



SHENANDOAH
COUNTY
PLANNING COMMISSION

PLANNING COMMISSION MEETING
BOARD ROOM, SHENANDOAH COUNTY GOVERNMENT CENTER
JANUARY 7TH, 2026

SITE TOUR – NONE.

CALL TO ORDER – PLANNING COMMISSION & BOARD OF SUPERVISORS– 7:00 PM

INVOCATION & PLEDGE OF ALLEGIANCE

APPROVAL OR AMENDMENT OF JANUARY 7TH, 2026 MEETING AGENDA

APPROVAL OR AMENDMENT OF MEETING DRAFT MINUTES FOR DECEMBER 4TH, 2025

APPROVAL OR AMENDMENT OF MEETING DRAFT MINUTES FOR DECEMBER 17TH, 2025

APPROVAL OR AMENDMENT OF MEETING DRAFT MINUTES FOR DECEMBER 18TH, 2025

REPORTS

PUBLIC HEARINGS

Special Use Permit (Special Use Permit 26-01-01): A Special Use Permit pursuant to Section 165-12B(3)(oo) of the County Code allowing two non-dwelling short-term rentals on 11.05 acres, more or less, on certain real property zoned A-1 Agriculture, located at Crooked Run Road (Tax Map No. 078 A 95A). The non-dwelling short-term rentals will consist of two yurts and related accessory structures.

Special Use Permit (Special Use Permit 26-01-02): A Special Use Permit pursuant to Article XXII, Section 165-170 of the County Code allowing a large-scale energy facility on 60.725 acres, more or less, on certain real property zoned A-1 Agriculture, located at 16817 Old Valley Pike (Tax Map No. 057 A 282 and 057 A 283). The large-scale energy facility will consist of solar panels and related accessory structures.

PUBLIC COMMENT NOT PREVIOUSLY, OR TO BE, DISCUSSED AS PART OF A PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

1. Recommendation to the Board of Supervisors
 - a. Special Use Permit 26-01-01
 - b. Special Use Permit 26-01-02

PLANNING COMMISSION ACADEMY

1. [Strong Towns 101 Free Online Course](#)
2. Selection of Planning Essential Videos on our YouTube Channel

OTHER BUSINESS – None

CLOSED SESSION(S) – None

STAFF COMMENTS

1. February 5th, 2026 Planning Commission Meeting

ADJOURNMENT

600 North Main Street, Suite 107 | Woodstock, Virginia 22664 | 540-459-6185

ShenandoahCountyVA.us/Planning-Committee

**MINUTES OF MEETING OF THE SHENANDOAH COUNTY
PLANNING COMMISSION
December 4, 2025**

A regular meeting of the Shenandoah County Planning Commission was held in the Board Meeting Room, 600 North Main Street, Woodstock, Virginia on December 4, 2025. The following members of the Planning Commission were present: Gary Lantz, Mark Dotson, Eunice Terndrup, Debbie Keller, and Tommy Miller. The following member of the Board of Supervisors was present: Josh Stephens, Dennis Morris, David Ferguson, Tim Taylor and Steve Baker. Others present included Director of Community Development Lemuel Hancock, Zoning Administrator, Brenna Menefee, County Planner Jack Hurst, Associate Planner McKenzie Allen and Permit Technician, Mary Dellinger.

An invocation was given, followed by the Pledge of Allegiance.

Tommy Miller made a Motion, seconded by Eunice Terndrup, to approve the agenda with the amendment to add “Call to Order- Board of Supervisors”.

A vote of 6-0 approved the Motion as follows: Ayes: Lantz, Dotson, Miller, Keller, Terndrup and Supervisor Morris.

Mark Dotson made a Motion, seconded by Tommy Miller, to approve November 6, 2025, minutes.

A vote of 6-0 approved the Motion as follows: Ayes: Lantz, Dotson, Miller, Keller, Terndrup and Supervisor Morris.

Supervisor Josh Stephens called the Board of Supervisors to order.

