trends suggest that for the foreseeable future, Page County’s single-family demand will be driven by a market that is not full-time residents but second homeowners and investors. This is difficult to project as the market forces are coming from the outside. That being said, it should be noted that annual building permits have seen a steady decline over the past three years, with 2025 and 2026 permits being fewer than the previous five years.

Multi-Family Supply

There are very few multi-family units existing in Page County representing just 5% of the overall housing stock. This includes a few apartment complexes, with the occasional duplex and multiplex. While owner-occupied units versus rental, there are some townhomes as well, which are quite new to the market. Most all multi-family is in the towns of Luray, Stanley, and Shenandoah. Key developments include:

Product	Units	Pricing	Location	Year Built	Notes
Luray Meadows Apartments	53	\$465 - \$750/mo	Luray	2023	Affordable family-oriented, income-restricted. 2- & 3-bedroom units
Luray Village Apartments	32	Based on eligibility	Luray	2006	62+ age restrictions. Affordable. Income-restricted
Rugby Square Apartments	92	\$558/mo +	Luray	1985-90	Affordable, income-restricted 1, 2, and 3-bedrooms. 700 - 900 sf.
Stoneberger Apartments	10	\$850 - \$1,049/mo	Stanley		Market-rate 1 and 2-bedroom units
Massanutten Valley Apartments	36	\$1,542 - \$2,000/mo	Stanley	1994	Market-rate 1, 2, and 3-bedroom units
Autumn Ridge Apartments	34	Based on eligibility	Shenandoah	1996	Affordable, income-restricted 1-bedrooms.
Riverside Apartments	8	Not listed	Stanley	1985	
The Columns	12	Not listed	Shenandoah	1978	
Luray Landing	79	\$290,000 - \$340,000 for-sale	Luray	2026	Approx 50 built to date. 1,500 sf - 1,700sf. 2 and 3-bedroom

Table 3: Existing multi-family product in Page County.

Most multi-family in Page County was built three decades ago, or older. The only exceptions are Luray Village (20 years) and Luray Meadows (3 years). The county's only townhome development, Luray Landing, is currently under construction. There are no new apartments being developed. In addition, virtually all of the products above are fully leased. There has been little demand in the past for multi-family, but as the county continues to age, there will be a need to create more down-sizing opportunities for residents, whether in conventional apartments or townhomes.

Future Housing - Pipeline

There are very few multi-family units existing in Page County representing just 5% of the overall housing stock. This includes a few apartment complexes, with the occasional duplex and multiplex. While owner-occupied units versus rental, there are some townhomes as well, which are quite new to the market. Most all multi-family is in the towns of Luray, Stanley, and Shenandoah. Key developments include:

Max Sales Price	Vacant Lots
Less than \$100,000	239
\$100,000 to \$199,999	602
\$200,000 to \$299,999	505
\$300,000 to \$399,999	886
\$400,000 to \$499,999	980
\$500,000 to \$999,999	1327
\$1,000,000 or more	281
Not Provided	161
Total	4981

Table 4: Vacant Subdivision Lots by Max Sales Price (Source: Page County)

Housing Affordability

Housing is considered affordable when a household spends no more than 30% of their annual income to live there. In Page County, approximately 26% of homeowners spend 30% or more of their household income on housing costs, with 12% spending more than 50% of their income on housing cost. As housing values rise, housing affordability will become a greater concern for residents in the County.

Affordability for renters is of even greater concern. In Page County, where the median rent is \$879 per month, at least 32% of renters spend 30% or more of their incomes on rent. It is important to note that this percentage is likely understated, as Census data for 19% of renter households in the County is “not computed.”

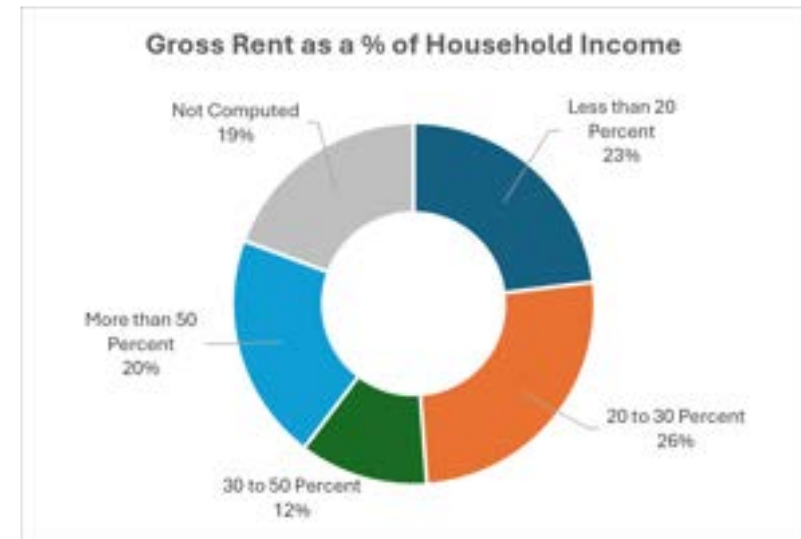


Figure 31: Gross Rent as a Percentage of Household Income in Page County (Source: ACS 5-Year Estimates, 2020-2024)

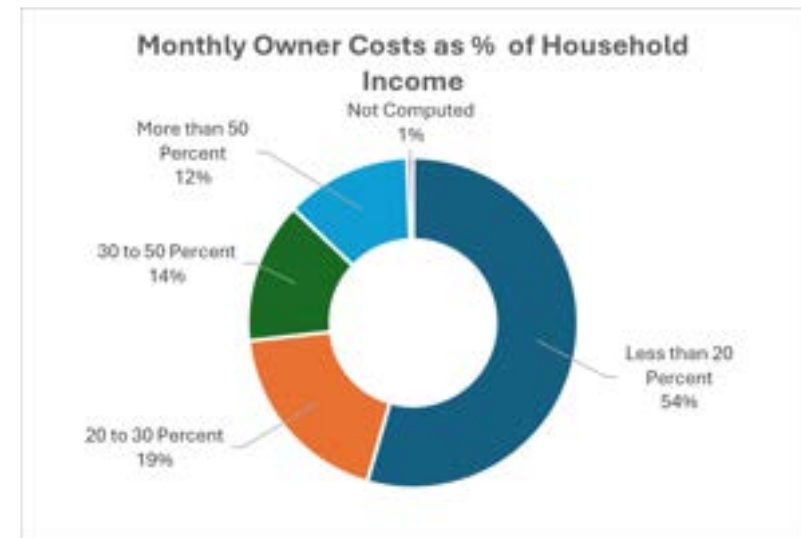


Figure 32: Monthly Owner Costs as a Percentage of Household Income in Page County (Source: ACS 5-Year Estimates, 2020-2024)

Total Listings

AirDNA shows a total of 741 short-term rentals in Page County, as listed on VRBO and AirBNB. The supply of short-term rentals grew by 3.5% over the past year. The listings vary by size, with approximately 21% one-bedrooms, 31% two-bedrooms, 30% three-bedrooms, 11% four-bedrooms, and 8% five or more bedrooms.

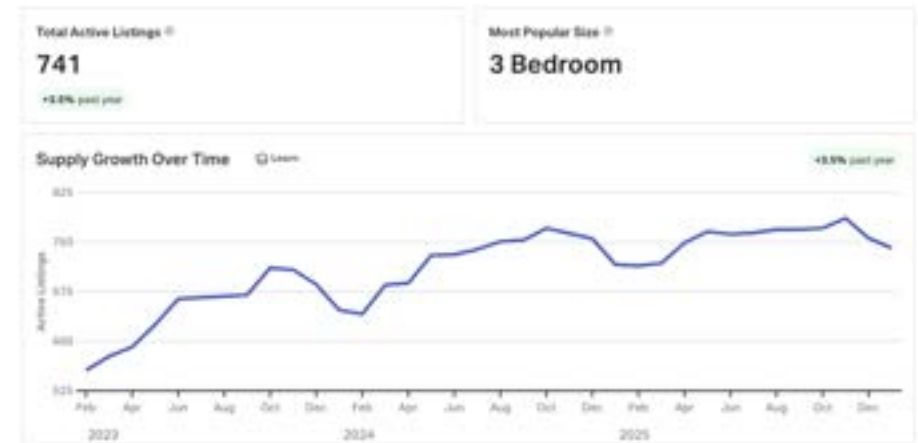


Figure 35: Supply of Short-Term Rentals in Page County (Source: AirDNA, February 2026)

Occupancy Rate and Booking Demand

The average occupancy rate of short-term rentals in Page County is 50%. Occupancy rates are higher in the summer and fall months compared to the winter and spring months.

Historical data from the past three years shows that demand has been steadily increasing. Booking demand is highest in the month of October and lowest in January and February.



Figure 34: Booking Demand for Short-Term Rentals in Page County from February 2023 to January 2026 (Source: AirDNA, February 2026)

Average Daily Rate

The average daily rate across all short-term rentals in Page County is \$283.11. Rates vary by rental size (number of bedrooms) and seasonality, with higher rates corresponding to months with higher demand.

Revenue

The average revenue per year for short-term rentals in Page County is \$48,300. Revenue per available rental (RevPAR) is higher on the weekends than on the weekdays, and higher in the summer and fall months than in the winter months.

Top Rentals

The top-performing short-term rental in the County had a 96% occupancy rate and an annual revenue of \$244,300. Approximately 30 short-term rentals in the County brought in over \$100,000 in revenue each over the past year.

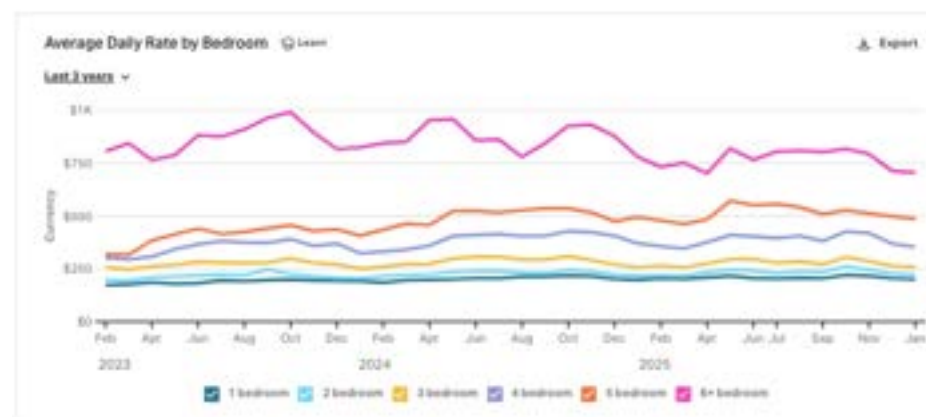


Figure 36: Supply of Short-Term Rentals in Page County (Source: AirDNA, February 2026)

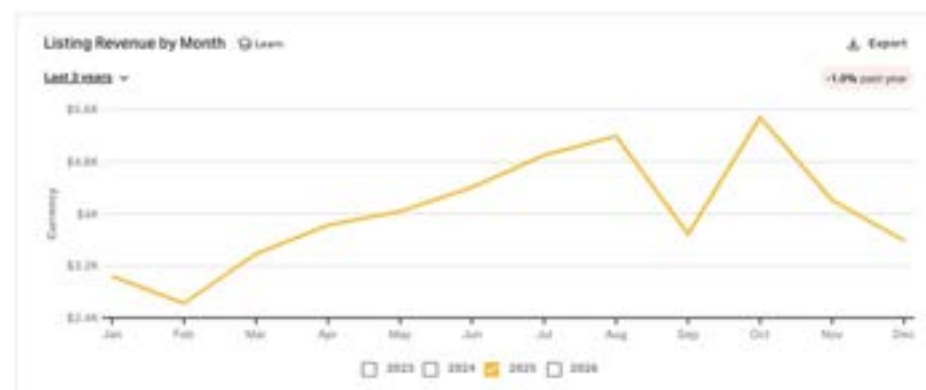


Figure 37: Listing Revenue by Month for Short-Term Rentals in Page County (Source: AirDNA, February 2026)

Population and Housing Unit Projections

Population and Household Projections

The University of Virginia's Weldon Cooper Center provides statewide and county-level population projections. These projections suggest that Page County's population will decline slightly over the next two decades, reaching a population of 22,637 in 2050. The table below provides the population projections by age, demonstrating that the number of people age 80 years or older in Page County is expected to increase.

Claritas estimates the 2026 population in Page County to be 23,548. Therefore, Page County is projected to lose 911 residents between 2026 and 2050. With an average household size of 2.36, this translates into approximately 386 households.

Housing Market Area

Housing in Page County will continue to serve not only full-time county residents, but also seasonal county residents and tourists. The market area for second homes and investment properties is largely composed of residents in nearby metropolitan areas including Richmond and Washington DC. The more localized market for working-age residents and families likely comprises a thirty-minute drive time that includes Harrisonburg, Charlottesville and surrounding areas.

Each of these metropolitan areas are located one to three hours from Page County, an easy drive for a weekend or seasonal home. These metropolitan areas are also gaining population, indicating an expanding market base for seasonal housing in Page County.

Table 6: Key Demographic Indicators of Page County Housing Market Area, 2026 (Source: Claritas)

	Page County	Charlottesville Metro	Harrisonburg Metro	Richmond Metro	Washington Metro
2026 Population	23,548	230,005	140,555	1,389,952	6,499,923
Population Growth 2010-2020	-1.3%	9.9%	8.3%	10.8%	13.2%
2026 Households	9,907	91,590	51,530	551,852	2,400,830
Median Household Income	\$65,980	\$101,224	\$78,558	\$95,365	\$131,263

	2030	2040	2050	Change 2030 to 2050
0 to 19	4,869	4,778	4,813	-56
20 to 29	2,345	2,155	2,297	-48
30 to 39	2,414	2,478	2,390	-24
40 to 49	2,436	2,435	2,621	185
50 to 59	2,788	2,588	2,712	-76
60 to 69	3,615	2,915	2,839	-775
70 to 79	2,985	3,226	2,732	-253
80 and over	1,532	1,932	2,233	701
TOTAL	22,984	22,507	22,637	-347

Table 5: Population Projections for Page County by Age, 2030-2050 (Source: University of Virginia Weldon Cooper Center)

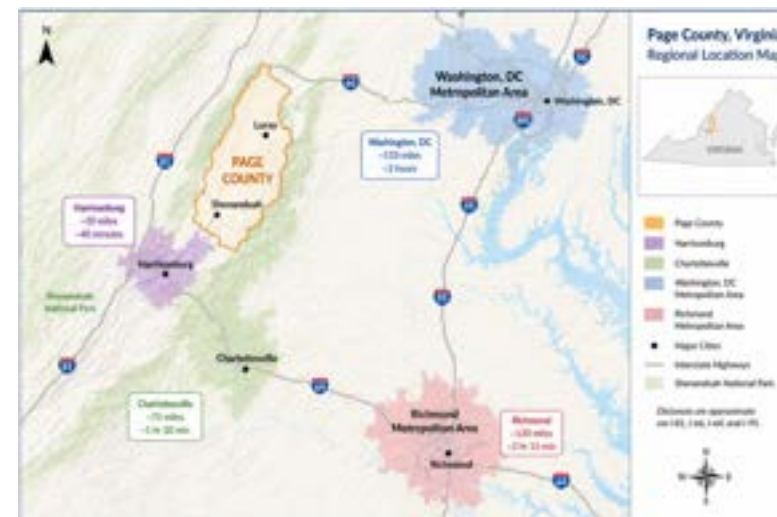


Figure 38:
Page County
Housing
Market Area

Economic Climate and Trends

The Page County housing market is closely tied to the structure of the local economy including demographic and housing indicators, employment and workforce, as well as desirability of owning second homes in the county. The market research for this study lays the foundation for housing need and informs the conceptual master plan. The research also detailed the lack of housing diversity, overall housing affordability as well as the impact of the short-term rental (STR) market. County-wide employment and wages are also assessed, particularly as they impact the overall housing market.

Key housing and demographic trends include:

- Page County's population has remained relatively stable over the past few decades but is projected to show a slight decline through 2050.
- At the same time, the population of the County is aging, with a median age of 46.3 and nearly 40% of residents aged 55 or older. Market segmentation shows a predominance of older households with below average to lower-midscale incomes.
- Smaller households predominate the market, with nearly two-thirds of households consisting of one- or two-person households. As the population continues to age, this suggests an increasing demand for smaller, lower-maintenance housing types.
- Without population growth, there has been limited new housing product being constructed since 2010. There is also limited housing diversity with the majority of the housing stock being single-family detached (82%) with very limited multifamily options (5%).
- Mirroring national trends, Page County has seen housing prices rising sharply over the past five years with a 46% increase in values since 2021. Median sales value peaked at \$355,000 in 2024 and still remains high. For-sale values are still increasing, albeit at a much lower rate.
- This increase in value coupled with limited new product being developed has begun to create an affordability challenge in the County. 26% of homeowners are considered to be cost-burdened. Median rent is approximately \$879 per month, yet at least 32% of renters are cost-burdened, with 20% being severely cost-burdened. These residents spend more than 50% of their income on housing costs.
- One factor impacting housing affordability is the proliferation of short-term rentals affecting overall availability of housing. Known as the "Cabin Capital of Virginia", Page County has become a major vacation destination. Its access to Shenandoah National Park, Skyline Drive, Luray Caverns and other attractions have seen the non-hotel lodging market continue to grow. At the time of this report's writing (2026), there were 741 short-term rental (STR) listings in the County. These listings collectively have an average annual revenue of \$48,300 per unit, according to AirDNA. In the case of Page County, STRs show great investment potential while also filling the demand for alternative lodging within the area. By the same token, this financial attractiveness likely reduces the availability of long-term housing for residents and contributes to rising home values overall.
- During stakeholder engagements, it was mentioned that key needs include rental units for younger singles (1-bedroom apartments), as well as single-family detached with 2 to 3 bedrooms. For-sale project from \$200,000 to \$250,000 was mentioned as needed. Some residents said that residents in Page County are opposed to apartments overall, so new units may need to be alternate types such as cottage homes, single-family attached, and adaptive reuse.

Employment and wage trends impacting housing include:

- Page County has a relatively small employment base of 5,310 jobs (2023). The jobs are primarily service and production oriented characterized by moderate wages. While the County may appear relatively affordable compared to neighboring counties, it may still be difficult to afford for local workers.
- The County is a net exporter of jobs with 71.4% of its labor force (8,030 local workers) commuting outside of the county for work each day.
- The average weekly wage of Page County jobs was \$872 in 2025, equivalent to \$45,344 per year. This is higher than the median per capita income for the County (\$32,435) but lower than Virginia and the United States.
- At these incomes, housing affordability becomes a challenge, and 32% of renters and 26% of homeowners are cost burdened as mentioned above. A person making the median wage in Page County can afford a monthly housing cost of just \$1,125.
- It is estimated that 7.1% of all families live below poverty, which is on par with the state and slightly lower than the US.
- Home values in Page County have risen much faster than incomes of its locally employed households. The median value of occupied homes in the County is \$313,000. A household would generally need an annual income between \$80,000 and \$97,000 to remain below the 30% income threshold. Page County's median household income is \$65,980.
- The County has also become increasingly popular for retirees and short-term rental investors. This and other factors have resulted in housing costs continuing to rise at a fast pace, all while the total number of building permits have decreased over the past three years.
- The age group with the largest projected increase in population is 80+. Without an influx of new residents, this means the County will continue to rely on outside workers who commute in each day. There is very limited opportunity for for-rent market-rate or workforce wage housing in the county currently.
- Key opportunities for housing growth may rely on the recruitment of both higher paying jobs, but also developers willing to invest in attainable housing product.
- As the county sees population decline as projected along with an aging population, there may be less demand for conventional family-oriented housing but more smaller lot single family, townhomes, and apartments to support younger workers who need more attainable living.

Future Housing Needs

Although Page County's total population is projected to decrease over the next twenty years, that does not mean that there is not a need for housing in the county. Major factors that will influence the need for housing in Page County include:

- **Shifting Demographics:** The population in Page County is aging and there will be a need to provide housing that meets the needs of this demographic, including smaller housing units that require lower maintenance and may include wraparound services.
- **Aging Housing Stock:** 18% of Page County's housing was built prior to 1940 and 40% was built prior to 1970. As the housing stock ages, there will be a greater need for maintenance, repair, remodeling, and even new construction.
- **Growing Seasonal Home and Short-Term Rental Market:** Because of its scenic location and proximity to Shenandoah National Park, Page County has a significant number of seasonal homes and short-term rentals. This market appears to be growing, with the number of short-term rentals increasing by 3.5% over the past year.
- **Need for Continued Affordability:** As the demand for seasonal homes and short-term rentals increases, and as the population ages, there will be a need to ensure access to affordable housing in the county. Affordability will be a particular concern for renters.

Case Studies

Based on the data illustrating potential demand for housing, the case studies below provide a description of creative housing types that have found success in other communities. These non-conventional housing projects may show opportunity in Page County. Each of the examples included a willing developer, creative thinking, and public-private partnerships.

Serenbe – Chattahoochee Hills, Georgia

Serenbe is a nationally recognized master-planned “agrihood” about 30 miles southwest of Atlanta. Conceived in the 1990s, Serenbe’s first home was built in 2004 with a vision to become a model for sustainable, nature-integrated living. The plan is based on the principles of New Urbanism that emphasize walkability, mixed-use development, and environmental conservation. Roughly 70% of the land in Serenbe is permanently preserved as greenspace.

Serenbe offers a diverse mix of housing in a series of distinct and themed hamlets centered around arts, agriculture, and wellness. Each village style hamlet incorporates single-family detached homes fronting shared greens, townhomes, lofts and condominiums. Newer phases incorporate senior living allowing residents to age in place. This high-end community currently has close to 1,500 residents in approximately 800 homes, with total build-out expected to reach 1,700 units by 2035. Currently, homes sell for between \$400,000 to over \$1,000,000.

The community has unique amenities that include a 25-acre working farm geared toward farm-to-table dining and organic architecture. Other amenities are health and wellness facilities such as spas and fitness centers, as well as arts and cultural programming such as galleries and performance spaces. The preserved greenspace includes an extensive trail system and even equestrian facilities. Educational and community programming is provided for Serenbe residents, and each hamlet has retail and restaurants in small-scaled walkable commercial areas.

The community continues to develop, and public-private efforts have seen tax incentives and bond inducements from the Development Authority of Fulton County. The neighborhood is a model for mixed-use development that integrates housing, commerce, agriculture, wellness and art in a cohesive environment.



Figure 29: Serenbe, GA. (Source: www.serenbe.com and www.serenberealestate.com.)

The Cottages of Idlewild – Raleigh, North Carolina

The Cottages of Idlewild is an innovative affordable housing neighborhood developed by the Raleigh Area Land Trust in partnership with the city, Wake County, and other partners. The small neighborhood will include 18 mixed-income units arranged in a cottage court configuration. It is being developed on property in Raleigh's Idlewild neighborhood, one of the city's earliest African American communities.

The units are designed around a central shared greenspace with four being rental apartments, and the remaining 14 being permanent owner-occupied houses. Designed intentionally to foster social interaction, the neighborhood incorporates shared courtyards, common landscaping, porches, and public art. The project targets household earning between 30% to 80% of Area Median Income (AMI). Owner-occupied units are expected to be priced at \$145,000 and rental units as low as \$519 per month. The Land Trust will retain ownership of the underlying land, while homeowners will purchase their homes through renewable 99-year ground leases. This will significantly lower acquisition costs and keep the homes affordable for future generations through resale restrictions and shared-equity provisions.

In addition to the Land Trust, public participation included the City of Raleigh donating public land worth \$1.2 million, while investing another \$1.2 million directly into the project for gap financing. Other funding came through philanthropic loans, nonprofits, and private sector investment.



Figure 30: The Cottages of Idlewild. Source: Haven Design Build. www.havendesignbuild.org.

Farmers Cove - Taylors, South Carolina

This neighborhood is a creative “tiny home” community located in Greenville, South Carolina’s rapidly growing market. The development combines compact detached homes with a neighborhood-oriented site design aimed to provide an attainable and lower maintenance housing alternative. Located on Lake Robinson, the development offers unique amenities including lake access, a dog park, community gathering space, shared garden, and on-site coffee shop. Fully developed, the neighborhood will include 75 detached units geared towards young professionals, downsizing retirees, and workers seeking alternatives to traditional apartments.

Homes start out with a base price of \$150,000 with five different models and endless customization options. Homes are from 400 to 800 square feet in various one and two-bedroom configurations. Residents own their homes and the land is leased from the developer. A monthly fee covers utilities, maintenance of common areas, and access to all amenities.



Figure 31: Farmers Cove Taylors, SC. Source: www.farmerscoveinyhomes.com

Bedford Lofts – Bedford, Virginia

Bedford Lofts is a notable example of adaptive reuse and downtown revitalization. Located adjacent to Bedford's historic downtown, the project transformed the former Clark & Company Plug Tobacco warehouse into modern, loft-style apartments that preserved the building's historic industrial character.

Developed by Waukeshaw Development Inc. of Petersburg, the project leverages this historic asset to create new housing options, increasing downtown density with an attainable price point. It was designed to appeal to a mix of young families, singles, and downsizing retirees with rental rates currently between \$955 to \$1,125 per month. It contains 32 residential lofts with units ranging from studio, 1-bedroom and 2-bedroom lofts. Amenities include provided utilities, on-site parking, modern appliances, energy efficiency, secure 24-hour access, and a recreation room. Most importantly, the project is located in a walkable downtown environment with a historic setting.

Development and renovation utilized a variety of funding tools including developer equity, private lending, and Federal and Virginia Historic Rehabilitation tax credits. These credits are widely used on adaptive reuse projects across Virginia, and are often critical to make development costs work where renovation expense may exceed achievable market rents.



Figure 32: Bedford Lofts in Bedford, VA. Source: www.bedfordlofts.com. Richmond Loft Company.

Strategies

In addition to informing the overall housing concepts envisioned in this plan, the market findings above provide a foundation for general strategies that can create a broader mix of housing products and price points within the Page County community. They look to encourage smaller, lower maintenance housing product and attainable ownership opportunities.

- **Encourage Cottage Court and smaller home neighborhoods.** With Page County's aging population and predominance of one- and two-person households, there is demand for smaller detached housing. Options for housing units of 1,000 square feet or less should be encouraged and incentivized. Local zoning and development codes should be reviewed and potentially amended to ensure that these desired residential neighborhoods would be allowed.
- **Identify opportunities for adaptive reuse in Page County's town centers.** Luray, Shenandoah, and Stanley may offer opportunities for reuse of historic commercial and industrial buildings. Redevelopment of these sites could provide lower-cost and low-maintenance housing units in walkable downtown environments. The County should work with its local government partners to identify potential sites, approach property owners to create a vision, and ultimately seek out private developers who have had success with similar projects.
- **Promote "Missing Middle" housing types.** With limited housing diversity and only 5% multifamily housing stock, the County should examine zoning and development regulations to ensure that types such as duplexes, triplexes, town homes, cottage clusters, etc. are allowed by right in addition to single-family homes. These products can provide density and affordability without more conventional apartment complexes.
- **Consider enhanced requirements for managing short-term rentals.** As mentioned in the market assessment, STRs are useful for filling a lodging need while also providing investment opportunities for property owners. By the same token, in other destination communities, they can also limit supply of housing while impacting housing value overall. Page County already utilizes tools such as zoning compliance, transient occupancy tax, and business licensing to help manage STRs, but still within a regulatory environment that permits these uses. Without being too strict, Page County could create enhanced zoning requirements that mitigate STR impact to the long-term rental market and housing availability. This could be STR caps in certain areas or permitting STRs in certain zones.
- **Incentivize long-term rentals over short-term rentals.** Similarly, certain policies outside of zoning could help to prioritize long-term rental properties and home ownership. This could include public-private partnerships, cash incentives, reduced permitting fees and tax incentives, etc.
- **Create opportunities for public-private partnerships.** Rising home values and construction costs also impact pricing that may be mitigated through public-private partnerships. Multiple tools could be used to reduce overall costs and in turn the price of housing through infrastructure assistance, land donations, reduced parking requirements, fast-track permitting, etc. Historic Tax Credits and Brownfields grants often are used to incentivize desired development types. Similarly, community land trusts and economic development authorities often have the ability to acquire property and work with the private sector to build housing product that may not be feasible without public participation.

In summary, Page County should look to encourage smaller-scale neighborhoods, mixed-use or adaptive reuse projects, missing-middle housing product, while also finding creative solutions to incentivize housing development.





CHAPTER 3

SITE STUDY

Description of Site

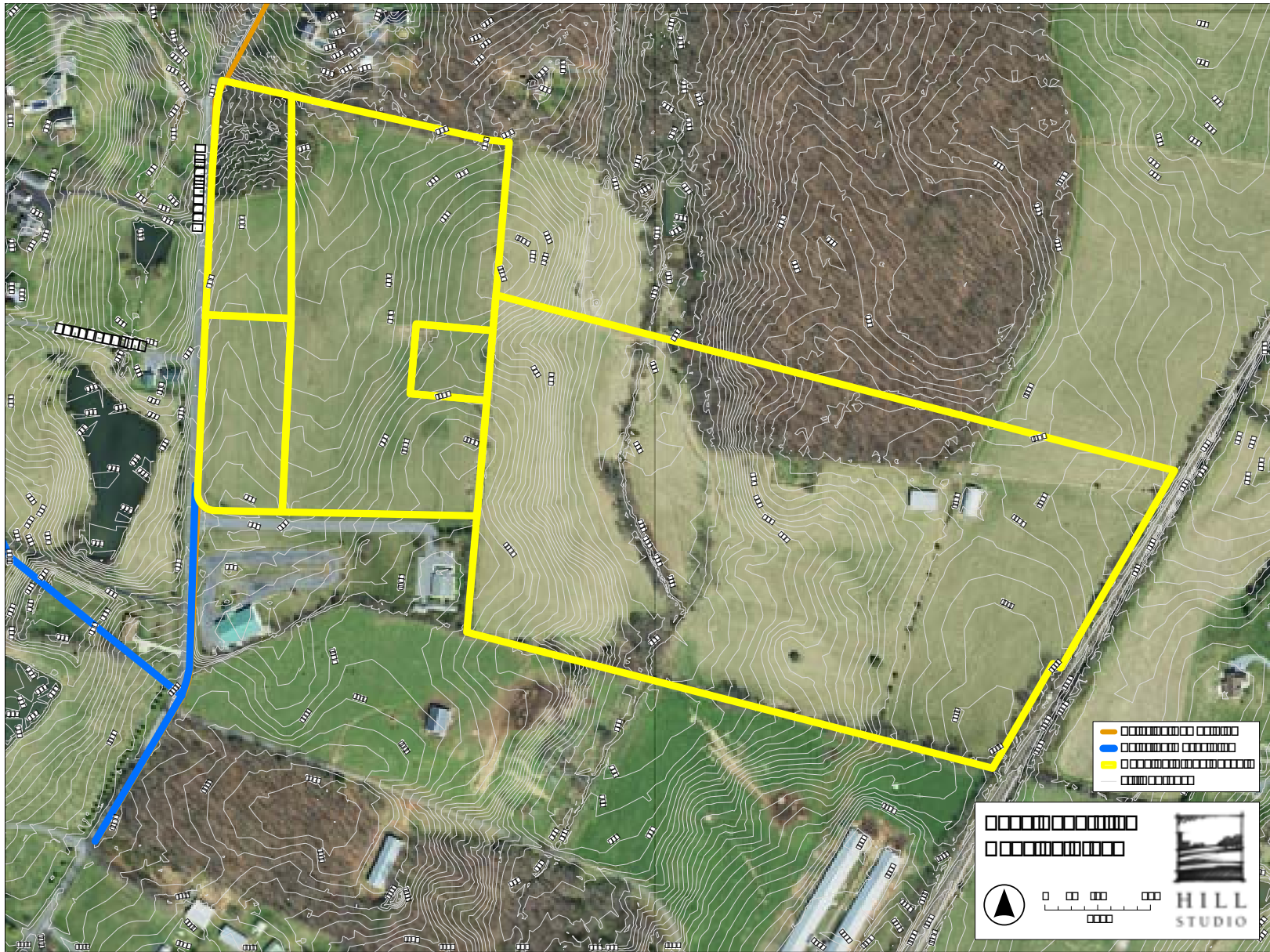
The EDA site on Goodrich Road is a relatively flat, approximately 60-acre site made up of five parcels between Goodrich Road and the Norfolk Southern Railway tracks. It is located about a quarter mile north of the Town of Stanley and is within the Page County Comprehensive Plan's Secondary CSA growth tier. Most of the site is currently utilized as farmland, and there are two large structures currently on the property being used to support agricultural activity. The Goodrich Site is zoned Industrial (I-1) and will require rezoning to Residential (R) to allow residential housing to be built.

Most of the Goodrich Site is between 980 and 1,000 feet in elevation. The lowest point on the site is roughly in the middle of the property along Mill Creek, where it dips to 962 feet; the highest point is in the southeastern corner next to the railroad tracks, where it reaches 1,012 feet in elevation.

This site was chosen out of other candidate sites because of its relatively flat topography, the town's ability to expand utility service over time, and its location in the Secondary CSA growth tier – which allows for more development (an average of 1.5 dwelling units per acre) than in other unincorporated areas of the County. The site has beautiful mountain and agricultural views in all directions, which make it very attractive for homebuyers. It is also relatively centrally located in the County and has reasonable access to major regional transportation corridors.

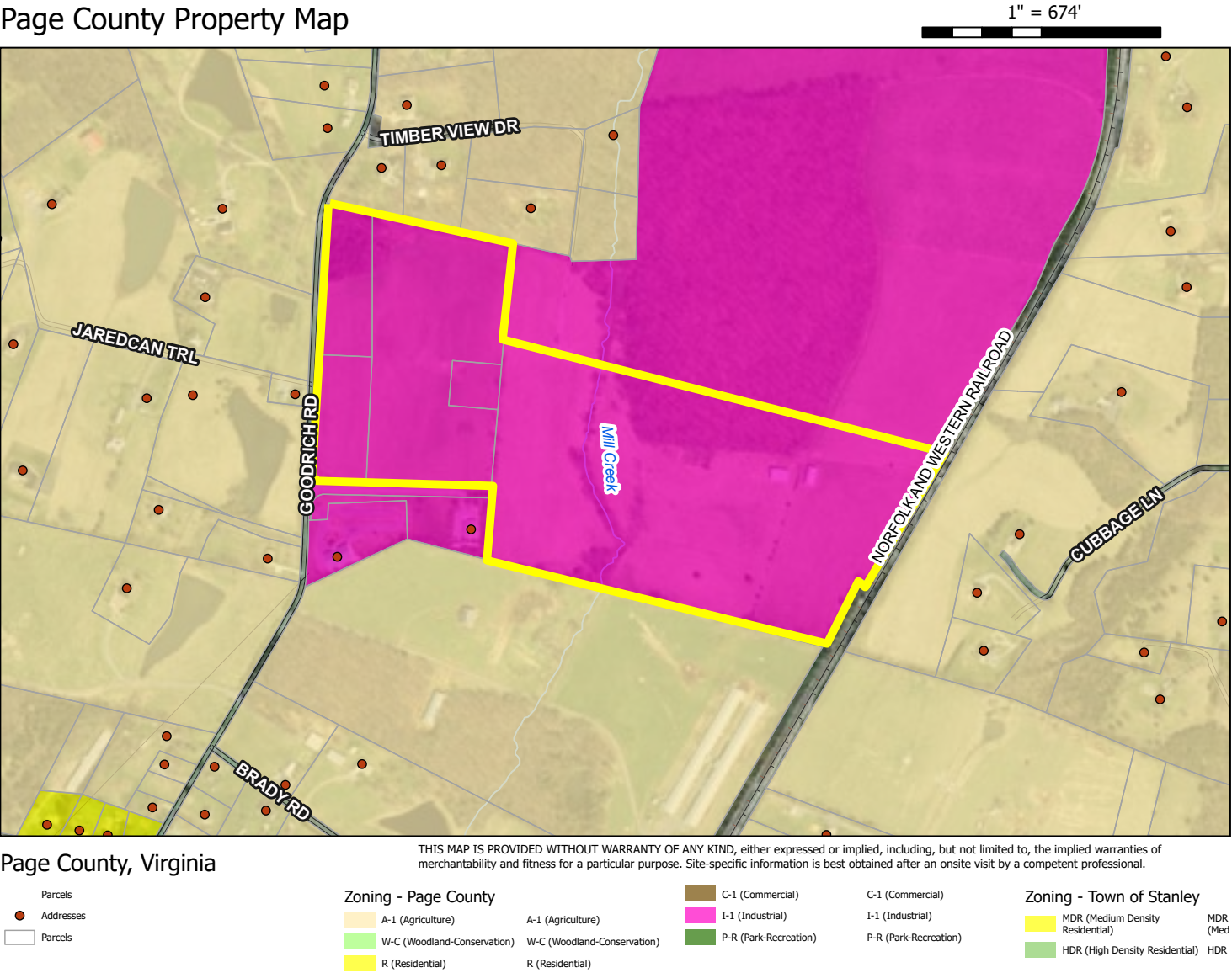
Available utilities:

- Water well near center of site; pumps 380 gallons/minute
- Sewer force main at western end of site
- Water line coming in from town located near sewer force main



Site map showing contours and utilities at the EDA site off Goodrich Road near Stanley.

Page County Property Map



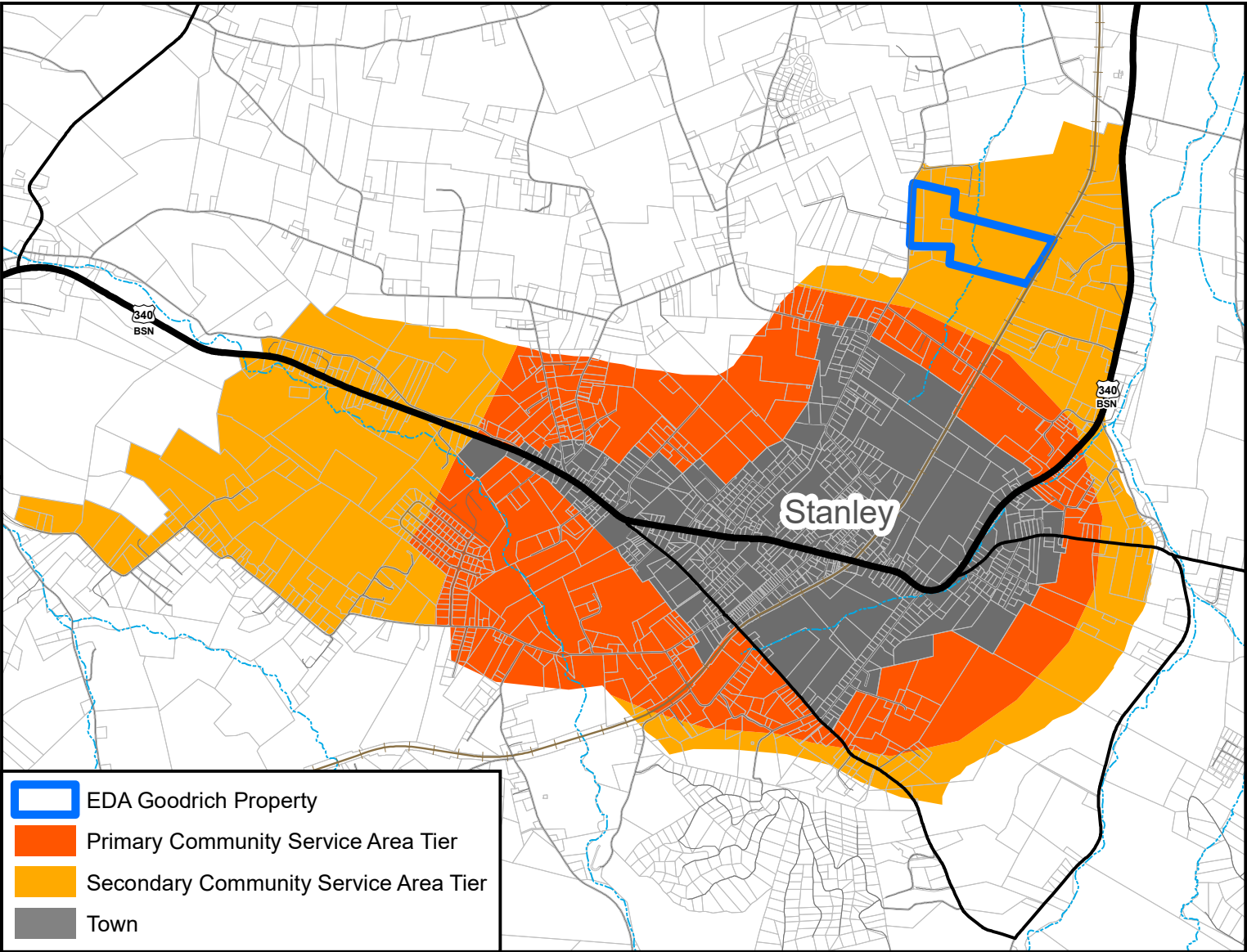
Map from the Page County GIS showing current zoning conditions at the site and neighboring parcels. Source: Page County GIS Viewer



Map showing context of study area between the towns of Stanley and Luray, highlighting access to regional corridors.



Map showing context of study area near the Town of Stanley, highlighting proximity to existing amenities.



Map showing Town of Stanley and Primary/Secondary Urban Service Area Tiers. Site boundaries are approximated in blue. Source: Page County



Map showing wetlands associated with Mill Creek on the Goodrich site. Site boundaries are approximated in yellow. Source: US Fish and Wildlife Service Wetlands Mapper.



Photos showing scenic views from the Goodrich site. Development on this site should preserve its high scenic quality.



Project Program

Design Goals

1. Provide a diverse range of housing options to respond to local housing needs
2. Retain and enhance the rural character of Page County by providing a developed buffer between urbanized and rural areas of the County, while providing amenities that enhance the rural character
3. Prioritize economic feasibility, local attainability, and aesthetic quality in construction
4. Create a versatile plan with housing concepts that can be used across Page County
5. Preserve the natural beauty of the Goodrich site
6. Ensure development does not strain existing infrastructure or require long-term, major investment from the Town or County
7. Consider pedestrian connectivity to the Town of Stanley and the Page County Technical Center

Proposed Designs

Four schemes for development were created over the course of the project cycle. Concepts A and B were drawn to test the Goodrich site's limits, proposing development that pushed up against what could be built on the site without significant modifications to zoning or upgrades to local utility services. These two concepts were determined to be too dense for local conditions and were unrealistic for development at this location. Concept C, discussed later in this chapter, was developed in response to feedback generated to concepts A and B, and Concept D was designed to make Concept C financially feasible. Concept D is the recommended development program for the Goodrich Site at this time.

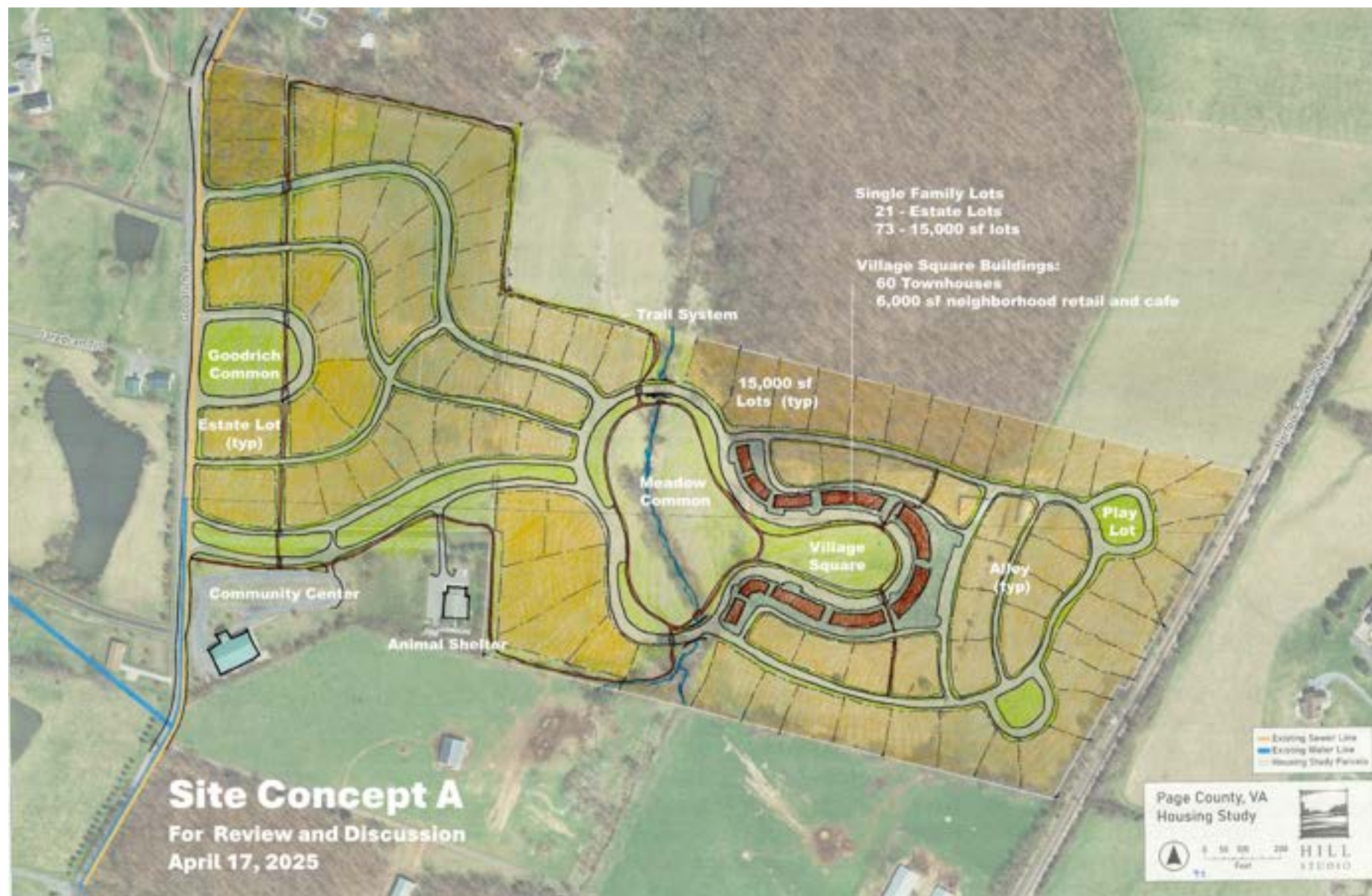
Concept A

Concept A is a take on typical planned suburban neighborhood development. It blends multiple single-family housing concepts together around several parks and green spaces and a central live-work business center that helps to create a cohesive, somewhat self-sufficient community. Developed lots closer to the road are larger, roughly 1.75-acre lots that help buffer the 15,000 square foot lots from travelers on Goodrich Road, which serves to preserve the rural character of the unincorporated areas of the County.

This concept was drawn to show the form of a development built up to what the limits of the available utilities could support. It would not be feasible to construct here under current zoning ordinances.

Key features from Concept A:

- 154 total lots
 - 21 large estate lots
 - 73 15,000 SF lots
 - 60 townhouses
- Significant access to green spaces throughout, including a trail system
- Preservation of Mill Creek as an amenity
- Creation of play areas



Concept B

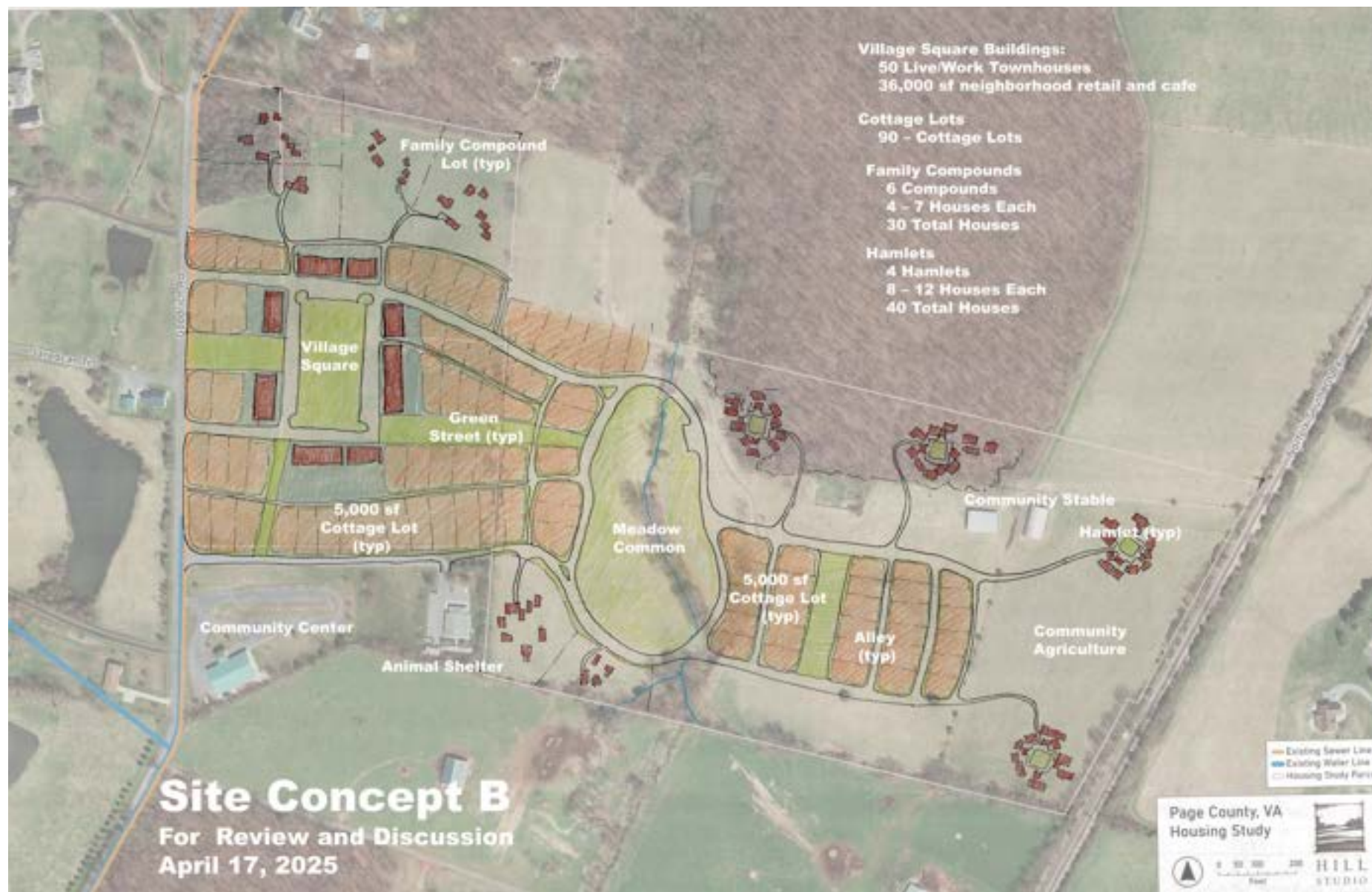
Concept B takes a similar overall density to Concept A but creates housing types specifically for special groups in Page County. This scheme is designed to mature over several decades to help alleviate the burden of developing more utilities and other infrastructure by providing lot owners the ability to construct smaller dwelling units on their houses over time, as in the Family Compound parcel concept. The family compound sites are designed to grow with a family: by purchasing a large lot with a large house, families can grow up in one house, then subdivide the lot and construct smaller houses as their loved ones grow older. Cottage lots are inspired by the bungalow court developments that were popular in the 20th century. They are designed to be smaller, more affordable, and more accessible lots with smaller houses and smaller lots. They are excellent for both first-time homebuyers and seniors who are looking to downsize with age.

This concept was drawn to show the form of a development built up to what the limits of the available utilities could support. It was developed to have components test the Agricultural Conservation zoning category, but would have trouble competing at the higher density levels.

It would not be feasible to construct here under current zoning ordinances.

Key features from Concept B:

- 150 lots (initially)
 - 50 live/work townhouses
 - 90 cottage lots
 - 6 family compounds
 - Potential to build 4-7 houses on each lot, for a potential maximum of 42 houses
 - 4 hamlet-style parcels
 - Potential to build 8-12 houses on each lot, for a potential maximum of 48 small houses
- Prioritizing access to green space and connectivity between streets
- Preservation of Mill Creek as an amenity
- Preservation of agricultural conditions, keeping the stable and some agricultural use between houses



Concept C

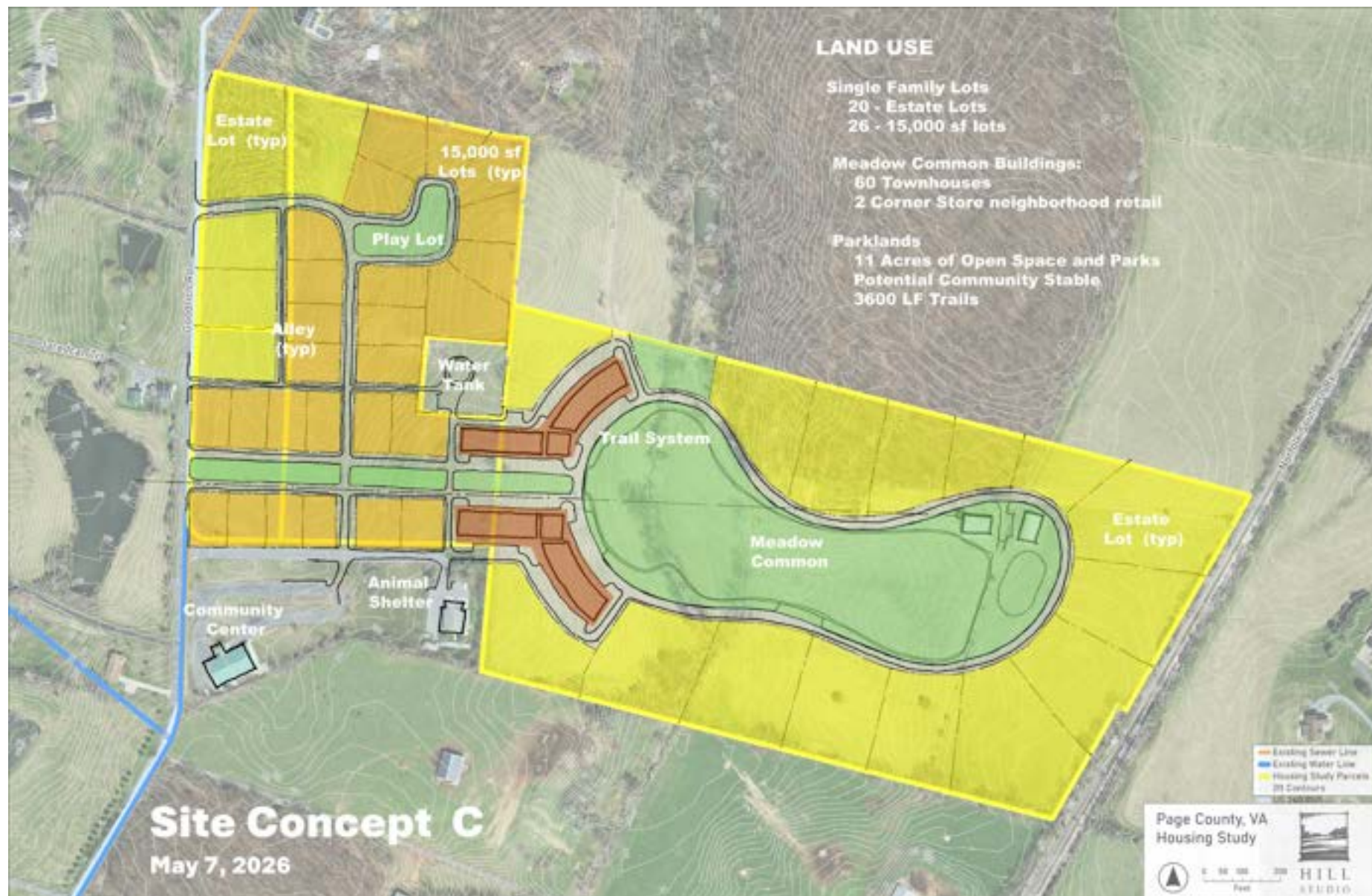
Concept C was developed to further reduce the infrastructure needs found in Concepts A and B by reducing the number of dwelling units by one third and adding significantly more green space. It is the least dense development program proposed in this housing plan.

