



Page County Board of Supervisors

County Government Center • 103 South Court Street • Luray, VA 22835

www.pagecounty.virginia.gov • [Live Meeting Stream](#)

Agenda Work Session Board Room – 2nd Floor October 5, 2026 – 7:00 p.m.

Call to Order

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

Presentation of ECC Years of Service Award

Danielle Rhinehart

Update by FirstEnergy on the Page-Sperryville Transmission Project

Daniel Tompkins
Matthew Wells

Pump & Haul Permit Application – Hershell Knott

Tracy Clatterbuck (p. 2)

Update by the Commissioner of Revenue

Becky Smith

Update by the Treasurer

Penny Gray

Landfill Update

Crystal Stapley

Review of Landfill Tipping Fees

Crystal Stapley

Adjourn



COUNTY OF PAGE

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

Board of Supervisors:

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

County Administrator:

Amity Moler

TO: Chairman Thomas and Board of Supervisors

FROM: Tracy Clatterbuck, Zoning Administrator I

SUBJECT: Request for a Pump and Haul Permit- Hershell Knott Jr.

DATE: September 30, 2026

SUMMARY:

Request for a Pump and Haul Permit as there are no suitable sites available on this property for an onsite sewage disposal system.

BACKGROUND/REQUEST:

Hershell Knott Jr. has requested a Pump and Haul Permit for property located off Battlecreek Road, Stanley, VA, and further identified by tax map number 69-A-86. The property contains approximately 0.36 acres and contains an existing dwelling that was partially destroyed by a house fire approximately 20 years ago.

According to Jeff Mason with the Page County Health Department, the Health Department conducted a site evaluation of the property to determine whether a suitable area was available for installation of an onsite sewage disposal system to serve the dwelling. Based on the site evaluation, the required minimum setback of 100 feet from the existing well located on the adjacent property at 1119 Battlecreek Road, together with the location of the existing cistern on the subject property, substantially limits the area available for an onsite sewage disposal system. Additionally, the northern portion of the property contains a drainage way that is subject to receiving surface water runoff.

Based on these site conditions, the Page County Health Department has determined that there is no suitable area on the property for installation of either a conventional or alternative onsite sewage disposal system. As a result, Mr. Knott is requesting authorization to pursue a Pump and Haul Permit for the property. The proposed system will utilize a 2,000-gallon sewage holding tank equipped with an alarm feature.

Under the Virginia Department of Health regulations governing alternative sewage systems, issuance of a special pump-and-haul permit requires concurrence from the applicable local governing body. The Virginia Department of Health is responsible for issuance of the permit and for determining compliance with the applicable state requirements.

STAFF COMMENTS:

A copy of the proposed monitoring contract is attached for review by the Board. The Board will need to make a decision on the following items mentioned in the contract:

Duration of Contract- The Board will need to decide on what the duration of the permit will be. The last one the Board approved in 2018 was approved for five years.

"No longer than _____ years from date, with no automatic right of renewal. Should property ownership be sold or transferred to someone other than the above listed, this permit shall be considered void."

System Pumping Frequency- The Board will need to decide on how often the system must be pumped. The

Health Department would require “as needed”.

“Pumping of the system is required every _____ days from the time the system is operational, or more frequently, if necessary.”

System Monitoring- The Board will need to decide on how often the system will need to be monitored. Staff would recommend the pumping frequency and monitoring have the same time frame.

“The system will be monitored by the sewage handler every _____ days. A monitoring report will be submitted by the sewage handler to the Page County Health Department within 24 hours of monitoring on forms provided by the Page County Health Department or as that department may otherwise direct.”

MOTION(S):

I move that the Page County Board of Supervisors concur with the issuance of a Pump and Haul Permit for Mr. Knott’s property subject to the applicant submitting the required “Pump and Haul of Sewage Monitoring Contract” and a copy of the contract with the sewage disposal handler to Page County and any other requirements deemed necessary prior to issuance of the permit by the Page County Health Department.

OR

I move that the Page County Board of Supervisors decline to concur with the issuance of the requested Pump and Haul Permit for Mr. Knott’s property.

OR

I move an alternative motion.