PUBLIC HEARINGS

1. Zoning Map Amendment (Zoning Map Amendment 25-12-01): A Zoning Map Amendment pursuant to Section 165-17 of the County Code allowing a rezoning of 2.385 acres, more or less, of certain real property zoned A-1 Agriculture, located at Old Valley Pike (Tax Map No. 034 A 003), from A-1 Agriculture to B-2 General Business. The Zoning Map Amendment would allow for uses within the B-2 General Business Zoning District. The applicant has applied for the Zoning Map Amendment to allow for the application of a Special Use Permit for self-service storage facilities.

Zoning Administrator, Brenna Menefee, presented the information on the ZTA.

2. Comprehensive Plan Amendment (Comprehensive Plan Amendment 25-12-01): A Comprehensive Plan Map Amendment allowing for the amendment of the Future Land Use Map designations of certain real property of 3.385 acres, more or less, zoned A-1 Agriculture, located at Old Valley Pike (Tax Map No. 034 A 003) and B-2 General Business located at Old Valley Pike (034 A 001, 034 A 002), a portion of which is currently designated within the Future Land Use Map as Agricultural Protection Areas. The amendment would designate the entire 3.385 acres as Commercial/Industrial Areas.

Zoning Administrator, Brenna Menefee, presented the information on the CPA.

Berlin Neff with Racey Engineering spoke on behalf of the applicant.

3. An Ordinance renewing the Wakemans Grove Agricultural and Forestal District for a new ten-year term and modifying the land within such District.

Associate Planner McKenzie Allen, presented the information for the AFD.

4. Special Use Permit (Special Use Permit 25-12-01): A Special Use Permit pursuant to Section 165-12B(3)(b) of the County Code allowing a Level II Home Business on 4.623 acres, more or less, on certain real property zoned A-1 Agriculture, located at 177 Cullers Lane (Tax Map 015 A 008A). The Level II Home Business operations will include the design, assembly, and sales of precision rifles and accessories and related accessory structures.

Zoning Administrator, Brenna Menefee, presented the information on the SUP.

Applicant Ross Bethune spoke about his business and what he intends to do.

Diane Griesser spoke on behalf of her mother Melva Simmons of 16768 Back Rd. She spoke against the SUP with concerns about guns being tested on site and traffic.

Supervisor Stephens adjourned the Board of Supervisors.

OLD BUSINESS

Mark Dotson made a Motion, seconded by Tommy Miller to approve the Capital Improvement Plan for FY 2027-2031.

A vote of 6-0 approved the Motion as follows: Ayes: Lantz, Dotson, Miller, Keller, Terndrup and Supervisor Morris.

Chairman Lantz announced this plan would go to the Board of Supervisors with the Planning Commission's recommendation for approval.

NEW BUSINESS

1. Debbie Keller made a Motion, seconded by Eunice Terndrup to approve the Comprehensive Plan Amendment (Comprehensive Plan Amendment 25-12-01): A Comprehensive Plan Map Amendment allowing for the amendment of the Future Land Use Map designations of certain real property of 3.385 acres, more or less, zoned A-1 Agriculture, located at Old Valley Pike (Tax Map No. 034 A 003) and B-2 General Business located at Old Valley Pike (034 A 001, 034 A 002), a portion of which is currently designated within the Future Land Use Map as Agricultural Protection Areas. The amendment would designate the entire 3.385 acres as Commercial/Industrial Areas.

The Motion was approved by a roll call vote as follows:

- Eunice Terndrup – Aye
- Dennis Morris- Aye
- Mark Dotson – Aye
- Gary Lantz – Aye
- Debbie Keller – Aye
- Tommy Miller – Aye

Chairman Lantz announced this CPA would go to the Board of Supervisors with the Planning Commission's recommendation for approval.

2. Debbie Keller made a Motion, seconded by Tommy Miller to approve the Zoning Map Amendment (Zoning Map Amendment 25-12-01): A Zoning Map Amendment pursuant to Section 165-17 of the County Code allowing a rezoning of 2.385 acres, more or less, of certain real property zoned A-1 Agriculture, located at Old Valley Pike (Tax Map No. 034 A 003), from A-1 Agriculture to B-2 General Business. The Zoning Map Amendment would allow for uses within the B-2 General Business Zoning District. The applicant has applied for the Zoning Map Amendment to allow for the application of a Special Use Permit for self-service storage facilities.