To preserve the local rural character, large lots with large houses are constructed close to Goodrich Road, where they would be the most visible to neighbors and travelers. A wide boulevard entry is provided to make a grand entrance to the single-family homes and have capacity for parking for the denser townhome development. The townhomes ring the west side of a large, central green space that is left undeveloped for recreation and small-scale agricultural use. Large houses surround the rest of the park, helping the park feel larger.

Because one of the main goals of this study is housing attainability and affordability, this concept is not recommended for development. Construction costs stemming from utility and other infrastructure installation are as much as 30 percent higher than what is proposed in Concept D and push this development out of reach for its intended audience.

Key features from Concept C:

- 106 houses
 - 20 Estate Lots
 - 26 15,000 SF lots
 - 60 townhouses
- 2 community corner stores
- Amenity-rich development
 - 11 acres of open spaces and parks
 - 3600 linear feet of trails connecting homes to parks
 - Preserves and enhances local rural character with large open spaces and access to community horse stables and trails
- Prioritizing access to green spaces



Concept D

Concept D is the recommended development program for the Goodrich Site. The western half of the Goodrich Site follows a similar development program to Concept C but preserves the eastern half in a conservation easement.

The conservation easement can take advantage of the Virginia Land Preservation Tax Credit (LPTC), which significantly offsets the cost of construction on the western half of the site and helps build a scenic amenity for neighbors. By limiting development to the western half of the property, the infrastructure construction costs are significantly reduced, resulting in substantial savings.

To help meet land per unit requirements, two “cat ear” lots are set aside for park and open space development for the townhouses. Easy access is provided to lands protected by the conservation easement, where developers could choose to keep the horse stable and trail concept.

Key features from Concept D:

- 91 houses
 - 5 Estate Lots
 - 26 15,000 SF lots
 - 60 townhouses
- 2 community corner stores
- Amenity-rich development
 - 25 acre conservation easement
 - 3600 linear feet of trails connecting homes to parks
 - Play lot
 - Preserves and enhances local rural character with large open spaces and access to community horse stables and trails
- Prioritizing land conservation and preservation of the rural way of life
 - Conservation easement preserves and protects Mill Creek and agricultural potential of the rest of the site







Opportunities

The recommended development program for the Goodrich site near Stanley presents significant opportunities for community development in this area:

- Site is amenity-rich, combining high-quality scenic views, recreation, and proximity to community assets to create an attractive and robust community.
 - Site borders the local community center and is about a mile away from Stanley Elementary School.
 - Strong potential to develop a trail/sidewalk network
- Relatively easy slopes
- Adequate sewer, water, and electrical utilities
- Proximity to the Town of Stanley
- Location in Secondary CSA means the 60-acre site can have a higher density than in other sites in unincorporated sections of the County
- Protection and preservation of the rural culture and environment currently found on the site
 - Consider a conservation easement on eastern half of the site
- Opportunities for funding:
 - See Pro Forma

Constraints

The recommended development program for the Goodrich site near Stanley presents significant opportunities for community development in this area:

- Widespread no-growth or low-growth attitude that could result in obstacles in implementation of this plan
- Nearby sources of industrial impacts: railroad, animal shelter, large farm (especially nearby chicken farm)
- While there is ample infrastructure to handle some development, developing to this extent could be a strain on town resources.
 - An engineering study would be helpful for this
- Stream/wetland through the middle of the site, which can have potential for mild localized flooding.
 - A stormwater study should be conducted to determine whether abatement is needed



Aerial photo of the Goodrich Road site. Source: Page County, Virginia

Proposed Housing Concepts

Single-Family Housing

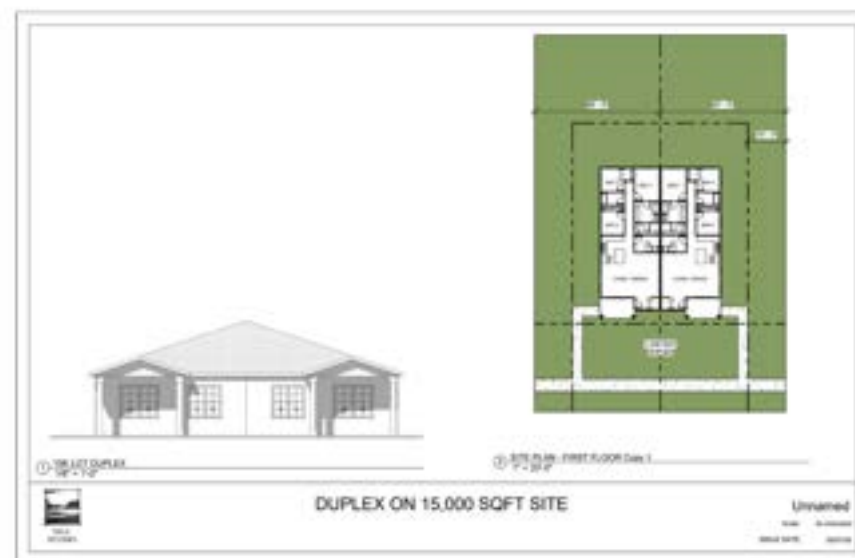
Three-bedroom, two-bath, single-level living design with an open concept kitchen / living area. The wraparound deep porch is a defining feature that extends the living space outside.



Duplex

This design proposes a three-bedroom, two-bath, single-level design with the kitchen integrated near the living/dining room for an open-concept feel.

Overall, it is a highly functional, cost-effective, and space-efficient multi-family housing design.



Recommendations

Key recommendations for this housing plan include:

- Developing the EDA's Goodrich Site using Concept D as a guide
 - Provide a diverse range of housing options to support local needs
 - Provide access to community recreation amenities
 - Protect and preserve the local rural, agricultural character through a conservation easement on the eastern half of the site
 - Ensure any growth that happens is healthy both for the Town of Stanley and the rest of Page County
 - Consider an engineering study to determine any additional infrastructural needs
- Consider connecting the housing development to the Town of Stanley and the Page County Technical Center using a system of trails and sidewalks
- Consider enhanced requirements for short-term rentals
- Incentivize long-term rental development where it is appropriate
- Encourage small-scale neighborhood development

In addition to considerations for the housing development proposed in this plan, additional work may be needed to further chip away at Page County's housing issues:

- Consider allowing more dense development in the Primary and Secondary CSAs
- Write a housing study grant for other sites in the county
- Reduce some fees for developers building appropriate development
- Ease restrictions on manufactured housing





APPENDIX

Pro Forma

PHASE 1					
	ITEM/DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
PROPERTY CHARACTERISTICS					
EXISTING PROPERTY					
	Total Site	ac	60	15,812.00	948,720.00
	Phase I Site	ac	20	15,812.00	316,240.00
BUILDING USES					
	Houses				
	2 Boulevard Single Houses	sf (each)	1200		
	20 Boulevard Twinhouses	sf	800		
	60 Townhouses	sf	1500		
	16 Cornerstore Lofts	sf	800		
PROJECT COSTS					
TOTAL CONSTRUCTION BUDGET					
	includes infrastructure costs and housing costs				28,696,521.44
SELECTED SOFT COSTS					
	Basic A&E Fees	%age	1	0.07	2,008,756.50
	Environmental assessment, appraisal, latent defect letter of credit fee	allow	1	1000	1,000.00
	Soft Costs associated with Conservation Easement Donation	allow	1	200000	200,000.00
	Points on Financing	%age	1	0.05	1,434,826.07
	Permits	%age	1	143483	143,482.61

FUNDING STACK / NOTES	
predevelopment value	
predevelopment value	
sale	
sale	
sale	
rental	
Review Refund by Town or EDA	

Pro Forma

	Comprehensive Site Plan Review	%age	1	86090	86,089.56
	TOTAL SOFT COSTS				\$3,874,154.74
	TOTAL CONSTRUCTION AND SOFT COSTS				\$32,570,676.18
INCENTIVES					
	VH Grant for Innovation - Energy Demonstration Cottages	allow	1	400,000	400,000.00
	DHCD Rediness Planning Grant	allow	1	100,000	100,000.00
	CDBG Grant - Sewer and Water	allow	1	1,400,000	1,400,000.00
	Recreational Access Program - Roads	allow	1	250,000	250,000.00
	TAP Program - Trails	allow	1	500,000	500,000.00
	Refunds of reviews and hook-up fees	allow	1	229,572	229,572.17
	Value of 25 Acre Conservation Easement Donation	allow	1	9,721,296	9,721,296.43
	Federal Tax Credit based on 60% Valuation				5,832,777.86
	Transfer Virginia Credit based on 40% of gift @ 85 % value		2,333,111.14	0.85	1,983,144.47
	Total Tax Credits return to project				7,815,922.33
	TOTAL PROJECT COSTS FINANCED (not grant funded) DURING CONSTRUCTION				\$21,745,609.51
OPERATING EXPENSES					
	VHDA Blended Rate DEBT SERVICE per YEAR (20 YEARS, 4.1%)		\$21,745,609.51	0.0733515	\$ 1,595,073.08
	SERVICES				
	Real Estate Sales Commissions	%	0.03	\$ 25,960,000.00	\$ 778,800.00

[illegible]

Pro Forma

	Building Management Fee	%	0.08	\$ 529,761.60	\$ 42,380.93
	Insurance (.1 / \$100)	yr	1	\$ 28,696.52	\$ 28,696.52
	Real Estate Taxes	yr	0.0125	948,720.00	\$ 11,859.00
	Other Soft costs @4% Rents	yr	0.04	\$ 529,761.60	\$ 21,190.46
					\$ 882,926.91
INCOME					
	POST CONSTRUCTION INCOME				
	Sales - Single Family Boulevard House	ea	2	280,000.00	\$ 560,000.00
	Sales - Single Family TwinHouse	ea	20	250,000.00	\$ 5,000,000.00
	Sales - Townhouse	ea	60	340,000.00	\$ 20,400,000.00
	Sales - Estate Houses	ea	0	390,000.00	\$ -
	Rents - Country Store First Floors	net sf	6000	15	\$ 90,000.00
	Rents - Cornerstore Lofts - 80% AMI (62,720)	\$1,568	4	12	\$ 75,264.00
	Rents - Cornerstore Lofts - 150% AMI (117,600)	\$2,940	12	12	\$ 423,360.00
	Less vacancy	10%			\$ (58,862.40)
	GROSS RENTAL INCOME				\$ 529,761.60
CASH FLOW					
	POST CONSTRUCTION RENTAL COMPONENT pre-tax CASH FLOW				\$ (1,948,238.39)
	Earnings before Taxes and Interest (EBITA)				
	Distribute Lots and Commercial Parcel sales over 4 years	\$ 25,960,000.00	4	\$ 6,490,000.00	\$ 6,490,000.00
	Combined Estimated Annual Gross Income				\$ 7,019,761.60
	Combined Operating Expenses				\$ 882,926.91

(Based on pre-development value)	

Pro Forma

	Combined Operating Expenses				\$ 882,926.91
	Net Income				\$ 6,136,834.69
	Debt Service				\$ 1,595,073.08
	Combined Cash Flow				\$ 4,541,761.61
	Debt Coverage Ratio				3.85
	Retire Remaining Debt continuously during 4 years				\$21,745,609.51
	Intererst paid	\$ 1,595,073.08	2	\$ 3,190,146.15	\$ 3,190,146.15
	Gross Income				\$ 1,024,244.34

First 4 years	

Pro Forma

PHASE 2					
	ITEM/DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
PROPERTY CHARACTERISTICS					
EXISTING PROPERTY					
	Total Site	ac	60	15,812.00	948,720.00
	Phase I Site	ac	15	15,812.00	237,180.00
BUILDING USES					
	Houses				
	7 Single Houses	sf (each)	1000		
	14 Eyebrow Twinhouses	sf	7000		
	5 Estate houses	sf	1500		
PROJECT COSTS					
TOTAL CONSTRUCTION BUDGET					6,273,690.00
SELECTED SOFT COSTS					
	Basic A&E Fees	%age	1	0.07	439,158.30
	Environmental assessment, appraisal, latent defect letter of credit fee	allow	1	1000	1,000.00
	Points on Financing	%age	1	0.05	313,684.50
	Permits	%age	1	31368	31,368.45
	Comprehensive Site Plan Review	%age	1	18821	18,821.07

FUNDING STACK / NOTES	
predevelopment value	
predevelopment value	
sale	
sale	
sale	
Review Refund by Town or EDA	
Review Refund by Town or EDA	

Pro Forma

	TOTAL SOFT COSTS				\$804,032.32
	TOTAL CONSTRUCTION AND SOFT COSTS				\$7,077,722.32
INCENTIVES					
	VH Grant for Innovation - Microwind Demonstration Cottages	allow	1	400,000	400,000.00
	CDBG Grant - Sewer and Water	allow	1	1,000,000	1,000,000.00
	Recreational Access Program - Roads	allow	0	250,000	0.00
	TAP Program - Trails	allow	0	500,000	0.00
	TOTAL PROJECT COSTS FINANCED (not grant funded) DURING CONSTRUCTION				\$5,627,532.80
OPERATING EXPENSES					
	VHDA Blended Rate DEBT SERVICE per YEAR (20 YEARS, 4.1%)		\$5,627,532.80	0.0733515	\$ 412,787.97
	SERVICES				
	Real Estate Sales Commissions	%	0.03	\$ 7,810,000.00	\$ 234,300.00
	Building Management Fee	%	0.08	\$ -	\$ -
	Insurance (.1 / \$100)	yr	1	\$ 6,273.69	\$ 6,273.69
	Real Estate Taxes	yr	0.0125	948,720.00	\$ 11,859.00
	Other Soft costs @4% Rents	yr	0.04	\$ -	\$ -
					\$ 252,432.69
INCOME					
	POST CONSTRUCTION INCOME				

(Based on pre-development value)	

Pro Forma

	Sales - Single Family House	ea	7	300,000.00	\$ 2,100,000.00
	Sales - Single Family TwinHouse	ea	14	265,000.00	\$ 3,710,000.00
	Sales - Estate House	ea	5	400,000.00	\$ 2,000,000.00
	Rents - Country Store First Floors	net sf	0	0	\$ -
	Rents - Cornerstore Lofts - 80% AMI (62,720)	\$1,568	0	0	\$ -
	Rents - Cornerstore Lofts - 150% AMI (117,600)	\$2,940	0	0	\$ -
	Less vacancy	10%			\$ -
	GROSS RENTAL INCOME				\$ -
CASH FLOW					
	POST CONSTRUCTION RENTAL COMPONENT pre-tax CASH FLOW				\$ (665,220.66)
	Earnings before Taxes and Interest (EBITA)				
	Distribute Lots and Commercial Parcel sales over 4 years	\$ 7,810,000.00	4	\$ 1,952,500.00	\$ 1,952,500.00
	Combined Estimated Annual Gross Income				\$ 1,952,500.00
	Combined Operating Expenses				\$ 252,432.69
	Net Income				\$ 1,700,067.31
	Debt Service				\$ 412,787.97
	Combined Cash Flow				\$ 1,287,279.34
	Debt Coverage Ratio				4.12
	Retire Debt continuously during 4 years				\$5,627,532.80
	Intererst paid	\$ 412,787.97	2	\$ 825,575.94	\$ 825,575.94

First 4 years	

Pro Forma

	Gross Income				\$ 1,356,891.26
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Pro Forma

PHASE COST SUMMARY

Type of Road System LF	ROW	Phase One	Phase Two
		Entry	Ridge
New Parkway	100	640	0
Parkway w/ Parking	140	280	0
Residential Street	50	1,800	1,450
Alley	20	550	400
Trail	NA	3,600	0

Cost of Road System LF	LF COST	Entry	Ridge
New Parkway	\$1,474.73	\$943,828.48	\$0.00
Parkway w/ Parking	\$1,812.13	\$507,396.96	\$0.00
Residential Street	\$881.64	\$1,586,952.00	\$1,278,378.00
Alley	\$213.28	\$117,304.00	\$85,312.00
Trail	\$141.40	\$509,040.00	\$0.00

Special / Amenities		Entry	Ridge
Pump Station		\$400,000.00	
Parking Spaces - each \$3000		\$342,000.00	
Park Amenities		\$50,000.00	\$50,000.00
Culvert / Stream		\$0.00	\$0.00

Total Phase Cost		\$4,456,521.44	\$1,413,690.00
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Grand Total Infrastructure Systems Cost	\$	5,870,211.44	\$ 54,353.81
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Housing	Cost/unit	Entry	Ridge
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PARKWAY w/ PARKING

CODE NO.	PARKWAY w/ ANGLED PARKING	UOM	PARAMETER QUANTITY	UNIT COST	TOTAL AMOUNT	COMMENTS
	Clearing and Grubbing	SF	0	\$0.50	\$0.00	
	Rough & Finish Grading Allowance	SF	48	\$1.50	\$72.00	
	Domestic Water UG Distribution Piping	LF	1	\$380.00	\$380.00	
	Gravity Flow Flow Sewer line	LF	1	\$60.00	\$60.00	
	Allow for Erosion Control and SWM	LF	1	\$50.00	\$50.00	
	HD Vehicular Asphalt Paving Allowance	SF	48	\$9.00	\$432.00	
	Concrete Sidewalk Allowance	SF	15	\$15.00	\$225.00	
	Granite Curbing Allowance	LF	2	\$21.00	\$42.00	
	Ornamental Precast Light Fixture	LF	0.07	\$140.00	\$9.38	
	Tree Planting Allowance	LF	0.20	\$60.00	\$12.00	
	Signage Allowance	EA	1.00	\$1.00	\$12.00	
	TOTAL	LF			\$1,294.38	

General Conditions	8%	\$103.55
Contingency	10%	\$129.44
Overhead & Profit	22%	\$284.76

Total Cost / SF **\$1,812.13**

Pro Forma

PARKWAY

CODE NO.	PARKWAY w/ ANGLED PARKING	UOM	PARAMETER QUANTITY	UNIT COST	TOTAL AMOUNT	COMMENTS
	Clearing and Grubbing	SF	0	\$0.50	\$0.00	
	Rough & Finish Grading Allowance	SF	48	\$1.50	\$72.00	
	Domestic Water UG Distribution Piping	LF	1	\$380.00	\$380.00	
	Gravity Flow Flow Sewer line	LF	1	\$60.00	\$60.00	
	Allow for Erosion Control and SWM	LF	1	\$25.00	\$25.00	
	HD Vehicular Asphalt Paving Allowance	SF	24	\$9.00	\$216.00	
	Concrete Sidewalk Allowance	SF	15	\$15.00	\$225.00	
	Granite Curbing Allowance	LF	2	\$21.00	\$42.00	
	Ornamental Precast Light Fixture	LF	0.07	\$140.00	\$9.38	
	Tree Planting Allowance	LF	0.20	\$60.00	\$12.00	
	Signage Allowance	EA	1.00	\$1.00	\$12.00	
	TOTAL	LF			\$1,053.38	

General Conditions	8%	\$84.27
Contingency	10%	\$105.34
Overhead & Profit	22%	\$231.74
Total Cost / sf		\$1,474.73

RESIDENTIAL STREET

CODE NO.	PARKWAY w/ ANGLED PARKING	UOM	PARAMETER QUANTITY	UNIT COST	TOTAL AMOUNT	COMMENTS
	Clearing and Grubbing	SF	0	\$0.50	\$0.00	
	Rough & Finish Grading Allowance	SF	48	\$1.50	\$72.00	
	Domestic Water UG Distribution Piping	LF	1	\$380.00	\$380.00	
	Gravity Flow Flow Sewer line	LF	1	\$60.00	\$60.00	
	Allow for Erosion Control and SWM	LF	1	\$25.00	\$25.00	
	HD Vehicular Asphalt Paving Allowance	SF	18	\$9.00	\$162.00	
	Concrete Sidewalk Allowance	SF	0	\$15.00	\$0.00	
	Granite Curbing Allowance	LF	0	\$19.00	\$0.00	
	Ornamental Precast Light Fixture	LF	0.00	\$140.00	\$0.00	
	Tree Planting Allowance	LF	0.20	\$60.00	\$12.00	
	Signage Allowance	EA	1.00	\$0.00	\$0.00	
	TOTAL	LF			\$711.00	

General Conditions	8%	\$56.88
Contingency	10%	\$56.88
Overhead & Profit	22%	\$56.88
Total cost / If		\$881.64

Pro Forma

ALLEY

CODE NO.	PARKWAY w/ ANGLED PARKING	UOM	PARAMETER QUANTITY	UNIT COST	TOTAL AMOUNT	COMMENTS
	Clearing and Grubbing	SF	0	\$0.50	\$0.00	
	Rough & Finish Grading Allowance	SF	48	\$1.50	\$72.00	
	Domestic Water UG Distribution Piping	LF	0	\$380.00	\$0.00	
	Gravity Flow Flow Sewer line	LF	0	\$60.00	\$0.00	
	Allow for Erosion Control and SWM	LF	1	\$10.00	\$10.00	
	HD Vehicular Asphalt Paving Allowance	SF	10	\$9.00	\$90.00	
	Concrete Sidewalk Allowance	SF	0	\$15.00	\$0.00	
	Granite Curbing Allowance	LF	0	\$19.00	\$0.00	
	Ornamental Precast Light Fixture	LF	0.00	\$140.00	\$0.00	
	Tree Planting Allowance	LF	0.00	\$60.00	\$0.00	
	Signage Allowance	EA	0.00	\$0.00	\$0.00	
	TOTAL PARKWAY w/ ANGLED PARKING LF COS	LF			\$172.00	

General Conditions	8%	\$13.76
Contingency	10%	\$13.76
Overhead & Profit	22%	\$13.76
Total cost / lf		\$213.28

TRAIL

CODE NO.	PARKWAY w/ ANGLED PARKING	UOM	PARAMETER QUANTITY	UNIT COST	TOTAL AMOUNT	COMMENTS
	Clearing and Grubbing	SF	20	\$0.50	\$10.00	
	Rough & Finish Grading Allowance	SF	24	\$1.50	\$36.00	
	Domestic Water UG Distribution Piping	LF	0	\$380.00	\$0.00	
	Gravity Flow Flow Sewer line	LF	0	\$60.00	\$0.00	
	Allow for Erosion Control and SWM	LF	1	\$10.00	\$10.00	
	HD Vehicular Asphalt Paving Allowance	SF	5	\$9.00	\$45.00	
	Concrete Sidewalk Allowance	SF	0	\$15.00	\$0.00	
	Granite Curbing Allowance	LF	0	\$19.00	\$0.00	
	Ornamental Precast Light Fixture	LF	0.00	\$140.00	\$0.00	
	Tree Planting Allowance	LF	0.00	\$60.00	\$0.00	
	Signage Allowance	EA	0.00	\$0.00	\$0.00	
	TOTAL	LF			\$101.00	

General Conditions	8%	\$8.08
Contingency	10%	\$10.10
Overhead & Profit	22%	\$22.22
Total Cost / If		\$141.40

Pro Forma

Housing	Unit SF	Units	Total SF	Cost / sf	Total/ea	cost / unit
Boulevard Twinhouse	800	2	1600	200.00	\$ 320,000	\$ 160,000
Boulevard Single	1200	1	1200	200.00	\$ 240,000	\$ 240,000
Townhouse	1500	1	1500	200.00	\$ 300,000	\$ 300,000
Cornerstore House - Stacked Flat	800	16	12800	200.00	\$ 2,560,000	\$ 160,000
Estate Lot House	1500	1	1500	200.00	\$ 300,000	\$ 300,000
Eyebrow Twinhouse	700	2	1400	200.00	\$ 280,000	\$ 140,000
Single	1000	1	1000	200.00	\$ 200,000	\$ 200,000

Conservation Easement Value		
Undeveloped value per acre		15,812.00
Development Added Value:		
Infrastructure cost	\$	5,870,211.44
Infrastructure cost per Acre	\$	97,836.86
Housing construction	\$	29,100,000.00
20% Profit + Value on housing	\$	5,820,000.00
Profit per developed acre	\$	291,015.00
Total Value Added per acre	\$	388,851.86
Acres proposed in easement		25
Total added value	\$	9,721,296.43
Federal Share (60%)	\$	5,832,777.86
State Share (40%)	\$	3,888,518.57





Page County
Board of Supervisors
Agenda Item
Meeting Date: September 21, 2026

SUBJECT: Consent Agenda

SUMMARY:

The Consent Agenda is a part of the Board's regular meeting agenda, which includes the financial reports, accounts payable and payroll, the meeting minutes for the prior month, and any other items which would not require discussion.

BACKGROUND:

The purpose of the Consent Agenda is to provide a method for the expeditious handling of items which will not require discussion by the Board. The Code of Virginia requires the Board of Supervisors to approve accounts payable and payroll checks as well as payroll related electronic fund transfers. According to the Board's Rules of Procedure, all warrants must be presented to the Board of Supervisors for action as a consent agenda item at their regular meeting.

FISCAL IMPACT:

The accounts payable checks, payroll checks, payroll direct deposit, and payroll tax electronic fund transfers for the County and Social Services totaling \$3,751,191.34 for the month of August 2026.

MOTION:

I move to approve the Consent Agenda as follows:

- Financial reports for the period of August 1-31, 2026;
- Accounts payable checks, payroll checks, payroll direct deposits, and payroll tax related electronic fund transfers totaling \$3,751,191.34 for the month of August 2026;
- Minutes of August 3, 2026 and August 17, 2026.

MOTION: I move to accept the Financial Reports for the period August 1 to August 31, 2026

AGENDA

BOARD OF SUPERVISORS

September 21, 2026

SUBJECT: Financial Reports

ISSUE: Approval by the Board of Supervisors of monthly Financial Reports in accordance with county policy and the Code of Virginia.

RECOMMENDATION: Approval

FISCAL IMPLICATIONS: These are summaries of all fiscal activity for the month.

TIMING: Routine

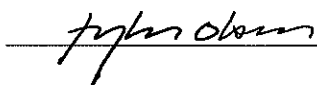
POLICY IMPLICATIONS: None

DISCUSSION: The County's budget ended the month with an unencumbered balance of \$80,557,454.72. The general fund accounts for \$26,454,605.44 of the unencumbered amount.

The County's cash and investment portfolio equaled \$17,154,606.32 at the end of the month.

*Numbers were submitted based on reports generated by the computer and by a study of reports submitted in prior months by the Finance Department.

STAFF:

 _____

 _____

ATTACHMENTS: Summary of Revenue and Expenditures
Balance Sheet
Departmental Expenditures

MOTION: I move to approve accounts payable checks, payroll checks, payroll direct deposits, and payroll tax related electronic funds transfers, which total \$ 3,751,191.34 as detailed in the discussion section and the supporting warrant lists.

AGENDA

BOARD OF SUPERVISORS

September 21, 2026

SUBJECT: Warrant Lists

ISSUES: State law requires the Board of Supervisors to approve accounts payable and payroll checks as well as payroll related electronic funds transfers.

RECOMMENDATION: Approval.

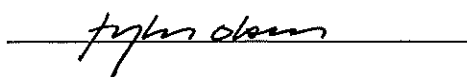
FISCAL IMPLICATIONS: This action is necessary to fulfill the County's financial obligations to vendors and employees.

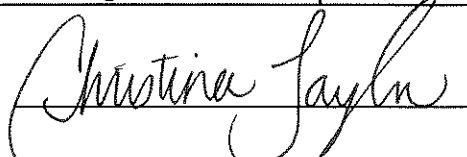
TIMING: Routine.

POLICY IMPLICATIONS: This action complies with the policy that was set by the Board of Supervisors as to the payment of invoices, payroll, etc.

DISCUSSION:

	Beginning Check #	Ending Check #	Amount
Payroll Checks dated August 14, 2026	237576	237591	13,387.61
Co. Direct Deposits			349,115.56
Co. Electronic Transfers			223,205.29
Payroll Checks dated August 28, 2026	237592	237600	13,545.46
Co. Direct Deposits			356,555.21
Co. Electronic Transfers			229,663.23
DSS Payroll Checks	3027	3029	1,487.39
DSS Direct Deposits			81,089.99
DSS Electronic Transfers			50,006.29
Payroll Total			1,318,056.03
Co. Accounts Payable	228647	229000	2,027,293.04
Co. Electronic Transfers	92163	92164	281,181.66
DSS Accounts Payable	62792	62895	124,660.61
S/W Accounts Payable			-
AP Total			2,433,135.31
August Check Total			3,751,191.34





ATTACHMENTS: Warrant Lists, Check Registers, Direct Deposit Registers, and Payroll Register summary pages, which details the Tax Electronic Transfer.

Warrant Report

August 1 to 31, 2026

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A/P CHECKS BY PERIOD AND YEAR
FROM 08/01/2026 TO 08/31/2026

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CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #			CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
08/19/2026	92163	WEBSTER BANK - LOAN OPS	5707			273,803.07
101-9430-541.58-35	08/01/2026	DEBT SERV: LOAN PAYMENT	9230		02/2027	273,803.07
08/26/2026	92164	PIONEER BANK	5535			7,378.59
101-9430-541.58-37	08/21/2026	DEBT SERV:ALJON/SEPTEMBER	092026		02/2027	7,378.59
08/06/2026	228647	AMERICAN FAMILY LIFE ASSURANCE	6001			30.21
785-0000-207.20-04	08/07/2026	PAYROLL SUMMARY	20260807		02/2027	30.21
08/06/2026	228648	ANTHEM BLUE CROSS BLUE SHIELD	6246			14,669.50
785-0000-207.20-01	08/07/2026	PAYROLL SUMMARY	20260807		02/2027	14,669.50
08/06/2026	228649	ANTHEM HEALTH PLANS OF VIRGINI	4751			815.47
101-3310-433.30-32	06/30/2026	JAIL:INMATE INS/JUNE 2026	321003903956		14/2026	815.47
08/06/2026	228650	AUTOZONE INC.	2703			32.45
101-3310-433.60-09	07/29/2026	JAIL: OIL/111/TAX EXEMPT	02039475663		02/2027	12.86
101-3310-433.60-09	07/22/2026	JAIL:ANITFREZE/111/TX EXM	02039471719		02/2027	19.59
08/06/2026	228651	BOUND TREE MEDICAL, LLC	3669			4,759.01
101-3230-432.60-04	07/31/2026	EMS: MEDICAL SUPPLIES	86300854		02/2027	4,759.01
08/06/2026	228652	BRIGHTSPEED	5802			506.20
101-1251-412.50-23	07/19/2026	IT:490001350854/PHONE	310360305		02/2027	350.72
101-2120-421.50-23	07/19/2026	GDC: 490001351041/PHONE	310074874		02/2027	22.52
101-3121-431.50-23	07/19/2026	INVEST:490001350973/PHONE	310292447		02/2027	43.02
101-3120-431.50-23	07/19/2026	SHERIF:490001351027/PHONE	310221329		02/2027	89.94
08/06/2026	228653	CAROUSEL INDUSTRIES OF NORTH A	6787			11,000.00
101-3240-432.50-23	08/01/2026	ECC: 911 SUPPORT SERVICE	IN735798		02/2027	11,000.00
08/06/2026	228654	CARTER MACHINERY CO., INC.	2346			4,955.95
101-4241-442.30-10	07/30/2026	BCLF: LIFT CYLINDER HOSE	2424874		02/2027	4,947.50
101-4241-442.30-10	07/28/2026	BCLF: BUCKET PIN	7173388		02/2027	8.45
08/06/2026	228655	CAVERNS COUNTRY CLUB	3828			1,708.00
590-7110-461.60-13	08/01/2026	REC DEPT/ENT:GOLF TOURNEY	001436		02/2027	1,708.00
08/06/2026	228656	ARMANDA LOUISE CLYMER	5784			288.78
101-2130-421.59-66	07/23/2026	ARC: MEALS/1075	7232026		02/2027	288.78
08/06/2026	228657	CORO MEDICAL LLC	7567			546.00
101-3120-431.60-04	07/22/2026	SHERIF:ELECTRODE PAD	02ARCU10026609		02/2027	546.00
08/06/2026	228658	CORPORATE WAREHOUSE SUPPLY	7563			559.85
101-8111-481.60-23	07/01/2026	P&CD: TONER	34694		02/2027	559.85
08/06/2026	228659	CREATIVE WONDERS LEARNING CENT	7450			920.00
205-6220-513.36-14	07/31/2026	CSA:DAYCARE SERV/JULY/DL	7312026		02/2027	920.00

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A/P CHECKS BY PERIOD AND YEAR
 FROM 08/01/2026 TO 08/31/2026

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CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #			CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
08/06/2026	228660	DICK MYERS CHRYSLER,DODGE,JEEP	3275			18.40
101-3121-431.60-09	07/28/2026	INVST:KEY FOB BATTERY/187	25251		02/2027	18.40
08/06/2026	228661	DOMINION ENERGY VIRGINIA	255			9.97
101-3240-432.50-01	07/24/2026	ECC: BIG MTN TOWER SITE	001533282503		02/2027	9.97
08/06/2026	228662	LILLIAN EMBRY	5755			25.00
590-7110-461.60-13	07/30/2026	REC/ENT: VOLLEYBALL/REF	2026VOLLEY		02/2027	25.00
08/06/2026	228663	FIRE & SAFETY EQUIPMENT CO INC	4194			139.00
101-3230-432.60-11	07/22/2026	EMS: FIRE PANTS	151445		02/2027	139.00
08/06/2026	228664	SIERRA FORDER	6763			425.00
590-7110-461.60-13	07/30/2026	REC/ENT: VOLLEYBALL/REF	2026VOLLEY		02/2027	425.00
08/06/2026	228665	FOSTAC ARMS	5071			850.00
101-3121-431.60-10	07/07/2026	INVEST:SILENCER,ADAPTOR	772026		02/2027	850.00
08/06/2026	228666	DEREK FRANKS	4957			75.00
101-3230-432.50-54	08/02/2026	EMS: REGISTRATION/1152	8022026		02/2027	75.00
08/06/2026	228667	FREEZE'S TOWING & AUTO REPAIR	1816			139.95
101-3120-431.30-12	07/28/2026	SHERIF:INSPECT,OIL CHANGE	SHER006/31103		02/2027	139.95
08/06/2026	228668	BRYANNA GILLENWATER	4679			200.00
590-7110-461.60-13	07/30/2026	REC/ENT: VOLLEYBALL/REF	2026VOLLEY		02/2027	200.00
08/06/2026	228669	SUSAN HENRY-WILSON	5710			100.00
590-7110-461.60-13	07/30/2026	REC/ENT: VOLLEYBALL/REF	2026VOLLEY		02/2027	100.00
08/06/2026	228670	HOLTZMAN OIL CORP	1167			500.99
101-4241-442.60-08	07/31/2026	BCLF: DIESEL FUEL	4571694		02/2027	500.99
08/06/2026	228671	HOPE ACRES PARK LLC	7565			50.00
101-0000-313.03-41	07/17/2026	ZONE:ZONING PERMIT REFUND	00039170001		02/2027	50.00
08/06/2026	228672	ROSE KEARNS MARIE	7557			11.60
101-1232-412.50-51	03/05/2026	BRD EQUAL: MILEAGE	3052026		14/2026	11.60
08/06/2026	228673	LED LIGHT EXPERT	7555			1,612.74
101-3120-431.60-07	07/14/2026	SHERF:LIGHTS/AREA 51	INV72116		02/2027	537.58
101-3121-431.60-07	07/14/2026	INVEST:LIGHTS/AREA 51	INV72116		02/2027	537.58
101-3310-433.60-07	07/14/2026	JAIL: LIGHTS/AREA 51	INV72116		02/2027	537.58
08/06/2026	228674	LURAY COPY SERVICE, INC.	145			90.00
101-3310-433.58-15	07/22/2026	JAIL: 3 PART FORMS	20612		02/2027	125.00
101-3310-433.58-15	07/31/2026	JAIL: 3 PART FORMS CREDIT	21369		02/2027	35.00
08/06/2026	228675	BRENDA MATHER	7150			568.32
205-6220-513.36-13	06/30/2026	CSA:REIMBURSE CLOTHING/MC	6302026		14/2026	568.32

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #			CHECK AMOUNT	
ACCOUNT #		TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
08/06/2026	228676	MINNESOTA LIFE (DSS)	6488				159.68
785-0000-207.20-02		08/07/2026	PAYROLL SUMMARY	20260807		02/2027	159.68
08/06/2026	228677	MOUNTAIN VALLEY HOME COMFORT I	2828				2,860.00
101-3310-433.30-10		07/07/2026	JAIL: AIR SYSTEM REPAIR	002774		02/2027	2,860.00
08/06/2026	228678	NORTHWEST VA REGIONAL DRUG TAS	160				1,410.23
101-3121-431.58-01		06/24/2026	INVEST:PAYOUT,RETRO PAY	6242026		14/2026	1,410.23
08/06/2026	228679	OMSI LOCKBOX	6102				85.40
101-3310-433.60-34		07/31/2026	JAIL:INDIGENT PACK/INMATE	S50647660		02/2027	85.40
08/06/2026	228680	PAGE CO-OP FARM BUREAU, INC.	175				2,170.93
101-3120-431.60-07		07/21/2026	SHERIFF: WATER METER KEY	K59704		02/2027	21.99
101-3120-431.60-07		07/21/2026	SHER: REPAIR RING/TOILET	K59702		02/2027	14.03
101-3310-433.60-07		07/29/2026	JAIL: CAULK,BULBS,BLADE	K60283		02/2027	89.60
101-3310-433.60-07		07/28/2026	JAIL: WEED EATER LINE	K60169		02/2027	35.99
101-3310-433.60-07		07/28/2026	JAIL: CAULK	K60229		02/2027	20.88
101-3310-433.60-05		07/28/2026	JAIL:TRASH & FREEZER BAGS	K60229		02/2027	81.96
101-3120-431.60-07		08/01/2026	SHER: PAINT & SUPPLIES	K60587		02/2027	54.67
101-3121-431.60-07		08/01/2026	INVEST: PAINT & SUPPLIES	K60587		02/2027	54.67
101-3310-433.60-07		08/01/2026	JAIL: PAINT & SUPPLIES	K60587		02/2027	54.66
101-3120-431.60-07		08/01/2026	SHER: PAINT & SUPPLIES	K60551		02/2027	117.41
101-3121-431.60-07		08/01/2026	INVEST: PAINT & SUPPLIES	K60551		02/2027	117.42
101-3310-433.60-07		08/01/2026	JAIL: PAINT & SUPPLIES	K60551		02/2027	117.41
101-3120-431.60-07		07/31/2026	SHERIFF: LUMBER	K60479		02/2027	24.24
101-3121-431.60-07		07/31/2026	INVEST: LUMBER	K60479		02/2027	24.24
101-3310-433.60-07		07/31/2026	JAIL: LUMBER	K60479		02/2027	24.23
101-3120-431.60-07		07/31/2026	SHER: FAN,JET PUMP,LUMBER	K60467		02/2027	421.40
101-3121-431.60-07		07/31/2026	INVE: FAN,JET PUMP,LUMBER	K60467		02/2027	421.40
101-3310-433.60-07		07/31/2026	JAIL: FAN,JET PUMP,LUMBER	K60467		02/2027	421.39
101-3120-431.60-07		07/30/2026	SHER: SHETING, NAILS	K60394		02/2027	17.78
101-3121-431.60-07		07/30/2026	INVE: SHEETING, NAILS	K60394		02/2027	17.78
101-3310-433.60-07		07/30/2026	JAIL: SHEETING, NAILS	K60394		02/2027	17.78
08/06/2026	228681	PENN VETERINARY SUPPLY, INC.	171				397.25
101-3510-435.60-04		07/20/2026	SHELTER: ANIMAL VACCINES	8311014		02/2027	397.25
08/06/2026	228682	PERFORMANCE FOODSERVICE-VIRGIN	4480				6,273.71
101-3310-433.60-05		07/30/2026	JAIL: JANITORIAL SUPPLIES	7969951		02/2027	55.66
101-3310-433.60-05		07/30/2026	JAIL: JANITORIAL SUPPLIES	7969950		02/2027	1,032.78
101-3310-433.60-02		07/30/2026	JAIL: INMATE FOOD	7969948		02/2027	5,185.27
08/06/2026	228683	AUTUMN PLEASANTS	7566				25.70
101-0000-313.03-07		07/20/2026	ZONE:ZONING PERMIT REFUND	00039230001		02/2027	25.70
08/06/2026	228684	RACER'S FIRE EXTINGUISHER SERV	493				458.50
101-3310-433.30-10		07/23/2026	JAIL: RECHARGE/TAG EXTING	7232026		02/2027	458.50
08/06/2026	228685	RECONNECT, INC	6499				454.00
101-2130-421.59-66		08/03/2026	ARC:CURFEW MONITORING/JUL	8BD5C9F4-0029		02/2027	454.00

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A/P CHECKS BY PERIOD AND YEAR
FROM 08/01/2026 TO 08/31/2026

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CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #			CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
08/06/2026	228686	RICOH USA INC	3999			171.93
101-1231-412.54-12	07/24/2026	COR: COPIER LEASE	43148/110190839		02/2027	155.75
101-2110-421.54-12	07/29/2026	CIR CT JDG: COPIER LEASE	00MN5/110197054		02/2027	16.18
08/06/2026	228687	RICHARD ROGOWSKI	7556			4.35
101-1232-412.50-51	03/05/2026	BRD EQUAL: MILEAGE	3052026		14/2026	4.35
08/06/2026	228688	SCHMIDT BAKING COMPANY	6767			107.16
101-3310-433.60-02	07/30/2026	JAIL: INMATE BREAD	3510726211012		02/2027	107.16
08/06/2026	228689	SHENANDOAH VALLEY ELECTRIC COO	3703			746.50
101-4241-442.50-01	07/30/2026	BCLF: POWER	1010798001		02/2027	355.24
101-4241-442.50-01	07/30/2026	BCLF: POWER	1010798003		02/2027	193.80
101-4241-442.50-01	07/30/2026	BCLF: POWER	1010798002		02/2027	86.76
101-4230-442.50-01	07/30/2026	COMP SITE/SH: POWER	1014839006		02/2027	110.70
08/06/2026	228690	SHINEFORTH	3724			94,021.62
205-6220-513.36-16	04/30/2026	CSA: DAY SERVICE/APRIL/BB	114394CL00001		14/2026	5,573.65
205-6220-513.36-16	04/30/2026	CSA:NEURO DAY SERV/APR/JB	114394CL00002		14/2026	6,531.82
205-6220-513.36-16	04/30/2026	CSA:SPEECH THERAPY/APR/JB	114394CL00003		14/2026	75.01
205-6220-513.36-16	05/31/2026	CSA:NEURO DAY SERV/MAY/LB	114526CL00003		14/2026	6,875.60
205-6220-513.36-16	05/31/2026	CSA:GEN DAY SERVIC/MAY/BB	114526CL00001		14/2026	5,867.00
205-6220-513.36-16	05/31/2026	CSA:NEURO DAY SERV/MAY/JB	114526CL00002		14/2026	6,875.60
205-6220-513.36-16	03/31/2026	CSA:SPEECH THERAPY/MAR/JB	114257CL00003		14/2026	300.02
205-6220-513.36-16	05/31/2026	CSA:BEHAVIOR SUPP/MAY/LB	114526CL00004		14/2026	5,644.80
205-6220-513.36-16	05/31/2026	CSA:SPEECH THERAPY/MAY/LB	114526CL00005		14/2026	225.02
205-6220-513.36-16	05/31/2026	CSA:NEURO DAY SERV/MAY/WC	114526CL00006		14/2026	6,875.60
205-6220-513.36-16	05/31/2026	CSA:BEHAVIOR SUPP/MAY/WC	114526CL00007		14/2026	4,662.00
205-6220-513.36-16	03/31/2026	CSA:GEN DAY SERVIC/MAR/BB	114257CL00001		14/2026	5,867.00
205-6220-513.36-16	03/31/2026	CSA:NEURO DAY SERV/MAR/JB	114257CL00002		14/2026	6,875.60
205-6220-513.36-16	03/31/2026	CSA:NEURO DAY SERV/MAR/CF	114257CL00005		14/2026	6,875.60
205-6220-513.36-16	03/31/2026	CSA:SPEECH THERAPY/MAR/CF	114257CL00006		14/2026	37.50
205-6220-513.36-16	03/31/2026	CSA:ELEM DAY SERV/MAR/KF	114257CL00007		14/2026	6,875.60
205-6220-513.36-16	03/31/2026	CSA:GEN DAY SERVIC/MAR/TG	114257CL00008		14/2026	5,867.00
205-6220-513.36-16	03/31/2026	CSA:BEHAVIOR SUPP/MAR/EJ	114257CL00009		14/2026	5,241.60
205-6220-513.36-16	03/31/2026	CSA:ELEM DAY SERV/MAR/EJ	114257CL00010		14/2026	6,875.60
08/06/2026	228691	SHOWALTER SIGNS & SILKSCREENIN	568			2,784.00
101-3310-433.60-34	07/29/2026	JAIL: WORK DETAIL SHIRTS	4756		02/2027	2,784.00
08/06/2026	228692	SKYLINE PAINT & HARDWARE	3784			8.36
101-7110-461.60-07	07/22/2026	RECREATION: CABLE TIE	QPZUC		02/2027	8.36
08/06/2026	228693	TOWN OF STANLEY	227			112.27
101-3510-435.50-03	07/23/2026	SHELTER: WATER/SEWER	00300009401		02/2027	112.27
08/06/2026	228694	THE SUPPLY ROOM COMPANIES	205			179.40
101-3121-431.30-40	07/29/2026	INVEST: WATER	60084700		02/2027	29.90
101-3120-431.30-40	07/29/2026	SHERIFF: WATER	60086240		02/2027	149.50

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08/06/2026	228695	SHENANDOAH VALLEY ELECTRIC CO-	6244			2,100.00	
101-3240-432.54-12	08/03/2026	ECC:TWR RENT/BIG MTN/AUG	14625		02/2027	1,200.00	
101-3240-432.54-12	08/03/2026	ECC:TWR RENT/KBLR HIL/AUG	14632		02/2027	900.00	
08/06/2026	228696	JACQUELINE BANKS SWEET-DAY	7517			2,323.26	
205-6220-513.36-13	05/31/2026	CSA: VEMAT,MAINT/MAY/TK	0526TKFC		14/2026	1,700.00	
205-6220-513.36-13	04/30/2026	CSA: VEMAT,MAINT/APR/TK	0426TKFC		14/2026	623.26	
08/06/2026	228697	ELISA THOMPSON	4958			331.04	
205-6220-513.36-13	06/25/2026	CSA: CLOTHING REIMBRS/AL	0625026		14/2026	331.04	
08/06/2026	228698	T-MOBILE	5642			92.73	
101-3510-435.50-23	07/15/2026	SHELTER: INTERNET	203920772		02/2027	92.73	
08/06/2026	228699	TOSHIBA FINANCIAL SERVICES	5222			198.50	
101-2160-421.54-12	07/25/2026	CLERK: COPIER LEASE	5039582604		02/2027	198.50	
08/06/2026	228700	TREASURER OF VA/DJJ	1301			21,084.50	
704-0000-324.04-18	07/27/2026	VJCCCA:REPAY UNUSED FUNDS	7272026		02/2027	21,084.50	
08/06/2026	228701	TRIMBLE INC.	5923			953.92	
101-4241-442.54-12	07/28/2026	BCLF: LEASE GPS UNITS	400389566		02/2027	953.92	
08/06/2026	228702	UPDIKE INDUSTRIES, INC	7564			260.00	
101-3510-435.54-12	07/31/2026	SHELT:DUMPSTR TRASH PIKUP	C251747		02/2027	260.00	
08/06/2026	228703	DEPARTMENT OF FORESTRY	937			5,125.68	
101-3230-432.30-40	07/21/2026	EMS: CO FIRE SUPPRESSION	20188535		02/2027	5,125.68	
08/06/2026	228704	VACORP HYBRID DISABILITY PROGR	880			290.26	
785-0000-207.20-02	08/07/2026	PAYROLL SUMMARY	20260807		02/2027	290.26	
08/06/2026	228705	VALIC	6000			115.00	
785-0000-207.20-28	08/07/2026	PAYROLL SUMMARY	20260807		02/2027	115.00	
08/06/2026	228706	VALLEY AUTOMATION, INC.	3327			432.96	
101-3120-431.30-40	07/28/2026	SHERIFF: REPLACE NVR	15005		02/2027	144.32	
101-3121-431.30-40	07/28/2026	INVEST: REPLACE NVR	15005		02/2027	144.32	
101-3310-433.30-40	07/28/2026	JAIL: REPLACE NVR	15005		02/2027	144.32	
08/06/2026	228707	VERIZON	1645			27.00	
101-3240-432.50-23	07/21/2026	ECC: BUNDLED TRUNK	000131048348		02/2027	27.00	
08/06/2026	228708	VETERINARY EMERGENCY SERVICES	4895			495.63	
101-3515-435.31-10	07/29/2026	AC: EXAM, EUTH/CR 361.35	55419		02/2027	495.63	
08/06/2026	228709	VISION GOVERNMENT SOLUTIONS, I	6097			40,151.00	
101-1231-412.54-14	08/01/2026	COR: SUBSCRIPTION,HOSTING	124020		02/2027	40,151.00	
08/06/2026	228710	VISION TECHNOLOGY GROUP, LLC	5705			9,818.12	
101-1251-412.30-11	08/03/2026	IT:MONTHLY BILLING/AUGUST	32512		02/2027	9,818.12	

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08/06/2026	228711	ANDREW J WHETZEL	7437				15.00
101-3230-432.50-54		07/22/2026	EMS: REGISTRATION/1145	7222026		02/2027	15.00
08/06/2026	228712	WILLIAM "BILL" KIBLER MEM	LIBR 3836				12,500.00
101-7320-471.50-74		07/30/2026	LIBRARY:1ST QTR FUNDING	72026		02/2027	12,500.00
08/06/2026	228713	NINA WOLF	6891				10.15
101-1232-412.50-51		03/05/2026	BRD EQUAL: MILEAGE	3052026		14/2026	10.15
08/06/2026	228714	XEROX CORPORATION	1799				1,280.46
101-3310-433.54-12		08/01/2026	JAIL: COPIER LEASE	026016659		02/2027	347.20
101-3310-433.54-12		08/01/2026	JAIL: COPIER LEASE	026016657		02/2027	126.04
101-3121-431.54-12		08/01/2026	INVEST: COPIER LEASE	026016658		02/2027	205.73
101-3121-431.54-12		08/01/2026	INVEST: COPIER LEASE	026016656		02/2027	102.97
101-3120-431.54-12		08/01/2026	SHERIFF: COPIER LEASE	026016660		02/2027	155.09
101-3120-431.54-12		08/01/2026	SHERIFF: COPIER LEASE	026016654		02/2027	35.97
101-3120-431.54-12		08/01/2026	SHERIFF: COPIER LEASE	026016655		02/2027	307.46
08/12/2026	228715	ADVANCE AUTO PARTS	2956				72.28
101-3310-433.60-09		07/30/2026	JAIL:ADHESIVE/JAIL VEHICLE	7804621121856		02/2027	6.04
101-4320-443.60-14		08/10/2026	GEN PROP: CAR WIPES,TOWEL	7804622241080		02/2027	22.25
101-3310-433.60-09		06/30/2026	JAIL:SIDE VIEW MIRROR/107	7804618138078		14/2026	43.99
08/12/2026	228716	AIR QUALITY SYSTEMS, INC.	4925				964.35
101-4320-443.30-40		07/31/2026	GEN PROP: MAINTENANCE	13691		02/2027	200.00
101-4320-443.30-40		07/31/2026	GEN PROP: MAINTENANCE	13693		02/2027	420.00
101-4320-443.30-10		07/30/2026	GEN PROP: REPLACE SWITCH	13538		02/2027	344.35
08/12/2026	228717	AMAZON CAPITAL SERVICES, INC.	5907				5,034.29
101-1253-412.60-01		07/31/2026	PURCH:TONER,DIVIDERS,FLDR	1TQVRN47CCC7		02/2027	932.24
101-1253-412.60-01		07/31/2026	PURCH: MEMBERSHIP FEE	1TQVRN47CCC7		02/2027	779.00
301-9420-541.80-88		07/31/2026	CIP: DMV/FILE CART,SHREDR	1TQVRN47CCC7		02/2027	2,179.72
101-4320-443.60-05		07/31/2026	GEN PRP:CLEANR,TOILT PAPER	1TQVRN47CCC7		02/2027	958.27
101-1253-412.60-01		06/30/2026	PURCH:PENS,STAPLES,FOLDER	1TQVRN47CCC7		14/2026	185.06
08/12/2026	228718	AMBULANCE MEDICAL BILLING	4470				4,477.07
101-3220-432.50-29		07/31/2026	VOL RESCUE: JULY PAYMENTS	0123640IN		02/2027	4,477.07
08/12/2026	228719	AMERICAN FAMILY LIFE ASSURANCE	270				2,764.35
785-0000-207.20-04		08/14/2026	PAYROLL SUMMARY	20260814		02/2027	2,764.35
08/12/2026	228720	ANTHEM BLUE CROSS BLUE SHIELD	6246				1,456.00
785-0000-207.20-01		08/14/2026	PAYROLL SUMMARY	20260814		02/2027	1,456.00
08/12/2026	228721	ANTHEM BLUE CROSS BLUE SHIELD	276				118,650.25
785-0000-207.20-01		08/14/2026	PAYROLL SUMMARY	20260814		02/2027	118,650.25
08/12/2026	228722	APPLE VALLEY SCALE COMPANY	3332				615.00
101-4241-442.54-12		06/25/2026	BCLF: MAINT AGREMENT/QTR1	113491		14/2026	615.00

