



Page County Board of Supervisors

County Government Center • 103 S Court St • Luray, VA 22835

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Agenda Regular Meeting Board Room – 2nd Floor October 19, 2026 – 7:00 p.m.

Call to Order

- Moment of Silence/Invocation (District 5)
- Pledge of Allegiance
- Microphone Reminder

Adoption of Agenda

Presentations, Proclamations & Awards

Update on the Meat Processing Facility
Wellness/Recreation Center Feasibility Study
Landfill Update & Tipping Fees Discussion

Nina Fox
Andrew Good
Crystal Stapley

Public Comments on Agenda Items

(3-minute time limit for each speaker)

Action Matters

Budget Changes
Zoning Ordinance Amendments
 Short Term Rentals
Resolution on the FirstEnergy Page-Sperryville Transmission
 Line Rebuild Project
Board & Commission Appointments

Tyler Olsen (p. 3)
Tracy Clatterbuck (p. 17)

Supervisor Kile (p. 168)

Regina Harner (p. 170)

Consent Agenda (p. 171)

- Approval of Financial Reports
- Approval of Accounts Payable
- Approval of Minutes – September 8, 2026, September 21, 2026
- Coyote Claims

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.

Old Business

New Business

Open Public Comments

(3-minute time limit for each speaker)

Administrator's Report

Supervisors Time

Closed Session

- Consultation with Legal Counsel for Legal Advice, Pursuant to Section 2.2-3711(A)(8) of the Code of Virginia
- Acquisition of Real Property, Pursuant to Section 2.2-3711(A)(3) of the Code of Virginia

Exit Closed Session/Certification of Closed Session

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.



TO:

Chairman Thomas and Board of Supervisors

SUBJECT:

Budget Changes

FROM:

Tyler Olsen, Finance Director

DATE:

October 19, 2026

Requests

The School Board has received \$16,865 in insurance proceeds. Rather than requesting an additional appropriation, the School Board is reducing its state revenue estimate to reflect more recent, lower projections. The insurance proceeds will be used for transportation expenses instead of instructional purposes. Accordingly, it is requested that the Instructional category be reduced by \$16,865 and the Transportation category be increased by the same amount.

The School Board has also incurred various expenses related to repairs and capital projects. Expenses under \$7,000 are being absorbed within the existing budget. For the remaining expenses, the School Board is requesting \$252,012 from the General Fund Balance, as detailed in the attachment. Purchase orders have been issued for all items except the well drilling and pump at Springfield Elementary School. Two quotes for the well drilling are included in the attachments. Accordingly, it is requested that \$252,012 from the General Fund Balance be appropriated to the Operations and Management category to cover these expenses.

The General Registrar has received \$700 in filing penalty fees. It is requested that these local funds be appropriated for part-time wages in the office.

The Sheriff's Office has received \$21,001 in grant funding from the DMV. It is requested that these federal funds be appropriated for overtime wages and radar and LIDAR equipment.

Recommendation

Staff recommends appropriation of all requests.

General Fund Balance Update

After accounting for \$3.5 million in current-year carryovers and appropriations, the estimated General Fund Balance is \$16.7 million, or \$8.5 million above the growing minimum required balance. Over the next few months, the School Board is expected to request \$120,000 for three used school buses and \$800,000 for the Technology Center's welding shop. Beginning in FY 2028, the School Board also anticipates needing an additional \$1.2 million annually to cover a four percent pay raise and rising health insurance costs.

Given the Board's priority of keeping taxes low and the significant future costs associated with school facility improvements, careful consideration must be given to the impact of spending decisions on the General Fund Balance. Although the current balance exceeds the required minimum, continued use of these funds without sufficient replenishment could negatively impact the County's borrowing rates on debt, which will be needed to fund facility improvements.

Fiscal Impact

The appropriation requests are funded with \$252,012 from the General Fund Balance, \$700 in local funds, and \$21,001 in federal funds. These requests will increase the General Fund Budget by \$21,701 and School Operating Fund Budget by \$252,012. The School Board's transfer request will decrease the Instructional category by \$16,865 and increase the Transportation category by the same amount.

Motion

I move to approve revenue of:

- \$252,012 from the General Fund Balance,
- \$700 in local funds, and
- \$21,001 in federal funds;

Expenditures of:

- \$21,701 to the General Fund Budget and
- \$252,012 to the School Operating Fund Budget; and

A categorical transfer of \$16,865 from Instruction to Transportation within the School Operating Fund.

Attachments

1. Resolution 2027-004, Page County School Board
2. Resolution 2027-005, Page County School Board
3. CIP Needs FY 27, Page County School Board
4. Valley Well & Water Solution, Inc. Quote
5. Wilson Well Drilling Quote

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	School Board	Capital Projects	General Fund Balance 101-0000-341-04-07	Operations & Maintenance	\$ 252,012
B	General Registrar	Filing Penalty Fees	Filing Penalty Fees 101-0000-318-02-12	Part-Time Wages 101-1320-413-11-04	700
C	Sheriff's Office	DMV Grant	DMV Grant 101-0000-333-09-08	Overtime, Equipment 101-3120-431-59-24	21,001
TOTAL REQUESTS:					<u>\$ 273,713</u>

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>
A	School Board	Revenue Update	Instructional	Transportation	\$ 16,865
TOTAL REQUESTS:					<u>\$ 16,865</u>

PAGE COUNTY SCHOOL BOARD RESOLUTION REQUESTING AN ADJUSTMENT TO THE FY 2027 BUDGETED REVENUE TO ACCOUNT FOR ADDITIONAL STATE AND LOCAL FUNDS

WHEREAS, the Page County School Board has identified the need to adjust Fiscal Year 2027 budgeted revenue accounts to properly reflect State Career and Technical Education (CTE) funding in the amount of \$17,358 and insurance claim funds in the amount of \$16,865; and

WHEREAS, the requested budget adjustments are administrative in nature and are necessary to accurately account for anticipated revenues and expenditures within the School Division's approved FY2027 Operating Budget; and

WHEREAS, these adjustments do not increase the amount of local funding previously appropriated by the Page County Board of Supervisors but instead revise revenue and expenditure categories to properly reflect available funding sources and operational requirements.

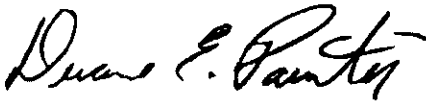
NOW, THEREFORE, BE IT RESOLVED, that the Page County School Board hereby requests that the Page County Board of Supervisors approve the necessary adjustments to the Fiscal Year 2027 School Operating Fund revenue budget to properly account for:

- **State Career and Technical Education Funding – \$17,358**
- **Insurance Claim Funds – \$16,865**

NOW, THEREFORE, BE IT RESOLVED, that the Page County School Board respectfully requests that the Page County Board of Supervisors approve the adjustments to the FY2027 School Operating Budget revenue and expenditure categories as presented.

BE IT FINALLY RESOLVED, that the total adopted Fiscal Year 2027 School Operating Fund budget shall remain unchanged following these adjustments.

This is to certify that the foregoing resolution was duly adopted by the Page County School Board during its regular meeting on Thursday, September 24, 2026.



Duane Painter, Chairman

Page County School Board



Marina Comer, Clerk

Page County School Board

BUDGET AMENDMENT 2027-04

FUND 1 OPERATING

EXPENDITURE FUNCTION	BUDGET FY 2027	APPROPRIATION REQUEST	REVISED BUDGET FY 2027
61 INSTRUCTIONAL	\$35,972,811.52	-\$16,865.00	\$35,955,946.52
62 ADMIN, ATTENDANCE, & HEALT	\$3,146,532.04		\$3,146,532.04
63 TRANSPORTATION	\$2,829,866.59	\$16,865.00	\$2,846,731.59
64 OPERATIONS & MAINTENANCE	\$4,998,359.24		\$4,998,359.24
66 FACILITIES	\$0.00		\$0.00
68 TECHNOLOGY	\$1,955,691.61		\$1,955,691.61
TOTAL EXPENDITURES	\$48,903,261.00	\$0.00	\$48,903,261.00
REVENUE SOURCE	BUDGET FY 2027	APPROPRIATION REQUEST	REVISED BUDGET FY 2027
SALES TAX	\$4,577,397.00		\$4,577,397.00
STATE	\$27,590,462.00	(\$16,865.00)	\$27,573,597.00
FEDERAL	\$2,422,123.00		\$2,422,123.00
RECOVERED COSTS	\$574,066.00	\$16,865.00	\$590,931.00
LOCAL OPERATIONS MATCH	\$13,739,213.00		\$13,739,213.00
TOTAL REVENUES	\$48,903,261.00	\$0.00	\$48,903,261.00

**PAGE COUNTY SCHOOL BOARD
RESOLUTION REQUESTING FY2027 CAPITAL IMPROVEMENT FUNDING**

WHEREAS, the Page County School Board has incurred capital improvement expenditures during Fiscal Year 2027 for projects and improvements necessary to maintain and improve school division facilities; and

WHEREAS, capital improvement expenditures totaling \$202,512 have been incurred to date and paid from the School Operating Fund; and

WHEREAS, these expenditures are appropriately attributable to capital improvement projects, and the School Board desires to reimburse the School Operating Fund for these expenditures; and

WHEREAS, the School Board has identified an additional capital improvement need involving the drilling and completion of a well at a school division facility; and

WHEREAS, the estimated cost to drill the well is \$24,500, with an additional estimated \$25,000 required for the well pump, connection, and associated work necessary to place the well into service, for a total estimated well project cost of \$49,500; and

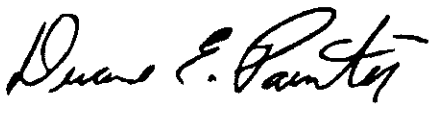
WHEREAS, the total Capital Improvement funding requested for expenditures incurred to date and the completion of the well project is \$252,012;

NOW, THEREFORE, BE IT RESOLVED, that the Page County School Board hereby requests that the Page County Board of Supervisors provide \$252,012 in Capital Improvement funding for Fiscal Year 2027, consisting of:

- \$202,512 to reimburse the School Operating Fund for capital improvement expenditures incurred and paid during Fiscal Year 2027;
- \$24,500 for the drilling of a well; and
- \$25,000 in estimated additional costs for the well pump, connection, and associated work necessary to complete the well project.

BE IT FURTHER RESOLVED, that the Page County School Board respectfully requests that the Page County Board of Supervisors appropriate the requested funds to the appropriate School Capital Improvement Fund for these purposes.

This is to certify that the foregoing resolution was authorized by the Page County School Board during its regular meeting on Thursday, September 24, 2026.



Duane Painter, Chairman
Page County School Board



Marina Comer, Clerk
Page County School Board

BUDGET AMENDMENT 2027-05

FUND 1 OPERATING

	BUDGET FY 2027	APPROPRIATION REQUEST	REVISED BUDGET FY 2027
EXPENDITURE FUNCTION			
61 INSTRUCTIONAL	\$35,955,946.52	(\$252,012.00)	\$35,703,934.52
62 ADMIN, ATTENDANCE, & HEALTH	\$3,146,532.04		\$3,146,532.04
63 TRANSPORTATION	\$2,846,731.59		\$2,846,731.59
64 OPERATIONS & MAINTENANCE	\$4,998,359.24	\$252,012.00	\$5,250,371.24
66 FACILITIES	\$0.00		\$0.00
68 TECHNOLOGY	\$1,955,691.61		\$1,955,691.61
TOTAL EXPENDITURES	\$48,903,261.00	\$0.00	\$48,903,261.00
REVENUE SOURCE	BUDGET FY 2027	APPROPRIATION REQUEST	REVISED BUDGET FY 2027
SALES TAX	\$4,577,397.00		\$4,577,397.00
STATE	\$27,573,597.00	(\$252,012.00)	\$27,321,585.00
FEDERAL	\$2,422,123.00		\$2,422,123.00
RECOVERED COSTS	\$590,931.00		\$590,931.00
LOCAL OPERATIONS MATCH	\$13,739,213.00	\$252,012.00	\$13,991,225.00
TOTAL REVENUES	\$48,903,261.00	\$0.00	\$48,903,261.00

Well Construction Acknowledgement Form

Owner Information

VALLEY WELL & WATER SOLUTIONS, INC

Name	<u>Springfield Elm School</u>	Company	<u>VA Lic#2705184404</u>
Address	<u>158 Spring Ln</u>	Name	<u>Ron Batterman</u>
City, State ZIP	<u>Rileyville VA 22650</u>	Address	<u>206 5th Street</u>
Phone	<u>540-742-2540</u>	City, State ZIP	<u>Broadway, VA 22815</u>
Email	<u>timwilliams@pagecounty.k12.va.us</u>	Phone	<u>540-901-2066</u>
Project name	<u>Tim williams Spingfield school</u>	Email	<u>sales@valleywellwatersolutionsinc.com</u>

Scope of Work

Project scope includes permission from owners to access property to determine and map out well location in accordance to local and state laws. Mark and designate the drilling area as per permit area. Recommend site mobilization requirements. Equipment and material staging. Provide well drilling to code for the property owner. Drilling shall be to code by the local code officials. Shall include Drilling, drill rig mobilization setup and removal, drilled well and reamed; Sch40 Heavy Duty Steel casing, Well Cap, Water blow down/flush; grout and sealed. Signature on paperwork for State/Local well documentation turned in once payment is received in full.

Not Included

Site Clearing (Trees, Bushes, Vehicles, Equipment); Site Prep (Construction entrance, 911 address, Drill Rig pad). Permit Fees and State/Local application fees. Re-Mobilization and Hole abandonment. Containment area. Additional EPA run-off, removal, or containment TBD by site conditions but required depending on well production. No minimum gallons per min is guaranteed.

Payment Terms

Valley Well & Water Solutions, Inc. proposes the above scope of work, to be Scheduled once the local paperwork has been completed and for this signed agreement with a **Deposit of \$5,000.00**. Final Total Amount to be determined by mother nature and State/Local requirement after the well has been drilled. Customer agrees to the proposed cost breakdown provide and itemized material list. Deposit is non refundable. Final Payments Due net 15 Days after invoiced.

<u>Ron Batterman</u>	<u>9/21/2026</u>
Submitted by (Company Representative)	Date

Owner Acceptance

Property Owner accepts the terms above and agree with the proposed list of materials. Owner acknowledges that well drilling is a production of a water well and is a mechanical process. Owners acknowledges that achieving a water producing well will be determined by mother nature and underground factors not know until well is drilled. Owner accepts and understands that sometimes mother nature and the natural underground composites can and will determine a well composition, physical nature, water purity, and water capabilities.

Owners Name (Printed), _____ does accept the above scope of work, terms, proposed to be completed by Completion Date for the amount of Total Amount.

_____ Signed by (property owner or authorized representative)	_____ Date
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Valley Well & Water Solution, Inc. - Estimated Cost Sheet

List of Materials and Costs (Proposed is an Average Cost.)

springfield estimate

Qty.	Description	Cost	Total
400	6" Hole Drilling per foot	\$33.00	\$13,200.00
147	6" Steel Casing per foot Sch 40 Heavy wall .280 **	\$38.00	\$5,586.00
30	Grouting per bag	\$90.00	\$2,700.00
1	Reaming charge total feet of well depth (prepping for casing/grout)	\$2,000.00	\$2,000.00
	Temporary Sleeving For Hole Stability 10" Steel Sleeve per/ft (For Unsuitable Under Ground formation)	\$24.00	\$0.00
1	6" Casing Drive Shoe	\$750.00	\$750.00
	Additional Costs **	\$0.00	\$0.00
	8" Steel Pipe casing Sch40 per foot **	\$65.00	\$0.00
	10" Steel Casing Sch40 per foot **	\$75.00	\$0.00
1	Well Blowdown per hour cost	\$250.00	\$250.00
	Well Permitting and Locality Fees	\$750.00	\$0.00
	Does Not Include Pump Work or Draw Down Test		\$0.00

Subtotal \$24,486.00

Note: 10% added to Total for footage over 1,000 foot depths.

Deposit

Grand total

Note that ** means - Prices are subject to change due to market volatility and Supply availability.

Site Notes: Customer to provide stream protection and to clear trees. Moves any debris or material out of the way. Setup area needs to be a 50x50 clear area. Excavation of new water line and pump to be estimated separately



Williams, Tim <timwilliams@pagecounty.k12.va.us>

[EXTERNAL] Estimate 10066 from Wilson Well Drilling

1 message

Wilson Well Drilling <quickbooks@notification.intuit.com>

Wed, Sep 2, 2026 at 11:36 AM

Reply-To: info@wilsonwelldrillinginc.com

To: timwilliams@pagecounty.k12.va.us

Cc: info@wilsonwelldrillinginc.com

ESTIMATE 10066 DETAILS

Wilson Well Drilling

\$32,465.00

Review and approve

Powered by QuickBooks

Dear Page County Elementary,

Please review the estimate below. Feel free to contact us if you have any questions.
We look forward to working with you.

Thanks for your business!
Wilson Well Drilling

Address

Page County Elementary

Ship to**Page County Elementary****Page - Well By The Foot** **\$20,000.00**

500 X \$40.00

Page - 6" Steel Casing By The Foot **\$6,000.00**

150 X \$40.00

Page - 10" Steel Casing By The Foot **\$3,000.00**

60 X \$50.00

Page - Standard Well Grout **\$1,100.00**

1 X \$1,100.00

Page - Standard Well Grout **\$1,125.00**

Per Bag

25 X \$45.00

Page - Steel Well Cap **\$95.00**

1 X \$95.00

Page - Weld On Shoe Drive **\$195.00**

1 X \$195.00

Page- 10" Ring Bit **\$950.00**

1 X \$950.00

Total \$32,465.00

ESTIMATE ONLY

Review and approve

Wilson Well Drilling
PO Box 729 Ruckersville, VA 22968 US
info@wilsonwelldrillinginc.com

If you receive an email that seems fraudulent, please check with the business owner before paying.



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 Estimate_10066_from_Wilson_Well_Drilling.pdf
6K



COUNTY OF PAGE

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

Board of Supervisors:

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

County Administrator:

Amity Moler

TO: Page County Board of Supervisors

FROM: 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

[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.]



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

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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.
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5. **Add stiff penalties for violations** and a two-year revocation of an STR permit after 3 violations to ensure regulatory compliance.
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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 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.

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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
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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.

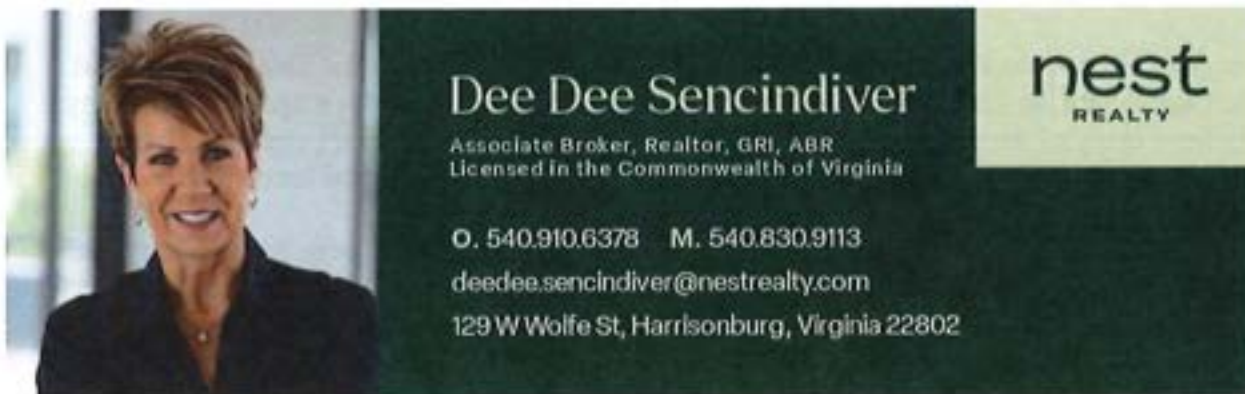
I respectfully encourage the Board and Planning Commission to consider a more balanced approach. Focus enforcement efforts on properties that generate legitimate complaints rather than imposing broad restrictions that affect every owner equally. Clear performance standards, effective enforcement of nuisance 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

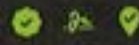
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MESSAGE FROM A
New Sender



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

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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

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Tracy Clatterbuck

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

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MESSAGE FROM A
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Hi there!

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

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

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

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

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

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

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

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

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

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

I also want to mention

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

Which brings me to this point

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

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

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

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

Thank you for your time.
Annette Cates

[Sent from Yahoo Mail for iPhone](#)

Tracy Clatterbuck

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

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All -

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

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

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

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

Mark

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

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Hi Tracy,

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

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

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

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

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

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

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

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

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

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

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

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

Thank you for your time and consideration.

Respectfully,
Joshua Dyke
Page County Resident

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

Joshua,

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

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

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

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

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

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

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

Let me know if you have further questions.

Thank you,

Tracy Clatterbuck, CZA
Zoning Administrator I

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

From: Joshua Dyke <jojocrownie123@gmail.com>

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

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

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

Dear Page County Zoning Office,

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

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

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

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

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

Best regards,

Joshua Dyke

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

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

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

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

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

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

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

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

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

Restrictions on STRs located on private roads.

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

Limiting one STR per parcel.

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

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

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

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

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

Jim and Lisa Franceschini
Luray Mountain Cabins

July 22, 2026

Page County Board of Supervisors

103 South Court Street
Luray, VA 22835

Dear Members of the Page County Board of Supervisors,

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

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

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

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

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

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

Two-Year Ownership Requirement

This is our greatest concern.

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

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

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

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

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

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

Property Size and Neighborhood Context

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

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

Clarification of POA Roads

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

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

County Enforcement of HOA Covenants

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

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

Distinguishing Small Owners from Large Commercial Investors

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

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

Those are fundamentally different situations.

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

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

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

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

Respectfully,

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

Cristian Gomez & Laura Castro
Owners, Canoe River Retreat



22 July 2026

To Whom It May Concern:

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

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

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

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

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

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

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

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

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

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

Sincerely,

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

Dear Supervisor Kile,

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

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

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

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

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

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

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

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

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

Several of the proposed regulations raise concerns.

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

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

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

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

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

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

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

Warm regards,

Patti Cotton McNeily, Page County (Rileyville) Property Owner

July 21, 2026

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

Dear Page County Board of Supervisors:

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

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

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

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

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

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

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

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

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

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

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

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

I respectfully ask the Board to:

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

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

Respectfully,

Robert M. Mitchell

Dear Members of the Board of Supervisor:

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

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

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

1. Personal Context and Ownership Reality

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

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

2. Personal Use and Intent

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

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

3. Current Status and Commitment to the County

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

During this time, I have:

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

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

☐☐

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

4. The Two-year ownership requirement

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

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

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

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

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

6. Local Economic Contribution

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

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

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

7. Responsible Operation and Community Protections

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

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

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

8. A Balanced Path Forward

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

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

Conclusion

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

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

Thank you for your time and thoughtful consideration.

Sincerely,

Claudia Munoz

703-992-4320

120 Wildflower Ln

Luray, VA 22835

July 26, 2026

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

From: Claudia Muñoz

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

Dear Chairman Thomas and Members of the Board of Supervisors:

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

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

The Proposed Waiting Period Is Unlikely to Achieve Its Intended Goals

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

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

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

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

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

Focus on Responsible Management, Not Ownership Duration

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

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

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

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

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

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

Thank you for your service and for your thoughtful consideration.

Respectfully,



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

Dear Supervisor Kile,

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

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

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

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

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

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

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

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

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

Respectfully,

Peter Pettis
Compton Hollow Road, Rileyville, VA

Cabins at Deer Run L.L.C.

Shenandoah, VA 22849
(540) 435-6201

To whom it may concern,

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

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

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

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

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

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

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

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

Sincerely,



Steven W Shelton
Proprietor

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

Dear Page County Board of Supervisors:

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

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

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

Mark Talbot

mtalbot6@gmail.com

Short term rental, owner (Rileyville)

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

7/27/26

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

Dear Page County Board of Supervisors,

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

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

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

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

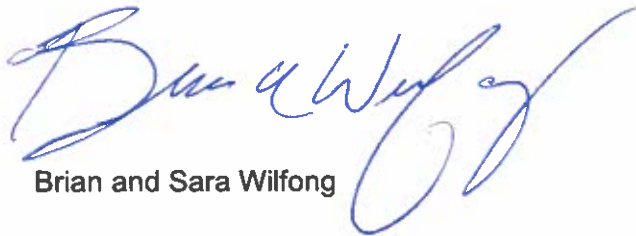
Additionally, I would like to address the concern that short-term rentals contribute to the broader housing affordability challenges facing many communities. The housing shortage is a nationwide issue caused by a variety of factors, including limited housing supply, construction costs, labor shortages,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

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

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

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

Sincerely,



Brian and Sara Wilfong

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

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



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

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

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

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

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

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

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

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

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

Respectfully,

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

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).

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.

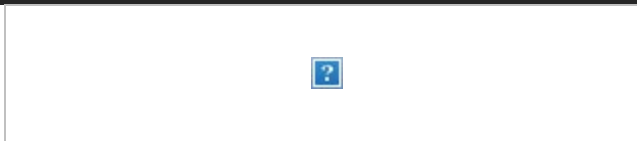
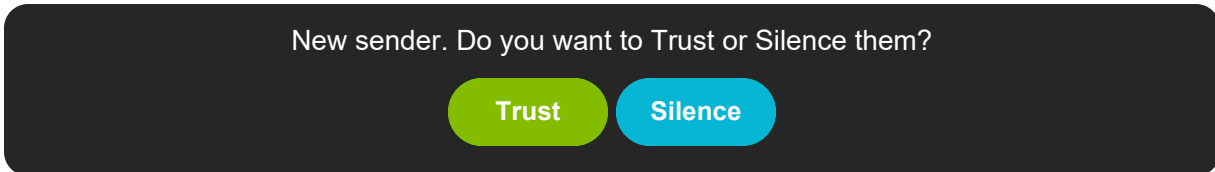
Lair D. Haugh

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

[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 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]-->

The e-mail and any attachments with it are privileged and confidential and are intended solely for the use of the individual(s) to whom they are addressed. If you have received this e-mail in error or are not the addressee, please immediately delete it and notify the sender.

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

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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.

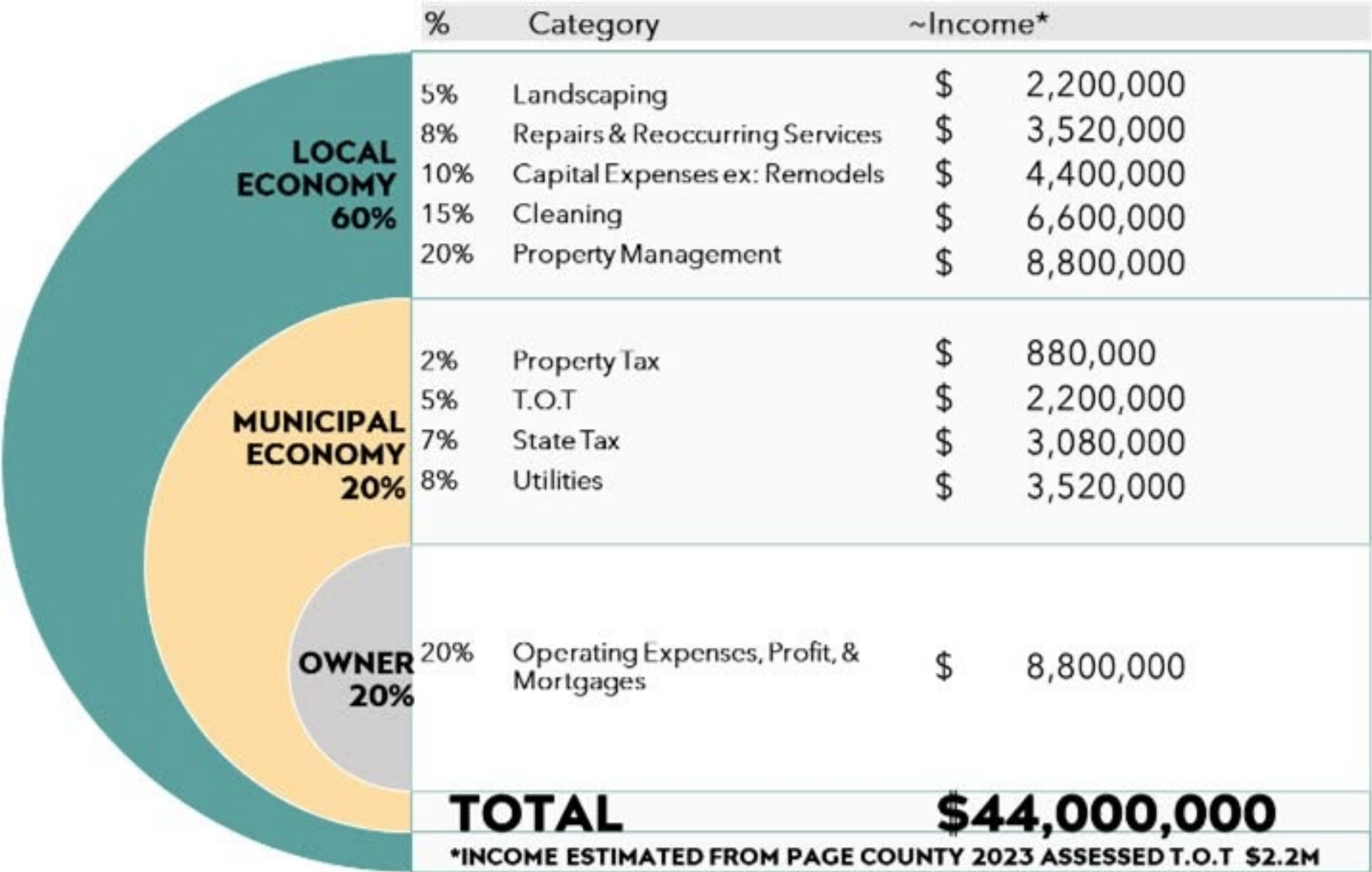
These regulations will affect far more than outside investors. They have the potential to impact local families, small businesses, tourism, property values, employment, and County revenue.

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)

[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.]

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.

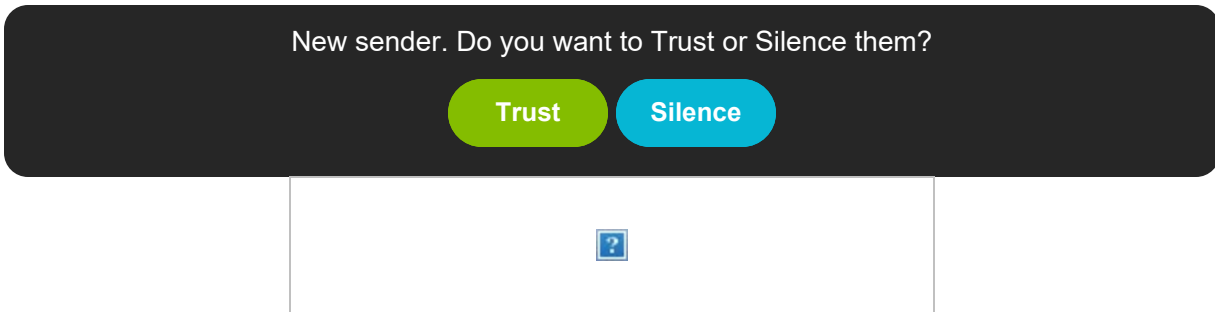
Please listen to the needs of Page County residents. I will make sure to attend the upcoming meeting on September 21, 2026.

