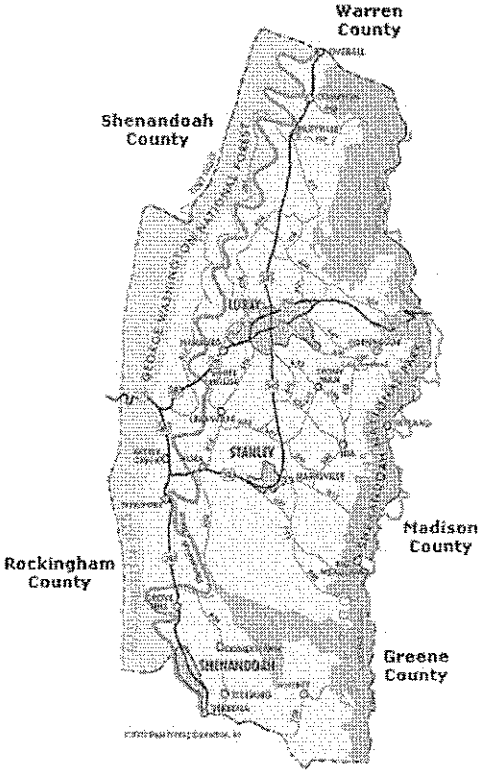
Page County Planning & Zoning Department



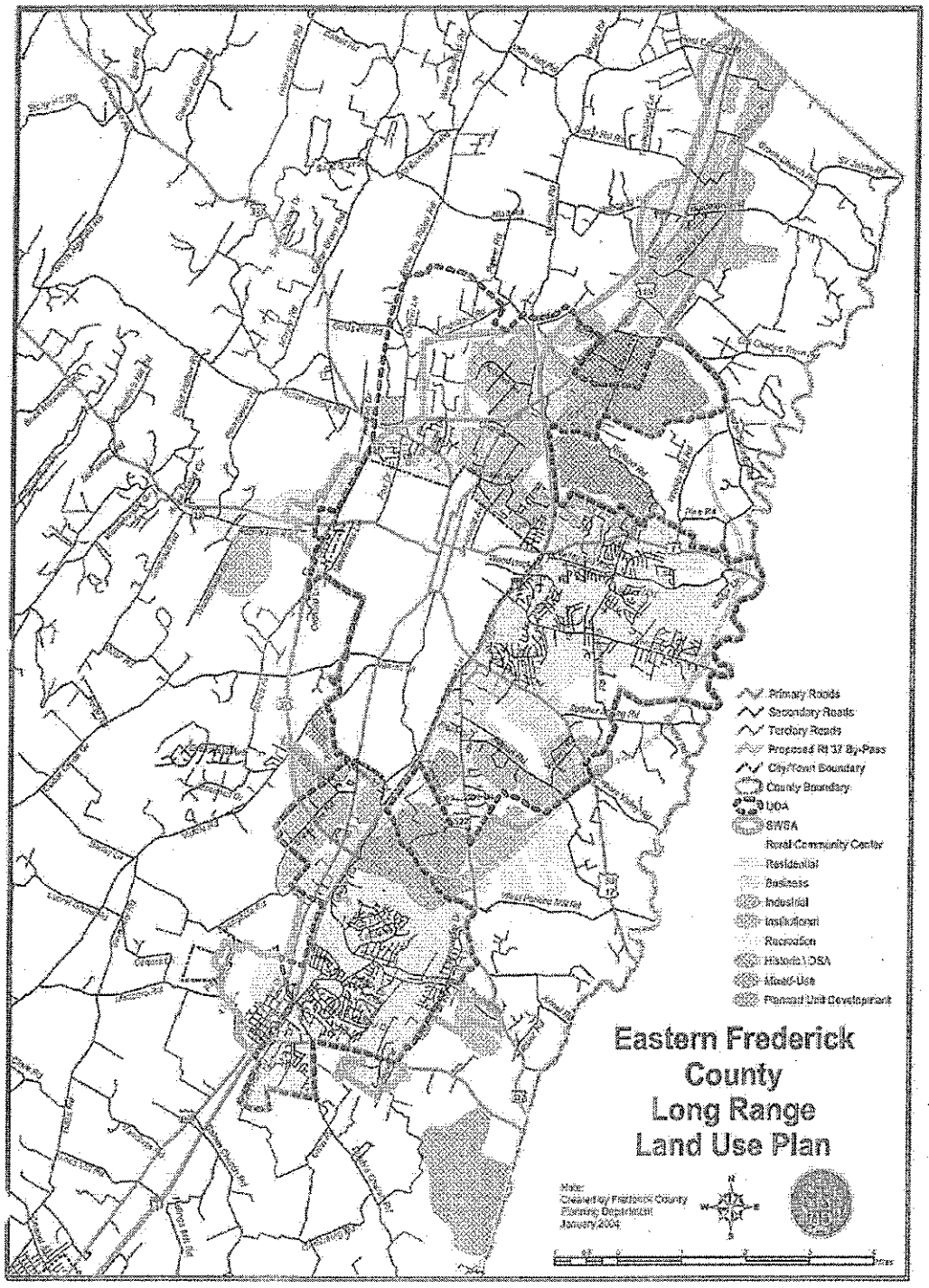
What's going on?

- Land Use Update
- Change ordinances
  - "by-right" subdivisions
  - Zoning
- Agricultural & Forestal District (Stonyman)
- Proffers
- Affordable Housing

Land Use Update

- Future Land Use Map
  - Tools of the map
- Land Use policies
  - Provide implementation
- Citizen workshops
- Estimated date of Completion May / June 2008

Example



Example

Ordinance Changes

- Non-family subdivision (a.k.a. "by-right")
  - Public Health
  - No definition of Parent Tract
  - Poor Planning
  - Private right of ways
- Zoning Ordinance
  - Change Immediate issues in the ordinance
  - Other Changes → After completion of the Comprehensive Plan

Ordinance Changes Con.'t

Some of the immediate issues we will be addressing are:

- Zoning Inspections and Setbacks
- Zoning Application Expiration Date
- Storage Buildings
- Home Occupations
- Sign Regulations
- Agricultural Businesses

Agricultural & Forestal District(s)

- Preserved land for specified period of time.
- Voluntary membership
- Stonyman is the only district in Page County and contains about 1,912.55 acres.
- Stonyman Ag. & Forestal District will be up for renewal in 2008. (7 year term)
- Districts can have terms of 6-10 years.

Proffers

- Types of Proffers
  - Uses
  - Cash (Voluntary)
- Mitigation for growth
- Initial impact of development is accounted for.

Page County Proffer Model

- Springstead Consultants
- 3 towns involved
- Service that will benefit all jurisdictions
- 95% Complete – Expected Completion April 2008.

Affordable Housing

- The Northern Shenandoah Valley Affordable Housing Consortium, administered and paid for by City of Winchester.
- Jurisdictions involved: Frederick, Clarke, Shenandoah, Warren, Page, and City of Winchester.
- This organization provides the region access to additional federal housing funds.

Plans for 2008

- Future Land Use Map
- New Subdivision Ordinance which will encourage planned development
- Updated Agricultural & Forestal District
- Proffer Model