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08/12/2026	228723	ASIA MOTORS, INC	6775			74,385.00
301-9420-541.80-80	07/22/2026	CIP:2017 FORD EXPLORER	26014		02/2027	17,795.00
301-9420-541.80-80	07/22/2026	CIP:2018 FORD EXPLORER	26304		02/2027	17,795.00
301-9420-541.80-80	07/22/2026	CIP:2021 CHEVY TAHOE	26108		02/2027	38,795.00
08/12/2026	228724	AUTOZONE INC.	2703			228.33
101-3120-431.60-09	08/02/2026	SHER:WIPER BLADES/TX EXMP	02039477874		02/2027	56.08
101-4241-442.58-96	07/20/2026	BCLF:TOW LIGHTS-TRAILER	02039470671		02/2027	172.25
08/12/2026	228725	AXON ENTERPRISE, INC	4680			43,042.34
101-3310-433.60-10	08/01/2026	JAIL:DOCK,TASER,HOLSTER	INUS469654		02/2027	5,921.07
101-3310-433.54-12	08/01/2026	JAIL:LICNSE,STORG,REFRESH	INUS469531		02/2027	37,121.27
08/12/2026	228726	JOHN P. BAKER	4676			600.00
101-1310-413.30-40	08/05/2026	EB:TRANSPORT SERVICES	8052026		02/2027	600.00
08/12/2026	228727	RAYMOND BARNES, JR	6346			190.00
101-1310-413.11-04	08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	190.00
08/12/2026	228728	BEST EXTERMINATING SERVICES, I	5540			530.00
101-4320-443.50-70	08/04/2026	GEN PROP:QTRLY PEST CNTRL	126957		02/2027	70.00
101-4320-443.50-70	08/04/2026	GEN PROP:QTRLY PEST CNTRL	127068		02/2027	100.00
101-4320-443.50-70	08/04/2026	GEN PROP:QTRLY PEST CNTRL	127070		02/2027	100.00
101-4320-443.50-70	08/04/2026	GEN PROP:QTRLY PEST CNTRL	127071		02/2027	100.00
101-4320-443.50-70	08/04/2026	GEN PROP:QTRLY PEST CNTRL	127072		02/2027	70.00
101-4320-443.50-70	08/04/2026	GEN PROP:QTRLY PEST CNTRL	127073		02/2027	50.00
101-4320-443.50-70	08/04/2026	GEN PROP:MTHLY PEST CNTRL	127075		02/2027	40.00
08/12/2026	228729	BIG L TIRE	4079			281.19
101-3230-432.30-12	08/06/2026	EMS:ALIGNMNT,BALL JOINT	260407175003		02/2027	281.19
08/12/2026	228730	BLUE MOUNTAIN ANIMAL CLINIC	15			5,647.26
101-3510-435.60-04	06/03/2026	SHELTER: MEDICAL FOOD	749422		14/2026	129.98
101-3510-435.31-10	06/04/2026	SHELTER: VET SERVICES	749448		14/2026	75.00
101-3510-435.31-11	06/04/2026	SHELTER:CAT NEUTERS/SPAY	749448		14/2026	596.25
101-3510-435.31-10	06/04/2026	SHELTER: VET SERVICES	749449		14/2026	111.45
101-3510-435.31-10	06/08/2026	SHELTER: VET SERVICES	760311		14/2026	37.50
101-3510-435.31-10	06/09/2026	SHELTER: VET SERVICES	749421		14/2026	189.97
101-3510-435.31-10	06/09/2026	SHELTER: VET SERVICES	749450		14/2026	25.20
101-3510-435.31-10	06/12/2026	SHELTER: VET SERVICES	749451		14/2026	121.12
101-3510-435.31-10	06/12/2026	SHELTER: VET SERVICES	749452		14/2026	60.00
101-3510-435.60-04	06/12/2026	SHELTER: MEDICAL FOOD	749420		14/2026	59.99
101-3510-435.31-10	06/13/2026	SHELTER: EUTHINASIA/CAT	749456		14/2026	60.00
101-3510-435.31-10	06/19/2026	SHELTER: EUTHINASIA/CAT	749457		14/2026	60.00
101-3510-435.31-10	06/22/2026	SHELTER: VET SERVICES	749458		14/2026	225.11
101-3510-435.31-10	06/22/2026	SHELTER: VET SERVICES	749459		14/2026	224.18
101-3510-435.31-10	06/23/2026	SHELTER: VET SERVICES	749460		14/2026	77.62
101-3510-435.31-10	06/23/2026	SHELTER: VET SERVICES	749461		14/2026	135.00
101-3510-435.31-10	06/25/2026	SHELTER: VET SERVICES	749463		14/2026	328.73

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101-3510-435.31-10	06/26/2026	SHELTER: VET SERVICES	749466		14/2026	200.75
101-3510-435.31-10	06/29/2026	SHELTER: VET SERVICES	749464		14/2026	213.60
101-3510-435.31-10	06/30/2026	SHELTER: VET SERVICES	749465		14/2026	150.75
101-3510-435.31-11	06/30/2026	SHELTER: 2 DOG SPAYS	749465		14/2026	562.50
101-3510-435.31-10	07/02/2026	SHELTER: VET SERVICES	749467		02/2027	162.37
101-3510-435.31-11	07/02/2026	SHELT:DOG NEUTR/CAT SPAY	749467		02/2027	360.00
101-3510-435.60-04	07/07/2026	SHELTER: ANIMAL MEDS	749486		02/2027	118.50
101-3510-435.31-10	07/07/2026	SHELTER: EUTHANASIA	749483		02/2027	60.00
101-3510-435.31-10	07/08/2026	SHELTER: VET SERVICES	749473		02/2027	111.99
101-3510-435.60-04	07/13/2026	SHELTER: ANIMAL MEDS	749481		02/2027	18.90
101-3510-435.31-10	07/13/2026	SHELTER: VET SERVICES	749474		02/2027	30.00
101-3510-435.31-10	07/15/2026	SHELTER: VET SERVICES	749480		02/2027	79.95
101-3510-435.31-11	07/15/2026	SHELTER: CAT SPAY	749480		02/2027	146.25
101-3510-435.31-10	07/16/2026	SHELTER: VET SERVICES	749475		02/2027	195.49
101-3510-435.31-10	07/17/2026	SHELTER: VET SERVICES	749478		02/2027	49.50
101-3510-435.31-10	07/20/2026	SHELTER: VET SERVICES	749477		02/2027	109.74
101-3510-435.31-11	07/20/2026	SHELTER: CAT SPAY	749477		02/2027	146.25
101-3510-435.31-10	07/21/2026	SHELTER: VET SERVICES	749487		02/2027	42.00
101-3510-435.31-10	07/24/2026	SHELTER: VET SERVICES	749489		02/2027	45.00
101-3510-435.31-10	07/27/2026	SHELTER: VET SERVICES	749490		02/2027	71.25
101-3510-435.31-10	07/28/2026	SHELTER: EUTHANASIA	749493		02/2027	60.00
101-3510-435.31-10	07/29/2026	SHELTER: VET SERVICES	749491		02/2027	102.37
101-3510-435.31-10	07/31/2026	SHELTER: VET SERVICES	749495		02/2027	18.00
101-3510-435.31-10	08/04/2026	SHELTER: VET SERVICES	749496		02/2027	45.00
101-3510-435.31-10	08/05/2026	SHELTER: VET SERVICES	749497		02/2027	30.00
08/12/2026	228731	BLUE RIDGE LEGAL SERVICES, INC	2486			7,881.00
101-5310-453.50-65	08/03/2026	PUB ASSIST: FY27 ALLOCATN	8032026		02/2027	7,881.00
08/12/2026	228732	MINDY BOGUE	5798			225.00
101-1310-413.11-04	08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	225.00
08/12/2026	228733	BRIGHTSPEED	5802			707.64
101-1251-412.50-23	07/19/2026	IT: 490001351270/LONG DST	309465401		02/2027	707.64
08/12/2026	228734	C&C EXTERMINATING	4523			70.00
101-3310-433.50-70	08/05/2026	JAIL: EXTERMINATING	26994		02/2027	70.00
08/12/2026	228735	THE CAR GUYS	7569			26,188.00
301-9420-541.80-80	08/10/2026	CIP:05 CHEVY DURAMAX/1402	5F531402		02/2027	25,615.00
101-3120-431.60-09	08/10/2026	SHER:05 CHEV DURAMAX/1402	5F531402		02/2027	573.00
08/12/2026	228736	CAROL'S COUNTRY CATERING, LLC	4800			1,530.00
590-7110-461.60-13	08/01/2026	REC DEPT:MEALS/TOURNAMENT	49318880		02/2027	1,530.00
08/12/2026	228737	CARTER MACHINERY CO., INC.	2346			5,126.60
101-4241-442.54-11	08/03/2026	BCLF: ARTICULATING TRUCK	00776364		02/2027	1,188.00
101-4241-442.30-10	07/27/2026	BCLF: PM4-329F	2419414		02/2027	3,938.60
08/12/2026	228738	CENTRAL VIRGINIA REGIONAL JAIL	1102			65,080.00
101-3310-433.30-40	08/03/2026	JAIL: INMATE HOUSING/JULY	369D		02/2027	65,080.00

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08/12/2026	228739	CARLA CHAMBERLAIN	3120			190.00
101-1310-413.11-04	08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	190.00
08/12/2026	228740	CHARM-TEX	4304			787.32
101-3310-433.60-05	08/03/2026	JAIL: FORKS, MUGS	0454510IN		02/2027	289.80
101-3310-433.60-34	08/06/2026	JAIL:ADMSN KIT,SHAMPOO,	0454792IN		02/2027	497.52
08/12/2026	228741	COLONY TIRE CORPORATION	5122			1,607.01
101-4241-442.30-10	07/29/2026	BCLF:2 TIRES REPLACED/T7	136104538		02/2027	923.89
101-4241-442.30-10	08/10/2026	BCLF:ROAD CALL/DRIVE MONT	136104830		02/2027	683.12
08/12/2026	228742	COMCAST	2892			42.00
101-3120-431.50-23	07/28/2026	SHERIF: CABLE TV	299600630006880		02/2027	14.00
101-3310-433.50-23	08/03/2026	JAIL: CABLE TV	299600630037471		02/2027	28.00
08/12/2026	228743	DONNA COMER	7329			190.00
101-1310-413.11-04	08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	190.00
08/12/2026	228744	COMMONWEALTH OF VIRGINIA	4621			582.50
785-0000-207.30-00	08/14/2026	PAYROLL SUMMARY	20260814		02/2027	582.50
08/12/2026	228745	COMMONWEALTH OF VIRGINIA	7336			157.00
785-0000-207.30-00	08/14/2026	PAYROLL SUMMARY	20260814		02/2027	157.00
08/12/2026	228746	CORRECTIONAL PEACE OFFICERS FO	2605			2.50
785-0000-207.20-12	08/14/2026	PAYROLL SUMMARY	20260814		02/2027	2.50
08/12/2026	228747	APRIL H CUBBAGE	7328			190.00
101-1310-413.11-04	08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	190.00
08/12/2026	228748	JIM DAVIS	7549			150.00
101-2110-421.58-71	04/30/2026	CIR CT JDG: JUROR/APRIL	42026		14/2026	150.00
08/12/2026	228749	DDL BUSINESS SYSTEMS, LLC	5543			12.50
101-2160-421.58-15	07/31/2026	CLERK: STAPLE CARTRIDGE	125887		02/2027	12.50
08/12/2026	228750	SUSAN L ROBERTS DINON	5141			190.00
101-1310-413.11-04	08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	190.00
08/12/2026	228751	DIANA EMBREY	4428			190.00
101-1310-413.11-04	08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	190.00
08/12/2026	228752	FIRE PROTECTION COMPANY	529			1,264.55
101-4320-443.30-40	07/24/2026	GEN PROP:EXTINGUISH INSPE	82292		02/2027	451.25
101-4320-443.30-40	07/24/2026	GEN PROP:EXTINGUISH INSPE	82293		02/2027	813.30
08/12/2026	228753	THE FLAG AND BANNER	7568			499.16
101-3120-431.58-15	07/15/2026	SHERF:IMPOND LOT/FLAG	0249242		02/2027	166.39
101-3121-431.58-15	07/15/2026	INVST:IMPOND LOT/FLAG	0249242		02/2027	166.39

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #		TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-3310-433.58-15		07/15/2026	JAIL:IMPOUND LOT/FLAG	0249242		02/2027	166.38
08/12/2026	228754	FLOCK GROUP INC	6360				9,000.00
101-3121-431.59-27		06/15/2026	INVEST:LIABILITY INSURANC	INV96401		14/2026	9,000.00
08/12/2026	228755	TREASURER, FREDERICK COUNTY	3152				1,828.80
101-4241-442.60-16		08/05/2026	BCLF: TIRE DISPOSAL	28730008		02/2027	1,828.80
08/12/2026	228756	GALLS LLC	116				211.30
101-3130-431.60-11		08/05/2026	CP:1000875876/BOOTS	035881174		02/2027	147.50
101-2170-421.60-11		08/05/2026	BAILIF:1000875876/PANTS	035881165		02/2027	63.80
08/12/2026	228757	DEREK GOEBEL	4769				225.00
101-1310-413.11-04		08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	225.00
08/12/2026	228758	BARBARA GOOD	5192				225.00
101-1310-413.11-04		08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	225.00
08/12/2026	228759	KIM D. HARPER	5047				190.00
101-1310-413.11-04		08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	190.00
08/12/2026	228760	HARRISONBURG CENTER FOR HEALIN	7322				175.00
101-3120-431.30-40		08/06/2026	SHERIFF: COUNSELING/DM	8062026		02/2027	175.00
08/12/2026	228761	ALICE BERNETTE HILLIARD	4556				190.00
101-1310-413.11-04		08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	190.00
08/12/2026	228762	HOEHN PUBLIC HEALTH CONSULTING	7455				1,592.68
101-2130-421.59-66		08/04/2026	ARC:CONF,MEETINGS,REPORTS	1221		02/2027	1,300.00
101-2130-421.59-66		07/23/2026	ARC:REIMBURSE TRAVEL/1075	7232026		02/2027	292.68
08/12/2026	228763	HOLTZMAN OIL CORP	1167				7,828.95
101-3310-433.50-02		08/04/2026	JAIL: FUEL	4569884		02/2027	95.37
101-4241-442.60-08		08/07/2026	BCLF: OFF ROAD DIESEL	4575120		02/2027	3,859.25
101-4241-442.60-08		08/03/2026	BCLF: OFF ROAD DIESEL	4572640		02/2027	2,094.95
101-4241-442.60-08		07/28/2026	BCLF: OFF ROAD DIESEL	4568034		02/2027	1,779.38
08/12/2026	228764	HOLTZMAN OIL CORPORATION	1872				9,082.89
101-4241-442.60-08		07/31/2026	BCLF: FUEL CARDS/JULY	12399		02/2027	9,082.89
08/12/2026	228765	J & M AUTO PARTS, INC	4307				160.54
101-4241-442.60-09		08/04/2026	BCLF:HYDRAULIC HOSE/FITNG	6069351454		02/2027	160.54
08/12/2026	228766	MARY BETH JOURDEN	5443				190.00
101-1310-413.11-04		08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	190.00
08/12/2026	228767	JR'S TIRE CENTER, INC.	2541				76.39
101-3130-431.30-12		07/22/2026	CP:OIL CHANGE/INSPECT/115	269427		02/2027	76.39
08/12/2026	228768	BRENDA M. SIMMONS KEMP	4054				190.00
101-1310-413.11-04		08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	190.00

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #			CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
08/12/2026	228769	WILLIAM CHRISTOPHER LANIER	5698			3,150.00
101-1310-413.30-40	08/04/2026	EB: ELEC POLLBOOK SUPPORT	1011		02/2027	3,150.00
08/12/2026	228770	DAWN VIOLET LISCOMB	1410			190.00
101-1310-413.11-04	08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	190.00
08/12/2026	228771	LURAY COPY SERVICE, INC.	145			40.20
101-2160-421.58-15	07/01/2026	CLERK: NOTARY STAMP/AC	20613		02/2027	40.20
08/12/2026	228772	LURAY VOLUNTEER RESCUE SQUAD	317			2,658.76
101-3220-432.50-26	08/06/2026	VOL RESCUE: REV RECOV/JUL	72026		02/2027	2,658.76
08/12/2026	228773	LURAY VOLUNTEER RESCUE SQUAD	317			669.97
101-3230-432.58-77	01/31/2026	EMS:MONTHLY EXPENSE/JAN26	12026		14/2026	669.97
08/12/2026	228774	LURAY VOLUNTEER RESCUE SQUAD	317			739.15
101-3230-432.58-77	02/28/2026	EMS:MONTHLY EXPENSE/FEB26	22026		14/2026	739.15
08/12/2026	228775	LURAY VOLUNTEER RESCUE SQUAD	317			317.98
101-3230-432.58-77	03/31/2026	EMS:MONTHLY EXPENSE/MAR26	32026		14/2026	317.98
08/12/2026	228776	LURAY VOLUNTEER RESCUE SQUAD	317			858.57
101-3230-432.58-77	04/30/2026	EMS:MONTHLY EXPENSE/APR26	42026		14/2026	858.57
08/12/2026	228777	LURAY VOLUNTEER RESCUE SQUAD	317			126.50
101-3230-432.58-77	05/31/2026	EMS:MONTHLY EXPENSE/MAY26	52026		14/2026	126.50
08/12/2026	228778	LURAY VOLUNTEER RESCUE SQUAD	317			123.80
101-3230-432.58-77	06/30/2026	EMS:MONTHLY EXPENSE/JUN26	62026		14/2026	123.80
08/12/2026	228779	LURAY VOLUNTEER RESCUE SQUAD	317			121.84
101-3230-432.58-77	07/31/2026	EMS:MONTHLY EXPENSE/JUL26	72026		02/2027	121.84
08/12/2026	228780	LURAY-PAGE CO CHAMBER OF COMME	146			92,468.89
210-8150-481.50-65	06/30/2026	TOURISM:CONTRIBUTION FY26	FY26		14/2026	92,468.89
08/12/2026	228781	TOWN OF LURAY	147			601.28
101-4320-443.50-03	07/25/2026	GEN PROP: WATER/SEWER	2121		02/2027	112.68
101-4320-443.50-03	07/25/2026	GEN PROP: WATER/SEWER	2122		02/2027	488.60
08/12/2026	228782	MARISSA KAY LUTZ	7226			190.00
101-1310-413.11-04	08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	190.00
08/12/2026	228783	LVNV FUNDING LLC	7468			33.29
785-0000-207.31-00	08/14/2026	PAYROLL SUMMARY	20260814		02/2027	33.29
08/12/2026	228784	JOANNE MARTIN	3763			190.00
101-1310-413.11-04	08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	190.00
08/12/2026	228785	MASSANUTTEN REGIONAL LIBRARY	199			80,246.00
101-7320-471.50-65	07/24/2026	LIBRARY: 1ST QTR CONTRIB	72026/Q1		02/2027	80,246.00

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
08/12/2026	228786	MCCLUNG-LOGAN EQUIPMENT COMPAN	6111			4,748.40
101-4241-442.30-10	08/05/2026	BCLF:AL JON-COOLING PACKG	W050056101		02/2027	1,564.20
101-4241-442.30-10	08/05/2026	BCLF:AL JON-SENSORS/WIRIN	W050056281		02/2027	3,184.20
08/12/2026	228787	MINNESOTA LIFE	257			275.79
785-0000-207.20-02	08/14/2026	PAYROLL SUMMARY	20260814		02/2027	275.79
08/12/2026	228788	NUESYNERGY, INC.	5796			116.25
101-9120-541.20-03	08/10/2026	BENEFITS:FSA ADMN FEE/JUL	270163		02/2027	116.25
08/12/2026	228789	OMSI LOCKBOX	6102			96.45
101-3310-433.60-34	08/07/2026	JAIL:INDIGENT PACK/INMATE	S50647905		02/2027	96.45
08/12/2026	228790	KEVIN OLINGER	6922			190.00
101-1310-413.11-04	08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	190.00
08/12/2026	228791	ONEMAIN FINANCIAL GROUP, LLC	7214			451.16
785-0000-207.31-00	08/14/2026	PAYROLL SUMMARY	20260814		02/2027	451.16
08/12/2026	228792	PAGE CO-OP FARM BUREAU, INC.	175			2,259.70
101-3310-433.60-07	08/06/2026	JAIL:SUPP FOR EBLOCK SHWR	K60860		02/2027	78.39
101-3310-433.60-07	08/05/2026	JAIL:ACRYLIC,STAIN,SCREWS	K60779		02/2027	164.47
101-4241-442.60-09	07/29/2026	BCLF:WEEDEATR GAS/EAR PLG	K60257		02/2027	15.18
101-4241-442.60-09	08/04/2026	BCLF:TOWEL,WRENCH,PAINT	K60699		02/2027	89.25
101-4241-442.60-09	08/05/2026	BCLF:SAFETY CONE,PAINT	K60795		02/2027	59.96
101-4241-442.60-09	08/10/2026	BCLF: SAFETY CONES	K61102		02/2027	61.47
101-4241-442.30-42	08/10/2026	BCLF: WEED KILLER, RAKE	K61102		02/2027	30.98
101-3120-431.60-07	08/10/2026	SHERIF: BEE KILLER	K61131		02/2027	3.99
101-3121-431.60-07	08/10/2026	INVEST: BEE KILLER	K61131		02/2027	3.99
101-3310-433.60-07	08/10/2026	JAIL: BEE KILLER	K61131		02/2027	3.99
101-3310-433.60-07	08/04/2026	JAIL: PLYWOOD,SCREWS	K60750		02/2027	115.62
101-3310-433.60-07	08/03/2026	JAIL: LUMBER	K60628		02/2027	31.12
101-3120-431.60-07	07/30/2026	SHERIFF: LUMBER/AREA 51	K60362		02/2027	365.78
101-3121-431.60-07	07/30/2026	INVEST: LUMBER/AREA 51	K60362		02/2027	365.77
101-3310-433.60-07	07/30/2026	JAIL: LUMBER/AREA 51	K60362		02/2027	365.77
101-3310-433.60-05	07/11/2026	JAIL: FLOOR FINISH,MOP	F64489		02/2027	208.47
101-3120-431.60-07	07/29/2026	SHERIFF: DRUM FAN,VALVES	K60289		02/2027	189.48
101-3121-431.60-07	07/29/2026	INVEST: DRUM FAN,VALVES	K60289		02/2027	189.48
101-3310-433.60-07	07/29/2026	JAIL: DRUM FAN,VALVES	K60289		02/2027	189.47
101-3130-431.60-07	08/07/2026	CP:CEMENT,PVC PIPE,TEES	K60949		02/2027	126.03
101-3310-433.60-05	08/10/2026	JAIL: DRAIN CLEANER	K61134		02/2027	6.49
101-3310-433.60-33	08/10/2026	JAIL: POTTING SOIL MIX	K61134		02/2027	11.49
08/12/2026	228793	PAGE COUNTY SHERIFF,PETTY CASH	404			15.78
101-3310-433.60-07	08/01/2026	JAIL:PHONE SCREEN PROTECT	A272		02/2027	15.78
08/12/2026	228794	PAGE TIRE & LUBE	1162			1,014.44
101-3120-431.30-12	07/31/2026	SHERF: OIL CHANGE,CHECKUP	36144		02/2027	111.15
101-3120-431.30-12	08/07/2026	SHERIF:OIL CHANG,INSPECT	36265		02/2027	814.29

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CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN	DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-3310-433.30-12		08/07/2026	JAIL:WHEEL ALIGNMENT/188	36294		02/2027	89.00
08/12/2026	228795	JUDITH H. PAINTER	326				190.00
101-1310-413.11-04		08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	190.00
08/12/2026	228796	PAINTERS GARAGE TOWING & RECOV	3613				607.87
101-4241-442.30-10		08/04/2026	BCLF: BATTERIES, BOX-T10	7607		02/2027	202.50
101-4241-442.30-10		08/05/2026	BCLF:COOLANT RESERVOIR/T6	7611		02/2027	405.37
08/12/2026	228797	PERFORMANCE FOODSERVICE-VIRGIN	4480				6,052.34
101-3310-433.60-05		08/06/2026	JAIL: JANITORIAL SUPPLIES	7978037		02/2027	1,181.48
101-3310-433.60-02		08/06/2026	JAIL: INMATE FOOD	7978036		02/2027	87.34
101-3310-433.60-02		08/06/2026	JAIL: INMATE FOOD	7978035		02/2027	4,879.47
101-3310-433.60-02		08/07/2026	JAIL: INMATE FOOD CREDIT	7980876		02/2027	87.34-
101-3310-433.60-02		08/06/2026	JAIL: INMATE FOOD CREDIT	7979270		02/2027	8.61-
08/12/2026	228798	SHARON L. PRINTZ	5166				225.00
101-1310-413.11-04		08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	225.00
08/12/2026	228799	RAPPAHANNOCK CREATIVE HEALTH C	2887				4,780.00
101-3310-433.30-32		08/01/2026	JAIL: INMATE MEDICAL/JULY	082610		02/2027	4,780.00
08/12/2026	228800	MARK LEE REAGAN	6348				190.00
101-1310-413.11-04		08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	190.00
08/12/2026	228801	RICOH USA INC	3999				369.78
101-1211-412.54-12		07/31/2026	ADMIN: COPIER LEASE	0USC2/110201857		02/2027	369.78
08/12/2026	228802	SATELLITE TRACKING OF PEOPLE,	4540				288.30
101-3310-433.30-25		07/31/2026	JAIL: INMATE TRACKER	STPINV00137791		02/2027	288.30
08/12/2026	228803	SCHMIDT BAKING COMPANY	6767				107.16
101-3310-433.60-02		08/03/2026	JAIL: INMATE BREAD	3510726215013		02/2027	107.16
08/12/2026	228804	SHEN-PACO INDUSTRIES, INC.	224				75.00
101-3121-431.30-40		07/31/2026	INVEST: SHRED DOCUMENTS	12423		02/2027	75.00
08/12/2026	228805	SHENANDOAH VALLEY ELECTRIC COO	3703				11,698.60
101-3310-433.50-01		07/30/2026	JAIL: POWER	1007718001		02/2027	468.51
101-3310-433.50-01		07/30/2026	JAIL: POWER	1007717002		02/2027	461.39
101-3310-433.50-01		07/30/2026	JAIL: POWER	1007717001		02/2027	3,767.96
101-4320-443.50-01		07/30/2026	GEN PROP: POWER	1014839011		02/2027	4,487.79
101-4320-443.50-01		07/30/2026	GEN PROP: POWER	1007719001		02/2027	2,184.92
101-4320-443.50-01		07/30/2026	GEN PROP: POWER	1007703001		02/2027	280.99
101-4320-443.50-01		07/30/2026	GEN PROP: POWER	1008192001		02/2027	47.04
08/12/2026	228806	SKYLINE PAINT & HARDWARE	3784				10.44
101-4320-443.60-07		08/07/2026	GEN PROP: KEYS	7A9NM		02/2027	10.44
08/12/2026	228807	CATHY SOMERS	5077				190.00
101-1310-413.11-04		08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	190.00

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
08/12/2026	228808	DIANE R. SOURS	3418			225.00
101-1310-413.11-04	08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	225.00
08/12/2026	228809	STANLEY VOLUNTEER FIRE DEPARTM	340			350.00
101-1310-413.54-11	08/04/2026	ED: ELECTION DAY RENTAL	8042026		02/2027	350.00
08/12/2026	228810	STANLEY VOLUNTEER RESCUE SQUAD	226			1,214.99
101-3220-432.50-25	08/06/2026	VOL RESCUE: REV RECOV/JUL	72026		02/2027	1,214.99
08/12/2026	228811	STANLEY VOLUNTEER RESCUE SQUAD	226			360.02
101-3230-432.58-77	05/31/2026	EMS:MONTHLY EXPENSE/MAY26	52026		14/2026	360.02
08/12/2026	228812	STANLEY VOLUNTEER RESCUE SQUAD	226			305.27
101-3230-432.58-77	06/30/2026	EMS:MONTHLY EXPENSE/JUN26	62026		14/2026	305.27
08/12/2026	228813	STANLEY VOLUNTEER RESCUE SQUAD	226			320.93
101-3230-432.58-77	07/31/2026	EMS:MONTHLY EXPENSE/JUL26	72026		02/2027	320.93
08/12/2026	228814	TOWN OF STANLEY	227			12,358.03
101-4320-443.50-03	07/23/2026	GEN PROP: WATER/SEWER	00400022703		02/2027	54.27
101-4320-443.50-03	07/23/2026	GEN PROP: WATER/SEWER	00400022901		02/2027	52.62
101-4320-443.50-03	07/23/2026	GEN PROP: WATER/SEWER	00400022601		02/2027	63.64
101-3220-432.50-65	06/30/2026	VOL: SRO REIMBURS/4TH QTR	62026/4TH QTR		14/2026	12,187.50
08/12/2026	228815	STOKES GENERAL STORE COMPANY,	2818			728.98
101-4241-442.60-11	08/05/2026	BCLF: SAFETY BOOTS	8052026		02/2027	728.98
08/12/2026	228816	THE SUPPLY ROOM COMPANIES	205			54.00
101-3310-433.54-11	08/03/2026	JAIL: WATER COOLER RENTAL	60116050		02/2027	6.00
101-3121-431.54-11	08/03/2026	INVEST:WATER COOLER RENT	60116040		02/2027	6.00
101-3120-431.54-11	08/03/2026	SHERIF:WATER COOLER RENT	60116090		02/2027	6.00
101-3120-431.54-11	08/03/2026	SHERIF:WATER COOLER RENTL	60116060		02/2027	6.00
101-4320-443.54-11	08/03/2026	GEN PROP:WATER COOLR RENT	60116030		02/2027	18.00
101-4230-442.54-11	08/03/2026	CMP STE/SF:WATER COOL REN	60116100		02/2027	6.00
101-4230-442.54-11	08/03/2026	CMP STE/SH:WATER COOL REN	60116080		02/2027	6.00
08/12/2026	228817	SHENANDOAH VALLEY ELECTRIC CO-	6244			1,296.00
101-1251-412.54-12	08/03/2026	ECC: TWR RENT/BIG MTN/AUG	14633		02/2027	1,296.00
08/12/2026	228818	TEENS, INC	5988			1,216.00
704-3170-433.30-40	07/21/2026	VJCCA: INDIVIDUAL MENTOR	4631		02/2027	912.00
704-3170-433.30-40	08/05/2026	VJCCA: INDIVIDUAL MENTOR	4632		02/2027	304.00
08/12/2026	228819	TREASURER OF PAGE COUNTY	811			765.15
785-0000-207.31-00	08/14/2026	PAYROLL SUMMARY	20260814		02/2027	765.15
08/12/2026	228820	TREASURER OF PAGE COUNTY	5260			161.49
101-3230-432.50-54	08/14/2026	PAYROLL SUMMARY	20260814		02/2027	161.49
08/12/2026	228821	TREASURER OF PAGE COUNTY	5704			2,031.16
785-0000-207.20-01	08/14/2026	PAYROLL SUMMARY	20260814		02/2027	2,031.16

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ACCOUNT	#	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
08/12/2026 785-0000-207.30-00	228822	TREASURER OF VIRGINIA (DCSE) 08/14/2026	3066 PAYROLL SUMMARY	20260814		02/2027	120.00 120.00
08/12/2026 101-4241-442.58-44	228823	TREASURER OF VIRGINIA (DEQ) 08/01/2026	1519 BCLF:ANNUAL PERMIT-TITLEV	6003322		02/2027	5,900.87 5,900.87
08/12/2026 101-4241-442.50-54	228824	TREASURER OF VIRGINIA (DPOR) 08/10/2026	2234 BCLF:WASTE MGMT CERTIF/JM	8102026		02/2027	85.00 85.00
08/12/2026 101-3530-435.30-40	228825	TREASURER OF VIRGINIA (MED EXA 06/11/2026	1843 MED EXAMNR: THARP, G	5302026		14/2026	20.00 20.00
08/12/2026 101-4241-442.60-14 101-4241-442.60-07	228826	TREVIPAY 07/30/2026 07/30/2026	7490 BCLF:CUTLERY, WATER, ICE, BCLF:LAMINATING SHEETS	B63F315E B63F315E		02/2027 02/2027	132.75 112.83 19.92
08/12/2026 101-1310-413.11-04	228827	SUSAN KAY TROBOUGH 08/04/2026	4462 ED: ELECTION DAY OFFICIAL	8042026		02/2027	190.00 190.00
08/12/2026 101-4241-442.60-09 101-4241-442.60-09 101-4241-442.60-09	228828	TRUCK & EQUIPMENT CORP. 07/31/2026 08/04/2026 08/04/2026	2581 BCLF: BATTERIES/T-10 BCLF: EXPANSION TANK BCLF: BATTERY CREDIT	01P175010 01P175184 01P175206		02/2027 02/2027 02/2027	695.97 363.72 410.25 78.00-
08/12/2026 785-0000-207.20-12	228829	UNITED WAY OF NORTHERN SHEN VA 08/14/2026	1556 PAYROLL SUMMARY	20260814		02/2027	1.00 1.00
08/12/2026 785-0000-207.20-02	228830	VACORP HYBRID DISABILITY PROGR 08/14/2026	880 PAYROLL SUMMARY	20260814		02/2027	1,033.33 1,033.33
08/12/2026 785-0000-207.20-28	228831	VALIC 08/14/2026	1231 PAYROLL SUMMARY	20260814		02/2027	2,382.50 2,382.50
08/12/2026 101-4320-443.30-40	228832	VECTOR SECURITY 07/22/2026	2926 GEN PROP:INSPECT FIRE SYS	78229965		02/2027	34.77 34.77
08/12/2026 101-1310-413.54-11	228833	VFW POST 8613 AVIS O. COMER 08/04/2026	1001 ED: ELECTION DAY RENTAL	8042026		02/2027	190.00 190.00
08/12/2026 301-9420-541.80-88 101-3120-431.30-40	228834	VISION TECHNOLOGY GROUP, LLC 08/05/2026 08/03/2026	5705 CIP: COMPUTER/DMV SELECT SHERIFF: AUGUST BILLING	32365 32565		02/2027 02/2027	11,571.51 3,165.66 8,405.85
08/12/2026 101-3230-432.50-53	228835	ANDREW J WHETZEL 07/15/2026	7437 EMS: MEALS/1111	7152026		02/2027	104.37 104.37
08/12/2026 101-2130-421.59-66	228836	HOLLY WILLIAMS 08/07/2026	5302 ARC:PARTICIPANT FOOD/SNAC	8072026		02/2027	81.55 81.55
08/12/2026 101-2130-421.59-66	228837	MELISSA WINGO 07/23/2026	6117 ARC:MEALS, MILEAGE/1075	7232026		02/2027	422.08 422.08

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
08/12/2026	228838	JANET C. WOODING	7326			225.00	
101-1310-413.11-04	08/04/2026	ED: ELECTION DAY OFFICIAL	8042026		02/2027	225.00	
08/12/2026	228839	3RD MILLENNIUM CLASSROOMS	4650			75.00	
704-3170-433.30-40	07/31/2026	VJCCA:CONFLICT-WISE/LR	PAGE0726		02/2027	75.00	
08/19/2026	228840	ADVANCE AUTO PARTS	2956			264.49	
101-3310-433.60-09	08/11/2026	JAIL:REPLAC SIDE VIEW MIR	7804622339358		02/2027	264.49	
08/19/2026	228841	ADVANCE LOCAL MEDIA LLC	7130			8,075.00	
210-8150-481.30-40	06/30/2026	TOURISM:NETWORKING,SOCIAL	4214765		14/2026	8,075.00	
08/19/2026	228842	AMERICAN FAMILY LIFE ASSURANCE	6001			30.21	
785-0000-207.20-04	08/21/2026	PAYROLL SUMMARY	20260821		02/2027	30.21	
08/19/2026	228843	AMCON 1, LLC	4967			4,355.91	
101-4241-442.60-14	07/29/2026	BCLF: TARP/DAILY COVER	5176		02/2027	4,355.91	
08/19/2026	228844	ANTHEM BLUE CROSS BLUE SHIELD	6246			16,664.50	
785-0000-207.20-01	08/21/2026	PAYROLL SUMMARY	20260821		02/2027	16,664.50	
08/19/2026	228845	ARC3 GASES, INC.	2962			11.78	
101-4241-442.54-11	07/31/2026	BCLF: CYLINDER RENTAL	13171809		02/2027	11.78	
08/19/2026	228846	AUTOZONE INC.	2703			13.86	
101-3121-431.60-09	08/11/2026	INVEST:REFRESHERS/TX EXMP	02039482382		02/2027	13.86	
08/19/2026	228847	BAI MUNICIPAL SOFTWARE	2460			10,650.00	
101-8111-481.30-40	06/30/2026	P&CD:EXTRACT DATA-INSPECT	20260805008		14/2026	1,600.00	
101-1251-412.30-11	08/10/2026	IT:SFTWRE PKG/ANUAL MAINT	20260810002		02/2027	9,050.00	
08/19/2026	228848	BLUE RIDGE BANK	5127			56,747.96	
101-1211-412.50-54	07/31/2026	ADMIN: MGMT TRAINING	5329		02/2027	199.00	
101-1241-412.38-40	07/31/2026	TREAS: DMV STOPS	5329		02/2027	104.25	
101-1241-412.50-20	07/31/2026	TREAS:STAMPED ENVELOPES	5329		02/2027	5,381.90	
101-1251-412.54-14	07/31/2026	IT: UATTEND	5329		02/2027	270.00	
101-1253-412.60-01	07/31/2026	PURCH: DRY ERASE BOARD	5329		02/2027	13.44	
101-1310-413.50-20	07/31/2026	EB: MAIL BALLOTS	5329		02/2027	5.71	
101-2110-421.50-53	07/31/2026	JUDGE: JURY FOOD	5329		02/2027	6.50	
101-2130-421.59-66	07/31/2026	ARC: CONF LODG/1075	5329		02/2027	7,787.34	
101-2210-422.50-20	07/31/2026	CA: STAMPS	5329		02/2027	595.00	
101-2210-422.58-01	07/31/2026	CA: STATE BAR DUES	5329		02/2027	570.00	
101-3120-431.50-53	07/31/2026	SHER: TRAINING MEALS	5329		02/2027	113.80	
101-3120-431.50-54	07/31/2026	SHER: CSCJ TRAINING/1156	5329		02/2027	2,097.00	
101-3120-431.54-14	07/31/2026	SHER: LEXISNEXIS/CHATGPT	5329		02/2027	107.80	
101-3120-431.58-01	07/31/2026	SHER: NOTARY APP/KC/SM	5329		02/2027	90.00	
101-3120-431.58-15	07/31/2026	SHER: K9 PUP PARTY SUPPLY	5329		02/2027	84.34	
101-3120-431.59-09	07/31/2026	SHER:SCOPES/LIGHT BEARING	5329		02/2027	6,818.26	
101-3120-431.60-05	07/31/2026	SHERIFF:JANITORIAL SUPPLY	5329		02/2027	15.37	

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101-3120-431.60-07	07/31/2026	SHER: TOILET/FLOOR EPOXY	5329		02/2027	774.36
101-3120-431.60-08	07/31/2026	SHER: VEHICLE FUEL	5329		02/2027	99.14
101-3120-431.60-10	07/31/2026	SHERIFF: HOLSTERS	5329		02/2027	180.09
101-3120-431.60-11	07/31/2026	SHER: UNIFORM NAME TAPES	5329		02/2027	92.01
101-3120-431.60-28	07/31/2026	SHER: HOLSTERS/HEADLIGHTS	5329		02/2027	2,173.56
101-3121-431.50-20	07/31/2026	INVEST: SHIPPING LABEL	5329		02/2027	19.55
101-3121-431.50-23	07/31/2026	INV:STARLINK/HIGHSPEEDLNK	5329		02/2027	287.00
101-3121-431.50-53	07/31/2026	INV:TRAIN LODG/MEALS/1155	5329		02/2027	820.92
101-3121-431.54-14	07/31/2026	INVEST: LEXISNEXIS/ADOBE	5329		02/2027	169.99
101-3121-431.58-15	07/31/2026	INV:CURTAIN RODS/TV/TONER	5329		02/2027	834.71
101-3121-431.60-05	07/31/2026	INVEST: LIGHT BULBS	5329		02/2027	41.78
101-3121-431.60-07	07/31/2026	INV: FLOOR EPOXY/FANS	5329		02/2027	766.97
101-3121-431.60-08	07/31/2026	INV: VEHICLE FUEL/1155	5329		02/2027	58.68
101-3121-431.60-11	07/31/2026	INVEST: CARGO PANTS/UNIFM	5329		02/2027	92.15
101-3130-431.50-76	07/31/2026	CP: NATL NIGHT OUT SUPPLY	5329		02/2027	2,194.57
101-3130-431.54-14	07/31/2026	CP: GPS WATCHES	5329		02/2027	79.94
101-3130-431.58-07	07/31/2026	CP: SYC LANYARDS/SUPPLIES	5329		02/2027	1,237.76
101-3130-431.60-11	07/31/2026	CP: UNIFORM PANTS	5329		02/2027	39.57
101-3230-432.50-53	07/31/2026	EMS:TRAIN LODG/PARK/1134	5329		02/2027	267.46
101-3230-432.50-76	07/31/2026	EMS:NATL NIGHT OUT SUPPLY	5329		02/2027	335.81
101-3230-432.58-77	07/31/2026	EMS:BATTERIES/LIGHT BULBS	5329		02/2027	196.83
101-3230-432.60-11	07/31/2026	EMS: UNIFORM PANTS/MK	5329		02/2027	94.64
101-3240-432.30-10	07/31/2026	ECC: HEADSETS	5329		02/2027	216.91
101-3240-432.50-76	07/31/2026	ECC:NATL NIGHT OUT SUPPLY	5329		02/2027	72.22
101-3240-432.59-70	07/31/2026	ECC:CONF/AG 1440/JL 1139	5329		02/2027	550.00
101-3240-432.59-71	07/31/2026	ECC: CONF/AG 1141/LJ 1144	5329		02/2027	150.00
101-3310-433.30-32	07/31/2026	JAIL: INMATE MEDICAL MEDS	5329		02/2027	508.19
101-3310-433.50-55	07/31/2026	JAIL: TOLLS/EXTRADITION	5329		02/2027	6.14
101-3310-433.50-76	07/31/2026	JAIL:CAREER BOOTH BANNERS	5329		02/2027	497.42
101-3310-433.54-14	07/31/2026	JAIL:MEDICAL RECORD SFTWR	5329		02/2027	500.00
101-3310-433.58-01	07/31/2026	JAIL: NOTARY APP/MA/MS	5329		02/2027	90.00
101-3310-433.58-15	07/31/2026	JAIL: NURSE DESK	5329		02/2027	69.99
101-3310-433.60-02	07/31/2026	JAIL: INMATE FOOD/ICE/WTR	5329		02/2027	1,028.28
101-3310-433.60-04	07/31/2026	JAIL: SHARPS CONTAINER	5329		02/2027	52.47
101-3310-433.60-05	07/31/2026	JAIL:JANITORIAL SUPPLIES	5329		02/2027	837.69
101-3310-433.60-07	07/31/2026	JAIL: FLOOR EPOXY	5329		02/2027	433.51
101-3310-433.60-08	07/31/2026	JAIL: VEHICLE FUEL	5329		02/2027	77.98
101-3310-433.60-09	07/31/2026	JAIL: VEHICLE WASH SUPPLY	5329		02/2027	2,028.37
101-3310-433.60-30	07/31/2026	JAIL: ICE MACHINE/KITCHEN	5329		02/2027	3,072.00
101-3310-433.60-34	07/31/2026	JAIL:WATER/TV/BBALL INMAT	5329		02/2027	348.34
101-3510-435.31-11	07/31/2026	SHELTER: SPAY/NEUTER	5329		02/2027	1,200.00
101-3510-435.54-14	07/31/2026	SHELTER: ANIMAL TRACK SW	5329		02/2027	8.00
101-3510-435.60-02	07/31/2026	SHELTER: ANIMAL FOOD	5329		02/2027	286.14
101-3510-435.60-04	07/31/2026	SHELTER: MICROCHIPS	5329		02/2027	297.50
101-3510-435.60-05	07/31/2026	SHELTER: TOWELS/BROOM	5329		02/2027	71.92
101-3510-435.60-21	07/31/2026	SHELTER: BEDDING/PADS	5329		02/2027	486.58
101-4241-442.60-07	07/31/2026	BCLF: GATE KEYS	5329		02/2027	8.24
101-4320-443.60-07	07/31/2026	GEN PROP: LIGHT/FAN	5329		02/2027	259.97
101-7110-461.30-30	07/31/2026	REC: GOLF TOUR FB AD	5329		02/2027	7.20
101-7110-461.54-14	07/31/2026	REC: GOOGLE/JOTFORM	5329		02/2027	248.00

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101-7110-461.60-13	07/31/2026	REC:GOLF BALLS/CLEANER	5329		02/2027	347.10
101-8111-481.50-54	07/31/2026	P&CD: VAZO CONF/1104/1103	5329		02/2027	600.00
101-8111-481.54-14	07/31/2026	P&CD:TRANSCRIPTION SOFTWR	5329		02/2027	20.00
201-5300-453.57-55	07/31/2026	DSS: MEALS	5329		02/2027	52.04
201-5300-453.57-66	07/31/2026	DSS: MEDICATION LOCKBOX	5329		02/2027	229.96
210-8150-481.54-11	07/31/2026	TOT: STORAGE RENTAL	5329		02/2027	180.00
210-8150-481.54-14	07/31/2026	TOT: ADOBE/MAILCHIMP	5329		02/2027	154.99
210-8150-481.58-01	07/31/2026	TOT: VADMO MEMBERSHIP	5329		02/2027	780.00
590-7110-461.60-13	07/31/2026	REC/ENT: AWARDS/GOLF INS	5329		02/2027	929.95
101-2130-421.59-66	06/30/2026	ARC: TREATMENT SUPPLIES	5329		14/2026	34.07
101-3120-431.58-15	06/30/2026	SHERIFF: FOLDING TABLE	5329		14/2026	91.03
101-3120-431.60-10	06/30/2026	SHERIFF: CHARGING CASE	5329		14/2026	354.04
101-3121-431.58-15	06/30/2026	INV:BINDER TABS/STICKY TB	5329		14/2026	36.48
101-3310-433.60-05	06/30/2026	JAIL: CLEANING SUPPLIES	5329		14/2026	9.94
101-3310-433.60-07	06/30/2026	JAIL: AIR CONDITIONER	5329		14/2026	2,693.45
101-7110-461.60-13	06/30/2026	REC:ELECTRONIC SCOREBOARD	5329		14/2026	494.95
712-3410-434.58-74	06/30/2026	DHCD: Q4 LEVY	5329		14/2026	1,209.70
08/19/2026	228849	BOUND TREE MEDICAL, LLC	3669			1,329.56
101-3230-432.60-42	08/10/2026	EMS: MEDS	86311132		02/2027	147.10
101-3230-432.60-42	08/12/2026	EMS: MEDICAL SUPPLIES	86314736		02/2027	1,182.46
08/19/2026	228850	BRIGHTSPEED	5802			995.00
101-1251-412.50-23	08/03/2026	IT:420001404088/PHONE	509183746		02/2027	995.00
08/19/2026	228851	CARTER MACHINERY CO., INC.	2346			5,946.74
101-4241-442.54-11	08/13/2026	BCLF: WATER TRUCK RENTAL	00781935		02/2027	4,021.08
101-4241-442.30-10	08/13/2026	BCLF: AJ500 REPAIRS	2441309		02/2027	1,925.66
08/19/2026	228852	ESRI	2138			29,300.00
101-1235-412.30-11	07/16/2026	GIS: MAINT AGREEMENT	900295674		02/2027	29,300.00
08/19/2026	228853	JANE M FETTERMAN	7570			150.71
101-2130-421.59-66	07/22/2026	ARC:TRAVEL REIMBURSE/1075	7222026		02/2027	150.71
08/19/2026	228854	FISHER AUTO PARTS, INC.	454			665.02
101-4241-442.60-07	07/07/2026	BCLF: BULK OIL/CR. \$36.45	037360073		02/2027	665.02
08/19/2026	228855	GALLS LLC	116			580.09
101-3310-433.60-11	08/14/2026	JAIL:1000875876/PANTS	035981890		02/2027	388.46
101-3310-433.60-11	08/13/2026	JAIL:1000875876/CLIP KEY	035967468		02/2027	191.63
08/19/2026	228856	GENERAL CODE LLC	487			374.00
101-1101-411.30-20	08/12/2026	BOS: CODE BOOKS	PG000048304		02/2027	374.00
08/19/2026	228857	CHAPMAN L GOOD SR	7486			.00
101-2210-422.58-09	08/18/2026	CA:COMUNITY OUTRECH/COINS	08182026		02/2027	1,519.48
101-2210-422.50-54	05/22/2026	CA:VACA CONF REGISTER/CG	178659		14/2026	450.00
101-2210-422.58-09	09/10/2026	CA:COMUNITY OUTRECH/COINS	08182026		03/2027	1,519.48
101-2210-422.50-54	09/10/2026	CA:VACA CONF REGISTER/CG	178659		03/2027	450.00

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08/19/2026	228858	GRANITE TELECOMMUNICATIONS, LL	4950				2,543.40
101-1251-412.50-23		08/01/2026	IT: PHONE	04193810		02/2027	2,543.40
08/19/2026	228859	CHARITY D GRAY	7206				257.16
205-6220-513.36-13		08/18/2026	CSA:REIMBURSE SHOES/TS	111928289517922		02/2027	113.39
205-6220-513.36-13		08/18/2026	CSA:REIMBURSE CLOTHES/TS	089603789952135		02/2027	24.97
205-6220-513.36-13		08/18/2026	CSA:REIMBURSE CLOTHES/TS	8182026		02/2027	61.96
205-6220-513.36-13		08/18/2026	CSA:REIMBURSE CLOTHES/TS	586692819772688		02/2027	56.84
08/19/2026	228860	H&R CONTRACTORS, INC.	5053				1,226.00
101-2210-422.30-40		07/31/2026	COMM ATTY:SHRED DOCUMENTS	43631		02/2027	49.00
101-2120-421.30-11		07/31/2026	GDC: SHRED DOCUMENTS	43653		02/2027	79.00
101-1241-412.30-40		07/31/2026	TREAS: DESTROY RECORDS	43632		02/2027	1,098.00
08/19/2026	228861	HARTS AUTOMOTIVE & 24 HOURS TO	7571				250.00
101-3121-431.30-12		07/20/2026	INVEST:TOWING/IMPOUND	37991		02/2027	250.00
08/19/2026	228862	HOLTZMAN OIL CORP	1167				4,781.99
101-4241-442.60-08		08/14/2026	BCLF: VEHICLE FUEL	4590571		02/2027	2,836.10
101-4241-442.60-08		08/12/2026	BCLF: VEHICLE FUEL	4579643		02/2027	1,834.02
101-4241-442.60-09		08/14/2026	BCLF: DEF	4592737		02/2027	111.87
08/19/2026	228863	HOLTZMAN OIL CORPORATION	1872				20,390.32
101-3120-431.60-08		07/31/2026	SHERIFF: VEHICLE FUEL	12399		02/2027	10,519.98
101-3121-431.60-08		07/31/2026	INVEST: VEHICLE FUEL	12399		02/2027	1,558.18
101-3130-431.60-08		07/31/2026	CP: VEHICLE FUEL	12399		02/2027	765.80
101-3310-433.60-08		07/31/2026	JAIL: VEHICLE FUEL	12399		02/2027	2,251.79
101-3515-435.60-08		07/31/2026	AC: VEHICLE FUEL	12399		02/2027	281.08
101-3510-435.60-08		07/31/2026	SHELTER: VEHICLE FUEL	12399		02/2027	142.62
101-3230-432.60-08		07/31/2026	EMS: VEHICLE FUEL	12399		02/2027	3,556.88
101-7110-461.60-08		07/31/2026	REC DEPT: VEHICLE FUEL	12399		02/2027	73.59
101-4320-443.60-08		07/31/2026	GEN PROP: VEHICLE FUEL	12399		02/2027	357.14
101-8111-481.60-08		07/31/2026	P&CD: VEHICLE FUEL	12399		02/2027	772.27
101-1231-412.50-51		07/31/2026	COR: VEHICLE FUEL	12399		02/2027	78.90
101-8150-481.60-08		07/31/2026	ECON DEV: VEHICLE FUEL	12399		02/2027	32.09
08/19/2026	228864	CLYDE F JENKINS	7502				1,600.00
210-8150-481.50-77		08/18/2026	TOURISM:VA 250 MONUMENT	67892		02/2027	1,600.00
08/19/2026	228865	JR'S TIRE CENTER, INC.	2541				258.95
101-3120-431.60-09		08/13/2026	SHERIF: BATTERY/180	268993		02/2027	258.95
08/19/2026	228866	KIDSPACE NATIONAL CENTERS OF	7320				34,331.02
205-6220-513.36-07		07/31/2026	CSA:FC TFC/JULY/AL	0000541936		02/2027	5,421.90
205-6220-513.36-07		07/31/2026	CSA:FC TFC,MAINT,VEMAT/LM	0000541937		02/2027	7,402.90
205-6220-513.36-07		07/31/2026	CSA:FC TFC,MAINT,VEMAT/NR	0000541942		02/2027	7,165.42
205-6220-513.36-07		07/31/2026	CSA:FC TFC,MAINT,VEMAT/AR	0000541938		02/2027	7,218.90
205-6220-513.36-07		07/31/2026	CSA:FC TFC,MAINT,VEMAT/AR	0000541939		02/2027	7,121.90
08/19/2026	228867	RELX INC DBA LEXISNEXIS	7573				1,400.00
101-2210-422.54-14		04/30/2026	COMM ATTY: SUBSCRIPTION	3096473360		14/2026	350.00