The Motion was approved by a roll call vote as follows:

- Dennis Morris- Aye
- Debbie Keller – Aye
- Eunice Terndrup – Aye
- Mark Dotson – Aye
- Tommy Miller – Aye
- Gary Lantz – Aye

Chairman Lantz announced this ZTA would go to the Board of Supervisors with the Planning Commission’s recommendation for approval.

3. Debbie Keller made a Motion, seconded by Tommy Miller to approve an Ordinance renewing the Wakemans Grove Agricultural and Forestal District for a new ten-year term and modifying the land within such District.

Chairman Lantz announced this AFD renewal would go to the Board of Supervisors with the Planning Commission’s recommendation for approval.

4. Dennis Morris made a Motion, seconded by Mark Dotson to approve the Zoning Map Amendment (Zoning Map Amendment 25-12-01): A Zoning Map Amendment pursuant to Section 165-17 of the County Code allowing a rezoning of 2.385 acres, more or less, of certain real property zoned A-1 Agriculture, located at Old Valley Pike (Tax Map No. 034 A 003), from A-1 Agriculture to B-2 General Business. The Zoning Map Amendment would allow for uses within the B-2 General Business Zoning District. The applicant has applied for the Zoning Map Amendment to allow for the application of a Special Use Permit for self-service storage facilities. With the added condition “No firearm testing on site related to the Special Use Permit activities”.

The Motion was approved by a roll call vote as follows:

- Mark Dotson – Aye
- Dennis Morris- Aye
- Debbie Keller – Aye
- Gary Lantz – Aye
- Tommy Miller – Aye
- Eunice Terndrup – Aye

Chairman Lantz announced this SUP would go to the Board of Supervisors with the Planning Commission’s recommendation for approval.

STAFF COMMENTS

The next Planning Commission meeting will be held on January 7th, 2026.

ADJOURNMENT

Chairman Lantz adjourned the meeting.

DRAFT

MINUTES OF MEETING OF THE SHENANDOAH COUNTY

PLANNING COMMISSION

ESA SOLAR WORKSESSION

DECEMBER 17TH, 2025

A work session meeting of the Shenandoah County Planning Commission was held in the Shenandoah County Library, 514 Stoney Creek Blvd, Edinburg, Virginia on December 17th, 2025. The following members of the Planning Commission were present; Mark Dotson, Gary Lantz, Tommy Miller and Eunice Terndrup. The following members of the Board of Supervisors were present: Dennis Morris and David Ferguson. Others present included Director of Community Development Lemuel Hancock, Zoning Administrator, Brenna Menefee and County Planner Jack Hurst.

This meeting is not the Planning Commission meeting but a work session with ESA Solar, where they will be presenting their project at the January 7th, 2026, Planning Commission meeting.

MINUTES:

ESA Solar began the meeting with a presentation and started with how they are part of Community Solar, where some locals, using Dominion Energy, are eligible for subscriptions discounts, up to 10% monthly on their electricity bill. Which in turn can save over a month of electricity per year. Community Solar has a web-interface that allows users to see how much they save.

ESA Solar continued their presentation, saying that Virginia has 250 MW of Solar energy, and they will be contributing 5 MW of that 250 MW. What 5 MW can do for a community is power upwards to 1,000 homes, which is what the site at Landfill will be outputting. The site will make up 35 acres and will be part of the Virginia shared solar or Community Solar. The site will be located at a landfill with existing vegetation buffering.

One question that ESA Solar Project Manager brought back up from the balloon site visit was “What would be disturbed?”. ESA Solar pointed out the western forest clearing some trees but most of the forest will remain. ESA Solar said they want to “restore soil health”, even with the lands history of being a landfill. To restore soil health, ESA Solar would plant native plants and pollinators within the project. Another soil quality note was that the solar panels that would be put in place will be on an axis and tilt periodically, due to this movement the solar panels will not have a drip line from precipitation and create trench-lines.

ESA Solar further mentioned that the water flow from the site goes North and South.

Prior to the meeting, Planning Commission, Board of Supervisors, Community Development Department, ESA Solar and attending Shenandoah citizens were taken to the project site where a balloon testing was conducted, showing the vantage points from viewpoints such as Route 11,

Interstate 81 and South Ox Rd. Wes mentioned that after the drive, South Ox Rd viewpoints would be most affected due to certain parts of the project property have no existing buffer zones. ESA Solar made clear that they will implement buffer zones that can reduce view of site. The balloons were seen from I-81, where Mickey Matthews, owner of the project property, said that you could see it for about nine seconds while driving.