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®**

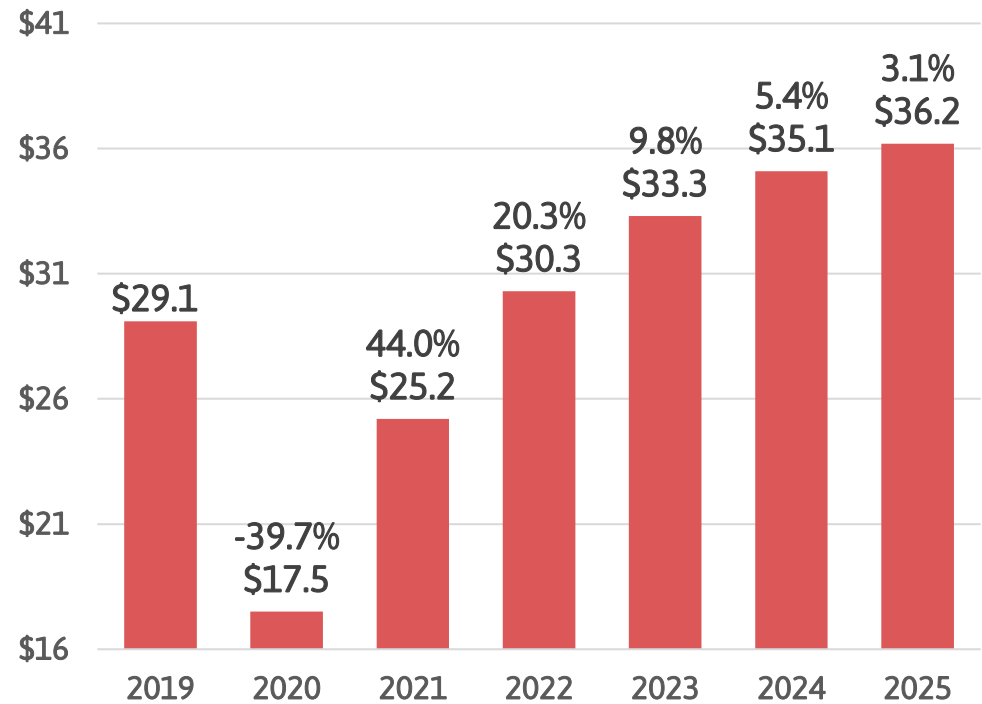
**TOURISM & PERFORMANCE IN PAGE
COUNTY**

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



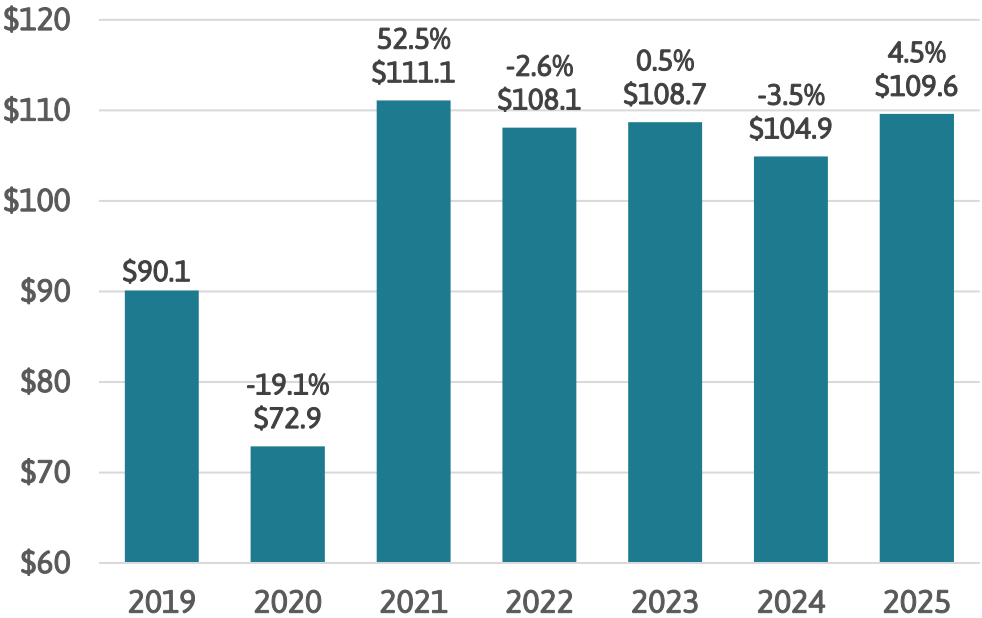
Year	Annual Visitor Spending (Billions)	Level vs 2019
2019	\$29.1	-
2020	\$17.5	-40%
2021	\$25.2	-13%
2022	\$30.3	+4%
2023	\$33.3	+14%
2024	\$35.1	+21%
2025	\$36.2	+25%

- 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

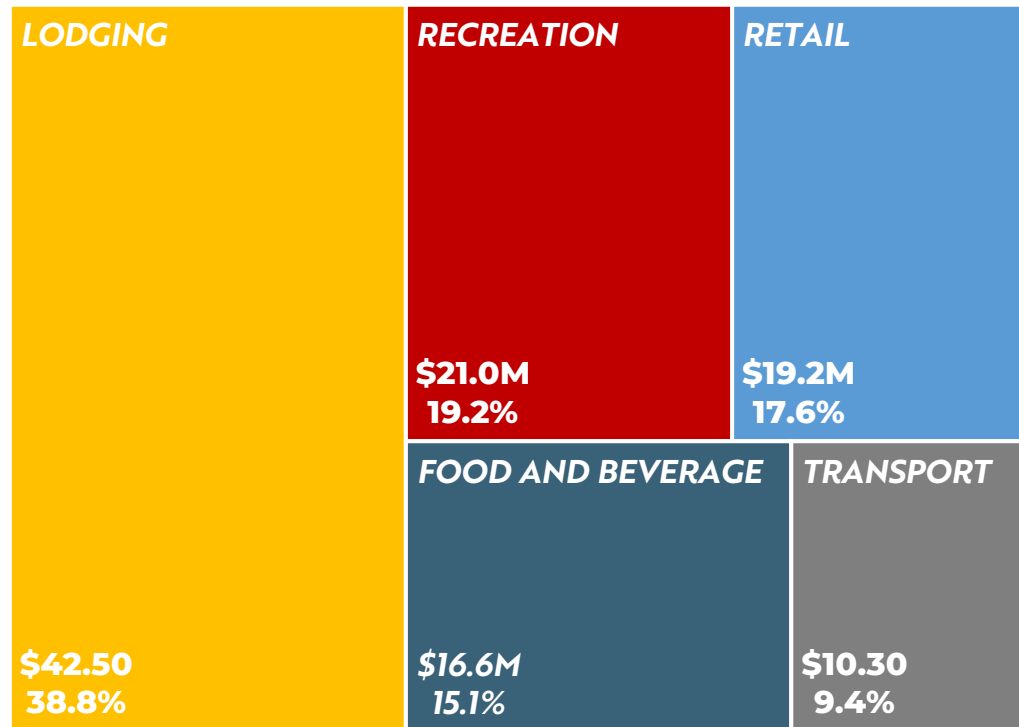


Year	Annual Visitor Spending (Millions)	Level vs 2019
2019	\$90.1	-
2020	\$72.9	-19%
2021	\$111.1	+23%
2022	\$108.1	+20%
2023	\$108.7	+21%
2024	\$104.9	+17%
2025	\$109.6	+22%

- 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

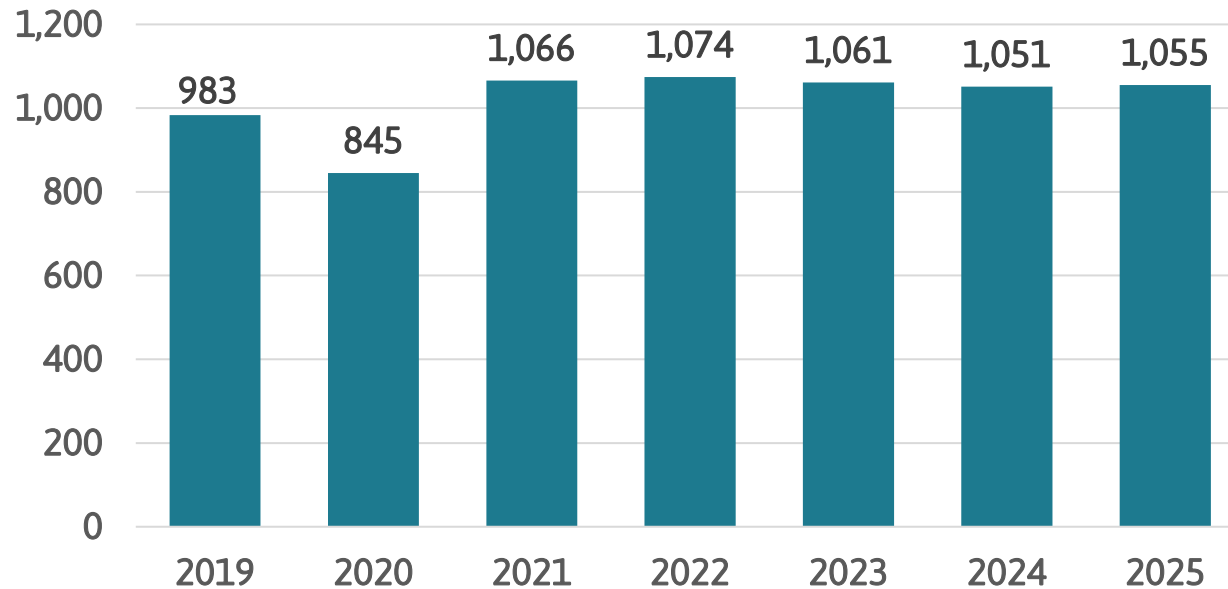


- These shares look different for every locality and region in Virginia and reflect the economic makeup of every local community.
- The shares of Lodging, Recreation, and Retail are above state averages.

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

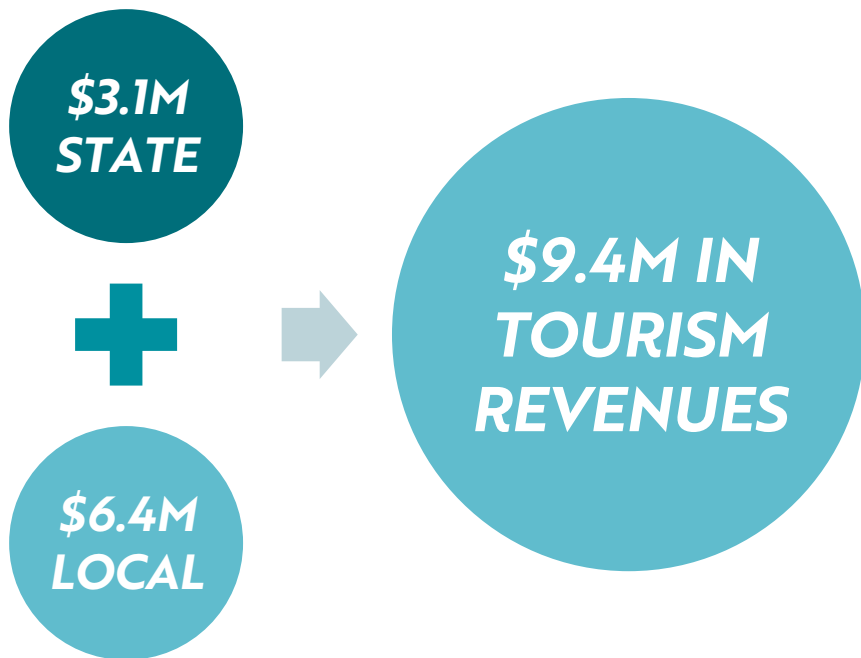
TOURISM JOBS IN MANY VIRGINIA LOCALITIES HAVE NOT YET FULLY RECOVERED TO THE 2019 LEVELS

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

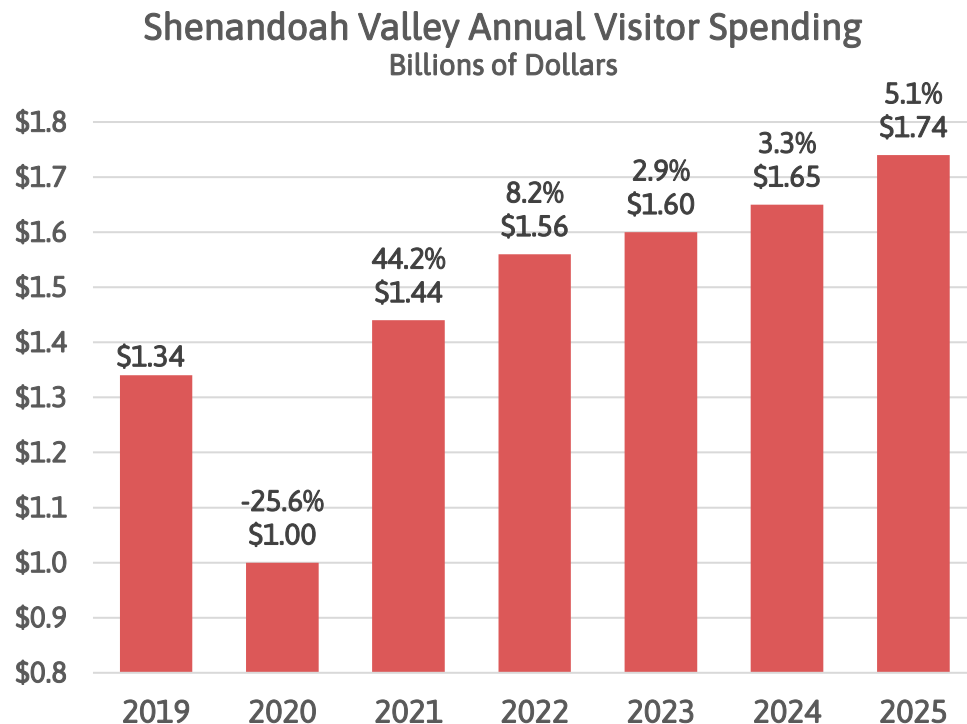
State Revenue Sources:

- 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%

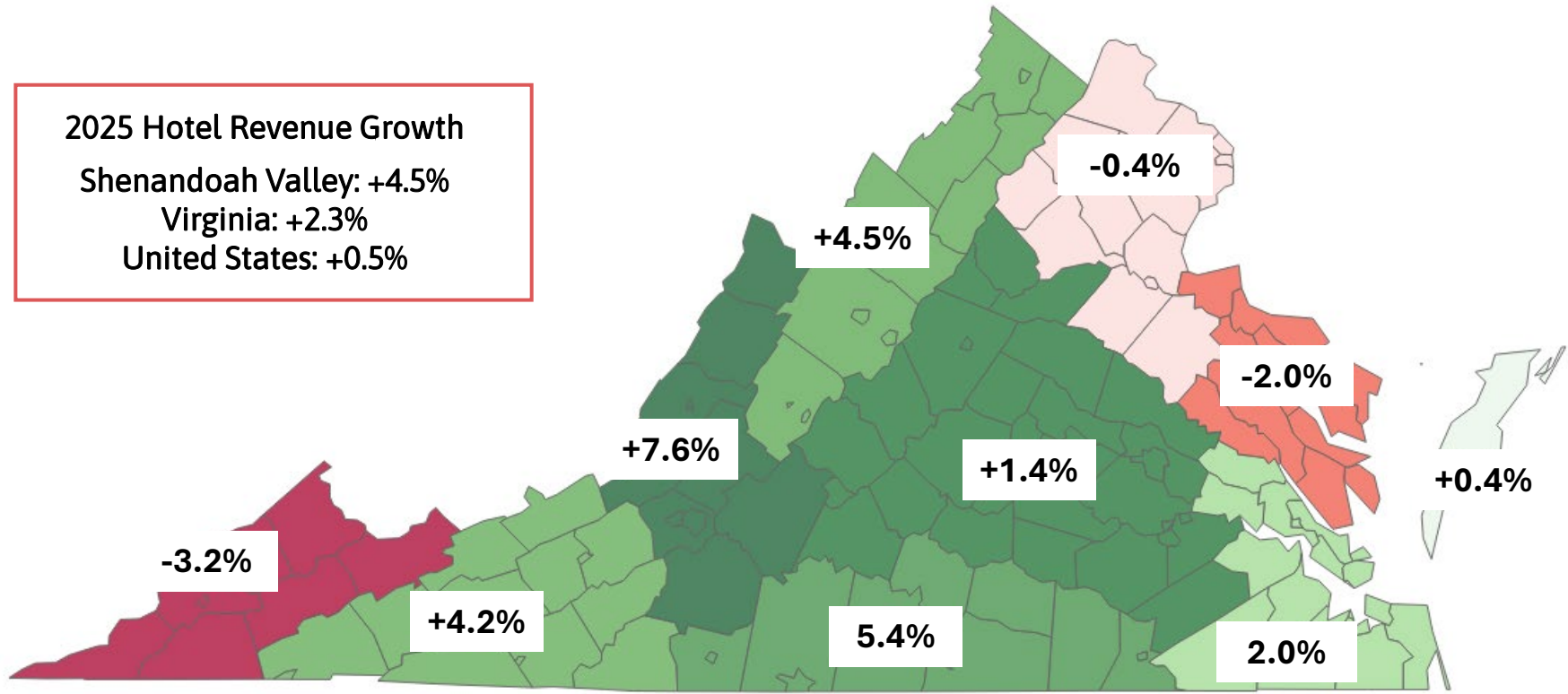


Year	Annual Visitor Spending (Billions)	Level vs 2019
2019	\$1.34	-
2020	\$1.00	-26%
2021	\$1.44	+7%
2022	\$1.56	+16%
2023	\$1.60	+20%
2024	\$1.65	+24%
2025	\$1.74	+30%

- 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

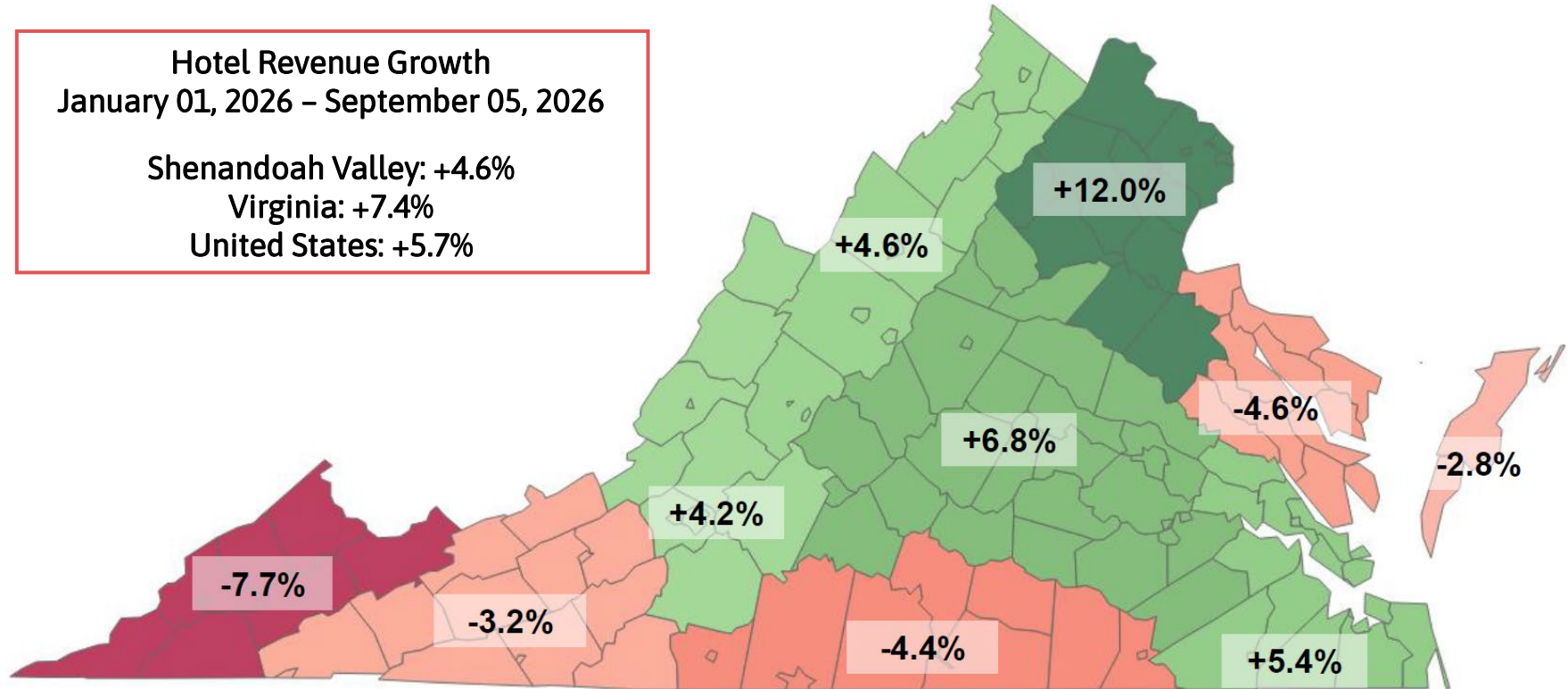


HOTEL PERFORMANCE IN THE VALLEY CONTINUES TO REMAIN MODERATELY STRONG IN 2026

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

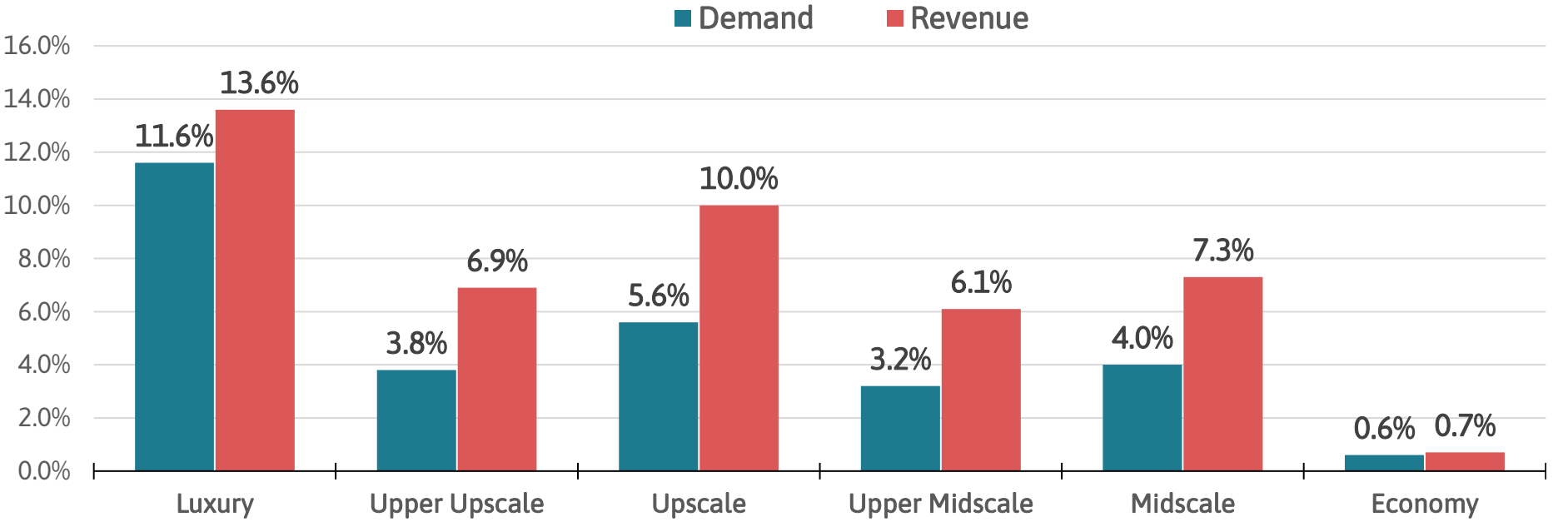
Hotel Revenue Growth
January 01, 2026 – September 05, 2026

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

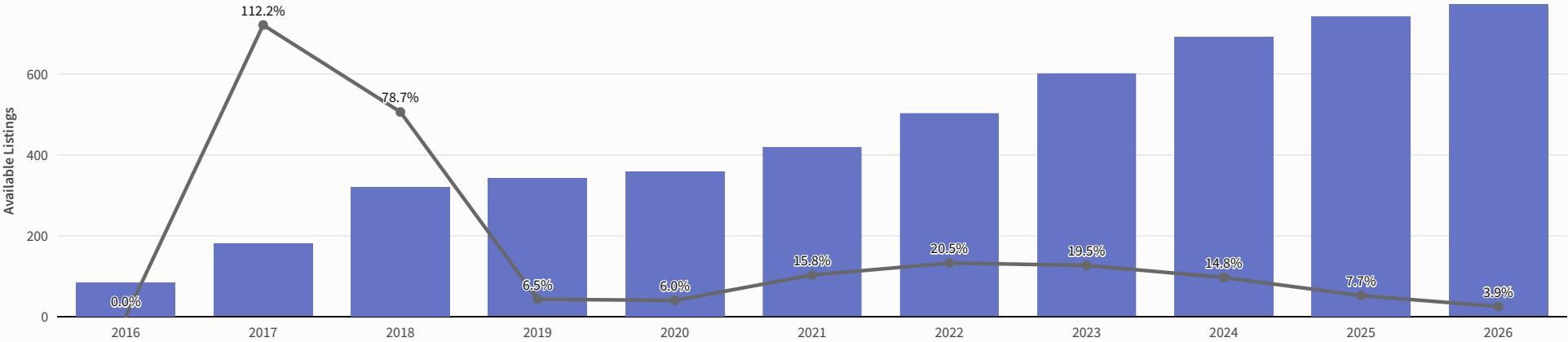
Room Nights Available

Room Nights Booked

Available Listing Nights (Supply)

Booked Listing Nights (>

Available Listings



Metric Type

Available Listings

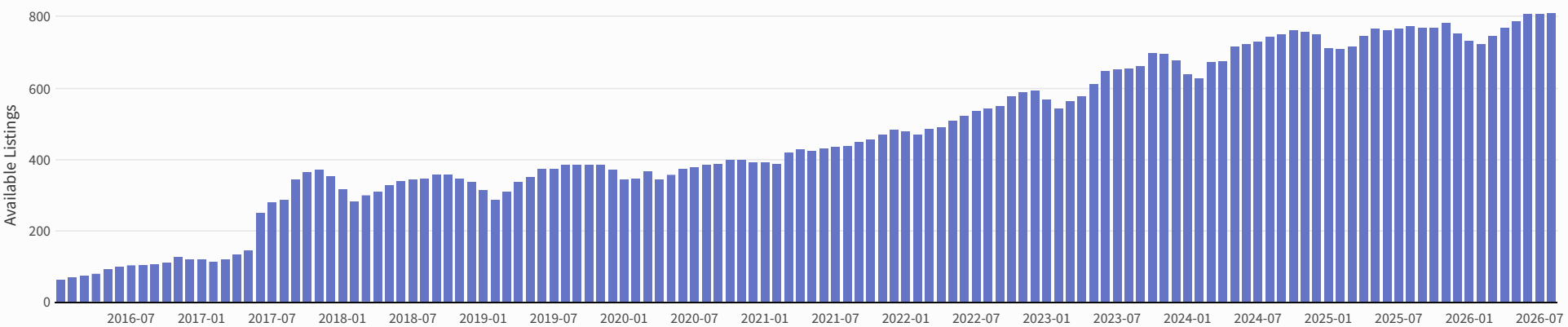
▼

Monthly

TTM

Quarterly

Available Listings over Month



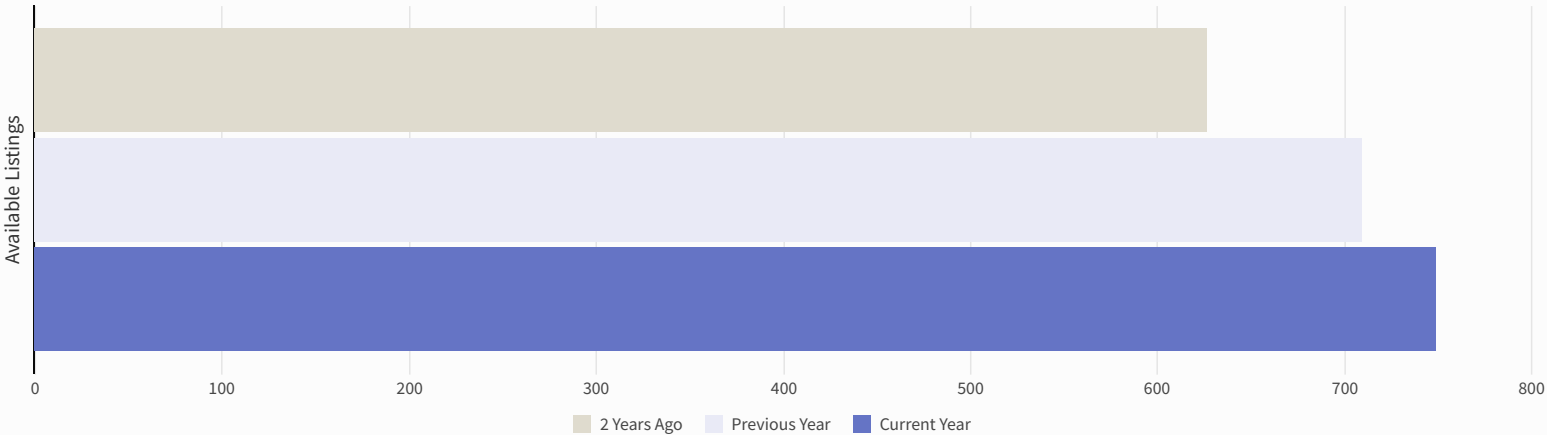
Year-Over-Year Change

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 ⓘ



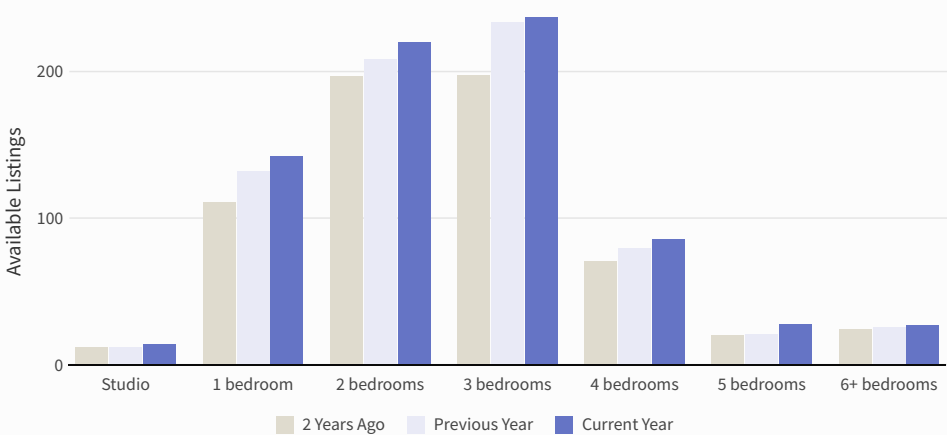
1-Year Percent Change

↑ 5.6%

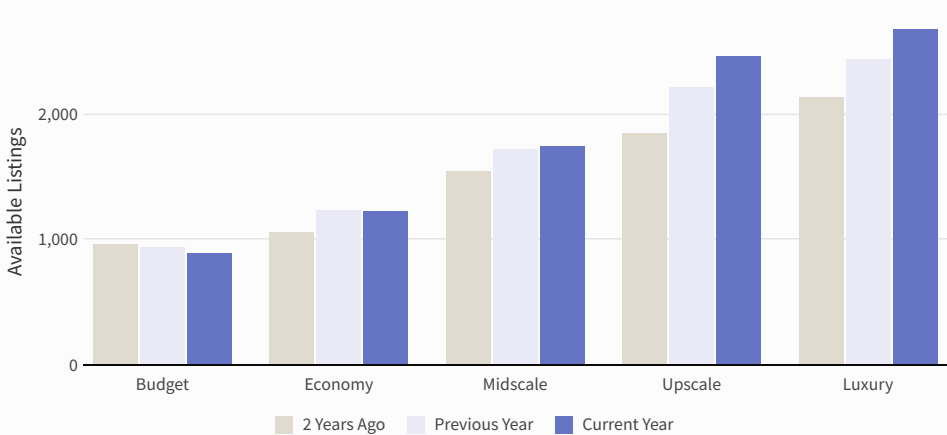
2-Year Percent Change

↑ 19.6%

Year-over-year Available Listings Comparison by Bedroom ⓘ



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



Supply & Demand

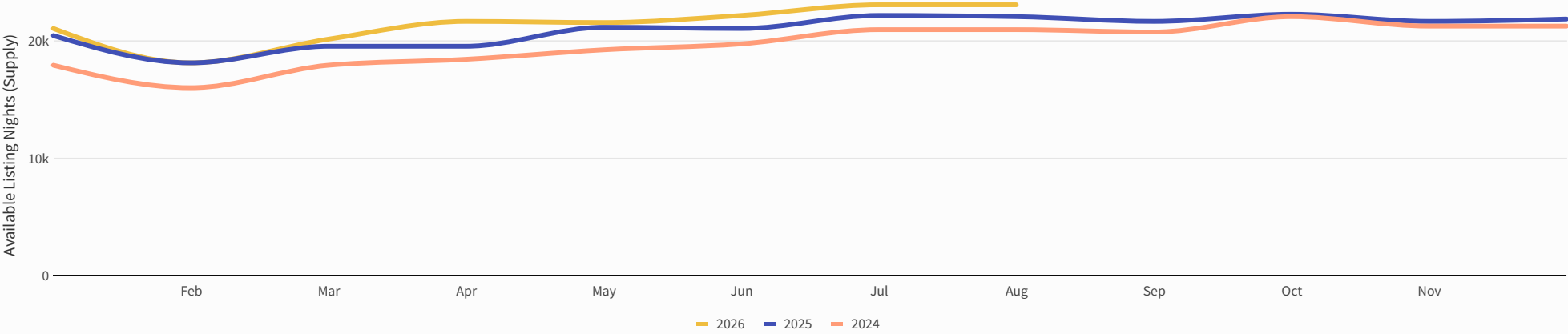
Year

(3) 2026, 2025, 2024 × ▾

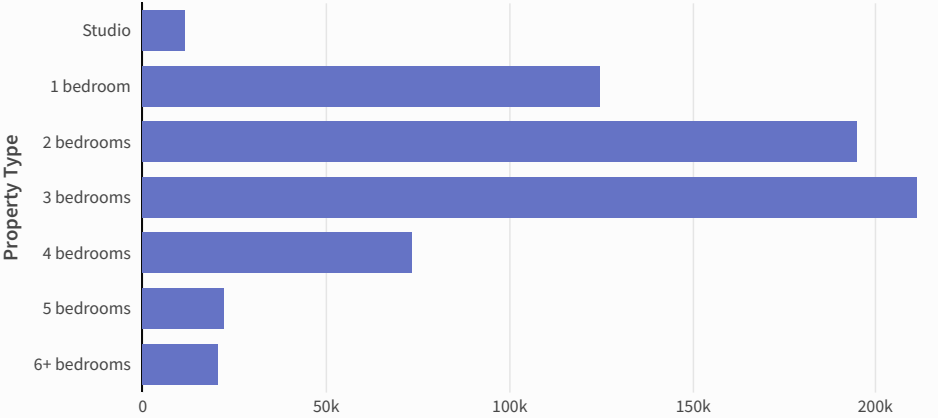
Metric Type

Available Listing Nights (Sup... ▾

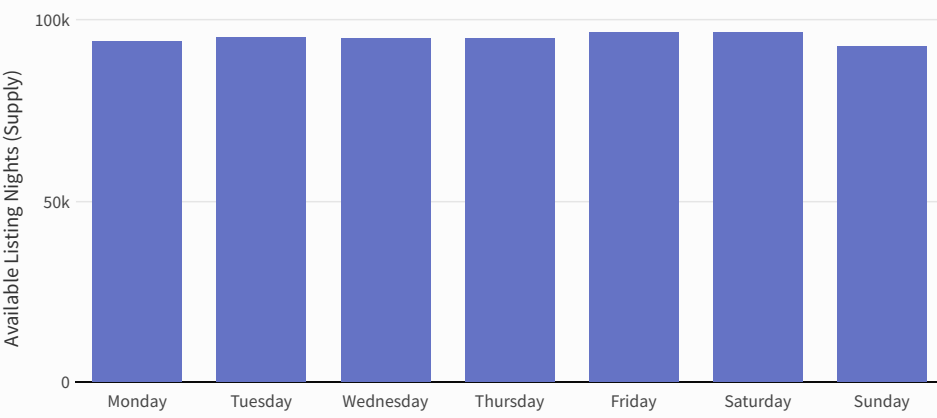
Available Listing Nights (Supply) by Month over the Years



Available Listing Nights (Supply) by Bedroom



Available Listing Nights (Supply) by Day of the Week



Revenue

Year

(3) 2026, 2025, 2024

×

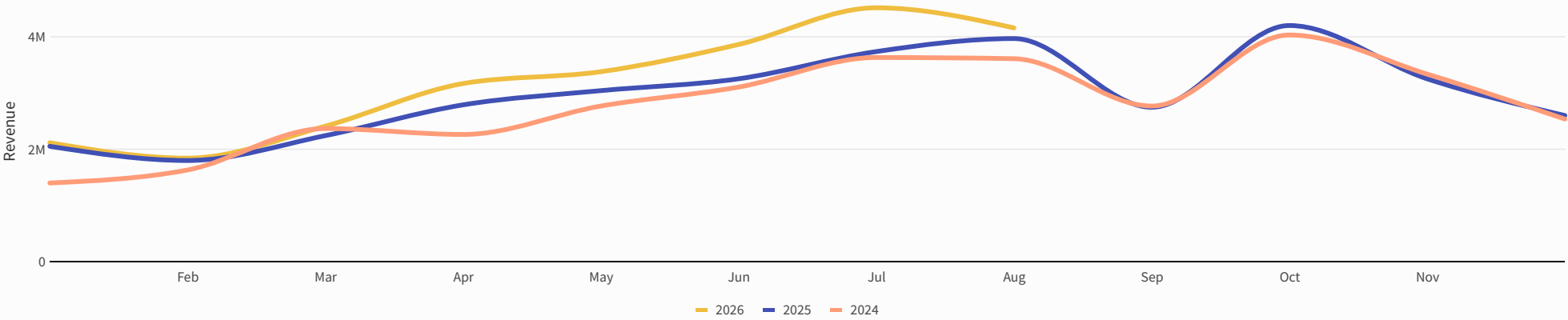
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Metric Type