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-2210-422.54-14	05/31/2026	COMM ATTY: SUBSCRIPTION	3096531283		14/2026	350.00
101-2210-422.54-14	06/30/2026	COMM ATTY: SUBSCRIPTION	3096580395		14/2026	350.00
101-2210-422.54-14	07/31/2026	COMM ATTY: SUBSCRIPTION	3096644950		02/2027	350.00
08/19/2026	228868	LIBERTY VOTE USA, INC.	5526			3,633.19
101-1310-413.30-40	06/02/2026	EB: FIRMWARE	LV163799		14/2026	3,633.19
08/19/2026	228869	LOUDERBACK IMPLEMENT CO., INC.	622			604.04
101-4320-443.60-07	08/12/2026	GEN PROP: WEED EATER,FUEL	101573		02/2027	604.04
08/19/2026	228870	MINNESOTA LIFE (DSS)	6488			159.68
785-0000-207.20-02	08/21/2026	PAYROLL SUMMARY	20260821		02/2027	159.68
08/19/2026	228871	NO. SHENANDOAH VALLEY REGIONAL	1469			10,000.00
210-8150-481.58-01	08/18/2026	TOURISM:FY27 CONTRIBUTION	3480		02/2027	10,000.00
08/19/2026	228872	OMSI LOCKBOX	6102			103.65
101-3310-433.60-34	08/14/2026	JAIL:INDIGENT PACK/INMATE	S50648093		02/2027	103.65
08/19/2026	228873	PAGE CO-OP FARM BUREAU, INC.	175			1,579.52
101-7110-461.60-07	08/13/2026	REC DEPT:EPOXY,GLUE,TAPE	K61334		02/2027	19.03
101-3130-431.50-76	08/13/2026	CP:SPRA PAINT/BOAT RACING	K61399		02/2027	81.50
101-3310-433.60-07	08/11/2026	JAIL:LIGHTR,UTILITY FLUID	K61216		02/2027	21.47
101-3310-433.60-07	08/10/2026	JAIL:VENT TOP,PRIMER,PAIN	K61092		02/2027	458.60
101-3310-433.60-07	08/08/2026	JAIL:SQUARE MOLD,SEALANT	K61016		02/2027	34.23
101-3310-433.60-07	08/14/2026	JAIL:VEG KILLER,BEE KILL	K61426		02/2027	57.98
101-3310-433.60-07	08/13/2026	JAIL:BOAT RACE SUPPLIES	K61340		02/2027	170.86
101-3120-431.60-07	08/11/2026	SHERF: ADHESIVE-GARAGE	K61247		02/2027	28.53
101-3310-433.60-07	08/11/2026	JAIL:ROOFING NAILS-GARAGE	K61247		02/2027	7.59
101-3121-431.60-07	08/14/2026	INVEST:DRYLOCK,PAINT,ROLL	K61427		02/2027	198.12
101-4241-442.30-42	08/18/2026	BCLF: SILT FENCE,HAMMER	K61641		02/2027	165.95
101-4241-442.30-42	08/17/2026	BCLF: STRAW	K61595		02/2027	200.00
101-4241-442.30-42	08/17/2026	BCLF:SHOVELS,STAKES,STRAW	K61543		02/2027	135.66
08/19/2026	228874	PAGE COUNTY HIGH SCHOOL	1288			692.02
101-7110-461.60-13	08/10/2026	REC DEPT: FIELD PAINT	26003		02/2027	692.02
08/19/2026	228875	PAGE COUNTY SHERIFF, EMPLOYEE'	906			76.40
101-3120-431.60-05	08/11/2026	SHERIF:DISENFECTANT,MOP	080778787796252		02/2027	76.40
08/19/2026	228876	PAGE COUNTY SHERIFF,PETTY CASH	404			20.00
101-3120-431.58-01	08/13/2026	SHERIF:NOTARY FEES/KC,SM	2078		02/2027	20.00
08/19/2026	228877	PAGE VALLEY NEWS LLC	6902			285.00
101-1320-413.50-20	08/07/2026	REGISTRAR:PUBLIC NOTIC/AD	1081		02/2027	285.00
08/19/2026	228878	PEOPLE PLACES, INC.	1741			51,773.54
205-6220-513.36-07	04/30/2026	CSA:PFC-TFC,MGMT/APRIL/AL	61601		14/2026	5,467.31
205-6220-513.36-07	02/28/2026	CSA:PFC-TFC,MGMT/FEB/AL	61283		14/2026	5,127.31
205-6220-513.36-07	02/28/2026	CSA:PFC-TFC,MGMT/FEB/DL	61218		14/2026	5,127.31

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205-6220-513.36-07	04/30/2026	CSA:PFC-TFC,MGMT/APR/DL	61644		14/2026	5,467.31
205-6220-513.36-07	06/30/2026	CSA:PFC-TFC,MGMT/JUN/DL	61998		14/2026	5,467.31
205-6220-513.36-07	06/30/2026	CSA:PFC-TFC,MGMT/JUN/JL	61999		14/2026	5,467.31
205-6220-513.36-07	02/28/2026	CSA:PFC-TFC,MGMT/FEB/JL	61219		14/2026	5,127.31
205-6220-513.36-07	04/30/2026	CSA:PFC-TFC,MGMT/APR/JL	61645		14/2026	5,467.31
205-6220-513.36-07	05/31/2026	CSA:PFC-TFC,MGMT/MAY/JL	61829		14/2026	5,637.31
205-6220-513.36-07	07/31/2026	CSA:PFC TREATMENT/JULY/HG	62126		02/2027	3,417.75
08/19/2026	228879	PERFORMANCE FOODSERVICE-VIRGIN	4480			6,544.52
101-3310-433.60-05	08/13/2026	JAIL: JANITORIAL SUPPLIES	7985581		02/2027	755.98
101-3310-433.60-02	08/13/2026	JAIL: INMATE FOOD	7985582		02/2027	201.67
101-3310-433.60-02	08/13/2026	JAIL: INMATE FOOD	7985580		02/2027	5,586.87
08/19/2026	228880	PITNEY BOWES GLOBAL FINANCIAL	2788			168.24
101-3120-431.54-12	08/11/2026	SHER: POSTAGE MACH LEASE	3323028170		02/2027	168.24
08/19/2026	228881	RACEY ENGINEERING PLLC	418			682.50
101-8111-481.30-40	09/09/2025	P&CD:PRE-DESIGN SERVICES	15448		14/2026	682.50
08/19/2026	228882	REDWOOD TOXICOLOGY LABORATORY	3915			198.90
101-2130-421.59-66	07/31/2026	ARC: DRUG TEST KITS	30696920267		02/2027	198.90
08/19/2026	228883	RMTA PAYMENT & DISPUTE	7572			2.00
101-3310-433.50-55	05/28/2026	JAIL: PAY-BY-PLATE TOLL	B552600628423		14/2026	2.00
08/19/2026	228884	RICOH USA INC	3999			268.55
101-2210-422.54-12	07/24/2026	COMM ATTY: COPIER LEASE	2USC2/110190838		02/2027	134.49
101-2191-421.54-12	08/03/2026	MAGISTRATE:COPIER LEASE	00MN6/110206065		02/2027	55.73
101-1310-413.54-12	08/04/2026	ELEC BRD: ADDITNL IMAGES	00MN4/110207455		02/2027	15.92
101-1212-412.54-12	06/22/2026	FINANCE: COPIER LEASE	2USC1/110207454		14/2026	62.41
08/19/2026	228885	RICOH USA, INC	5251			64.12
718-2190-421.54-12	07/01/2026	VCTM/WIT: ADDITL IMAGES	5073459627		02/2027	24.76
718-2190-421.54-12	08/01/2026	VCTM/WIT: ADDITL IMAGES	5073612498		02/2027	39.36
08/19/2026	228886	RIVERSIDE FAMILY SUPPORT, LLC	5417			2,700.00
205-6220-513.36-14	06/30/2026	CSA:FAMILY THERAPY/JUN/BW	062026		14/2026	1,200.00
205-6220-513.36-14	06/30/2026	CSA:FAMILY THERAPY/JUN/KG	062026		14/2026	1,200.00
205-6220-513.36-14	07/31/2026	CSA:FAMILY THERAPY/JUL/KG	072026		02/2027	300.00
08/19/2026	228887	ROBERTS OXYGEN COMPANY, INC.	2583			562.00
101-3230-432.60-04	07/31/2026	EMS: MEDICAL OXYGEN	J09315		02/2027	104.70
101-3230-432.60-04	07/31/2026	EMS: MEDICAL OXYGEN	J09316		02/2027	228.10
101-3230-432.60-04	07/31/2026	EMS: MEDICAL OXYGEN	J09317		02/2027	229.20
08/19/2026	228888	RSW REGIONAL JAIL	4765			1,716.82
101-3310-433.30-40	08/13/2026	JAIL: INMATE HOUSING/JULY	202623		02/2027	1,705.00
101-3310-433.30-32	08/13/2026	JAIL: INMATE MEDS/JULY	202623		02/2027	11.82
08/19/2026	228889	SCHMIDT BAKING COMPANY	6767			324.91
101-3310-433.60-02	08/06/2026	JAIL: INMATE BREAD	3510726218015		02/2027	107.16

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101-3310-433.60-02		08/17/2026	JAIL: INMATE BREAD	3510726229022		02/2027	112.07
101-3310-433.60-02		08/13/2026	JAIL: INMATE BREAD	3510726225013		02/2027	105.68
08/19/2026	228890	SHARPS MWS	4819				119.98
101-3310-433.30-40		08/12/2026	JAIL: MEDICAL WASTE	INV4806616		02/2027	119.98
08/19/2026	228891	SHEN-PACO INDUSTRIES, INC.	224				180.00
101-3120-431.54-11		08/12/2026	SHER:ANNUAL CONTRACT/QTR1	8182026		02/2027	60.00
101-3121-431.54-11		08/12/2026	INVS:ANNUAL CONTRACT/QTR1	8182026		02/2027	60.00
101-3310-433.54-11		08/12/2026	JAIL:ANNUAL CONTRACT/QTR1	8182026		02/2027	60.00
08/19/2026	228892	SHENANDOAH VALLEY ELECTRIC COO	3703				3,460.29
101-3240-432.50-01		07/30/2026	ECC: POWER/TANNERS RIDGE	1056349001		02/2027	301.09
101-4320-443.50-01		08/10/2026	GEN PROP: POWER	1014839012		02/2027	812.44
101-4320-443.50-01		08/10/2026	GEN PROP: POWER	1014839007		02/2027	1,636.00
101-4320-443.50-01		08/10/2026	GEN PROP: POWER	1014839008		02/2027	492.56
101-3121-431.50-01		08/10/2026	INVEST: POWER	1007718002		02/2027	112.99
101-4240-442.50-01		08/10/2026	SLF: POWER	1014839010		02/2027	105.21
08/19/2026	228893	SHINEFORTH	3724				8,330.04
205-6220-513.37-01		07/31/2026	CSA:EXTEND SCHOOL/JUL/CK	114782CL00006		02/2027	4,165.02
205-6220-513.37-01		07/31/2026	CSA:EXTEND SCHOOL/JUL/LB	114782CL00001		02/2027	4,165.02
08/19/2026	228894	DEPARTMENT OF SOCIAL SERVICES	1545				125.88
205-6220-513.36-13		05/16/2026	CSA:REIMBURSE CLOTHES/AR	5162026		14/2026	68.94
205-6220-513.36-13		05/16/2026	CSA:REIMBURSE CLOTHES/GR	5162026		14/2026	56.94
08/19/2026	228895	SUDBOSS GARAGE LLC	7453				4,336.54
101-3130-431.30-12		08/11/2026	CP:INSTL RADIO,LIGHTS/168	8112026		02/2027	4,336.54
08/19/2026	228896	THE SUPPLY ROOM COMPANIES	205				166.53
101-4320-443.30-40		08/11/2026	GEN PROP: WATER	60200590		02/2027	104.65
101-2120-421.54-12		08/03/2026	GDC: WATER COOLER RENTAL	60116010		02/2027	12.00
101-3121-431.30-40		08/12/2026	INVEST: WATER	60212360		02/2027	29.90
101-4241-442.54-11		08/03/2026	BCLF: WATER COOLERS	60116020		02/2027	19.98
08/19/2026	228897	CLIFTON ROY THOMAS	6223				32.44
101-3121-431.50-53		07/13/2026	INVEST: MEALS/1160	7132026		02/2027	32.44
08/19/2026	228898	TREVIPAY	7490				200.09
101-4320-443.60-05		08/11/2026	GEN PROP:DISINFCTNT,BULBS	DE0CA800		02/2027	82.44
101-4241-442.60-05		08/17/2026	BCLF: FEBREEZE,LENS WIPES	96A41C68		02/2027	35.84
101-4241-442.60-14		08/17/2026	BCLF:WATER,ICE,GATORADE	96A41C68		02/2027	81.81
08/19/2026	228899	INTELLIGENT MARKING USA, TURF	7208				8,000.00
590-7110-461.54-14		07/27/2026	REC/ENT:GRIDIRON SUBSCRIP	INV00027232		02/2027	8,000.00
08/19/2026	228900	VACORP HYBRID DISABILITY PROGR	880				303.63
785-0000-207.20-02		08/21/2026	PAYROLL SUMMARY	20260821		02/2027	303.63
08/19/2026	228901	VALIC	6000				115.00
785-0000-207.20-28		08/21/2026	PAYROLL SUMMARY	20260821		02/2027	115.00

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ACCOUNT #		TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
08/19/2026	228902	VALLEY AUTOMATION, INC.	3327				9,147.39
301-9420-541.80-88		08/12/2026	CIP:DMV/SECURITY CAMERA	15113		02/2027	853.78
301-9420-541.80-88		08/12/2026	CIP:DMV/ROOM ACCESS CNTRL	15112		02/2027	765.18
301-9420-541.80-07		08/12/2026	CIP:LANDFIL/SECURITY CAMRA	15111		02/2027	804.43
301-9420-541.80-05		06/18/2026	CIP:LANDFILL SECURITY CAM	14950		14/2026	6,724.00
08/19/2026	228903	VALLEY URGENT CARE & OCCUPATIO	5813				60.00
101-9120-541.30-50		08/16/2026	BENEFITS: DRUG SCREEN	11747		02/2027	60.00
08/19/2026	228904	VETERINARY EMERGENCY SERVICES	4895				207.32
101-3515-435.31-10		08/09/2026	AC: EMERGENCY VISIT/EUTHA	56215		02/2027	207.32
08/19/2026	228905	WETLAND STUDIES AND SOLUTIONS,	3479				846.24
101-8111-481.30-40		08/10/2026	P&CD: VPDES SUPRT/ESC&SWM	9000335481		02/2027	846.24
08/19/2026	228906	XEROX CORPORATION	1799				161.13
101-2120-421.50-23		08/06/2026	GDC: COPIER LEASE	026130086		02/2027	29.02
101-2120-421.50-23		08/06/2026	GDC: COPIER LEASE	026130085		02/2027	62.26
101-4241-442.54-12		08/06/2026	BCLF: COPIER LEASE	026130084		02/2027	69.85
08/19/2026	228907	ZOLL MEDICAL CORPORATION	1833				703.05
101-3230-432.60-04		08/05/2026	EMS: MEDICAL SUPPLIES	4540241		02/2027	703.05
08/26/2026	228908	AARON'S AUTO SALES	7434				2,424.00
101-3310-433.30-12		08/19/2026	JAIL:REPLAC BRAKES,OIL CH	081010		02/2027	789.00
101-3310-433.30-12		08/08/2026	JAIL: OIL CHANGE/178	081007		02/2027	100.00
101-3310-433.30-12		08/08/2026	JAIL: OIL CHANGE/117	081006		02/2027	85.00
101-3310-433.30-12		08/18/2026	JAIL:BRAK WORK,ROTORS/111	081005		02/2027	826.00
101-3130-431.30-12		08/18/2026	CP:FLUSH & REPLC COOLANT	081009		02/2027	624.00
08/26/2026	228909	VALSOFT CORPORATION INC DBA AC	2762				6,488.11
101-1251-412.30-11		07/03/2026	IT: ANNUAL RENEWAL	INV661717		02/2027	6,488.11
08/26/2026	228910	ADVANCE AUTO PARTS	2956				65.27
101-3310-433.60-07		08/17/2026	JAIL: OIL FOR GARAGE	7804622941342		02/2027	11.06
101-3130-431.60-09		08/24/2026	CP: SANDPAPER/132	7804623622565		02/2027	6.89
101-3120-431.60-09		08/20/2026	SHERIFF: BULBS	7804623222429		02/2027	47.32
08/26/2026	228911	AIRDNA, LLC	5770				10,890.00
210-8150-481.54-14		08/21/2026	TOURISM:12 MONTH SUBSCRIP	C2E7B9B80004		02/2027	10,890.00
08/26/2026	228912	AMERICAN FAMILY LIFE ASSURANCE	270				2,764.35
785-0000-207.20-04		08/28/2026	PAYROLL SUMMARY	20260828		02/2027	2,764.35
08/26/2026	228913	WILLIAM N. AMONETTE	5022				104.00
101-9120-541.20-06		08/25/2026	BENEFITS:RETIREE HLTH/AUG	082026		02/2027	104.00
08/26/2026	228914	ANTHEM BLUE CROSS BLUE SHIELD	6246				1,456.00
785-0000-207.20-01		08/28/2026	PAYROLL SUMMARY	20260828		02/2027	1,456.00

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08/26/2026	228915	ANTHEM BLUE CROSS BLUE SHIELD	276				118,650.25
785-0000-207.20-01		08/28/2026	PAYROLL SUMMARY	20260828		02/2027	118,650.25
08/26/2026	228916	MARY ANN ARRINGTON	645				120.00
101-9120-541.20-06		08/25/2026	BENEFITS:RETIREE HLTH/AUG	082026		02/2027	120.00
08/26/2026	228917	AT&T	1920				5,169.52
101-3240-432.50-23		08/16/2026	ECC: 911 SERVICE	1525469119		02/2027	5,169.52
08/26/2026	228918	ATLANTIC EMERGENCY SOLUTIONS I	3886				442,349.50
301-9420-541.80-83		07/28/2026	CIP:PAGE COUNTY #651651	14662		02/2027	442,349.50
08/26/2026	228919	AUTOZONE INC.	2703				16.88
101-4241-442.60-09		08/22/2026	BCLF: STEERING FLUID	02039488105		02/2027	16.88
08/26/2026	228920	ASHLEY BAILEY	7135				435.72
101-2130-421.59-66		07/19/2026	ARC:MEAL,MILAGE,PARK/1075	7192026		02/2027	435.72
08/26/2026	228921	BRIGHTSPEED	5802				896.25
101-2191-421.50-23		08/06/2026	MAGIST:450001332054/PHONE	7000004659		02/2027	93.19
101-3121-431.50-23		08/09/2026	INVEST:470001479169/PHONE	320350482		02/2027	250.97
101-1251-412.50-23		08/12/2026	IT:405001448036/PHONES	7000013264		02/2027	552.09
08/26/2026	228922	BULBS.COM, INC.	5418				82.91
101-4320-443.60-07		08/21/2026	GEN PROP: BULBS	FT4801		02/2027	82.91
08/26/2026	228923	JOYCE BURKE	371				104.00
101-9120-541.20-06		08/25/2026	BENEFITS:RETIREE HLTH/AUG	082026		02/2027	104.00
08/26/2026	228924	R. CASEY BURNER	6936				140.51
101-3230-432.50-53		08/10/2026	EMS: MEALS/TRAINING/1148	8102026		02/2027	140.51
08/26/2026	228925	FAITH CARLSON	4141				20.00
101-9120-541.20-06		08/25/2026	BENEFITS:RETIREE HLTH/AUG	082026		02/2027	20.00
08/26/2026	228926	CARTER MACHINERY CO., INC.	2346				4,077.08
101-4241-442.30-10		08/20/2026	BCLF: INSTALL BUCKET/329	2448065		02/2027	1,566.27
101-4241-442.30-10		08/19/2026	BCLF:TRANSMSSN REPAIR/725	2446486		02/2027	2,510.81
08/26/2026	228927	COLUMN SOFTWARE, PBC	5995				455.07
101-1101-411.30-30		08/19/2026	BOS:PH-STR AMENDMENTS	4122CD1D0123		02/2027	455.07
08/26/2026	228928	COMCAST	2892				807.76
101-3230-432.58-77		08/13/2026	EMS: INTERNET	299600650130768		02/2027	242.80
101-3310-433.50-23		08/11/2026	JAIL: JMAT CABLE TV	299600630260966		02/2027	150.00
101-1251-412.50-23		08/10/2026	IT: INTERNET	299600630050979		02/2027	285.02
101-3230-432.58-77		08/15/2026	EMS: INTERNET	299600760212845		02/2027	129.94
08/26/2026	228929	MELLANIE COMER	5322				112.00
101-9120-541.20-06		08/25/2026	BENEFITS:RETIREE HLTH/AUG	082026		02/2027	112.00

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
08/26/2026 785-0000-207.30-00	228930 08/28/2026	COMMONWEALTH OF VIRGINIA PAYROLL SUMMARY	4621 20260828		02/2027	582.50 582.50	
08/26/2026 785-0000-207.30-00	228931 08/28/2026	COMMONWEALTH OF VIRGINIA PAYROLL SUMMARY	7336 20260828		02/2027	157.00 157.00	
08/26/2026 785-0000-207.20-12	228932 08/28/2026	CORRECTIONAL PEACE OFFICERS FO PAYROLL SUMMARY	2605 20260828		02/2027	2.50 2.50	
08/26/2026 101-9120-541.20-06	228933 08/25/2026	PETER J. CREATURO, JR. BENEFITS:RETIREE HLTH/AUG	4138 082026		02/2027	120.00 120.00	
08/26/2026 101-9120-541.20-06	228934 08/25/2026	KATHY V CUMMINGS BENEFITS:RETIREE HLTH/AUG	6617 082026		02/2027	120.00 120.00	
08/26/2026 101-9120-541.20-06	228935 08/25/2026	GLENROSE DAMERON BENEFITS:RETIREE HLTH/AUG	368 082026		02/2027	120.00 120.00	
08/26/2026 101-3230-432.50-53	228936 08/10/2026	KRYSTAL R. DODSON EMS: MEALS/TRAINING/1149	3506 8102026		02/2027	89.87 89.87	
08/26/2026 205-6220-513.36-13	228937 08/02/2026	JAMIE FIELDS CSA:REIMBURSE CLOTHING/QE	6254 8022026		02/2027	552.59 552.59	
08/26/2026 101-9120-541.20-06	228938 08/25/2026	TIM FOSTER BENEFITS:RETIREE HLTH/AUG	375 082026		02/2027	36.00 36.00	
08/26/2026 101-3310-433.60-10	228939 08/20/2026	GALLS LLC JAIL:1000875876/PEPPR SPR	116 036042272		02/2027	100.33 100.33	
08/26/2026 101-9120-541.20-06	228940 08/25/2026	CINDY GOOD BENEFITS:RETIREE HLTH/AUG	496 082026		02/2027	120.00 120.00	
08/26/2026 101-3120-431.30-40	228941 08/19/2026	HARRISONBURG CENTER FOR HEALIN SHERIFF: COUNSELING/JM	7322 08192026		02/2027	175.00 175.00	
08/26/2026 101-9120-541.20-06	228942 08/25/2026	EVELYN A. HARVEY BENEFITS:RETIREE HLTH/AUG	4139 082026		02/2027	72.00 72.00	
08/26/2026 101-1221-412.30-03	228943 08/24/2026	HELM LAW, PLLC LGL SRV:PROF SERVICES/AUG	6927 1573		02/2027	3,130.00 3,130.00	
08/26/2026 101-9120-541.20-06	228944 08/25/2026	BRENDA C. HILLIARD BENEFITS:RETIREE HLTH/AUG	781 082026		02/2027	120.00 120.00	
08/26/2026 101-4241-442.60-08	228945 08/19/2026	HOLTZMAN OIL CORP BCLF: VEHICLE FUEL	1167 4593763		02/2027	3,546.96 3,546.96	
08/26/2026 101-4241-442.60-08	228946 07/31/2026	HOLTZMAN OIL CORPORATION BCLF: CARDS/DISCOUNT AMT	1872 13705		02/2027	42.78 42.78	

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
08/26/2026	228947	HOLTZMAN PROPANE LC	3648			749.19
101-3310-433.50-02	08/20/2026	JAIL: PROPANE	2926334		02/2027	749.19
08/26/2026	228948	J & C TOWING	4603			152.94
101-3120-431.30-12	08/10/2026	SHERIFF: TOWING/171	1824		02/2027	75.00
101-3120-431.30-12	08/13/2026	SHERIF:TOWING/126/TX EXMP	1836		02/2027	77.94
08/26/2026	228949	J REX BURNER CO.	22			170.00
101-3510-435.30-10	07/29/2026	SHELTER:WATER LEAK REPAIR	14863		02/2027	170.00
08/26/2026	228950	MARY E. JOHNSON	513			128.00
101-9120-541.20-06	08/25/2026	BENEFITS:RETIREE HLTH/AUG	082026		02/2027	128.00
08/26/2026	228951	SUE C. KEYTON	947			120.00
101-9120-541.20-06	08/26/2026	BENEFITS:RETIREE HLTH/AUG	082026		02/2027	120.00
08/26/2026	228952	OTIS R. LAM, JR.	1467			120.00
101-9120-541.20-06	08/25/2026	BENEFITS:RETIREE HLTH/AUG	082026		02/2027	120.00
08/26/2026	228953	LEXISNEXIS (MATTHEW BENDER)	1339			571.61
101-2110-421.54-14	08/17/2026	CIR CT JDG:LAW BOOK SUBSC	50263137		02/2027	571.61
08/26/2026	228954	JONATHAN C. LONG	661			96.00
101-9120-541.20-06	08/25/2026	BENEFITS:RETIREE HLTH/AUG	082026		02/2027	96.00
08/26/2026	228955	LOUDERBACK IMPLEMENT CO., INC.	622			69.98
101-4320-443.60-07	08/24/2026	GEN PROP: WEEDEATER OIL	101723		02/2027	69.98
08/26/2026	228956	L3HARRIS TECHNOLOGIES, INC.	5109			128,407.34
101-3240-432.30-40	08/20/2026	ECC: MAINT AGREEMNT/FY27	M000013631		02/2027	128,407.34
08/26/2026	228957	MARY RUSSELL WEB SERVICES, LLC	5909			56.25
101-3120-431.30-40	05/21/2026	SHERIFF: WEBSITE WORK	5212026		14/2026	56.25
08/26/2026	228958	MCKESSON MEDICAL-SURGICAL	4901			4,060.73
101-3230-432.60-42	08/10/2026	EMS: MEDS	26021515		02/2027	1,991.60
101-3230-432.60-42	08/13/2026	EMS: MEDS	26044217		02/2027	1,434.63
101-3230-432.60-42	08/10/2026	EMS: MEDS	26021971		02/2027	634.50
08/26/2026	228959	LINDA G MCLAIN	7142			120.00
101-9120-541.20-06	08/25/2026	BENEFITS:RETIREE HLTH/AUG	082026		02/2027	120.00
08/26/2026	228960	CAROYLN A. MILLER	3547			16.00
101-9120-541.20-06	08/25/2026	BENEFITS:RETIREE HLTH/AUG	082026		02/2027	16.00
08/26/2026	228961	LISHA MILLER	7213			120.00
101-9120-541.20-06	08/25/2026	BENEFITS:RETIREE HLTH/AUG	082026		02/2027	120.00
08/26/2026	228962	PHILIP MIMS	727			120.00
101-9120-541.20-06	08/25/2026	BENEFITS:RETIREE HLTH/AUG	082026		02/2027	120.00

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
08/26/2026	228963	MINNESOTA LIFE	257			275.79	
785-0000-207.20-02	08/28/2026	PAYROLL SUMMARY	20260828		02/2027	275.79	
08/26/2026	228964	MYERS FORD CO., INC.	815			234.15	
101-3230-432.30-12	08/20/2026	EMS: LOSING POWER/5204	6084042/2		02/2027	234.15	
08/26/2026	228965	JAMES E. NICHOLSON, JR.	2280			28.00	
101-9120-541.20-06	08/25/2026	BENEFITS:RETIREE HLTH/AUG	082026		02/2027	28.00	
08/26/2026	228966	OMSI LOCKBOX	6102			83.10	
101-3310-433.60-34	08/21/2026	JAIL:INDIGENT PACK/INMATE	S50648295		02/2027	83.10	
08/26/2026	228967	ONEMAIN FINANCIAL GROUP, LLC	7214			607.05	
785-0000-207.31-00	08/28/2026	PAYROLL SUMMARY	20260828		02/2027	607.05	
08/26/2026	228968	PAGE CO-OP FARM BUREAU, INC.	175			752.14	
101-4320-443.60-07	08/14/2026	GEN PROP: STEEL WOOL	K61445		02/2027	8.58	
101-4320-443.60-07	08/20/2026	GEN PROP: VINYL STOPPER	K61842		02/2027	2.75	
101-4320-443.60-07	08/20/2026	GEN PROP:KEY,ENTRY LEVER	K61822		02/2027	86.74	
101-3310-433.60-07	08/18/2026	JAIL:BUG REPLNT,PICUP STK	K61659		02/2027	46.47	
101-3310-433.60-07	08/21/2026	JAIL:SPRAYER,LOCKSET,	K61897		02/2027	125.14	
101-3310-433.60-07	08/20/2026	JAIL:TOILET SEAT,PVC TEE	K61835		02/2027	47.91	
101-3310-433.60-07	08/21/2026	JAIL:ENAMEL PAINT,BRUSH	K61937		02/2027	112.55	
101-3310-433.60-05	08/20/2026	JAIL:DECK SCRB,FLOOR POLI	K61857		02/2027	37.71	
101-3230-432.58-77	08/15/2026	EMS:EXTENSN CORD,CONNCTOR	K61506		02/2027	122.17	
101-3310-433.50-76	08/24/2026	JAIL:MOCK CELL-FAIR/PAINT	K62042		02/2027	22.12	
101-3130-431.50-76	08/13/2026	CP:SUPPLIES FOR BOAT RACE	K61389		02/2027	88.34	
101-3121-431.60-10	08/19/2026	INVEST: CABLE TIES	K61789		02/2027	35.18	
101-4320-443.60-07	08/24/2026	GEN PROP: ANT KILLER	K62074		02/2027	16.48	
08/26/2026	228969	PAGE COUNTY SHERIFF,PETTY CASH	404			15.78	
101-3121-431.60-09	08/24/2026	INVEST:REIMBURS OIL/144	A273		02/2027	15.78	
08/26/2026	228970	PAGE NEWS & COURIER	185			78.00	
101-1101-411.54-14	08/19/2026	BOS: SUBSCRIPTION	2190MAL0001		02/2027	78.00	
08/26/2026	228971	PAYNE'S TOWING AND RECOVERY, L	5303			285.00	
101-3120-431.30-12	08/13/2026	SHERIFF: TOWING/26080526	5138		02/2027	285.00	
08/26/2026	228972	PENN VETERINARY SUPPLY, INC.	171			397.25	
101-3510-435.60-04	08/07/2026	SHELTER: VACCINES	8336335		02/2027	397.25	
08/26/2026	228973	PERFORMANCE FOODSERVICE-VIRGIN	4480			6,146.52	
101-3310-433.60-02	08/20/2026	JAIL: INMATE FOOD	7993176		02/2027	71.00	
101-3310-433.60-05	08/20/2026	JAIL: JANITORIAL SUPPLIES	7993174		02/2027	950.29	
101-3310-433.60-02	08/20/2026	JAIL: INMATE FOOD	7993175		02/2027	5,125.23	
08/26/2026	228974	CHRISTOPHER CORNELIOUS PRICE I	5419			29.55	
101-3310-433.50-53	08/11/2026	JAIL: MEALS/ACADEMY	8112026		02/2027	29.55	

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
08/26/2026 301-9420-541.80-88	228975 08/18/2026	RIDGEVIEW MOULDING & MILLWORK CIP:CABINETS/COUNTERS-DMV	7576 8182026		02/2027	19,352.00 19,352.00	
08/26/2026 101-3230-432.60-04	228976 08/11/2026	ROBERTS OXYGEN COMPANY, INC. EMS: MEDICAL OXYGEN	2583 561094		02/2027	138.65 138.65	
08/26/2026 101-3510-435.31-10	228977 07/31/2026	ROSE HILL VETERINARY PRACTICE, SHELTER: VET SERVICES	5349 7979		02/2027	1,046.57 1,046.57	
08/26/2026 101-9120-541.20-06	228978 08/25/2026	CHARLES W. ROSE BENEFITS:RETIREE HLTH/AUG	566 082026		02/2027	120.00 120.00	
08/26/2026 101-3310-433.60-02 101-3310-433.60-02	228979 08/24/2026 08/20/2026	SCHMIDT BAKING COMPANY JAIL: INMATE BREAD JAIL: INMATE BREAD	6767 3510726236015 3510726232009		02/2027 02/2027	227.28 113.64 113.64	
08/26/2026 101-3510-435.50-01 101-4230-442.50-01 101-4320-443.50-01	228980 08/10/2026 08/20/2026 08/20/2026	SHENANDOAH VALLEY ELECTRIC COO SHELTER: POWER CMP STE/SF: POWER GEN PROP: POWER	3703 1013615001 1014839002 1014839014		02/2027 02/2027 02/2027	1,556.24 913.41 67.10 575.73	
08/26/2026 101-4320-443.60-07	228981 08/19/2026	SKYLINE PAINT & HARDWARE GEN PROP: KEYS	3784 AVYLS		02/2027	7.83 7.83	
08/26/2026 205-6220-513.36-13 205-6220-513.36-13 205-6220-513.36-13 205-6220-513.36-13 205-6220-513.36-13	228982 05/23/2025 05/23/2025 05/23/2025 06/30/2025 06/18/2025	DEPARTMENT OF SOCIAL SERVICES CSA:CLOTHING ALLOWANCE CSA:CLOTHING ALLOWANCE CSA:CLOTHING ALLOWANCE CSA:CLOTHING ALLOWANCE CSA:CLOTHING ALLOWANCE	1545 113649363681730 113350297144538 113230457469186 06302025 365794		14/2026 14/2026 14/2026 14/2026 14/2026	967.10 30.00 31.98 399.81 142.11 363.20	
08/26/2026 101-3121-431.30-12	228983 08/17/2026	STEVE'S AUTOMOTIVE & TOWING INVEST: TOW/IMPOUND LOT	2009 1341		02/2027	175.00 175.00	
08/26/2026 101-9120-541.20-06	228984 08/25/2026	BETTY JO STILLWELL BENEFITS:RETIREE HLTH/AUG	1165 082026		02/2027	120.00 120.00	
08/26/2026 101-9120-541.20-06	228985 08/25/2026	REBECCA W. STRAWDERMAN BENEFITS:RETIREE HLTH/AUG	4149 082026		02/2027	68.00 68.00	
08/26/2026 101-9120-541.20-06	228986 08/25/2026	PATRICIA TEMPLE BENEFITS:RETIREE HLTH/AUG	1691 082026		02/2027	104.00 104.00	
08/26/2026 101-9120-541.20-06	228987 08/25/2026	JOHN B. THOMAS BENEFITS:RETIREE HLTH/AUG	1670 082026		02/2027	24.00 24.00	
08/26/2026 101-9120-541.20-06	228988 08/25/2026	PAUL W THOMPSON BENEFITS:RETIREE HLTH/AUG	6474 082026		02/2027	20.00 20.00	
08/26/2026 101-2170-421.50-23	228989 08/14/2026	T-MOBILE BAILIFF: CELL PHONES	5642 98181236752		02/2027	3,607.70 69.94	

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-3120-431.50-23	08/14/2026	SHERIFF: CELL PHONES	98181236752		02/2027	2,069.02
101-3121-431.50-23	08/14/2026	INVEST: CELL PHONES	98181236752		02/2027	699.40
101-3130-431.50-23	08/14/2026	CP: CELL PHONES	98181236752		02/2027	209.82
101-3310-433.50-23	08/14/2026	JAIL: CELL PHONES	98181236752		02/2027	384.67
101-3515-435.50-23	08/14/2026	AC: CELL PHONES	98181236752		02/2027	69.94
101-3120-431.59-22	08/14/2026	SHERF/DE-ESC: CELL PHONES	98181236752		02/2027	104.91
08/26/2026	228990	TREASURER OF PAGE COUNTY	811			625.49
785-0000-207.31-00	08/28/2026	PAYROLL SUMMARY	20260828		02/2027	625.49
08/26/2026	228991	TREASURER OF PAGE COUNTY	5260			161.49
101-3230-432.50-54	08/28/2026	PAYROLL SUMMARY	20260828		02/2027	161.49
08/26/2026	228992	TREASURER OF PAGE COUNTY	5704			2,031.16
785-0000-207.20-01	08/28/2026	PAYROLL SUMMARY	20260828		02/2027	2,031.16
08/26/2026	228993	TREASURER OF VIRGINIA (DCSE)	3066			120.00
785-0000-207.30-00	08/28/2026	PAYROLL SUMMARY	20260828		02/2027	120.00
08/26/2026	228994	UNITED WAY OF NORTHERN SHEN VA	1556			1.00
785-0000-207.20-12	08/28/2026	PAYROLL SUMMARY	20260828		02/2027	1.00
08/26/2026	228995	VACORP HYBRID DISABILITY PROGR	880			1,052.09
785-0000-207.20-02	08/28/2026	PAYROLL SUMMARY	20260828		02/2027	1,052.09
08/26/2026	228996	VALIC	1231			2,682.50
785-0000-207.20-28	08/28/2026	PAYROLL SUMMARY	20260828		02/2027	2,682.50
08/26/2026	228997	CHERYL P. VILE	992			96.00
101-9120-541.20-06	08/25/2026	BENEFITS:RETIREE HLTH/AUG	082026		02/2027	96.00
08/26/2026	228998	VISA	5064			15.43
101-2110-421.50-53	08/13/2026	CIR CT JDG: DONUTS	0689		02/2027	15.43
08/26/2026	228999	VISION TECHNOLOGY GROUP, LLC	5705			335.57
101-3230-432.58-77	08/24/2026	EMS: MONTHLY SERVICE	4247109		02/2027	203.02
301-9420-541.80-88	08/18/2026	CIP: DMV 3RD STATION	32790		02/2027	132.55
08/26/2026	229000	DONALD L. YOUNG	1732			120.00
101-9120-541.20-06	08/25/2026	BENEFITS:RETIREE HLTH/AUG	082026		02/2027	120.00
DATE RANGE TOTAL *						2,308,474.70 *

08/03/2026

PAGE COUNTY
CHECK REPORT USING LOCALITY GENERAL LEDGER NUMBERS
FROM 06/01/2026 TO 05/31/2027
SORTED BY WARRANT NUMBER

CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
62792	08/03/26		201-5300-453.57-04		
(793	08/03/26		201-5300-453.57-04		959.00
794	08/03/26		201-5300-453.57-04		1,082.00
(795	08/03/26		201-5300-453.57-04		616.00
62796	08/03/26		201-5300-453.57-04		915.00
62797	08/03/26		201-5300-453.57-04		1,193.00
62798	08/03/26		201-5300-453.57-04		967.00
62799	08/03/26		201-5300-453.57-04		1,066.00
					407.00
TOTAL EXPENDITURES					7,205.00
LESS CANCELLED CHECKS					0.00
EXPENDITURES NET OF CANCELLATIONS					7,205.00

08/18/2026

PAGE COUNTY
CHECK REPORT USING LOCALITY GENERAL LEDGER NUMBERS
FROM 06/01/2026 TO 05/31/2027
SORTED BY WARRANT NUMBER

CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
62800	08/18/26		201-5300-453.57-14		861.00
62801	08/18/26	PEOPLE PLACES INC	201-5300-453.57-11		86.70
62802	08/18/26	PEOPLE PLACES INC	201-5300-453.57-11		8,064.00
62803	08/18/26	CREATIVE WONDERS LEARNING CTR	201-5300-453.57-11		920.00
62804	08/18/26	PEOPLE PLACES INC	201-5300-453.57-11		43.00
62805	08/18/26	PEOPLE PLACES INC	201-5300-453.57-11		4,062.00
62806	08/18/26	LITTLE ANGELS DAY CARE CENTER	201-5300-453.57-11		1,150.00
TOTAL EXPENDITURES					15,187.38
LESS CANCELLED CHECKS					0.00
EXPENDITURES NET OF CANCELLATIONS					15,187.38

15,187.38
15,187.38
0002
30,374.76

PAGE COUNTY
CHECK REPORT USING LOCALITY GENERAL LEDGER NUMBERS
FROM 06/01/2026 TO 05/31/2027
SORTED BY WARRANT NUMBER

CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
62807	08/26/26	HELM LAW PLLC	201-5300-453.57-55	PROFESSIONAL SERVICES - LEGAL	2,351.25
62808	08/26/26	STERICYCLE, INC.	201-5300-453.57-55	PROFESSIONAL SERVICES - OTHER	373.80
62809	08/26/26	VECTOR SECURITY INC	201-5300-453.57-55	MAINTENANCE SERVICE CONTRACTS	75.48
6310	08/26/26	PITNEY BOWES	201-5300-453.57-55	POSTAL SERVICES	129.35
		GLOBAL FINANCIAL SERVICES LLC			
62811	08/26/26	BRIGHTSPEED	201-5300-453.57-55	TELECOMMUNICATIONS	109.79
62812	08/26/26	COMCAST BUSINESS	201-5300-453.57-55	TELECOMMUNICATIONS	454.81
62813	08/26/26	T-MOBILE	201-5300-453.57-55	TELECOMMUNICATIONS	554.62
62814	08/26/26	KONICA MINOLTA BUSINESS SOLUTIONS USA INC	201-5300-453.57-55	LEASE/RENT OF EQUIPMENT	363.00
62815	08/26/26	VDH-VITAL RECORDS	201-5300-453.57-55	DUES & ASSOCIATION MEMBERSHIPS	10.00
62816	08/26/26	BUSINESS CARD	201-5300-453.57-55	OFFICE SUPPLIES	197.33
			201-5300-453.57-55	EMPLOYEE TRAINING	127.91
			201-5300-453.57-55	EMPLOYEE TRAINING	33.41
			201-5300-453.57-55	FOOD SUPPLIES	30.11
			201-5300-453.57-55	OFFICE SUPPLIES	162.71
			201-5300-453.57-55	OFFICE SUPPLIES	124.17
			201-5300-453.57-55	DUES & ASSOCIATION MEMBERSHIPS	14.99
			201-5300-453.57-55	TELECOMMUNICATIONS	1,504.32
			201-5300-453.57-55	OFFICE SUPPLIES	135.82
6317	08/26/26	THE SUPPLY ROOM	201-5300-453.57-55	OFFICE SUPPLIES	542.40
62818	08/26/26	HILLIARD, REBECCA	201-5300-453.57-55	FOOD SUPPLIES	23.76
62819	08/26/26	JENKINS, BARBARA	201-5300-453.57-55	FOOD SUPPLIES	14.41
62820	08/26/26	QUILL LLC	201-5300-453.57-55	FOOD SUPPLIES	206.97
62821	08/26/26	WEX BANK-EXXON	201-5300-453.57-55	VEHICLE/POWER EQUIPMENT FUELS	548.43
62822	08/26/26	PAGE CO BOARD OF SUPERVISORS	201-5300-453.57-55	DEPR - BUILDINGS/IMPROVEMENTS	1,337.22
		C/O COUNTY ADMINISTRATOR	201-5300-453.57-55	ELECTRICAL SERVICES	398.10
62824	08/26/26	CONTINUING CARE, INC.	201-5300-453.57-33	POS# 9152002 TERRI LYNN YAGER	213.13
62825	08/26/26	BUSINESS CARD	201-5300-453.57-30	FOR: DRUG SCREEN	210.00
62826	08/26/26	BUSINESS CARD	201-5300-453.57-95	FOR: HOTEL STAY	529.00
62827	08/26/26	HOLTZMAN OIL COMPANY	201-5300-453.57-66	FOR: GAS VOCHERS	39.50
			201-5300-453.57-66	FOR: GAS VOCHERS	24.69

08/26/2026

PAGE COUNTY

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CHECK REPORT USING LOCALITY GENERAL LEDGER NUMBERS

FROM 06/01/2026 TO 05/31/2027

SORTED BY WARRANT NUMBER

CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
62827	08/26/26	HOLTZMAN OIL COMPANY	201-5300-453.57-66	FOR: GAS VOCHERS	29.59
			201-5300-453.57-66	FOR: GAS VOCHERS	24.69
			201-5300-453.57-66	FOR: GAS VOCHERS	24.69
			201-5300-453.57-66	FOR: GAS VOCHERS	24.69
62828	08/26/26	BUSINESS CARD	201-5300-453.57-66	FOR: BILL	341.83
62829	08/26/26	SNIDER, DANIEL & MELODY	201-5300-453.57-66	FOR: CLOTHING/HYGIENE	55.49
62830	08/26/26	VALLEY URGENT CARE & OCCUPATIONAL MEDICINE	201-5300-453.57-30	FOR: DRUG SCREENS	150.00
			201-5300-453.57-30	FOR: DRUG SCREENS	150.00
62831	08/26/26	HOLTZMAN OIL COMPANY	201-5300-453.57-72	FOR: GAS VOCHERS	29.62
			201-5300-453.57-72	FOR: GAS VOCHERS	29.59
			201-5300-453.57-72	FOR: GAS VOCHERS	29.62
			201-5300-453.57-72	FOR: GAS VOCHERS	29.62
			201-5300-453.57-72	FOR: GAS VOCHERS	29.62
			201-5300-453.57-72	FOR: GAS VOCHERS	29.62
			201-5300-453.57-72	FOR: GAS VOCHERS	29.62
			201-5300-453.57-72	FOR: GAS VOCHERS	29.62
62832	08/26/26		201-5300-453.57-12	FOR:	448.00
			201-5300-453.57-12	FOR:	1,120.00
62833	08/26/26		201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	861.00
62834	08/26/26		201-5300-453.57-14	FOR:	574.11
62835	08/26/26		201-5300-453.57-14	FOR:	578.33
62836	08/26/26		201-5300-453.57-14	FOR:	265.64
62837	08/26/26		201-5300-453.57-11	FOR:	576.38
62838	08/26/26		201-5300-453.57-11	FOR:	1,120.00
62839	08/26/26		201-5300-453.57-11	FOR:	1,150.00
62840	08/26/26		201-5300-453.57-11	FOR:	580.00
62841	08/26/26		201-5300-453.57-11	FOR:	2,688.00
62842	08/31/26		201-5300-453.57-12	FOR:	224.00
62843	08/31/26		201-5300-453.57-12	FOR:	640.00
			201-5300-453.57-12	FOR:	1,280.00
			201-5300-453.57-12	FOR:	640.00
62844	08/31/26		201-5300-453.57-12	FOR:	2,016.00
62845	08/31/26		201-5300-453.57-12	FOR:	448.00
			201-5300-453.57-12	FOR:	1,120.00

PAGE COUNTY
CHECK REPORT USING LOCALITY GENERAL LEDGER NUMBERS
FROM 06/01/2026 TO 05/31/2027
SORTED BY WARRANT NUMBER

CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
62846	08/31/26		201-5300-453.57-12	FOR:	1,792.00
62847	08/31/26		201-5300-453.57-12	FOR:	1,792.00
62848	08/31/26		201-5300-453.57-12	FOR:	470.00
() 62849	08/31/26		201-5300-453.57-12	FOR:	896.00
			201-5300-453.57-12	FOR:	1,344.00
			201-5300-453.57-12	FOR:	1,792.00
			201-5300-453.57-12	FOR:	1,568.00
			201-5300-453.57-12	FOR:	1,344.00
			201-5300-453.57-12	FOR:	1,344.00
62850	08/31/26		201-5300-453.57-12	FOR:	672.00
62851	08/31/26		201-5300-453.57-12	FOR:	1,792.00
62852	08/31/26		201-5300-453.57-12	FOR:	1,792.00
62853	08/31/26		201-5300-453.57-12	FOR:	448.00
			201-5300-453.57-12	FOR:	448.00
			201-5300-453.57-12	FOR:	672.00
62854	08/31/26		201-5300-453.57-12	FOR:	224.00
			201-5300-453.57-12	FOR:	305.00
			201-5300-453.57-12	FOR:	1,568.00
			201-5300-453.57-12	FOR:	224.00
			201-5300-453.57-12	FOR:	1,792.00
() 62855	08/31/26		201-5300-453.57-12	FOR:	448.00
			201-5300-453.57-12	FOR:	672.00
			201-5300-453.57-12	FOR:	224.00
			201-5300-453.57-12	FOR:	224.00
62856	08/31/26		201-5300-453.57-12	FOR:	1,344.00
62857	08/31/26		201-5300-453.57-17	FOR:	448.00
62858	08/31/26		201-5300-453.57-17	FOR:	677.00
62859	08/31/26		201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	861.00
62860	08/31/26		201-5300-453.57-12	FOR:	677.00
62861	08/31/26		201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	861.00
62862	08/31/26		201-5300-453.57-12	FOR:	861.00

PAGE COUNTY
CHECK REPORT USING LOCALITY GENERAL LEDGER NUMBERS
FROM 06/01/2026 TO 05/31/2027
SORTED BY WARRANT NUMBER

CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
62863	08/31/26		201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	861.00
62864	08/31/26		201-5300-453.57-12	FOR:	677.00
62865	08/31/26		201-5300-453.57-12	FOR:	861.00
62866	08/31/26		201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	677.00
62867	08/31/26		201-5300-453.57-12	FOR:	580.00
			201-5300-453.57-12	FOR:	677.00
			201-5300-453.57-12	FOR:	677.00
			201-5300-453.57-12	FOR:	861.00
62868	08/31/26		201-5300-453.57-12	FOR:	677.00
			201-5300-453.57-12	FOR:	1,180.00
			201-5300-453.57-12	FOR:	1,180.00
62869	08/31/26		201-5300-453.57-12	FOR:	677.00
62870	08/31/26		201-5300-453.57-12	FOR:	861.00
62871	08/31/26		201-5300-453.57-12	FOR:	861.00
62872	08/31/26		201-5300-453.57-12	FOR:	677.00
			201-5300-453.57-12	FOR:	677.00
			201-5300-453.57-12	FOR:	861.00
62873	08/31/26		201-5300-453.57-12	FOR:	677.00
			201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	677.00
			201-5300-453.57-12	FOR:	677.00
			201-5300-453.57-12	FOR:	677.00
			201-5300-453.57-12	FOR:	861.00
62874	08/31/26		201-5300-453.57-12	FOR:	580.00
62875	08/31/26		201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	861.00
			201-5300-453.57-12	FOR:	677.00
62876	08/31/26		201-5300-453.57-12	FOR:	677.00
62877	08/31/26		201-5300-453.57-12	FOR:	677.00
62878	08/31/26		201-5300-453.57-14	FOR:	861.00
62879	08/31/26		201-5300-453.57-14	FOR:	861.00
62880	08/31/26		201-5300-453.57-14	FOR:	861.00

PAGE COUNTY
CHECK REPORT USING LOCALITY GENERAL LEDGER NUMBERS
FROM 06/01/2026 TO 05/31/2027
SORTED BY WARRANT NUMBER

CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
62881	08/31/26		201-5300-453.57-14	FOR:	861.00
62882	08/31/26		201-5300-453.57-14	FOR:	1,344.00
62883	08/31/26		201-5300-453.57-14	FOR:	861.00
62884	08/31/26	KIDSPACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR:	1,344.00
62885	08/31/26	PEOPLE PLACES INC	201-5300-453.57-11	FOR:	1,344.00
62886	08/31/26	PEOPLE PLACES INC	201-5300-453.57-11	FOR:	1,344.00
62887	08/31/26	KIDSPACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-11	FOR:	677.00
62888	08/31/26	PEOPLE PLACES INC	201-5300-453.57-11	FOR:	677.00
62889	08/31/26	PEOPLE PLACES INC	201-5300-453.57-11	FOR:	677.00
62890	08/31/26		201-5300-453.57-11	FOR:	1,757.00
62891	08/31/26		201-5300-453.57-11	FOR:	896.00
62892	08/31/26		201-5300-453.57-11	FOR:	580.00
62893	08/31/26		201-5300-453.57-11	FOR:	580.00
62894	08/31/26		201-5300-453.57-11	FOR:	677.00
62895	08/31/26		201-5300-453.57-11	FOR:	861.00
TOTAL EXPENDITURES					102,268.23
CANCELLED CHECKS					0.00
EXPENDITURES NET OF CANCELLATIONS					102,268.23

13

102,268.23
102,268.23
0002
204,536.46

Payroll Warrant Report
Checks Dated August 14, 2026

			Gross	With	Net	Advance	Paid	Dir	Check
			Pay	Hold	Pay	Out	Back	Dep	Amount
*****	Grand Totals ***		525314.16	162810.99	362503.17	.00	.00	349115.56	13387.61
	HR\$	OTHER PAY		24774.56	160.50	COMP TIME EARNED			
	HR\$	92.00 COMP TIME PREMIUM			161.69	COMP TIME TAKEN		5336.95	
	HR\$	376.75 NIGHT SHIFT DIFF.		8705.87	176.00	OVERTIME PREMIUM		1994.50	
	HR\$	6586.25 REGULAR PAY		155479.53		SALARY ADJUSTMENT		306543.41	
	HR\$	152.75 SICK LEAVE		4210.34	577.50	VACATION		17689.90	524735.06 HR\$
	ADD	CLOTHING ALLOWANCE		537.88		SUPPLEMENTAL HEALTH		41.22	579.10 ADD
	ABT	AFLAC		1726.50		VRS DEFINED BENEFIT		5330.15	
	ABT	FLEXIBLE SPENDING ACCT		2031.16		HDHP FAM W/COMP		317.50	
	ABT	HEALTH DUAL 250 W/COMP		8299.75		HEALTH FAM 250 W/COMP		11060.00	
	ABT	HEALTH S250 /COMP		4752.00		HEALTH F250/COMP LAUREN		437.00	
	ABT	SUPP LIFE EMPLOYEE (TEMP)		275.79		SERVICE CREDIT BUYBACK		276.68	
	ABT	VALIC		1712.50		VRS DEFINED CONT ICMA/26		1465.94	
	ABT	VRS		16573.56		VRS ICMA VOL .50%		263.03	
	ABT	VRS ICMA VOL 1.00%		145.29		VRS ICMA VOL 1.5%		48.43	
	ABT	VRS ICMA VOL 4.00%		1085.78		VRS ICMA VOL 2.00%		180.68	55981.74 ABT
	TAX	FEDERAL WITHHOLDING		41255.66		MEDICARE		6904.35	
	TAX	FICA		29522.08		VIRGINIA WITHHOLDING		25165.22	102847.31 TAX
	DED	AFLAC		1037.85		CHILD SUPPORT		582.50	
	DED	CHILD SUPPORT		120.00		CHILD SUPPORT		157.00	
	DED	GARNISHMENT		123.79		GARNISHMENT		137.48	
	DED	GARNISHMENT		451.16		GARNISHMENT		153.50	
	DED	GARNISHMENT		104.42		GARNISHMENT		106.30	
	DED	GARNISHMENT		33.29		GARNISHMENT		78.47	
	DED	GARNISHMENT		61.19		CORR PEACE OFFICERS FOUN		2.50	
	DED	PARAMEDIC REIMBURSEMENT		161.49		UNITED WAY OF PAGE COUNTY		1.00	
	DED	VALIC		670.00					3981.94 DED
	BEN	HDHP FAM W/COMP		742.00		HEALTH DUAL 250 W/COMP		19551.00	
	BEN	GROUP LIFE INSURANCE		4932.73		VRS ICMA-RC/26		1332.55	
	BEN	HEALTH F250/COMP LAUREN		1019.00		MEDICARE		6904.35	
	BEN	VRS RETIREMENT EE		36501.55		HYBRID DISABILITY		1033.33	
	BEN	HEALTH S250 W/COMP		42724.00		SOCIAL SECURITY		29522.08	
	BEN	HDHP S W/COMP		4710.00		VRS HYBRID ER 10.86%		14479.14	
	BEN	VRS ICMA ER MATCH .50%		263.03		VRS ICMA ER MATCH 1%		145.29	
	BEN	VRS ICMA ER MATCH 1.50%		48.43		VRS ICMA ER MATCH 2.0%		180.68	
	BEN	VRS ICMA ER MATCH 2.50%		678.61		HEALTH FAM 250 W/COMP		26494.00	191261.77 BEN
		IMPUTED INCOME		1927.49					
261 Employees	261 Checks								
	261 Regular checks amount -			13,387.61					
	0 Supplemental checks amount -			.00					
	0 Advance checks amount -			.00					
	0 Deduction checks amount -			.00					
	110 Females paid								
	186 Full time employees paid								
	75 Part time employees paid								