ESA Solar continued the presentation and mentioned that Solar grazing could be considered as part of the project after completion. They mentioned that cows, which are on the property now, would not be suitable with the projects solar layout due to the panels not being structured into the ground, the panels not being tall enough (panels would be 10ft at full tilt), and the supporting structure not strong enough, as cows like to press themselves to scratch against the poles. Sheep, however, would be easily implemented. ESA Solar mentioned solar grazing has several concepts that are important to iron out: how to transport water for animals and the rotation of animals, whether that be different animals or location of animals. ESA Solar showed their project site with solar grazing elements like water trough and staging areas.

ESA Solar mentioned that solar doesn't create too many jobs, estimated 40 jobs, \$3.3 million in revenue. ESA Solar showed a map of construction workers living in the area between Staunton and Winchester and Warren County and how ESA Solar wants to hire locally. Dennis Morris asked, "What do you mean locally, how local?" Dennis also mentioned that while he appreciates getting local workforce, he was inquiring about the resources and materials needed for solar construction. ESA Solar answered that there is a strong construction workforce in Virginia due to Data Centers currently and that Virginia has a solid solar base, making it easier to hire locally.

ESA Solar Decommission Plan, State mandated, would have an estimated cost of \$354,500. ESA Solar mentioned that they would receive a bond to pay for decommission, not Shenandoah County. While Construction will take six to nine months, the decommission would take around 2 months. During the construction phase, they would seed as necessary, work limited hours during the weekdays and Saturday. In 2019, the General Assembly made it that the Decommission Plan Bonds were to be put in place before construction.

ESA Solar mentioned that the original plan for access was through the landfill, however with further discussion with the Landfill Director, that would not be a full-time possibility. However, after a meeting with the Landfill Director and County Administrator, ESA Solar mentioned a positive discussion, that could allow for temporary access through the landfill site during construction. ESA Solar said that there will not be many deliveries, totaling around 14 truckloads of solar panels.

ESA Solar continued their access plan, where they identified four possible access points. The more ideal the site, the higher the cost seemed to go up, depending on what property and what company or entity they were making a deal with. What ESA Solar said about their preferred site was "where they can be less expansive, and redirect the costs towards the County, rather than private entities."

Gary Lantz asked, "Does the landfill drain into the site?". ESA Solar reply was "I don't think so."

Gary further questioned “What happens to the water that gets into the old landfill?”.

Mark Dotson suggested that the County and the Landfill Director can discuss drainage from the existing landfill, get soil samples and conduct a water impact analysis of the area.

Mark separately from the previous discussion suggested that ESA Solar focus on certain topics while they present such as Community Solar, solar grazing, the site being on a brownfield, having limited uses. Mark then said that these are all positives and “talk about as if you were to draw the perfect circle around the site for Solar”. Also mentioning the natural screen buffers adds and protects the rural character of Shenandoah County as well as implementing, voluntarily, the buffer zones and wildlife corridors. Mark concluded by making sure the residents know about the positives and that ESA Solar should intertwine those aspects into their story.

Lemuel Hancock mentioned that this will be the first solar project to be under the new (2022) solar ordinance

Lemuel Hancock said that originally when ESA Solar was presented at TRT meeting, the planning staff made a plethora of suggestions and asked for missing items, especially the signed lease agreement with the rail. Not too long after, ESA Solar provided most if not all the necessary documentation and suggestions that planning staff mentioned.

Mark Dotson asked if Dominion Energy will check the new transmission lines and will they need to be present during the project discussion. ESA Solar showed what the transmission lines would look like and mentioned that Dominion will be a part of the project, since they need to get an Easement agreement from Dominion before they can get the Construction loan.

Dennis Morris said that “We want you to be apart of the community, active in years to come. What are you going to give back?” ESA Solar appreciated the comments that Dennis said and restated that people remember what you say and promise to the community and they want to continue that. One phrase that was important to ESA Solar was “Keep Honest People Honest”.