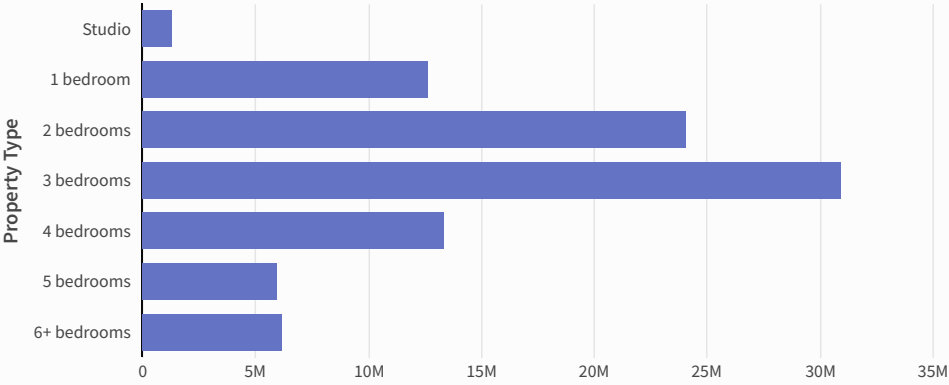
Revenue

▼

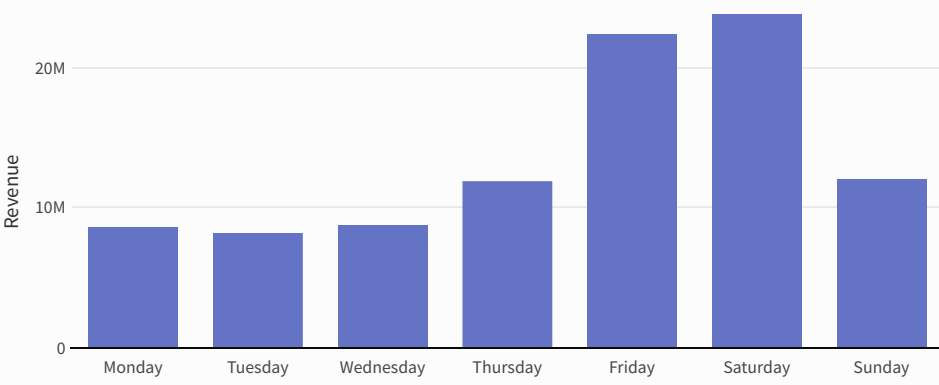
Revenue by Month over the Years ⓘ



Revenue by Bedroom ⓘ



Revenue by Day of the Week ⓘ

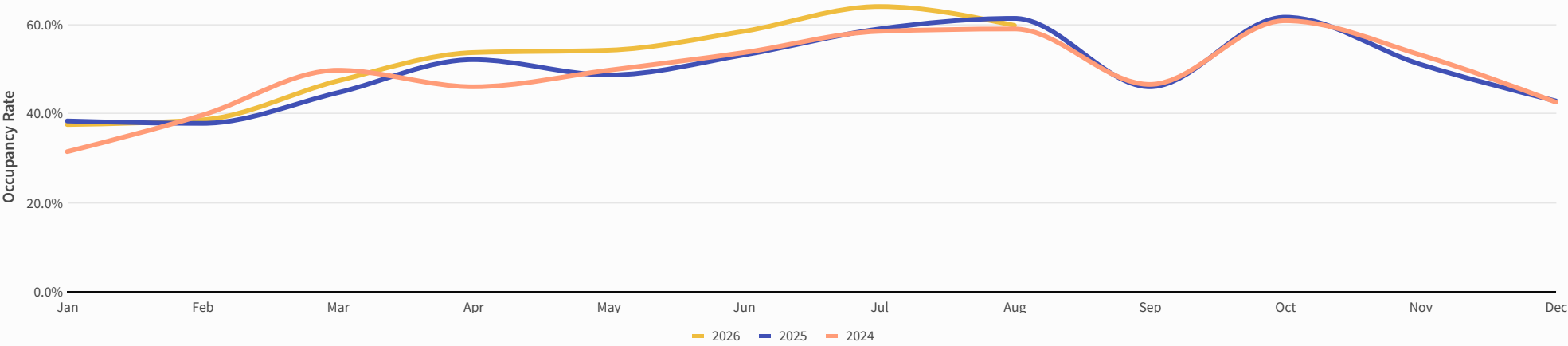


Occupancy

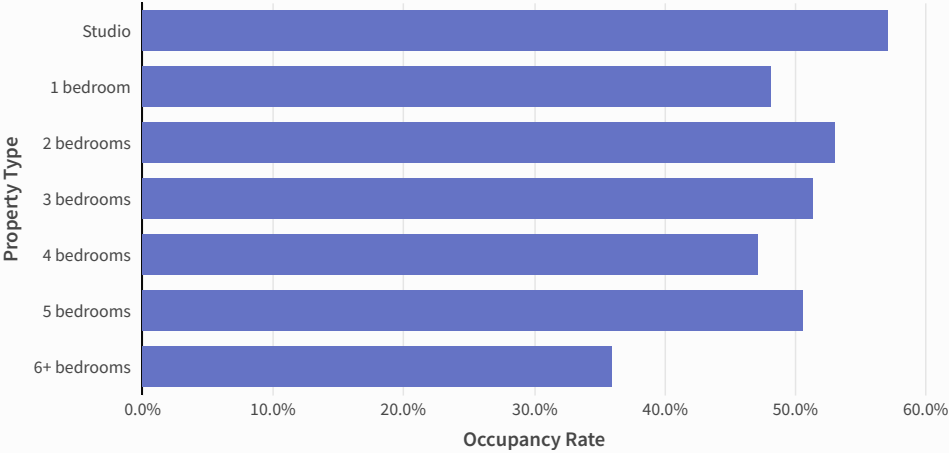
Year

(3) 2026, 2025, 2024

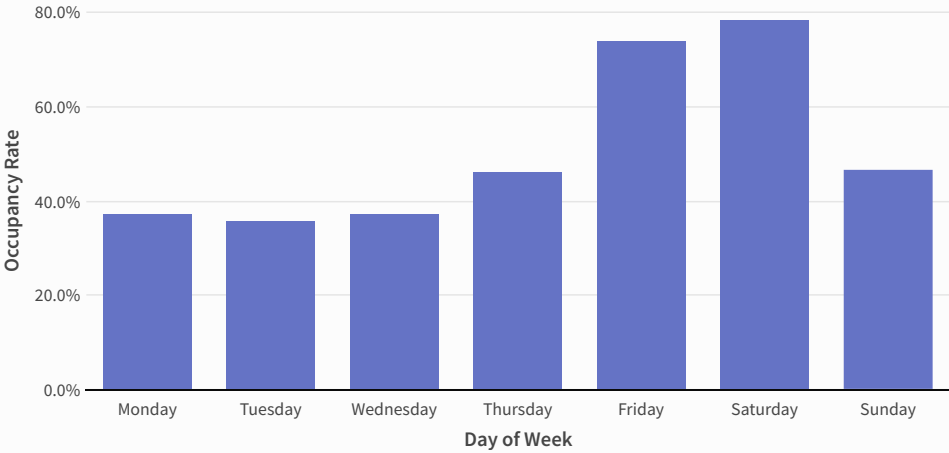
Occupancy Rate by Month over the Years



Occupancy Rate by Bedroom



Occupancy Rate by Day of the Week

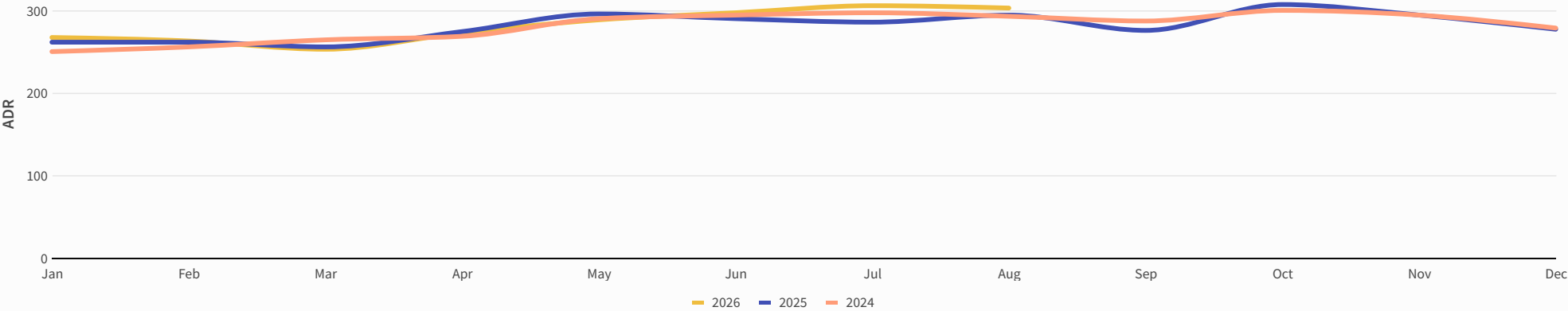


Nightly Rates

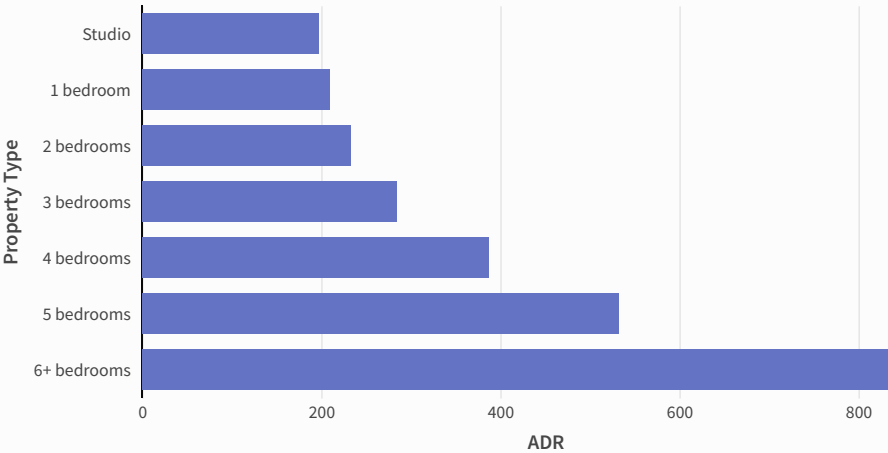
Year

(3) 2026, 2025, 2024 × ▾

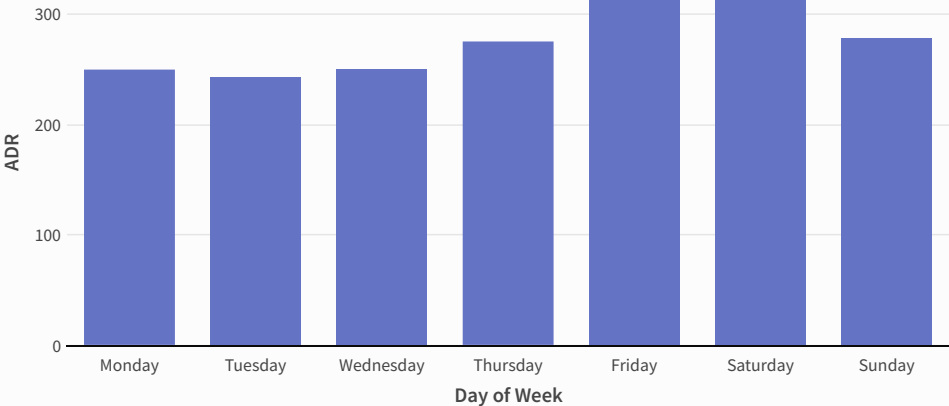
Average Daily Rate by Month over the Years



Average Daily Rate by Bedroom



Average Daily Rate by Day of the Week



Length of Stay & Booking Lead Time

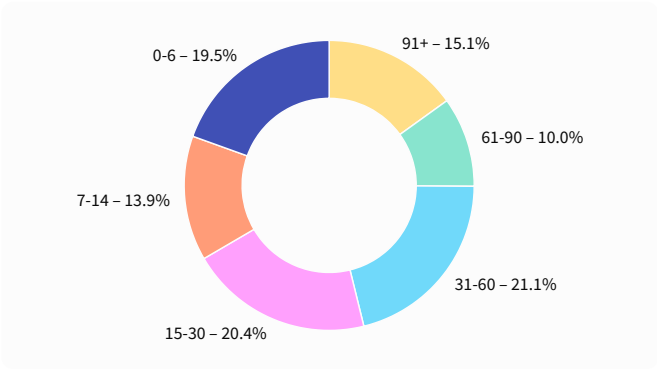
Metric Type

Booking Lead Time

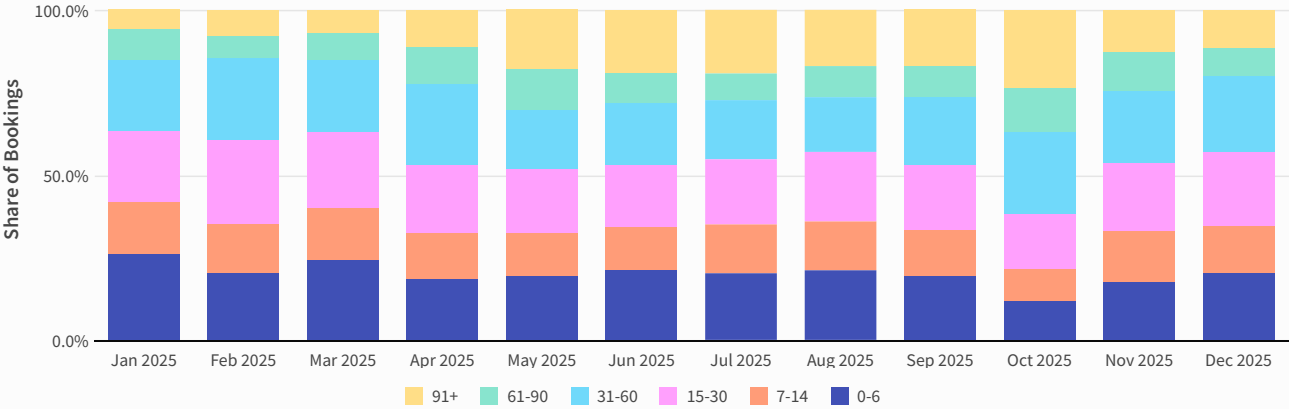
▼

Average Booking Lead Time

48.6



Booking Lead Time Distribution over Month



**RESOLUTION REQUESTING FULL PROJECT DISCLOSURE, ADDITIONAL
ANALYSIS, AND MEANINGFUL COMMUNITY REVIEW PRIOR TO THE FILING OR
ADVANCEMENT OF THE FIRSTENERGY PAGE-SPERRYVILLE 138 kV
TRANSMISSION LINE REBUILD PROJECT**

WHEREAS, FirstEnergy has proposed the reconstruction of the existing Page-Sperryville 138 kilovolt transmission line between Luray and Sperryville through replacement of aging infrastructure and installation of new transmission structures; and

WHEREAS, primary regulatory oversight and approval authority for high-voltage transmission line projects in the Commonwealth of Virginia rests with the Virginia State Corporation Commission (SCC); and

WHEREAS, while local land use authority over electric transmission lines is limited, the Board of Supervisors serves as an advocate for the health, safety, welfare, scenic heritage, and economic interests of Page County residents; and

WHEREAS, portions of the proposed project pass through areas of exceptional scenic, environmental, recreational, historical, and economic importance to Page County, including the Shenandoah National Park; and

WHEREAS, the Board of Supervisors recognizes the importance of maintaining safe and reliable electric service while ensuring that utility infrastructure projects are planned, justified, and implemented in a manner that minimizes adverse impacts on local communities; and

WHEREAS, numerous residents have expressed concerns regarding visual impacts, structure heights, right-of-way clearing, property rights, environmental effects, construction impacts, and the potential for future transmission expansion; and

WHEREAS, numerous residents have expressed concerns that this project will result in an increase to their utility rates when the upgrades are being done to serve outside third party interests such as data center development in other jurisdictions; and

WHEREAS, the Board finds that complete and transparent information is necessary for informed public participation and regulatory review.

NOW, THEREFORE, BE IT RESOLVED, that the Page County Board of Supervisors requests that FirstEnergy provide the following:

1. Detailed engineering justification for proposed structure heights, materials, configuration, and right-of-way requirements.
2. Comprehensive alternatives analysis including lower-profile structures and undergrounding options in visually sensitive locations.
3. Professional visual simulations from Skyline Drive, and other significant public viewpoints.

4. Comprehensive assessment of impacts on tourism, recreation, businesses, agriculture, conservation investments, and property values.
5. Documentation concerning property-owner rights, easement modifications, and land access requirements.
6. Detailed construction, restoration, and mitigation plans.
7. Full disclosure regarding future transmission capacity and potential future expansion capability.
8. Clear and transparent access to project information throughout permitting, design, and construction.
9. Full disclosure regarding intended financing of the project and whether there are proposed or anticipated rate increases for current utility consumers to fund the project.

BE IT FURTHER RESOLVED, that the Board requests the SCC and all applicable state and federal agencies thoroughly evaluate environmental, scenic, historic, cultural, economic, and community impacts before issuing permits or approvals.

BE IT FINALLY RESOLVED, that the Board reaffirms its commitment to protecting the scenic beauty, rural character, natural resources, private property rights, and quality of life of Page County while supporting responsible and transparent utility infrastructure planning.

This Resolution was adopted by the Page County Board of Supervisors this 19th day of October, 2026.

Clifton Thomas, Chairman

Allen Louderback, Vice Chair



Page County
Board of Supervisors
Agenda Item
Meeting Date: October 19, 2026

SUBJECT: Board and Commission Appointments

Board of Zoning Appeals:

There is currently a vacancy on the Board of Zoning Appeals for District 5. Billy Turner has expressed interest and is willing to serve. Supervisor Vaughan would like to recommend him for appointment. Appointments to the BZA are recommended by the Board and officially appointed by the Circuit Court Judge. If appointed, his term would expire November 8, 2029.

Motion: I move to recommend Billy Turner for appointment, to fill the District 5 seat, on the Board of Zoning Appeals, for an unexpired term through November 8, 2029.

Other Vacancies:

Board of Zoning Appeals – District 4
Building Code Appeals Board – District 1 & 5, Alternate
Economic Development Authority – District 5
Northern Shenandoah Valley Regional Commission – Local Official
Northwestern Community Services Board Member
Social Services Board – District 5



Page County
Board of Supervisors
Agenda Item
Meeting Date: October 19, 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 \$3,188,928.41 for the month of September 2026 and six coyote claims totaling \$300, leaving a balance of \$700 in the fund.

MOTION:

I move to approve the Consent Agenda as follows:

- Financial reports for the period of September 1-30, 2026;
- Accounts payable checks, payroll checks, payroll direct deposits, and payroll tax related electronic fund transfers totaling \$3,188,928.41 for the month of September 2026;
- Minutes of September 8, 2026 and September 21, 2026;
- Six coyote claims for Bryan Nelson totaling \$300.

MOTION: I move to accept the Financial Reports for the period September 1 to 30, 2026

AGENDA

BOARD OF SUPERVISORS

October 19, 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

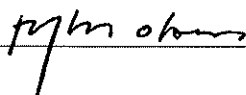
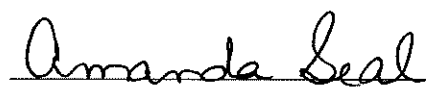
POLICY IMPLICATIONS: None

DISCUSSION: The County's budget ended the month with an unencumbered balance of \$74,233,752.56. The general fund accounts for \$24,589,357.08 of the unencumbered amount.

The County's cash and investment portfolio equaled \$15,797,032.75 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 \$ 3,188,928.41 as detailed in the discussion section and the supporting warrant lists.

AGENDA

BOARD OF SUPERVISORS

October 19, 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.

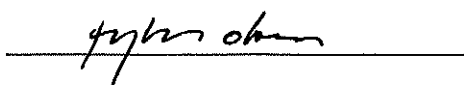
FISCAL IMPLICATIONS: This action is necessary to fulfill the County's financial obligations to vendors and employees.

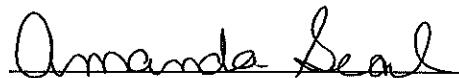
TIMING: Routine.

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 September 11, 2026	237601	237612	12,541.05
Co. Direct Deposits			364,807.34
Co. Electronic Transfers			233,289.28
Payroll Checks dated September 25, 2026	237613	237623	14,466.80
Co. Direct Deposits			372,477.11
Co. Electronic Transfers			238,255.07
DSS Payroll Checks	3030	3034	3,309.98
DSS Direct Deposits			79,558.26
DSS Electronic Transfers			50,662.23
Payroll Total			1,369,367.12
Co. Accounts Payable	229001	229389	1,795,185.34
Co. Electronic Transfers	92165	92165	7,319.59
DSS Accounts Payable	62896	62917	17,056.36
S/W Accounts Payable			-
AP Total			1,819,561.29
September Check Total			3,188,928.41





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

Warrant Report

September 1 to 30, 2026

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
09/30/2026	92165	PIONEER BANK	5535			7,319.59	
101-9430-541.58-37	09/28/2026	DEBT SERV: ALJON/OCTOBER	102026		03/2027	7,319.59	
09/02/2026	229001	ADVANCE AUTO PARTS	2956			21.54	
101-3310-433.60-07	08/26/2026	JAIL: WATER MAGNET TOWELS	7804623839802		03/2027	21.54	
09/02/2026	229002	AMERICAN FAMILY LIFE ASSURANCE	6001			30.21	
785-0000-207.20-04	09/04/2026	PAYROLL SUMMARY	20260904		03/2027	30.21	
09/02/2026	229003	ANTHEM BLUE CROSS BLUE SHIELD	6246			13,671.50	
785-0000-207.20-01	09/04/2026	PAYROLL SUMMARY	20260904		03/2027	13,671.50	
09/02/2026	229004	BAI TREASURERS' USER GROUP	2513			200.00	
101-1241-412.50-54	08/28/2026	TREAS:TRAIN/1161/TR,KS,SS	10062026		03/2027	200.00	
09/02/2026	229005	BENNETT AND BUTLER, INC.	4444			400.00	
101-3121-431.30-12	08/31/2026	INVEST:TOW VEH/26080532	2234		03/2027	200.00	
101-3120-431.30-12	08/31/2026	SHERIFF: TOW VEHICLE/115	2235		03/2027	200.00	
09/02/2026	229006	BOUND TREE MEDICAL, LLC	3669			1,200.82	
101-3230-432.60-42	08/31/2026	EMS: MEDS	86338275		03/2027	1,142.90	
101-3230-432.60-42	08/31/2026	EMS: MEDS	86338276		03/2027	57.92	
09/02/2026	229007	BRIDGEWATER COLLEGE	4956			1,000.00	
590-7110-461.60-13	08/26/2026	REC/ENT:SCHOLARSHIP/DR	4634414		03/2027	1,000.00	
09/02/2026	229008	BRIGHTSPEED	5802			846.58	
101-3510-435.50-23	08/10/2026	SHELTER:450001345531/PHON	310403127		03/2027	252.34	
101-1251-412.50-23	08/19/2026	IT:460001438368/PHONE	310360305		03/2027	438.76	
101-3121-431.50-23	08/19/2026	INVEST:440001418947/PHONE	310292447		03/2027	43.02	
101-3120-431.50-23	08/19/2026	SHERF:440001418990/PHONE	310221329		03/2027	89.94	
101-2120-421.50-23	08/19/2026	GDC: PHONE	310074874		03/2027	22.52	
09/02/2026	229009	CARTER MACHINERY CO., INC.	2346			6,376.08	
101-4241-442.30-10	08/27/2026	BCLF: PREV MAINT/725	2456137		03/2027	5,303.82	
101-4241-442.30-10	08/24/2026	BCLF: AC REPAIRS/AJ500	2451117		03/2027	1,072.26	
09/02/2026	229010	CHRISTIAN CHILDCARE INC	7575			3,596.00	
205-6220-513.36-13	07/20/2026	CSA: CHILD CARE/JULY/GR	12924		03/2027	580.00	
205-6220-513.36-13	08/03/2026	CSA: CHILD CARE/AUG/AR	12926		03/2027	1,218.00	
205-6220-513.36-13	07/20/2026	CSA: CHILD CARE/JULY/AR	12925		03/2027	580.00	
205-6220-513.36-13	08/03/2026	CSA: CHILD CARE/AUG/GR	12927		03/2027	1,218.00	
09/02/2026	229011	COLUMN SOFTWARE, PBC	5995			240.02	
101-8140-481.30-30	08/24/2026	BZA: NOTICE-BATMAN BZA	4122CD1D0124		03/2027	240.02	
09/02/2026	229012	CURB APPEAL COLLISION CENTER	6615			3,020.08	
101-3120-431.30-12	07/17/2026	SHER:NEW BUMPR,HOOD,FENDR	7729		03/2027	3,020.08	
09/02/2026	229013	DOMINION ENERGY VIRGINIA	255			10.70	
101-3240-432.50-01	08/24/2026	ECC:POWER/BIG MTN TWR STE	001533282503		03/2027	10.70	

PREPARED 10/14/2026, 15:30:17
PROGRAM: GM350L
COUNTY OF PAGE

A/P CHECKS BY PERIOD AND YEAR

PAGE 2

FROM 09/01/2026 TO 09/30/2026

BANK CODE

00

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
09/02/2026	229014	JAMIE FIELDS	6254			1,194.24	
205-6220-513.36-13	08/12/2026	CSA: FC MAINT/AUG/QE	0826QEVFF		03/2027	333.24	
205-6220-513.36-13	07/31/2026	CSA: FC MAINT/JULY/QE	0726QEVFF		03/2027	861.00	
09/02/2026	229015	FRONTLINE FOCUS LLC	7131			12,000.00	
101-4241-442.30-40	08/11/2026	BCLF:REMOVE WASTE/PHASE 1	0647		03/2027	12,000.00	
09/02/2026	229016	GALLS LLC	116			2,706.40	
101-2170-421.60-11	08/24/2026	BAILIF:1000875876/PANTS	036073569		03/2027	194.10	
101-3120-431.60-11	08/24/2026	SHERF:1000875876/PANTS	036073570		03/2027	70.72	
101-3310-433.60-11	08/26/2026	JAIL:1000875876/BADGES	036101875		03/2027	612.52	
101-3130-431.60-11	08/26/2026	CP:1000875876/PANTS	036101701		03/2027	170.00	
101-3310-433.60-11	08/28/2026	JAIL:1000875876/UNIFORMS	036124364		03/2027	1,578.46	
101-3120-431.60-11	08/28/2026	SHER:1000875876/POLO	036124363		03/2027	80.60	
09/02/2026	229017	GETAWAYS ON DISPLAY, INC.	6492			2,910.00	
210-8150-481.30-40	05/01/2026	TOURSM:BROCHRS/WELCM CNTR	PCEDT0526G		15/2026	750.00	
210-8150-481.30-40	05/01/2026	TOURSM:BROCHURE DISTRIBTN	PCEDT0526P		15/2026	2,160.00	
09/02/2026	229018	CHAPMAN L GOOD SR	7486			.00	
101-2210-422.58-09	08/18/2026	COMM ATTY:COMM OUTREACH	8182026		03/2027	1,519.48	
101-2210-422.58-09	09/10/2026	COMM ATTY:COMM OUTREACH	8182026		03/2027	1,519.48	
09/02/2026	229019	GRANICUS LLC	7139			2,749.26	
210-8150-481.30-40	08/01/2026	TOURISM:CM-SEO,CMS CORE	235030		03/2027	2,749.26	
09/02/2026	229020	CHARITY D GRAY	7206			2,973.53	
205-6220-513.36-13	08/26/2026	CSA: REIMBURSE CLOTHES/TS	8262026		03/2027	47.35	
205-6220-513.36-13	08/05/2026	CSA: REIMBURSE CLOTHES/TS	8052026		03/2027	84.18	
205-6220-513.36-13	08/31/2026	CSA:VEMAT/FC MAINT/AUG/TS	0826TSMV		03/2027	1,085.00	
205-6220-513.36-13	07/31/2026	CSA:VEMAT/FCMAINT/JULY/TS	0726TSMV		03/2027	1,757.00	
09/02/2026	229021	HOLTZMAN OIL CORP	1167			5,908.50	
101-4241-442.60-08	08/24/2026	BCLF: VEHICLE FUEL	4596586		03/2027	3,838.36	
101-4241-442.60-08	08/27/2026	BCLF: VEHICLE FUEL	4599606		03/2027	2,070.14	
09/02/2026	229022	HOMER'S AUTOMOTIVE LLC	4487			125.00	
101-3121-431.30-12	08/13/2026	INVEST:TOWING/IMPOUND LOT	57056		03/2027	125.00	
09/02/2026	229023	J & M AUTO PARTS, INC	4307			118.88	
101-4241-442.60-09	08/25/2026	BCLF: HOSE & FITTINGS	6069352530		03/2027	118.88	
09/02/2026	229024	HALEY JENKINS	7233			1,797.00	
205-6220-513.36-13	08/01/2026	CSA: VEMAT/JULY/RB	0726RBRVM		03/2027	1,797.00	
09/02/2026	229025	HANNAH JONES	6776			1,722.00	
205-6220-513.36-13	08/31/2026	CSA: FOSTERING FUT/AUG/HJ	0826HJFF		03/2027	861.00	
205-6220-513.36-13	07/31/2026	CSA:FOSTERING FUT/JULY/HJ	0726HJFF		03/2027	861.00	
09/02/2026	229026	LIFE ENRICHMENT SERVICES, LLC	5353			12,197.00	
205-6220-513.36-14	07/24/2026	CSA:THERAPUTIC MENTOR/AN	01726		03/2027	360.00	

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205-6220-513.36-14		06/16/2026	CSA:THERAPEUTIC MENTOR/AN	012626		15/2026	1,170.00
205-6220-513.36-14		04/27/2026	CSA: CTS-C/APRIL/MG	17426		15/2026	50.00
205-6220-513.36-14		04/30/2026	CSA:PARENTAL CAPACITY/MB	24426		15/2026	4,000.00
205-6220-513.36-14		04/29/2026	CSA: CTS-C/APRIL/WLK	02426		15/2026	1,317.00
205-6220-513.36-14		04/29/2026	CSA:CHILD MENTOR/APRIL/TS	01426		15/2026	1,800.00
205-6220-513.36-14		04/30/2026	CSA: CTS-F/APRIL/MW	10426		15/2026	3,500.00
09/02/2026	229027	LURAY COPY SERVICE, INC.	145				1,690.00
101-1241-412.30-20		07/30/2026	TREAS: RECEIPTS	20611		03/2027	1,690.00
09/02/2026	229028	LURAY VOLUNTEER RESCUE SQUAD	317				1,479.09
101-3220-432.50-26		08/28/2026	VOL RESCUE: REV RECOV/APR	42026		03/2027	1,479.09
09/02/2026	229029	TOWN OF LURAY	147				1,603.62
101-3310-433.50-03		08/25/2026	JAIL: WATER/SEWER	2120		03/2027	1,210.86
101-3121-431.50-03		08/25/2026	INVEST: WATER/SEWER	2163		03/2027	70.51
101-3120-431.50-03		08/25/2026	SHERIFF: WATER/SEWER	2119		03/2027	322.25
09/02/2026	229030	BRENDA MATHER	7150				1,249.78
205-6220-513.36-13		08/14/2026	CSA: FC MAINT/AUG/MC	0826MCM		03/2027	388.78
205-6220-513.36-13		08/14/2026	CSA: FC MAINT/JULY/MC	0726MCM		03/2027	861.00
09/02/2026	229031	MINNESOTA LIFE (DSS)	6488				148.76
785-0000-207.20-02		09/04/2026	PAYROLL SUMMARY	20260904		03/2027	148.76
09/02/2026	229032	OMSI LOCKBOX	6102				94.60
101-3310-433.60-34		08/28/2026	JAIL:INDIGENT PACK/INMATE	S50648520		03/2027	94.60
09/02/2026	229033	PAGE CO-OP FARM BUREAU, INC.	175				729.00
101-4320-443.60-07		08/27/2026	GEN PROP:ZIP BIT,CONNECTR	K62324		03/2027	34.97
101-4320-443.60-07		08/26/2026	GEN PROP: KITCHEN FAUCET	K62275		03/2027	109.24
101-3310-433.60-07		08/28/2026	JAIL:DRIVEWAY SEALR&SUPLY	K62418		03/2027	569.81
101-3310-433.60-07		08/28/2026	JAIL: PLAY SAND	K62419		03/2027	14.98
09/02/2026	229034	PAGE COUNTY SHERIFF,PETTY CASH	404				20.00
101-3120-431.60-09		08/25/2026	SHERIF: VEHICLE TAGS	A274		03/2027	15.00
101-3121-431.60-09		08/25/2026	INVEST: VEHICLE TAGS	A274		03/2027	5.00
09/02/2026	229035	PAGE MEMORIAL HOSPITAL	3898				485.00
101-3310-433.30-32		08/12/2026	JAIL: INMATE SERV/WK	PB80440550		03/2027	485.00
09/02/2026	229036	PEOPLE PLACES, INC.	1741				11,490.62
205-6220-513.36-07		02/28/2026	CSA: MAINT,MGMT/FEB/HG	61282		15/2026	5,575.31
205-6220-513.36-07		04/30/2026	CSA: MAINT,MGMT/APR/HG	61600		15/2026	5,915.31
09/02/2026	229037	PERFORMANCE FOODSERVICE-VIRGIN	4480				6,626.97
101-3310-433.60-02		08/27/2026	JAIL: INMATE FOOD	8000729		03/2027	6,581.34
101-3310-433.60-02		08/27/2026	JAIL: INMATE FOOD	8000730		03/2027	45.63
09/02/2026	229038	PITNEY BOWES GLOBAL FINANCIAL	2788				503.34
101-2120-421.54-12		08/17/2026	GDC: PROPERTY TAX	3323070792		03/2027	56.64