Payroll Warrant Report
Checks Dated August 28, 2026

Payroll Warrant Report- DSS
Checks Dated August 7, 2026

		Gross Pay	With Hold	Net Pay	Advance Out	Paid Back	Dir Dep	Check Amount	
*****	Grand Totals ***	60599.09	17858.32	42740.77	.00	.00	41965.95	774.82	
	HR\$ 26.25	COMP TIME EARNED		23.75	COMP TIME PREMIUM				
	HR\$ 140.82	COMP TIME TAKEN	5059.34	16.75	DSS PERSONAL/FAMILY		385.21		
	HR\$ 41.75	DSS SICK LEAVE CREDIT	1621.48	161.75	DSS ANNUAL LEAVE		4343.14		
	HR\$	DSS ON CALL PAY	800.00	1.25	OVERTIME PREMIUM		21.04		
	HR\$ 1745.75	REGULAR PAY	47376.99		SALARY ADJUSTMENT		19.29		
	HR\$ 30.50	SICK LEAVE	972.60					60599.09	HR\$
	ABT	AFLAC - DSS	30.21		VRS DEFINED BENEFIT		1406.60		
	ABT	DSS DUAL 250 COMP	1197.00		DSS FAMILY 250/COMP		1748.00		
	ABT	DSS S250 COMP KD	54.00		DSS SINGLE 250/COMP		432.00		
	ABT	SUPP LIFE EMPLOYEE-DSS	159.68		VRS DEFINED CONT ICMA/26		351.66		
	ABT	VALIC - DSS	115.00		VRS		1158.46		
	ABT	VRS ICMA VOL .50%	57.65		VRS ICMA VOL 1.00%		24.43		
	ABT	VRS ICMA VOL 3.5%	65.35					6800.04	ABT
	TAX	FEDERAL WITHHOLDING	4158.65		MEDICARE		792.13		
	TAX	FICA	3387.06		VIRGINIA WITHHOLDING		2720.44	11058.28	TAX
	BEN	DSS HEALTH DUAL/COMP 250	2793.00		DSS FAMILY COMP 250		4076.00		
	BEN	DSS S/250 COMP KD	485.50		DSS SINGLE COMP 250		3884.00		
	BEN	DSS HYBRID DISABILITY	290.26		GROUP LIFE INSURANCE		618.37		
	BEN	VRS ICMA-RC/26	351.66		MEDICARE		792.13		
	BEN	VRS RETIREMENT EE	2516.14		SOCIAL SECURITY		3387.06		
	BEN	VRS HYBRID ER 10.86%	3818.92		VRS ICMA ER MATCH .50%		57.65		
	BEN	VRS ICMA ER MATCH 1%	24.43		VRS ICMA ER MATCH 2.50%		46.68	23141.80	BEN
		IMPUTED INCOME	217.10						
27 Employees	29 Checks								
	27 Regular checks amount -		774.82						
	2 Supplemental checks amount -		.00						
	0 Advance checks amount -		.00						
	0 Deduction checks amount -		.00						
	26 Females paid								
	26 Full time employees paid								
	1 Part time employees paid								

Payroll Warrant Report- DSS
Checks Dated August 21, 2026

			Gross Pay	With Hold	Net Pay	Advance Out	Paid Back	Dir Dep	Check Amount
***** Final Totals *****			57074.27	17237.66	39836.61	.00	.00	39124.04	712.57
HR\$	56.00	ADMINISTRATIVE LEAVE		1618.63	45.00	COMP TIME EARNED			
HR\$	31.25	COMP TIME PREMIUM			57.63	COMP TIME TAKEN		2452.20	
HR\$	17.75	DSS PERSONAL/FAMILY	314.62		13.25	DSS SICK LEAVE CREDIT		405.90	
HR\$	243.00	DSS ANNUAL LEAVE	6221.08			DSS ON CALL PAY		800.00	
HR\$	23.75	OVERTIME PREMIUM	326.99			DSS ON CALL SUPERVISOR		450.00	
HR\$	16.00	OVERTIME	444.92		1576.75	REGULAR PAY		43922.32	
HR\$		SALARY ADJUSTMENT	.07		2.75	SICK LEAVE		117.54	57074.27 HR\$
ABT		AFLAC - DSS	30.21			VRS DEFINED BENEFIT		1474.29	
ABT		DSS DUAL 250 COMP	1795.50			DSS FAMILY 250/COMP		1748.00	
ABT		DSS S250 COMP KD	54.00			DSS SINGLE 250/COMP		432.00	
ABT		SUPP LIFE EMPLOYEE-DSS	159.68			VRS DEFINED CONT ICMA/26		368.58	
ABT		VALIC - DSS	115.00			VRS		1158.46	
ABT		VRS ICMA VOL .50%	58.62			VRS ICMA VOL 1.00%		24.43	
ABT		VRS ICMA VOL 3.5%	65.35						7484.12 ABT
TAX		FEDERAL WITHHOLDING	3407.27			MEDICARE		731.43	
TAX		FICA	3127.46			VIRGINIA WITHHOLDING		2487.38	9753.54 TAX
BEN		DSS HEALTH DUAL/COMP 250	4189.50			DSS FAMILY COMP 250		4076.00	
BEN		DSS S/250 COMP KD	485.50			DSS SINGLE COMP 250		3884.00	
BEN		DSS HYBRID DISABILITY	303.63			GROUP LIFE INSURANCE		636.31	
BEN		VRS ICMA-RC/26	368.58			MEDICARE		731.43	
BEN		VRS RETIREMENT EE	2516.14			SOCIAL SECURITY		3127.46	
BEN		VRS HYBRID ER 10.86%	3857.90			VRS ICMA ER MATCH .50%		58.62	
BEN		VRS ICMA ER MATCH 1%	24.43			VRS ICMA ER MATCH 2.50%		46.68	24306.18 BEN
IMPUTED INCOME				220.56					
27 Employees	28 Checks								
	27 Regular checks amount -			712.57					
	1 Supplemental checks amount -			.00					
	0 Advance checks amount -			.00					
	0 Deduction checks amount -			.00					
	25 Females paid								
	26 Full time employees paid								
	1 Part time employees paid								

Minutes
Board of Supervisors
Work Session
August 3, 2026

Members Present: Clifton Thomas, Chairman At-Large
Jeremy Baldwin, District 1
Allen Louderback, District 2, first Vice Chair
Ryan Cabbage, District 3, second Vice Chair
Susan Kile, District 4

Members Absent: Jeff Vaughan, District 5

Staff Present: Regina Harner, Assistant County Administrator
Danielle Rhinehart, ECC Director
Tracy Clatterbuck, Zoning Administrator I
Rebecca Armstrong, Communications & Marketing Coordinator
Kimberly Donohoe, Executive Assistant
Michael Helm, County Attorney

Call to Order:

Chairman Clifton Thomas called to order the work session of the Page County Board of Supervisors on August 3, 2026, at 7:01 p.m., in the Board of Supervisors Room located in the Page County Government Center, 103 South Court Street, Luray, VA 22835. The Call to Order was followed by Chairman Thomas leading a Moment of Silence and the *Pledge of Allegiance*.

Presentation of Years of Service Award:

Ms. Danielle Rhinehart, ECC Director, presented Brittney Hinegardner with a Years of Service Award for serving five years with the Page County Emergency Communications Center.

Sheriff's Department Update:

Page County Sheriff Chad W. Cabbage and his administrative team reviewed FY 2026 accomplishments and shared the Sheriff's Department's FY 2027 strategic priorities with the Board.

After discussion, the Sheriff will request a full-time school resource officer (SRO) position at Page Middle School.

Chairman Thomas asked about the Page County Technical Center performing routine maintenance on the Sheriff's vehicles.

Board & Commission Appointment:

Mrs. Regina Harner, Assistant County Administrator, reviewed the Board and Commission appointments as follows:

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: Supervisor Baldwin moved that the Page County Board of Supervisors 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. Supervisor Cubbage seconded and the motion carried by a vote of 5-0. Aye: Thomas, Baldwin, Louderback, Cubbage, Kile. Nay: None. Absent: Vaughan.

Introduction of the Proposed Zoning Ordinance Amendment – Short Term Rentals:

Ms. Tracy Clatterbuck, Zoning Administrator I, introduced to the Board the proposed zoning ordinance amendments relating to short-term rentals. Ms. Clatterbuck noted that 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 Cubbage 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.

The Planning Commission held a public hearing on July 14, 2026, where they referred the proposed zoning ordinance amendments relating to short-term rentals without recommendation to the Board. Ms. Clatterbuck requested the Board hold a public hearing on the proposed short-term rental zoning ordinance amendments at the September 21, 2026, regular meeting, and direct staff to provide adequate notice of such hearing in accordance with Section 15.2-2204 of the Code of Virginia.

Supervisor Cubbage noted that the steering committee was formed to examine the STR question from a data-driven perspective. Supervisor Cubbage recommended that the Board postpone voting on the item at the September 21, 2026, public hearing, citing the need for possible revisions to the proposed amendments.

The Board was in consensus to remove the two-year ownership requirement from the proposed amendments. Supervisor Louderback also recommended that staff eliminate impractical enforcement provisions and any duplicate or unnecessary requirements already addressed in the Code of Page County from the proposed amendments.

Motion: Supervisor Cubbage moved that the Page County Board of Supervisors hold a public hearing on the proposed zoning ordinance amendments relating to short-term rentals at the September 21, 2026, regular meeting, and direct staff to provide adequate notice of such hearing in accordance with the Code of Virginia §15.2-2204. Supervisor Louderback amended the motion to include removing the two-year ownership requirement, removing impractical enforcement provisions, and removing any duplicate or unnecessary requirements already addressed in the Code of Page County. Kile seconded and the motion carried by a vote of 5-0. Aye: Baldwin, Louderback, Cubbage, Kile, Thomas. Nay: None. Absent: Vaughan.

Motion: Supervisor Cubbage moved that the Page County Board of Supervisors hold the September 21, 2026, regular meeting at a location to be announced. Supervisor Kile seconded and the motion carried by a vote of 5-0. Aye: Louderback, Cubbage, Kile, Thomas, Baldwin. Nay: None. Absent: Vaughan.

Adjourn: 8:41 p.m.

With no further business to discuss, Chairman Thomas adjourned the meeting.

Clifton Thomas, Chairman At-Large

Amity Moler, County Administrator

Minutes
Board of Supervisors
Regular Meeting
August 17, 2026

Members Present: Clifton Thomas, Chairman At-Large
Jeremy Baldwin, District 1
Allen Louderback, District 2, first Vice Chair
Ryan Cubbage, District 3, second Vice Chair
Susan Kile, District 4
Jeff Vaughan, District 5

Staff Present: Amity Moler, County Administrator
Regina Harner, Assistant County Administrator
Tyler Olsen, Finance Director
Tracy Clatterbuck, Zoning Administrator I
Josh Hahn, Planning Director
Rebecca Armstrong, Communications & Marketing Coordinator
Kimberly Donohoe, Executive Assistant
Michael Helm, County Attorney

Call to Order:

Chairman Thomas called to order the regular meeting of the Page County Board of Supervisors on Monday, August 17, 2026, at 7:00 p.m., in the Board of Supervisors Room located in the Page County Government Center, 103 South Court Street, Luray, VA 22835. The Call to Order was followed by Supervisor Baldwin leading a Moment of Silence and the *Pledge of Allegiance*.

Adoption of Agenda:

Motion: Supervisor Cubbage moved to adopt the agenda, as presented. Supervisor Baldwin seconded and the motion carried by a vote of 6-0. Aye: Thomas, Baldwin, Louderback, Cubbage, Kile, Vaughan. Nay: None.

Public Hearings:

Ordinance Amendment to County Code Chapter 105 (Taxation)
(Emergency Services Volunteer Motor Vehicle Tax Rebate):

Exhibit A

The public hearing on the proposed ordinance amendment was advertised as follows:

NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS
COUNTY OF PAGE, VIRGINIA

AN ORDINANCE TO AMEND CHAPTER 105 (TAXATION),
ARTICLE XXIV (EMERGENCY SERVICES VOLUNTEER
MOTOR VEHICLE TAX REBATE)
TO THE PAGE COUNTY CODE

PLEASE TAKE NOTICE: That the Board of Supervisors of the County of Page, Virginia shall hold a public hearing on August 17, 2026, at 7:00 p.m. in the Board Room of the County Government Center, 103 South Court Street, 2nd Floor, Luray, Virginia 22835, for the purpose of a public hearing on the proposed ordinance to amend Chapter 105 (Taxation), Article XXIV (Emergency Services Volunteer Motor Vehicle Tax Rebate) to the Page County Code. The proposed amendment is to consider a tax rebate to active volunteer members of a qualifying emergency services agency, as defined, for one owned or leased motor vehicle per tax year.

The full text of the proposed amendment to the Ordinance may be reviewed and inspected at the office of the County Administrator, 103 South Court Street, Suite F, Luray, Virginia 22835.

The public is invited to attend this public hearing to express their views thereon.

The Notice is given pursuant to § 15.2-1427 of the Code of Virginia (1950), as amended.

Chairman Thomas opened the public hearing on the proposed ordinance amendment at 7:02 p.m.

Mrs. Amity Moler, County Administrator, informed the Board of the proposed ordinance amendment and explained that it established, for county taxation purposes, a separate class of tangible personal property entitled “motor vehicle owned or leased by volunteer fire department and rescue squad member.” This means a volunteer firefighter or rescue squad member who serves at least 50 hours, certified by their Chief, will qualify for an annual \$400 rebate on one motor vehicle.

Mrs. Moler noted that volunteer firefighters must maintain at least an EVOC (Emergency Vehicle Operator Course) certification and either Firefighter I or Emergency Medical Technician (EMT) certification to qualify.

Public Comments on the Public Hearing:

Jason Pettit, Fire Chief of the Stanley Volunteer Fire Department, noted that volunteers are hard to recruit and that we need to be proactive. He thanked the Board for their support of the volunteer fire departments.

Chairman Thomas closed the public hearing at 7:08 p.m.

Motion: Supervisor Cubbage moved that the Page County Board of Supervisors approve the proposed ordinance amendment to Chapter 105 (Taxation), Article XXIV (Emergency

Services Volunteer Motor Vehicle Tax Rebate) to the Page County Code. Supervisor Kile seconded and the motion carried by a vote of 6-0. Aye: Baldwin, Louderback, Cubbage, Kile, Vaughan, Thomas. Nay: None.

Special Use Permit Request – Flourish Real Estate/Jon Copper:

The public hearing on the special use permit was advertised as follows:

NOTICE OF PUBLIC HEARING
PAGE COUNTY BOARD OF SUPERVISORS
SPECIAL USE PERMIT REQUEST

NOTICE is hereby given pursuant to Section 15.2-2204 of the Code of Virginia, as amended, that the PAGE COUNTY BOARD OF SUPERVISORS shall hold a public hearing at 7:00 p.m. on Monday, August 17, 2026, in the Board of Supervisors Meeting Room, located in the Page County Government Center, 103 South Court Street, 2nd Floor, Luray, VA, to receive public comments and to consider the following request:

Flourish Real Estate, LLC/Jon Copper has filed an application for a special use permit to operate a banquet/event facility located at 3434 Tanners Ridge Road, Stanley, VA, and further identified by tax map number 100-(A)-6. The parcel contains 1.00 acres and is zoned as Woodland-Conservation (W-C). The parcel is improved with two existing single-family detached dwellings and a former stone church. The applicant is proposing to do a renovation to a 50-person occupancy chapel to conduct smaller scale events such as, elopements and micro-weddings.

The special use permit application further includes parcel identified by tax map number 100-(A)-5 containing 1.501 acres and zoned as W-C, which is currently vacant. Staff further notes that Glenda Sue Housden Holmes is the current owner of this parcel. The transference of ownership is pending. Flourish Real Estate LLC/Jon Copper is acting as the lessee/occupant for this parcel. Pursuant to § 125-10 D. (16) of the Page County Zoning Ordinance, prior to the aforementioned amendments, banquet facilities and event facilities require an SUP.

Copies of the request, the Page County Zoning Ordinance, and the Page County Comprehensive Plan may be reviewed in the Planning & Community Development Office, 103 South Court Street, Suite B, Luray, VA, 8 a.m. to 5 p.m., Monday through Friday. They may also be reviewed on the County's website at www.pagecounty.virginia.gov. NOTE: Hearing impaired individuals who need an interpreter must notify the Zoning Office at least seven (7) days prior to the hearing.

Chairman Thomas opened the public hearing on the SUP at 7:10 p.m.

Ms. Tracy Clatterbuck, Zoning Administrator I, informed the Board that this SUP application was initially received on May 29, 2025. Effective July 21, 2025, the zoning ordinance was amended relating to banquet/event facilities, beginning with striking those terms and adding the new terms “event venue” and “event” along with other relating terms and supplemental regulations associated with this use. This application is “grandfathered” under the old rules relating to terms, use district, and supplemental regulations because the application was received prior to the adoption of the amendments.

Flourish Real Estate, LLC/Jon Copper have filed an application for a SUP to operate a banquet/event facility located at 3434 Tanners Ridge Road, Stanley, VA, and further identified by tax map number 100-(A)-6.

The Planning Commission held a public hearing on June 9, 2026, where they recommended approval of the application to the Board (5-0).

Jon Copper, applicant, presented the plan to operate an event and banquet facility and informed the Board of the site’s history. He noted that the application is for a capacity of 50 people and that the SUP does not allow expansion in the future.

Public Comments on the Public Hearing:

Jon Cayer spoke against the SUP application. He noted that a commercial wedding venue conflicts with the original intent of Woodland-Conservation (W-C) zoning. He emphasized the community’s appreciation for dark skies, a peaceful forest, and abundant wildlife. They live in a community that represents quiet and solitude, which a commercial wedding venue would disrupt. He raised concerns about potential disruptions from the venue and questioned the enforcement of noise ordinances. He questioned the intent of expanding the enterprise.

Sue Holmes lives in the area and approves of the SUP application.

Stephen Holmes approves of the SUP application. He thinks it is a good place for city and country folks to meet, and it is an ideal place for weddings and gatherings.

Nathan Kuhn is a former owner and is very happy with Mr. Copper’s plans.

Stephanie Baker spoke against the SUP application. She noted that the Board has a duty to keep the county’s culture and beauty intact. The venue will take away from the beauty and away from the ridge. She expressed concerns about protecting the graveyard on the property. She expressed concern about the increased traffic and the risk to wildlife and people.

Brian Baker spoke against the SUP application. He expressed concern about honoring the people buried in the graveyard. He noted that the culverts are not cleaned out and heavy rain affects the road, and he is concerned about evacuating people during winter storms.

Michael Lee approves of the SUP application. He noted that another wedding venue in the area does not have the anticipated drunk driving and noise. He explained that they are able to enjoy nature. He noted that he spoke with Mr. Copper, the applicant, and he answered all of his questions.

Susan Trobough spoke against the SUP application. She explained to the Board how the elders built the church. She is concerned about the potential noise's effect on wildlife. She noted how bad weather comes fast on the mountain.

Matt Armstrong spoke against the SUP application. He raised concerns about noise from the venue, lack of enforcement, and the drainfield. He noted that the venue is not financially viable.

Daniel Kuhn is a former owner and is happy that Mr. Copper plans to preserve and restore the property.

Steve Green, Vice President of the Skyline Lakes Property Owners Association, stated that the board authorized him to share two points. First, Jon Copper has been open and proactive in collaborating with the Board to address residents' concerns regarding the development. Second, when a recent issue arose with the septic grids, Jon worked with the Board to ensure the development remains self-contained and does not encroach on Skyline Lakes property. He noted that as an STR owner, he supports the development, emphasized the importance of managed tourism, and expressed confidence in Jon Copper's ability to manage the venue.

Chairman Thomas closed the public hearing at 7:56 p.m.

Supervisor Cubbage asked what emergency plans are in place.

Jon Copper, applicant, explained that approximately 4200 STR vehicles use Tanners Ridge Road each year. He said he has requested signage for Tanners Ridge Road from the Virginia Department of Transportation (VDOT). He noted that if the venue does an average of 23 weddings annually, traffic will increase by 6.5 to 7 percent. He explained that customers would be warned to watch for deer and wildlife, and there is the possibility of a shuttle service if issues arise.

Supervisor Kile asked how the graveyard will be preserved.

Jon, Copper, applicant, noted that they plan to add a fence and move the entrance to the church property.

Ms. Clatterbuck submitted an amendment to the SUP to the Board adding that any well, septic system, drainfield, or other component of the water supply or onsite sewage disposal system serving the use authorized by this special use permit shall be located entirely within the boundaries of tax map parcels 100-A-6 and 100-A-5 and shall not be located on, extend onto, or otherwise utilize any adjoining parcel, including any parcel

under common ownership. The Board was in consensus to add the update to the SUP conditions.

Motion: Supervisor Cubbage moved that the Page County Board of Supervisors approve the special use permit application for tax map number 100-(A)-6 to operate a banquet/event facility, with the attached conditions. Supervisor Baldwin seconded and the motion carried by a vote of 6-0. Aye: Louderback, Cubbage, Kile, Vaughan, Thomas, Baldwin. Nay: None.

SPECIAL USE PERMIT

Owners/Applicants: Flourish Real Estate LLC/Jon Copper

Tax Map #: 100-(A)-6

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

Tax Map #: 100-(A)-5

Purpose: Banquet/Event Facility

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

1. This special use permit is transferable; it will meet the requirements in and have privileges provided for in the Page County Zoning Ordinance, and any ordinance amendments for the period set forth within the parameters in this special use permit. The special use permit shall remain with the property for a period of forty (40) years.
2. Glenda Sue Housden Holmes/Flourish Real Estate LLC/Jon Copper, or his/her successor(s) and/or assigns (Lessors), shall be in compliance with all county ordinances, the Uniform Statewide Building Code, and all state agency regulations.
3. The business operator and/or owner shall apply for and maintain a valid Page County business license.
4. The banquet/event facility shall be limited to a maximum occupant load of 50 persons.
5. The existing structures to be used as the banquet/event facility shall maintain their essential form and historic character.
6. No parking for the banquet/event facility is permitted along Tanners Ridge Road. All parking shall be located within the designated areas as shown on the concept plan dated May 9, 2026.
7. Any short-term tourist rental(s) on the properties shall not be rented out to any party other than the party also renting the banquet/event facility for the duration of a particular event.
8. Any outdoor fires on the property shall be enclosed by a fire ring. All fire rings shall be enclosed by a non-flammable material at least 8" in height.
9. Any lighting that is provided on the property will be directed downwards so as not to produce a glare onto adjoining properties or roads or rights-of-way.

10. All entrance requirements required by the Virginia Department of Transportation (VDOT) shall be completed prior to the operation of the banquet/event facility. This condition is subject to modification in writing from VDOT.
11. All building code requirements required by the Uniform Statewide Building Code and/or the Page County Building Official shall be completed prior to the operation of the banquet/event facility. This condition is subject to modification in writing from the Page County Building Official.
12. All health requirements related to water and sewage required by the Virginia Department of Health shall be completed prior to the operation of the banquet/event facility. This condition is subject to modification in writing from the Virginia Department of Health.
13. The proposed project must be in substantial compliance with the concept plan dated May 9, 2026.
14. Any change of use or expansion of services not included in this special use permit will require an additional, new, or modified special use permit, as required by the Page County Zoning Ordinance, at that time. This special use permit approval shall be limited to the land area presently comprising of tax map parcels 100-A-6 (consisting of 1.00 acres) and 100-A-5 (consisting of 1.501 acres) as they exist on the date of approval. No portion of land from adjoining parcels, including parcels under common ownership, may be incorporated into, combined with, or otherwise made part of the approved special use permit area through boundary line adjustment, resubdivision, subdivision, or other plat action unless an amendment to this special use permit is first approved by the governing body. Any well, septic system, drainfield, or other component of the water supply or onsite sewage disposal system serving the use authorized by this special use permit shall be located entirely within the boundaries of tax map parcels 100-A-6 and 100-A-5 and shall not be located on, extend onto, or otherwise utilize any adjoining parcel, including any parcel under common ownership.
15. The Zoning Administrator or their designated representative may visit the site at any time to ensure compliance with the special use permit.
16. Violations: This special use permit may be revoked upon material noncompliance with the terms of the permit, or upon violation of any other relevant terms of the Zoning Ordinance or any other ordinances of the County of Page, Virginia. However, prior to the commencement of any action to revoke this permit, the county shall notify the permit holder in writing of the material in noncompliance or violation, and the permit holder shall have thirty (30) days thereafter to cure the material non-compliance or violation. The notice shall be deemed given when hand delivered to the permit holder or when mailed by certified mail, return receipt requested, to the permit holder.

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

Public Comments on Agenda Items:

Stephanie Baker expressed disappointment with the Board's decision to approve the Flourish Real Estate LLC/Jon Copper SUP. She expressed concern about the cemetery.

Chris Anderson noted that FirstEnergy proposes replacing approximately 14 miles of transmission lines and approximately 300 wooden structures between Luray and Sperryville. She noted that we do not know the final heights of the structures, we do not have a full visual simulation from key public viewpoints, we do not have the engineering studies supporting the design or analysis on if additional or shorter structures would reduce the visual impacts, we do not have the long-term plans for additional transmission capacity, construction schedules, cost, or the impact on rate-payers bills. She asked for open collaboration on ways to minimize the impact of the project and transparency in the process.

Teresa Brumback expressed concern with the replacement of the transmission lines by FirstEnergy and the stress on the environment.

Action Matters:

Budget Changes:

Mr. Tyler Olsen, Finance Director, notified the Board that during the development of the FY 2027 budget, the state was expected to provide school staff with a two percent cost-of-living adjustment (COLA). Based on the information available at the time, the School Board approved a two percent COLA and a step increase, which is equivalent, on average, to an additional one percent raise. To help compensate for the step increase for all staff, administrators and School Board office leadership only received the step increase and not the COLA. The state has since adopted a four percent COLA for school staff, and the School Board is requesting \$115,200 from the General Fund Balance to provide staff, excluding administrators and School Board office leadership, with an additional one percent raise, resulting in an average total pay increase of four percent. The state is expected to provide approximately \$170,000 in additional funding; however, it was discovered that this revenue was already included in the prior calculation tool and subsequently included in the adopted budget.

The state's adopted budget reflected a reduction in revenue compared to earlier estimates used in the County's budget. As a result, the School Board has a \$1 million shortfall in state supplemental support funds. Of this amount, \$408,661 will be offset by \$205,000 in Title I funds, \$143,770 in Title I funds for school improvement, \$2,775 in Title IV funds, \$36,100 in Title II funds, and \$21,066 in rebates and refunds. Since these funding sources have different restrictions, expenditure budgets must be adjusted accordingly. The resulting net categorical changes are a \$25,233 increase in Instruction, \$25,525 increase in Administration, Attendance, and Health, \$351,642 increase in Transportation, a \$295,200 decrease in Operations and Maintenance, and a \$107,200 decrease in Technology. Approximately \$620,000 of the remaining shortfall is expected to be addressed through delaying the filling of vacant positions and eliminating positions.

At the end of FY 2026, \$6,977 of the funds budgeted for the reassessment and Board of

Equalization remained. It is requested that these funds are carried over from the General Fund Balance to pay for the Board members' meeting stipends and mileage reimbursements.

Additionally, at the end of last fiscal year, \$27 of the K-9 donations were not budgeted; therefore, it is requested that these funds are carried over from the General Fund Balance for K-9 supplies.

In FY 2026, the Board approved installing a generator at Stanley Plaza. The project is still ongoing, and the unspent funds of \$217,000 have since closed to the CIP Fund Balance. It is requested that this money is carried over to FY 2027 for the generator installation.

Motion: Supervisor Cubbage moved that the Page County Board of Supervisors approve the revenue of \$122,204 from the General Fund, \$217,000 from the CIP Fund Balance, and expenditures of \$7004 to the General Fund Budget and \$217,000 to the CIP Fund Budget, and an increase of \$115,200 to the School Operating Fund's local match, and the requested transfers within the School Operating Fund. Supervisor Baldwin seconded and the motion carried by a vote of 6-0. Aye: Cubbage, Kile, Vaughan, Thomas, Baldwin, Louderback. Nay: None.

Supplemental Appropriations Requests Approved:

Dept.	Description	Revenue Source	Expenditure	Requested Amount
PCSB	Additional 1% raise	General Fund Balance	Salaries	\$115,200
Board of Equalization	Carryover	General Fund Balance	Wages, Mileage	\$6,977
Sheriff's Office	K-9 Donations Carryover	General Fund Balance	K-9 Expenses	\$27
CIP	Stanley Plaza Generator Carryover	CIP Fund Balance	Generator	\$217,000
Total Requests				\$339,204

Budget Transfer Requests Approved:

Dept.	Description	Revenue Source	Expenditure	Requested Amount
PCSB	State Revenue Shortfall Additional Federal Revenue	Operations & Maintenance	Instruction	\$25,233
PCSB	State Revenue Shortfall Additional Federal Revenue	Operations & Maintenance	Admin, Attendance, Health	\$25,525
PCSB	State Revenue Shortfall Additional Federal Revenue	Operations & Maintenance	Transportation	\$244,442

PCSB	State Revenue Shortfall Additional Federal Revenue	Technology	Transportation	\$107,200
Total Request				\$402,400

Board & Commission Appointments:

Mrs. Regina Harner, Assistant County Administrator, reviewed the Board and Commission appointments as follows:

Northern Shenandoah Valley Regional Commission:

There is currently a vacancy on the Commission for a citizen member. Kim Glisson has submitted an application to be considered for the appointment. After speaking with her, she is recommended for appointment.

Motion: Supervisor Cubbage moved that the Page County Board of Supervisors appoint Kim Glisson to the Northern Shenandoah Valley Regional Commission, as Page County's citizen member, for a term that will expire on December 31, 2029. Supervisor Vaughan seconded and the motion carried by a vote of 6-0. Aye: Kile, Vaughan, Thomas, Baldwin, Louderback, Cubbage. Nay: None.

Tourism Council:

A vacancy exists on the Tourism Council for the District 5 seat. Jessica Karnes has submitted an application to be considered for the appointment. Supervisor Vaughan would like to appoint her. Her term would expire on June 30, 2027.

Motion: Supervisor Vaughan moved that the Page County Board of Supervisors appoint Jessica Karnes to the Tourism Council, as the District 5 representative, for a term that will expire on June 30, 2027. Supervisor Baldwin seconded and the motion carried by a vote of 6-0. Aye: Vaughan, Thomas, Baldwin, Louderback, Cubbage, Kile. Nay: None.

Consent Agenda:

Motion: Supervisor Cubbage moved to approve the Consent Agenda as follows:

- Financial reports for the period of July 1-31, 2026;
- Accounts payable checks, payroll checks, payroll direct deposits, and payroll tax related electronic fund transfers totaling \$7,385,911.45 for the month of July 2026;
- Minutes of July 6, 2026 and July 20, 2026.

Supervisor Vaughan seconded and the motion carried by a vote of 6-0. Aye: Thomas, Baldwin, Louderback, Cubbage, Kile, Vaughan. Nay: None.

New Business:

Discussion of FirstEnergy Page-Sperryville Transmission Line Rebuild Project:

Supervisor Kile informed the Board that the FirstEnergy project to rebuild the transmission line from Luray to Sperryville started in October 2024. FirstEnergy will attend the October 5, 2026, work session to answer questions. She noted that the capacity is increasing and

the current wood poles are being replaced with steel. Supervisor Kile asked the Board to consider the following questions for FirstEnergy: why is capacity increasing if this project is only to replace aging infrastructure; what impact will the steel monopoles have on the viewshed; and what is the cost to the ratepayers of Shenandoah Valley Electric Cooperative (SVEC).

Chairman Thomas asked that the following be included: who does this transmission line serve and ask FirstEnergy to provide a risk assessment of the outcomes if no action is taken.

Open Public Comments:

Stella Smith asked when the School Board would make its final decision on closing Springfield Elementary. She expressed concern about building schools when the school board operates at a deficit.

Randy Wilson opposes building new schools. He asked that the process be slowed down and that we do not wholly trust the studies.

Teresa Brumback expressed concern about the Sheriff's Office working with U.S. Immigration and Customs Enforcement (ICE).

Administrator's Report:

Mrs. Moler informed the Board that the DMV Select is due to open in September. Mrs. Moler noted that the Recreation Program Coordinator resigned and the position is being advertised.

Supervisor Time:

The Supervisors thanked everyone for attending the meeting.

Recess: 9:13 p.m.

Closed Session:

Motion: Supervisor Cubbage moved that the Page County Board of Supervisors convene in a closed meeting under the Virginia Freedom of Information Act to consult with legal counsel for legal advice, pursuant to the legal matters exemption at Section 2.2-3711(A)(8) of the Code of Virginia. The subject matter is to consult and obtain legal advice concerning the terms, liability, and notice requirements of a lease. Supervisor Vaughan seconded and the motion carried by a vote of 6-0. Aye: Baldwin, Louderback, Cubbage, Kile, Vaughan, Thomas. Nay: None.

Exit Closed Session/Certification of Closed Session:

Motion: Supervisor Cubbage moved that the closed meeting be adjourned and the Page County Board of Supervisors reconvene in open session. Supervisor Vaughan seconded and the motion carried by a vote of 6-0. Aye: Louderback, Cubbage, Kile, Vaughan, Thomas, Baldwin. Nay: None.

Certification of Closed Meeting:

To the best of my knowledge (i) only public business matters lawfully exempted from open meeting requirements under Section 2.2-3711 (A) of the Code of Virginia, 1950, as amended, and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting.

Recorded Roll Call Vote:

	AYE	NAY	ABSENT	ABSTAIN
Jeremy Baldwin	X			
Allen Louderback	X			
Ryan Cubbage	X			
Susan Kile	X			
Jeff Vaughan	X			
Bucky Thomas	X			

Adjourn: 9:47 p.m.

With no further business to discuss, Chairman Thomas adjourned the meeting.

Clifton Thomas, Chairman At-Large

Amity Moler, County Administrator

NOTICE OF PUBLIC HEARING
BUDGET AMENDMENT
PAGE COUNTY BOARD OF SUPERVISORS

On September 21, 2026, at 7:00 p.m., the Page County Board of Supervisors will conduct a public hearing at Luray High School, 243 Bulldog Drive, Luray, VA 22835, for the purpose of considering an amendment to the fiscal year 2027 budget. The aggregate amount of the amendments exceed one percent of the fiscal year 2027 budget and the public hearing is required by Section 15.2-2507 of the Code of Virginia.

REVENUE:	General Fund Balance	\$ 16,077
	Tourism Fund Balance	106,163
	Local Funds	8,435
	State Funds	59,500
	Federal Funds	501,486

EXPENDITURE:	General Fund	\$ 570,204
	Tourism Fund	106,163
	CIP Fund	7,294
	Recreation Enterprise Fund	8,000

Amity Moler
County Administrator



TO:

Chairman Thomas and Board of Supervisors

SUBJECT:

Budget Changes

FROM:

Tyler Olsen, Finance Director

DATE:

September 21, 2026

Requests

The GIS Department's ten year-old plotter printer has stopped working. A new 36-inch plotter costs \$7,294, and this year's portion of the five-year service agreement costs \$450. It is requested that this is funded with the General Fund Balance.

The Recreation Department received an \$8,000 donation for this year's portion of the lease agreement for the robotic field painter. It is requested that these local funds are appropriated for this lease.

As of the end of FY 2026, the Animal Shelter had \$435 of its SpayVA Grant remaining. It is requested that these local funds are appropriated for spaying and neutering.

The Economic Development and Tourism Department is requesting \$6,500 from the Tourism Fund Balance for advertising. If approved, these funds will be used to purchase Page Valley branded hats, pens, bags, umbrellas, and other promotional materials. These items will be given through giveaway programs and at events and conferences.

The Economic Development and Tourism Department also requests carryovers from the Tourism Fund Balance for projects that were approved and started in FY 2026. If approved, \$33,663 will be used for Stanley's promotional videos, and \$66,000 will be used for Shenandoah's pump track.

The Sheriff's Office has received three new grants. The first is an SRO grant for the new full-time SRO position at Page County Middle School. This grant will provide \$56,000, and the local match requirement is \$31,637. A locally-funded part-time SRO is retiring, and the remaining of these budgeted funds will be used for the local match; therefore, no new local funds are needed for this grant in FY 2027. It is requested that these state funds are appropriated for the new full-time position.

The second, a TRIAD grant, will provide \$2,500 for expenses related to community outreach activities and attending a TRIAD conference. It is requested that these state funds are appropriated for these expenses.

Requests (Continued)

The third new grant is from ICE, which will provide \$107,500 for equipment. The majority of these funds will be used to purchase vehicles. It is requested that these federal funds are appropriated for equipment and vehicles, as allowed by the grant.

The Sheriff's Office is also requesting appropriations for the seven ongoing grants listed below. These grants were not included in the initial FY 2027 budget because the remaining balances from the prior fiscal year needed to be confirmed before determining the amounts to be appropriated. The Law Enforcement (LE) Equipment Grant has a local match requirement of \$8,333.

Grant	Revenue Source	Expenditure	Amount
HEAT	State	Flock Safety Camera Subscription	2,500
COPS CIT	Federal	Training	245,851
De-Escalation	Federal	Training	128,910
DMV	Federal	Patrol Wages, Supplies	8,093
LOLE Block	Federal	Mobile Data Terminals	1,283
LE Equipment	Federal	Equipment, Training	9,849
	General Fund Balance		8,333

Issues

Historically, the Board of Supervisors has been against accepting grants that will later require the County to fund personnel expenses; however, the Sheriff's Office has had trouble replacing the retiring part-time SRO. The new SRO grant will help fund a full-time position for up to four years, and the County will eventually be responsible for the salary.

Recommendation

Staff recommends appropriation of all requests.

Fiscal Impact

The appropriation requests are funded with \$16,077 from the General Fund Balance, \$106,163 from the Tourism Fund Balance, \$8,435 in local funds, \$59,500 in state funds, and \$501,486 in federal funds. These requests will increase the General Fund budget by \$570,204, Tourism Fund budget by \$106,163, CIP Fund budget by \$7,294, and Recreation Enterprise Fund budget by \$8,000.

Motion

I move to approve revenue of:

- \$16,077 from the General Fund Balance,
- \$106,163 from the Tourism Fund Balance,
- \$8,435 in local funds,
- \$59,500 in state funds, and
- \$501,486 in federal funds; and

Expenditures of:

- \$570,204 to the General Fund budget,
- \$106,163 to the Tourism Fund budget,
- \$7,294 to the CIP Fund budget, and
- \$8,000 to the Recreation Enterprise Fund budget.

SUPPLEMENTAL APPROPRIATIONS REQUESTS:

<i>Item #</i>	<i>Department</i>	<i>Description/Reason</i>	<i>Revenue Source</i>	<i>Expenditure</i>	<i>Requested Amt.</i>	
A	GIS	Plotter Printer Purchase	General Fund Balance 101-0000-341-04-07	Plotter 301-9420-541-80-55	\$ 7,294	General FB
B	GIS	Plotter Printer Service Agreement	General Fund Balance 101-0000-341-04-07	Contractual Services 101-8111-481-30-40	450	General FB
C	Recreation	Donation for Robotic Field Painter	Local Donations 590-0000-318-02-38	Short-Term Lease 590-7110-461-54-11	8,000	Local
B	Animal Shelter	SpayVA Grant Carryover	SpayVA Grant 101-0000-318-02-37	Spaying, Neutering 101-3510-435-59-01	435	Local
C	Sheriff's Office	Page Co. Middle School SRO	DCJS SRO Grant 101-0000-324-04-45	Salaries, Taxes, Benefits 101-3130-431-59-57	56,000	State
B	Sheriff's Office	TRIAD Grant	TRIAD Grant 101-0000-324-04-33	TRIAD Conf., Activities 101-3130-431-59-02	2,500	State
C	Investigations	Flock Safety Camera System	HEAT Grant 101-0000-324-04-54	Camera Subscription 101-3120-431-59-27	1,000	State
B	Sheriff's Office	DOJ COPS CIT Grant	DOJ COPS CIT Grant 101-0000-333-01-36	Training 101-3120-431-59-22	245,851	Federal
B	Sheriff's Office	DOJ De-escalation Grant	DOJ De-escalation Grant 101-0000-333-01-18	Training 101-3120-431-59-03	128,910	Federal
C	Sheriff's Office	ICE Grant	ICE Grant 101-0000-333-01-82	Equipment 101-3120-431-59-67	107,500	Federal
B	Sheriff's Office	Patrol Wages, Supplies	DMV Grant 101-0000-333-09-08	Patrol Wages, Supplies 101-3120-431-59-24	8,093	Federal
C	Sheriff's Office	Mobile Data Terminals Carryover	JAG LOLE Block Grant 101-0000-333-09-15	Mobile Data Terminals 101-3120-431-59-04	1,283	Federal
B	Sheriff's Office	Equipment and Training Carryover	BJA LE Equip. Grant 101-0000-333-01-37	Equipment and Training 101-3120-431-59-09	9,849	Federal
C	Sheriff's Office	Equipment and Training Local Match Carryover	General Fund Balance 101-0000-341-04-07	Equipment and Training 101-3120-431-59-09	8,333	General FB
B	Economic Development and Tourism	Promotional Materials	Tourism Fund Balance 210-0000-341-04-07	Advertising 210-8150-481-30-30	6,500	Tourism FB
C	Economic Development and Tourism	Stanley Promotional Videos Carryover	Tourism Fund Balance 210-0000-341-04-07	Stanley Promotions 210-8150-481-58-04	33,663	Tourism FB
D	Economic Development and Tourism	Shenandoah Pump Track Carryover	Tourism Fund Balance 210-0000-341-04-07	Shenandoah Pump Track 210-8150-481-58-03	66,000	Tourism FB
TOTAL REQUESTS:					\$ 691,661	

BUDGET TRANSFER REQUESTS:

<i>Item #</i>	<i>Department</i>	<i>Description/Reason</i>	<i>Transfer From</i>	<i>Transfer to</i>	<i>Requested Amt.</i>
TOTAL REQUESTS:					\$ -



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

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

DATE: September 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.

The draft that came out of the Planning Commission was presented to the Board back on August 3, 2026. In the staff memo dated July 15, 2026 that was introduced to the Board, staff provided a number of recommendations of language to be amended and/or removed due to enforcement concerns. During the introduction meeting, the Board agreed to amend/and or remove the language as staff suggested. The attached draft dated 8/4/26 and the brief description below reflect those changes.

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.
- 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 and/or the rental is accessed from a private lane or driveway that serves the rental and more than two additional dwellings.

- 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.

- 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 and/or the rental is accessed from a private lane or driveway that serves the rental and more than two additional dwellings.

- 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:

Access Requirements: As currently drafted, more than three dwellings on a private lane or driveway would require a special use permit in the Agriculture and Woodland-Conservation zoning districts. If the Board decides to retain this provision, I would encourage the Board to think about the following:

- 1) What specific factors will be considered when reviewing the SUP application? For example, will the review be limited to access, safety, and the adequacy of the private lane, or will other factors be considered?
- 2) Will the county establish requirements for private-road maintenance during the review of the SUP? If so, will the SUP require the property owner provide a specific amount of gravel, grading, snow removal, or other maintenance toward the upkeep of the private lane? Is there a minimum width, road surface requirements, grading and drainage requirements, minimum area for turning areas, sight distance requirement, bridges or culverts requirements, etc.?
- 3) Will the county impose a fee specifically for private-road maintenance? If a fee is collected, how would the fee be calculated, collected, and used, and would the County be responsible for maintaining the road. (This is not likely, so how would staff enforce this?)
- 4) If the county is not going to regulate or participate in private-road maintenance, what specific public-interest concern is the SUP intended to address? Is it road safety, emergency access, road capacity, maintenance, traffic, drainage, or something else?
- 5) Would the same concerns exist regardless of whether it is a short-term rental or a long-term rental?

If the county does not intend to establish and enforce road-maintenance requirements, collect a road-maintenance fee, or assume responsibility for maintaining the private road, what is the SUP intended to accomplish that could not be addressed through objective access standards?

It is my opinion that road maintenance agreements need to start at the Subdivision of Land Ordinance when lots are being divided and private roads and lanes are being created. Not when we are trying to address the short-term rental regulations.

MOTION(S):

I move that the Board of Supervisors approve the attached amendments as drafted.

OR

I move that the Board of Supervisors deny the attached amendments as drafted.

OR

I move an alternative motion.

ATTACHMENT(S):

- Draft amendments dated 8/4/26

§ 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.
 - (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; or
- 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.

- 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.

(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; or
- 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.

- 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	Minimum Lot Width	Yard
	10	

	Area Per Dwelling Unit	Per Dwelling Unit (feet)	Front	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.

§ 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.
- ~~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. 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.

- ~~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. 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.
- ~~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. 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) 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.
 - 2) 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.
 - 3) Parking management to ensure safe and adequate off-street parking. The plan shall demonstrate how emergency vehicle access will be maintained at all times.
 - 4) Landscaping, screening, and property maintenance to preserve neighborhood character.
 - 5) 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).
 - 6) 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.

- 7) 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.

- 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. 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.
- F. ~~Failure to comply with these supplemental regulations will result in violation of the Page County Zoning Ordinance.~~
- F. 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.
- G. 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.

- G. 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.
- H. 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.
- I. 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.
- J. 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.
- K. Failure to comply with these supplemental regulations will result in violation of the Page County Zoning Ordinance.
- L. Non-conforming Uses. In addition to any other requirements specified herein, see Article VII Nonconforming Lots, Uses, Structures and Buildings.
- M. 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 access way to support the proposed use, as determined appropriate by the reviewing authority.

5) Violation and Penalty Schedule.

DRAFT 8/4/26

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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LOW SECURITY RISK:
Bulk



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.

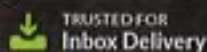
I'm asking the Board to close this gap: STRs in agricultural and woodland conservation zones should require a special use permit with real public input, not automatic approval. Page County's rural character shouldn't be traded away by right.

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.

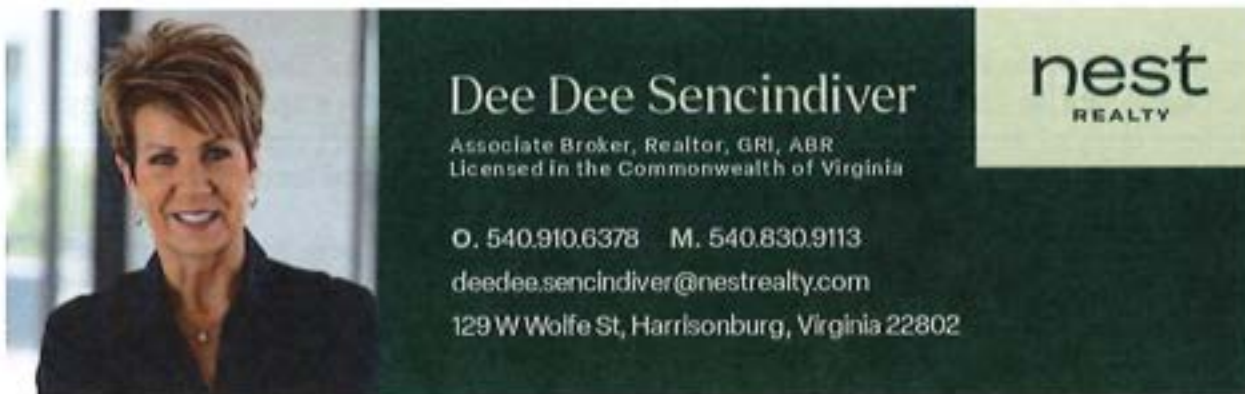
I respectfully encourage the Board and Planning Commission to consider a more balanced approach. Focus enforcement efforts on properties that generate legitimate complaints rather than imposing broad restrictions that affect every owner equally. Clear performance standards, effective enforcement of nuisance 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; dreed@reedandreedlaw.com; Cindy Whitelock
Subject: proposed Short Term Rental Ordinance

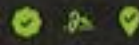
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MESSAGE FROM A
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Page County planning commission members,

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

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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

**MANAGING PARTNER / LICENSED
REALTOR®**

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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
New Sender



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.

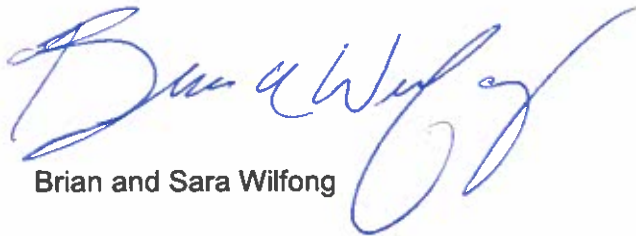
Additionally, I would like to address the concern that short-term rentals contribute to the broader housing affordability challenges facing many communities. The housing shortage is a nationwide issue caused by a variety of factors, including limited housing supply, construction costs, labor shortages, 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
colton.wolf@whitewolfcg.com
540.244.9175

###

Colton W. Wolf - MPS, PMP

Founder & Principal

White Wolf Communications Group

Cell: 540-277-0715

Email: colton.wolf@whitewolfcg.com

Website: whitewolfcg.com

P.O. Box 251, Stanley, VA - 22851



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

From: [Joshua Anton](#)
To: [Amity Moler](#); [Tracy Clatterbuck](#)
Cc: [Joshua Hahn](#); [Gage Wilson](#); [Vivian Horng](#)
Subject: Comments on Proposed Short-Term Tourist Rental Amendments
Date: Friday, July 31, 2026 3:34:07 PM

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Dear Amy, Tracy, and Members of the Board,

My name is Joshua Anton, and I am the Co-Founder of Horizon Shenandoah, a locally owned hospitality company investing in the future of tourism in Page County.

Today, we operate two short-term rentals and have three additional homes under construction that are expected to open this fall. Looking ahead, we also plan to continue investing in Page County by developing several additional homes over the coming years. Overall, Horizon Shenandoah represents a multi-million-dollar investment in Page County, and we are committed to continuing that investment for years to come. We believe deeply in the long-term future of Luray and Page County and hope to play a small role in strengthening both its tourism economy and local community.

First, I want to thank the Board and County staff for the time and effort that has gone into reviewing the proposed amendments. I recognize the difficult balance the County is trying to strike between preserving affordable housing for local residents while also supporting one of Page County's most important economic drivers - tourism.

This topic is also personal to me.

As a senior in high school, I was kicked out of my house. I worked three jobs while attending school full time to put myself through college. If it had not been for my best friend's mother opening her home to me and providing an affordable place to live, I would not be where I am today. Because of that experience, I genuinely can empathize with why many residents are concerned about housing affordability and why the County wants to ensure future generations can continue to live and work in Page County.

At the same time, tourism is one of Page County's greatest economic strengths. Short-term rentals bring visitors who support local restaurants, shops, attractions, and small businesses while generating tax revenue that helps fund County services.

At Horizon Shenandoah, we try to contribute in a meaningful way. We hire local construction crews, cleaners, landscapers, and maintenance professionals. We purchase supplies from local businesses whenever possible—from Broad Porch Coffee for the coffee we provide our guests to local markets and retailers throughout the County. Like many responsible operators, we believe successful tourism should directly benefit the surrounding community.

For those reasons, I support the County's goal of addressing housing concerns. My request is

simply that the ordinance take a targeted approach that protects existing investments while continuing to encourage new housing construction.

I respectfully ask the Board to consider two amendments:

1. Grandfather Existing Properties and Projects Already Underway

Please consider grandfathering existing lawful short-term rentals and projects already permitted or under active construction with respect to the proposed two-year ownership requirement.

Many property owners, including Horizon Shenandoah, made substantial investments based on the regulations currently in place. We have owned our parcels since November 2025, have invested significant capital into both our existing rentals and the three homes currently under construction, and are scheduled to open those homes this fall. Applying a new two-year ownership requirement immediately, without a transition provision, could significantly impact projects that were planned, financed, and permitted under the existing rules.

Providing a grandfathering provision for existing lawful STRs and projects already underway would create a fair transition while still allowing the new policy to apply prospectively.

2. Exempt Newly Constructed Single-Family Homes from the Two-Year Ownership Requirement

Unlike converting an existing home into a short-term rental, newly constructed homes increase the County's housing inventory. Encouraging new construction helps create local construction jobs, expands the County's tax base, and adds to the overall housing supply rather than competing for the existing housing stock.

Providing an exception to the two-year ownership requirement for newly constructed single-family homes would continue to encourage responsible private investment while remaining aligned with the County's objective of increasing housing supply. Every newly constructed home adds inventory to the County, whether it ultimately becomes a primary residence, long-term rental, or short-term rental, and helps support the local construction industry in the process.

I believe these two targeted amendments would preserve the intent of the ordinance while minimizing unintended consequences for projects already in progress and continuing to encourage investment that benefits both residents and visitors alike.

Thank you for your consideration and for the thoughtful work you are doing on this issue. I appreciate the opportunity to share my perspective and hope you will consider these two modest amendments as the Board continues its discussion.

