



Shenandoah County

Office of Community Development
600 North Main Street, Suite 107
Woodstock, VA 22664
www.shenandoahcountyva.us/planningzoning

Phone
540.459.6190
Fax
540.459.6193

SHENANDOAH COUNTY AGRICULTURAL & FORESTAL DISTRICT COMMITTEE MEETING

Monday, December 12, 2016: 5:00 – 6:30 PM

Agenda

1. Welcome
2. Approve November 2016 Committee Minutes
3. Presentation of Ridgeley Renewal and Additional Parcels Proposed
 - a. Outreach Efforts – Newspaper Ad, Letters to Adjacent Landowners
 - b. Maps and Applications
4. Application Review for Proposed Additions to Lebanon Church District
5. Application Review for Proposed Additions to Woodstock West District
6. Vote to Approve Renewals, Withdrawals, and Additions to Send to Planning Commission for Consideration
 - a. Timing for PC then Board to Consider
7. Upcoming Renewals
 - a. 2017 - None
 - b. 2018 - Bauserman-Clem-Grove, Fisher's Hill-Sandy Hook, Tom's Brook
 - c. Merits of 5 versus 10 year renewals and Leapfrogging: Findings and Discussion
8. Outreach Strategies
 - a. Review Materials
 - b. Methodology for 2018
9. Other
10. Next Meeting (March 13, 2017)
11. Adjourn

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Draft Minutes SHENANDOAH COUNTY AGRICULTURAL & FORESTAL DISTRICT COMMITTEE MEETING

November 7, 2016 5:00 P.M.
Board Conference Meeting Room
Shenandoah County Government Office

MEMEBERS PRESENT:

Steve Baker	Kathy Black
Philip Bowman	Bobby Clark
Joan Comanor	Pieter Greef
Joyce Hall	

ALSO PRESENT:

Jill Jefferson, County Planner, Staff
Douglas French, Jr.
Alex Bridges

MEMEBERS ABSENT: Timothy French and David Zirkle.

The meeting was called to order at 5:05 PM.

The meeting began with introductions of all committee members and Jill Jefferson, new County Planner, staff to the committee.

APPROVAL OF MINUTES

A motion was made, seconded, and unanimously approved of the minutes from the October 19, 2015 Ag & Forestal District Committee meeting, as presented.

NEW BUSINESS

Ridgeley Renewal Process to Date

Jill Jefferson discussed the renewal status of the Ridgeley District with all but one property owner remaining to sign the renewal. Additional properties near the core are currently being compiled for addition. Their proximity to Woodstock West AFD versus Ridgeley was discussed. The Committee requested a plotter-sized map of the Ridgeley and Lutheran Church District be prepared for the committee to view the parcels in the context of surrounding 4,000+ acres. An outreach strategy for future districts as well as Ridgeley was discussed. The committee discussed newspaper advertisements and or mailings to all adjacent land owners to encourage

additions of new parcels. The committee also discussed the merits of 2, 5, and 10 year renewals for districts to incentivize additional property owners to join.

Lebanon Church District Amendment

Jill Jefferson raised the request from a landowner in Lebanon Church for the addition of two parcels. The Committee asked to table this discussion and application review during the December meeting with a map of the district and proposed parcels.

Discussion of 10-year Renewal Limit

Pieter Greef recommend the Committee consider multiple renewal durations such as 2, 5 and 10 years to help attract additional landowners to join AFDs. There was a request staff present findings and recommendation regarding potential multiple year renewals highlighting legal and administrative issues at the December meeting. For example, the Committee discussed the feasibility of a 2-year renewal process, which may be too burdensome for staff. The Committee requested feedback as to the legality of a 5-year and 10-year of the same District. This could be considered in future District renewals.

Other Discussions

The Committee inquired what are upcoming renewals in 2017 and requested staff to report next meeting.

Possible changes to 1-mile distance from District Core

Based on a question raised during the October 2015 meeting regarding the AFD Code and allowance of parcels to be within 1 mile of parcels within 1 mile of the district's core parcels. Philip Bowman discussed "leap frogging" from the district core and requested staff confirm and report back to the Committee as to the legality of distance of parcels.

Approval of District

All approvals will be considered in December 2016 meeting.

Reaching out to Adjacent Landowners

Outreach to adjacent property owners and newspaper advertisements were discussed as usual activities during a renewal, with the exception of last year due to the large database. Staff will investigate on funding for news article and or mailings for outreach and respond to Committee.

Next Meeting

December 12, 2016

Summary of Action Items:

- Verify October 2015 was the most recent past meeting;
- Staff to identify funds available for outreach for adjacent land owners and news ads;

- Staff to compile outreach materials from previous years;
- Staff to present Ridgeley District plotter sized map and surrounding area;
- Staff to present upcoming district renewals;
- Staff to investigate the legality of leap frogging and multiple year renewals of districts and present to Committee.

Meeting Adjourned: 6:05 PM.

DRAFT