Mark Dotson added that they would be part of the Community Solar, which would add benefits to the community monthly.

Lemuel Hancock mentioned the order of operations for the Zoning and Special Use Permit and the process if the project were to be approved.

Tommy Miller asked if they own any site after construction, to which ESA Solar said no, they sell all their sites.

Brenna Menefee mentioned that the planning staff has an extensive checklist that meets the Solar Ordinance, and it now meets everything in our code, even voluntarily adding screening and buffer zones.

ADJOURNMENT

Gary Lantz adjourned the meeting.

MINUTES OF MEETING OF THE SHENANDOAH COUNTY

PLANNING COMMISSION

INDUSTRIAL CODE AND SHORT-TERM RENTAL STATUS UPDATES

DECEMBER 18TH, 2025

A work session meeting of the Shenandoah County Planning Commission was held in the Shenandoah County Board Room, 600 North Main Street, Woodstock, Virginia on December 18th, 2025. The following members of the Planning Commission were present; Mark Dotson, Gary Lantz, Tommy Miller and Eunice Terndrup. Others present included Director of Economic Development, Jenna French, Business Recruitment and Retention Manager, John Fogle, Director of Community Development Lemuel Hancock, Zoning Administrator, Brenna Menefee, Associate Planner, McKenzie Allen, and County Planner Jack Hurst.

The Planning Commission convened a work session to review proposed updates to the County's industrial zoning regulations, with a primary focus on data centers and other intensive industrial uses, and to receive an update on short-term rental compliance efforts.

INDUSTRIAL CODE DISCUSSION

The discussion centered on how to proactively address emerging industrial development while preserving flexibility and aligning with the County's Comprehensive Plan and community values.

Staff presented a draft industrial performance-based code intended to respond to data centers without creating a narrowly tailored or single-use ordinance. The approach was framed as a way to establish clear expectations for high-impact industrial uses while remaining adaptable to future technologies. Commissioners discussed the importance of this flexibility, noting the County's limited supply of M-1 and M-2 zoned land and the need to balance economic development objectives with potential community impacts.

A significant portion of the discussion focused on proposed requirements for site-level documentation related to water use, noise, forested areas, and other environmental considerations. These requirements were described as informational tools designed to support Planning Commission and Board decision-making rather than as prohibitions on development. Water resources emerged as a central concern, with commissioners emphasizing the need for flexible language that can accommodate evolving cooling technologies, wastewater management approaches, and future industrial processes.

Noise mitigation generated extensive discussion. While commissioners acknowledged that data centers present unique noise concerns, there was caution about applying highly technical noise standards broadly across all industrial uses. The potential cost burden on smaller or expanding businesses and the risk of discouraging desirable industrial investment were noted. Commissioners

emphasized the need to ensure that any noise-related requirements are appropriately targeted and do not create unintended barriers to economic development.

The Commission generally expressed support for buffer, screening, and building design standards intended to reduce visual and noise impacts and improve compatibility with surrounding uses. These elements were viewed as consistent with community character and existing site plan practices. In contrast, there was clear agreement that intensive poultry provisions do not belong in the proposed industrial code. Commissioners directed that this language be removed and addressed separately through a more comprehensive policy discussion.

SHORT TERM RENTAL DISCUSSION

Ms. Allen provided an update on short-term rental compliance, reporting that approximately 70 percent of operators are currently compliant. Commissioners discussed ongoing efforts to address long-standing noncompliance, particularly in cases involving septic or life-safety concerns, and supported staff's plan to proceed with enforcement actions where necessary.

WRAP UP DISCUSSION

While no formal action was taken at the work session, direction was given to refine the draft industrial code, particularly with respect to noise standards, forested land provisions, and water resource considerations, and to continue advancing short-term rental enforcement efforts. Throughout the discussion, commissioners emphasized the importance of maintaining a balanced regulatory approach that supports economic development while protecting community health, safety, and quality of life.