Respectfully,

Joshua Anton
Co-Founder, Horizon Shenandoah

Co-Founder, Horizon Shenandoah

From: [Ryan Bontempo](#)
To: [Tracy Clatterbuck](#); [Amity Moler](#); [Bucky Thomas](#); [Jeremy Baldwin](#); [Allen Louderback](#); [Susan Kile](#); [Jeff Vaughan](#)
Subject: Request to Be Included as a Concerned Property Owner
Date: Thursday, July 30, 2026 10:28:53 AM

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Hello,

I would like to be included as a concerned property owner in the legal notice being submitted to the Page County Board of Supervisors regarding the proposed Short-Term Rental Ordinance.

I understand that being listed does not make me a client of the attorney, does not commit me to taking legal action, and does not create any financial obligation.

Please include my property as follows:

Property Owner: Ryan Bontempo Dennis Bontempo

Property Address:
0 Hillside Dr
Stanley, VA 22851

For additional context, the property consists of **four adjoining lots** that were purchased with the intention of developing **three 555-square-foot cabins**. These cabins are being designed and marketed specifically as **couples' getaway retreats**, with an intended occupancy of **two guests per cabin**. The project was planned in reliance on the zoning regulations that permitted short-term rentals at the time the property was acquired.

Please let me know if you need any additional information from me.

Thank you,

Ryan Bontempo Dennis Bontempo

From: [Lair D. Haugh](#)
To: [Bucky Thomas](#)
Cc: [Amity Moler](#); [Tracy Clatterbuck](#); [Jeremy Baldwin](#); [Allen Louderback](#); [Ryan Cubbage](#); [Susan Kile](#); [Jeff Vaughan](#)
Subject: Comments/Opposition to Short-Term Rental amendments as now proposed
Date: Thursday, July 30, 2026 3:33:35 PM
Attachments: [Walls Letter Final 7-30-26.pdf](#)



(Letter attached for inclusion in minutes - text of letter here - please Ms. Moler or Clatterbuck acknowledge receipt. Thanks!)

Re: Objection and Opposition to Proposed Short-Term Rental Restrictions as applied to Existing Short-Term Rentals

Good afternoon,

I represent Page Valley Estates L23 LLC, Page Valley L49, LLC and Page Valley L50S1 LLC, and Robert & Melissa Mitchell, which all own short-term rental properties in Page County.

I also have been contacted by the following owners who I do not formally represent: Giselle Camacho; Donald Garner (owner of Garnerland); River Pines LLC; River Burch Retreat LLC; Cullin Tate; Moccasin Investments LLC; Blue Stone Designs LLC; Mazza Getaways LLC DBA Page Valley Getaways; Ron Rowch and Laurie Forbes-Stillwater; Ryan Bontempo & Dennis Bontempo; J.D. Cave of Shenandoah Woods; Claudia Munoz; Moshe Zidele (Shenandoah Vacation LLC); Helms Mountain Vacation LLC; Christine Sennott; Laura Castro; Lisa Gander, Shari Rowles, Turtle Rock Cabins LLC, Christian Gomez, and, a part of the community for 50+ years, Shenandoah River Outfitters.

IN SUMMARY: These owners primarily oppose the proposed language of amendments to Section 125 of the county code that would prohibit continued use of an existing short-term rental upon sale or transfer (whether owned by individual(s) or business entity) forcing a two year holding period prior to re-application, which application may of course be denied.

The proposed restrictions also affect some existing short-term rentals on smaller lots, or with access that would not meet the new requirements, or other such issues that are specific to their situation. These owners support and request grandfathering and exempting all existing short-term rentals from resale and transfer restrictions, and any other restrictions that would make the continued use or transfer impossible.

REQUEST:

1. Table the current draft.
2. Schedule a time for a work session with impacted stakeholders and property owners to allow for problem solving.
3. EXEMPT existing short-term rentals from restrictions that would make continued use impossible or financially unviable.

JUSTIFICATION: My clients vehemently oppose the proposed restriction on resale of currently operating short-term rentals. My clients acquired and developed their real estate assets in **direct reliance on the then existing zoning framework, which explicitly permitted short-term leasing**. My clients structured substantial, investment-backed expectations based entirely on the county's active zoning rules, which explicitly authorized short-term rentals.

Prohibiting the future sale of these existing investment properties strips the properties of their core market utility and destroys their commercial value. Any future short-term rentals will know in advance of the restrictions and can consider those restrictions in deciding whether to invest or not.

In our view, prohibiting the use of an existing short-term rental property as a short-term rental after its sale constitutes a regulatory taking and it also strips the properties of their core market utility and destroys their commercial value. An 'inverse condemnation', if you will.

I should also mention that **Page County residents will suffer** along with everyone else. Any of them that have invested their retirement, or other, funds in a short-term rental will have a property that is no longer commercially viable. It may force sales at less than value. It may make borrowing for repairs of the short-term rental impossible if the value drops.

My clients are not likely to just walk away and let the property go to foreclosure, but I don't know about the financial pressures of other owners if they find the commercial value can't support the debt. If the market value goes down every other county property owner that has to get an appraisal for a loan will be negatively affected by discount sales. This is a real problem as anyone that lives in an area where a house has been sold in foreclosure can tell you. They cannot sell for what their house is worth because the comparable sales are low. Maybe they can't even sell enough to pay off their current debt.

Another issue is how to address properties that are currently in design, or under construction. For instance, the Bontempos purchased **four adjoining lots** that were purchased with the intention of developing **three 555-square-foot cabins**. These are small cabins, almost a "tiny-home". These cabins are being designed and marketed specifically as **couples' getaway retreats**, with an intended occupancy of **two guests per cabin**. The project was planned in reliance on the zoning regulations that permitted short-term rentals at the time the property was acquired.

As you can see there are a lot of concerns that need to be fully explored prior to enacting the amendments. The other proposed restrictions in the draft are pretty strict, and the current owners may have additional concerns with the burden of compliance not raised herein. But the primary threat to everyone's financial well being is subjecting existing short-term rentals to restrictions that damage the value or even prevent them from following through with their plans (like the Bontempos).

Thanks for considering these issues. Page County is not alone in seeking to address short-term rentals but this can be a win-win if everyone's concerns are addressed before passing the amendments.

Very truly yours,

Lair D. Haugh

Lair D. Haugh, J.D.
Haugh & Haugh, PC
435 Park St.
Charlottesville, VA 22902
Voice - 434-296-0185
Fax - 434-296-1146

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CHARLES R. HAUGH, RETIRED
LAIR DAYTON HAUGH

HAUGH & HAUGH, P.C.
ATTORNEYS AT LAW
435 PARK STREET
CHARLOTTESVILLE, VA. 22902

TELEPHONE: 434-296-0185
FAX: 434-296-1146

July 30, 2026

Clifton Thomas, Chair
Page County Board of Supervisors

Amity Moler, County Administrator
Page County, Virginia

Tracy Clatterbuck, Zoning Administrator
Page County, Virginia

BY EMAIL ONLY

Re: Objection and Opposition to Proposed Short-Term Rental Restrictions as applied
To Existing Short-Term Rentals

Dear all,

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I also have been contacted by the following owners who I do not formally represent: Giselle Camacho; Donald Garner (owner of Garnerland); River Pines LLC; River Burch Retreat LLC; Cullin Tate; Moccasin Investments LLC; Blue Stone Designs LLC; Mazza Getaways LLC DBA Page Valley Getaways; Ron Rowch and Laurie Forbes-Stillwater; Ryan Bontempo & Dennis Bontempo; J.D. Cave of Shenandoah Woods; Claudia Munoz; Moshe Zidele (Shenandoah Vacation LLC); Helms Mountain Vacation LLC; Christine Sennott; Laura Castro; Lisa Gander, Shari Rowles, Turtle Rock Cabins LLC, Christian Gomez, and, a part of the community for 50+ years, Shenandoah River Outfitters.

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Another issue is how to address properties that are currently in design, or under construction. For instance, the Bontempos purchased **four adjoining lots** that were purchased with the intention of developing **three 555-square-foot cabins**. These are small cabins, almost a "tiny-home". These cabins are being designed and marketed specifically as **couples' getaway retreats**, with an intended occupancy of **two guests per cabin**. The project was planned in reliance on the zoning regulations that permitted short-term rentals at the time the property was acquired.

As you can see there are a lot of concerns that need to be fully explored prior to enacting the amendments. The other proposed restrictions in the draft are pretty strict, and the current owners may have additional concerns with the burden of compliance not raised herein. But the primary threat to everyone's financial well being is subjecting existing short-term rentals to restrictions that damage the value or even prevent them from following through with their plans (like the Bontempos).

Clifton Thomas, Chair
July 30, 2026
Page 3

Thanks for considering these issues. Page County is not alone in seeking to address short-term rentals but this can be a win-win if everyone's concerns are addressed before passing the amendments.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lair D. Haugh", with a long horizontal flourish extending to the right.

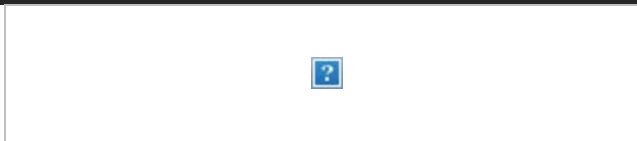
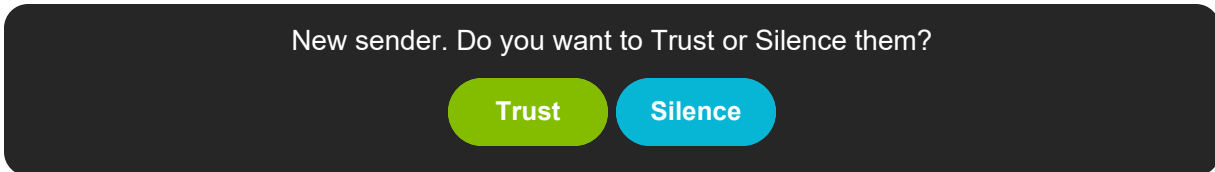
Lair D. Haugh

LDH:clt

cc: Jeremy Baldwin, District 1 – jbaldwin@pagecounty.virginia.gov
 Allen Louderback, District 2 – alouderback@pagecounty.virginia.gov
 Ryan Cubbage, District 3 – rcubbage@pagecounty.virginia.gov
 Susan Kile, District 4 – skile@pagecounty.virginia.gov
 Jeff Vaughan, District 5 – jvaughan@pagecounty.virginia.gov

From: [Anne Parnell](#)
To: [Tracy Clatterbuck](#); [Amity Moler](#); [Bucky Thomas](#); [Jeremy Baldwin](#); [Allen Louderback](#); [Ryan Cubbage](#); [Susan Kile](#); [Jeff Vaughan](#); [Nina Fox](#)
Cc: sean@thoughtfullyhosted.com
Subject: Opposition to Proposed Two-Year Prior-Ownership Requirement for Short-Term Rental Licensing
Date: Monday, August 3, 2026 7:46:10 PM

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Dear Chairman Thomas and Members of the Board of Supervisors,

My name is Anne Parnell, and my family and I recently purchased a cabin in Shenandoah that we operate as a short-term rental as well as place for family getaways. I'm writing to respectfully oppose the proposed requirement that a new owner hold title to a property for two years before becoming eligible to apply for a short-term rental (STR) license.

For years, my family made the drive down from Northern Virginia to spend time in the Shenandoah Valley. Those trips are why we fell in love with this area, and why we ultimately decided to buy here ourselves. Our goal was never to flip a property or extract value from the county — it was to give other families the same experience that kept bringing us back, while investing in a home here, hiring local contractors, and becoming part of the community. Without the ability to operate it immediately as an STR however, we would not have been able to buy this property.

I want to be clear that I don't think the county is wrong to want stronger STR regulations. I've followed the subcommittee's work and I understand the concerns driving it: absentee corporate investors buying up housing stock, properties operated without regard for neighbors, and a licensing process that hasn't kept pace with how much the STR market has grown here. Those are legitimate problems, and I support the Board taking them seriously. But I'd ask you to consider that a flat two-year ownership requirement swings the pendulum too far in the other direction, and ends up penalizing exactly the kind of owner the county should want to attract.

A few reasons why:

- It regulates the wrong variable. A waiting period tied to ownership tenure says nothing about whether an owner will operate responsibly. It doesn't screen for absentee management, nuisance complaints, safety compliance, or neighborhood impact — the actual harms the county is trying to prevent. It simply excludes new owners across the board, regardless of their conduct.
- It falls hardest on individual, owner-invested families — not the corporate operators it's

meant to target. A large investment group buying multiple properties can absorb a two-year delay as a cost of doing business. A family that has just closed on a single home, taken out a mortgage on the strength of projected rental income, and budgeted for that income to help cover the payment does not have that cushion.

- It penalizes exactly the investment the county should want. Since closing, we've hired local contractors and companies to renovate, maintain, and clean our property and bought supplies and materials from the Page Cooperative. The proposed 2-year ownership requirement would mean an end to the work and purchases for local contractors and companies that new STRs bring to Page County.
- We've done all the things a responsible owner needs to do including secure short-term-rental insurance and work through the county's business license, zoning, health department, and VDOT review process. A blanket ownership waiting period doesn't distinguish between an owner doing all of that and one who isn't — it simply says none of us can operate yet.
- It risks disrupting owners who are already mid-process. Several new owners have already begun the county's existing application steps under the current rules. A retroactive ownership requirement could strand people who followed the process as it existed when they bought.
- Tourism is a core piece of Page County's economy, and new STRs help by expanding not just the number of properties that visitors have to choose from but the range of offerings as well. The proposed rule would choke off the economic growth that comes from a thriving tourism industry.

I'd respectfully ask the Board to consider alternatives that address the underlying concerns without a blanket tenure requirement — for example: a special use permit or registration process with real screening (safety inspection, local point-of-contact requirement, septic/occupancy verification), clear and enforceable nuisance and complaint standards with meaningful penalties for violations, and/or additional scrutiny specifically aimed at owners or entities holding multiple STR properties, rather than one applied uniformly to every new owner regardless of how many properties they hold.

Thank you for the work the subcommittee has put into this, and for the opportunity to weigh in. I'd welcome the chance to speak further or answer any questions, and I hope the Board will consider an approach that holds STR owners accountable for how we operate rather than how long we've held title.

Sincerely,

Anne Parnell
Thoughtfully Hosted, LLC — "Tuckaway Cabin"
571-289-4438
anne@thoughtfullyhosted.com

Rental Property: 103 Buzzard View Pl, Shenandoah, VA 22849

From: [Stephanie Richards](#)
To: [Tracy Clatterbuck](#); [Amity Moler](#)
Subject: Fwd: Deep Concerns Regarding STR Zoning Ordinances, Market Saturation, and the Future of Page County Families
Date: Sunday, August 2, 2026 1:06:02 PM

New sender. Do you want to Trust or Silence them?

Trust

Silence



Dear Ms. Clatterbuck and Ms. Moler,

I hope this message finds you well.

I am forwarding correspondence that I previously submitted to both the Chairman of the Board of Supervisors and my district supervisor regarding a matter scheduled for consideration by the Board. While I did not receive a response from either elected official, I also noted that my correspondence was not included in the agenda materials prepared for tomorrow's meeting.

Upon reviewing the meeting packet, I observed that other correspondence submitted to members of the Board, including letters and emails submitted during the same general time frame as my own, was included for review. As a result, I am seeking clarification regarding the process by which citizen correspondence is collected, reviewed, and incorporated into Board materials. Specifically, I would appreciate understanding why my correspondence was not included and whether there are additional steps I should take to ensure that future communications are properly received and considered.

In addition to my own concerns, I am concerned about the broader implications for public participation. If correspondence submitted by citizens is not consistently included or acknowledged, there is a risk that community input may be inadvertently overlooked. Transparency in this process is important to maintaining public confidence that all viewpoints are being fairly received and considered, particularly on matters of significant community interest.

As a citizen, I value the opportunity to participate in local government and to have my comments considered alongside those of other community members. Therefore, I would be grateful for any guidance you can provide regarding the appropriate point of contact, the procedures for submitting correspondence intended for Board review, and any criteria used in determining which communications are included in meeting materials.

Thank you for your time and attention to this matter. I look forward to your response.

Respectfully,

Stephanie Richards

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

From: **Stephanie Richards** <semrichards@gmail.com>

Date: Mon, Jul 27, 2026 at 9:00 AM

Subject: Deep Concerns Regarding STR Zoning Ordinances, Market Saturation, and the Future of Page County Families

To: <bthomas@pagecounty.virginia.gov>, <jvaughan@pagecounty.virginia.gov>

Clifton "Bucky" Thomas, Chairman
Jeff Vaughan, District 5 Representative
Page County Board of Supervisors
County Government Center
103 South Court Street, Suite F
Luray, VA 22835

Chairman Thomas and Supervisor Vaughan,

I am writing to you today as a life-long resident of District 5 to express my serious concerns regarding the future of housing and community stability in Page County. Specifically, I want to address the recently failed motion by the Page County Planning Commission to advance necessary updates and amendments to our Zoning Ordinances regarding short-term rentals (STRs).

Recently, I watched a video online by an out-of-town real estate investor who was fear-mongering community members. This individual claimed that implementing a proposed two-year moratorium on new STRs, which would simply prevent new buyers from immediately flipping residential properties into vacation rentals, would cause the entire economy of Page County to collapse. Let us be entirely honest about what this policy would actually do: it would serve as a vital emergency brake. If a moratorium prevents more STRs from flooding our area, I believe that is exactly the outcome we desperately need.

I recently reviewed local STR listings in the town of Shenandoah alone and was completely stunned by the volume. I've seen estimates of 140 STRs in Shenandoah alone, I stopped counting after running 30 of them through the GIS. The market is so saturated that local, single-family home buyers cannot find a place to live without forcing the county into a corner where we must develop entirely new properties just to meet basic housing needs. This crisis should have been anticipated and planned for long before now.

The consequences of this unregulated gold rush are already fracturing our civic infrastructure. I sat through a recent Page County School Board meeting where the potential closing of Shenandoah Elementary School was actively discussed. School attendance and facility consolidation have been painful topics in our neighborhood for months. When reflecting on how we got here, the answer is clear: we cannot expect young, working families to enroll their children in our school division if they are completely priced out of the market by real estate investors. For far too long, these investors have been told that navigating STR regulations in Shenandoah and the rest of Page County is a total breeze.

Many local families like my own are looking at our children and recognizing a bleak reality. My husband and I were able to purchase our home here in Shenandoah fifteen years ago on an electrician's salary, but under the current market conditions, that will be entirely impossible for our kids. Investors will defensively argue that housing shortages are a national problem. Even if they are partially correct, this moratorium gives our community a rare opportunity to draw a line in the sand. Out-of-town investors are welcome to stay and operate their existing

STRs, but we should not make it easy for them to treat our community like a liquid asset when they decide to jump ship. They have purchased our homes, and they must bear the economic consequences of building their wealth off our landscape and natural resources.

I encourage every single member of the Board to look in the mirror and ask themselves what their legacy will be. Will you be remembered as leaders who stood up and protected the best interests of your local community?

Please let me know if the Board of Supervisors will officially be taking up the short-term rental ordinance amendments or voting on a potential moratorium at a future meeting. Thank you for your time, and I look forward to your prompt response.

Sincerely,

Stephanie Richards

213 N. 5th Street

Shenandoah, VA 22849

August 3, 2026

Subject: More than half the homes in our neighborhood are STRs

To whom it may concern:

There are 15 homes in our neighborhood, Shenandoah Ridge Property Owners Association (SRPOA). **More than half** of those homes, or 8, are short term rentals, which in essence are commercial properties.

We purchased our 1880's farmhouse in 1992 because we loved the serenity and beauty of Page County. Our house is at the entrance of our subdivision, and we used to look forward to waving or chatting with our neighbors as they drove by. That has all changed -- now that 8 homes are STRs, there is a constant "parade" of strange cars filled with weekend renters up and down Ridge Road.

I'm fine with the STRs that are owned by locals, because the locals care about our neighborhood. They attend the SRPOA meetings, and/or help with road cleanup and snow removal. Their kids or grandkids go to school here, and they volunteer or sit on the boards of local nonprofits. Local STR owners are genuinely interested in Page County. **The out-of-town STR owners have NO interest in the county except as an investment and money-making enterprise.**

I feel that if Page County doesn't carefully manage STRs now, many other neighborhoods in Page County will soon have more homes that are STRs than those occupied by residents. And of course, this ultimately affects school budgets, county services, and affordable housing. PLEASE, PLEASE, PLEASE do something to limit out-of-town investors of STRs in Page County, or it will continue to spiral out of control.

A closing thought -- from Joni Mitchell's classic song Big Yellow Taxi. "Don't it always seem to show, you don't know what you got till it's gone. They paved paradise, put up a parking lot". Please don't wait until it is too late!

Respectfully submitted,

Susan Rocke, 156 Ridge Road, Rileyville

From: [Joshua Hahn](#)
To: [Tracy Clatterbuck](#)
Subject: FW: Proposed STR Ordinance changes
Date: Monday, August 3, 2026 9:40:38 AM

This email is from a trusted sender and .



Tracy,

I think this may have been sent to Tracey Turner rather than you.

Thanks,

Josh Hahn

Page County Planning Director

103 S. Court St. Suite B.

Luray, VA 22835

540-843-3456



<!--[if !vml]--> <!--[endif]-->

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From: Christine Sennott <christine@christinesennott.com>

Sent: Wednesday, July 29, 2026 5:12 PM

To: Jeremy Baldwin <jbaldwin@pagecounty.virginia.gov>; Allen Louderback <alouderback@pagecounty.virginia.gov>; Ryan Cubbage <rcubbage@pagecounty.virginia.gov>; Susan Kile <skile@pagecounty.virginia.gov>; Jeff Vaughan <jvaughan@pagecounty.virginia.gov>; Bucky Thomas <bthomas@pagecounty.virginia.gov>

Cc: Joshua Hahn <jhahn@pagecounty.virginia.gov>; Tracey Turner <Tracey.turner@janneylawplc.com>

Subject: Proposed STR Ordinance changes

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

Dear Members of the Page County Board of Supervisors,

Thank you for the time and effort you have invested in reviewing and updating the County's

proposed Short-Term Rental Ordinance. I recognize this is a difficult issue requiring you to balance housing needs, neighborhood concerns, tourism, private property rights, and the economic health of our community. I sincerely appreciate your willingness to take on that responsibility.

I am writing to respectfully share my perspective as a Page County resident, Realtor, builder, business owner, Str owner, and member of the Board of Directors for Habitat for Humanity of Page County.

Housing is an issue I care deeply about. Long before joining the Board of Habitat for Humanity, I spent years fundraising and supporting New Hope Housing, an organization dedicated to helping individuals and families experiencing homelessness. Today, I continue that commitment through my work with Habitat for Humanity, where I support efforts to create affordable homeownership opportunities here in Page County.

These experiences, combined with my career in real estate, have given me the opportunity to see housing challenges from multiple perspectives. I understand the importance of expanding housing opportunities for local families, and I fully support thoughtful, effective efforts to address those challenges. At the same time, as a business owner and str owner, I also understand the significant role tourism plays in supporting local jobs, small businesses, and our local economy.

I want to be clear from the outset: I am not writing to argue against regulating short-term rentals. I believe thoughtful, reasonable regulation is appropriate and necessary. Responsible operators benefit from clear standards just as much as our neighbors do. My concern is not whether the County should regulate short-term rentals—it is whether the proposed regulations are the most effective tools to accomplish the County's goals.

Those goals, as I understand them, are to slow the growth of short-term rentals, improve housing opportunities for local residents, and protect the quality of life within our communities. Those are goals I support. My concern is whether several of the proposed provisions will actually accomplish those objectives or whether they may create unintended consequences that outweigh their intended benefits.

The Two-Year Ownership Requirement

Of all the proposed changes, one provision stands out above the rest: the requirement that a property owner must own a home for two years before it can qualify as a short-term rental.

If I understand the reasoning behind this proposal correctly. If the objective is simply to slow the growth of short-term rentals, a two-year ownership requirement will likely accomplish that by creating a higher barrier to entry.

However, if the broader objective is to improve housing affordability and increase housing opportunities for local residents, I respectfully ask whether this requirement actually advances that goal.

I keep coming back to one simple question:

How does requiring someone to own a property for two years before operating a

short-term rental create one additional home for a local family?

The requirement does not build new housing. It does not reduce construction costs. It does not increase the supply of workforce housing. At the end of the day, the County has the same number of homes it had before.

If someone purchases a cabin, river property, or second home intending to eventually operate it as a short-term rental, preventing them from doing so for two years does not automatically make that property available to a local family. In many cases, it simply delays the owner's ability to operate a legal business while the property sits vacant, is used only occasionally, or remains a second home until the waiting period expires. The housing inventory has not changed—we have simply delayed one permitted use of the property.

In researching this issue, I reviewed studies evaluating the effects of short-term rental regulations. One recent study published in the *International Journal of Housing Markets and Analysis* examined Santa Monica's stringent short-term rental regulations. While the regulations substantially reduced the number of short-term rentals, the study did not find a statistically significant reduction in residential rents, suggesting that reducing STR activity alone may not necessarily improve housing affordability. (Ref)

This proposal also affects far more than outside investors. It impacts local residents, retirees, entrepreneurs, families relocating to Page County, and individuals who purchase property with plans to eventually make Page County their permanent home while renting it during the transition.

I am also concerned that this proposal may unintentionally shift the market in favor of larger, well-capitalized investors.

A two-year ownership requirement increases the cost of entering the short-term rental market because buyers must carry the expenses of ownership for an extended period before they can generate income from that permitted use. Those with substantial financial resources are generally better positioned to absorb those carrying costs. Local families, retirees, first-time investors, and small business owners often are not.

If one of the County's goals is to encourage local ownership and responsible investment, I respectfully question whether this proposal moves us in the opposite direction by creating a higher barrier for local buyers while giving a relative advantage to those with greater access to capital.

Ironically, the people most likely to be discouraged by a two-year waiting period may be the very local residents the County hopes to encourage—those who want to purchase, improve, and responsibly operate a property as part of building their future in Page County.

There is another consequence I believe deserves careful consideration: the potential impact on existing property owners.

As a Realtor, I know that a property's value is influenced not only by its physical characteristics, but also by the range of lawful uses available to future buyers. When a permitted use is restricted, the pool of potential buyers becomes smaller. For properties that have historically been purchased and marketed as short-term rentals—such as cabins, riverfront homes, and mountain retreats—that reduction in demand could place downward

pressure on property values.

If reducing the investment value of these properties is an intended outcome of the proposed ordinance, I believe that should be openly acknowledged and carefully weighed alongside the anticipated benefits. If it is not an intended outcome, then it represents another significant consequence that deserves thoughtful consideration.

Page County will continue to be a destination for visitors seeking Shenandoah National Park, the Shenandoah River, outdoor recreation, wineries, and the unique experiences our community offers. If visitor demand remains strong while the supply of short-term rentals is intentionally restricted, the likely result is not that demand disappears—it is that fewer local property owners are able to participate in meeting that demand. Existing operators may benefit from reduced competition, while aspiring local owners face higher barriers to entry and existing property owners may see the marketability of their properties reduced.

As a Realtor, I have also seen firsthand how private investment transforms neglected properties. Those renovations create work for local contractors, electricians, plumbers, landscapers, cleaners, suppliers, and countless other small businesses. Tourism supports our restaurants, breweries, wineries, retail stores, outfitters, grocery stores, gas stations, and many local service providers. Short-term rentals are only one part of a much larger economic ecosystem that benefits many Page County residents.

One Short-Term Rental Per Lot

I also respectfully ask the Board to reconsider the proposed limitation of one short-term rental per lot.

As with the ownership requirement, I respectfully ask what specific problem this provision is intended to solve that is not already addressed through permitting, occupancy limits, parking requirements, septic capacity, local contacts, and enforcement.

I am also concerned this provision could unintentionally encourage subdivision of larger parcels. Rather than preserving the rural character of Page County, limiting properties to one short-term rental per lot may incentivize landowners to create additional lots so that multiple rental units can still be developed. More lots can mean more driveways, more infrastructure, and additional development—an outcome I do not believe is the County's intention.

Likewise, many rural properties already contain guest cottages, converted barns, garage apartments, or accessory dwellings. Preventing those existing structures from being used responsibly simply because they are located on the same parcel may reduce tourism opportunities and property investment without meaningfully increasing housing availability.

Existing Regulations

I also respectfully ask the Board to consider whether some of the concerns prompting these proposed changes could be addressed through more consistent enforcement of the County's existing regulations.

The current ordinance already requires short-term rental operators to obtain a business permit and comply with established standards. If there are operators who are not complying

with those requirements, I believe it is important to ask whether additional regulations are the most effective solution, or whether stronger enforcement of the regulations already in place would address many of the same concerns.

Responsible operators who obtain permits, comply with County requirements, pay taxes, and respond to issues should not be placed at a competitive disadvantage because others choose not to follow the rules. Effective enforcement helps ensure a level playing field while addressing the operators who create the very problems these regulations are intended to solve.

A Better Approach

One theme I continue to see throughout the proposed ordinance is that many of the regulations focus on characteristics of the property or the owner rather than the actual impacts the property has on the community.

I appreciate that the proposed ordinance already includes thoughtful provisions addressing many of the concerns most often raised by residents, including permitting, occupancy limits, parking requirements, septic capacity, local contacts, inspections, and enforcement. Those regulations directly address the behaviors that can negatively affect neighboring properties and communities.

Because those concerns are already being addressed, I respectfully ask what additional objectives are achieved by the two-year ownership requirement and the one-short-term-rental-per-lot limitation, and what evidence demonstrates that these additional restrictions are necessary.

In researching this issue, I have found studies evaluating permit requirements, registration systems, occupancy limits, density limits, and principal residence requirements. I have not found evidence demonstrating that a two-year ownership requirement meaningfully improves housing affordability or that limiting properties to one short-term rental per lot increases housing opportunities in rural tourism communities like Page County. If such evidence exists, I would sincerely appreciate the opportunity to review it before these provisions are adopted.

Rather than adopting significant changes immediately, I respectfully encourage the Board to consider creating a temporary stakeholder working group before finalizing the ordinance.

Bringing together short-term rental owners, neighboring property owners, tourism representatives, local business owners, planning staff, public safety officials, housing advocates, and members of the community would allow the County to identify the specific problems it is trying to solve, review available data, evaluate alternative approaches, and develop practical, evidence-based recommendations tailored specifically to Page County.

I do not believe we must choose between housing and tourism. I believe we can strengthen both.

Responsible operators want irresponsible operators held accountable just as much as our neighbors do. Those of us who operate responsibly are not asking for the absence of regulation—we are asking for the opportunity to help develop regulations that solve real problems while minimizing unintended consequences.

I chose to invest in Page County because I believe in this community. I chose to build a business here because I believe in its future. I chose to serve on the Board of Habitat for Humanity because I want to be part of the solution to our housing challenges.

My hope is that whatever regulations are ultimately adopted are based on evidence, measurable outcomes, transparency, and collaboration with the people who will live with the results.

Questions for Consideration

- <!--[if !supportLists]-->1. <!--[endif]-->What specifically is the problem you are trying to address with these regulations?
- <!--[if !supportLists]-->2. <!--[endif]-->What data demonstrates that short-term rentals are a primary driver of Page County's housing affordability challenges?
- <!--[if !supportLists]-->3. <!--[endif]-->What evidence supports the conclusion that requiring two years of ownership before operating a short-term rental will increase the supply of affordable housing?
- <!--[if !supportLists]-->4. <!--[endif]-->Have other Virginia localities adopted a similar two-year ownership requirement, and if so, what measurable housing outcomes have they experienced?
- <!--[if !supportLists]-->5. <!--[endif]-->How many homes in Page County have been purchased specifically to operate as short-term rentals over the past five years, and what percentage of the County's housing stock does that represent?
- <!--[if !supportLists]-->6. <!--[endif]-->Has the County evaluated the potential economic impact these proposed regulations could have on tourism, local businesses, contractors, cleaning companies, restaurants, retail shops, and other businesses supported by visitor spending?
- <!--[if !supportLists]-->7. <!--[endif]-->Since the proposed ordinance already includes regulations addressing permitting, occupancy limits, parking, septic capacity, local contacts, and enforcement, what additional objective is the two-year ownership requirement intended to achieve, and what evidence demonstrates that it is necessary to accomplish that objective?
- <!--[if !supportLists]-->8. <!--[endif]-->If the County's goal is to improve housing affordability, what additional housing initiatives are being considered alongside these regulations to directly increase the supply of homes for local residents?
- <!--[if !supportLists]-->9. <!--[endif]-->If the Board believes the two-year ownership requirement will improve housing affordability, how will the County measure whether the policy is successful? What benchmarks or metrics will be used to determine whether it is achieving its intended purpose?
- <!--[if !supportLists]-->10. <!--[endif]-->If the County determines in the future that the two-year ownership requirement has not measurably increased housing availability or affordability, is there a process or timeline for reviewing, modifying, or repealing

that provision based on its results?

<!--[if !supportLists]-->11. <!--[endif]-->Has the County evaluated whether this policy disproportionately disadvantages local buyers while favoring investors who can afford to hold property without income?

<!--[if !supportLists]-->12. <!--[endif]-->Has the County evaluated whether more consistent enforcement of the current short-term rental ordinance could address many of the concerns identified without the need for additional restrictions?

<!--[if !supportLists]-->13. <!--[endif]-->How many complaints have been received regarding permitted short-term rentals versus unpermitted or non-compliant rentals?

<!--[if !supportLists]-->14. <!--[endif]-->What percentage of permitted short-term rentals have been found to be in violation of the current ordinances?

<!--[if !supportLists]-->15. <!--[endif]-->If the existing regulations have not been consistently enforced, how can the County determine that additional regulations will produce different results?

I believe these are important questions because good public policy should be guided by facts, measurable outcomes, and collaboration with the people who will be affected by it.

Thank you again for your service to Page County and for taking the time to consider my comments. I would welcome the opportunity to participate in any future stakeholder discussions as the County continues evaluating these proposed regulations.

Thank you for your hard work and your consideration to my comments,

Christine Sennott

Page County Resident
Realtor
Business Owner
Short-Term Rental Owner
Board Member, Habitat for Humanity of Page County

(Ref) Chaves-Fonseca, C. (2024). *Short-term rentals and residential rents: Evidence from a regulation in Santa Monica*. *International Journal of Housing Markets and Analysis*, 18(5), 1169–1203. <https://doi.org/10.1108/IJHMA-01-2024-0001>

From: [Weedon Investments](#)
To: [Ryan Cabbage](#)
Cc: [Jeremy Baldwin](#); [Allen Louderback](#); [Susan Kile](#); [Jeff Vaughan](#); [Amity Moler](#); [Tracy Clatterbuck](#); [Bucky Thomas](#)
Subject: Opposition to Proposed STR Restrictions Without an Economic Impact Study
Date: Friday, July 31, 2026 9:05:41 AM

New sender. Do you want to Trust or Silence them?

Trust

Silence



Dear Mr. Cabbage and Members of the Board of Supervisors,

I respectfully oppose the adoption of the proposed short-term rental restrictions until Page County completes and publishes a comprehensive economic impact study.

I am the owner of two short-term rentals located at 317 Mills Lane and 231 Cross Mountain Road. Before adopting sweeping regulations that could significantly affect one of the County's largest tourism industries and an important source of income for both the County and its residents, I believe the most prudent course of action is to understand the full economic consequences.

During the County's previous discussions regarding the Transient Occupancy Tax, I analyzed active STR permits and found that approximately **46% were owned by Page County residents** and 81% were owned by Virginia residents. I also estimated that approximately **60% of STR revenue is reinvested into the local economy** through cleaners, contractors, property managers, restaurants, retailers, and other local businesses, while approximately 20% returns to the municipality through taxes, fees, and related revenue.

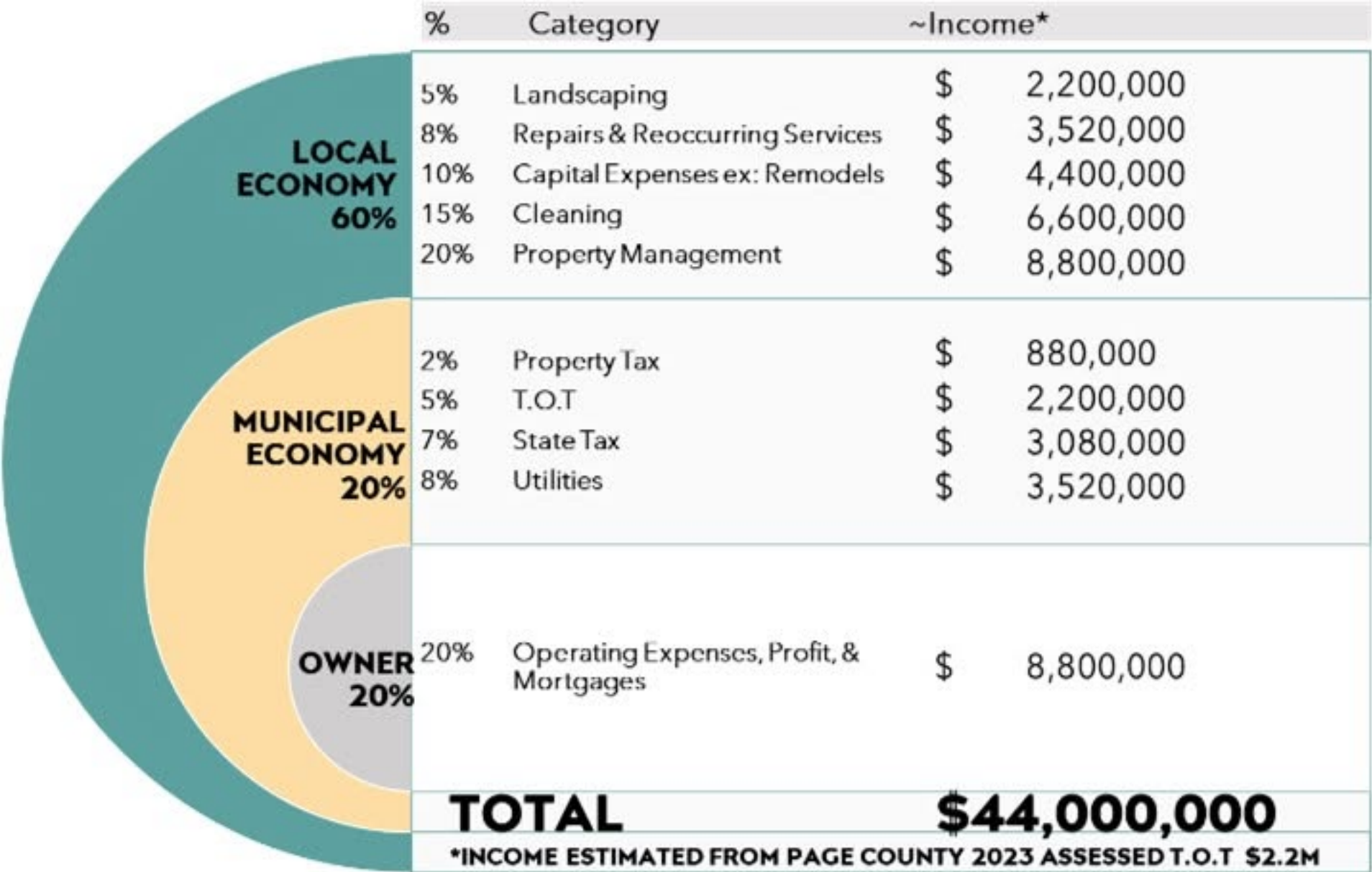
These regulations will affect far more than outside investors. They have the potential to impact local families, small businesses, tourism, property values, employment, and County revenue.

If the objective is to improve housing affordability, I encourage the Board to evaluate both sides of the equation. If regulations reduce tourism spending and investment, what analysis has been conducted to determine whether local wages and employment will be maintained? If household incomes decline as a result of reduced economic activity, residents' purchasing power may also decline, offsetting any potential benefit from lower property values.

I respectfully ask the Board to pause adoption of these regulations until an economic impact study has been completed and shared with the public. Decisions of this magnitude should be supported by Page County-specific data demonstrating both the expected benefits and the potential economic costs.

Respectfully,

Steve Weedon
317 Mills Lane
231 Cross Mountain Road



STR Ownership by State & County Residency

**VIRGINIA
IS FOR
LOVERS**

81%^{*}

19%^{*}



46%^{**}

54%^{**}

^{*} 412(VA), 31 (MD), 12(DC), 9 (FL), 6(NJ,CA), <3 (NY,CO), 2 (DE,NE,TN), 1 (GA,NV,ID,LA,WV,MA)

^{**} 234 of 509 STR owned by Page county Resident

Tracy Clatterbuck

From: Kris Garrett <farriderva@gmail.com>
Sent: Monday, August 17, 2026 9:14 AM
To: Tracy Clatterbuck; Amity Moler; Bucky Thomas; Jeremy Baldwin; Allen Louderback; Ryan Cabbage; Susan Kile; Jeff Vaughan
Subject: Short term rental changes (STR)

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New sender. Do you want to Trust or Silence them?

Trust Silence



MESSAGE FROM A
New Sender



Hello All,

I am writing to you because I am unable to attend the Board of Supervisors meeting tonight, but I wish to voice my concerns regarding the current discussions on short-term rentals (STRs).

As a local resident, I operate a one-bedroom STR on my property. When we started, there were approximately 450 STRs in Page County. Today, Airbnb searches show over 1,000 listings. While there may be some duplication, it is clear the market has grown substantially, especially with the rise of other booking platforms. This rapid growth is changing our community. In my subdivision, residents are actively working to stop new STRs due to increased speeding, more trash along the roads, and constant noise complaints.

Unlike outside investors, my motto is: I live here, I work here, I play here. All revenue generated from my rental stays within Page County, supporting local shops and restaurants. It has come to my attention that the board recently received a letter from several STR owners, many of whom do not live in Page County and their rental income goes out of Page to their home state like Florida and Maryland.

I understand that many members of this board are hesitant to approve the proposed two-year waiting period required after purchasing a home before it can be rented as an STR. However, I believe this two-year period is an excellent policy for the following reasons:

1. It will help slow the unsustainable growth of STRs.
2. It will help stabilize home prices, which are currently inflated due to STR income potential.
3. It will deter out-of-state investors from buying multiple properties, preserving housing opportunities for local Page County residents.

I hope the board prioritizes the voices of its residents over the influence of outside investors who buy property here solely for profit. We choose to live here because we value and love our rural and agricultural community.

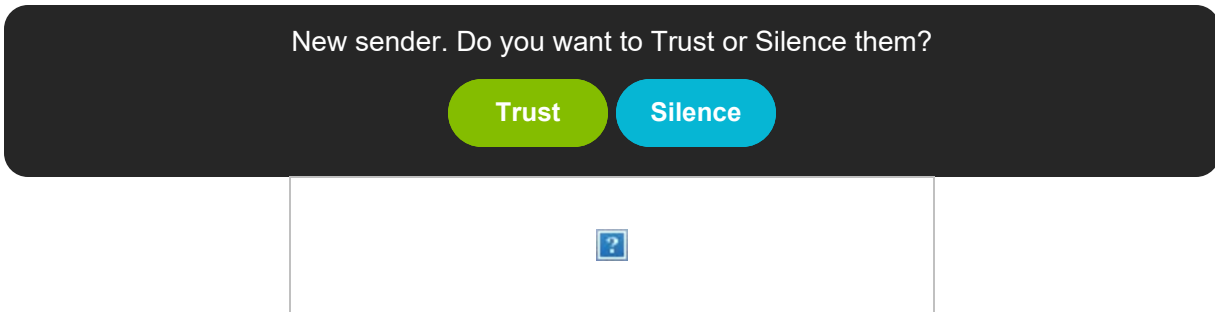
Please listen to the needs of Page County residents. I will make sure to attend the upcoming meeting on September 21, 2026.

Sincerely,

Kris Garrett

From: [Rob Kane](#)
To: [Amity Moler](#); [Tracy Clatterbuck](#); [Joshua Hahn](#)
Subject: Follow-Up – Public Comment on Proposed STR Ordinance
Date: Tuesday, September 1, 2026 4:48:24 PM

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Amity, Tracy, and Josh,

Good afternoon. I recently submitted the attached public comment to the Board of Supervisors regarding the proposed amendments to Page County's short-term rental ordinance. I wanted to follow up directly with each of you as well, given your respective roles in the County's administration, zoning, and planning processes.

My comments focus on three specific areas: transition protection for properties already permitted and under active construction but not yet able to obtain final STR approval; clarification of the proposed occupancy standard as it relates to Health Department-approved capacity and lawful sleeping areas; and a performance-based approach to emergency access for existing rural roads and recorded historical easements.

I currently have a residential project under active construction in Page County that was permitted and substantially committed under the existing regulatory framework, so I have a direct interest in ensuring the final ordinance addresses projects that are already underway but could not reasonably have completed the STR approval process before construction was complete.

I support the County's efforts to establish reasonable STR standards and believe the recommendations in my letter would preserve the County's health, safety, and land-use objectives while addressing several potential unintended consequences of the current draft.

I would appreciate your consideration of the attached comments as the proposed amendments continue through the review process. If any of these issues are already being addressed in a subsequent draft, or if I have misunderstood how the proposed provisions would apply, I would also appreciate any clarification you can provide.

Thank you for your time and consideration!

Best,

Rob K.

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

From: noreply@civicplus.com <noreply@civicplus.com>

Date: Tue, Sep 1, 2026 at 4:44 PM

Subject: Online Form Submittal: STR Public Comment Form

To: <rekane@gmail.com>

STR Public Comment Form

Public Comment Form: Short-Term Tourist Rental Regulation Amendments

Please note:

Comments received after 1 p.m. on Wednesday, September 16, 2026 may not appear in the agenda packet published in advance of the September 21, 2026 public hearing.

Name	Robert Kane
Address	2205 Dry Run Road
City	Luray
State	Virginia
Zip Code	22835
Phone Number	571-308-9121
Email Address	rekane@gmail.com

Please provide your comments or statements to the Board.

To: Page County Board of Supervisors
Re: Public Comment – Proposed Short-Term Rental Ordinance Amendments

Members of the Board:

I am writing regarding the proposed amendments to Page County's short-term rental regulations. I support reasonable regulations that promote safe and professionally operated short-term rentals, protect neighboring property owners, and establish clear and predictable standards for both applicants and County staff.

I respectfully ask the Board to consider three targeted revisions before final adoption: (1) transition protection for projects already permitted and under active construction; (2) an occupancy standard based upon approved wastewater capacity and lawful sleeping capacity rather than an inflexible bedroom multiplier;

and (3) a performance-based emergency-access standard that recognizes the realities of rural roads and historical easements throughout Page County.

1. Transition Protection for Permitted Projects Already Under Construction

I encourage the County to establish clear transition protection for properties that received valid building and development approvals and commenced substantial construction before the effective date of the new ordinance, but could not reasonably obtain final STR approval because construction of the dwelling was incomplete or ongoing.

My property illustrates this issue. I obtained the applicable County approvals, designed and received approval for the septic system, established access and parking, planned the property's improvements and amenities, committed substantial capital, and commenced construction under Page County's existing regulatory framework. The project remains under active construction. Because the dwelling is not yet complete, however, I have not been in a position to obtain final STR approval.

This creates an unintended gap: a property may be legally permitted, substantially committed, and actively under construction before the rules change, yet receive less transition protection than an already-operating STR simply because construction had not progressed far enough to obtain final STR approval.

I am not requesting a project-specific exemption. I recommend an objective transition rule applicable to all similarly situated property owners: a property for which a valid residential building permit was issued and substantial construction commenced before the ordinance's effective date should remain eligible to apply for and obtain STR approval under the zoning and land-use standards in effect immediately before that date, provided the property otherwise satisfies applicable health, septic, building, fire, and life-safety requirements.

This would protect reasonable reliance upon previously issued County approvals without exempting projects from legitimate health or public-safety requirements.

2. Occupancy Based Upon Approved Capacity and Lawful Sleeping Accommodations

I also encourage the Board to reconsider and clarify the proposed limitation of two occupants per bedroom.

The ordinance should clearly establish the relationship among Virginia Department of Health-approved onsite sewage capacity, approved bedrooms, other lawful sleeping areas within a dwelling, and maximum STR occupancy.

A property may have a Health Department-approved septic system designed and approved to serve a greater number of occupants than would be permitted under a strict two-person-per-bedroom calculation. Likewise, residential designs may intentionally incorporate lawful sleeping areas that are not conventionally designated as bedrooms, such as purposefully designed and constructed lofts and similar spaces that comply with applicable building and life-safety requirements.

These spaces are not necessarily attempts to increase occupancy beyond what a property can safely accommodate. They are often intentional architectural features that contribute to the character and appeal of a home. Lofts, A-frame designs, cabins, and other distinctive vacation accommodations help attract visitors seeking unique lodging experiences in Page County. Those visitors, in turn, support the local economy through spending at restaurants, shops, attractions, outfitters, wineries, breweries, and other local businesses.

Occupancy regulations should therefore focus on whether a property can safely and lawfully accommodate its guests rather than automatically excluding lawful sleeping areas simply because they are not labeled as conventional bedrooms.

I respectfully recommend that maximum STR occupancy instead be limited to the lesser of:

- (1) the maximum occupancy supported by the property's Virginia Department of Health-approved onsite sewage system; or
- (2) the lawful sleeping capacity of the dwelling under applicable building, fire, and life-safety requirements.

This approach would continue to prevent overcrowding while tying occupancy to objective health and safety standards.

If the County elects to retain a two-person-per-bedroom standard, I respectfully request that the ordinance at minimum expressly clarify how Health Department-approved occupancy exceeding that calculation and other lawful, purpose-built sleeping areas are treated when determining maximum STR occupancy.

3. Emergency Access Based Upon Actual Serviceability

Finally, I respectfully recommend reconsideration of an inflexible 20-foot minimum road-width requirement for emergency access.

Page County is a rural community. Many properties throughout the County are served by private roads, private lanes, and recorded historical easements approximately 15 feet wide. Many of these roads and easements have existed for decades and have, for decades, safely and successfully provided serviceable access for fire apparatus, EMS, law enforcement, construction equipment, utility vehicles, delivery vehicles, and other large equipment.

That history should matter. A longstanding rural road or historical easement that has safely provided access for emergency and other large vehicles for decades should not suddenly be deemed inadequate solely because it does not satisfy a new 20-foot dimensional requirement.

The legitimate public-safety objective is ensuring that emergency personnel can safely and reliably reach the property. Width is relevant, but width alone does not determine whether access is adequate. A serviceable 15-foot private road with an appropriate surface, reasonable grade, adequate vertical clearance, suitable passing opportunities, and sufficient turnaround space may provide better emergency access than a nominally 20-foot road with poor surface conditions, excessive grade, inadequate clearance, or insufficient turnaround capability.

I therefore recommend that the ordinance establish a performance-based requirement that private access be "serviceable for emergency vehicles."

Where an existing private road, lane, or recorded historical easement is less than 20 feet wide, the Director of Emergency Services, Fire Marshal, or another appropriate County public-safety official should have express authority to evaluate and approve the access based upon actual conditions, including usable width, surface, grade, vertical clearance, turnouts or passing areas, turnaround capability, historical serviceability, and the demonstrated ability of emergency apparatus to safely reach and depart from the dwelling.

Under this approach, 20 feet could remain a preferred design standard for newly constructed access without becoming an automatic prohibition against existing rural roads and recorded historical easements that can demonstrably and safely accommodate emergency vehicles.

The operative question should be whether the access is serviceable for emergency vehicles—not whether every rural

road or historical easement in Page County satisfies an arbitrary dimensional threshold.

Requested Action

I respectfully request that the Board direct staff to consider incorporating the following principles into the ordinance before final adoption:

1. Provide objective transition protection for properties with valid building permits that commenced substantial construction before the ordinance's effective date but could not reasonably obtain final STR approval because construction of the dwelling was incomplete or ongoing.
2. Determine maximum STR occupancy according to approved wastewater capacity and lawful sleeping capacity—including lawful, purpose-built sleeping areas—subject to applicable health, building, fire, and life-safety requirements, rather than relying exclusively upon an inflexible two-person-per-bedroom calculation.
3. Require private access to be serviceable for emergency vehicles and authorize the appropriate County public-safety official to approve existing roads, lanes, and recorded historical easements narrower than 20 feet when their actual conditions and demonstrated serviceability provide safe and adequate emergency access.

These revisions would not weaken reasonable STR regulation or public-safety protections. They would make the ordinance more objective, predictable, and appropriately tailored to the realities of development and rural property ownership in Page County, while continuing to require every STR to satisfy appropriate health, building, fire, life-safety, wastewater, and emergency-access standards before operating.

Thank you for considering these comments and for the opportunity to participate in the public process.

Respectfully,

Rob K.

AT A GLANCE

Tourism Council Recommendations — Proposed Short-Term Tourist Rental Ordinance Amendments

Bottom line: We recommend the Board not adopt the August 4, 2026 draft as written. The three concerns cited — loss of community, market saturation, and STR-driven housing impact — are not supported by the County's own data, and several provisions raise open legal questions (Section III) that the County should get answered in writing before voting, given what an unresolved conflict could cost the County if challenged.

Recommended Board Action

- Reject the August 4 draft. Return it for substantial revision rather than adopt with amendments from the floor.
- Require a Special Use Permit for STRs only within the County's designated Growth Tiers, in place of the countywide by-right/SUP structure in the current draft.
- Direct staff to monitor STR industry trends (supply, occupancy, growth rate, sales conversion) and maintain ongoing engagement with affected subdivisions/HOAs; revisit zoning only if that data shows an actual, measurable problem.
- Draft a revised noise ordinance that addresses the specific nuisance complaint directly, rather than restricting STRs broadly by bedroom count, access, or district.
- Dedicate a portion of unrestricted Transient Occupancy Tax revenue to a workforce-housing incentive program. Of the County's FY2026 (unaudited) TOT collections of \$4.5M, \$1.35M is restricted, leaving \$3.15M unrestricted for County needs and incentives.
- Send any revised ordinance back through the Planning Commission for a clear recommendation — the current draft reached the Board with neither an approval nor a denial from the Commission.

The Data at a Glance

Metric	Figure	Source
Active STR listings countywide (Feb. 2026)	741	AirDNA / County Housing Plan
Average occupancy, 2025	~50% (+1% YoY)	AirDNA
STR listing growth, 2026 YTD	+3.9% (down from 20.5% in 2022)	AirDNA
County home sales converted to new STR use, 2020–2025	57 of 777 (7.3%)	Bright MLS analysis
Page County visitor spending, 2025	\$109.6M (+4.5% YoY)	Virginia Tourism Corp.
Tourism jobs, 2025 (vs. 983 in 2019)	1,055 (+8% vs. 2019)	Virginia Tourism Corp.
State & local tax revenue from visitors, 2025	\$9.4M (\$6.4M local)	Virginia Tourism Corp.