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101-1241-412.54-12		08/17/2026	TREASURER: PROPERTY TAX	3323071103		03/2027	106.56
101-3120-431.54-12		08/17/2026	SHER: PROPERTY TAX	3323067142		03/2027	57.70
101-2160-421.54-12		08/17/2026	CLERK: PROPERTY TAX	3323066834		03/2027	67.82
101-2150-421.54-12		07/30/2026	JDR: POSTAGE MACHINE	3323001305		03/2027	176.52
101-2150-421.54-12		08/17/2026	JDR: PROPERTY TAX	3323070621		03/2027	38.10
09/02/2026	229039	PITNEY BOWES RESERVE ACCOUNT	3812				7,000.00
101-1241-412.50-20		09/01/2026	TREAS: POSTAGE MACHINE	35696673		03/2027	7,000.00
09/02/2026	229040	REED'S TIRE CENTER #1 INC.	887				817.05
101-3130-431.30-12		08/04/2026	CP:OIL CHNG,CHASSIS LUBRI	064839		03/2027	78.64
101-3120-431.30-12		08/04/2026	SHER:OIL CHNG,CHASSIS LUB	064213		03/2027	738.41
09/02/2026	229041	SCHMIDT BAKING COMPANY	6767				110.50
101-3310-433.60-02		08/27/2026	JAIL: INMATE BREAD	3510726239007		03/2027	110.50
09/02/2026	229042	TOWN OF SHENANDOAH	598				98.50
101-4320-443.50-03		08/01/2026	GEN PROP:WATER,SEWER,REFU	00400003101		03/2027	98.50
09/02/2026	229043	SHENANDOAH VALLEY ELECTRIC COO	3703				14,005.85
101-3310-433.50-01		08/28/2026	JAIL: POWER	1007717001		03/2027	3,686.09
101-3310-433.50-01		08/28/2026	JAIL: POWER	1007717002		03/2027	423.43
101-3310-433.50-01		08/28/2026	JAIL: POWER	1007718001		03/2027	433.96
101-4230-442.50-01		08/28/2026	COMP STE/SH:POWER	1014839006		03/2027	110.44
101-4241-442.50-01		08/28/2026	BCLF:POWER	1010798003		03/2027	234.73
101-4241-442.50-01		08/28/2026	BCLF:POWER	1010798002		03/2027	90.25
101-4241-442.50-01		08/28/2026	BCLF:POWER	1010798001		03/2027	340.22
101-3240-432.50-01		08/28/2026	ECC:POWER/TANNERS RIDGE	1056349001		03/2027	280.63
101-4320-443.50-01		08/28/2026	GEN PROP: POWER	1007703001		03/2027	417.30
101-4320-443.50-01		08/28/2026	GEN PROP: POWER	1014839011		03/2027	7,988.80
09/02/2026	229044	WILLIAM ALLEN SMOOT	7461				144.25
101-3121-431.60-11		08/18/2026	INVEST: UNIFORM BOOTS	8182026		03/2027	144.25
09/02/2026	229045	THE SUPPLY ROOM COMPANIES	205				135.50
101-2120-421.58-15		08/19/2026	GDC: WATER	60262930		03/2027	59.80
101-3121-431.30-40		08/26/2026	INVEST: WATER	60313940		03/2027	29.90
101-2150-421.30-11		08/03/2026	JDR: WATER	60111840		03/2027	39.80
101-2150-421.54-11		08/03/2026	JDR: WATER COOLER RENT	60116110		03/2027	6.00
09/02/2026	229046	JACQUELINE BANKS SWEET-DAY	7517				1,700.00
205-6220-513.36-13		07/31/2026	CSA:FC MAINT/VEMAT/JLY/TK	0726TKFC		03/2027	1,700.00
09/02/2026	229047	TDC MARKETING	5292				2,831.60
210-8150-481.30-40		07/31/2026	TOURSM:VIDEO,ADS MANAGMNT	3770		03/2027	2,831.60
09/02/2026	229048	ELISA THOMPSON	4958				1,797.00
205-6220-513.36-13		08/01/2026	CSA: VEMAT/JULY/AL	0726AVLVM		03/2027	1,797.00
09/02/2026	229049	T-MOBILE	5642				92.73
101-3510-435.50-23		08/14/2026	SHELTER: INTERNET	203920772		03/2027	92.73

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09/02/2026	229050	T-MOBILE	5642			118.33
101-4241-442.50-23	08/15/2026	BCLF: CELL PHONES	980917918		03/2027	59.17
101-4230-442.50-23	08/15/2026	COMP SITES: CELL PHONES	980917918		03/2027	29.58
101-4320-443.50-23	08/15/2026	GEN PROP: CELL PHONES	980917918		03/2027	29.58
09/02/2026	229051	T-MOBILE	5642			1,497.61
101-4241-442.50-23	08/15/2026	BCLF: CELL PHONE,CAMERAS	979573604		03/2027	294.12
101-4230-442.50-23	08/15/2026	COMP SITES: CAMERAS	979573604		03/2027	117.60
101-3230-432.50-23	08/15/2026	EMS: CELL PHONES,HOTSPOTS	979573604		03/2027	171.85
101-2130-421.50-23	08/15/2026	ARC: CELL PHONE	979573604		03/2027	34.51
101-7110-461.50-23	08/15/2026	REC DEPT:CELL PHONE,TABLT	979573604		03/2027	63.91
101-4320-443.50-23	08/15/2026	GEN PROP:CELL PHONE	979573604		03/2027	34.51
101-8111-481.50-23	08/15/2026	P&CD: CELL PHONES	979573604		03/2027	166.66
101-3510-435.50-23	08/15/2026	SHELTER: CELL PHONE	979573604		03/2027	34.51
101-1211-412.50-23	08/15/2026	ADMIN: CELL PHONE	979573604		03/2027	34.51
101-1101-411.50-23	08/15/2026	BOS: CELL PHONES	979573604		03/2027	92.59
101-1212-412.50-23	08/15/2026	FINANCE: CELL PHONE	979573604		03/2027	34.51
101-8150-481.50-23	08/15/2026	ECON DEV: CELL PHONES	979573604		03/2027	69.02
101-2210-422.50-23	08/15/2026	COMM ATTY: CELL PHONES	979573604		03/2027	138.04
718-2190-421.50-23	08/15/2026	VCTM/WIT: CELL PHONE	979573604		03/2027	34.51
101-3240-432.50-23	08/15/2026	ECC: CELL PHONES	979573604		03/2027	142.25
101-3340-433.50-23	08/15/2026	COJ: CELL PHONE	979573604		03/2027	34.51
09/02/2026	229052	TOSHIBA FINANCIAL SERVICES	5222			198.50
101-2160-421.54-12	08/24/2026	CLERK: COPIER LEASE	5039914489		03/2027	198.50
09/02/2026	229053	TREVIPAY	7490			78.37
101-4241-442.60-05	08/26/2026	BCLF: FEBREEZE	A5BD2915		03/2027	17.82
101-4241-442.60-14	08/26/2026	BCLF: GATORADE, ICE	A5BD2915		03/2027	60.55
09/02/2026	229054	VACORP HYBRID DISABILITY PROGR	880			325.19
785-0000-207.20-02	09/04/2026	PAYROLL SUMMARY	20260904		03/2027	325.19
09/02/2026	229055	VALIC	6000			115.00
785-0000-207.20-28	09/04/2026	PAYROLL SUMMARY	20260904		03/2027	115.00
09/02/2026	229056	VECTOR SECURITY	2926			176.62
101-3121-431.54-14	08/22/2026	INVEST: SECURITY SERVICES	78384657		03/2027	176.62
09/02/2026	229057	VERIZON	1645			27.00
101-3240-432.50-23	08/21/2026	ECC: BUNDLED TRUNK	000131048348		03/2027	27.00
09/02/2026	229058	VISION TECHNOLOGY GROUP, LLC	5705			7,597.69
101-3120-431.60-10	08/27/2026	SHERIFF: COMPUTER/MDT	32854		03/2027	5,121.27
101-3120-431.59-04	08/27/2026	SHERIFF: COMPUTER/MDT	32854		03/2027	1,283.00
101-1231-412.58-15	08/18/2026	COR: RICOH DUPLEX SCANNER	32727		03/2027	1,193.42
09/02/2026	229059	CHAPMAN L GOOD SR	7486			1,969.48
101-2210-422.50-54	05/22/2026	COM ATY:VACA CONF/1151/CG	178659		03/2027	450.00

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101-2210-422.58-09		08/18/2026	COMM ATTY: COMM OUTREACH	8182026		03/2027	1,519.48
09/09/2026	229060	ADVANCE LOCAL MEDIA LLC	7130				29,145.83
210-8150-481.30-40		08/31/2026	TOURISM:NETWORKING, SOCIAL	4376743		03/2027	29,145.83
09/09/2026	229061	AIR QUALITY SYSTEMS, INC.	4925				70.00
101-4320-443.30-10		07/23/2026	GEN PROP: MAINTENANCE	13555		03/2027	70.00
09/09/2026	229062	AMERICAN FAMILY LIFE ASSURANCE	270				2,776.77
785-0000-207.20-04		09/11/2026	PAYROLL SUMMARY	20260911		03/2027	2,776.77
09/09/2026	229063	ANTHEM BLUE CROSS BLUE SHIELD	6246				1,456.00
785-0000-207.20-01		09/11/2026	PAYROLL SUMMARY	20260911		03/2027	1,456.00
09/09/2026	229064	ANTHEM BLUE CROSS BLUE SHIELD	276				118,716.25
785-0000-207.20-01		09/11/2026	PAYROLL SUMMARY	20260911		03/2027	118,716.25
09/09/2026	229065	APPLIED DIGITAL SOLUTIONS INC.	2670				13,518.75
101-3240-432.30-40		09/02/2026	ECC: SERVICE CONTRACT	41130		03/2027	13,518.75
09/09/2026	229066	ASIA MOTORS, INC	6775				.00
101-3120-431.59-67		09/02/2026	CIP:2021 CHEVY TAHOE	26141		03/2027	38,795.00
101-3120-431.59-67		09/02/2026	CIP:2021 CHEVY TAHOE	26084		03/2027	39,795.00
101-3120-431.59-67		09/02/2026	CIP:2016 FORD EXPLORER	26281		03/2027	18,795.00
101-3120-431.59-67		09/16/2026	CIP:2021 CHEVY TAHOE	26084		03/2027	39,795.00
101-3120-431.59-67		09/16/2026	CIP:2021 CHEVY TAHOE	26141		03/2027	38,795.00
101-3120-431.59-67		09/16/2026	CIP:2016 FORD EXPLORER	26281		03/2027	18,795.00
09/09/2026	229067	AXON ENTERPRISE, INC	4680				7,200.00
101-3120-431.54-12		09/01/2026	SHERIF:TASER CERFICATION	INUS477393		03/2027	7,200.00
09/09/2026	229068	BENNETT AND BUTLER, INC.	4444				2,799.95
101-3120-431.59-67		09/03/2026	INVEST:08 FORD/36256	4469		03/2027	2,799.95
09/09/2026	229069	BEST EXTERMINATING SERVICES, I	5540				40.00
101-4320-443.50-70		09/01/2026	GEN PROP:MTHLY PEST CONTR	127857		03/2027	40.00
09/09/2026	229070	BLUE LINE EMERGENCY VEHICLES L	7581				282.50
101-3230-432.30-15		05/20/2026	EMS:MOVED PORTABLE CHARGR	1026		03/2027	282.50
09/09/2026	229071	PATRICK J BROWN	7394				100.00
101-2110-421.58-71		01/14/2026	CIR CT JDG: JUROR/OCT 25	102025		03/2027	100.00
09/09/2026	229072	CARSON LAND CONSULTANTS	4416				4,224.50
101-8111-481.30-40		09/02/2026	P&CD:E&S,SWM PLAN REVIEW	28872		03/2027	2,449.50
101-8111-481.30-40		08/27/2026	P&CD:E&S,SWM PLAN REVIEW	28863		03/2027	1,775.00
09/09/2026	229073	CENTRAL VIRGINIA REGIONAL JAIL	1102				51,640.00
101-3310-433.30-40		09/01/2026	JAIL: INMATE HOUSING/AUG	369E		03/2027	51,640.00
09/09/2026	229074	CLEAR COMMUNICATIONS & ELECTRO	27				412.50
101-3240-432.50-23		02/26/2026	ECC:REPAIR BROKEN ANTENNA	130100		03/2027	412.50

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09/09/2026 785-0000-207.30-00	229075 09/11/2026	COMMONWEALTH OF VIRGINIA PAYROLL SUMMARY	4621 20260911		03/2027	582.50 582.50	
09/09/2026 785-0000-207.30-00	229076 09/11/2026	COMMONWEALTH OF VIRGINIA PAYROLL SUMMARY	7336 20260911		03/2027	157.00 157.00	
09/09/2026 785-0000-207.20-12	229077 09/11/2026	CORRECTIONAL PEACE OFFICERS FO PAYROLL SUMMARY	2605 20260911		03/2027	2.50 2.50	
09/09/2026 210-8150-481.58-06	229078 08/31/2026	FRENCH CREEK RACING TOURISM:REIMBURSE-SWIMFES	6934 112		03/2027	2,000.00 2,000.00	
09/09/2026 101-4241-442.30-40 301-9420-541.80-23 101-4241-442.30-40 101-4241-442.30-40 101-4241-442.30-40 301-9420-541.80-23	229079 09/05/2026 09/05/2026 09/05/2026 09/25/2026 09/25/2026	FRONTLINE FOCUS LLC BCLF:PREP SLOPES FOR GRAD CIP:HYDRO-SEEDING/BCLF BCLF:REMOVE EXPOSED WASTE BCLF:REMOVE EXPOSED WASTE BCLF:PREP SLOPES FOR GRAD CIP:HYDRO-SEEDING/BCLF	7131 0657 0657 0655 0655 0657 0657		03/2027 03/2027 03/2027 03/2027 03/2027 03/2027	.00 1,760.00 57,450.00 4,960.00 4,960.00- 1,760.00- 57,450.00-	
09/09/2026 205-6220-513.36-07 205-6220-513.36-07	229080 07/31/2026 07/31/2026	GRAFTON SCHOOL, INC. CSA:TREATMNT, THRPY/JUL/CK CSA:TREATMENT/JUL/CD	1721 9148 4348735		03/2027 03/2027	15,714.00 7,780.00 7,934.00	
09/09/2026 210-8150-481.30-40	229081 09/01/2026	GRANICUS LLC TOURISM:CM-SEO,CMS CORE	7139 236620		03/2027	3,258.33 3,258.33	
09/09/2026 101-1251-412.30-10 101-1251-412.30-10	229082 11/01/2025 01/01/2026	HARBOR IT, LLC IT:SUPPORT ENGINEER/CHARL IT:CHARLIE/FACTORY RESET	7578 4014778_HIT 4016876_HIT		03/2027 03/2027	612.50 350.00 262.50	
09/09/2026 101-3120-431.30-40	229083 08/28/2026	HARRISONBURG CENTER FOR HEALIN SHERIFF: COUNSELING/DM	7322 08282026		03/2027	175.00 175.00	
09/09/2026 101-0000-313.03-41	229084 09/03/2026	HAWK PEAK RV INC ZONE:REFUND SIGN DEP FEE	7579 4272026		03/2027	50.00 50.00	
09/09/2026 101-3230-432.60-09	229085 09/02/2026	HOLTZMAN OIL CORP EMS: DIESEL EXHAUST FLUID	1167 4604545		03/2027	515.60 515.60	
09/09/2026 101-2130-421.59-66	229086 08/31/2026	INTRINSIC INTERVENTIONS, INC ARC: DRUG TEST KITS	4909 31778		03/2027	1,223.00 1,223.00	
09/09/2026 101-1310-413.54-14	229087 09/01/2026	KNOWINK LLC ELEC BRD:POLL PAD LICENSE	5153 27876		03/2027	2,000.00 2,000.00	
09/09/2026 101-4320-443.50-03 101-4320-443.50-03	229088 08/25/2026 08/25/2026	TOWN OF LURAY GEN PROP: WATER/SEWER GEN PROP: WATER/SEWER	147 2121 2122		03/2027 03/2027	1,647.39 127.47 792.59	

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
101-3310-433.50-03	08/25/2026	JAIL: WATER/SEWER	2118		03/2027	727.33	
09/09/2026 229089	MCKESSON MEDICAL-SURGICAL	4901				747.71	
101-3230-432.60-42	08/31/2026	EMS: MEDICAL SUPPLIES	26132092		03/2027	747.71	
09/09/2026 229090	MINNESOTA LIFE	257				286.71	
785-0000-207.20-02	09/11/2026	PAYROLL SUMMARY	20260911		03/2027	286.71	
09/09/2026 229091	NO. SHENANDOAH VALLEY REGIONAL	1469				2,206.50	
101-8112-481.50-65	09/01/2026	NSVRC:WATER SUPPLY SUPORT	20273499		03/2027	2,206.50	
09/09/2026 229092	NORTHERN VIRGINIA EMERGENCY	7471				12,388.00	
101-3230-432.58-01	08/27/2026	EMS:DUES-REGION 3 COUNCIL	10817		03/2027	12,388.00	
09/09/2026 229093	OMSI LOCKBOX	6102				85.10	
101-3310-433.60-34	09/04/2026	JAIL:INDIGENT PACK/INMATE	S50648662		03/2027	85.10	
09/09/2026 229094	OFF DUTY MANAGEMENT, INC.	7350				325.00	
101-3220-432.50-75	09/03/2026	VOL FIRE/RES:SCHOOL SECUR	INV397195		03/2027	325.00	
09/09/2026 229095	ONEMAIN FINANCIAL GROUP, LLC	7214				454.20	
785-0000-207.31-00	09/11/2026	PAYROLL SUMMARY	20260911		03/2027	454.20	
09/09/2026 229096	PAGE CO-OP FARM BUREAU, INC.	175				501.07	
101-3240-432.58-43	09/01/2026	ECC: CONCRETE MIX	K62677		03/2027	7.99	
101-4320-443.60-07	08/28/2026	GEN PROP:TAPPER, BIT	K62396		03/2027	8.71	
101-4320-443.60-07	09/01/2026	GEN PROP:CREDIT,RETURN	K62672		03/2027	18.98-	
301-9420-541.80-88	08/26/2026	CIP:PLYWOOD,SQ MOLD,	K62234		03/2027	121.93	
301-9420-541.80-88	08/25/2026	CIP:DMV LICENSE PLATE DIS	K62152		03/2027	347.94	
101-2210-422.58-15	10/09/2025	COMM ATTY: POLYURETHANE	241513		03/2027	19.28	
101-2210-422.58-15	10/16/2025	COMM ATTY: POLYURETHANE	241964		03/2027	32.68	
101-2210-422.58-15	10/16/2025	COMM ATTY: TOGGLE	241956		03/2027	6.30-	
101-2210-422.58-15	10/09/2025	COMM ATTY: POLYCRYLIC	241511		03/2027	23.39-	
101-4320-443.60-07	11/20/2025	GEN PROP: KEY	K44005		03/2027	2.00-	
101-3340-433.60-07	06/25/2026	CARE OF JUV:SILICONE	K57940		03/2027	13.21	
09/09/2026 229097	PITNEY BOWES GLOBAL FINANCIAL	2788				225.63	
101-2160-421.54-12	08/30/2026	CLERK: POSTAGE MACH LEASE	3323146095		03/2027	225.63	
09/09/2026 229098	RAPPAHANNOCK CREATIVE HEALTH C	2887				4,780.00	
101-3310-433.30-32	09/01/2026	JAIL: INMATE MEDICAL/AUG	092610		03/2027	4,780.00	
09/09/2026 229099	RECONNECT, INC	6499				502.00	
101-2130-421.59-66	09/01/2026	ARC:CURFEW MONITORING/AUG	8BD5C9F40030		03/2027	502.00	
09/09/2026 229100	RICOH USA INC	3999				697.74	
101-1241-412.54-12	08/28/2026	TREAS: COPIER LEASE	00MN2/110261970		03/2027	385.17	
101-2110-421.54-12	08/28/2026	CIR CT JDG: COPIER LEASE	00MN5/110261972		03/2027	127.68	
101-1211-412.54-12	09/02/2026	ADMIN: COPIER LEASE	0USC2/110271282		03/2027	184.89	
09/09/2026 229101	ROBERTS OXYGEN COMPANY, INC.	2583				230.27	
101-3230-432.60-04	08/24/2026	EMS: THERAPY OXYGEN	588383		03/2027	97.23	

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-3230-432.60-04	08/24/2026	EMS: MEDICAL OXYGEN	588468		03/2027	133.04
09/09/2026 229102		SATELLITE TRACKING OF PEOPLE, 4540				288.30
101-3310-433.30-25	08/31/2026	JAIL: INMATE TRACKER	STPINV00138172		03/2027	288.30
09/09/2026 229103		SHENANDOAH VALLEY ELECTRIC COO 3703				808.17
101-4320-443.50-01	08/28/2026	GEN PROP: POWER	1008192001		03/2027	73.23
101-4230-442.50-01	08/20/2026	CMP STE/SF: POWER	1014839003		03/2027	117.76
101-4320-443.50-01	07/20/2026	GEN PROP: POWER	1014839014		03/2027	548.41
101-4230-442.50-01	07/20/2026	CMP STE/SF: POWER	1014839002		03/2027	68.77
09/09/2026 229104		SIRCHIE LLC 7582				579.06
101-3121-431.60-10	08/31/2026	INVEST: DRUG TESTING	0752837IN		03/2027	579.06
09/09/2026 229105		SKYLINE PAINT & HARDWARE 3784				70.49
301-9420-541.80-88	08/27/2026	CIP:DMV LICENSE DISPLAY	VQHGK		03/2027	70.49
09/09/2026 229106		SKYLINE ROOFING INC 6490				719.30
101-4320-443.30-10	08/31/2026	GEN PROP:REPAIRED DRAINS	SI8901788		03/2027	719.30
09/09/2026 229107		TOWN OF STANLEY 227				171.74
101-4320-443.50-03	08/21/2026	GEN PROP: WATER/SEWER	00400022703		03/2027	53.73
101-4320-443.50-03	08/21/2026	GEN PROP: WATER/SEWER	00400022601		03/2027	65.73
101-4320-443.50-03	08/21/2026	GEN PROP: WATER/SEWER	00400022901		03/2027	52.28
09/09/2026 229108		CRYSTAL STAPLEY 7580				4,815.17
101-4241-442.60-07	08/28/2026	BCLF:REIMBURS SHREDDER,	8282026		03/2027	2,315.17
101-9310-541.58-23	09/01/2026	BCLF:RELOCATION/HOME REMB	9012026		03/2027	2,500.00
09/09/2026 229109		STRYKER MEDICAL 5118				1,533.00
101-3230-432.30-12	08/21/2026	EMS: SMART POWER KIT	9213323723		03/2027	1,533.00
09/09/2026 229110		THE SUPPLY ROOM COMPANIES 205				122.65
101-4320-443.54-11	09/01/2026	GEN PROP: COOLER RENTAL	60359970		03/2027	18.00
101-4320-443.30-40	09/01/2026	GEN PROP: WATER	60355810		03/2027	104.65
09/09/2026 229111		SHENANDOAH VALLEY ELECTRIC CO- 6244				3,852.33
101-1251-412.54-12	09/01/2026	ECC: TWR RENT/BIG MTN/SEP	14724		03/2027	1,296.00
101-3240-432.54-12	09/01/2026	ECC:TWR LEASE/KIBLER HILL	14723		03/2027	1,095.57
101-3240-432.54-12	09/01/2026	ECC:TWR LEASE/BIG MTN	14716		03/2027	1,460.76
09/09/2026 229112		TANNER'S RIDGE PROPERTIES, LLC 4937				1,109.76
101-3240-432.54-12	09/01/2026	ECC: TOWER RENTAL/SEPT	92026		03/2027	1,109.76
09/09/2026 229113		TDC MARKETING 5292				6,436.32
210-8150-481.30-40	09/01/2026	TOURSM:VIDEO,ADS MANAGMNT	3867		03/2027	6,436.32
09/09/2026 229114		TEENS, INC 5988				914.00
704-3170-433.30-40	09/02/2026	VJCCCA: ELEC MONITORING	4687		03/2027	914.00
09/09/2026 229115		T-MOBILE 5642				41.90
101-1251-412.50-23	08/14/2026	IT: BCLF HOT SPOT	99607240332		03/2027	41.90

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
09/09/2026	229116	TOSHIBA FINANCIAL SERVICES	5222			858.50	
101-2160-421.54-12	08/09/2026	CLERK: COPIER LEASE	5039225962		03/2027	198.50	
101-2150-421.54-12	04/27/2026	JDR: COPIER LEASE	5038542107		03/2027	165.00	
101-2150-421.54-12	03/27/2026	JDR: COPIER LEASE	5038183297		03/2027	165.00	
101-2150-421.54-12	02/26/2026	JDR: COPIER LEASE	5037835647		03/2027	165.00	
101-2150-421.54-12	05/27/2026	JDR: COPIER LEASE	5038896327		03/2027	165.00	
09/09/2026	229117	TREASURER OF PAGE COUNTY	811			760.05	
785-0000-207.31-00	09/11/2026	PAYROLL SUMMARY	20260911		03/2027	760.05	
09/09/2026	229118	TREASURER OF PAGE COUNTY	5260			161.49	
101-3230-432.50-54	09/11/2026	PAYROLL SUMMARY	20260911		03/2027	161.49	
09/09/2026	229119	TREASURER OF PAGE COUNTY	5704			2,031.16	
785-0000-207.20-01	09/11/2026	PAYROLL SUMMARY	20260911		03/2027	2,031.16	
09/09/2026	229120	TREASURER OF VIRGINIA (DCSE)	3066			120.00	
785-0000-207.30-00	09/11/2026	PAYROLL SUMMARY	20260911		03/2027	120.00	
09/09/2026	229121	UNITED WAY OF NORTHERN SHEN VA	1556			1.00	
785-0000-207.20-12	09/11/2026	PAYROLL SUMMARY	20260911		03/2027	1.00	
09/09/2026	229122	VACORP HYBRID DISABILITY PROGR	880			691.62	
785-0000-207.20-02	09/11/2026	PAYROLL SUMMARY	20260911		03/2027	691.62	
09/09/2026	229123	VALIC	1231			2,707.50	
785-0000-207.20-28	09/11/2026	PAYROLL SUMMARY	20260911		03/2027	2,707.50	
09/09/2026	229124	VALLEY AUTOMATION, INC.	3327			1,960.20	
101-1251-412.30-10	08/31/2026	IT:NVR UPDATE,OFLINE CAMR	15118		03/2027	178.14	
101-2170-421.30-40	08/31/2026	BALF:VIDEO DOWNLOD-COURT	15114		03/2027	54.12	
101-3121-431.30-40	08/31/2026	INVST:NEW NVR,AREA 51	15114		03/2027	492.56	
101-3310-433.30-40	08/31/2026	JAIL:VIDEO DOWNLOADS	15114		03/2027	220.70	
301-9420-541.80-88	09/08/2026	CIP:DMV ROOM PANIC BUTTON	15206		03/2027	1,014.68	
09/09/2026	229125	VALLEY URGENT CARE & OCCUPATIO	5813			240.00	
101-9120-541.30-50	09/01/2026	BENEFITS: EMP DRUG SCREEN	11797		03/2027	240.00	
09/09/2026	229126	VECTOR SECURITY	2926			34.77	
101-4320-443.30-40	08/22/2026	GEN PROP:INSPECT FIRE SYS	78384444		03/2027	34.77	
09/09/2026	229127	VIRGINIA COMMONWEALTH CORP	478			62,083.93	
101-4241-442.50-39	09/01/2026	BCLF: LIABILITY INSURANCE	MKL7ENV106850		03/2027	31,041.97	
101-4240-442.50-39	09/01/2026	SLF: LIABILITY INSURANCE	MKL7ENV106850		03/2027	31,041.96	
09/09/2026	229128	VISION TECHNOLOGY GROUP, LLC	5705			18,374.87	
101-3120-431.30-40	09/02/2026	SHERIFF:SEPTEMBER BILLING	32972		03/2027	8,554.50	
101-1251-412.30-11	09/02/2026	IT: MONTHLY BILLING/SEPT	32929		03/2027	9,820.37	
09/09/2026	229129	WESTWOOD PHARMACY CLINICAL SER	2496			4,411.15	
101-3310-433.30-32	08/04/2026	JAIL: INMATE MEDS/JULY	51594		03/2027	1,935.59	

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101-3310-433.30-32		09/03/2026	JAIL: INMATE MEDS/AUGUST	52007		03/2027	2,475.56
09/09/2026	229130	HOLLY WILLIAMS	5302				64.78
101-2130-421.59-66		09/02/2026	ARC: STOCK FOOD PANTRY	9022026		03/2027	64.78
09/09/2026	229131	XEROX CORPORATION	1799				1,235.29
101-3120-431.54-12		09/01/2026	SHERIFF: COPIER LEASE	026179946		03/2027	318.59
101-3120-431.54-12		09/01/2026	SHERIFF: COPIER LEASE	026179945		03/2027	36.35
101-3120-431.54-12		09/01/2026	SHERIFF: COPIER LEASE	026179951		03/2027	131.21
101-3121-431.54-12		09/01/2026	INVEST: COPIER LEASE	026179947		03/2027	104.73
101-3121-431.54-12		09/01/2026	INVEST: COPIER LEASE	264179949		03/2027	158.02
101-3310-433.54-12		09/01/2026	JAIL: COPIER LEASE	026179948		03/2027	154.89
101-3310-433.54-12		09/01/2026	JAIL: COPIER LEASE	026179950		03/2027	331.50
09/09/2026	229132	33 APPAREL, LLC	5764				2,640.00
590-7110-461.60-13		09/01/2026	REC/ENT: SOCCER JERSEYS	1021		03/2027	2,640.00
09/10/2026	229133	TREASURER OF PAGE COUNTY	811				500.00
215-0000-102.01-00		09/10/2026	DMV: PETTY CASH TO OPEN	9102026		03/2027	500.00
09/16/2026	229134	AARON'S AUTO SALES	7434				2,751.98
101-3310-433.30-12		09/03/2026	JAIL: REPLACE BULB/151	081065		03/2027	133.98
101-3130-431.30-12		09/09/2026	CP: AC REPAIRS/118	081011		03/2027	2,618.00
09/16/2026	229135	ADVANCE AUTO PARTS	2956				57.49
101-3120-431.60-09		09/06/2026	SHERIF: WIPER BLADES/175	7804624930214		03/2027	57.49
09/16/2026	229136	ADVANCE LOCAL MEDIA LLC	7130				23,645.83
210-8150-481.30-30		07/31/2026	TOURISM: NETWORKING	4300360		03/2027	23,645.83
09/16/2026	229137	AMERICAN FAMILY LIFE ASSURANCE	6001				30.21
785-0000-207.20-04		09/18/2026	PAYROLL SUMMARY	20260918		03/2027	30.21
09/16/2026	229138	AMAZON CAPITAL SERVICES, INC.	5907				4,617.53
101-1253-412.60-01		08/31/2026	PURCH: PRINTER,CALCULATOR	13KV4CJC6G9J		03/2027	941.86
301-9420-541.80-88		08/31/2026	CIP/DMV:PRINTR,CASH REGIS	13KV4CJC6G9J		03/2027	2,591.67
101-4320-443.60-07		08/31/2026	GEN PROP: GARDEN HOSE,	13KV4CJC6G9J		03/2027	894.05
101-4320-443.60-11		08/31/2026	GEN PROP:UNIFORM/BOOTS	13KV4CJC6G9J		03/2027	189.95
09/16/2026	229139	AMBULANCE MEDICAL BILLING	4470				2,910.20
101-3220-432.50-29		08/31/2026	VOL RESCUE: AUGUST PYMTS	0123913IN		03/2027	2,910.20
09/16/2026	229140	ANTHEM BLUE CROSS BLUE SHIELD	6246				18,948.00
785-0000-207.20-01		09/18/2026	PAYROLL SUMMARY	20260918		03/2027	18,948.00
09/16/2026	229141	ANTHEM HEALTH PLANS OF VIRGINI	4751				2,856.74
101-3310-433.30-32		08/19/2026	JAIL:INMATE INS/JULY 2026	321004726202		03/2027	2,856.74
09/16/2026	229142	ARC3 GASES, INC.	2962				11.78
101-4241-442.54-11		08/31/2026	BCLF: LEASE CYLINDERS	13262916		03/2027	11.78

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
09/16/2026	229143	ASSOC OF CLERKS OF THE DIST CO	1448			75.00	
101-2150-421.58-01	09/14/2026	JDR CRT: DUES/LS,FP,JF	6/FY2027		03/2027	75.00	
09/16/2026	229144	AUTOZONE INC.	2703			245.98	
101-4241-442.60-09	09/01/2026	BCLF: BATTERY/UTILITY TRK	02039493259		03/2027	169.99	
101-3120-431.60-09	08/08/2026	SHER:FOG LIGHT/142/TX EXM	02039481115		03/2027	75.99	
09/16/2026	229145	BLUE MOUNTAIN ANIMAL CLINIC	15			1,256.10	
101-3510-435.31-10	08/06/2026	SHELTER: VET SERVICES	749498		03/2027	64.50	
101-3510-435.31-10	08/07/2026	SHELTER: VET SERVICES	749499		03/2027	94.12	
101-3510-435.31-10	08/07/2026	SHELTER: BUTH STRAY CAT	749514		03/2027	60.00	
101-3510-435.31-10	08/13/2026	SHELTER: VET SERVICES	749516		03/2027	240.30	
101-3510-435.31-10	08/18/2026	SHELTER: VET SERVICES	749522		03/2027	111.00	
101-3510-435.31-10	08/28/2026	SHELTER: VET SERVICES	751420		03/2027	108.75	
101-3510-435.31-10	08/20/2026	SHELTER: VET SERVICES	751452		03/2027	64.05	
101-3510-435.31-10	08/21/2026	SHELTER: VET SERVICES	751453		03/2027	44.47	
101-3510-435.31-10	08/27/2026	SHELTER: VET SERVICES	751454		03/2027	80.70	
101-3510-435.31-10	09/01/2026	SHELTER: VET SERVICES	751458		03/2027	388.21	
09/16/2026	229146	BLUE 360 MEDIA, LLC	4665			112.95	
101-2110-421.60-12	08/29/2026	CIR CT JDG: LAW BOOKS	IN2607290709		03/2027	112.95	
09/16/2026	229147	BREEDEN'S AUTO SERVICE	544			309.49	
101-4241-442.30-10	08/11/2026	BCLF: PREV MAINT/NISSAN	17518		03/2027	289.49	
101-4241-442.30-10	08/19/2026	BCLF: VEHICLE INSP/F250	184355		03/2027	20.00	
09/16/2026	229148	BRIGHTSPEED	5802			1,718.95	
101-1251-412.50-23	09/03/2026	IT:450001402805/PHONE	509183746		03/2027	995.00	
101-1251-412.50-23	08/19/2026	IT:440001419194/LONG DST	309465401		03/2027	723.95	
09/16/2026	229149	BURNER ELECTRICAL SERVICE, INC	21			2,079.30	
101-4230-442.30-10	07/17/2026	CMP STE/SF:HYDRAULIC/FILT	33518		03/2027	593.00	
101-4240-442.30-10	07/15/2026	SLF:LEACHATE PUMPS,FLOATS	33512		03/2027	360.40	
301-9420-541.80-88	08/17/2026	CIP: DMV ELECTRIC WORK	33611		03/2027	1,125.90	
09/16/2026	229150	C&C EXTERMINATING	4523			70.00	
101-3310-433.50-70	09/09/2026	JAIL: EXTERMINATING	27156		03/2027	70.00	
09/16/2026	229151	CARTER MACHINERY CO., INC.	2346			26,702.41	
101-4241-442.54-11	08/30/2026	BCLF:ARTICULATE DUMP RENT	00790945		03/2027	16,714.50	
101-4241-442.30-10	08/11/2026	BCLF:HYDRAULIC SYSTM LOCK	2436683		03/2027	2,022.62	
101-4241-442.30-10	09/02/2026	BCLF:CAB DOOR/TRUCK ASSMB	2466557		03/2027	3,944.21	
101-4241-442.54-11	09/10/2026	BCLF: RENT WATER TRUCK	00796648		03/2027	4,021.08	
09/16/2026	229152	CHARM-TEX	4304			514.60	
101-3310-433.60-34	09/09/2026	JAIL: ADMISSION KITS, GEL	04591531N		03/2027	514.60	
09/16/2026	229153	TRACY L. CLATTERBUCK	3026			28.21	
101-8111-481.60-08	09/08/2026	P&CD:REIMBURS GAS/CTY VEH	9082026		03/2027	28.21	