**2026
Public Hearing Schedule**

TRT Submission Deadline¹	TRT Meeting	Submission Deadline²	Ad Sent to Northern Virginia Daily	1st Ad Run	2nd Ad Run	Joint Hearing before Planning Commission & Board of Supervisors³	Board of Supervisors Meeting³
November 5 th , 2025	November 12 th , 2025	November 21 st , 2025	December 19 th , 2025	December 23 rd , 2025	December 30 th , 2025	January 7 th , 2026 ⁶	January 27 th , 2026
December 3, 2025	December 10, 2025	December 19, 2025	January 16, 2026	January 22, 2026	January 29, 2026	February 5, 2026	February 24, 2026
January 7, 2026	January 14, 2026	January 16, 2026	February 13, 2026	February 19, 2026	February 26, 2026	March 5, 2026	March 24, 2026
February 4, 2026	February 11, 2026	February 20, 2026	March 13, 2026	March 19, 2026	March 26, 2026	April 2, 2026	April 28, 2026
March 4, 2026	March 11, 2026	March 20, 2026	April 16, 2026	April 23, 2026	April 30, 2026	May 7, 2026	May 26, 2026
April 1, 2026	April 8, 2026	April 17, 2026	May 15, 2026	May 21, 2026	May 28, 2026	June 4, 2026	June 23, 2026
May 6, 2026	May 13, 2026	May 15, 2026	July 17, 2026	July 23, 2026	July 30, 2026	August 6, 2026 ⁴	August 25, 2026
June 3, 2026	June 10, 2026	June 19, 2026	July 17, 2026	July 23, 2026	July 30, 2026	August 6, 2026	August 25, 2026
July 1, 2026	July 8, 2026	July 17, 2026	August 14, 2026	August 20, 2026	August 27, 2026	September 3, 2026	September 22, 2026
August 5, 2026	August 12, 2026	August 21, 2026	September 11, 2026	September 17, 2026	September 24, 2026	October 1, 2026	October 27, 2026
September 2, 2026	September 9, 2026	September 18, 2026	October 16, 2026	October 22, 2026	October 29, 2026	November 5, 2026	November 24, 2026
October 7, 2026	October 14, 2026	October 16, 2026	November 13, 2026	November 18, 2026 ⁵	November 25, 2026 ⁵	December 3, 2026	January 26, 2027 ⁷
November 4, 2026	November 11, 2026	November 20, 2026	December 16, 2026 ⁵	December 23, 2026 ⁵	December 30, 2026	January 7, 2027 ⁶	January 26, 2027
December 2, 2026	December 9, 2026	December 18, 2026	January 15, 2027	January 21, 2027	January 28, 2027	February 4, 2027	February 23, 2027
January 6, 2027	January 13, 2027	January 15, 2027	February 12, 2027	February 18, 2027	February 25, 2027	March 4, 2027	March 23, 2027

- 1) Submissions must at least include the tax map numbers of the property as well as a description of the proposed project.
- 2) This is not the required meeting date, but rather the earliest you can be placed on the agenda for a PC meeting.
- 3) This is not the required meeting date, but rather the earliest you can be placed on the agenda for a Board meeting.
- 4) No July Planning Commission Meeting.
- 5) Ad dates adjusted for holiday closures.
- 6) Day may vary each year due to proximity to New Years.
- 7) No late Board Meeting in December.



Special Use Permit, #26-01-01

Staff Contact: McKenzie Allen, Associate Planner
 Staff Report First Prepared: December 22nd, 2025
 Amended:

This report is prepared by the Shenandoah County Office of Community Development to provide information to the Planning Commission and the Board of Supervisors to assist them in making a decision on this request.

Agenda Date: January 7, 2026
Requested Use: Non-Dwelling Short-Term Rental
Applicant: Sainsanaa Saudag
Owner: Nomads Yurt LLC

[Consent](#)
[Regular](#)
[Closed Session](#)
[Action](#)
[Information](#)
[Public Hearing](#)

Introduction: Sainsanaa Saudag applied for a Special Use Permit for a Non-Dwelling Short-Term Rental on 11.05 acres, more or less, on certain real property zoned A-1 Agriculture, located at Tax Map No. 078 A 095A.

The Non-Dwelling Short-Term Rental will consist of two yurts with related accessory structures.

A Non-Dwelling Short-Term Rental is permitted in the A-1 Agriculture zoning district by Special Use Permit only per County Code Section 165-12B(3)(oo).