Open Legal Questions We'd Ask Counsel First (see full report, Section III)

- Does the owner-occupied definition's continuous-presence requirement narrow the protection Va. Code § 15.2-983(D) gives an owner's legally occupied primary residence?
- Do the open-ended SUP conditions and a property-specific violation schedule fit within the uniform civil-penalty-schedule requirement in § 15.2-2209?
- Does the C-1 single-family amendment reduce allowed dwelling-unit density, and if so, was the additional notice required by § 15.2-2204(B) provided?
- Do the bedroom-count and shared-lane thresholds rest on a documented impact, as § 15.2-2284 calls for, or are they undocumented proxies that would be hard to defend if challenged?
- § 125-30.21(M)(4) lets the reviewing authority judge private-lane adequacy with no listed criteria — could a permit denied on that basis alone be challenged as arbitrary?

MEMORANDUM

TO: Page County Board of Supervisors

FROM: Page County Tourism Council – Short Term Rental (STR) Subcommittee

DATE: September 18, 2026

RE: Comprehensive Review of Proposed Short-Term Tourist Rental Ordinance Amendments (STR Draft 8-4-26, Version 3) — Public Hearing September 21, 2026

I. Purpose and Recommendation

This report responds to the draft amendments to Page County's short-term tourist rental (STR) provisions scheduled for a Board of Supervisors public hearing on September 21, 2026, at 7:00 p.m., Luray High School. The Tourism Council is a citizen body, not a panel of attorneys, and nothing in this report is legal advice or a legal opinion. What follows is the market and housing data behind the draft, and a set of specific, good-faith questions about how particular provisions square with the Code of Virginia, state regulations, and the County's own Code — questions we believe the Board should have clear, written answers to from the County Attorney before voting, given what an unresolved conflict or an ambiguous, inconsistently enforced standard could cost the County in a challenge.

Our recommendation: The data does not show a market in crisis, and the draft does not need to be adopted as written to move this conversation forward productively. We ask the Board to require a Special Use Permit for STRs only within the County's designated Growth Tiers; direct staff to monitor market trends and maintain community engagement rather than legislate now; develop a revised noise ordinance targeted at the actual nuisance complaint; and dedicate a portion of unrestricted Transient Occupancy Tax revenue to a workforce-housing incentive program. This is a constructive, lower-risk path that responds to the concerns raised without the open legal questions in Section III — and it puts the County's tourism revenue to work on housing directly, rather than risking that revenue on an ordinance that may not withstand a challenge. Section V sets out this recommendation in full.

II. Process and Market Context

A. Process

This draft reached the Board without an approval or denial recommendation from the Planning Commission — the Commission could not reach agreement among itself on the package as written. That is itself a reason for caution: if the body responsible for the first-level technical review could not agree the changes are sound, the Board should be cautious about acting on a split record, particularly where (as detailed in Section III) the draft has unresolved drafting and cross-reference problems (e.g., the registry exemption in the introductory text points to subsection D while the registry itself is subsection B; two separate proposed paragraphs on page 18 are each labeled subsection G).

The amendments also apply only within the unincorporated county. They do not affect STR policy in the Towns of Luray, Stanley, or Shenandoah, where public water and sewer infrastructure — and therefore the capacity for the higher-density workforce housing this ordinance is ultimately meant to protect — is concentrated. Restricting STRs only where that infrastructure does not exist does not reach the housing type most relevant to the stated workforce-housing goal.

B. Market Data: Is the STR Market “Saturated”?

As of February 2026, the County had 741 active STR listings countywide (AirDNA, cited in the County's own 2026 Housing Plan) — well under 1,000, and roughly 7.5% of the County's approximately 9,907 households. Average occupancy across those listings was 50% for full-year 2025, essentially flat year-over-year (+1%), and the average daily rate (\$283) was flat as well. A saturated market would show

occupancy and rates under pressure as too many listings chase too little demand; instead the data shows steady, moderate performance.

The growth trend also shows a market stabilizing on its own, without new regulation. Listing growth spiked in 2017–2018 off a very small base, then has decelerated every year since 2022:

Year	YoY Growth in Available STR Listings
2021	15.8%
2022	20.5%
2023	19.5%
2024	14.8%
2025	7.7%
2026 (YTD)	3.9%

This pattern is consistent with a market that boomed for identifiable, temporary reasons — COVID-era travel patterns, historically low mortgage rates, the shift to remote work, and expanded rural broadband — and has since found its natural level. A market growing at 3.9% year-to-date is not a market in need of an emergency brake.

C. Housing Data: Are STRs “Responsible for” the Housing Shortage?

An independent analysis of Bright MLS data for county (non-town) residential sales from January 2020 through November 2025 found:

Metric	Count	% of County Sales
Unique county residential properties sold, Jan. 2020–Nov. 2025	777	100%
Properties already operating as STRs at time of sale (existing STR stock)	97	12.5%
Properties newly converted to STR use after purchase (new STR creation)	57	7.3%

Only 57 county homes — 7.3% of sales — were newly converted to STR use over five years, and only 12.5% of homes sold were operating as STRs at all at the time of sale. The County's own 2026 Housing Plan independently arrives at the same figure, describing STR conversion as “a relatively small number — only about 7% of the houses sold during this period.” The Housing Plan instead attributes the affordability problem primarily to construction cost and supply constraints: new residential building permits have declined for three straight years even as average permit value has risen sharply, multifamily housing is just 5% of the County's stock with no new apartments in the pipeline, and “due to the high cost of construction, new, non-short-term-rental housing development has been difficult for the county to attract.” Home price growth in Page County (about 46% since 2021, per the Housing Plan) is also broadly in line with national trends over the same period — this is a national affordability story driven by construction costs, interest rates, and supply, not a Page County outlier caused by STRs.

On home values specifically: With STR conversion accounting for only 7.3% of county home sales over five years, STRs are not a plausible primary driver of the County's roughly 46% home-value increase since 2021. That figure tracks a national trend driven by construction costs, interest rates, and

constrained supply — the same forces documented in the County's own Housing Plan as the leading causes of local unaffordability.

D. Tourism's Economic Contribution

The Virginia Tourism Corporation's most recent data (September 2025, reflecting 2025 performance) shows tourism as a substantial and still-growing part of the County's economy:

Category	2025 Visitor Spending	Share
Lodging (incl. STRs and second-home spending)	\$42.50M	38.8%
Recreation	\$21.04M	19.2%
Retail	\$19.25M	17.6%
Food & Beverage	\$16.57M	15.1%
Transportation	\$10.25M	9.4%
Total	\$109.61M	100%

Statewide context: Page County visitor spending reached \$109.6 million in 2025 (up 4.5% from 2024, and about 22% above pre-pandemic 2019 levels). Tourism employment (1,055 jobs) has fully recovered and now exceeds 2019 levels by 8% — faster than the Shenandoah Valley region as a whole and well ahead of many Virginia localities that have not yet recovered. Visitors paid \$9.4 million in state and local taxes in 2025 (\$3.1M state, \$6.4M local), offsetting an estimated \$951 in state and local taxes for the average Page County household — Page ranks 25th of Virginia's 133 localities for tax offset per household while ranking only 71st in population. Lodging and recreation spending together account for nearly 64% of visitor spending in the County, both shares above the state average, underscoring how central overnight lodging — including STRs — is to the local visitor economy. This is the revenue base any STR restriction puts at risk, and it is the revenue base Section V proposes redirecting toward housing directly, rather than constraining the industry that produces it.

E. Conflict with Adopted Economic Development Policy

At the June 17, 2024 Board of Supervisors meeting, the County's own Economic Development & Tourism Director told the Board that agriculture and tourism are the two major economic drivers for Page County, and that both are noted as growth areas in the Comprehensive Plan (adopted 2020) and the Cardinal Study (adopted 2016). The Board itself reiterated this direction at a Board retreat in the summer of 2022, confirming agriculture and tourism as the Office of Economic Development & Tourism's mandated areas of focus.

As Section II.D documents, lodging — including short-term tourist rentals and second-home spending — is the single largest category of visitor spending in the County, at 38.8% (\$42.5 million) of the \$109.6 million in 2025 visitor spending. **We raise this only as a question, not a conclusion:** has staff evaluated whether the draft's restrictions on STR lodging are consistent with the County's own adopted economic development guidance, which identifies tourism — including its lodging sector — as one of only two designated growth drivers for the County? If the draft constrains growth in one of the two sectors the County has formally adopted as its economic focus, we believe the Board should have that tension addressed directly before voting, rather than treat the ordinance and the adopted economic strategy as unrelated questions.

F. Projected Impact on Tourism Industry Growth

Section II.B shows a market that is stabilizing on its own: listing growth has decelerated every year since 2022 (from 20.5% to 3.9% year-to-date), while occupancy (~50%) and average daily rate (\$283) have both stayed essentially flat. We raise below several mechanisms by which the draft could affect that trend — not as a projection or a proven local effect, but as questions the Board may want modeled before adoption.

- **Constrained supply during an already-decelerating market.** The countywide by-right/SUP structure, the four-bedroom and shared-lane SUP triggers, and the added inspection, access and screening requirements add cost and permitting time across a large share of existing and prospective listings. Applied to a market that is already slowing on its own (Section II.B), added friction could suppress net new lodging supply further, with no corresponding growth in other lodging types (hotels, motels, inns) to absorb the visitor demand documented in Section II.D.
- **A capped revenue base.** Lodging is the largest single category of visitor spending (38.8%, Section II.D). Constraining lodging supply directly caps the visitor-nights the County can capture, with likely second-order effects on the other spending categories — food & beverage, retail, recreation — that depend on overnight visitors rather than day-trippers.
- **Competitive displacement to neighboring counties.** Shenandoah, Warren, Rockingham and Rappahannock counties compete for the same regional visitor base (Section II.A). If Page adopts materially more restrictive STR rules than these neighboring markets, visitor demand — and the associated spending and tax revenue — may simply relocate to a neighboring county rather than disappear.
- **Tension with the report's own funding recommendation.** Section V recommends dedicating a share of unrestricted Transient Occupancy Tax revenue to a workforce-housing incentive program. That revenue is generated by the same lodging sector the draft restricts. Constraining STR growth while relying on its tax revenue to fund a new County program works in two directions at once.
- **Investment predictability.** SUP timelines of up to 12 months (Section IV) and undefined discretionary criteria, such as private-lane adequacy (Section III.B, item M), create uncertainty that could discourage the kind of larger, longer-horizon lodging investment — boutique inns, agritourism lodging — the County might otherwise want to attract alongside STRs.

Question for the Board: Has the County modeled the effect of the draft's supply constraints and permitting timelines on projected visitor spending and TOT growth over the next three to five years, benchmarked against the growth trend documented in Section II.B and against neighboring counties' STR policies?

III. Open Questions for the County Attorney

The Tourism Council includes no licensed attorneys, and nothing in this section is legal advice or a legal conclusion — we are not in a position to say a provision is unlawful, and we don't. What we can do is read the draft closely against the statutes and regulations it touches, and flag where the fit looks uncertain enough that we believe the Board should get a written answer from the County Attorney before voting, not after. An ordinance adopted with an unresolved statutory question, or an undefined standard applied inconsistently from one applicant to the next, is the kind of thing that draws a legal challenge — and if the County loses that challenge, or has to defend it, that is a real cost to taxpayers that a few weeks of legal review now could avoid. Section III.A covers the definitional and district-level changes (§§ 125-4, 125-9 through 125-12); Section III.B covers the operational standards on pages 15–19 of the draft (§ 125-30.21(A)–(M)).

III.A — Definitional and District Changes (§§ 125-4, 125-9–125-12)

The table below lists specific provisions of the draft alongside the Virginia Code section, state regulation, or Page County Code provision each one touches, and the question we think the Board should ask counsel about each.

Provision	What the draft does	Statute/Regulation	Question for Counsel
Owner-occupied definition (§ 125-4)	New definition requires the owner to reside on the property during the rental period to qualify as “owner-occupied.”	<i>Va. Code § 15.2-983(D)</i>	Va. Code § 15.2-983(D) appears to protect an owner's legally occupied primary residence from new special-use requirements, without expressly requiring the owner's continuous presence during the rental. Does the draft's continuous-presence requirement narrow that protection for someone renting their whole home during a temporary absence — and if County staff apply this narrower definition to a resident the statute protects, could that expose the County to a legal challenge?
Bedroom threshold, by-right vs. SUP (§§ 125-9, 125-10)	By-right status limited to ≤ 3 bedrooms in W-C and A-1; 4+ bedrooms requires an SUP.	<i>Va. Code § 15.2-2284</i>	Va. Code § 15.2-2284 calls for zoning decisions to give reasonable consideration to existing uses, property suitability, and the other listed factors together. Bedroom count is a proxy for capacity rather than a measured impact such as noise, traffic, septic load, or safe access — does the County have a documented basis tying this specific threshold to an actual impact, and if not, is that a weaker record to defend if the classification is challenged? The Board may also want to ask staff whether this threshold cuts against the County's own workforce-housing goals, since 1–3 bedroom units are the size most needed for that purpose.
Shared-driveway / access trigger (§§ 125-9(B), 125-10(B))	By-right access requires public-road frontage, or a private lane serving no more than two additional dwellings; more than two triggers an SUP.	<i>Va. Code § 15.2-2282</i>	This standard counts neighboring dwellings rather than evaluating the condition of the road itself (width, grade, sight distance, emergency access), and a parcel with public frontage can still rely on a shared lane in practice, so the two sub-tests can overlap. If an unrelated neighbor's later

Provision	What the draft does	Statute/Regulation	Question for Counsel
			development changes an existing STR's classification with no act by the operator, does that create a fair-notice problem, and could a permit revoked on that basis expose the County to an appeal or a claim?
Registry & advertisement-number penalty (§ 125-30.21)	Requires annual registration and a \$500 penalty for a registered listing missing its ID number in an advertisement.	<i>Va. Code § 15.2-983(B); § 15.2-2209</i>	Va. Code § 15.2-983(B) expressly authorizes a \$500 penalty for offering an unregistered property. Does that authority extend to a registered listing that simply omits its ID number in an advertisement, or would that instead fall under the ordinary zoning-penalty framework in § 15.2-2209, which caps an initial summons at \$200 and requires a uniform schedule? If the County assesses the \$500 penalty without clear statutory authority, could that create refund liability or an equal-protection challenge from an owner who is penalized more heavily than § 15.2-2209 would allow?
Open-ended SUP conditions & duration (§ 125-30.21(M))	Permits site-by-site conditions on duration, setbacks, screening, traffic, and a violation schedule, without stated criteria.	<i>Va. Code § 15.2-2286(A)(3)–(4); § 15.2-2209</i>	Va. Code § 15.2-2286(A)(3)–(4) allows conditional zoning and permit duration, but a minimum three-year term appears to apply to qualifying residential projects, and § 15.2-2209 requires any local penalty schedule to be uniform. Does an SUP condition allowed to be set case-by-case, with its own violation and penalty schedule, fit within that framework, or could an inconsistent, permit-specific fine schedule be challenged as exceeding the County's authority under § 15.2-2209?
Commercial (C-1) single-family limit (§ 125-12)	Replaces the existing cross-reference to §§ 125-9E/125-10E dimensional standards with a flat one-single-family-dwelling-per-lot rule.	<i>Va. Code § 15.2-2204(B)</i>	If this change reduces allowed dwelling-unit density on C-1 lots, Va. Code § 15.2-2204(B) requires additional advertising and owner notice beyond the standard hearing notice. Has that density analysis been done, and if it shows a density reduction that wasn't accompanied by the additional notice, could that

Provision	What the draft does	Statute/Regulation	Question for Counsel
			expose an adopted ordinance to a notice-defect challenge? The Board may want that question answered, in writing, before this provision moves forward with the rest of the package.
Vested rights / existing operations (§ 125-30.21 intro; Art. VII)	Exempts “approved nonconforming” STRs from the new supplemental standards except registration, but does not fully reconcile that exemption with transfer-review and inspection requirements elsewhere in the draft.	<i>Va. Code § 15.2-2307</i>	Va. Code § 15.2-2307 governs vested rights and nonconforming uses, though it does not automatically protect every existing operation from every new requirement. Does the draft's nonconforming-use exemption clearly reconcile with the ownership-transfer and inspection provisions elsewhere in the draft? If an existing operator, buyer, or lender cannot determine an STR's status from the ordinance's text alone, could that uncertainty itself become the basis for a dispute with the County?

Why this matters: We want to be careful here: nothing below says a provision is illegal, and Virginia gives localities real authority to regulate STRs by zoning. Our concern is that several of these questions are still open, and an ordinance adopted while they're open is an ordinance the County may end up defending — in time, in legal fees, and potentially in a judgment — rather than one built to withstand a challenge from the start. Getting written answers before the vote costs little and meaningfully reduces that exposure.

III.B — Operational Standards and Definitional Changes, § 125-30.21(A)–(M) (Draft pp. 15–19)

Pages 15 through 19 of the draft restate and expand the supplemental operating standards in § 125-30.21. Worth noting up front: the introductory paragraph exempts approved nonconforming STRs from these standards but says they must still comply with the registry requirement “in subsection D” — the registry is actually subsection B, not D. The table below walks through each lettered subsection and the question we'd ask about it.

§	What it requires	Authority	Question for Counsel
A	Limits STR use to a permitted dwelling only; expressly excludes RVs, travel trailers, tents, yurts, domes, and vacant land from the STR category.	<i>Fair-notice / drafting</i>	“Incidental” and the categorical reference to specific structure types (e.g., “domes”) are undefined — could that language sweep in a code-compliant permanent dwelling based on its shape rather than its actual use, and if an owner challenged that outcome, would the County have a clear, defensible line to point to? Is there a separate, confirmed lawful path elsewhere in the Code for

§	What it requires	Authority	Question for Counsel
			glamping or campground-style accommodations?
B	Creates an annual STR registry under Va. Code § 15.2-983; requires a registry ID number on every advertisement; imposes a \$500 civil penalty per violation and prohibits continued operation until compliant.	<i>Va. Code § 15.2-983(B)</i>	§ 15.2-983(B) expressly authorizes a \$500 penalty for offering an unregistered property. Does the County have separate authority to apply that same \$500 figure to a registered property's advertisement that simply omits its ID number, or should that instead go through the uniform civil-penalty framework in § 15.2-2209 (capped at \$200 for an initial summons)? This is the same question raised in Section III.A — we'd suggest getting one written answer that covers both.
C	Requires an approved Community Development Review Application (CDRA) and Page County business license before operating; requires a new CDRA and business license upon any transfer of ownership.	<i>Page County Code § 125-54(E)(4); Va. Code § 15.2-2307</i>	Page County Code § 125-54(E)(4) states that approved special uses run with the land. Does requiring a brand-new CDRA and business license on every ownership transfer — without saying whether that review is ministerial or fully discretionary — sit well with that provision and with the vested-rights protections in § 15.2-2307? If a compliant, unchanged operation is denied continuation on a technicality at the point of sale, could that become a liability the County did not intend to take on?
D	Requires a property management plan (occupancy-limit monitoring, boundary/trespass controls, parking management, landscaping/screening, a 24/7 local point of contact located within the County or a 30-mile drive, emergency/evacuation information, and real-time burn-ban notice) and a seven-part concept plan (location, setbacks, landscaping, parking dimensions, lighting/signs, recreational features).	<i>Fair-notice / proportionality</i>	Most of this restates existing obligations in more detail. Does a contact's distance from the county line actually measure how quickly they can respond, or would a response-time standard serve the same safety goal with less burden? Is engineered-plan-level detail necessary for a dwelling where no physical change is proposed? And what does “real-time” notice of a burn ban actually require — a specific delivery method, a time window, an outage exception — and could an owner be penalized under a standard that hasn't been defined clearly enough to comply with?
E	Layers a flat two-persons-per-bedroom occupancy ceiling (excluding the owner's/operator's own children age six and	<i>12VAC5-610-670; Fair Housing (familial status)</i>	The Health Department's sewage-permit occupancy limit is already the controlling capacity basis under state

§	What it requires	Authority	Question for Counsel
	under) on top of the Health Department's sewage-permit-based occupancy determination; states the County has no authority to authorize occupancy above the Health Department limit.		regulation. Why does the County need its own separate, flat ceiling on top of that, and can it recognize an approved higher capacity where one exists? Does the undefined age-six cutoff and the “their children” language treat a multigenerational or blended family fairly, and has this provision been reviewed for potential familial-status implications before it's adopted? For context: VDH's own sewage design-flow schedule (12VAC5-610-670, Table 5.1) treats permanent dwellings and short-term/transient facilities as different categories. A dwelling is designed for 75 gallons per person per day (150 gpd per bedroom, since the table requires designing for two persons per bedroom) — the same permanent-household figure the draft's new occupancy ceiling borrows. Actual short-term-use facilities are assigned much lower, distinct flow rates: resort camps with limited plumbing at 50 gpd per campsite, luxury camps with flush toilets at 100 gpd per campsite. The Board may want to ask why a permanent-residential design assumption, rather than an independent short-term-use standard, governs a zoning cap on a use the County elsewhere regulates as commercial.
F	Requires unobstructed emergency-vehicle access: 20 ft. clear width, 13'6" vertical clearance, load-bearing capacity, and a turnaround for dead ends over 150 ft., citing Virginia Fire Prevention Code § 503, with an alternative approved by the Director of Emergency Services.	13VAC5-52-170; 13VAC5-52-20; Va. Code § 27-97	Virginia's fire-code amendments already address access alternatives for existing buildings, so the County likely has authority to set its own standard here — the open question is process: what published criteria, application steps, and timeline apply to the “alternative approved by the Director of Emergency Services” option? If a rural property cannot feasibly meet the 20-foot/13'6" standard and there is no clear, appealable path to an alternative, could a denial on this basis be challenged as arbitrary?

§	What it requires	Authority	Question for Counsel
G (parking)	Requires a minimum of two off-street parking spaces per dwelling in designated areas; prohibits blocking roads or rights-of-way; requires VDOT entrance review where the entrance is on a state-maintained road.	<i>Proportionality</i>	Should a flat two-space minimum apply the same way to a small hosted rental as to a large group house, or would tying the requirement to approved occupancy fit better with the general parking standards elsewhere in the Code? Separately, does an existing, previously approved driveway entrance need to be re-reviewed under this provision if nothing about the use is changing?
G (screening) [duplicate letter]	In A-1, W-C, and R districts, requires evergreen double-row landscaping and/or a six-foot solid fence when the dwelling, deck, or connected structure is within 50 feet of a side or rear property line.	<i>Va. Code § 15.2-2282</i>	A distance-based screening trigger likely satisfies the uniform-treatment requirement in § 15.2-2282, but does it account for existing vegetation or terrain that may already screen a property just as effectively as new plantings would? Would an equivalency route for documented existing screening reduce cost without weakening the standard's purpose? Separately, this subsection reuses the letter “G” already assigned to parking above — we'd flag that for the County Attorney to correct, since an ordinance with two different “Section G” provisions is itself something a challenge could point to.
H	Requires a Building Official life-safety inspection upon new application or ownership transfer: fire extinguisher (Type 2A:10B:C) in kitchen/cooking areas, smoke detectors per the Uniform Statewide Building Code, carbon monoxide detectors where fuel-fired appliances exist, and a minimum 4-A-rated extinguisher or other approved on-site fire-suppression equipment.	<i>Va. Code § 27-97</i>	This largely restates an existing requirement; the transfer trigger raises the same question as subsection C above. Separately, is “other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck” meant as a substitute for the rated kitchen extinguisher, or only as a supplement? An inspector and an owner could reasonably read this two different ways, which is worth resolving before it's enforced.
I	Limits outdoor fires to one enclosed fire ring per STR, made of durable nonflammable material at least eight inches high.	<i>Vagueness / stated purpose</i>	Does this provision distinguish a wood campfire from a manufactured gas fire table, a grill, or an approved outdoor fireplace — and is there a stated safety basis for the specific one-ring-per-property and eight-inch figures? Without that distinction, could a manufacturer-compliant gas appliance be treated the same as an

§	What it requires	Authority	Question for Counsel
			open wood fire, and would that hold up if questioned?
J	Requires full cut-off, downward-directed lighting, with exceptions for driveway/internal-road lighting, lighting required by the Uniform Statewide Building Code, and motion-activated security lighting (≤ 10 minutes).	<i>Va. Code § 15.2-2307</i>	The lighting standard itself is a common zoning tool, and probably not the issue. The question is retroactive application: if this requires physical changes to existing, lawfully installed fixtures with no compliance schedule, does that sit well with the nonconforming-use protections in § 15.2-2307? Is there a transition period planned for existing fixtures, and does the driveway-lighting exception risk swallowing the adjoining-property protection it's meant to work alongside?
K, L	K: noncompliance is a zoning violation. L: nonconforming STRs are governed by Article VII (Nonconforming Lots, Uses, Structures and Buildings), in addition to any requirements stated in § 125-30.21.	<i>Va. Code § 15.2-2307; § 15.2-2209</i>	These two subsections are where most of the vested-rights questions raised throughout this table converge. Would it help — and reduce the County's exposure — to publish a written guide describing exactly which existing operations qualify as “approved nonconforming,” how that status carries through a sale, and which of the requirements above apply to them going forward, rather than deciding each case at the point of enforcement?
M	For SUP-track STRs, authorizes site-by-site conditions on: (1) SUP duration; (2) fencing/landscaping/screening/setbacks/no-trespassing signage; (3) traffic impact and mitigation; (4) private-lane-usage adequacy as determined by the reviewing authority; and (5) a violation and penalty schedule.	<i>Va. Code § 15.2-2286(A)(3)–(4); § 15.2-2209</i>	Does a per-permit violation and penalty schedule set under item (5) fit within the uniform civil-penalty framework of § 15.2-2209, or could an incompatible, SUP-specific fine schedule be challenged? Item (4) — private-lane adequacy “as determined appropriate by the reviewing authority,” with no listed criteria — is, in our view, the single broadest grant of unstructured discretion anywhere in the draft. If a permit were denied on that basis alone, with no published standard to point to, could that denial be challenged as arbitrary, and is that a risk the Board is comfortable taking on? Published criteria for each of the five factors, with written findings tied to a documented, site-specific impact, would go a long way toward closing that question.

Why this matters: Subsections B, E, F, and M raise the questions we'd want answered first — they touch specific statutory or regulatory language most directly. Subsections A, D, G (screening), I, and J read more like drafting choices that could use tighter definitions than like statutory conflicts, but a vague standard is still a standard an owner can challenge as applied. The duplicate “G” label and the intro's reference to a nonexistent “subsection D” aren't just typos — an ordinance with an internal cross-reference that doesn't resolve to anything is, on its own, something a challenge could point to, separate from whatever the underlying standard says.

III.C — Workforce Housing Effects of Specific Provisions

The draft is framed partly as a response to housing pressure. The table below sets out, provision by provision, why several of the specific mechanisms may not advance — and in some cases may work against — that stated goal. As above, these are questions for the Board, not legal or economic conclusions.

Provision	What the draft does	Effect on workforce housing	Question for the Board
Bedroom threshold, by-right vs. SUP (§§ 125-9, 125-10)	Limits by-right status to ≤ 3 bedrooms in W-C and A-1; 4+ bedrooms requires an SUP.	1–3 bedroom units are the size most needed for workforce housing. A threshold set at the STR bedroom count, not the unit's ultimate residential use, does not by itself convert a large home into workforce housing — it may simply move it into the SUP queue.	Has staff modeled whether this threshold pushes owners toward selling to second-home or investor buyers rather than converting to resident use?
No affordable-unit or funding requirement attached to the restrictions	The draft adds registration, inspection, SUP and access requirements with no housing set-aside, price restriction, or funding mechanism attached.	A property that exits the STR market may become a resident home, an expensive year-round sale, a second home, or sit unused. Restricting supply alone does not guarantee a workforce-housing outcome.	What would the County accept as evidence that a restriction actually produced affordable, occupied workforce housing, rather than fewer listings?
SUP, inspection, screening and road-standard compliance costs (§ 125-30.21(C), (D), (F), (H))	New CDRA/business-license review on transfer, a life-safety inspection, and a 20-ft/13'6" emergency-access standard for dead ends over 150 feet.	These costs fall heaviest on small, individually owned rentals rather than larger operators, and are more likely to push a small local owner to sell to an outside or investor buyer than to a workforce household.	Has the County estimated the compliance cost per operator, and whether it scales with the size or value of the rental?
Reduced STR revenue with no funding offset	New restrictions on occupancy, access and district eligibility reduce the pool of STRs and constrain revenue for existing ones.	Section V's own recommendation to dedicate unrestricted TOT revenue to workforce housing depends on a healthy STR/tourism base. Constraining that base while	Has the County modeled how the proposed restrictions would affect projected TOT collections, and therefore the funding available for the housing

Provision	What the draft does	Effect on workforce housing	Question for the Board
		relying on its tax revenue for housing works in two directions at once.	incentive program recommended in Section V?
No tracking of actual post-restriction outcomes	The draft contains no reporting requirement on what happens to a property after an STR permit is denied, revoked, or not renewed.	Without tracking, there is no way to confirm whether a restricted property became affordable workforce housing, an expensive resale, or a vacant second home — or to know whether the ordinance is achieving its stated purpose.	Would the Board consider a reporting requirement or a monitoring cadence (paired with the market-trend monitoring already recommended in Section V) to track this directly?

IV. Additional Process Recommendations

Two companion process reforms, developed alongside this review, would address legitimate operational concerns without expanding the scope of what requires discretionary review:

- **SUP processing timeline reform.** Page County Code § 125-54(E) allows up to 180 days for a Planning Commission recommendation after staff's findings report, and up to 12 months for Board action thereafter. We recommend the Board adopt tiered targets (a 60-day expedited track, a 90-day standard track, and a 100-day track for identified issues), concurrent agency review, and public reporting of processing times — consistent with Va. Code § 15.2-2204's allowance for concurrent notice and joint hearings.
- **Expedited SUP continuation after a sale.** Page County Code § 125-54(E)(4) states that approved special uses run with the land. We recommend a 5–10-business-day administrative process to confirm continuation of an unchanged, compliant STR operation after a sale, available for review before closing, so that a change of ownership alone does not interrupt an already-approved use.

V. Recommendations

The data doesn't show a market that's broken, and the draft carries open legal questions the Board hasn't yet had answered in writing. Given that, we believe the more prudent — and more effective — path is the one below: it responds directly to every concern that's been raised, without the exposure the current draft carries.

- **Do not approve the proposed amendments as drafted.** The data in Section II does not support the three concerns cited as justification, and the draft carries the open legal questions identified in Section III without a demonstrated housing benefit to offset that risk.
- **Require a Special Use Permit for STRs within the County's designated Growth Tiers, rather than the by-right/SUP structure in the current draft.** This targets discretionary review where growth and infrastructure pressure are actually concentrated, without the countywide bedroom and access thresholds that raise open questions in Section III and are in tension with workforce-housing goals.
- **Direct staff to monitor STR industry trends and maintain ongoing community engagement, rather than legislate now.** Track supply, occupancy, ADR, and growth rate (Section II.B) alongside the sales-conversion rate (Section II.C) on a regular cadence, and engage directly with affected subdivisions and HOAs/POAs on the “sense of community” concern, which market data

cannot answer. Revisit zoning only if that ongoing monitoring shows an actual, measurable problem.

- **Develop a revised noise ordinance.** A targeted, enforceable noise standard addresses the specific, substantiated nuisance complaint directly — with clear standards and consistent enforcement — rather than through broad, indirect proxies like bedroom count or shared-lane access that do not reliably predict noise impact.
- **Set aside a portion of unrestricted Transient Occupancy Tax (TOT) revenue to directly incentivize workforce housing construction.** The County's FY2026 (unaudited) TOT collections total \$4.5 million; of that, \$1.35 million is restricted, leaving \$3.15 million unrestricted for County needs and incentives. We recommend the Board consider dedicating a portion of that unrestricted balance to a workforce-housing incentive program for developers and real estate owners — subject to confirming the applicable funding authority under Va. Code § 58.1-3819 — which puts STR-generated revenue to work solving the affordability problem directly.
- **Adopt the SUP process reforms in Section IV.** A predictable, time-bound SUP process and an expedited continuation-after-sale process reduce cost and uncertainty for compliant operators without expanding what requires discretionary review.
- **If the Board nonetheless wishes to pursue broader zoning changes,** send the draft back through the Planning Commission for a clear recommendation, correct the drafting and cross-reference errors identified in Section III, have Planning staff model the bedroom and access thresholds against the workforce-housing conflicts identified in this report before adoption.

VI. Supporting Documents

The following materials, compiled by the Tourism Council's working group and referenced throughout this report, are available to the Board on request:

AirDNA Monthly Report (Luray/Page County submarket, data through mid-2026)

Provided to the Board. Source for occupancy (~50%), ADR (\$283), available listings, YoY supply growth deceleration, and length-of-stay data cited in Sections II–III.

Page County Housing Plan, REV2 (2026 draft)

The County's own commissioned housing study. Source for the 741-listing STR count, 9,907 households, median home value/rent trends, building permit trends, and the study's own finding that STR conversion is “a relatively small number — only about 7% of the houses sold.”

Report – STR Residential Sales (Bright MLS analysis, Jan. 2020–Nov. 2025)

Independent MLS-based sales analysis. Source for the 777 unique county sales / 97 existing-STR / 57 new-conversion figures in Section II.

Tourism & Performance in Page County (Virginia Tourism Corporation, Sept. 2025 data)

Newly provided. Source for 2025 visitor spending (\$109.6M), tourism employment (1,055 jobs), state/local tax impact (\$9.4M), and Shenandoah Valley regional comparisons in Section II.

Sources: Page County Housing Plan (2026 draft); AirDNA Monthly Report, Luray Submarket; Bright MLS-based analysis of Page County residential sales, Jan. 2020–Nov. 2025; Virginia Tourism Corporation, Tourism & Performance in Page County (Sept. 2025 data); Code of Virginia §§ 15.2-983, 15.2-2204, 15.2-2209, 15.2-2282, 15.2-2284, 15.2-2286, 15.2-2305.1, 15.2-2307, 15.2-958, 27-97, 58.1-3819, 58.1-3851; 12VAC5-610-670; 13VAC5-52-170 and 13VAC5-52-20; Virginia Statewide Fire Prevention Code § 503; Page County Code §§ 125-9 through 125-12, 125-30.21, 125-54; Page County FY2026 (unaudited) Transient Occupancy Tax collections data; Tourism Council working-group research materials listed above.

**VIRGINIA
IS FOR
LOVERS®**

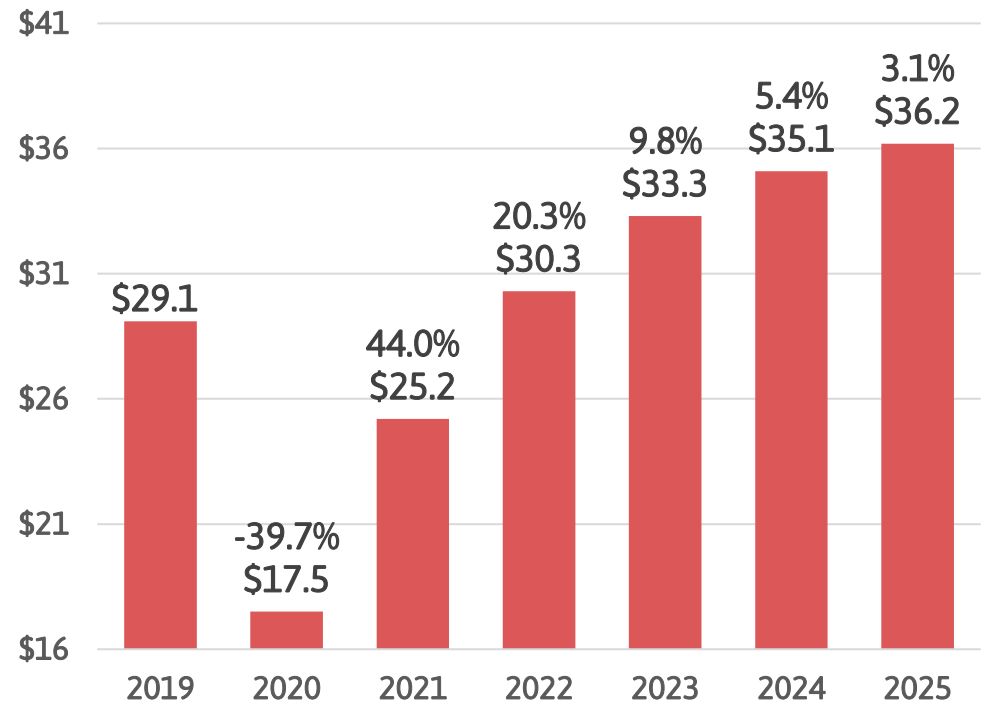
**TOURISM & PERFORMANCE IN PAGE
COUNTY**

VIRGINIA TOURISM CORPORATION

September 2025

VIRGINIA'S VISITOR SPENDING REACHED \$36.2 BILLION IN 2025, UP 3.1% FROM 2024

Annual Visitor Spending
Billions of Dollars



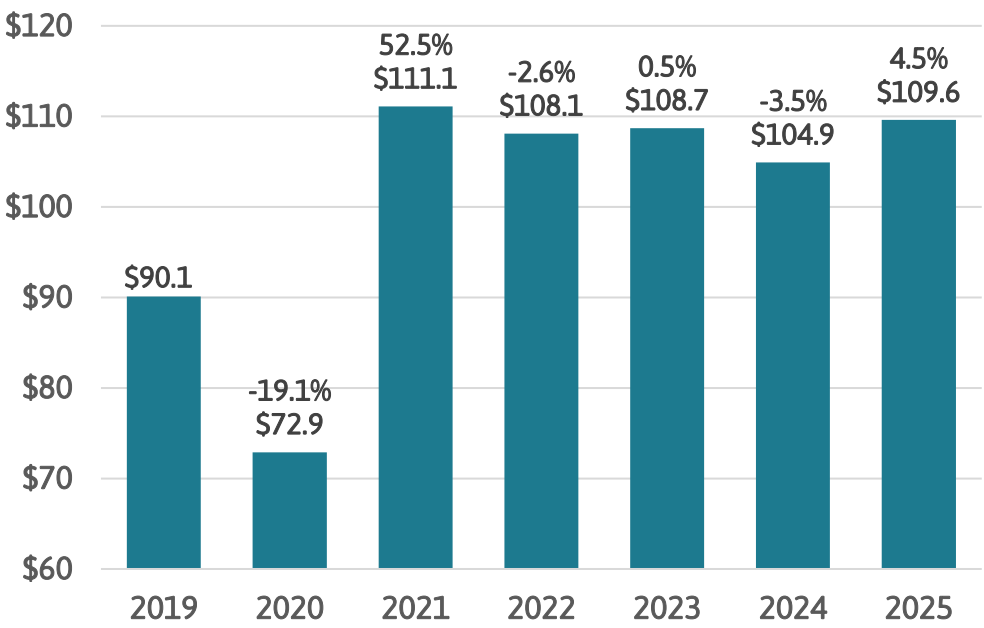
Year	Annual Visitor Spending (Billions)	Level vs 2019
2019	\$29.1	-
2020	\$17.5	-40%
2021	\$25.2	-13%
2022	\$30.3	+4%
2023	\$33.3	+14%
2024	\$35.1	+21%
2025	\$36.2	+25%

- Travelers spent \$99 Million per day in Virginia in 2025, with experienced-based spending driving overall growth.
- Leisure travel remained the primary driver of spending growth in 2025 as travelers increasingly prioritized value and destinations closer to home.

PAGE COUNTY VISITOR SPENDING REACHED NEARLY \$110 MILLION IN 2025, UP 4.5% FROM 2024

VISITOR SPENDING EXCEEDED PRE-PANDEMIC LEVELS BY ABOUT 22%

Page County - Visitor Spending
Millions of Dollars

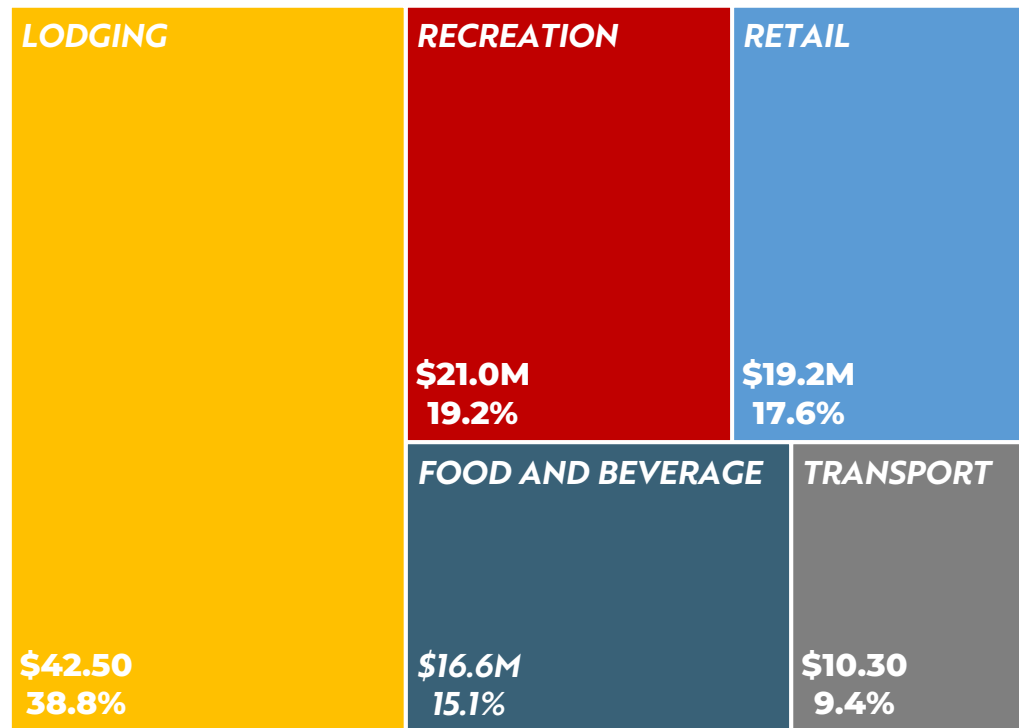


Year	Annual Visitor Spending (Millions)	Level vs 2019
2019	\$90.1	-
2020	\$72.9	-19%
2021	\$111.1	+23%
2022	\$108.1	+20%
2023	\$108.7	+21%
2024	\$104.9	+17%
2025	\$109.6	+22%

- Page County’s spending growth was driven by strong increases in Food & Beverages, Lodging, and Retail spending.

LODGING AND RECREATION SPENDING ACCOUNT FOR NEARLY 64% OF VISITOR SPENDING IN PAGE COUNTY

Page County 2025 Visitor Spending by Industry

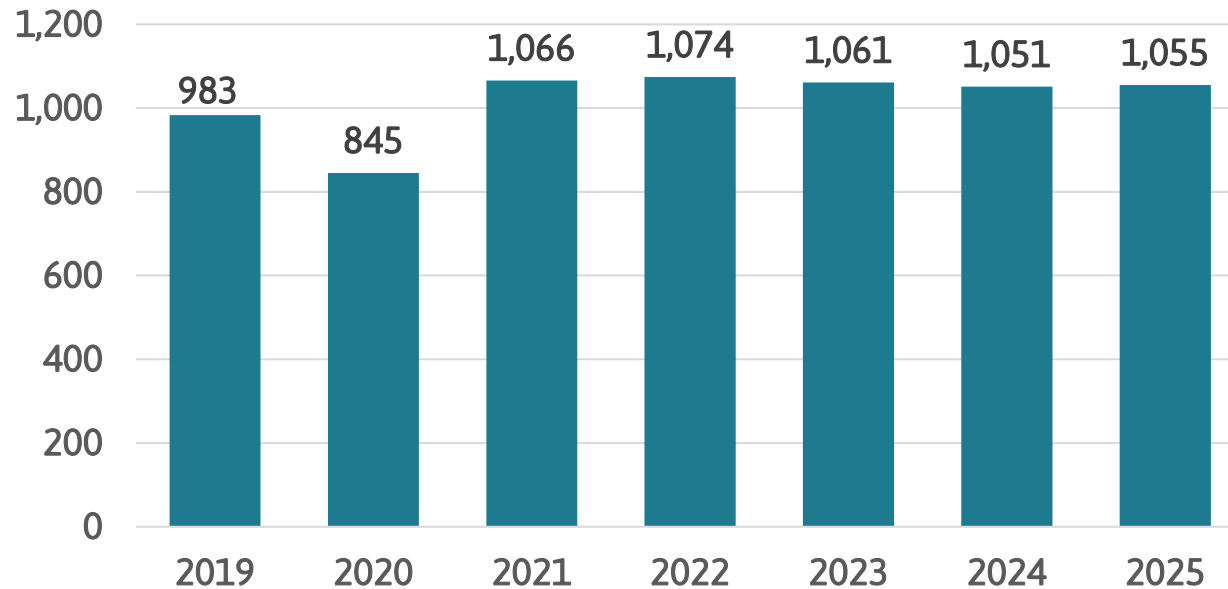


- These shares look different for every locality and region in Virginia and reflect the economic makeup of every local community.
- The shares of Lodging, Recreation, and Retail are above state averages.

TOURISM JOBS IN PAGE COUNTY HAS FULLY RECOVERED FROM PRE-PANDEMIC LEVELS

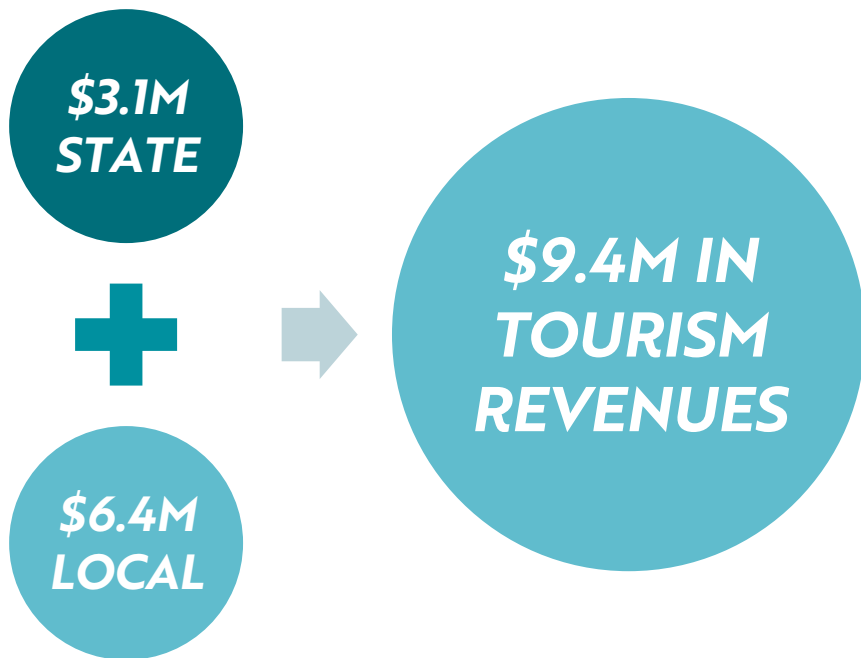
TOURISM JOBS IN MANY VIRGINIA LOCALITIES HAVE NOT YET FULLY RECOVERED TO THE 2019 LEVELS

Page County – Tourism Employment



- Tourism jobs recovery in Page County was faster than the Shenandoah Valley Region. 2025 tourism employment in the county exceeded 2019 levels by 8%.
- Shenandoah Valley region's tourism employment has also fully recovered and exceeded pre-pandemic levels by 2%.
- Statewide, the total tourism industry employment is 97% back to 2019 levels. most of those unrecovered jobs are in accommodation sector.

VISITORS TO PAGE COUNTY PAID \$9.4M IN STATE & LOCAL TAXES IN 2025 – HELPING OFFSET TAXES FOR RESIDENTS



- Visitors offset approximately \$951.4 in annual state & local taxes for the average Page County Household
- Page County ranks 25th across Virginia's 133 localities for taxes offset per household – while being ranked 71st in household population

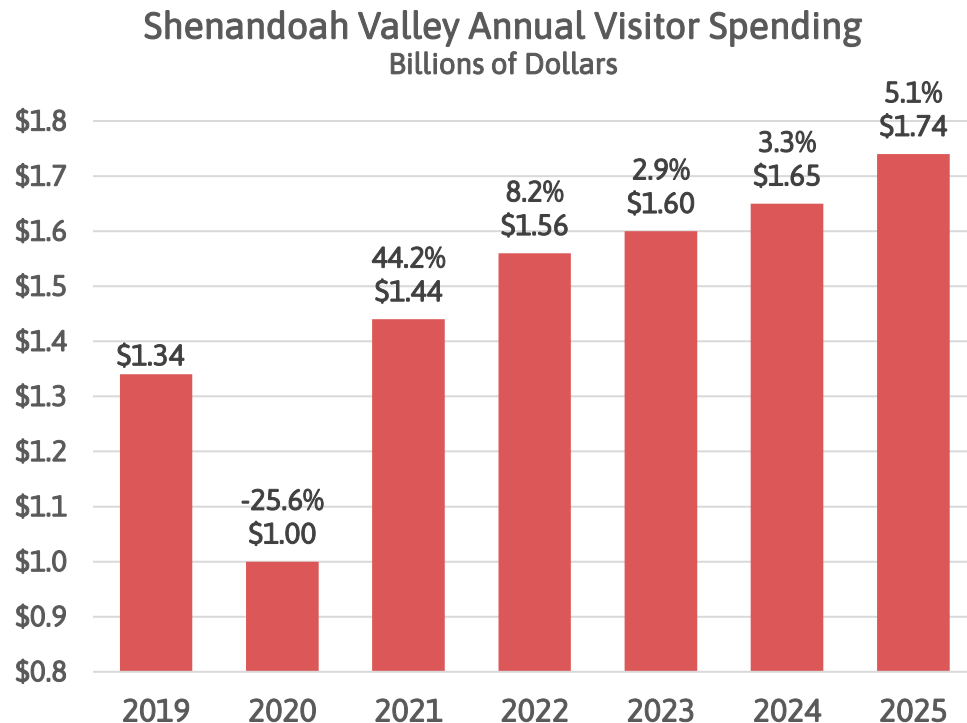
State Revenue Sources:

- Virginia State Sales Tax
- Personal Income Tax for Tourism Industry Employees
- Corporate Taxes
- State Excise Taxes & Fees (Fuel Tax)

Local Revenue Sources:

- Local Option Sales Tax
- Local Excise Taxes (Meals Tax)
- Property Taxes

SHENANDOAH VALLEY VISITOR SPENDING CONTINUES TO GROW - EXCEEDING 2019 LEVELS BY 30%

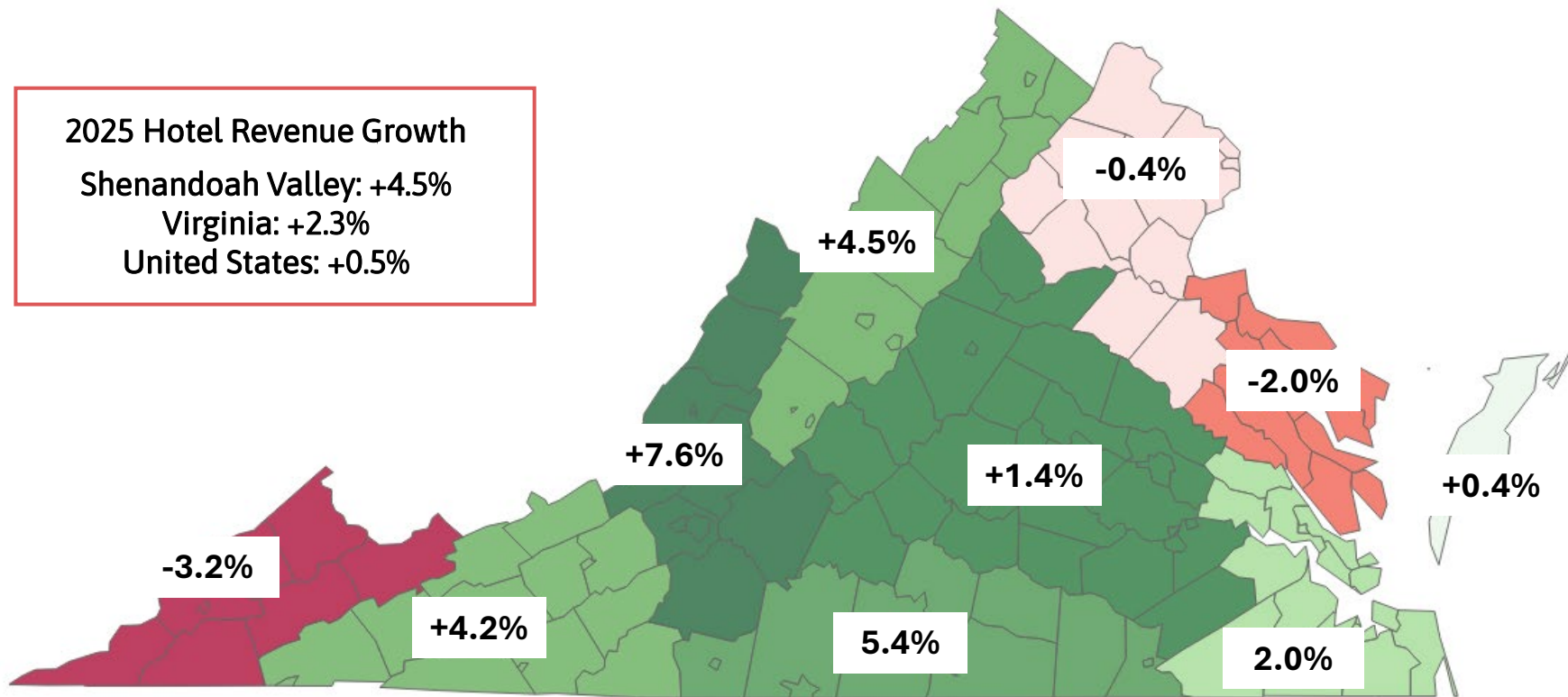


Year	Annual Visitor Spending (Billions)	Level vs 2019
2019	\$1.34	-
2020	\$1.00	-26%
2021	\$1.44	+7%
2022	\$1.56	+16%
2023	\$1.60	+20%
2024	\$1.65	+24%
2025	\$1.74	+30%

- The Shenandoah Valley's visitor spending grew 5.1% over 2024, making it the fourth fastest growing region in the state for visitor spending in 2025.

