



Shenandoah County

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DRAFT MINUTES SHENANDOAH COUNTY AGRICULTURAL & FORESTAL DISTRICT COMMITTEE MEETING

December 12, 2016 5:00 P.M.
Board Conference Meeting Room
Shenandoah County Government Office

MEMEBERS PRESENT: Philip Bowman Bobby Clark
Joan Comanor Pieter Greeff
Timothy French David Zirkle

ALSO PRESENT: Jill Jefferson, County Planner, Staff
Douglas French, Jr.

MEMEBERS ABSENT: Steve Baker, Kathy Black, Joyce Hall
The meeting was called to order at 5:05 PM.

APPROVAL OF MINUTES

A motion was made, seconded, and unanimously approved of the minutes from the November 7, 2016 Ag & Forestal District Committee meeting as presented.

Ridgeley Renewal and Additions

Jill Jefferson discussed the status of the Ridgeley District with 100% renewal. She mentioned there also are applications for additions, some of which lie closer to the Woodstock West District than the Ridgeley District. There was discussion about the contiguous nature of the additional parcels to Ridgeley. Jill Jefferson mentioned state code § 15.2-4305 indicates:

A parcel not part of the core may be included in a district (i) if the nearest boundary of the parcel is within one mile of the boundary of the core, (ii) if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core, or (iii) if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land.

The consensus was to include the additional parcels into Ridgeley District during this renewal rather than add them to Woodstock West, although some parcel additions lie beyond one mile of the Ridgeley core. The consensus to include them in Ridgely was based on multiple factors

including: the lands are primarily contiguous to one another and the Ridgeley core, the additional parcels will be protected for a longer duration in Ridgeley versus Woodstock West, and it will reduce the administrative burden of additional parcels to an already large Woodstock West District.

Woodstock East Addition

Staff presented an application from Robert F. Jr. and Faye H. Pangle for a 15.6-acre site requesting addition to the Woodstock East District. The committee reviewed the location and land use and determined the 15.6-acre site, being approximately 820 feet from the core, should be added to the Woodstock East District. Jill Jefferson indicated the addition to Woodstock East will require written notification of surrounding landowners and a public hearing which could piggyback the Ridgeley Board of Supervisor's public hearing in Spring 2016. The committee concurred with the process. Previous outreach to Woodstock East occurred in 2015; however, the schedule for renewal is not until 2020, and the Committee agreed to not conduct additional outreach to those landowners until 2019.

Lebanon Church District Addition

Jill Jefferson presented an application from Marsha D. Shruntz to consider addition of two parcels to Lebanon Church District, totaling 98.623 acres. Ms. Jefferson mentioned the applicant prepared a forest management plan for the two contiguous parcels. The Committee discussed the fact that the two parcels are not adjacent to other District parcels and lie approximately 7,409 feet from the Lebanon Church core. The Committee determined to make an outreach effort to try to garner additional parcels adjacent to the applicant and to revisit the decision at the next meeting in light of potentially additional applications surrounding the proposed parcels in an effort to bring in a "wave" of parcels and reduce the noncontiguous nature of the District. Outreach will consist of Bobby Clark talking to Carla Funkhouser, Philip Bowman talking to a local landowner in the area, and Pieter Greeff talking to the applicant to see if she knows neighbors. Pieter will also try to reach out to George Phillips and Kenneth Wright.

Approval or Denial to Recommend to the Planning Commission for Consideration

All decisions will be determined in the upcoming meeting (February or March) in preparation for an April or May 2017 public hearing.

Upcoming Renewals

Staff presented a summary of the upcoming District renewals.

- 2017 - None
- 2018 - Bauserman-Clem-Grove, Fisher's Hill-Sandy Hook, and Tom's Brook

Discussion of 10-year Renewal Limit

Staff spoke to VADACS Virginia Department of Agriculture and Consumer Affairs to get clarification on the renewal options for Districts as well as determination of the ability to calculate an addition from a stand-alone parcel versus a parcel located in the core. The VDACS agent indicated they administer the state code but leave it up to the localities to interpret timing of renewals and the ability to add by leapfrogging parcels.

The Committee discussed an effort to consider that requests half of a District to renew for five years, to stagger the number of parcels getting renewed at once. The Committee will discuss more with renewals this summer when outreach is discussed, after the Ridgeley public hearing. Jill Jefferson will explore the legal response to the question if it is possible to reach out to half of the Mount Jackson District landowners in 2017 to see if they would be interested in a ten year term commitment to break up their large number of landowners that will come up for renewal in 2022.

Outreach Strategies

Jill Jefferson discussed some materials for outreach in a powerpoint and a FAQ sheet. These will be reviewed by the Committee in a future meeting in the Summer of 2017. The Committee requested Jill provide them with a list of all District landowners in an effort to identify potential representatives willing to talk to other landowners from each District. Outreach could occur through the Rotary Club and possibly asking for an advertisement in the Farm Bureau newsletter. These will be refined in Summer 2017, after the public hearing.

Jill Jefferson will make the list available a week before the next meeting, or sooner.

Jill Jefferson will investigate legality of other benefits to being in an AFD to be included in future outreach materials. Questions to be answered include:

Are sewer fees avoided for AFD owners if they are located within a sanitary district and they are not planning any hook ups?

What are the eminent domain benefits?

Can a new owner build a house? If a landowner in an AFD sells their land, can the new landowner buy a house for their family? Specify building allowances.

Other Items

Timothy French requested he have a replacement appointed for his seat. He is unable to attend all the meetings and would like to be replaced. He is in District 4 with no term limit. Jill Jefferson will inform Bradley Polk so he can mention it to Evan Vass.

Next Meeting

February 13, 2017 or March 6, 2017

Meeting Adjourned: 7:11 PM