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
09/16/2026	229154	CLOUDPERMIT INC.	6929			18,387.00	
101-8111-481.54-14	07/01/2026	P&CD:SOFTWARE SOLUTIONS	INV902283		03/2027	18,387.00	
09/16/2026	229155	COLONY TIRE CORPORATION	5122			1,750.00	
101-4241-442.30-10	08/18/2026	BCLF:TRUCK 10/TIRE REPLAC	136104978		03/2027	960.40	
101-4241-442.30-10	08/31/2026	BCLF: REPLACE TIRE/#7	136105335		03/2027	789.60	
09/16/2026	229156	COMCAST	2892			42.00	
101-3120-431.50-23	08/28/2026	SHERIFF: CABLE TV	299600630006880		03/2027	14.00	
101-3310-433.50-23	09/03/2026	JAIL: CABLE TV	299600630037471		03/2027	28.00	
09/16/2026	229157	CURB APPEAL COLLISION CENTER	6615			2,367.64	
101-3120-431.30-12	07/23/2026	SHERF:FENDER,DOOR REPAIR	7770		03/2027	2,367.64	
09/16/2026	229158	JAMES W. ELLIOTT	1975			2,044.20	
101-1221-412.30-03	09/01/2026	LGL SERV: ADVERTISE COSTS	09012026		03/2027	2,044.20	
09/16/2026	229159	FIRE & SAFETY EQUIPMENT CO INC	4194			1,510.00	
101-3230-432.60-04	09/04/2026	EMS: CARBON MONOXIDE	152801		03/2027	1,510.00	
09/16/2026	229160	THE FRAZIER QUARRY INC.	3504			2,457.18	
101-4241-442.60-40	08/31/2026	BCLF: STONE	09005260831		03/2027	2,457.18	
09/16/2026	229161	TREASURER, FREDERICK COUNTY	3152			1,221.60	
101-4241-442.60-16	09/03/2026	BCLF: SHRED TIRES	28730009		03/2027	1,221.60	
09/16/2026	229162	GALLS LLC	116			3,082.71	
101-3310-433.60-11	08/31/2026	JAIL:1000875876/SHRTS,PNT	036147761		03/2027	1,010.12	
101-3120-431.60-11	09/04/2026	SHERF:1000875876/PANTS	036197105		03/2027	186.18	
101-3310-433.60-10	09/02/2026	JAIL:1000875876/CLIP KEY	036174628		03/2027	7.86	
101-3120-431.60-11	09/03/2026	SHERF:1000875876/SHIRT	036188618		03/2027	68.00	
101-3120-431.60-11	09/02/2026	SHERF:1000875876/SWEATER	036174598		03/2027	71.69	
101-3120-431.60-10	08/31/2026	SHERF:1000875876/SPOTLIGH	036147780		03/2027	816.88	
101-2170-421.60-11	09/02/2026	BAILF:1000875876/SHIRTS	036174584		03/2027	209.67	
101-2170-421.60-11	09/02/2026	BAILF:1000875876/TROUSERS	036174620		03/2027	60.76	
101-3120-431.60-10	09/03/2026	SHERIFF: FLASHLIGHTS	036186985		03/2027	500.48	
101-3310-433.60-10	09/11/2026	JAIL: MACE	036256117		03/2027	151.07	
09/16/2026	229163	GRANITE TELECOMMUNICATIONS, LL	4950			2,224.87	
101-1251-412.50-23	09/01/2026	IT:762987252/PHONE	04193810		03/2027	2,224.87	
09/16/2026	229164	HARRISONBURG CENTER FOR HEALIN	7322			200.00	
101-3120-431.30-40	09/01/2026	SHERIFF: COUNSELING/RR	09012026		03/2027	200.00	
09/16/2026	229165	HOEHN PUBLIC HEALTH CONSULTING	7455			1,300.00	
101-2130-421.59-66	09/04/2026	ARC:UPDATES,EVALUATIONS	1223		03/2027	1,300.00	
09/16/2026	229166	HOLTZMAN OIL CORP	1167			11,215.28	
101-4241-442.60-08	09/02/2026	BCLF: FUEL	4604263		03/2027	1,082.70	

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101-4241-442.60-08		09/02/2026	BCLF: OFF ROAD DIESEL	4604415		03/2027	3,716.71
101-4241-442.60-08		09/10/2026	BCLF: VEHICLE FUEL	4609817		03/2027	4,050.16
101-4241-442.60-08		09/08/2026	BCLF: VEHICLE FUEL	4607099		03/2027	2,365.71
09/16/2026	229167	HOLTZMAN OIL CORPORATION	1872				33,362.13
101-4241-442.60-08		08/31/2026	BCLF: FUEL CARDS/AUGUST	13705		03/2027	9,473.92
101-3120-431.60-08		08/31/2026	SHERIFF:VEHICLE FUEL CARD	12399		03/2027	12,056.17
101-3121-431.60-08		08/31/2026	INVEST:VEHICLE FUEL CARD	12399		03/2027	1,525.88
101-3130-431.60-08		08/31/2026	CP:VEHICLE FUEL CARD	12399		03/2027	1,501.43
101-3310-433.60-08		08/31/2026	JAIL:VEHICLE FUEL CARD	12399		03/2027	2,310.26
101-3515-435.60-08		08/31/2026	AC:VEHICLE FUEL CARD	12399		03/2027	395.39
101-3510-435.60-08		08/31/2026	SHELTER:VEHICLE FUEL CARD	12399		03/2027	54.87
101-3230-432.60-08		08/31/2026	EMS:VEHICLE FUEL CARD	12399		03/2027	4,753.43
101-7110-461.60-08		08/31/2026	REC DEP:VEHICLE FUEL CARD	12399		03/2027	120.85
101-4320-443.60-08		08/31/2026	GEN PRO:VEHICLE FUEL CARD	12399		03/2027	336.53
101-8111-481.60-08		08/31/2026	P&CD:VEHICLE FUEL CARD	12399		03/2027	695.38
101-1211-412.60-08		08/31/2026	ADMIN:VEHICLE FUEL CARD	12399		03/2027	42.89
101-8150-481.60-08		08/31/2026	ECO DEV:VEHICLE FUEL CARD	12399		03/2027	41.91
101-1320-413.50-51		08/31/2026	REGISTR:VEHICLE FUEL CARD	12399		03/2027	53.22
09/16/2026	229168	HOLTZMAN PROPANE LC	3648				731.25
101-3310-433.30-10		09/02/2026	JAIL:WATER TANKS CLEANING	2938087		03/2027	731.25
09/16/2026	229169	HOODZ	5776				595.00
101-3310-433.30-10		09/10/2026	JAIL:CLEAN KITCHEN EXHAUST	957530		03/2027	595.00
09/16/2026	229170	J & C TOWING	4603				90.00
101-3120-431.30-12		09/04/2026	SHERIF:TOWING/142	1910		03/2027	90.00
09/16/2026	229171	JR'S TIRE CENTER, INC.	2541				20.00
101-3120-431.30-12		08/05/2026	SHERIFF:STATE INSPECT/142	269154		03/2027	20.00
09/16/2026	229172	KORMAN SIGNS, INC.	714				1,404.89
101-3240-432.58-43		09/10/2026	ECC: POSTS FOR SIGNS	418263		03/2027	1,404.89
09/16/2026	229173	LABELLA ASSOCIATES, D.P.C., P.	4873				3,281.85
101-4241-442.31-40		07/31/2026	BCLF: JULY ENGINEERING	313647		03/2027	1,567.85
101-4241-442.31-40		07/31/2026	BCLF:MONITORING,REPORTING	313646		03/2027	1,714.00
09/16/2026	229174	LIFE ENRICHMENT SERVICES, LLC	5353				4,400.00
205-6220-513.36-14		07/29/2026	CSA: CTS-C/JULY/MG	08726		03/2027	1,650.00
205-6220-513.36-14		07/28/2026	CSA: CTS-C/JULY/MW	05726		03/2027	2,750.00
09/16/2026	229175	LITTLE SCHOLARS ACADEMY OF RHA	7516				1,508.00
205-6220-513.36-14		08/30/2026	CSA: EDUCATION/AUG/TK	82026		03/2027	584.00
205-6220-513.36-14		08/02/2026	CSA: EDUCATION/JULY/TK	72026		03/2027	924.00
09/16/2026	229176	JAMES T LONG II	7207				145.92
101-3240-432.50-51		09/04/2026	ECC:REIMBURS MILE/JT/1150	9042026		03/2027	145.92
09/16/2026	229177	LOUDERBACK IMPLEMENT CO., INC.	622				80.78
101-4320-443.60-08		09/08/2026	GEN PROP: WEEDEATER FUEL	101904		03/2027	80.78

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09/16/2026	229178	LURAY COPY SERVICE, INC.	145				180.00
101-3510-435.30-20		06/05/2026	SHELTER:RECEIPT BOOKS	20615		03/2027	180.00
09/16/2026	229179	LURAY VOLUNTEER RESCUE SQUAD	317				7,041.68
101-3220-432.50-26		09/02/2026	VOL RESCUE:FEB,MAY,JUNE	02,05,06-2026		03/2027	7,041.68
09/16/2026	229180	LURAY VOLUNTEER RESCUE SQUAD	317				1,459.78
101-3220-432.50-26		09/08/2026	VOL RESCUE:REV RECOV/AUG	082026		03/2027	1,459.78
09/16/2026	229181	LUTHERAN FAMILY SERVICES OF VI	3224				8,594.70
205-6220-513.37-01		08/31/2026	CSA: GENERAL EDU/AUG/HC	0065407IN		03/2027	2,278.98
205-6220-513.37-01		08/31/2026	CSA:ADAPTVIE EDU/AUG/OG	0065408IN		03/2027	3,157.86
205-6220-513.37-01		08/31/2026	CSA:ADAPTVIE EDU/AUG/OG	0065409IN		03/2027	3,157.86
09/16/2026	229182	MINNESOTA LIFE (DSS)	6488				148.76
785-0000-207.20-02		09/18/2026	PAYROLL SUMMARY	20260918		03/2027	148.76
09/16/2026	229183	NUESYNERGY, INC.	5796				116.25
101-9120-541.20-03		09/09/2026	BENEFITS:FSA ADM FEE/AUG	271451		03/2027	116.25
09/16/2026	229184	OMSI LOCKBOX	6102				34.50
101-3310-433.60-34		09/11/2026	JAIL: INMATE CANTEEN ACCT	S50648916		03/2027	34.50
09/16/2026	229185	ONXMAPS INC	7583				2,099.79
101-3120-431.54-11		09/09/2026	SHERIF:ONX YEARLY LICENSE	8MEGX8SL0001		03/2027	2,099.79
09/16/2026	229186	PAGE CO-OP FARM BUREAU, INC.	175				2,205.69
101-3120-431.60-07		09/08/2026	SHERF:AREA 51 SUPPLIES	K63094		03/2027	50.77
101-3121-431.60-07		09/08/2026	INVEST: AREA 51 SUPPLIES	K63094		03/2027	50.77
101-3310-433.60-07		09/08/2026	JAIL: AREA 51 SUPPLIES	K63094		03/2027	50.78
101-3310-433.60-07		09/04/2026	JAIL: CONCRETE MIX	K62924		03/2027	9.99
101-3310-433.60-07		09/04/2026	JAIL: AIR FILTERS-AC	K62943		03/2027	85.94
101-3310-433.60-07		09/04/2026	JAIL:ELASTIC CRACK FILL	K62937		03/2027	13.49
101-3310-433.60-07		09/05/2026	JAIL:SUPPLS-SEAL PARKING	K62959		03/2027	80.04
101-3310-433.60-07		09/05/2026	JAIL:SUPPLS-SEAL PARKING	K62995		03/2027	192.41
101-3310-433.60-07		09/07/2026	JAIL:LINES IN PARKING LOT	K63019		03/2027	742.94
101-3310-433.60-07		09/07/2026	JAIL: DRIVEWAY SEALER	K63022		03/2027	119.96
101-3510-435.60-07		08/26/2026	SHELT:BIT SET,SCRUB BRUSH	K62294		03/2027	40.05
101-3310-433.60-07		09/08/2026	JAIL:MASK TAPE,SEALER	K63100		03/2027	176.92
101-3120-431.60-09		09/08/2026	SHERF:CHAIN & SAFETY SNAP	K63069		03/2027	30.87
101-4320-443.60-07		09/14/2026	GEN PROP:WASHR,NUT,HEXTAP	K63452		03/2027	3.01
101-4230-442.60-07		09/09/2026	COMP SITES: WEED KILLER	K63139		03/2027	17.99
101-4241-442.60-14		09/09/2026	BCLF: GAS CANS, MIX OIL	K63139		03/2027	73.97
101-3310-433.60-07		09/10/2026	JAIL:EBLOCK BATHRM SUPPLY	K63255		03/2027	68.38
101-2170-421.60-07		09/09/2026	BAILIFF: BATTERY/AED	K63155		03/2027	39.88
101-3120-431.60-07		09/09/2026	SHERIFF: PAINT & SUPPLIES	K63154		03/2027	108.41
101-3310-433.60-07		09/11/2026	JAIL: ROPE, CABLE TIES	K63330		03/2027	89.13
101-3310-433.60-07		09/10/2026	JAIL: TOILET	K63289		03/2027	159.99
09/16/2026	229187	PAGE MEMORIAL HOSPITAL	3898				16,305.05
101-3310-433.30-32		08/20/2026	JAIL: INMATE SERV/BW	PB80709590		03/2027	485.00

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101-3310-433.30-32	08/26/2026	JAIL: INMATE SERV/RK	369968649		03/2027	1,096.00
101-3310-433.30-32	08/17/2026	JAIL: INMATE SERV/WK	231905677		03/2027	6,738.05
101-3310-433.30-32	08/25/2026	JAIL: INMATE SERV/BW	225377982		03/2027	7,986.00
09/16/2026	229188	PAGE TIRE & LUBE	1162			60.08
101-3121-431.30-12	09/03/2026	INVEST: OIL CHANGE/129	36722		03/2027	60.08
09/16/2026	229189	PERFORMANCE FOODSERVICE-VIRGIN	4480			6,950.23
101-3310-433.60-05	09/03/2026	JAIL: JANITORIAL SUPPLIES	8008441		03/2027	1,009.68
101-3310-433.60-02	09/03/2026	JAIL: INMATE FOOD	8008443		03/2027	142.00
101-3310-433.60-02	09/03/2026	JAIL: INMATE FOOD	8008442		03/2027	5,798.55
09/16/2026	229190	REDWOOD TOXICOLOGY LABORATORY,	5522			1,040.32
101-2130-421.59-66	08/31/2026	ARC: DRUG TESTS	30696920268		03/2027	1,040.32
09/16/2026	229191	REED'S TIRE CENTER #1 INC.	887			130.00
101-4241-442.60-09	08/19/2026	BCLF: TIRE	065565		03/2027	130.00
09/16/2026	229192	RICOH USA INC	3999			2,265.48
101-1231-412.54-12	08/25/2026	COR: COPIER LEASE	43148/110257412		03/2027	382.50
101-1231-412.54-12	09/04/2026	COR: COPIER LEASE	00MN1/110276979		03/2027	1,882.98
09/16/2026	229193	RIVERSIDE FAMILY SUPPORT, LLC	5417			2,300.00
205-6220-513.36-14	07/31/2026	CSA:THERAPY MENTOR/JUL/DD	72026		03/2027	625.00
205-6220-513.36-14	05/31/2026	CSA:FAMILY THERPY/MAY/JS	52026		03/2027	600.00
205-6220-513.36-14	07/31/2026	CSA:FAMILY THERPY/JULY/BW	72026		03/2027	300.00
205-6220-513.36-14	01/31/2026	CSA:PARENT EVAL/RRP,AR	112025/122025		03/2027	400.00
205-6220-513.36-14	01/31/2026	CSA:PARENT EDU/JAN/VS	012026		03/2027	275.00
205-6220-513.36-14	05/31/2026	CSA:PARENT EDU/MAY/VS	52026		03/2027	100.00
09/16/2026	229194	ROBERTS OXYGEN COMPANY, INC.	2583			1,230.23
101-3230-432.60-04	08/31/2026	EMS:MEDICAL,THERAPY OXYGN	J39541		03/2027	104.70
101-3230-432.60-04	08/31/2026	EMS:MEDICAL,THERAPY OXYGN	J39542		03/2027	228.10
101-3230-432.60-04	09/08/2026	EMS: THERAPY OXYGEN	619350		03/2027	130.46
101-3230-432.60-04	08/31/2026	EMS:THERAPY,MEDICAL OXYGN	J39543		03/2027	229.20
101-3230-432.60-04	07/27/2026	EMS: MEDICAL OXYGEN	527403		03/2027	115.78
101-3230-432.60-04	07/27/2026	EMS:THERAPY,MEDICAL OXYGN	527674		03/2027	155.91
101-3230-432.60-04	09/08/2026	EMS: MEDICAL OXYGEN	619242		03/2027	133.04
101-3230-432.60-04	09/08/2026	EMS: MEDICAL OXYGEN	619266		03/2027	133.04
09/16/2026	229195	ROCKINGHAM COOPERATIVE	7323			39.99
101-3310-433.60-07	08/04/2026	JAIL: ADJUSTABLE WRENCH	23728		03/2027	39.99
09/16/2026	229196	SCHMIDT BAKING COMPANY	6767			340.92
101-3310-433.60-02	08/31/2026	JAIL: INMATE BREAD	3510726243018		03/2027	113.64
101-3310-433.60-02	09/03/2026	JAIL: INMATE BREAD	3510726246016		03/2027	113.64
101-3310-433.60-02	09/08/2026	JAIL: INMATE BREAD	3510726251002		03/2027	113.64
09/16/2026	229197	SHADE EQUIPMENT CO., INC	1817			505.00
101-4241-442.60-09	09/01/2026	BCLF: SNOW PLOW	445885		03/2027	505.00

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09/16/2026 101-3220-432.50-46	229198 09/08/2026	SHENANDOAH VOLUNTEER FIRE CO., VOL FIRE:REV RECOV/AUGUST	336 082026		03/2027	256.39 256.39
09/16/2026 101-4320-443.50-03	229199 09/04/2026	TOWN OF SHENANDOAH GEN PROP:WATER,SEWER,REFU	598 00400003101		03/2027	108.35 108.35
09/16/2026 101-4320-443.50-01 101-4320-443.50-01 101-4320-443.50-01	229200 09/10/2026 09/10/2026 09/10/2026	SHENANDOAH VALLEY ELECTRIC COO GEN PROP: POWER GEN PROP: POWER GEN PROP: POWER	3703 1014839008 1014839012 1014839007		03/2027 03/2027 03/2027	2,878.37 479.80 787.62 1,610.95
09/16/2026 205-6220-513.37-01 205-6220-513.37-01 205-6220-513.37-01 205-6220-513.37-01 205-6220-513.37-01 205-6220-513.37-01 205-6220-513.37-01 205-6220-513.37-01 205-6220-513.37-01 205-6220-513.37-01 205-6220-513.37-01 205-6220-513.37-01 205-6220-513.37-01 205-6220-513.37-01 205-6220-513.37-01 205-6220-513.37-01	229201 08/31/2026 08/31/2026 08/31/2026 08/31/2026 08/31/2026 08/31/2026 08/31/2026 08/31/2026 08/31/2026 08/31/2026 08/31/2026 08/31/2026 08/31/2026 08/31/2026 08/31/2026 08/31/2026	SHINEFORTH CSA:NEURO DAY SERV/AUG/JB CSA:NEURO DAY SERV/AUG/LB CSA:BEHAVIOR SUPP/AUG/LB CSA:BEHAVIOR SUPP/AUG/WC CSA:NEURO DAY SERV/AUG/WC CSA:NEURO DAY SERV/AUG/CF CSA:BEHAVIOR SUPP/AUG/CF CSA:GENRAL DAY EDU/AUG/KF CSA:NEURO DAY SERV/AUG/TG CSA:NEURO DAY SERV/AUG/CK CSA:BEHAVIOR SUPP/AUG/CK CSA:NEURO DAY SERV/AUG/JO CSA:BEHAVIOR SUPP/AUG/JO CSA:ELEM DAY SERV/AUG/DP CSA:BEHAVIOR SUPP/AUG/MP	3724 114880CL00001 114880CL00002 114880CL00003 114880CL00004 114880CL00005 114880CL00006 114880CL00007 114880CL00008 114880CL00009 114880CL00010 114880CL00011 114880CL00012 114880CL00013 114880CL00014 114880CL00015		03/2027 03/2027 03/2027 03/2027 03/2027 03/2027 03/2027 03/2027 03/2027 03/2027 03/2027 03/2027 03/2027 03/2027 03/2027 03/2027	52,170.28 3,876.18 3,876.18 2,751.84 3,783.78 3,876.18 2,466.66 2,407.86 3,307.48 3,876.18 3,876.18 3,876.18 3,439.80 3,876.18 3,095.82
09/16/2026 101-3220-432.50-19	229202 09/02/2026	STANLEY VOLUNTEER FIRE DEPARTM VOL FIRE:REV RECOV/JUNE	340 062026		03/2027	521.59 521.59
09/16/2026 101-3220-432.50-25 101-3220-432.50-25	229203 09/02/2026 09/08/2026	STANLEY VOLUNTEER RESCUE SQUAD VOL RES:REV RECOV VOL RES:REV RECOV/AUGUST	226 02,05,06-2026 82026		03/2027 03/2027	3,208.14 2,957.99 250.15
09/16/2026 210-8150-481.58-04	229204 09/11/2026	TOWN OF STANLEY TOURISM: ED GOOD SIGN	227 9112026		03/2027	638.89 638.89
09/16/2026 101-1253-412.60-01	229205 07/31/2026	STAPLES CREDIT PLAN PURCH:INK RIBBON,DRY ERAS	4087 7010818269		03/2027	81.86 81.86
09/16/2026 101-3310-433.30-32	229206 08/28/2026	SUNRISE MEDICAL LABORATORIES, JAIL: INMATE SERV/JF	4181 11327756		03/2027	161.20 161.20
09/16/2026 101-3310-433.54-11 101-3121-431.54-11 101-3120-431.54-11 101-3120-431.54-11	229207 09/01/2026 09/01/2026 09/01/2026 09/01/2026	THE SUPPLY ROOM COMPANIES JAIL: WATER COOLER RENTAL INVEST:WATER COOLER RENT SHERIF:WATER COOLER RENT SHERIF:WATER COOLER RENT	205 60359990 60359980 60360000 60360030		03/2027 03/2027 03/2027 03/2027	228.82 6.00 6.00 6.00 6.00

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #			CHECK AMOUNT	
ACCOUNT #		TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-2150-421.54-11		09/01/2026	JDR: WATER COOLER RENTAL	60360050		03/2027	6.00
101-2150-421.58-15		09/03/2026	JDR:KCUPS,CUPS,PLSTC KNIF	60397890		03/2027	168.92
101-3121-431.30-40		09/09/2026	INVEST: WATER	60435740		03/2027	29.90
09/16/2026	229208	TELEFLEX, LLC	4997				1,798.00
101-3230-432.60-04		09/09/2026	EMS: POWER DRIVER	9512147310		03/2027	598.00
101-3230-432.60-04		09/09/2026	EMS:NEEDLES,STABILIZERS	9512147309		03/2027	1,200.00
09/16/2026	229209	TREASURER OF PAGE COUNTY	5704				25.00
785-0000-207.20-01		09/18/2026	PAYROLL SUMMARY	20260918		03/2027	25.00
09/16/2026	229210	TREASURER OF VIRGINIA (DEQ)	1519				17,790.33
101-4240-442.58-44		09/01/2026	SLF: ANNUAL FEES	9000403		03/2027	1,471.00
101-4241-442.58-44		09/01/2026	BCLF: ANNUAL FEES	9000557		03/2027	13,407.33
101-8111-481.30-40		03/08/2021	P&CD:PERMIT/VIRGINIA ABC	342216		15/2026	756.00
101-8111-481.30-40		03/26/2021	P&CD:PERMIT/LURAY MEADOWS	342500		15/2026	952.00
101-8111-481.30-40		06/07/2023	P&CD:PERMIT/INCREAS ACRES	355957		15/2026	448.00
101-8111-481.30-40		12/22/2025	P&CD:PERMIT/PARKING FACIL	3001872		15/2026	756.00
09/16/2026	229211	TREVIPAY	7490				135.18
101-4241-442.60-05		09/02/2026	BCLF:AIR FRESHENER,PLUGIN	32C19726		03/2027	55.88
101-4241-442.60-14		09/02/2026	BCLF:WATER,GATORADE,BANDG	32C19726		03/2027	72.60
101-4241-442.60-14		09/03/2026	BCLF:DOG FOOD-LOOSE	8C3D40DC		03/2027	6.70
09/16/2026	229212	VACORP HYBRID DISABILITY PROGR	880				224.44
785-0000-207.20-02		09/18/2026	PAYROLL SUMMARY	20260918		03/2027	224.44
09/16/2026	229213	VACORP RISK MANAGEMENT	4545				630.00
101-9120-541.58-15		09/08/2025	BENEFITS:HEALTH INS CREDIT	982026		03/2027	630.00
09/16/2026	229214	VALIC	6000				115.00
785-0000-207.20-28		09/18/2026	PAYROLL SUMMARY	20260918		03/2027	115.00
09/16/2026	229215	VIRGINIA SHERIFF'S ASSOCIATION	416				5,192.00
101-3120-431.58-01		07/16/2026	SHERIFF: ANNUAL DUES	06252108		03/2027	2,920.00
101-3121-431.58-01		07/16/2026	INVEST: ANNUAL DUES	06252108		03/2027	289.00
101-3310-433.58-01		07/16/2026	JAIL: ANNUAL DUES	06252108		03/2027	1,983.00
09/16/2026	229216	WETLAND STUDIES AND SOLUTIONS,	3479				1,692.48
101-8140-481.30-40		09/07/2026	P&CD: VPDES SUPRT/ESC&SWM	9000371410		03/2027	1,692.48
09/16/2026	229217	WINCHESTER MEDICAL CENTER	4362				31.00
101-3310-433.30-32		08/22/2026	JAIL: INMATE SERVICE/BW	PB80709600		03/2027	31.00
09/16/2026	229219	ASIA MOTORS, INC	6775				97,385.00
101-3120-431.59-67		09/02/2026	CIP:2021 CHEVY TAHOE	26141		03/2027	38,795.00
101-3120-431.59-67		09/02/2026	CIP:2021 CHEVY TAHOE	26084		03/2027	39,795.00
101-3120-431.59-67		09/02/2026	CIP:2016 FORD EXPLORER	26281		03/2027	18,795.00
09/24/2026	229220	AARON'S AUTO SALES	7434				1,358.00
101-3310-433.30-12		09/18/2026	JAIL: BRAKES,ROTORS/149	081016		03/2027	916.00

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ACCOUNT #		TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-3310-433.30-12		09/18/2026	JAIL: BRAKES, OIL CHG/151	081017		03/2027	312.00
101-3310-433.30-12		09/18/2026	JAIL: OIL CHANGE/188	081020		03/2027	130.00
09/24/2026	229221	AMERICAN FAMILY LIFE ASSURANCE	270				2,818.89
785-0000-207.20-04		09/25/2026	PAYROLL SUMMARY	20260925		03/2027	2,818.89
09/24/2026	229222	ANTHEM BLUE CROSS BLUE SHIELD	6246				1,456.00
785-0000-207.20-01		09/25/2026	PAYROLL SUMMARY	20260925		03/2027	1,456.00
09/24/2026	229223	ANTHEM BLUE CROSS BLUE SHIELD	276				120,253.25
785-0000-207.20-01		09/25/2026	PAYROLL SUMMARY	20260925		03/2027	120,253.25
09/24/2026	229224	AUTOZONE INC.	2703				169.99
101-4241-442.60-09		09/22/2026	BCLF: BATTERY	02039504715		03/2027	169.99
09/24/2026	229225	BENJ. FRANKLIN PRINTING CO.	5101				1,375.10
101-1310-413.30-20		09/07/2026	REGISTRAR: ENVELOPES	48385		03/2027	1,375.10
09/24/2026	229226	BINGHAM ARS, INC.	6242				950.00
101-1212-412.30-02		09/16/2026	FINANCE: ARBITRAGE REBATE	18631		03/2027	950.00
09/24/2026	229227	BLUE RIDGE BANK	5127				40,955.91
201-5300-453.57-55		08/31/2026	DSS: AUG P CARD EXP	5329		03/2027	623.00
101-1212-412.50-54		08/31/2026	FIN: GRANT CERT/AS 1153	5329		03/2027	1,254.00
101-1212-412.58-01		08/31/2026	FIN: IFOM/NGMA MMBRSHIPS	5329		03/2027	1,394.00
101-1231-412.50-20		08/31/2026	COR: ENVELOPES	5329		03/2027	485.60
101-1231-412.54-14		08/31/2026	COR: ADOBE	5329		03/2027	287.88
101-1241-412.38-40		08/31/2026	TREAS: DMV STOPS	5329		03/2027	1,669.95
101-1241-412.50-20		08/31/2026	TREAS: CERTIFIED MAIL	5329		03/2027	14.71
101-1241-412.58-15		08/31/2026	TREAS: MAGNIFIER	5329		03/2027	24.95
101-1251-412.30-40		08/31/2026	IT: DROPBOX	5329		03/2027	119.88
101-1251-412.54-14		08/31/2026	IT: UATTEND	5329		03/2027	270.00
101-1253-412.60-01		08/31/2026	PURCH: BATTERY/CALCULATOR	5329		03/2027	245.71
101-1310-413.54-11		08/31/2026	EB: U-HAUL/ELECTION DAY	5329		03/2027	326.53
101-2130-421.59-66		08/31/2026	ARC: PARTICIPANT SUPPORTS	5329		03/2027	4,709.55
101-2130-421.59-67		08/31/2026	ARC: PARTICIPANT INCNTVS	5329		03/2027	300.00
101-2210-422.50-53		08/31/2026	CA: CONF LODG/CG 1151	5329		03/2027	1,395.12
101-2210-422.58-09		08/31/2026	CA: FAIR BOOTH SUPPLIES	5329		03/2027	639.00
101-3120-431.30-12		08/31/2026	SHERIFF: LOCKSMITH	5329		03/2027	128.40
101-3120-431.50-53		08/31/2026	SHER: TRAIN LODG/MEALS	5329		03/2027	1,250.21
101-3120-431.54-14		08/31/2026	SHER: QUICKEN/MOFT/ADOBE	5329		03/2027	191.67
101-3120-431.58-15		08/31/2026	SHER: K9 PUP PARTY SUPPLY	5329		03/2027	124.81
101-3120-431.60-05		08/31/2026	SHER: TP/LAUNDRY BAGS	5329		03/2027	41.59
101-3120-431.60-07		08/31/2026	SHER: WEED KILLER/HEATER	5329		03/2027	514.18
101-3120-431.60-08		08/31/2026	SHER: VEH FUEL/FC 1157	5329		03/2027	389.44
101-3120-431.60-09		08/31/2026	SHERIFF: VEHICLE KEYS	5329		03/2027	8.99
101-3120-431.60-10		08/31/2026	SHERIFF: CAUTION TAPE	5329		03/2027	19.99
101-3120-431.60-17		08/31/2026	SHERIFF: K9 SUPPLIES/FOOD	5329		03/2027	80.00
101-3120-431.60-28		08/31/2026	SHER: AMMO/TOOLBOX	5329		03/2027	1,024.98
101-3121-431.50-23		08/31/2026	INV:HIGHSPEEDLNK/STARLINK	5329		03/2027	287.00