SHENANDOAH VALLEY RANKED THIRD AMONG VIRGINIA TOURISM REGIONS FOR HOTEL REVENUE GROWTH IN 2025

2025 Full Year Hotel Revenue Growth vs. 2024

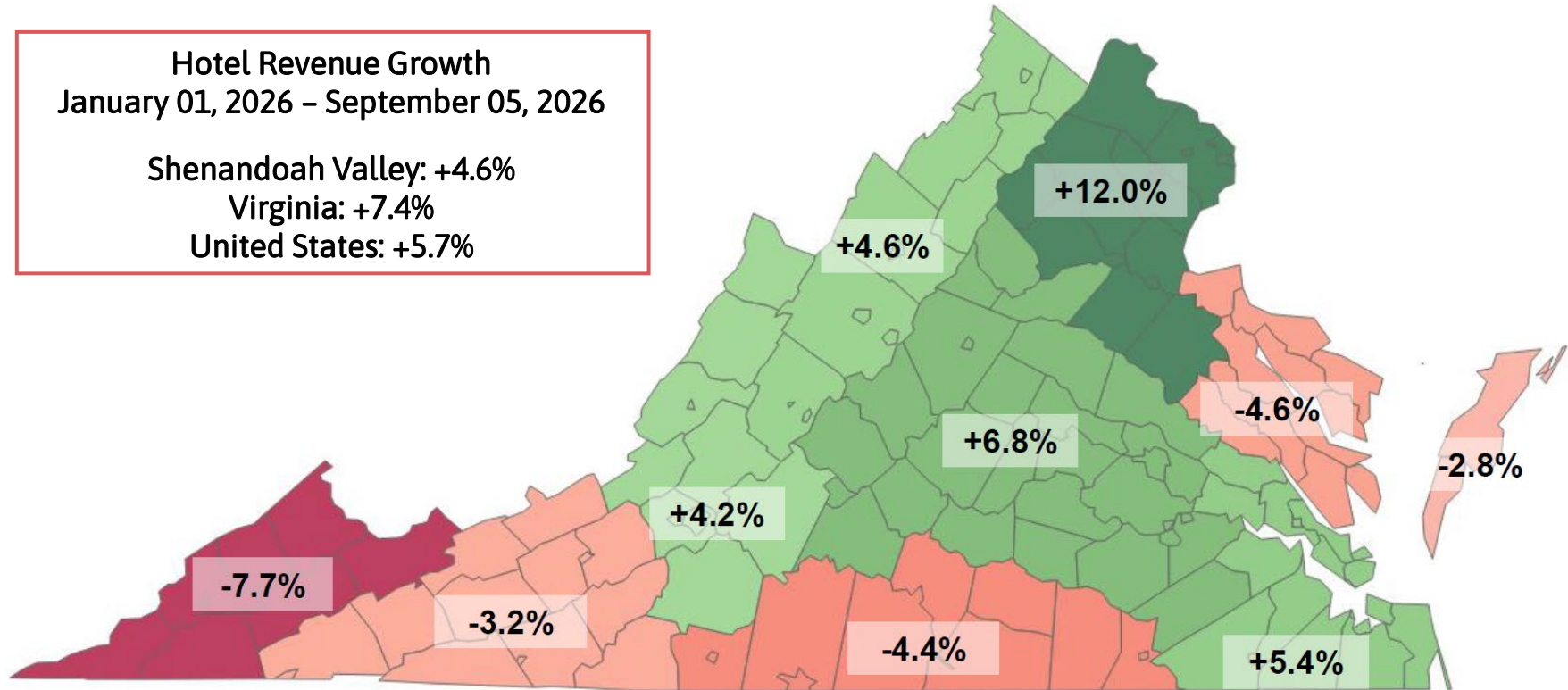


HOTEL PERFORMANCE IN THE VALLEY CONTINUES TO REMAIN MODERATELY STRONG IN 2026

Year to Date Hotel Revenue Growth in Virginia Through September 05, 2026

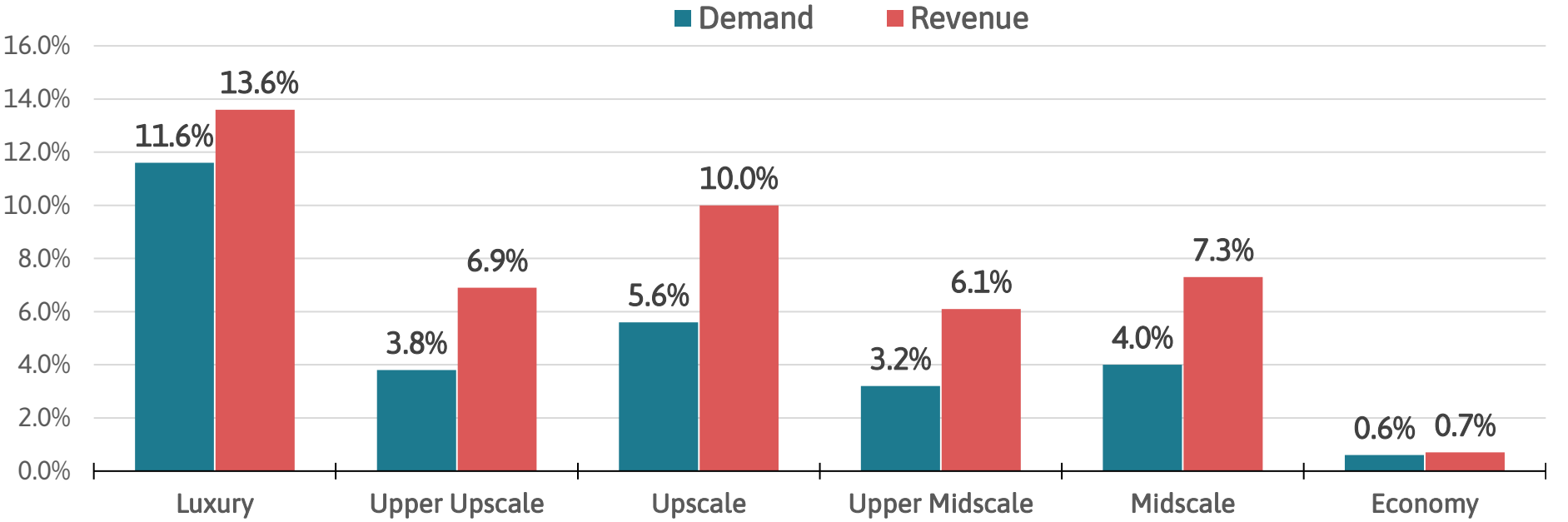
Hotel Revenue Growth
January 01, 2026 – September 05, 2026

Shenandoah Valley: +4.6%
Virginia: +7.4%
United States: +5.7%



STATEWIDE PERFORMANCE CONTINUES TO BE DRIVEN BY INCREASED DEMAND IN HIGHER-END HOTELS

Virginia Performance by Class Scale
Year over Year Growth Through YTD September 05, 2026





THANK YOU!

Narrative: Short-Term Rental Impact on Residential Housing in Page County, Virginia

To evaluate whether short-term rentals (STRs) are significantly reducing the availability of long-term, owner-occupied housing in Page County, I conducted a comprehensive analysis using the Bright MLS—the primary and most widely used real estate database serving the Page County market. The purpose of this analysis was to determine how many residential properties sold in recent years were converted into new STRs, as well as how many were already operating as STRs prior to sale.

Data Source & Scope

The dataset included **all residential sales in Page County between January 1, 2020, and November 18, 2025**, totaling **1,511 MLS-reported transactions**. This gross count includes properties that sold more than once within the study period.

To ensure accuracy, I removed duplicate sales so that each property was counted only once:

- **1,511 transactions**
- **135 properties sold more than once**
- **1,377 unique properties**

Because the purpose of this research is to evaluate the impact on county (non-town) housing stock, town-located properties were excluded:

- **640 in-town residential transactions**
- **55 sold more than once**
- **585 unique in-town properties — excluded from the final analysis**

This leaves the core dataset representing the housing supply in Page County proper:

- **847 county-located transactions**
- **70 of these sold more than once**
- **777 unique county residential properties (final dataset)**

Identification of STRs Through MLS Designation

Bright MLS allows agents to note whether a property is already operating as a short-term rental at the time of listing.

From the 777 unique county residential properties:

- **68 were designated as active STRs in the MLS at the time of listing**
- **5 of these 68 sold more than once**
- **63 unique properties were already active STRs at the time of sale**

This represents **only 8.1%** (63 of 777) of the county residential properties sold.

Cross-Reference With the County's Short-Term Rental Registry

To ensure the analysis captured STRs not clearly designated by listing agents, I cross-referenced the county's official STR list with the MLS dataset.

This cross-reference identified:

- **97 total properties that were operating as STRs at the time of their sale**
(including both MLS-disclosed and non-disclosed STRs)

This means:

- **97 existing STRs at time of sale**
 - 40 more than MLS alone captured
 - representing 12.5% of all county properties sold (97 of 777)

How Many New Short-Term Rentals Were Created?

To find the number of **new conversions into STR use** since January 1, 2020:

- **97 properties were STRs at time of sale**
- **63 were MLS-designated as already operating STRs**
- **The difference: 34 additional non-designated STRs already operating**
- **Total new STRs created during the period: 57**

This 57 figure represents:

- **Only 7.3% of all unique county residential properties sold (57 of 777)**
- **A conversion rate far too low to materially affect the overall owner-occupied housing supply**

Conclusion: STR Conversions Have a Minimal Impact on Residential Housing Supply

Based on this five-year dataset of 777 unique county residential property sales:

- **Only 97 properties (12.5%) were operating as STRs at the time of sale**
(existing STR stock)
- **Only 57 properties (7.3%) were newly converted into STRs after being purchased**
(new STR creation since Jan 2020)

This data clearly demonstrates that **short-term rentals represent a small portion of total residential home sales in Page County**. With only 7.3% of sold homes converting to STR use, there is **no evidence that STR activity is significantly constraining long-term, year-round residential housing availability**.

The data does **not** support the claim that STR growth is driving a housing shortage or restricting homeownership opportunities. Instead, the numbers show that STR conversions are occurring at a modest rate and do not meaningfully reduce the broader supply of homes available to Page County residents.

Monthly Trend for All Markets

Jan 2025 - Dec 2025 vs Jan 2024 - Dec 2024

Occupancy Rate ⓘ

49.94%

↑ 1% YoY

Average Daily Rate

283.39

↓ 0% YoY

RevPAR

141.53

↑ 0% YoY

Booked Listings ⓘ

728

↑ 7% YoY

Available Listings ⓘ

750

↑ 6% YoY

Revenue

35.6M

↑ 7% YoY

Full Historical Data

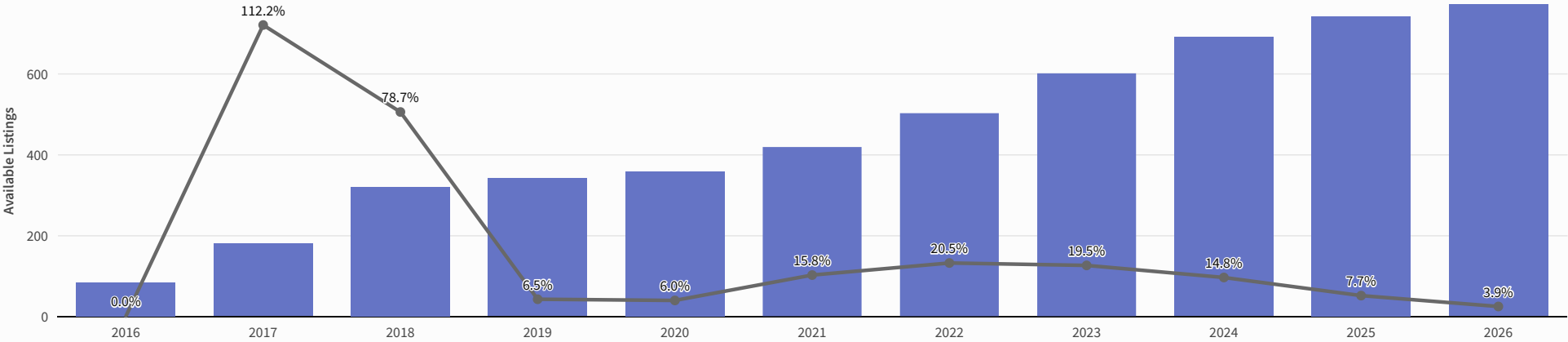
Timeframe Selector

YTD

Full Year

- Revenue
- ADR
- RevPar
- Occupancy Rate
- Available Listings
- Booked Listings
- Room Nights Available
- Room Nights Booked
- Available Listing Nights (Supply)
- Booked Listing Nights (>

Available Listings

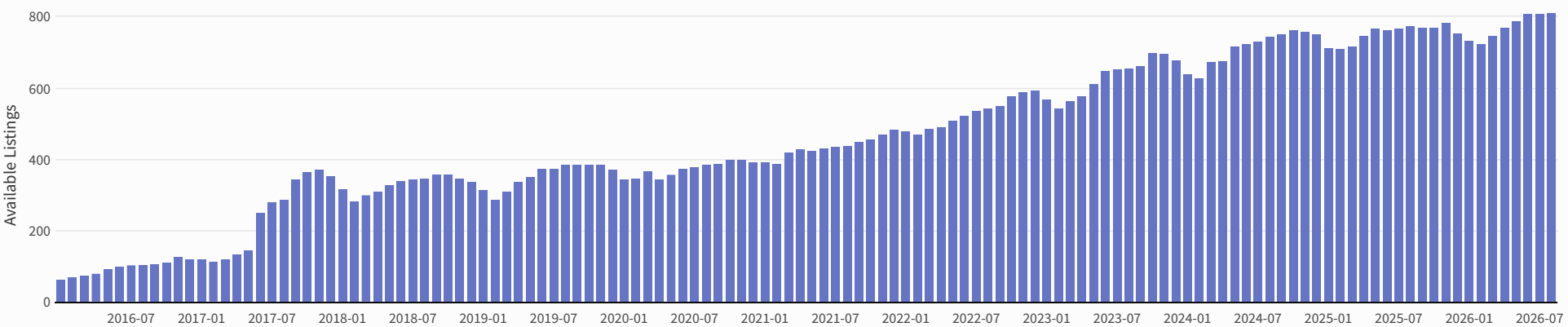


Metric Type

Available Listings

- Monthly
- TTM
- Quarterly

Available Listings over Month



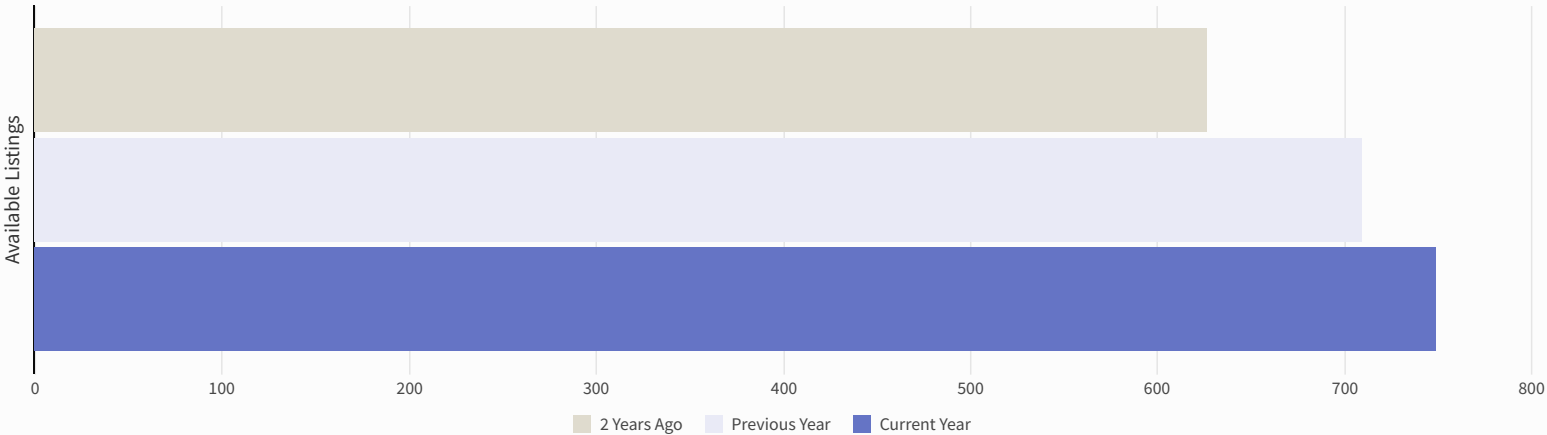
Year-Over-Year Change

Current Year (Jan 2025 - Dec 2025) vs Previous Year (Jan 2024 - Dec 2024) vs 2 Years Ago (Jan 2023 - Dec 2023)

Metric Type

Available Listings

Year-over-year Available Listings Comparison ⓘ



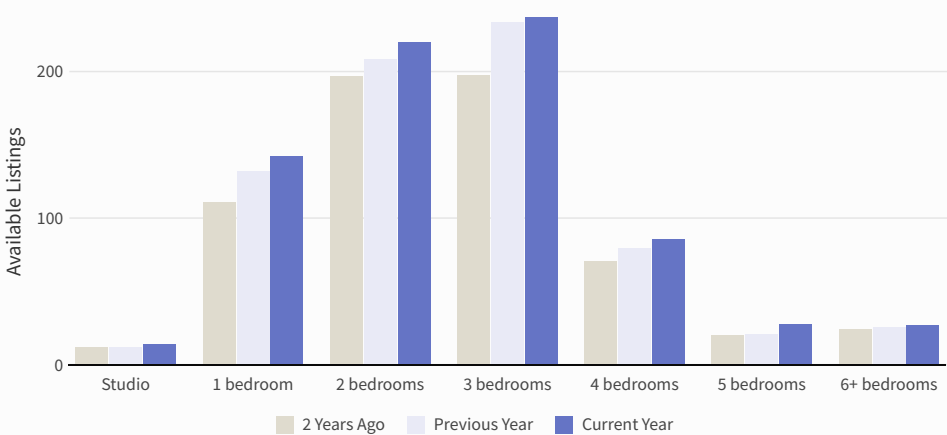
1-Year Percent Change

↑ 5.6%

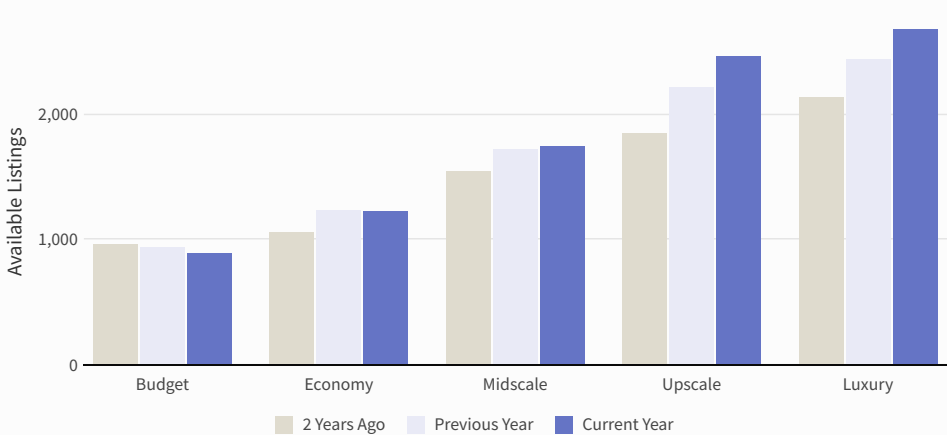
2-Year Percent Change

↑ 19.6%

Year-over-year Available Listings Comparison by Bedroom ⓘ



Year-over-year Available Listings Comparison by Price Tier ⓘ



Supply & Demand

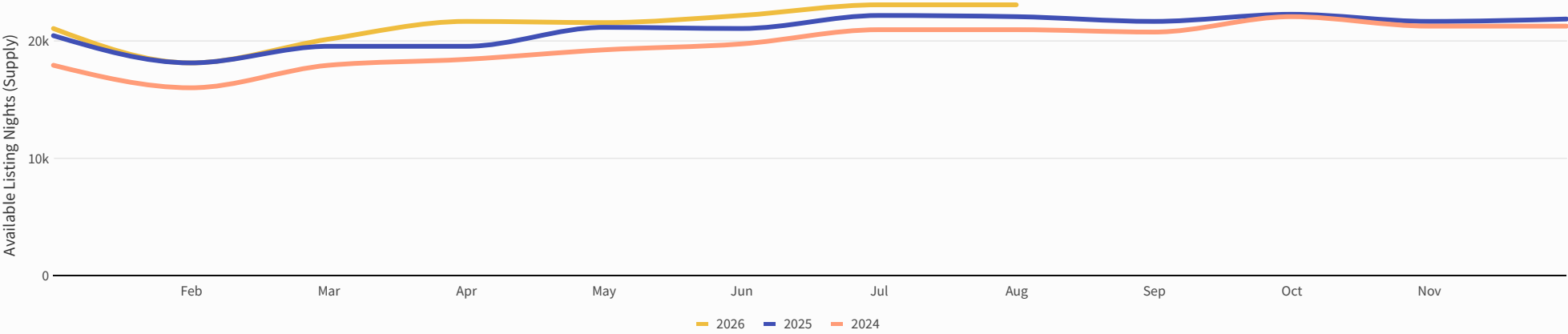
Year

(3) 2026, 2025, 2024 × ▾

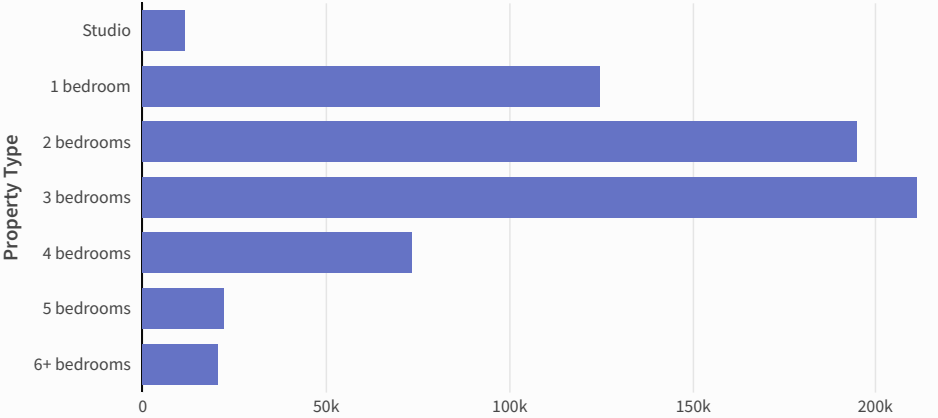
Metric Type

Available Listing Nights (Sup... ▾

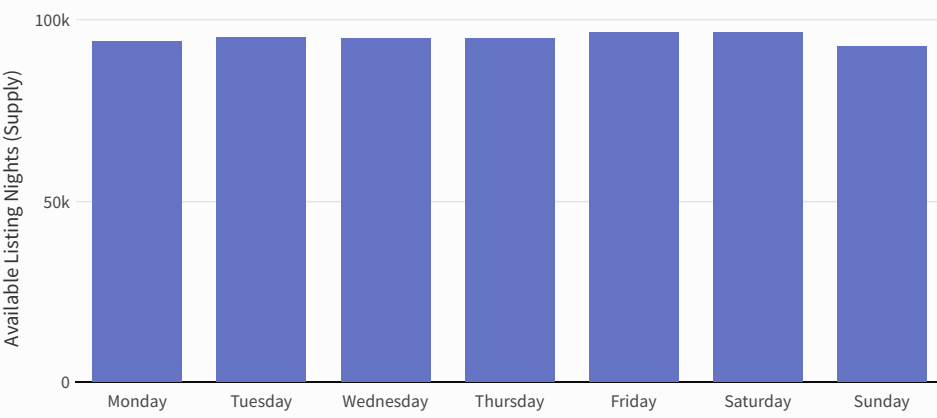
Available Listing Nights (Supply) by Month over the Years



Available Listing Nights (Supply) by Bedroom



Available Listing Nights (Supply) by Day of the Week



Revenue

Year

(3) 2026, 2025, 2024

×

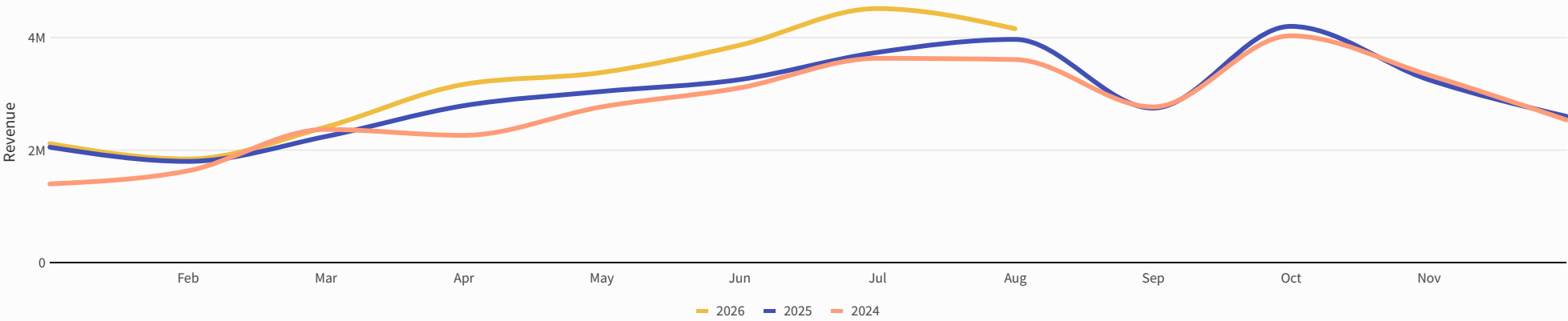
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Metric Type

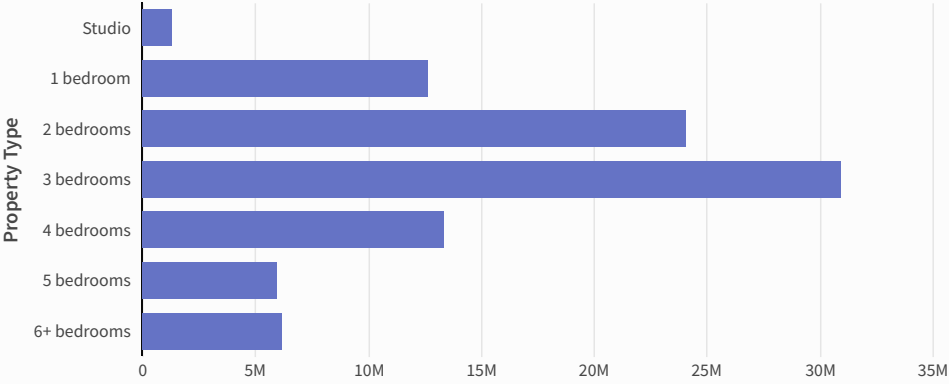
Revenue

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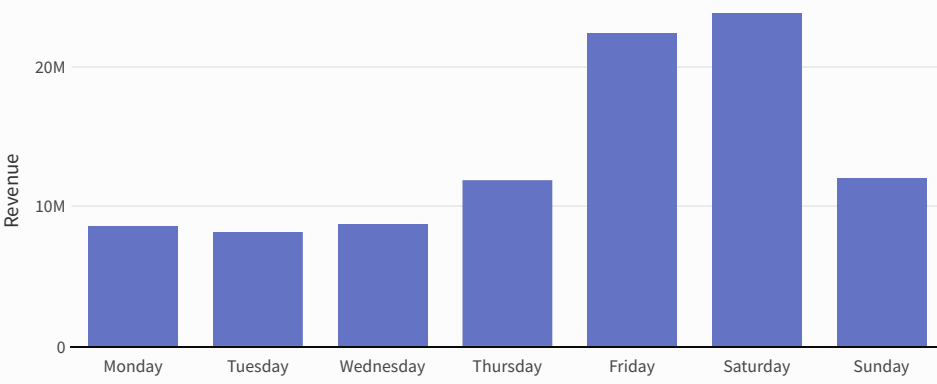
Revenue by Month over the Years ⓘ



Revenue by Bedroom ⓘ



Revenue by Day of the Week ⓘ

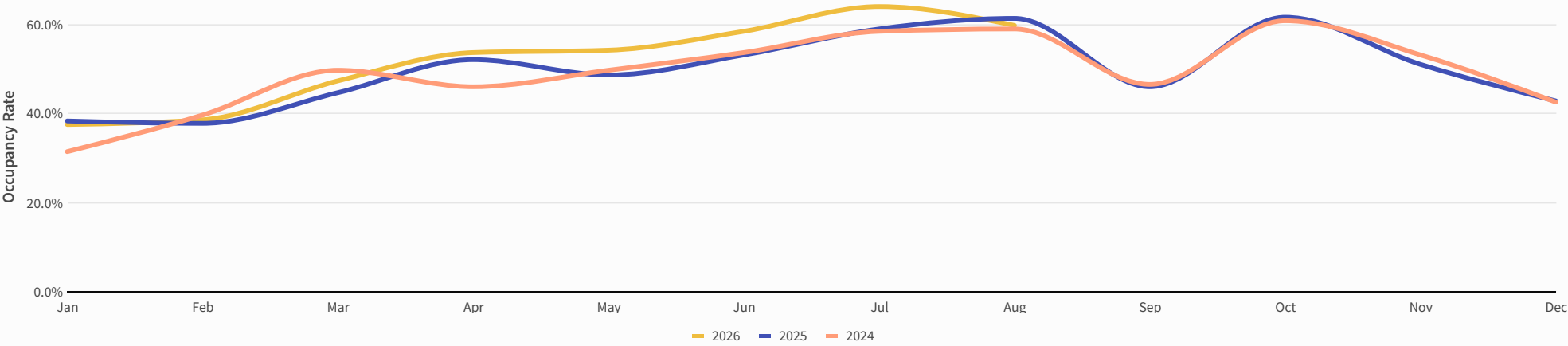


Occupancy

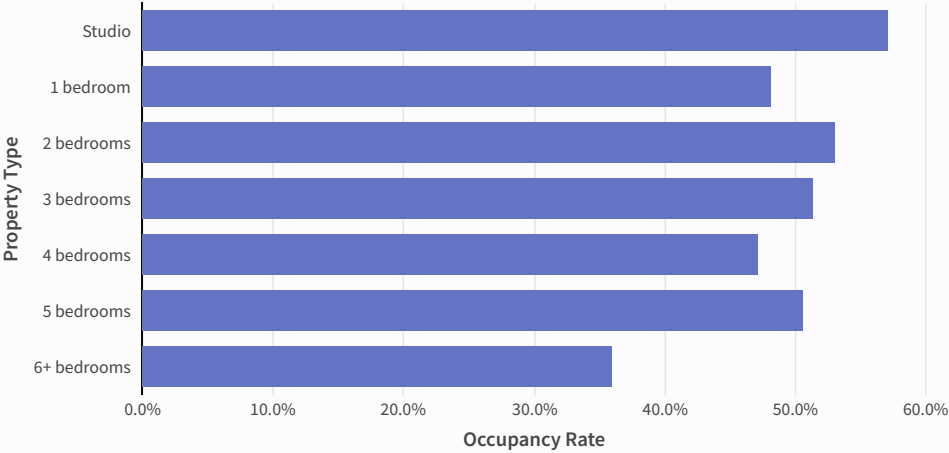
Year

(3) 2026, 2025, 2024

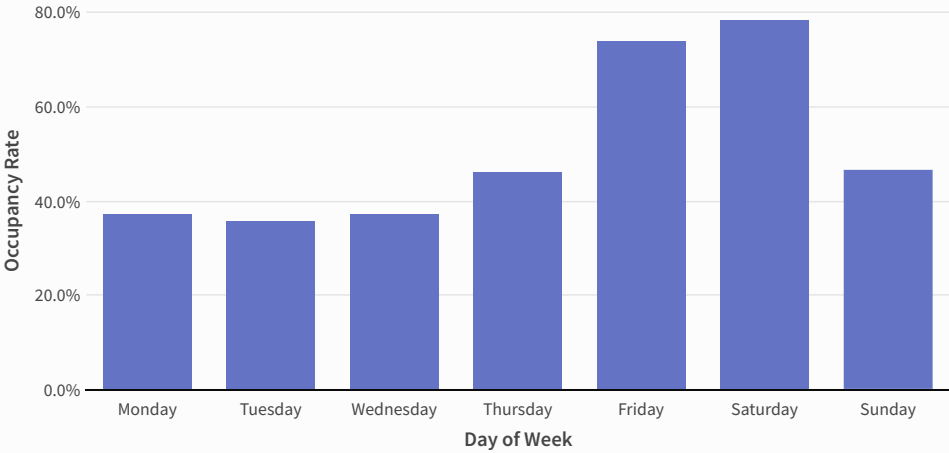
Occupancy Rate by Month over the Years



Occupancy Rate by Bedroom



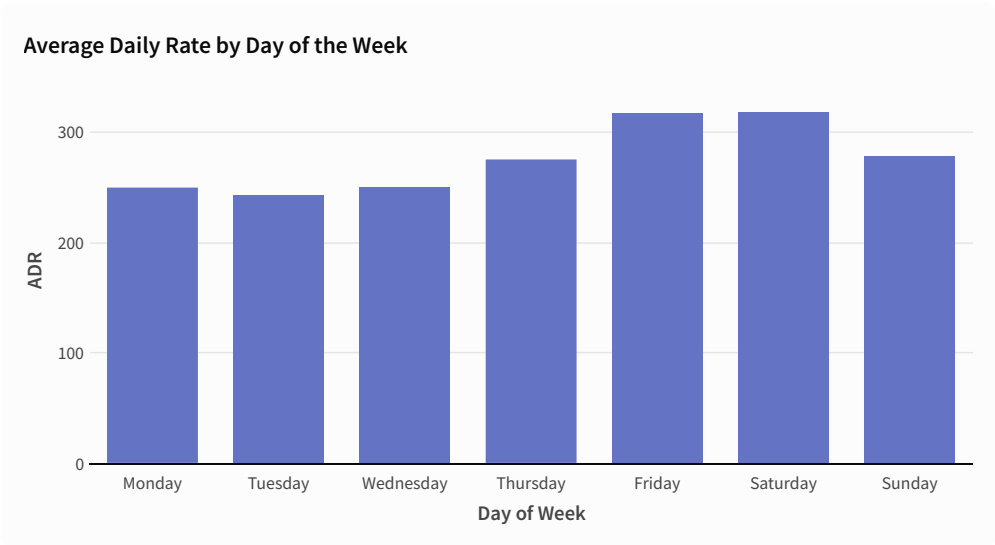
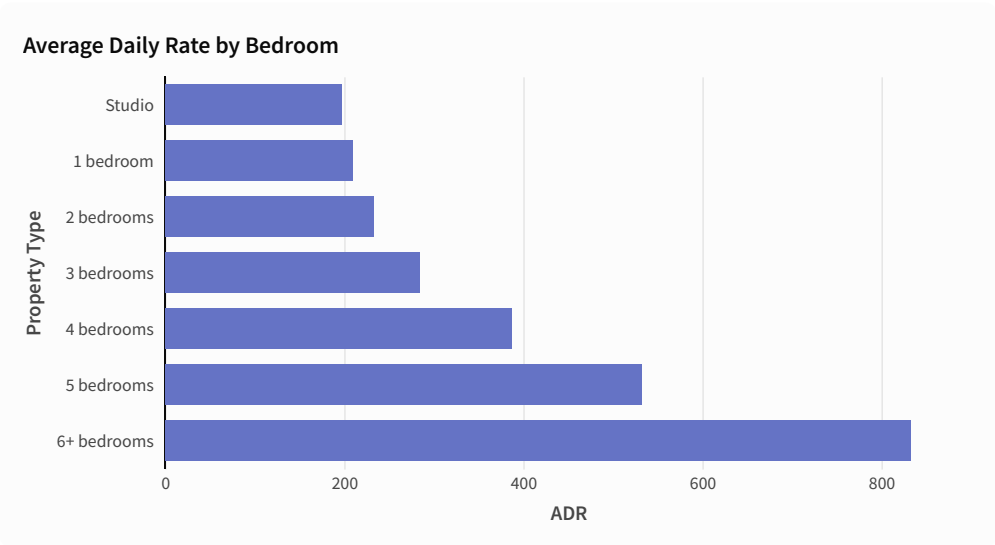
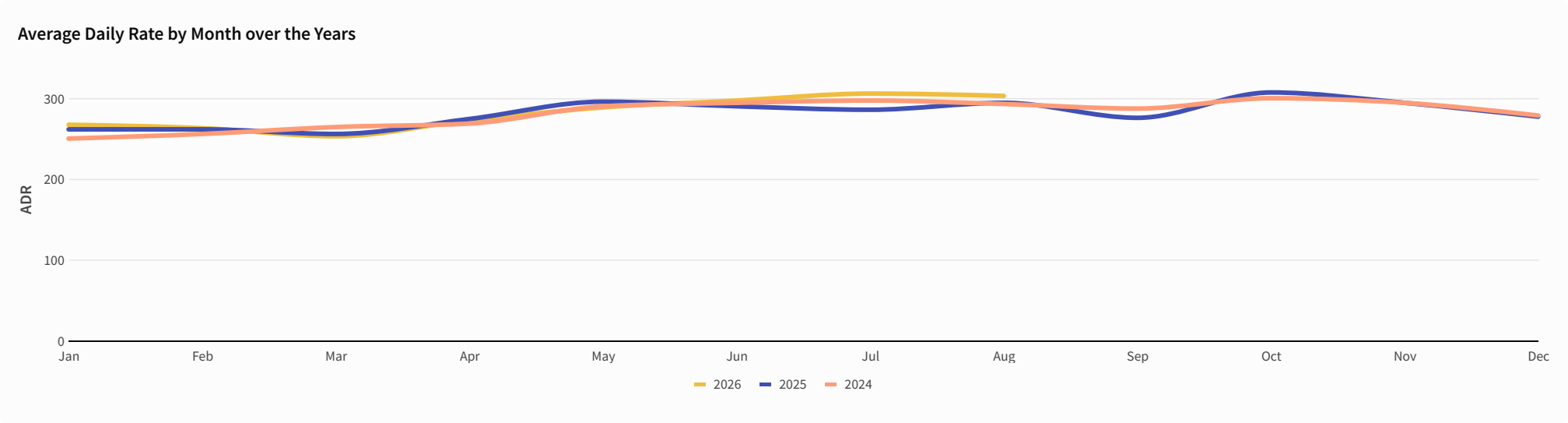
Occupancy Rate by Day of the Week



Nightly Rates

Year

(3) 2026, 2025, 2024 × ▾



Length of Stay & Booking Lead Time

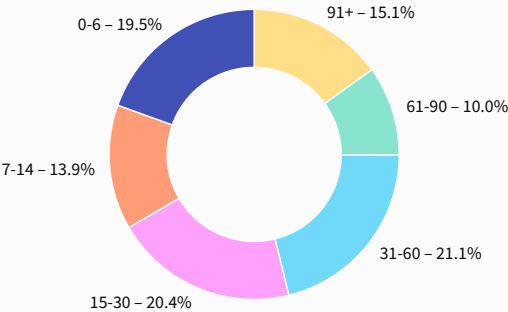
Metric Type

Booking Lead Time

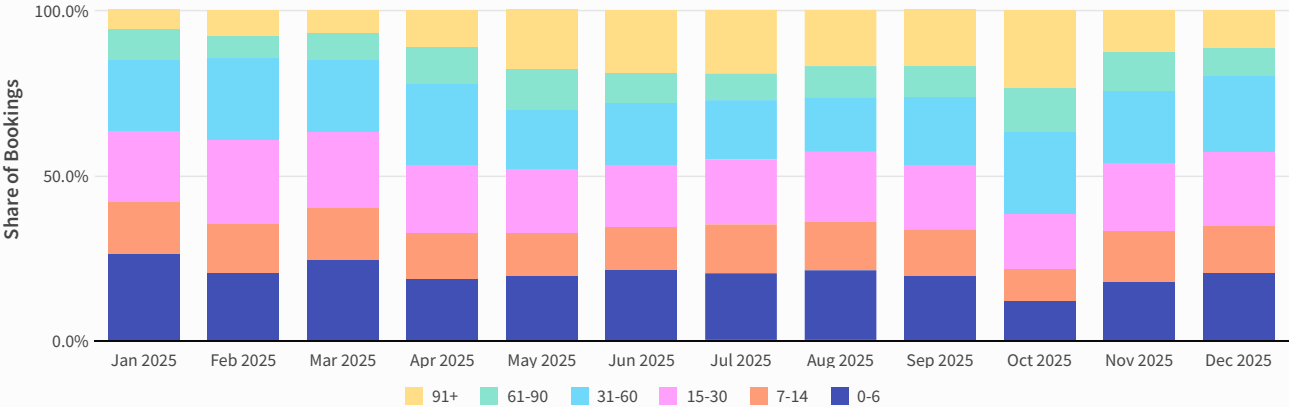
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Average Booking Lead Time

48.6



Booking Lead Time Distribution over Month



Governor's Agriculture and Forestry Industries Development Fund –
Infrastructure Grant Program
(AFID Infrastructure Program)
Grant Application

I. Overview

Project Title:	Page Valley Food & Visitor Hub		
Applicant Locality (lead applicant for multilocality applications):		Other Localities (for multilocality applications only):	
County of Page			
Project Start Date:	7/1/2027	Anticipated End Date:	6/30/2036
Requested Amount:	\$50,000		
Primary Locality Contact Information ***Application must be submitted by the locality***			
Name:	Nina A. Long Fox		
Title:	Director of Economic Development and Tourism		
Organization:	County of Page		
Telephone:	540-743-1216		
Email Address:	nfox@pagecounty.virginia.gov		
Mailing Address:	103 S Court St		
City, State, Zip:	Luray VA 22835		

II. Project Description

Please provide a narrative demonstrating a clear need, a proposed solution, and an explanation of how grant funding will support agriculture and/or forestry industries.

Page County, Virginia faces a documented and urgent gap in agricultural and food entrepreneurship infrastructure. Despite a growing tourism economy anchored by Shenandoah National Park and the Luray Caverns, the county lacks a single licensed, shared-use commercial kitchen — leaving aspiring food entrepreneurs, small-scale agricultural producers, and food truck operators without access to the compliant production space they need to enter or grow in the market. Local farmers producing value-added goods such as jams, preserves, baked goods, and prepared foods are forced to either forgo commercial production entirely or commute to facilities in Harrisonburg or Charlottesville — taking jobs, tax revenue, and economic activity out of the county. This infrastructure gap is not incidental; it is a structural barrier that limits the growth of Page Valley's agricultural food economy.

Page County proposes to address this need directly through the Page Valley Food & Visitor Hub: a multi-use community infrastructure facility at 42 East Main Street in Luray that will house a fully licensed shared-use commercial kitchen, a food truck commissary, and a restaurant incubator program. The commercial kitchen will offer hourly, half-day, and monthly membership access to startup food entrepreneurs, small-scale agricultural producers, caterers, and value-added goods producers — dramatically lowering the capital barrier to entry for new food businesses. The commissary will bring food truck operators back into the county by providing compliant cold storage, wash bays, and staging access. The incubator program will pair kitchen access with structured business mentoring, health department compliance coaching, and test-market pop-up opportunities — building a pipeline of viable, locally owned food enterprises. The building at 42 East Main Street already contains existing kitchen infrastructure, including a commercial hood and range, reducing renovation costs and accelerating the path to an operational facility.

AFID Infrastructure Grant funding of \$50,000 will be applied directly to the capital costs of bringing the commercial kitchen into full Virginia Department of Health compliance — covering code-required mechanical work including hood inspection and repair, grease interceptor hookup, three-bay sink installation, electrical upgrades for commercial appliances, and food-grade flooring. These are precisely the capital expenditures that transform an existing shell into a lawful, operational production facility accessible to the small-scale agricultural producers and food entrepreneurs the AFID Infrastructure Program is designed to serve. The County will provide a required local match through Transient Occupancy Tax reserves, with no impact on the general fund or property taxes. Upon completion, the Page Valley Food & Visitor Hub will serve as a durable piece of community infrastructure — lowering barriers to food entrepreneurship, strengthening the local agricultural food economy, and generating new local jobs and businesses for years to come.

III. Eligibility

Please briefly describe how your project meets one or more of the following eligible project types:

- Processing facilities that are primarily locally owned, including commercial kitchens, packaging and labeling facilities, animal slaughtering facilities, or other facilities, and that are primarily utilized for the processing of meats, dairy products, produce, or other products
- Farmers' markets
- Food hubs and other agricultural aggregation facilities
- Projects with an emphasis on rural economic development or rural workforce development

The Page Valley Food & Visitor Hub will establish a fully licensed, shared-use commercial kitchen that is county-owned and locally operated. The kitchen is designed primarily to serve food entrepreneurs and small-scale agricultural producers engaged in the processing of value-added products — including jams, preserves, baked goods, prepared foods, and specialty produce items. By providing compliant, affordable production space, the facility directly enables local agricultural producers to process and bring their goods to market without the cost of building or leasing a dedicated facility. The kitchen will be available on hourly, half-day, and monthly membership terms, ensuring accessibility to the smallest and newest producers.

The project functions as a food hub in the fullest sense: a centralized, multi-use facility that aggregates the production, processing, staging, and market-entry needs of multiple local food producers and entrepreneurs under one roof. In addition to the shared kitchen, the facility will operate a food truck commissary providing cold storage, wash bays, and staging access — consolidating services currently unavailable in Page County and drawing operators back from facilities in neighboring localities. The incubator program further positions the hub as an aggregation point for emerging food businesses, connecting producers with mentoring, permitting guidance, and test-market retail opportunities in a single coordinated location.

Page County is a rural locality in the Shenandoah Valley with limited existing infrastructure for food business formation and agricultural value-added production. The Page Valley Food & Visitor Hub directly addresses this gap by lowering the capital barriers that prevent rural food entrepreneurs — including immigrant entrepreneurs, first-generation business owners, and agricultural producers seeking to diversify income — from entering the market. The structured incubator program provides workforce development through business coaching, food handler certification, health department compliance training, and hands-on operational experience. The project targets the graduation of five to ten new food businesses per year at scale, each generating two to five local jobs — building a durable, locally rooted food economy in a rural community that currently lacks the infrastructure to support one.

IV. Match Requirement

Please indicate if your project qualifies for a reduced match requirement as described in the Program Guidelines:

1. Is the project located in an economically distressed locality?

Yes: ☒ No: ☐

2. Is the project a shared-use facility serving multiple small-scale agricultural producers?

Yes: ☐ No: ☐

V. Budget and Budget Narrative

Please use the attached budget form to show total project costs. Provide a budget narrative below; outline specifics on the proposed use of funding and explain the details about the personnel and expenses that are itemized in the budget.

OVERVIEW OF TOTAL PROJECT BUDGET

The total project budget for the Page Valley Food & Visitor Hub — Commercial Kitchen & Food Hub Infrastructure is \$93,750. Of this amount, \$50,000 is requested from the AFID Infrastructure Grant Program and will be applied exclusively to the purchase of NSF/ANSI-certified commercial kitchen equipment required for Virginia Department of Health (VDH) shared-use kitchen licensure. The remaining \$43,750 is provided through local match: \$37,500 in cash from Page County's Transient Occupancy Tax (TOT) capital reserve, covering all construction, renovation, and personnel costs, and \$6,250 in in-kind contributions representing County staff time devoted to project activities. No AFID funds will be applied to construction, renovation, or personnel costs. This budget structure reflects the direct guidance of VDACS program staff and ensures that every AFID dollar is traceable to a discrete, capital equipment purchase supporting the operation of a licensed shared-use commercial kitchen serving multiple small-scale agricultural producers and food entrepreneurs.

PERSONNEL — \$6,250 (100% LOCAL CASH MATCH)

Personnel costs of \$6,250 represent the proportional salary allocation for the Page County staff member serving as project liaison throughout the grant period. This individual is responsible for coordinating licensed contractors, managing the VDH plan review and pre-occupancy inspection process, overseeing equipment procurement and delivery, maintaining grant documentation, and preparing interim and final reimbursement requests. The time allocation reflects the estimated hours devoted exclusively to grant project activities, consistent with Page County's formally established payroll policies. No AFID funds are requested for personnel; this cost is funded entirely from the County's TOT capital reserve and is included in the budget to demonstrate full transparency of total project costs.

CONSTRUCTION AND/OR RENOVATION — \$37,500 (100% LOCAL MATCH: \$31,250 CASH | \$6,250 IN-KIND)

Construction and renovation costs of \$37,500 cover all physical build-out work required to prepare the facility at 42 East Main Street, Luray, Virginia for VDH plan review approval and Certificate of Occupancy. This scope includes: Phase 0 deep cleaning and removal of non-compliant materials; commercial exhaust hood and duct inspection, repair, and NFPA 96 re-certification; grease interceptor installation and sewer tie-in; electrical panel upgrade and dedicated circuit installation for commercial cooking and refrigeration equipment; food-grade epoxy floor coating in the production area; and wall patching and repainting to VDH-compliant smooth and cleanable standards. Per guidance from VDACS program staff, all construction and renovation costs are funded entirely through local match — \$31,250 in TOT cash and \$6,250 in-kind, reflecting the value of County staff coordination time and facility access provided at no cost during the renovation period. Zero AFID funds are applied to this budget category.

SUPPLIES AND MATERIALS — \$50,000 (100% AFID GRANT FUNDS)

The full \$50,000 AFID grant request is allocated to the Supplies and Materials category for the purchase of NSF/ANSI-certified commercial kitchen equipment. Each item on the equipment list is required either by VDH regulation for shared-use kitchen licensure or by the operational demands of a commercial food production facility serving multiple producers. All equipment will be used solely to meet the purpose of the AFID Infrastructure Program and the objectives of this agreement. Equipment will be procured through competitive purchasing consistent with Page County's procurement policies, and manufacturer specification sheets will be provided to VDACS as part of the grant documentation. The proposed equipment list is as follows:

VI. Work Plan

Please describe the activities, who will be completing them, and the estimated completion date of each project outcome described in your project narrative.

Project Activity	Who	Timeline (Month / Year)
Grant Administration & Planning	Page County - Admin	July 2026
Equipment Specification & Vendor Selection	County Project Liaison; Facility Manager	8/1/2026-9/30/2026
Construction & Renovation	Licensed General Contractor	10/1/2026-2/28/2027
Equipment Delivery, Installation	Equipment Vendor; Licensed Contractor	3/1/2027-5/31/2027
Facility Launch	Page County; Certified Food Safety Manager	6/1/2027-7/31/2027
Interim & Final Reporting	County Project Liaison; Facility Manager	8/1/2027-6/30/2028

VII. Metrics and Outcomes

Please describe what success would mean for the project and how that success will be measured.

DEFINITION OF SUCCESS

Success for the Page Valley Food & Visitor Hub means two things: first, that the facility is fully operational and licensed as a shared-use commercial kitchen under a Virginia Department of Health Permit to Operate — permanently removing the single greatest structural barrier currently preventing small-scale agricultural producers and food entrepreneurs in Page County from bringing locally grown and produced goods to market. Second, that the facility is demonstrably and consistently utilized — that real producers, real food businesses, and real food truck operators are using the space, generating economic activity, and building sustainable enterprises rooted in Page Valley's agricultural economy. A licensed but empty kitchen is not success. Success is a facility that is regularly booked, on a path to financial self-sustainability through membership and rental revenue, and measurably expanding the number of local food businesses and agricultural value-added products available in Page County within the first year of operation.

MEASUREMENT OF SUCCESS

Page County will track and report the following outcomes at both the AFID interim grant report (due June 2027, at 12 months post-award) and the final grant report (due June 2028). Each metric is directly tied to the AFID Infrastructure Program's core purpose of supporting local food production, benefiting small-scale agricultural producers, and driving rural economic development in Page County.

Success Metric How It Will Be Measured Target Outcome

VDH Permit to Operate obtained Copy of issued VDH shared-use food establishment permit submitted with interim grant report Permit issued on or before July 2027

Number of agricultural producers and food entrepreneurs served Signed kitchen user agreements on file; tracked by membership and hourly booking records maintained by facility manager Minimum 10 unique producers/entrepreneurs served by June 2028

Kitchen utilization hours Facility scheduling log maintained monthly; reported in aggregate at interim and final grant reports Minimum 200 booked hours within first 6 months of operation; 500+ hours annually at steady state

Food truck and commissary operators served Signed commissary agreements on file; tracked by facility manager Minimum 5 food truck operators with active commissary agreements by June 2028

New food businesses launched Business license applications or VDACS food manufacturer permits obtained by kitchen users; tracked by facility manager and reported in final grant deliverables Minimum 3 new food businesses formally licensed and operating by June 2028

Incubator program enrollment Signed incubator participant agreements; attendance records for business coaching and food safety compliance training sessions First cohort of 5-8 participants enrolled within 90 days of facility opening (by October 2027)

Jobs created or retained Self-reported employment data collected from kitchen users at 6-month intervals via structured survey Minimum 5 full- or part-time jobs created or retained across kitchen user businesses by June 2028

Facility financial self-sustainability Annual operating revenue, covering net costs, is prepared by County Finance Department, reported in final grant deliverables Kitchen rental and membership revenues are at least 75% of annual operating costs by June 2028

VIII. Jobs and Workforce Development

Will this project create jobs or provide workforce development opportunities? Is so, please describe.

Yes. The Page Valley Food & Visitor Hub is expected to directly and indirectly create jobs in Page County across three distinct pathways. First, the facility itself will require a part-time to full-time Food Hub Facility Manager responsible for day-to-day kitchen scheduling, user onboarding, health department compliance oversight, equipment maintenance coordination, and incubator program administration. This position will be a newly created, locally employed role funded through kitchen rental and membership revenue as the facility reaches operational self-sustainability. Second, food entrepreneurs and small-scale agricultural producers who gain access to the shared-use kitchen will be able to formalize and grow their businesses — converting what are currently informal or home-based operations into licensed, revenue-generating enterprises that hire local employees. Page County conservatively estimates that kitchen users will create a minimum of 5 full- or part-time jobs across user businesses within the first year of operation, growing to 10 or more jobs by the end of Year 2 as the incubator program matures and businesses scale. Third, food truck operators utilizing the commissary will be able to expand their hours and operating radius — retaining existing jobs and in many cases adding staff to support increased volume.

IX. Letters of Support/Attachments

Please attach the following documentation:

- Letter from the chief administrative officer of applicant political subdivision(s) expressing support and how they will assist
- Letters of support from the agricultural industry, forestry industry, and/or other affected constituents
- Estimates or quotes as applicable

Email the completed application to:

Joyce Blankenship
Office of Agriculture and Forestry Development
Joyce.Blankenship@vdacs.virginia.gov

Or submit by mail to:

Joyce Blankenship
Office of Agriculture and Forestry Development
Virginia Department of Agriculture & Consumer Services
102 Governor Street
Richmond, VA 23219