ATTACHMENTS:

- Pump and Haul permit application/map
- Copy of draft “Pump and Haul of Service Monitoring” agreement

PUMP & HAUL OF SEWAGE MONITORING CONTRACT

Preamble

It is the policy of the County of Page, Virginia to require the owners of existing habitable structures to have functional and certified on-site sewage disposal systems. In unusual circumstances, the County of Page, Virginia will permit, on a temporary basis only, for sewage collection and disposal services, commonly known as "pump and haul," as an alternative to on-site sewage disposal.

Name of Owner: _____
Name of Applicant: _____
Mailing Address: _____
Telephone: _____
Tax Map No: _____
911 Address: _____

Duration of Contract: No longer than [] years from date, with no automatic right of renewal. Should property ownership be sold or transferred to someone other than the above listed, this permit shall be considered void.

Commented [TLC1]: BOS need to decide on duration of years. Previous one staff handled in 2018 was for 5 years.

System Pumping Frequency: Pumping of the system is required every [] days from the time the system is operational, or more frequently, if necessary.

Commented [TLC2]: BOS need to decide how often. Health Department would be "as needed".

System Monitoring: The system will be monitored by the sewage handler every [] days. A monitoring report will be submitted by the sewage handler to the Page County Health Department within 24 hours of monitoring on forms provided by the Page County Health Department or as that department may otherwise direct.

Commented [TLC3]: See previous comment.

System Requirements: Due to the toxic and poisonous gases and the many diseases that are associated with raw sewage, complete security must be maintained. All pump and haul storage facilities must be supplied with approved means of locking the service lid. Keys to the lid will be held only by the Contractor licensed to pump the tank.

Incorporation By Reference: The application for pump and haul sewage disposal system of the applicant and the Page County guidelines for pump and haul permit issuance associated with this application are attached hereto and by this reference are made a part hereof.

Sewage Handler: _____
Address: _____
Telephone: _____
Contact Individual: _____
Telephone: _____

Hauler's Availability: By acceptance of this Agreement, the hauler commits to provide 24 hour emergency service.

Rates and Services: Payment is the responsibility of the landowner.

Terms: Payment for these services shall be made promptly by the property owner directly to the hauler. Failure to make payment within _____ days of billing shall relieve the hauler of further obligations under this Agreement and shall constitute an immediate termination of this pump and haul permit. Non-payment shall be certified by the hauler to the Page County Health Department and the Page County Administrator immediately upon default.

Witness the following signatures and seals:

Sewage Handler:

By: _____ Date: _____

Page County Board of Supervisors

By: _____ Date: _____

County Administrator

The undersigned agrees with the terms of this Contract and attachments and agrees to allow access onto the designated property for the purpose of monitoring and pumping of the permitted sewage storage facility by the sewage handler, his agents and employees, and by officials from the Page County Health Department and the County of Page, Virginia.

Property Owner: _____ Date: _____

Property Owner: _____ Date: _____

ACKNOWLEDGEMENT

State of Virginia, County of Page, to wit: I, _____,
a Notary Public in and for the County and State aforesaid, do certify that
_____ whose name is signed to the foregoing,
personally appeared before me in my County and State aforesaid and acknowledged
the same to be his act and deed.

My Commission Expires _____
Given under my hand this _____ day of _____, _____.

Notary Public

Application for Pump and Haul

Page 1 of 2

Commonwealth of Virginia
State Department of Health

1. OWNER: Hershell Knott Hershell M Knott
Print Name Signature

COMPANY: _____

ADDRESS: 484 Judy Ln
Stanley, VA ZIP: 22851 TELEPHONE: _____

does hereby apply for a permit to remove and transport sewage from _____
to _____
(if additional space is required, use attachment)

2. Justification: Existing house burnt down. No available
area on existing 0.36 acre lot for an
approved onsite sewage disposal system

3. Brief description of storage or holding facilities (Type, capacity, etc.)
2000 gal Tank w/ Alarm

4. Plans and Specifications of holding facility (if required) prepared by N/A
Engineer

Address: _____ Date: _____

5. Date of completion of permanent facilities _____ Describe facility to be completed

After Permit is issued.