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ACCOUNT #		TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-3121-431.50-53		08/31/2026	INV: FLOCK INCIDENT MEALS	5329		03/2027	122.43
101-3121-431.58-15		08/31/2026	INV: OFFICE CANDY/TAGS	5329		03/2027	163.30
101-3121-431.60-05		08/31/2026	INV: HOOKS/FEBREEZE/BAGS	5329		03/2027	68.93
101-3121-431.60-07		08/31/2026	INV: WEED KILLER/HEATER	5329		03/2027	514.18
101-3121-431.60-10		08/31/2026	INV: EVIDENCE BUBBLE WRAP	5329		03/2027	51.30
101-3130-431.50-76		08/31/2026	CP: NATL NIGHT OUT SUPPLY	5329		03/2027	5,589.67
101-3130-431.59-58		08/31/2026	CP:SUITS/RAD EQUIP/GRANT	5329		03/2027	2,550.00
101-3130-431.60-10		08/31/2026	CP:SUITS/TRAINING GUN	5329		03/2027	660.83
101-3230-432.50-53		08/31/2026	EMS: BILLING EDU LODGING	5329		03/2027	506.92
101-3230-432.58-77		08/31/2026	EMS: TRASH BAGS/CLEANER	5329		03/2027	97.45
101-3230-432.60-08		08/31/2026	EMS: VEHICLE FUEL/RB 1148	5329		03/2027	211.46
101-3240-432.59-70		08/31/2026	ECC: TRAINING/MC 1162	5329		03/2027	410.00
101-3240-432.59-71		08/31/2026	ECC: CONF REG/JL 1150	5329		03/2027	75.00
101-3310-433.30-32		08/31/2026	JAIL: INMATE MED SUPPLIES	5329		03/2027	286.15
101-3310-433.50-53		08/31/2026	JAIL: FAIR DRINKS/CANDY	5329		03/2027	231.38
101-3310-433.50-55		08/31/2026	JAIL: TOLL/EXTRADITION	5329		03/2027	4.70
101-3310-433.50-76		08/31/2026	JAIL: FAIR QR CODE	5329		03/2027	1.95
101-3310-433.58-15		08/31/2026	JAIL: BATTERIES/TENT	5329		03/2027	165.08
101-3310-433.60-02		08/31/2026	JAIL: INMATE FOOD/DRINKS	5329		03/2027	427.22
101-3310-433.60-05		08/31/2026	JAIL: FLOOR ROTARY MACHNE	5329		03/2027	2,695.72
101-3310-433.60-07		08/31/2026	JAIL: WEED KILLER/HEATER	5329		03/2027	1,335.03
101-3310-433.60-34		08/31/2026	JAIL:INMATE GLASSES/PANTS	5329		03/2027	938.88
101-3510-435.54-14		08/31/2026	SHELTER: SHELTERLUV SUBSC	5329		03/2027	16.00
101-3510-435.60-02		08/31/2026	SHELTER: ANIMAL FOOD	5329		03/2027	52.48
101-3510-435.60-05		08/31/2026	SHELTER: CART/VACUUM	5329		03/2027	396.48
101-4241-442.50-20		08/31/2026	BCLF: POSTAGE	5329		03/2027	20.00
101-4320-443.54-14		08/31/2026	REC: GOOGLE SUBSCRIPTION	5329		03/2027	13.99
101-7110-461.60-11		08/31/2026	REC: REF SHOES	5329		03/2027	109.95
101-7110-461.60-13		08/31/2026	REC: SOCCER GOALS/NETS	5329		03/2027	1,041.84
101-8111-481.50-53		08/31/2026	P&CD: CONF LODGING/JH1167	5329		03/2027	210.83
101-8111-481.50-54		08/31/2026	P&CD: CONF REG/JH 1167	5329		03/2027	125.00
101-8111-481.54-14		08/31/2026	P&CD:TRANSCRIPTION SOFTWR	5329		03/2027	20.00
101-8111-481.60-23		08/31/2026	P&CD: LIGHT METER	5329		03/2027	276.72
101-8150-481.50-20		08/31/2026	ECON DEV: POSTAGE	5329		03/2027	152.20
101-9120-541.38-41		08/31/2026	HR: BACKGROUND CHECKS	5329		03/2027	80.00
210-8150-481.30-69		08/31/2026	TOT: PARK PASS/CART/LABEL	5329		03/2027	192.13
210-8150-481.50-20		08/31/2026	TOT: ENVELOPES	5329		03/2027	64.66
210-8150-481.54-11		08/31/2026	TOT: STORAGE RENTAL	5329		03/2027	180.00
210-8150-481.54-14		08/31/2026	TOT: DROPBOX/ADOBE	5329		03/2027	274.87
301-9420-541.80-81		08/31/2026	CIP: EMS TREADMILL	5329		03/2027	2,442.09
301-9420-541.80-88		08/31/2026	CIP: DMV EQUIP/CHAIR	5329		03/2027	357.95
09/24/2026	229228	BLUE 360 MEDIA, LLC	4665				112.95
101-3310-433.60-12		08/29/2026	CIR CT JDG: LAW BOOKS	IN2607290710		03/2027	112.95
09/24/2026	229229	BOUND TREE MEDICAL, LLC	3669				1,327.21
101-3230-432.60-04		09/21/2026	EMS: MEDICAL SUPPLIES	86363369		03/2027	1,032.25
101-3230-432.60-04		08/25/2026	EMS: MEDICAL SUPPLIES	86330938		03/2027	599.46
101-3230-432.60-04		09/03/2026	EMS: CREDIT/NEEDLELESS IV	70382388		03/2027	304.50-
09/24/2026	229230	BRIGHTSPEED	5802				1,006.73
101-2191-421.50-23		09/06/2026	MAGIST:430001354112/PHONE	7000004659		03/2027	93.19

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ACCOUNT #		TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-1251-412.50-23		09/12/2026	IT:430001373929/PHONES	7000013264		03/2027	662.57
101-3121-431.50-23		09/09/2026	INVEST:440001460384/PHONE	320350482		03/2027	250.97
09/24/2026	229231	BURNER ELECTRICAL SERVICE, INC	21				807.80
101-3230-432.59-89		08/24/2026	EMS:INSTALL CIRCUIT/DRYER	33633		03/2027	807.80
09/24/2026	229232	BURNER ELECTRICAL SERVICE, INC	21				40.80
101-0000-313.03-08		09/18/2026	P&CD:REFUND/ELEC PERMIT	04076		03/2027	40.80
09/24/2026	229233	CHARLES A. BUTLER, JR.	3697				120.00
101-1221-412.31-21		08/27/2026	LGL SERV:CRT APPT ATTY/DB	9670187		03/2027	120.00
09/24/2026	229234	CARTER MACHINERY CO., INC.	2346				15,651.17
101-4241-442.60-09		09/15/2026	BCLF:NEW BUCKET/21QY462	067604		03/2027	11,200.00
101-4241-442.30-10		09/14/2026	BCLF:OIL ENGINE SENSOR	2475006		03/2027	658.94
101-4241-442.30-10		09/21/2026	BCLF:PM3,BOTTOM GUARD/963	2481456		03/2027	3,207.95
101-4241-442.30-10		09/21/2026	BCLF:REPLAC CARRIER ROLER	2480707		03/2027	584.28
09/24/2026	229235	COMCAST	2892				673.54
101-2191-421.50-23		08/14/2026	MAGISTRATE: CABLE TV	299600630048551		03/2027	145.72
101-1251-412.50-23		09/10/2026	IT: INTERNET	299600630050979		03/2027	285.02
101-3230-432.58-77		09/13/2026	EMS: INTERNET	299600650130768		03/2027	242.80
09/24/2026	229236	COMMONWEALTH OF VIRGINIA	4621				582.50
785-0000-207.30-00		09/25/2026	PAYROLL SUMMARY	20260925		03/2027	582.50
09/24/2026	229237	COMMONWEALTH OF VIRGINIA	7336				157.00
785-0000-207.30-00		09/25/2026	PAYROLL SUMMARY	20260925		03/2027	157.00
09/24/2026	229238	CORRECTIONAL PEACE OFFICERS FO	2605				2.50
785-0000-207.20-12		09/25/2026	PAYROLL SUMMARY	20260925		03/2027	2.50
09/24/2026	229239	FIRE & SAFETY EQUIPMENT CO INC	4194				6,444.00
101-3230-432.59-60		07/02/2026	EMS: SHIELDS, HOODS	150955		03/2027	6,344.00
101-3230-432.60-04		07/02/2026	EMS:SPRNG LOD WINDW PUNCH	150952		03/2027	100.00
09/24/2026	229240	FRONTLINE FOCUS LLC	7131				64,170.00
101-4241-442.30-40		09/05/2026	BCLF:REMOVE EXPOSED WASTE	0655		03/2027	4,960.00
101-4241-442.30-40		09/05/2026	BCLF: PREP SLOPES/SEEDING	0657		03/2027	1,760.00
301-9420-541.80-23		09/05/2026	CIP: HYDRO-SEEDING	0657		03/2027	57,450.00
09/24/2026	229241	GALLS LLC	116				1,211.46
101-3120-431.60-11		09/10/2026	SHERIF:1000875876/BOOTS	036243450		03/2027	165.81
101-3310-433.60-10		09/14/2026	JAIL:1000875876/BATON,BEL	036278495		03/2027	465.30
101-3310-433.60-10		09/14/2026	JAIL:1000875876/BELTS	036278492		03/2027	414.93
101-3130-431.60-11		09/14/2026	CP:1000875876/SHIRT	036278485		03/2027	165.42
09/24/2026	229242	GRAFTON SCHOOL, INC.	1721				12,267.20
205-6220-513.37-01		08/31/2026	CSA:TRETMNT,THRPY/AUG/CK	9148		03/2027	6,334.00
205-6220-513.37-01		08/31/2026	CSA:TREATMENT/AUG/CD	4348735		03/2027	5,933.20

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09/24/2026	229243	HARRISONBURG CENTER FOR HEALIN	7322				175.00
101-3120-431.30-40		09/10/2026	SHERIFF: COUNSELING/RR	09102026		03/2027	175.00
09/24/2026	229244	THE HARTFORD	4524				43,495.00
101-3220-432.50-33		08/10/2026	VOL FIRE/RESC:INS POLICY	17213639		03/2027	43,495.00
09/24/2026	229245	HAWK SECURITY SYSTEMS, INC.	3713				295.00
101-3230-432.58-77		09/15/2026	EMS:TRBLSHT ADC COMMUNICA	1726371		03/2027	295.00
09/24/2026	229246	HENRY & WILLIAM EVANS	1714				21,177.00
205-6220-513.36-02		08/14/2026	CSA:RM&BRD,SUPVSN,SERV/NB	26806		03/2027	4,650.00
205-6220-513.36-02		08/14/2026	CSA:RM&BRD,SUPVSN,SERV/NB	26805		03/2027	4,650.00
205-6220-513.36-02		05/31/2026	CSA:RM&BRD,MAY&JUNE26/NB	26797		15/2026	6,771.00
205-6220-513.36-02		05/31/2026	CSA:RM&BRD,MAY&JUNE26/NB	26798		15/2026	5,106.00
09/24/2026	229247	HOLTZMAN PROPANE LC	3648				11,184.78
101-3120-431.30-10		09/10/2026	SHERIFF:INSTALL GAS LINES	2926628		03/2027	3,728.26
101-3121-431.30-10		09/10/2026	INVEST:INSTALL GAS LINES	2926628		03/2027	3,728.26
101-3310-433.30-10		09/10/2026	JAIL:INSTALL GAS LINES	2926628		03/2027	3,728.26
09/24/2026	229248	HUFFY'S ROLLBACK & WRECKER SER	803				2,263.40
101-3230-432.30-12		06/23/2026	EMS: BRAKES/ROTORS/6937	65432		03/2027	520.37
101-3230-432.30-12		07/14/2026	EMS: OIL CHANGE/5204	65594		03/2027	181.09
101-4320-443.30-12		07/07/2026	GEN PROP:VEH INSPECT/5781	65528		03/2027	20.00
101-4320-443.30-12		07/21/2026	GEN PROP: PLUG TIRE/7350	65651		03/2027	100.80
101-4320-443.30-12		08/04/2026	GEN PROP: OIL CHANGE/0994	65749		03/2027	93.50
101-4320-443.30-12		08/06/2026	GEN PROP: BATTERY/2369	65760		03/2027	427.91
101-4320-443.30-12		08/07/2026	GEN PROP:CK FOR MISS/0394	65762		03/2027	90.00
101-4320-443.30-12		06/30/2026	GEN PROP: TOW/REPAIR/2369	65485		03/2027	637.64
101-4320-443.30-12		06/16/2026	GEN PROP:REPLCE BULB/0994	65389		03/2027	17.09
101-4320-443.30-12		06/08/2026	GEN PROP:INSP PREV MAINT	65328		03/2027	175.00
09/24/2026	229249	J & C TOWING	4603				1,516.20
101-3121-431.30-12		09/09/2026	INVEST:TOW/CASE #26090584	1920		03/2027	1,100.00
101-1241-412.30-40		09/15/2026	TREAS:IMPOUND VEH/4695	1935		03/2027	70.00
101-3120-431.30-12		09/16/2026	SHERIFF: TOW & REPAIR/172	1941		03/2027	271.20
101-3120-431.30-12		09/11/2026	SHERIFF: TOW VEHICLE/171	1930		03/2027	75.00
09/24/2026	229250	JACKSON-FEILD HOMES	1733				4,893.00
205-6220-513.36-04		08/31/2026	CSA:SPECIAL EDU/AUG/JS	1521365		03/2027	4,893.00
09/24/2026	229251	JR'S TIRE CENTER, INC.	2541				652.25
101-3130-431.30-12		09/11/2026	CP:INSPECTION/156	264222		03/2027	20.00
101-3515-435.30-12		09/09/2026	AC: OIL CHANGE/160	264096		03/2027	95.45
101-3120-431.30-12		09/11/2026	SHERF:BRAKES,ROTORS/181	264163		03/2027	536.80
09/24/2026	229252	LANGUAGE LINE SERVICES	1388				155.68
101-3240-432.50-23		08/31/2026	ECC: INTERPRETATION	12023927		03/2027	155.68
09/24/2026	229253	LAWMEN SUPPLY COMPANY OF NEW J	7584				1,550.56
101-3120-431.60-10		09/14/2026	SHERF:SIMUNITION ROUNDS	INV2642128		03/2027	1,550.56

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09/24/2026	229254	LIFE ENRICHMENT SERVICES, LLC	5353			3,100.00
205-6220-513.36-14	08/30/2026	CSA: CTS-C/AUG/MW	024826		03/2027	2,150.00
205-6220-513.36-14	08/26/2026	CSA: CTS-C/AUG/MG	010826		03/2027	950.00
09/24/2026	229255	LOUDERBACK IMPLEMENT CO., INC.	622			161.56
101-4320-443.60-08	09/16/2026	GEN PROP: MIXING OIL	102029		03/2027	161.56
09/24/2026	229256	LURAY FIRE DEPARTMENT	316			4,000.00
210-8150-481.58-06	09/08/2026	TOURSIM:125TH ANN PROMOTN	100		03/2027	4,000.00
09/24/2026	229257	MINNESOTA LIFE	257			286.71
785-0000-207.20-02	09/25/2026	PAYROLL SUMMARY	20260925		03/2027	286.71
09/24/2026	229258	MYERS FORD CO., INC.	815			4,951.83
101-3230-432.30-12	09/08/2026	EMS: ENGINE REPAIR/2213	6084451		03/2027	4,951.83
09/24/2026	229259	NORTHERN ELECTRICAL	5624			225.00
101-3120-431.30-10	09/16/2026	SHERIF:CIRCUIT REPAIR	4823		03/2027	225.00
09/24/2026	229260	OFF DUTY MANAGEMENT, INC.	7350			975.00
101-3220-432.50-75	09/10/2026	VOL FIRE/RES:SCHOOL SECUR	INV400196		03/2027	325.00
101-3220-432.50-75	09/10/2026	VOL FIRE/RES:SCHOOL SECUR	INV400195		03/2027	325.00
101-3220-432.50-75	09/17/2026	VOL FIRE/RES:SCHOOL SECUR	INV403951		03/2027	325.00
09/24/2026	229261	ONEMAIN FINANCIAL GROUP, LLC	7214			219.09
785-0000-207.31-00	09/25/2026	PAYROLL SUMMARY	20260925		03/2027	219.09
09/24/2026	229262	PAGE CO-OP FARM BUREAU, INC.	175			1,361.58
101-3310-433.60-07	09/14/2026	JAIL:FLOOR ADHESIV,TROWEL	K63516		03/2027	112.72
101-3120-431.60-09	09/16/2026	SHERF: KEY,KEY CAPS	K63667		03/2027	6.36
101-3310-433.60-07	09/14/2026	JAIL:PAINT SUPPLIES-FENCE	K63453		03/2027	39.60
101-3310-433.60-07	09/17/2026	JAIL: AIR CONDITIONER	K63771		03/2027	449.99
101-3310-433.60-07	09/16/2026	JAIL: DRIVEWAY SEALER	K63639		03/2027	719.80
101-4320-443.60-07	09/15/2026	GEN PROP: GLUE, DOOR STOP	K63602		03/2027	24.27
101-3310-433.60-07	09/19/2026	JAIL: WALL PLATES	K63906		03/2027	8.84
09/24/2026	229263	PAGE COUNTY HEALTH DEPARTMENT	402			61,045.50
101-5110-451.50-65	09/15/2026	HLTH DEPT:CONTRIBUTION/Q2	9152026		03/2027	61,045.50
09/24/2026	229264	PAGE MEMORIAL HOSPITAL	3898			3,737.00
101-3310-433.30-32	09/02/2026	JAIL:INMATE MEDICAL/RH	VH7110084379100		03/2027	3,403.00
101-3310-433.30-32	09/02/2026	JAIL: INMATE MEDICAL/RH	PB81196370		03/2027	334.00
09/24/2026	229265	PAGE TIRE & LUBE	1162			247.45
101-3120-431.30-12	08/25/2026	SHERF: STATE INSPECT/110	36553		03/2027	20.00
101-3120-431.30-12	08/27/2026	SHERF:OIL CHANG,TIRE ROT	36604		03/2027	187.45
101-3121-431.30-12	08/28/2026	INVEST: STATE INSPECT/150	36650		03/2027	20.00
101-3120-431.30-12	08/28/2026	SHERF: STATE INSPECT/169	36649		03/2027	20.00
09/24/2026	229266	PERFORMANCE FOODSERVICE-VIRGIN	4480			13,509.68
101-3310-433.60-02	09/17/2026	JAIL: INMATE FOOD	8023327		03/2027	5,654.88

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101-3310-433.60-02	09/17/2026	JAIL: INMATE FOOD	8023328		03/2027	71.00
101-3310-433.60-05	09/17/2026	JAIL: JANITORIAL SUPPLIES	8023326		03/2027	646.19
101-3310-433.60-02	09/10/2026	JAIL: INMATE FOOD	8015761		03/2027	6,145.10
101-3310-433.60-02	09/10/2026	JAIL: INMATE FOOD	8015763		03/2027	123.92
101-3310-433.60-05	09/10/2026	JAIL: JANITORIAL SUPPLIES	8015762		03/2027	868.59
09/24/2026	229267	PITNEY BOWES GLOBAL FINANCIAL	2788			173.76
101-2120-421.54-12	09/10/2026	GDC: POSTAGE MACHINE	3323176481		03/2027	173.76
09/24/2026	229268	QUEEN CITY CREATIVE, LLC	4742			1,210.00
210-8150-481.30-30	09/16/2026	TOURISM: SVTG TRUCK AD	PC091626		03/2027	1,210.00
09/24/2026	229269	RICOH USA INC	3999			643.03
101-3240-432.54-12	09/03/2026	ECC: COPIER LEASE	00MN3/110272109		03/2027	526.68
101-2191-421.54-12	09/03/2026	MAGISTRATE/COPIER LEASE	00MN6/110272110		03/2027	116.35
09/24/2026	229270	RIVERSIDE FAMILY SUPPORT, LLC	5417			1,125.00
205-6220-513.36-14	08/31/2026	CSA:FAMILY THERAPY/AUG/BW	82026		03/2027	600.00
205-6220-513.36-14	08/31/2026	CSA:FAMILY THERAPY/AUG/KG	82026		03/2027	300.00
205-6220-513.36-14	08/31/2026	CSA:THERAPY MENTOR/AUG/DD	82026		03/2027	225.00
09/24/2026	229271	ROCKINGHAM COUNTY TREASURER	2813			1,405.00
101-3240-432.58-43	09/10/2026	ECC: ROADSIDE SIGNS	3945		03/2027	1,405.00
09/24/2026	229272	RSW REGIONAL JAIL	4765			2,037.55
101-3310-433.30-40	09/10/2026	JAIL: INMATE HOUSING/AUG	202626		03/2027	2,035.00
101-3310-433.30-32	09/10/2026	JAIL: INMATE MEDS/AUG	202626		03/2027	2.55
09/24/2026	229273	SCHMIDT BAKING COMPANY	6767			227.28
101-3310-433.60-02	09/14/2026	JAIL: INMATE BREAD	3510726257013		03/2027	113.64
101-3310-433.60-02	09/11/2026	JAIL: INMATE BREAD	3510726254014		03/2027	113.64
09/24/2026	229274	SHENANDOAH VOLUNTEER FIRE CO.,	336			27,500.00
101-3220-432.50-67	09/14/2026	VOL FIRE:FY27 CONTRIB/Q1	092026/Q1		03/2027	27,500.00
09/24/2026	229275	SHENANDOAH VALLEY ELECTRIC COO	3703			3,894.44
101-4320-443.50-01	08/28/2026	GEN PROP: POWER	1007719001		03/2027	3,692.95
101-3121-431.50-01	09/10/2026	INVEST: POWER	1007718002		03/2027	79.77
101-4230-442.50-01	09/18/2026	CMP STE/SF: POWER	1014839003		03/2027	56.50
101-4230-442.50-01	09/18/2026	CMP STE/SF: POWER	1014839002		03/2027	65.22
09/24/2026	229276	SHINEFORTH	3724			14,542.94
205-6220-513.37-01	08/31/2026	CSA:ELEM DAY SERV/AUG/MP	114880CL00016		03/2027	3,876.18
205-6220-513.37-01	08/31/2026	CSA:GEN DAY SERV/AUG/DR	114880CL00017		03/2027	3,006.80
205-6220-513.37-01	08/31/2026	CSA:ELEM DAY SERV/AUG/BS	114880CL00018		03/2027	3,876.18
205-6220-513.37-01	08/31/2026	CSA:BEHAVIOR SUPP/AUG/BS	114880CL00019		03/2027	3,783.78
09/24/2026	229277	SKYLINE PAINT & HARDWARE	3784			34.09
101-4241-442.60-07	09/03/2026	BCLF:SCREEN REPAIR	2UHB2		03/2027	7.99
101-4241-442.60-14	09/21/2026	BCLF: BUILDING KEYS	4W53A		03/2027	26.10

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09/24/2026	229278	STEVE'S AUTOMOTIVE & TOWING	2009				275.00
101-3230-432.30-12		09/02/2026	EMS: TOW VEHICLE/2713	1370		03/2027	275.00
09/24/2026	229279	SUNRISE MEDICAL LABORATORIES,	4181				76.86
101-3310-433.30-32		08/31/2026	JAIL: INMATE SERV/MR,RK	P113083126		03/2027	76.86
09/24/2026	229280	SUPERIOR PLUS PROPANE	6924				109.82
101-4240-442.54-11		09/09/2026	SLF: PROPANE-FLARE SYSTEM	38691774		03/2027	109.82
09/24/2026	229281	THE SUPPLY ROOM COMPANIES	205				226.33
101-3310-433.30-40		09/16/2026	JAIL: WATER	60485020		03/2027	134.55
101-4230-442.54-11		09/23/2026	CMP STE/SH:WATER COOL REN	60360020		03/2027	6.00
101-4230-442.54-11		09/01/2026	CMP STE/SF:WATER COOL REN	60360040		03/2027	6.00
101-4241-442.54-11		09/01/2026	BCLF:WATER COOL RENT X2	60359960		03/2027	19.98
101-2120-421.58-15		09/16/2026	GDC: WATER	60489250		03/2027	59.80
09/24/2026	229282	JACQUELINE BANKS SWEET-DAY	7517				125.62
205-6220-513.36-14		06/30/2026	CSA: REIMBURSE CLOTHES/TK	6302026		15/2026	125.62
09/24/2026	229283	CLIFTON ROY THOMAS	6223				69.48
101-3121-431.50-53		08/18/2026	INVEST: MEALS/1168	8182026		03/2027	39.40
101-3121-431.60-08		08/18/2026	INVEST: FUEL/1168	8182026		03/2027	30.08
09/24/2026	229284	TK ELEVATOR	648				100.00
101-4320-443.30-40		09/04/2026	GEN PROP: ELEVATOR MAINT	4800144713		03/2027	100.00
09/24/2026	229285	TREASURER OF PAGE COUNTY	811				655.62
785-0000-207.31-00		09/25/2026	PAYROLL SUMMARY	20260925		03/2027	655.62
09/24/2026	229286	TREASURER OF PAGE COUNTY	5260				161.49
101-3230-432.50-54		09/25/2026	PAYROLL SUMMARY	20260925		03/2027	161.49
09/24/2026	229287	TREASURER OF PAGE COUNTY	5704				2,031.16
785-0000-207.20-01		09/25/2026	PAYROLL SUMMARY	20260925		03/2027	2,031.16
09/24/2026	229288	TREASURER OF VIRGINIA (DCSE)	3066				120.00
785-0000-207.30-00		09/25/2026	PAYROLL SUMMARY	20260925		03/2027	120.00
09/24/2026	229289	TREVIPAY	7490				377.16
101-4320-443.60-05		09/17/2026	GEN PROP:CLEANER,DISINFEC	F370659C		03/2027	35.39
101-4241-442.60-14		09/09/2026	BCLF: ICE	E53534CF		03/2027	9.32
101-4241-442.60-14		09/18/2026	BCLF: ICE	7BFEB941		03/2027	9.32
101-4241-442.60-05		09/18/2026	BCLF: CLEANING SUPPLIES	8E295348		03/2027	54.34
101-4241-442.60-07		09/18/2026	BCLF:PAINT,TAPE,MARKERS,	8E295348		03/2027	54.49
101-4241-442.60-14		09/18/2026	BCLF: GATGRADE.WATER	8E295348		03/2027	50.91
101-3230-432.58-77		09/21/2026	EMS:LAUNDRY SUPPLIES	5F9FFD73		03/2027	88.64
101-4320-443.60-05		09/21/2026	GEN PROP:LAUNDRY,JANITOR	2A5D01C1		03/2027	74.75
09/24/2026	229290	TRUCK & EQUIPMENT CORP.	2581				281.39
101-4241-442.60-09		09/09/2026	BCLF: FILTERS,RESISTOR	01P17727502		03/2027	281.39

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09/24/2026	229291	UNITED WAY OF NORTHERN SHEN VA	1556				1.00
785-0000-207.20-12		09/25/2026	PAYROLL SUMMARY	20260925		03/2027	1.00
09/24/2026	229292	VACORP HYBRID DISABILITY PROGR	880				699.17
785-0000-207.20-02		09/25/2026	PAYROLL SUMMARY	20260925		03/2027	699.17
09/24/2026	229293	VACORP RISK MANAGEMENT	4545				56,716.75
101-9120-541.20-09		09/01/2026	BENEFITS: WORKERS COMP	118579		03/2027	56,716.75
09/24/2026	229294	VALIC	1231				2,707.50
785-0000-207.20-28		09/25/2026	PAYROLL SUMMARY	20260925		03/2027	2,707.50
09/24/2026	229295	VALLEY FAMILY SUPPORT SERVICES	5112				825.00
205-6220-513.36-14		08/01/2026	CSA: PARENT EDU/AUG	6394		03/2027	825.00
09/24/2026	229296	VALLEY URGENT CARE & OCCUPATIO	5813				155.00
101-9120-541.30-50		09/16/2026	BENEFITS: EMP DRUG SCREEN	11942		03/2027	155.00
09/24/2026	229297	XEROX CORPORATION	1799				91.38
101-2120-421.54-12		09/05/2026	GDC: COPIER LEASE	026293668		03/2027	29.32
101-2120-421.54-12		09/05/2026	GDC: COPIER LEASE	026293667		03/2027	62.06
09/30/2026	229298	ADVANCE AUTO PARTS	2956				335.18
101-3310-433.60-09		09/17/2026	JAIL:WINDOW MOTOR/REGULTR	7804626023317		03/2027	150.37
101-3121-431.60-09		12/02/2022	INVEST: RETURN BATTERY	7804233624761		03/2027	138.57
101-3121-431.60-09		09/16/2024	INVEST: BATTERY CORE	7804426020505		03/2027	44.00
101-3120-431.60-09		01/20/2025	SHERIFF: JUMP BOX	7804502034220		03/2027	126.00
101-3120-431.60-09		04/07/2026	SHERIFF: HEADLIGHT, FLUID	7804609735568		03/2027	41.55
101-3120-431.60-09		05/22/2026	SHERIFF: WIPER BLADES	7804614236870		03/2027	41.72
101-3120-431.60-09		06/30/2026	SHER: BULBS, REFRIGERANT	7804618120992		03/2027	71.30
101-3310-433.60-07		08/17/2026	JAIL: 2 CYCLE OIL	7804622941342		03/2027	11.06
101-3120-431.60-07		08/20/2026	SHERIFF: BULBS	7804623222429		03/2027	47.32
101-3130-431.60-07		08/24/2026	CP: WATERPROOF SANDPAPER	7804623622565		03/2027	6.89
101-3310-433.60-07		08/26/2026	JAIL: TOWEL MAGNET	7804623839802		03/2027	21.54
09/30/2026	229299	AMERICAN FAMILY LIFE ASSURANCE	6001				30.21
785-0000-207.20-04		10/02/2026	PAYROLL SUMMARY	20261002		04/2027	30.21
09/30/2026	229300	AIR QUALITY SYSTEMS, INC.	4925				1,150.00
101-4320-443.30-40		09/16/2026	GEN PROP: PREV MAINT	13692		03/2027	1,150.00
09/30/2026	229301	WILLIAM N. AMONETTE	5022				104.00
101-9120-541.20-06		09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	104.00
09/30/2026	229302	ANTHEM BLUE CROSS BLUE SHIELD	6246				17,511.50
785-0000-207.20-01		10/02/2026	PAYROLL SUMMARY	20261002		04/2027	17,511.50
09/30/2026	229303	MARY ANN ARRINGTON	645				120.00
101-9120-541.20-06		09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	120.00

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09/30/2026	229304	ATLANTIC ELECTION SERVICES, IN	1956				4,172.49
101-1310-413.30-20		07/06/2026	ELEC BRD: BALLOTS	990		03/2027	4,172.49
09/30/2026	229305	AUTOZONE INC.	2703				101.75
101-3310-433.60-09		09/26/2026	JAIL: VEH DETAILER,TOWELS	02039506679		03/2027	23.26
101-3120-431.60-09		09/25/2026	SHER: LICENSE PLATE COVER	02039506221		03/2027	56.15
101-3515-435.60-09		09/17/2026	AC: WASHER FLUID/124	02039502433		03/2027	7.34
101-3515-435.60-09		09/21/2026	AC: WIPER BLADE/124	02039504619		03/2027	15.00
09/30/2026	229306	BLUE TO GOLD LLC	7585				675.00
101-3120-431.50-54		09/15/2026	SHERIFF: BOOKS/FC	B2GWCV224815		03/2027	225.00
101-3120-431.50-54		09/15/2026	SHERIFF: BOOKS/MM	B2GWCV224796		03/2027	450.00
09/30/2026	229307	BOUND TREE MEDICAL, LLC	3669				2,822.85
101-3230-432.60-04		09/23/2026	EMS: MEDICAL SUPPLIES	86366785		03/2027	1,638.15
101-3230-432.60-04		09/23/2026	EMS: MEDICAL SUPPLIES	86366786		03/2027	83.94
101-3230-432.60-42		09/28/2026	EMS: MEDICAL SUPPLIES	86371632		03/2027	1,100.76
09/30/2026	229308	BRIGHTSPEED	5802				384.94
101-3510-435.50-23		09/10/2026	SHELTER:460001507337/PHON	310403127		03/2027	251.98
101-3121-431.50-23		09/19/2026	INVEST:460001536197/PHONE	310292447		03/2027	43.02
101-3120-431.50-23		09/19/2026	SHERF:460001536241/PHONE	310221329		03/2027	89.94
09/30/2026	229309	JOYCE BURKE	371				104.00
101-9120-541.20-06		09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	104.00
09/30/2026	229310	FAITH CARLSON	4141				20.00
101-9120-541.20-06		09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	20.00
09/30/2026	229311	CHARM-TEX	4304				215.80
101-3310-433.60-34		09/17/2026	JAIL: INMATE SHAMPOO	0460224IN		03/2027	215.80
09/30/2026	229312	COMCAST	2892				129.94
101-3230-432.58-77		09/15/2026	EMS: INTERNET	299600760212845		03/2027	129.94
09/30/2026	229313	MELLANIE COMER	5322				112.00
101-9120-541.20-06		09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	112.00
09/30/2026	229314	CONNECTED COMMUNITIES, INC.	5007				77.00
205-6220-513.36-14		09/01/2026	CSA: MENTORING/NB	32965		03/2027	77.00
09/30/2026	229315	CORNET, INC.	4730				7,646.62
101-4320-443.30-40		07/01/2026	GEN PRP:SPRINKLER INSPECT	12450644		03/2027	195.33
101-4320-443.30-40		08/01/2026	GEN PRP:SPRINKLER INSPECT	12451034		03/2027	195.33
101-4320-443.30-40		10/08/2025	GEN PROP:SPRINKLER INSPEC	12447557		15/2026	195.33
101-4320-443.30-40		10/22/2025	GEN PRP:ANNUAL PREV MAINT	12447757		15/2026	730.00
101-4320-443.30-40		12/01/2025	GEN PRP:SPRINKLER INSPECT	12448168		15/2026	195.33
101-4320-443.30-40		02/02/2026	GEN PRP:SPRINKLER INSPECT	12448827		15/2026	195.33
101-4320-443.30-40		03/01/2026	GEN PRP:SPRINKLER INSPECT	12449188		15/2026	195.33