Acres: 11.05

Magisterial District: Ashby

Address: Crooked Run Road

Electoral District: 2

Tax Map Number / Area: 078 A 095A

Zoning: A-1 Agriculture

Access Easements: No

Use: Vacant

Direction	Zoning	Land Use	Direction	Zoning	Land Use
North	A-1 Agriculture	Active Farm	East	A-1 Agriculture	Active Farm
South	A-1 Agriculture	Residential	West	A-1 Agriculture	Active Farm & Woodland

In Vicinity Of:

Administrative Aspects

Town: No.
 Town Growth Area: No.
 Public Service Area: No.
 Settlement Community: No.
 Old Valley Pike Overlay: No.
 Scenic By-Way: No.

Forest Resources

Forested Land: No.
 Wildlife Core/Corridor: No.

Land Resources

Prime Soil: Yes.
 Virginia Conservation Importance: Yes.
 Ag & Forestal District: No.

Topographic Resources

Ridgeline Area: No.
 Critical Slopes: Yes.
 Sinkhole: No.

Water Resources

Floodplain: Yes.
 Dam Break Area: No.
 100 Ft Stream Buffer: Yes.
 Stream: Crooked Run.
 North Fork: No.
 Wetlands: No.
 Well: No.
 Spring: No.

Historic Resources

Battlefield: No.
 Historic Property: No.
 Designated Viewshed: No.
 Archeological Site: No.

Technological Resources

High Voltage Lines: No.
 Electric Poles Or Lines: No.
 Pipeline: No.
 Telecommunication Tower: No.

Past Planning Commission Items: No.

Review Evaluations:

Building Inspection: Building permits must be issued prior to any construction requiring building permits.

Fire Marshal: No comments provided.

Erosion & Sediment (E&S) Control: If the total land disturbance for the project is under 10,000sf, then an ESC agreement in lieu of a plan permit, which is included with the building permit, will be sufficient for this project. If the total land disturbance is 10,000sf or greater (Common Plan of Development) then an engineered ESC plan will need to be submitted and approved by the County before land disturbance may begin.

VA Department Of Health (VDH): The Shenandoah County Health Department has a Certification Letter on file for an onsite sewage disposal system to accommodate 3 bedrooms with a proposed well site. The applicant will be required to submit an application for a Onsite Sewage Disposal System and Water Well with design documetion to service the two proposed yurts from a Professional Engineer to obtain a construction permit to install.

VA Department Of Transportation (VDOT): Proposed location for a Low Volume Commercial entrance is acceptable.

VA Department Of Conservation And Recreation (VDCCR): <https://vanhde.org/content/map>

Planning & Zoning: Special Use Permit are reviewed on a case-by-case basis and can be reviewed for their adherence to the Comprehensive Plan.

Direct citation of whether the proposal is in compliance with the Comprehensive Plan:

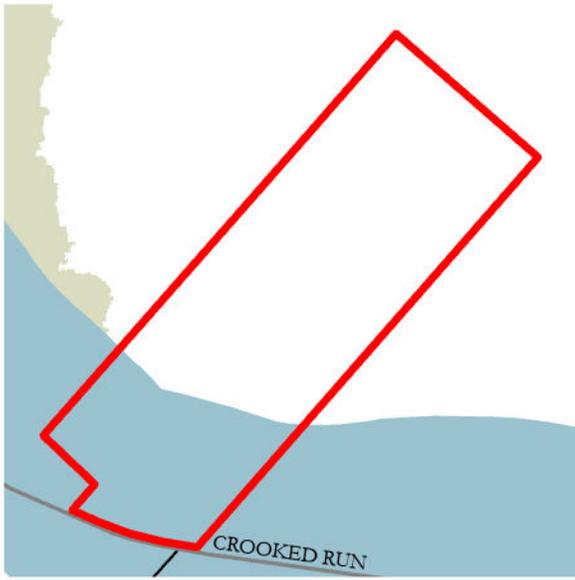
Goal 4.2: We will be the destination for agribusiness, hospitality, and tourism opportunities.

Goal 10.5: The County will be an attractive and safe place for all residents and tourists alike to visit and recreate.