Pending Approval by Page County Board of Supervisors

6. Method of guarantee that facility will be completed. Attach documents as proof such as Bond, Contracts, etc. Contract w/ Sewage Handler after Approved by the Page County Board of Supervisors

7. Sewage Handling Permit Holder _____
 Name and Number of Permit Holder _____
 Address: _____ Telephone: _____
 (Attach copy of contract with Sewage Handling Permit Holder)

8. Time period requested for pump and haul (maximum time one year) from _____
 to _____

9. Method of bonding to insure pump and haul for the specified time period in 8 above _____

10. Quantity of sewage to be hauled per day _____ gallons.

11. Route(s) of transport _____

12. Time of day for transport _____

13. Emergency response capability _____

14. Disposition of Sewage _____
 (Attach a copy of agreement with owner of receiving treatment facility)

15. Conference date requested: _____

16. Concurrence of Local Political Subdivision _____
 Name _____ Date _____
 Title _____

Department Use

1. Contract with Handler having valid sewage handling permit Yes ☐ No ☐

2. Receiving facility satisfactory Yes ☐ No ☐
 Comments _____

3. Bonding and/or assurances approved by Bureau and Attorney General Yes ☐ No ☐
 Comments _____

4. Plans and Specifications for storage facility satisfactory Yes ☐ No ☐ Not Required ☐

5. Construction Permit issued for storage facility Yes ☐ No ☐ Not Required ☐
 Permit No. _____ Date _____

6. Storage Facility Inspected Yes ☐ No ☐
 Comments _____

7. Recommended Pump & Haul Permit Be Issued
 Sanitarian _____ Date _____

8. Authorize Pump & Haul Permit To Be Issued
 Supervisory Sanitarian _____ Date _____

Tax Map #
69-A-86

Tracy Clatterbuck

From: Mason, Jeff (VDH) <Jeffrey.Mason@vdh.virginia.gov>
Sent: Wednesday, September 16, 2026 4:18 PM
To: Tracy Clatterbuck
Subject: Proposed Pump & Haul 977 Battlecreek Rd Stanley, VA 22851

[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.]



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Inbox Delivery



Tracy,

On August 31st, 2026; the Page County Health Department conducted a site evaluation at the above referenced address. Purpose of the evaluation was to attempt to locate a suitable drainfield area to service Mr. Knott's burnt dwelling. However, the minimum setback distance of 100' from the existing well located on 119 Battlecreek Rd Stanley VA and the existing cistern located on the property at 977 Battlecreek Rd Stanley VA eliminated a majority of the available area of the existing lot from consideration of installation an onsite sewage disposal system. Also, the northern end of the parcel contains a drainage way subject to receiving surface water runoff and is not a desirable landscape position for the installation of an onsite sewage disposal system.

As the results of these findings, it is the department's opinion that there is no suitable site on this property for a conventional or alternative onsite sewage disposal system.

Please let me know if you have any additional questions.

Jeffrey Mason

Environmental Health Supervisor
Lord Fairfax Health District

Mobile: (804) 904-2761

[Lord Fairfax Health District](#) | [Facebook](#) | [Virginia Dept of Health](#)

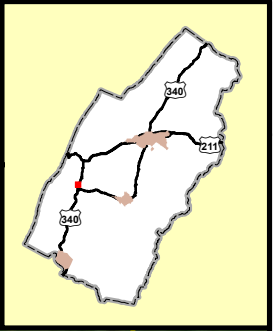
Shenandoah County Health Department
494 N Main Street Suite #100
Woodstock, VA 22664

VDH VIRGINIA
DEPARTMENT
OF HEALTH

**Lord Fairfax
Health District**



Tax Map ID 69-((A))-86



Legend

- Roads
- Tax Map ID 69-((A))-86
- Other Lots

0 50 100 200 Feet

October 1, 2026
Page County GIS Department
2022 Aerial Imagery
Reference Use Only
Any determination of topography or contours,
or any depiction of physical improvements,
property lines or boundaries is for general
information only and shall not be used for the
design, modification, or construction of
improvements to real property or for flood
plain determination.