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101-4320-443.30-40		03/18/2026	GEN PRP:ANNUAL FA INSPECT	12449354		15/2026	5,158.65
101-4320-443.30-40		04/01/2026	GEN PRP:SPRINKLER INSPECT	12449513		15/2026	195.33
101-4320-443.30-40		05/01/2026	GEN PRP:SPRINKLER INSPECT	12449931		15/2026	195.33
101-4320-443.30-40		06/01/2026	GEN PRP:SPRINKLER INSPECT	12450219		15/2026	195.33
09/30/2026	229316	PETER J. CREATURO, JR.	4138				120.00
101-9120-541.20-06		09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	120.00
09/30/2026	229317	KATHY V CUMMINGS	6617				120.00
101-9120-541.20-06		09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	120.00
09/30/2026	229318	CURB APPEAL COLLISION CENTER	6615				2,737.60
101-3120-431.30-12		07/31/2026	SHER:HEADLMP ASSMBY,RADIA	7805		03/2027	1,579.30
101-3120-431.30-12		08/06/2026	SHER:BUMPER,GRILL REPLACE	7804		03/2027	1,158.30
09/30/2026	229319	GLENROSE DAMERON	368				120.00
101-9120-541.20-06		09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	120.00
09/30/2026	229320	FAMILY FLOORING	2364				242.18
101-3310-433.60-07		09/23/2026	JAIL: NEW FLOORING	6626		03/2027	242.18
09/30/2026	229321	TIM FOSTER	375				36.00
101-9120-541.20-06		09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	36.00
09/30/2026	229322	GALLS LLC	116				19,309.45
101-2170-421.60-11		08/17/2026	BAILIFF:1000875876/POLOS	036001535		03/2027	161.07
101-3120-431.60-10		06/29/2026	SHERIFF:1000875876/CUFFS	035503996		03/2027	202.70
101-3120-431.60-11		08/17/2026	SHERIFF:1000875876/SHIRT	036001528		03/2027	63.06
101-3120-431.60-11		08/17/2026	SHERIFF:1000875876/SHIRTS	036001524		03/2027	179.91
101-3120-431.60-11		06/29/2026	SHERIFF:1000875876/PANTS	035503998		03/2027	185.03
101-3310-433.60-10		09/22/2026	JAIL:1000875876/BATONS	036361738		03/2027	534.56
101-3310-433.60-10		09/22/2026	JAIL:1000875876/BATONS	036361747		03/2027	133.64
101-3120-431.60-10		09/22/2026	SHERF:1000875876/FLASHLIT	036361750		03/2027	3,770.35
101-3120-431.60-10		09/22/2026	SHERF:1000875876/FLASHLIT	036361749		03/2027	2,420.86
101-2170-421.60-11		09/21/2026	BAILF:1000875876/PANTS	036348203		03/2027	127.61
101-3120-431.60-11		09/25/2026	SHERF:1000875876/BADGE	036401852		03/2027	204.13
101-3121-431.60-11		09/24/2026	INVEST:1000875876/SHIRTS	036387321		03/2027	308.00
101-3121-431.60-11		09/24/2026	INVEST:1000875876/SHIRTS	036387320		03/2027	644.68
101-3310-433.60-11		09/26/2026	JAIL:1000875876/PANTS	036406280		03/2027	179.55
101-3120-431.59-09		09/30/2026	SHER:1000875876/MEDICL KT	036350012		03/2027	10,194.30
09/30/2026	229323	CINDY GOOD	496				120.00
101-9120-541.20-06		09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	120.00
09/30/2026	229324	HARRISONBURG CENTER FOR HEALIN	7322				350.00
101-3120-431.30-40		09/23/2026	SHERIF: COUNSELING/DM	9232026		03/2027	350.00
09/30/2026	229325	EVELYN A. HARVEY	4139				72.00
101-9120-541.20-06		09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	72.00
09/30/2026	229326	HELM LAW, PLLC	6927				1,563.50
101-1221-412.30-03		09/23/2026	LGL SRV:PROF SERVICE/SEPT	1653		03/2027	1,563.50

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09/30/2026	229327	BRENDA C. HILLIARD	781			120.00
101-9120-541.20-06	09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	120.00
09/30/2026	229328	HOLTZMAN CORP	4162			142.95
101-3230-432.30-12	09/24/2026	EMS:MAINT ALIGNMNT/BUSHIN	53618		03/2027	142.95
09/30/2026	229329	JAMES MADISON UNIVERSITY	4663			18,000.00
101-5310-453.50-65	09/24/2026	CONTRIBU:FY27 DEV CENTER	35519SPA		03/2027	10,000.00
210-8150-481.50-65	09/24/2026	TOURISM:FY27 DEV CENTER	35519SPA		03/2027	8,000.00
09/30/2026	229330	HALEY JENKINS	7233			1,797.00
205-6220-513.36-13	08/31/2026	CSA:VEMAT,MAINT/AUG/RB	0826RBRVM		03/2027	1,797.00
09/30/2026	229331	JORDAN JENKINS	7126			105.29
101-3310-433.60-11	09/23/2026	JAIL: UNIFORMS/BOOTS	9232026		03/2027	105.29
09/30/2026	229332	MARY E. JOHNSON	513			128.00
101-9120-541.20-06	09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	128.00
09/30/2026	229333	SUE C. KEYTON	947			120.00
101-9120-541.20-06	09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	120.00
09/30/2026	229334	JENNY KNIGHT	2357			37.03
101-1231-412.50-53	09/20/2026	COR: MEALS/1133	9202026		03/2027	37.03
09/30/2026	229335	OTIS R. LAM, JR.	1467			120.00
101-9120-541.20-06	09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	120.00
09/30/2026	229336	NOAH LAWSON	6498			75.00
101-3310-433.50-53	09/14/2026	JAIL: MEAL REIMB/1184	9142026		03/2027	75.00
09/30/2026	229337	JONATHAN C. LONG	661			96.00
101-9120-541.20-06	09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	96.00
09/30/2026	229338	MASSANUTTEN REGIONAL LIBRARY	199			80,246.00
101-7320-471.50-65	09/16/2026	LIBRARY: CONTRIBUT/2ND QT	92026/2ND QTR		03/2027	80,246.00
09/30/2026	229339	MATTHEW BENDER & CO, INC (RENE	2183			519.61
101-2110-421.60-12	09/16/2026	CIR CT JDG: LAW BOOKS	50509071		03/2027	519.61
09/30/2026	229340	MCKESSON MEDICAL-SURGICAL	4901			1,331.06
101-3230-432.60-42	09/28/2026	EMS: MEDICAL SUPPLIES	26279301		03/2027	1,331.06
09/30/2026	229341	LINDA G MCLAIN	7142			120.00
101-9120-541.20-06	09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	120.00
09/30/2026	229342	MIDLOTHIAN BUSINESS FORMS	1060			429.89
101-3120-431.60-10	09/15/2026	SHERIFF: SUMMONS FORMS	2910		03/2027	429.89
09/30/2026	229343	CAROYLN A. MILLER	3547			16.00
101-9120-541.20-06	09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	16.00

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09/30/2026	229344	LISHA MILLER	7213				120.00
101-9120-541.20-06		09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	120.00
09/30/2026	229345	PHILIP MIMS	727				120.00
101-9120-541.20-06		09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	120.00
09/30/2026	229346	MINNESOTA LIFE (DSS)	6488				148.76
785-0000-207.20-02		10/02/2026	PAYROLL SUMMARY	20261002		04/2027	148.76
09/30/2026	229347	MUDDY FEET LLC	4842				1,156.32
101-3230-432.60-11		09/23/2026	EMS: SHIRTS	51670		03/2027	1,156.32
09/30/2026	229348	JAMES E. NICHOLSON, JR.	2280				28.00
101-9120-541.20-06		09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	28.00
09/30/2026	229349	QMSI LOCKBOX	6102				92.30
101-3310-433.60-34		09/18/2026	JAIL: INMATE CANTEEN	S50649086		03/2027	36.95
101-3310-433.60-34		09/25/2026	JAIL: INMATE CANTEEN ACCT	S50649240		03/2027	55.35
09/30/2026	229350	OFF DUTY MANAGEMENT, INC.	7350				775.00
101-3220-432.50-75		09/24/2026	VOL FIRE/RESC:SCHOOL SECU	INV407694		03/2027	300.00
101-3220-432.50-75		09/24/2026	VOL FIRE/RESC:SCHOOL SECU	INV407699		03/2027	475.00
09/30/2026	229351	PAGE CO-OP FARM BUREAU, INC.	175				3,917.67
101-3310-433.60-07		09/21/2026	JAIL: KEYS, BRASS TAG	K63944		03/2027	70.00
101-3310-433.60-07		09/18/2026	JAIL: WIRE, BIT SET	K63880		03/2027	56.35
101-3310-433.60-07		09/18/2026	JAIL: ADHESIVE	K63854		03/2027	223.21
101-3340-433.60-07		07/17/2026	JAIL: LUMBER	K59489		03/2027	60.66
101-4320-443.60-07		07/17/2026	GEN PROP: FLEX KNIFE	K59490		03/2027	4.99
101-3310-433.60-07		09/24/2026	JAIL: PIPE & FITTINGS	K64183		03/2027	116.17
101-3310-433.60-07		09/24/2026	JAIL: WIRE, PIPE, VALVES	K64141		03/2027	391.02
101-3310-433.60-07		09/24/2026	JAIL: SAFETY GLASSES, GLUE	K64157		03/2027	31.13
101-3310-433.60-07		09/24/2026	JAIL: COUPLINGS	K64147		03/2027	48.83
101-3310-433.60-07		09/26/2026	JAIL: THRESHOLD, TAPPERS	K64330		03/2027	72.85
101-3310-433.60-07		09/26/2026	JAIL: OUTLETS, GROUT	K64310		03/2027	93.24
101-3310-433.60-07		09/26/2026	JAIL: ADHESIVE, TRAPS	K64290		03/2027	78.76
101-3120-431.60-07		09/24/2026	SHERIFF: PAINT & SUPPLIES	K64175		03/2027	461.26
101-3120-431.60-07		08/18/2026	SHERIFF: BOLTS	K61700		03/2027	3.22
101-3121-431.60-07		09/09/2026	INVEST: PAINT & SUPPLIES	K63133		03/2027	409.27
101-3310-433.60-07		09/09/2026	JAIL:DRIVEWAY SEALR,PATCH	K63132		03/2027	716.65
101-3310-433.60-07		08/21/2026	JAIL: PAINT	K61942		03/2027	8.60
101-3310-433.60-07		09/09/2026	JAIL: PIPE	K63135		03/2027	37.40
101-3310-433.60-07		09/22/2026	JAIL: NAILS, LUAN	K64015		03/2027	48.42
101-3310-433.60-07		09/23/2026	JAIL: LUMBER, COUPLINGS	K64120		03/2027	198.38
101-3310-433.60-07		09/23/2026	JAIL: LUMBER	K64122		03/2027	54.06
101-3310-433.60-07		09/23/2026	JAIL: PIPE,COUPLINGS,CAPS	K64106		03/2027	334.96
101-3310-433.60-07		09/23/2026	JAIL: FAUCETS, PIPE	K64128		03/2027	112.07
101-3310-433.60-07		09/25/2026	JAIL:CEMENT,ADPTER-BATHRM	K64277		03/2027	60.58
101-3310-433.60-07		09/24/2026	JAIL:SCREWS-CELL BATHROOM	K64197		03/2027	110.00

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101-3310-433.60-07		09/24/2026	JAIL: FILTER	K64206		03/2027	51.03
101-3310-433.60-07		09/25/2026	JAIL:KEYS,TAPE MEASUR,GLU	K64259		03/2027	193.88
101-3120-431.60-07		09/25/2026	SHERF:DRYWALL,TAPING KNIF	K64260		03/2027	106.86
09/30/2026	229352	PAGE COUNTY SHERIFF,PETTY	CASH 404				20.00
101-3120-431.60-09		09/24/2026	SHERIFF: DMV TAGS	A275		03/2027	20.00
09/30/2026	229353	PEOPLE PLACES, INC.	1741				11,801.62
205-6220-513.36-07		08/31/2026	CSA:PFC-TFC,MGMT/AUG/DL	62344		03/2027	5,900.81
205-6220-513.36-07		08/31/2026	CSA:PFC-TFC,MGMT/AUG/JL	62345		03/2027	5,900.81
09/30/2026	229354	PERFORMANCE FOODSERVICE-VIRGIN	4480				6,875.28
101-3310-433.60-02		09/24/2026	JAIL: INMATE FOOD	8030538		03/2027	5,861.31
101-3310-433.60-02		09/24/2026	JAIL: INMATE FOOD	8030539		03/2027	79.57
101-3310-433.60-05		09/24/2026	JAIL: JANITORIAL SUPPLIES	8030537		03/2027	934.40
09/30/2026	229355	REED'S TIRE CENTER #1 INC.	887				20.00
101-3130-431.30-12		09/24/2026	CP: OIL CHANGE	066115		03/2027	20.00
09/30/2026	229356	ROBERTS OXYGEN COMPANY, INC.	2583				236.60
101-3230-432.60-04		09/21/2026	EMS: MEDICAL OXYGEN	647901		03/2027	236.60
09/30/2026	229357	CHARLES W. ROSE	566				120.00
101-9120-541.20-06		09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	120.00
09/30/2026	229358	SCHMIDT BAKING COMPANY	6767				339.35
101-3310-433.60-02		09/21/2026	JAIL: INMATE BREAD	3510726264015		03/2027	113.64
101-3310-433.60-02		09/28/2026	JAIL: INMATE BREAD	3510726271011		03/2027	112.07
101-3310-433.60-02		09/24/2026	JAIL: INMATE BREAD	3510726267012		03/2027	113.64
09/30/2026	229359	SHARPS MWS	4819				123.94
101-3310-433.30-40		09/16/2026	JAIL: MEDICAL WASTE	INV4843918		03/2027	123.94
09/30/2026	229360	TOWN OF SHENANDOAH	598				99.05
101-4320-443.50-03		09/01/2026	GEN PROP: WTR,SEWER,REFUS	00400003101		03/2027	99.05
09/30/2026	229361	SHENANDOAH VALLEY ELECTRIC COO	3703				516.71
101-4320-443.50-01		09/18/2026	GEN PROP: POWER	1014839014		03/2027	516.71
09/30/2026	229362	SKYLINE PAINT & HARDWARE	3784				8.54
101-3130-431.60-09		09/25/2026	CP: KEYS	6EC6D		03/2027	8.54
09/30/2026	229363	CRYSTAL STAPLEY	7580				17,861.00
101-4241-442.30-42		09/16/2026	BCLF:HYDROSEEDING MATERIL	9162026		03/2027	17,861.00
09/30/2026	229364	BETTY JO STILLWELL	1165				120.00
101-9120-541.20-06		09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	120.00
09/30/2026	229365	REBECCA W. STRAWDERMAN	4149				68.00
101-9120-541.20-06		09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	68.00

PREPARED 10/14/2026, 15:30:17
 PROGRAM: GM350L
 COUNTY OF PAGE

A/P CHECKS BY PERIOD AND YEAR
 FROM 09/01/2026 TO 09/30/2026

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 BANK CODE 00

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #			CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
09/30/2026	229366	THE SUPPLY ROOM COMPANIES	205			249.10
101-2150-421.30-11	09/15/2026	JDR CRT: WATER	60466500		03/2027	39.80
101-4320-443.30-40	09/21/2026	GEN PROP: WATER	60529840		03/2027	179.40
101-3121-431.30-40	09/23/2026	INVEST: WATER	60542570		03/2027	29.90
09/30/2026	229367	TEENS, INC	5988			1,216.00
704-3170-433.30-40	09/11/2026	VJCCCA: MENTORING/KK	4704		03/2027	532.00
704-3170-433.30-40	09/11/2026	VJCCCA: MENTORING/GM	4705		03/2027	684.00
09/30/2026	229368	PATRICIA TEMPLE	1691			104.00
101-9120-541.20-06	09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	104.00
09/30/2026	229369	JOHN B. THOMAS	1670			24.00
101-9120-541.20-06	09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	24.00
09/30/2026	229370	ELISA THOMPSON	4958			1,797.00
205-6220-513.36-13	08/31/2026	CSA:VEMAT,MAINT/AUG/AL	0826AVLVM		03/2027	1,797.00
09/30/2026	229371	PAUL W THOMPSON	6474			20.00
101-9120-541.20-06	09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	20.00
09/30/2026	229372	T-MOBILE	5642			5,105.31
101-2170-421.50-23	09/14/2026	BAILIFF: CELL PHONES	98181236753		03/2027	69.94
101-3120-431.50-23	09/14/2026	SHERIFF: CELL PHONES	98181236753		03/2027	2,069.02
101-3120-431.59-22	09/14/2026	SHERIFF:GRANT/CELL PHONES	98181236753		03/2027	104.91
101-3121-431.50-23	09/14/2026	INVEST: CELL PHONES	98181236753		03/2027	699.40
101-3130-431.50-23	09/14/2026	CP: CELL PHONES	98181236753		03/2027	209.82
101-3310-433.50-23	09/14/2026	JAIL: CELL PHONES	98181236753		03/2027	384.67
101-3515-435.50-23	09/14/2026	AC: CELL PHONES	98181236753		03/2027	69.94
101-4241-442.50-23	09/15/2026	BCLF:CELL PHONES/CAMERAS	979573604		03/2027	294.12
101-4230-442.50-23	09/15/2026	COMP SITES: CAMERAS	979573604		03/2027	117.60
101-3230-432.50-23	09/15/2026	EMS:CELL PHONES/HOT SPOTS	979573604		03/2027	171.85
101-2130-421.50-23	09/15/2026	ARC: CELL PHONE	979573604		03/2027	34.51
101-7110-461.50-23	09/15/2026	REC DEPT:CELL PHONE/TABLT	979573604		03/2027	63.91
101-4320-443.50-23	09/15/2026	GEN PROP: CELL PHONE	979573604		03/2027	34.51
101-8111-481.50-23	09/15/2026	P&CD: CELL PHONES	979573604		03/2027	166.66
101-3510-435.50-23	09/15/2026	SHELTER: CELL PHONE	979573604		03/2027	34.51
101-1211-412.50-23	09/15/2026	ADMIN: CELL PHONE	979573604		03/2027	34.51
101-1101-411.50-23	09/15/2026	BOS: CELL PHONES	979573604		03/2027	92.59
101-1212-412.50-23	09/15/2026	FINANCE: CELL PHONE	979573604		03/2027	34.51
101-8150-481.50-23	09/15/2026	ECON DEV: CELL PHONES	979573604		03/2027	69.02
101-2210-422.50-23	09/15/2026	COMM ATTY: CELL PHONES	979573604		03/2027	138.04
718-2190-421.50-23	09/15/2026	VCTM/WIT: CELL PHONE	979573604		03/2027	34.51
101-3240-432.50-23	09/15/2026	ECC: CELL PHONES	979573604		03/2027	142.25
101-3340-433.50-23	09/15/2026	CARE OF JUV: CELL PHONE	979573604		03/2027	34.51
09/30/2026	229373	T-MOBILE	5642			118.33
101-4241-442.50-23	09/15/2026	BCLF: CELL PHONES	980917918		03/2027	59.17
101-4230-442.50-23	09/15/2026	COMP SITES: CELL PHONES	980917918		03/2027	29.58

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #			CHECK AMOUNT	
ACCOUNT	#	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-4320-443.50-23		09/15/2026	GEN PROP: CELL PHONES	980917918		03/2027	29.58
09/30/2026	229374	T-MOBILE	5642				41.90
101-1251-412.50-23		09/14/2026	IT: BCLF HOT SPOT	99607240333		03/2027	41.90
09/30/2026	229375	T-MOBILE	5642				92.73
101-3510-435.50-23		09/14/2026	SHELTER: INTERNET	20392077221		03/2027	92.73
09/30/2026	229376	TREASURER OF PAGE COUNTY	5704				65.00
785-0000-207.20-01		10/02/2026	PAYROLL SUMMARY	20261002		04/2027	65.00
09/30/2026	229377	TREASURER OF VIRGINIA	5300				435.00
101-3230-432.30-10		09/28/2026	EMS:CONTROLLED SUBSTANCE	9282026		03/2027	435.00
09/30/2026	229378	VACORP HYBRID DISABILITY PROGR	880				243.61
785-0000-207.20-02		10/02/2026	PAYROLL SUMMARY	20261002		04/2027	243.61
09/30/2026	229379	VACORP RISK MANAGEMENT	4545				27,293.60
101-9310-541.58-22		09/23/2026	RESERVE:50% LEGAL COSTS	0672016185492		03/2027	27,293.60
09/30/2026	229380	VALIC	6000				115.00
785-0000-207.20-28		10/02/2026	PAYROLL SUMMARY	20261002		04/2027	115.00
09/30/2026	229381	VECTOR SECURITY	2926				211.39
101-4320-443.30-40		09/21/2026	GEN PROP:INSPECT FIRE SYS	78536666		03/2027	34.77
101-3121-431.54-14		09/21/2026	INVEST: SECURITY SERVICES	78536889		03/2027	176.62
09/30/2026	229382	VETERINARY EMERGENCY SERVICES	4895				3,655.06
101-3515-435.31-10		08/16/2026	AC: EMERGENCY CARE	56506		03/2027	258.81
101-3515-435.31-10		08/29/2026	AC: EMERGENCY CARE	56930		03/2027	671.17
101-3515-435.31-10		08/30/2026	AC: EMERGENCY CARE	56973		03/2027	2,464.08
101-3515-435.31-10		09/19/2026	AC: EMERGENCY CARE	57730		03/2027	261.00
09/30/2026	229383	CHERYL P. VILE	992				96.00
101-9120-541.20-06		09/30/2026	BENEFITS:RETIREE HLTH/SEP	92026		03/2027	96.00
09/30/2026	229384	VISA	5064				555.38
101-2160-421.58-15		09/13/2026	CLERK: PRE-AUTH	0689		03/2027	.01
101-2160-421.50-53		09/13/2026	CLRK:VCCA CONVENT/1187-GM	0689		03/2027	500.72
101-2110-421.50-53		09/13/2026	CIR JDG: SNACKS/JURY	0689		03/2027	54.65
09/30/2026	229385	VISION TECHNOLOGY GROUP, LLC	5705				405.65
101-3510-435.50-23		09/23/2026	SHELTER: PHONE BUNDLE	33135		03/2027	202.63
101-3230-432.58-77		09/23/2026	EMS: MONTHLY AGREEMENT	4279999		03/2027	203.02
09/30/2026	229386	VRAV	521				340.00
101-1320-413.58-01		09/28/2026	REGISTRAR: DUES/CG,HC,SB	575		03/2027	340.00
09/30/2026	229387	XEROX CORPORATION	1799				1,153.54
101-3120-431.54-12		09/30/2026	SHERIF: COPIER LEASE	026350887		03/2027	40.26

A/P CHECKS BY PERIOD AND YEAR
FROM 09/01/2026 TO 09/30/2026

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09/02/2026

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

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CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
62896	09/02/26		201-5300-453.57-04	FOR:	959.00
62897	09/02/26		201-5300-453.57-04	FOR:	1,082.00
62898	09/02/26		201-5300-453.57-04	FOR:	616.00
62899	09/02/26		201-5300-453.57-04	FOR:	915.00
62900	09/02/26		201-5300-453.57-04	FOR:	1,193.00
62901	09/02/26		201-5300-453.57-04	FOR:	967.00
62902	09/02/26		201-5300-453.57-04	FOR:	1,066.00
62903	09/02/26		201-5300-453.57-04	FOR:	407.00
TOTAL EXPENDITURES					7,205.00
LESS CANCELLED CHECKS					0.00
EXPENDITURES NET OF CANCELLATIONS					7,205.00

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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
62904	09/08/26	HELM LAW PLLC	201-5300-453.57-55	PROFESSIONAL SERVICES - LEGAL	2,739.00
62905	09/08/26	JENKINS, BARBARA	201-5300-453.57-55	FOOD SUPPLIES	12.22
62906	09/08/26	WRIGHT, TAMMY	201-5300-453.57-55	FOOD SUPPLIES	135.00
62907	09/08/26	JR'S TIRE CENTER, INC.	201-5300-453.57-55	REPAIR & MAINTENANCE SUPPLIES	695.92
62908	09/08/26	CARDIN, ELIZABETH	201-5300-453.57-55	VEHICLE/POWER EQUIPMENT FUELS	30.00
			201-5300-453.57-55	VEHICLE/POWER EQUIPMENT FUELS	20.01
			201-5300-453.57-55	TRAVEL - FARES	10.00
62909	09/08/26	PAGE CO BOARD OF SUPERVISORS	201-5300-453.57-58	DEPR - BUILDINGS/IMPROVEMENTS	1,337.22
		C/O COUNTY ADMINISTRATOR	201-5300-453.57-58	ELECTRICAL SERVICES	398.10
62910	09/08/26	KIDSPACE NATIONAL CENTERS FOSTER CARE AND FAMILY SERVICE	201-5300-453.57-55	FOR:	71.00
62911	09/08/26	CREATIVE WONDERS LEARNING CTR	201-5300-453.57-11	FOR:	1,000.00
62912	09/08/26	PAGE CO DSS	201-5300-453.57-11	FOR:	385.96
62913	09/08/26	LITTLE ANGEL DAYCARE	201-5300-453.57-11	FOR:	1,000.00
62914	09/08/26	WRIGHT, TAMMY	201-5300-453.57-66	FOR: WALMART	56.93
62915	09/08/26	VALLEY URGENT CARE & OCCUPATIONAL MEDICINE	201-5300-453.57-30	FOR: DRUG SCREENS	280.00
			201-5300-453.57-30	FOR: DRUG SCREENS	95.00
			201-5300-453.57-30	FOR: DRUG SCREENS	95.00
			201-5300-453.57-30	FOR: DRUG SCREENS	150.00
			201-5300-453.57-30	FOR: DRUG SCREENS	95.00
62916	09/08/26	VALLEY URGENT CARE & OCCUPATIONAL MEDICINE	201-5300-453.57-30	FOR: DRUG SCREEN	95.00
			201-5300-453.57-30	FOR: DRUG SCREEN	150.00
TOTAL EXPENDITURES					8,851.36
LESS CANCELLED CHECKS					0.00
EXPENDITURES NET OF CANCELLATIONS					8,851.36

09/10/2026

PAGE COUNTY
CHECK REPORT USING LOCALITY GENERAL LEDGER NUMBERS
FROM 06/01/2026 TO 05/31/2027
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CHECK NUMBER	CHECK DATE	VENDOR	LOCALITY GENERAL LEDGER NUMBER	DESCRIPTION	CHECK AMOUNT
62917	09/10/26	CREATIVE WONDERS LEARNING CTR	201-5300-453.57-11	FOR:	1,000.00
TOTAL EXPENDITURES					1,000.00
LESS CANCELLED CHECKS					0.00
EXPENDITURES NET OF CANCELLATIONS					1,000.00

Payroll Warrant Report
Checks Dated September 11, 2026

			Gross	With	Net	Advance	Paid	Dir	Check
			Pay	Hold	Pay	Out	Back	Dep	Amount
*****	Grand	Totals ***	548258.20	170909.81	377348.39	.00	.00	364807.34	12541.05
HR\$		OTHER PAY		39408.68	168.00	COMP TIME EARNED			
HR\$	106.00	COMP TIME PREMIUM			373.87	COMP TIME TAKEN		8493.87	
HR\$	266.00	HOLIDAY DAY	7344.14		389.50	NIGHT SHIFT DIFF.		8704.06	
HR\$	98.25	OVERTIME PREMIUM	1143.05		6880.00	REGULAR PAY		170288.16	
HR\$		SALARY ADJUSTMENT	298822.89		144.50	SICK LEAVE		4111.16	
HR\$	387.88	VACATION	9900.97						548216.98 HR\$
ADD		SUPPLEMENTAL HEALTH	41.22						41.22 ADD
ABT		AFLAC	1711.62			VRS DEFINED BENEFIT		5461.36	
ABT		FLEXIBLE SPENDING ACCT	2031.16			HDHP FAM W/COMP		317.50	
ABT		HEALTH DUAL 250 W/COMP	8000.50			HEALTH FAM 250 W/COMP		11497.00	
ABT		HEALTH S250 /COMP	4752.00			HEALTH F250/COMP LAUREN		437.00	
ABT		SUPP LIFE EMPLOYEE (TEMP)	286.71			SERVICE CREDIT BUYBACK		296.97	
ABT		VALIC	1887.50			VRS DEFINED CONT ICMA/26		1498.74	
ABT		VRS	16699.03			VRS ICMA VOL .50%		264.40	
ABT		VRS ICMA VOL 1.00%	120.71			VRS ICMA VOL 1.5%		48.43	
ABT		VRS ICMA VOL 4.00%	1180.35			VRS ICMA VOL 2.00%		133.39	56624.37 ABT
TAX		FEDERAL WITHHOLDING	45552.08			MEDICARE		7231.21	
TAX		FICA	30919.58			VIRGINA WITHHOLDING		26458.68	110161.55 TAX
DED		AFLAC	1065.15			CHILD SUPPORT		582.50	
DED		CHILD SUPPORT	120.00			CHILD SUPPORT		157.00	
DED		GARNISHMENT	123.79			GARNISHMENT		137.48	
DED		GARNISHMENT	454.20			GARNISHMENT		153.50	
DED		GARNISHMENT	104.42			GARNISHMENT		106.30	
DED		GARNISHMENT	134.56			CORR PEACE OFFICERS FOUN		2.50	
DED		PARAMEDIC REIMBURSEMENT	161.49			UNITED WAY OF PAGE COUNTY		1.00	
DED		VALIC	820.00						4123.89 DED
BEN		HDHP FAM W/COMP	742.00			HEALTH DUAL 250 W/COMP		18852.75	
BEN		GROUP LIFE INSURANCE	4994.11			VRS ICMA-RC/26		1365.35	
BEN		HEALTH F250/COMP LAUREN	1019.00			MEDICARE		7231.21	
BEN		VRS RETIREMENT EE	36774.08			HYBRID DISABILITY		691.62	
BEN		HEALTH S250 W/COMP	42724.00			SOCIAL SECURITY		30919.58	
BEN		HDHP S W/COMP	4317.50			VRS HYBRID ER 10.86%		14835.37	
BEN		VRS ICMA ER MATCH .50%	264.40			VRS ICMA ER MATCH 1%		120.71	
BEN		VRS ICMA ER MATCH 1.50%	48.43			VRS ICMA ER MATCH 2.0%		133.39	
BEN		VRS ICMA ER MATCH 2.50%	737.72			HEALTH FAM 250 W/COMP		27513.00	193284.22 BEN
IMPUTED INCOME				1935.74					
248 Employees	251 Checks								
	248 Regular checks amount -			11,669.63					
	3 Supplemental checks amount -			871.42					
	0 Advance checks amount -			.00					
	0 Deduction checks amount -			.00					
	106 Females paid								
	191 Full time employees paid								
	57 Part time employees paid								

Payroll Warrant Report
Checks Dated September 25, 2026

			Gross Pay	With Hold	Net Pay	Advance Out	Paid Back	Dir Dep	Check Amount	
*****	Grand Totals ***		561740.89	174796.98	386943.91	.00	.00	372477.11	14466.80	
	HR\$	OTHER PAY		36154.97	19.00	BEREAVEMENT LEAVE			319.72	
	HR\$	150.50 COMP TIME EARNED			56.50	COMP TIME PREMIUM				
	HR\$	169.12 COMP TIME TAKEN		4060.17	132.50	HRS WRK OVR/UNDR 168			3719.03	
	HR\$	276.00 EMS HOLIDAY		7824.25	528.00	HOLIDAY DAY			14008.02	
	HR\$	368.00 NIGHT SHIFT DIFF.		8210.41	288.75	OVERTIME PREMIUM			3457.85	
	HR\$	6618.00 REGULAR PAY		165163.95		SALARY ADJUSTMENT			295623.07	
	HR\$	107.75 SICK LEAVE		3082.76	161.25	EMS SICK LEAVE			4433.70	
	HR\$	288.25 VACATION		9186.02	232.00	EMS VACATION			6455.75	561699.67 HR\$
	ADD	SUPPLEMENTAL HEALTH		41.22						41.22 AID
	ABT	AFLAC		1732.68		VRS DEFINED BENEFIT			5518.62	
	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			11497.00	
	ABT	HEALTH S250 /COMP		4806.00		HEALTH F250/COMP LAUREN			437.00	
	ABT	SUPP LIFE EMPLOYEE (TEMP)		286.71		SERVICE CREDIT BUYBACK			296.97	
	ABT	VALIC		1887.50		VRS DEFINED CONT ICMA/26			1513.06	
	ABT	VRS		16738.46		VRS ICMA VOL .50%			264.69	
	ABT	VRS ICMA VOL 1.00%		157.47		VRS ICMA VOL 1.5%			48.43	
	ABT	VRS ICMA VOL 4.00%		1180.35		VRS ICMA VOL 2.00%			133.39	57146.74 ABT
	TAX	FEDERAL WITHHOLDING		47755.37		MEDICARE			7386.31	
	TAX	FICA		31582.93		VIRGINA WITHHOLDING			27120.22	113844.83 TAX
	DED	AFLAC		1086.21		CHILD SUPPORT			582.50	
	DED	CHILD SUPPORT		120.00		CHILD SUPPORT			157.00	
	DED	GARNISHMENT		123.78		GARNISHMENT			137.48	
	DED	GARNISHMENT		219.09		GARNISHMENT			153.50	
	DED	GARNISHMENT		106.30		GARNISHMENT			134.56	
	DED	CORR PEACE OFFICERS FOUN		2.50		PARAMEDIC REIMBURSEMENT			161.49	
	DED	UNITED WAY OF PAGE COUNTY		1.00		VALIC			820.00	3805.41 DED
	BEN	HDHP FAM W/COMP		742.00		HEALTH DUAL 250 W/COMP			19551.00	
	BEN	GROUP LIFE INSURANCE		5017.64		VRS ICMA-RC/26			1379.67	
	BEN	HEALTH F250/COMP LAUREN		1019.00		MEDICARE			7386.31	
	BEN	VRS RETIREMENT EE		36859.68		HYBRID DISABILITY			699.17	
	BEN	HEALTH S250 W/COMP		43209.50		SOCIAL SECURITY			31582.93	
	BEN	HDHP S W/COMP		4317.50		VRS HYBRID ER 10.86%			14990.87	
	BEN	VRS ICMA ER MATCH .50%		264.69		VRS ICMA ER MATCH 1%			157.47	
	BEN	VRS ICMA ER MATCH 1.50%		48.43		VRS ICMA ER MATCH 2.0%			133.39	
	BEN	VRS ICMA ER MATCH 2.50%		737.72		HEALTH FAM 250 W/COMP			27513.00	195609.97 BEN

IMPUTED INCOME 1929.47

249 Employees

249 Checks
 249 Regular checks amount - 14,466.80
 0 Supplemental checks amount - .00
 0 Advance checks amount - .00
 0 Deduction checks amount - .00
 109 Females paid
 191 Full time employees paid
 58 Part time employees paid

Payroll Warrant Report- DSS
Checks Dated September 4, 2026

			Gross	With	Net	Advance	Paid	Dir	Check
			Pay	Hold	Pay	Out	Back	Dep	Amount
*****	Grand Totals ***		56958.80	16873.30	40085.50	.00	.00	38852.47	1233.03
	HR\$ 40.00	ADMINISTRATIVE LEAVE		1156.16	44.25	COMP TIME EARNED			
	HR\$ 27.00	COMP TIME PREMIUM			65.89	COMP TIME TAKEN		1681.63	
	HR\$ 21.75	DSS PERSONAL/FAMILY	487.60		8.50	DSS SICK LEAVE CREDIT		239.61	
	HR\$ 104.50	DSS ANNUAL LEAVE	3727.83			DSS ON CALL PAY		800.00	
	HR\$ 22.00	OVERTIME PREMIUM	305.91		1637.25	REGULAR PAY		46024.33	
	HR\$	SALARY ADJUSTMENT	450.00		81.75	SICK LEAVE		2085.73	56958.80 HR\$
	ABT	AFLAC - DSS	30.21			VRS DEFINED BENEFIT		1583.49	
	ABT	DSS DUAL 250 COMP	1496.25			DSS FAMILY 250/COMP		1311.00	
	ABT	DSS S250 COMP KD	54.00			DSS SINGLE 250/COMP		378.00	
	ABT	SUPP LIFE EMPLOYEE-DSS	148.76			VRS DEFINED CONT ICMA/26		395.87	
	ABT	VALIC - DSS	115.00			VRS		1033.21	
	ABT	VRS ICMA VOL .50%	58.62			VRS ICMA VOL 1.00%		24.43	
	ABT	VRS ICMA VOL 3.5%	65.35						6694.19 ABT
	TAX	FEDERAL WITHHOLDING	3731.88			MEDICARE		741.44	
	TAX	FICA	3170.28			VIRGINA WITHHOLDING		2535.51	10179.11 TAX
	BEN	DSS HEALTH DUAL/COMP 250	3491.25			DSS FAMILY COMP 250		3057.00	
	BEN	DSS S/250 COMP KD	485.50			DSS SINGLE COMP 250		3398.50	
	BEN	DSS HYBRID DISABILITY	325.19			GROUP LIFE INSURANCE		618.90	
	BEN	VRS ICMA-RC/26	377.20			MEDICARE		741.44	
	BEN	VRS RETIREMENT EE	2244.09			SOCIAL SECURITY		3170.28	
	BEN	VRS HYBRID ER 10.86%	4096.42			VRS ICMA ER MATCH .50%		58.62	
	BEN	VRS ICMA ER MATCH 1%	24.43			VRS ICMA ER MATCH 2.50%		46.68	22135.50 BEN
		IMPUTED INCOME		209.53					
27 Employees	28 Checks								
	27 Regular checks amount -			1,233.03					
	1 Supplemental checks amount -			.00					
	0 Advance checks amount -			.00					
	0 Deduction checks amount -			.00					
	25 Females paid								
	27 Full time employees paid								
	0 Part time employees paid								

Payroll Warrant Report- DSS
Checks Dated September 18, 2026

			Gross	With	Net	Advance	Paid	Dir	Check
			Pay	Hold	Pay	Out	Back	Dep	Amount
*****	Grand	Totals ***	61884.30	19101.56	42782.74	.00	.00	40705.79	2076.95
	HR\$	98.25 COMP TIME EARNED			15.50	COMP TIME PREMIUM			
	HR\$	55.63 COMP TIME TAKEN		1457.38	21.00	DSS PERSONAL/FAMILY			690.01
	HR\$	23.25 DSS SICK LEAVE CREDIT		605.10	45.50	DSS ANNUAL LEAVE			1469.52
	HR\$	320.00 HOLIDAY DAY		8636.22		DSS ON CALL PAY			850.00
	HR\$	12.25 OVERTIME PREMIUM		170.34		DSS ON CALL SUPERVISOR			450.00
	HR\$	20.50 OVERTIME		570.06	1624.25	REGULAR PAY			44513.29
	HR\$			.08	94.25	SICK LEAVE			2472.30
	ABT	AFLAC - DSS		30.21		VRS DEFINED BENEFIT			1574.80
	ABT	DSS DUAL 250 COMP		1496.25		DSS FAMILY 250/COMP			2185.00
	ABT	DSS S250 COMP KD		54.00		DSS SINGLE 250/COMP			324.00
	ABT	FLEXIBLE SPENDING ACCT		25.00		DSS HDHP FAMILY COMP			635.00
	ABT	SUPP LIFE EMPLOYEE-DSS		148.76		VRS DEFINED CONT ICMA/26			393.70
	ABT	VALIC - DSS		115.00		VRS			1033.21
	ABT	VRS ICMA VOL .50%		58.62		VRS ICMA VOL 1.00%			24.43
	ABT	VRS ICMA VOL 3.5%		65.35					8163.33
	TAX	FEDERAL WITHHOLDING		4044.44		MEDICARE			791.57
	TAX	FICA		3384.66		VIRGINA WITHHOLDING			2717.56
	BEN	DSS HEALTH DUAL/COMP 250		3491.25		DSS FAMILY COMP 250			5095.00
	BEN	DSS S/250 COMP KD		485.50		DSS HDHP FAMILY COMP			1484.00
	BEN	DSS SINGLE COMP 250		2913.00		DSS HYBRID DISABILITY			224.44
	BEN	GROUP LIFE INSURANCE		636.39		DSS HDHP SINGLE COMP			785.00
	BEN	VRS ICMA-RC/26		393.70		MEDICARE			791.57
	BEN	VRS RETIREMENT EE		2244.09		SOCIAL SECURITY			3384.66
	BEN	VRS HYBRID ER 10.86%		4275.61		VRS ICMA ER MATCH .50%			58.62
	BEN	VRS ICMA ER MATCH 1%		24.43		VRS ICMA ER MATCH 2.50%			46.68
		IMPUTED INCOME		212.88					26333.94
28	Employees	30 Checks							
		28 Regular checks amount -		2,076.95					
		2 Supplemental checks amount -		.00					
		0 Advance checks amount -		.00					
		0 Deduction checks amount -		.00					
		26 Females paid							
		27 Full time employees paid							
		1 Part time employees paid							

Minutes
Board of Supervisors
Work Session
September 8, 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
Nina Fox, Director Economic Development & Tourism
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 September 8, 2026, at 6:30 p.m., in the Board of Supervisors Room located in the Page County Government Center, 103 South Court Street, Luray, VA 22835.

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 for the discussion or consideration of the acquisition of real property for a public purpose, specifically concerning the negotiation of a prospective real property lease agreement where the public body would be the tenant, because discussion in an open meeting would adversely affect our bargaining position or negotiating strategy, pursuant to Section 2.2-3711(A)(3) of the Code of Virginia; and for consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel, specifically concerning the legal terms, liabilities, and obligations contained within the draft lease agreement, pursuant to Section 2.2-3711(A)(8) of the Code of Virginia. 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:

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

Certification of Closed Session:

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 Cabbage	X			
Susan Kile	X			
Jeff Vaughan	X			
Bucky Thomas	X			

Recess: 7:03 p.m.

Reconvene:

Chairman Thomas reconvened the meeting at 7:09 p.m. The Call to Order was followed by Supervisor Louderback leading a Moment of Silence and the *Pledge of Allegiance*.

Presentation of the AFID Grant:

Mrs. Nina Fox, Director of Economic Development & Tourism, presented the \$50,000 AFID (Agriculture & Forestry Industries Development Fund) infrastructure grant to the Board. The grant will fund a multi-use community infrastructure facility that will house a fully licensed shared-use commercial kitchen, a food truck commissary, a restaurant incubator program, and a Visitor Center. The grant includes a \$12,500 contribution, which Mrs. Fox recommends financing with transient occupancy tax (TOT) funds. The grant has been awarded, and Mrs. Fox asked if the Board wants to move forward.

Chairman Thomas asked for the project timeline. Mrs. Fox noted that it is a two-year project.

Supervisor Cabbage recommended that the Board and the Town of Luray discuss the current Visitor Center and vote on accepting the grant at the September 21, 2026, regular meeting. The Board was in consensus.

Clerk of the Court Update:

Mr. C. Grayson Markowitz, Clerk of Circuit Court, provided the Board with an update on the Clerk's Office. Mr. Markowitz highlighted how subscription services fund the office's technology.

Commonwealth's Attorney Update:

Mr. Chapman Good, Commonwealth's Attorney, updated the Board on the Commonwealth's Attorney's Office, highlighting the Victim-Witness program.

FirstEnergy Page-Sperryville Transmission Line Rebuild Project:

Mr. Kyle Hart, Mid-Atlantic Program Manager at the National Parks Conservation Association, spoke to the Board about the FirstEnergy transmission line rebuild project. He encouraged the Board to ask questions about the cost, timeline, why capacity is being increased, and whether alternatives to steel poles exist.

Schools Local Composite Index Update:

Dr. Bryan Huber, Division Superintendent, updated the Board on the facility master plan. Dr. Huber introduced the PCPS Facilities Study landing page, which includes an email address for facility study-related questions.

Dr. Huber discussed how local funding is derived and the County's potential future share. Supervisor Louderback asked if redistricting was an option.

Supervisor Cabbage asked for a joint meeting to be scheduled between the Board and the School Board.

Northwestern Community Services FY27 Performance Contract:

Mrs. Amity Moler, County Administrator, presented the Northwestern Community Services FY27 performance contract to the Board. Mrs. Moler reminded the Board that the agency provides substance abuse, developmental disorder, and crisis intervention counseling and has introduced walk-in hours this year. Mrs. Moler noted that Page County's annual contribution is \$118,442 out of a total \$1.6 million local dollar contribution.

Motion: Supervisor Cabbage moved that the Page County Board of Supervisors approve the Northwestern Community Services FY27 performance contract. Supervisor Kile seconded and the motion carried by a vote of 6-0. Aye: Thomas, Baldwin, Louderback, Cabbage, Kile, Vaughan. Nay: None.

Discussion of Timelines for Special Use Permits:

Supervisor Cabbage asked the Board to consider streamlining the SUP timeline because possible changes to short-term rental regulations could increase staff workload. Supervisor Cabbage proposed reducing the Planning Commission review period from 180 to 100 days, with an option to extend in extraordinary situations, and asked whether the Board of Supervisors' public hearing could be scheduled earlier in the review process.

The Board was in consensus that Mr. Jared Burner, Chairman, Page County Planning Commission, will notify the Planning Commission that the Board is considering adjusting its review period for SUPs.

The Board was in consensus that Mr. Helm research how to define the process for extending the Planning Commission's review period, if needed.

Update:

Mrs. Moler notified the Board that the DMV Select will open on Monday, September 14, 2026.

Adjourn: 9:50 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
September 21, 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
Nina Fox, Director Economic Development and Tourism
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, September 21, 2026, at 7:00 p.m., in the Auditorium located in Luray High School, 243 Bulldog Drive, Luray, VA 22835. The Call to Order was followed by Supervisor Cubbage 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.

Presentations, Proclamations & Awards:

Presentation of the Housing Study:

Mrs. Nina Fox, Director Economic Development & Tourism, introduced David Hill and Jonah Collins from Hill Studio, the consultants who conducted the housing study, to the Board. David Hill and Jonah Collins presented the Local Market Study and Feasibility Study, funded by a Virginia Housing grant awarded to Page County in 2024, to the Board.

Mrs. Fox informed the Board that a housing sub-committee has been created.

Consent Agenda:

Motion: Supervisor Cubbage moved 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.

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

Public Hearings:

Budget Amendment:

The public hearing for the budget amendment was advertised as follows:

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

Chairman Thomas opened the public hearing on the budget amendment at 7:35 p.m.

Mr. Tyler Olsen, Finance Director, informed the Board that 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 the Town of Stanley's promotional videos, and \$66,000 will be used for the Town of 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.

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

Public Comments on the Public Hearing:

There were no speakers during the public hearing.

Chairman Thomas closed the public hearing at 7:40 p.m.

Motion: Supervisor Cubbage moved that the Page County Board of Supervisors approve the 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, \$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. Supervisor Vaughn seconded and the motion carried by a vote of 6-0. Aye: Louderback, Cubbage, Kile, Vaughan, Thomas, Baldwin. Nay: None.

Supplemental Appropriations Requests Approved:

Dept	Description	Revenue Source	Expenditure	Requested Amount
GIS	Plotter Printer Purchase	General Fund Bal 101-0000-341-04-07	Plotter 301-9420-541-80-55	7,294
GIS	Plotter Printer Service	General Fund Bal 101-0000-341-04-07	Contractual Services 101-8111-481-30-40	450
Rec	Robotic Field Painter	Local Donations 590-0000-318-02-38	Short-Term Lease 590-7110-461-54-11	8,000
Animal Shelter	SpayVA Carryover	SpayVA Grant 101-0000-318-02-34	Spaying, Neutering 101-3510-435-59-01	435
Sheriff's Office	PCMS SRO	DCJS SRO Grant 101-0000-324-04-45	Salary/Benefits/Tax 101-3130-431-59-57	56,000
Sheriff's Office	TRIAD Grant	TRIAD Grant 101-0000-324-04-33	TRIAD Conf/Activity 101-3130-431-59-02	2,500
Invstgtns	Flock Cameras	HEAT Grant 101-0000-324-04-54	Camera Subscription 101-3120-431-59-27	1,000
Sheriff's Office	DOJ COPS CIT Grant	DOJ COPS CIT Grnt 101-0000-333-01-36	Training 101-3120-431-59-22	245,851
Sheriff's Office	DOJ De-escaltn Grant	DOJ De-escaltn Grnt 101-0000-333-01-18	Training 101-3120-431-59-03	128,910
Sheriff's Office	ICE Grant	ICE Grant 101-0000-333-01-82	Equipment 101-3120-431-59-67	107,500
Sheriff's Office	Patrol Wage/Supplies	DMV Grant 101-0000-333-09-08	Ptrl Wage/ Supplies 101-3120-431-59-24	8,093
Sheriff's Office	Terminals Carryover	JAG LOLE Block 101-0000-333-09-18	Mobile Data Trmnls 101-3120-431-59-04	1,283
Sheriff's Office	Equip/Train Carryover	BJA LE Equip. Grant 101-0000-333-01-37	Equipment/Training 101-3120-431-59-09	9,849
Sheriff's Office	Local Match Carryover	General Fund Bal 101-0000-341-04-07	Equipment/Training 101-3120-431-59-09	8,333
Econ Dev	Promotional Materials	Tourism Fund Bal 210-0000-341-04-07	Advertising 210-8150-481-30-30	6,500

Econ Dev	Stanley Video Carryover	Tourism Fund Bal 210-0000-341-04-07	Stanley Promotions 210-8150-481-58-04	33,663
Econ Dev	Pump Track Carryover	Tourism Fund Bal 210-0000-341-04-07	Shen Pump Track 210-8150-481-58-03	66,000
Total Requests				691,661

Zoning Ordinance Amendments (Short Term Rentals):

The public hearing on the zoning ordinance amendments was advertised as follows:

NOTICE OF PUBLIC HEARING
PAGE COUNTY BOARD OF SUPERVISORS
ZONING ORDINANCE AMENDMENTS

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, September 21, 2026, located at Luray High School, 243 Bulldog Drive, Luray, VA, to receive public comments and to consider the following amendments to the Page County Zoning Ordinance (Chapter 125):

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.*”

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.

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.

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.

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.

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.

In Article IV (*District Regulations*), Section 125-10 (*Agriculture*), amend Section 125-10.B(9) relating to Short-Term Tourist Rentals permitted by-right.

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.

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.

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)*”.

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.

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)*.”

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.

In Article V (*Supplementary Regulations*), Section 125-30.21 (*Short-term tourist rentals*), multiple amendments through entire section relating to short-term tourist rentals.

The full text of the proposed amendments to the zoning ordinance 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 zoning ordinance amendments at 7:42 p.m.

Ms. Tracy Clatterbuck, Zoning Administrator I, advised the Board 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 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.

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.

If the provision remains that more than three dwellings on private land or driveway require an SUP (special use permit) in the Agriculture or Woodland-Conservation district, Ms. Clatterbuck encouraged the Board to consider what specific factors will be considered when reviewing the SUP application, will the County establish requirements for private road maintenance during the review of the SUP, will the County impose a fee specifically for private road maintenance, if the County is not going to regulate or participate in road maintenance what specific public interests or concerns is the SUP intended to address, and would the same concerns exist if the dwelling was a short-term or a long-term rental. Ms. Clatterbuck asked that, 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?

Public Comments on the Public Hearing:

Gage Wilson noted that local families count on the revenue generated by short-term rentals.

Junniy Merica analyzed the ordinance amendments related to short-term rentals for a government class. She urged the Board to protect the local families and property owners who built the foundation of the tourism economy. She supported grandfathering in existing short-term rentals operating in compliance and removing the two-year ownership restriction.

Kris Garrett suggested giving local speakers first consideration. She supported slowing the growth of short-term rentals and asked the Board to base its decisions on the views of residents who are vested in Page County.

Jon Copper noted the growing trend of multi-generational travel and asked the Board to change the bedroom requirement to a minimum of four.

Rob Johnson is a short-term rental owner who hires locals and drives business to local restaurants. He thanked the Board for the reasonable and common-sense regulations that encourage short-term rentals.

Babette Thorpe supported the ordinance amendments related to short-term rentals. She supported requiring SUPs for short-term rentals so that neighbors can voice their concerns and questioned allowing short-term rentals in the Woodland-Conservation district.

Brian Wilfong supported conveying short-term rentals to new owners. He noted that stopping short-term rentals does not make sense.

Claudia Munoz noted that she owns a short-term rental and renting it when she is not using it helps with the costs of ownership. Her short-term rental supports local businesses. She noted that responsible owners need reasonable predictability, and she supports reasonable short-term rental regulations. She asked the Board to focus regulations on actual impact and operator behavior.

Cara Sottosanti noted that eliminating outside investment would affect her business. She stated that tourism is the number two industry in Page County, and that manufacturers are not coming here, but residents do not want solar farms, chicken houses, or data centers. She asked if the County would hire new staff to help with the new regulations. She noted that since there is no consensus across County government offices, perhaps nothing should be changed.

Lisa Gander noted that her short-term rentals are the only reason she can afford to continue farming.

Andy Caviness noted that he owns short-term rentals and supported grandfathering the ability to rent to whoever purchases the property.

J.D. Cave noted that he owns short-term rentals. He expressed concerns about regulations concerning private roads and restricting the number of bedrooms. He noted that more regulations will need additional staff and that no new regulations are needed.

Nick Whitelock noted that short-term rentals do not affect available housing.

Hap Smith noted that he owns short-term rentals. He noted that there is no correlation between short-term rentals and affordable housing. He asked the Board to focus only on the County.

Josh Silverman supports meaningful regulations. He noted that uncontrolled growth of short-term rentals is taking homes off the market. He recommended capping the short-term rental permits by owner. He recommended a public online database of short-term rentals.

Duane Painter noted that families bring more funding to the schools than short-term rentals. He noted that the outside investors' disposable income remains outside the County.

Christine Sennott noted she owns short-term rentals. She asked the Board to clearly define its goals before adopting new regulations. She requested that the Board document current short-term rental numbers and locations, housing availability, new construction, complaints, violations, and compliance rates, and evaluate this information in 12 and 24 months.

Randy Howan noted that he owns short-term rentals. He noted that investors shifted to short-term rentals due to government regulations on long-term rentals. He encouraged the Board to reject the amendments as written. He recommended that the Board examine pricing, marketing, and guest experiences before blaming over-saturation.

Laura Castro noted that she owns a short-term rental and expressed concern about the discussion surrounding people moving to Page County to invest. She asked the Board to make decisions based on data. She asked the Board not to stop the transfer of short-term rentals to new owners.

Chairman Thomas closed the public hearing at 8:36 p.m.

The Board was in consensus to vote on this item during the October 19, 2026, regular meeting.

Public Comments on Agenda Items:

Barbie Stombock spoke in favor of the idea of a shared kitchen but asked whether the project at the stated location is financially viable. She asked why the Visitor Center was included in the plan.

Cece Castle spoke against the AFID grant noting the potential cost.

Kevin Boyd spoke against relocating the Visitor Center. He noted the need for more study on a food hub.

Susan Corbett spoke against relocating the Visitor Center and against the commercial kitchen noting that she does not see a need. She noted the need for affordable housing to support agriculture.

Randy Howan noted that the Board asked the Chamber of Commerce to have visitors complete information cards. Over two years, only 250 cards were completed. He recommended putting an annual cap on the growth of short-term rentals and using unrestricted funds for housing projects.

Bernie Miller asked for more sheriff patrols on route 340 north to prevent traffic accidents.

Action Matters:

Acceptance of AFID Grant – Page Valley Food & Visitor Hub:

Approval of Lease Agreement – The Misfits LLC (42 East Main Street, Luray):

Mrs. Fox explained to the Board that approving the AFID grant only enables her office to further evaluate the proposed project. Mrs. Fox noted that the Economic Development and Tourism office is partnering with the Virginia Department of Health and Page County's Virginia Cooperative Extension office. In 2022, a grant-funded feasibility study was conducted, and the survey results indicated the need for a commercial kitchen. Mrs. Fox noted that the funding available for projects managed by the Economic Development and Tourism office is the transient occupancy tax (TOT). Mrs. Fox explained that to use the restricted TOT funds, projects must be tourism-centered, and creating a Visitor Hub is a way to do this. She noted that this project will not stop the County's funding for the Chamber of Commerce.

Mrs. Fox noted that, due to a need for more extensive renovations at 42 East Main Street, Luray, the owner offered five years rent-free and then a \$1,500 a month cap on rent after the first five years. Mrs. Fox asked the Board to provide the office of Economic Development and Tourism direction on how they would like to proceed regarding a commercial kitchen.

The Board was in consensus to not vote on either item.

Open Public Comments:

Kathleen Keim spoke in favor of keeping Springfield Elementary School open. She noted that a survey showed many families would homeschool rather than send their children to another school.

Jon Cencich spoke in favor of keeping Springfield Elementary School open. He asked how can the Board plan additional housing while closing schools.

Mike Sessler spoke in favor of keeping Springfield Elementary School open. He finds the conversation about consolidating schools reckless and unnecessary.

Karen Bauer spoke in favor of keeping Springfield Elementary School open. She questioned if moving children to a different school would improve academic performance and if the affected teachers would leave Page County.

Deannah Hass spoke in favor of keeping Springfield Elementary School open. She noted that the school is a part of the community.

Codi Henry spoke in favor of keeping Springfield Elementary School open. She asked why the question of levying an additional local sales tax of up to 1%, with the revenue restricted to capital projects for school construction or renovation, will not be on the ballot in Page County in November. She noted that when discussing affordable housing, the salaries of the majority should be considered rather than the average salary.

J.D. Cave asked the Board to be cautious and judicious if requiring SUPs for short-term rentals. He supports grandfathering in the current short-term rentals. He highlighted those wearing shirts supporting the effort to keep Springfield Elementary School open.

Randy Wilson noted that he supports Page County schools and teachers. He asked about getting the additional 1% tax on the ballot in November. He noted that the elementary schools were placed purposefully with the communities in mind.

Randy Howan asked the Board to remove any discussion about outside owners and short-term rentals. He noted that property sellers want the option of selling to someone from outside the County. He noted that the SUP timeline is too long.

Pamela Boyd noted that the growth of short-term rentals contributed to rising property values, which make up 50% of the local composite index calculation. As property values rise the formula indicates a greater local ability to fund the schools. Short-term rental regulation should consider the long-term effects of housing availability, affordability, property values, the permanent population, and the resources available to the public schools.

Administrator's Report:

Mrs. Amity Moler, County Administrator, informed the Board that early voting has started and is located on the main level of the County Government Center.

Mrs. Moler noted that the Finance Office has received the Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting for the tenth consecutive year.

Mrs. Moler noted that the DMV Select served 441 citizens and took in \$18,356.35 during their opening week.

Supervisors Time:

The Supervisors thanked everyone for attending the meeting.

Adjourn: 10:17 p.m.

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

Clifton Thomas, Chairman At-Large

Amity Moler, County Administrator

w9 on F.6 APPLICATION FOR BOUNTY ON COYOTES

Applicant Information

Name of Applicant: Bryan M Nelson Phone: 540-435-4849
 Address of Applicant: 105 Second St, Shenandoah VA 22849

Coyote Information

Is the animal for which the bounty is being claimed a coyote? ☒ Yes ☐ No

Physical description of animal killed: (photo to be attached)

Female

Was the coyote killed within 72 hours before the application was made for the bounty? ☒ Yes ☐ No

Was the coyote killed in Page County? ☒ Yes ☐ No

Date killed: 9/29/26 Time killed: 4:30

Property Information

Was the coyote killed on applicants own property? (if no, please continue) ☒ Yes ☐ No

Was the coyote killed on property in which the applicant is the lawful tenant in possession? Yes ☐ No ☐

Was the coyote killed on property in which the applicant has written permission to kill coyote? Yes ☐ No ☐

Was the coyote killed on property in which the applicant has written acknowledgement of the

owner or lawful tenant in possession, that coyote was killed on such owner's or tenant

in possession's property? Yes ☐ No ☐

Name of Property Owner on which the coyote was killed: (if different than applicant)

Name:

Address:

Phone Number:

Applicant Certification

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. Signature of Applicant: [Signature] Date: 9/29/26

Land Owner's or Tenant's Certification (if not applicant)

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. Signature of Land Owner or Tenant: [Signature] Date: 9/29/26

Animal Control Officer / Deputy Certification

I certify and swear that according to my findings the applicant did kill a coyote within the boundaries of Page County. Applicant did kill such coyote on his/her own property, on property in which he/she is the lawful tenant in possession, or on property in which he/she has the written permission of the owner or the lawful tenant in possession of the property to kill such coyote.

Signature of Animal Control Officer / Deputy: [Signature]

Date: 9-30-26

Board of Supervisors Approval

Approved: Yes ☐ No ☐

Signature of Board of Supervisor's Chairman: _____

Date: _____

2/2/2015

W9 on File

APPLICATION FOR BOUNTY ON COYOTES

Applicant Information

Name of Applicant: Bryan M. Nelson Phone: 540 435 4849
Address of Applicant: 105 Second St, Shenandoah VA 22849

Coyote Information

Is the animal for which the bounty is being claimed a coyote? ☒ Yes ☐ No

Physical description of animal killed: (photo to be attached)

Male

Was the coyote killed within 72 hours before the application was made for the bounty? ☒ Yes ☐ No

Was the coyote killed in Page County? ☒ Yes ☐ No

Date killed: 10/01/26 Time killed: 06:15

Property Information

Was the coyote killed on applicants own property? (if no, please continue) Yes ☐ No ☒

Was the coyote killed on property in which the applicant is the lawful tenant in possession? Yes ☐ No ☒

Was the coyote killed on property in which the applicant has written permission to kill coyote? ☒ Yes ☐ No

Was the coyote killed on property in which the applicant has written acknowledgement of the owner or lawful tenant in possession, that coyote was killed on such owner's or tenant

in possession's property? ☒ Yes ☐ No

Name of Property Owner on which the coyote was killed: (if different than applicant)

Name: PJ FHz
Address: 482 Top Road, Shenandoah VA 22849
Phone Number: 540-244-9596

Applicant Certification

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. Signature of Applicant: [Signature] Date: 10/01/26

Land Owner's or Tenant's Certification (if not applicant)

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. Signature of Land Owner or Tenant: [Signature] Date: 10/01/26

Animal Control Officer / Deputy Certification

I certify and swear that according to my findings the applicant did kill a coyote within the boundaries of Page County. Applicant did kill such coyote on his/her own property, on property in which he/she is the lawful tenant in possession, or on property in which he/she has the written permission of the owner or the lawful tenant in possession of the property to kill such coyote.

Signature of Animal Control Officer / Deputy: Sgt. Tran Dye 508 Date: 10-1-26

Board of Supervisors Approval

Approved: Yes No

Signature of Board of Supervisor's Chairman:

Date:

2/2/2015

APPLICATION FOR BOUNTY ON COYOTES**Applicant Information**Name of Applicant: Bryan M Nelson Phone: 540-435-4849Address of Applicant: 105 Second St, Shenandoah VA 22849**Coyote Information**Is the animal for which the bounty is being claimed a coyote? ☒ Yes ☐ No

Physical description of animal killed: (photo to be attached)

FemaleWas the coyote killed within 72 hours before the application was made for the bounty? ☒ Yes ☐ NoWas the coyote killed in Page County? ☒ Yes ☐ NoDate killed: 02 Oct 26 Time killed: 07:30**Property Information**Was the coyote killed on applicants own property? (if no, please continue) Yes ☐ No ☒Was the coyote killed on property in which the applicant is the lawful tenant in possession? Yes ☐ No ☒Was the coyote killed on property in which the applicant has written permission to kill coyotes? ☒ Yes ☐ No

Was the coyote killed on property in which the applicant has written acknowledgement of the owner or lawful tenant in possession, that coyote was killed on such owner's or tenant

in possession's property? ☒ Yes ☐ No

Name of Property Owner on which the coyote was killed: (if different than applicant)

Name: Danny ComerAddress: 5138 Leaksville Road, Way 22835Phone Number: 540-860-2443**Applicant Certification**I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. Signature of Applicant: [Signature] Date: 02 Oct 26**Land Owner's or Tenant's Certification (if not applicant)**I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. Signature of Land Owner or Tenant: [Signature] Date: 10-2-26**Animal Control Officer / Deputy Certification**

I certify and swear that according to my findings the applicant did kill a coyote within the boundaries of Page County. Applicant did kill such coyote on his/her own property, on property in which he/she is the lawful tenant in possession, or on property in which he/she has the written permission of the owner or the lawful tenant in possession of the property to kill such coyote.

Signature of Animal Control Officer / Deputy: [Signature] Date: 10/2/26**Board of Supervisors Approval**

Approved: Yes No

Signature of Board of Supervisor's Chairman: _____

Date: _____

APPLICATION FOR BOUNTY ON COYOTES**Applicant Information**Name of Applicant: Bryan M. Nelson Phone: 540-435-4849Address of Applicant: 105 Second St, Shenandoah VA 22849**Coyote Information**Is the animal for which the bounty is being claimed a coyote? ☒ Yes ☐ No

Physical description of animal killed: (photo to be attached)

MaleWas the coyote killed within 72 hours before the application was made for the bounty? ☒ Yes ☐ NoWas the coyote killed in Page County? ☒ Yes ☐ NoDate killed: 02 Oct 26 Time killed: 08:30**Property Information**Was the coyote killed on applicants own property? (if no, please continue) Yes ☐ No ☒Was the coyote killed on property in which the applicant is the lawful tenant in possession? Yes ☐ No ☒Was the coyote killed on property in which the applicant has written permission to kill coyote? ☒ Yes ☐ No

Was the coyote killed on property in which the applicant has written acknowledgement of the

owner or lawful tenant in possession, that coyote was killed on such owner's or tenant

in possession's property? ☒ Yes ☐ No

Name of Property Owner on which the coyote was killed: (if different than applicant)

Name: IBR CorpAddress: Po Box 687, Luray VA 22835Phone Number: 540 7432923**Applicant Certification**I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. Signature of Applicant: [Signature] Date: 02/02/26**Land Owner's or Tenant's Certification (if not applicant)** ☐I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. Signature of Land Owner or Tenant: [Signature] Date: 10/02/26**Animal Control Officer / Deputy Certification**

I certify and swear that according to my findings the applicant did kill a coyote within the boundaries of Page County. Applicant did kill such coyote on his/her own property, on property in which he/she is the lawful tenant in possession, or on property in which he/she has the written permission of the owner or the lawful tenant in possession of the property to kill such coyote.

Signature of Animal Control Officer / Deputy: [Signature] 530Date: 01/21/26**Board of Supervisors Approval**Approved: Yes ☐ No ☐

Signature of Board of Supervisor's Chairman: _____

Date: _____

W9 on File

APPLICATION FOR BOUNTY ON COYOTES

Applicant Information

Name of Applicant: Bryan M Nelson Phone: 540-435-4849
 Address of Applicant: 105 Second St, Shenandoah VA 22849

Coyote Information

Is the animal for which the bounty is being claimed a coyote? ☒ Yes ☐ No
 Physical description of animal killed: (photo to be attached)

Male

Was the coyote killed within 72 hours before the application was made for the bounty? ☒ Yes ☐ No
 Was the coyote killed in Page County? ☒ Yes ☐ No
 Date killed: 10-3-26 Time killed: 06:30

Property Information

Was the coyote killed on applicants own property? (if no, please continue) Yes ☐ No ☒
 Was the coyote killed on property in which the applicant is the lawful tenant in possession? Yes ☐ No ☒
 Was the coyote killed on property in which the applicant has written permission to kill coyote? ☒ Yes ☐ No
 Was the coyote killed on property in which the applicant has written acknowledgement of the
 owner or lawful tenant in possession, that coyote was killed on such owner's or tenant
 in possession's property? ☒ Yes ☐ No

Name of Property Owner on which the coyote was killed: (if different than applicant)
 Name: Cub Run Farms
 Address: 482 Top Road, Shenandoah VA 22849
 Phone Number: 540-244-9596

Applicant Certification

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. Signature of Applicant: [Signature] Date: 10-3-26

Land Owner's or Tenant's Certification (if not applicant)

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. Signature of Land Owner or Tenant: [Signature] Date: 10/3/26

Animal Control Officer / Deputy Certification

I certify and swear that according to my findings the applicant did kill a coyote within the boundaries of Page County. Applicant did kill such coyote on his/her own property, on property in which he/she is the lawful tenant in possession, or on property in which he/she has the written permission of the owner or the lawful tenant in possession of the property to kill such coyote.

Signature of Animal Control Officer / Deputy: Sgt. Travis Dym Date: 10-3-26

Board of Supervisors Approval

Approved: Yes ☐ No ☐

Signature of Board of Supervisor's Chairman: _____

Date: _____

2/2/2015

W9 on File

APPLICATION FOR BOUNTY ON COYOTES

Applicant Information

Name of Applicant: Bryan M Nelson Phone: 540-435-4849
Address of Applicant: 105 Second St Shenandoah VA 22849

Coyote Information

Is the animal for which the bounty is being claimed a coyote? ☒ Yes ☐ No

Physical description of animal killed: (photo to be attached)

Female

Was the coyote killed within 72 hours before the application was made for the bounty? ☒ Yes ☐ No

Was the coyote killed in Page County? ☒ Yes ☐ No

Date killed: 10-04-26 Time killed: 08:30

Property Information

Was the coyote killed on applicants own property? (if no, please continue) Yes ☐ No ☒

Was the coyote killed on property in which the applicant is the lawful tenant in possession? ☒ Yes ☐ No

Was the coyote killed on property in which the applicant has written permission to kill coyote? ☒ Yes ☐ No

Was the coyote killed on property in which the applicant has written acknowledgement of the

owner or lawful tenant in possession, that coyote was killed on such owner's or tenant

in possession's property? ☒ Yes ☐ No

Name of Property Owner on which the coyote was killed: (if different than applicant)

Name: Cub Run Farms

Address: 482 Top Road Shenandoah VA 22849

Phone Number: 540-244-9596

Applicant Certification

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. Signature of Applicant: Bryan M Nelson Date: 10-04-26

Land Owner's or Tenant's Certification (if not applicant)

I certify and swear that the information given on this form and to the Animal Control Officer is true and accurate. Signature of Land Owner or Tenant: [Signature] Date: 10-04-26

Animal Control Officer / Deputy Certification

I certify and swear that according to my findings the applicant did kill a coyote within the boundaries of Page County. Applicant did kill such coyote on his/her own property, on property in which he/she is the lawful tenant in possession, or on property in which he/she has the written permission of the owner or the lawful tenant in possession of the property to kill such coyote.

Signature of Animal Control Officer / Deputy: SGT. Sam Coon Date: 10-4-26

Board of Supervisors Approval

Approved: Yes No

Signature of Board of Supervisor's Chairman:

Date:

2/2/2015