<p>In support:</p> <p>Move to make a recommendation for approval of Special Use Permit 26-01-01 with conditions 1 through 6 to the Board of Supervisors. This recommendation is based on Shenandoah County's Comprehensive Plan.</p>	<p>To Table:</p> <p>Move to make a table Special Use Permit 26-01-01 until the next meeting to clarify outstanding items on the impact on the transportation network, water resources, scenic resources, and other outstanding items.</p>	<p>In opposition:</p> <p>Move to make a recommendation for denial of Special Use Permit 26-01-01 to the Board of Supervisors. This recommendation is based on the proposal potential undue impacts on the health, safety, and welfare of the residents and visitors of Shenandoah County due to the foreseen impacts on the transportation network, water resources, and historic resources of the County.</p>
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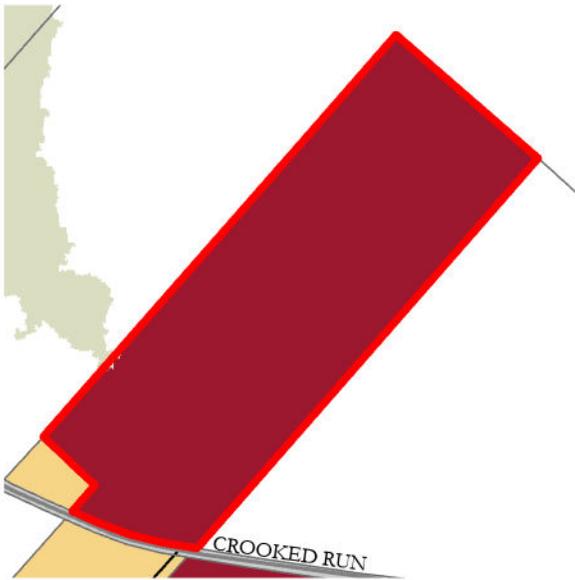
Staff recommended conditions:

1. Building permits must be issued prior to any construction requiring building permits.
2. A short-term rental registration and life/safety inspections must take place prior to overnight occupancy.
3. Any land disturbance greater than 10,000 sqft will require a land disturbance permit issued by the County and any land disturbance greater than one acre will require a stormwater permit from DEQ.
4. Prior to the start of operations, the project must comply with Virginia Department of Health's standards and requirements.
5. Prior to the start of operations, the project must comply with Virginia Department of Transportation's standards and requirements.
6. The Special Use Permit will be relinquished if the use ceases for two years.



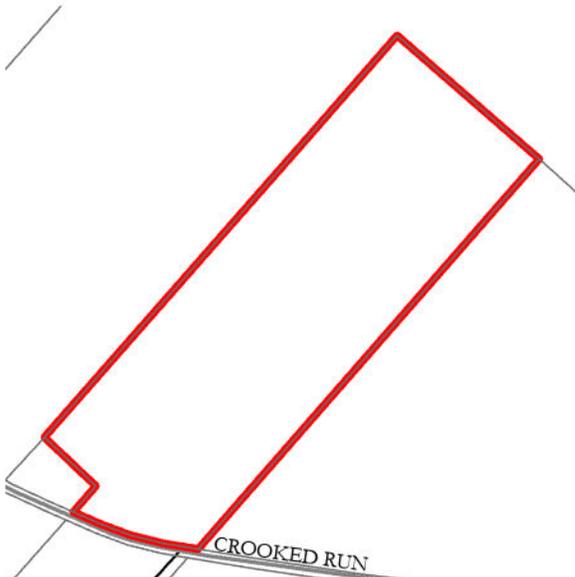
Future Land Use Map

- Local Agriculture (0)
- Agriculture Protection (1)
- Commercial / Industrial (0)
- Conservation (1)
- Flood Protection Area (1)
- Mixed Use (0)
- Public Space (0)
- Town (0)
- SUP 26-01-01



Current Land Use Map

- National Forest
- State Forest
- Park
- Woodland
- Water
- Active Farm
- Public Or Nonprofit
- Mixed Use
- Vacant
- Residential
- Commercial
- Industrial
- Transportation
- Parking
- Special Use Permit 26-01-01



Zoning District

- BZA (0)
- REZ (0)
- SUP (0)
- Shenandoah A-1 (2)
- Shenandoah B-1 (0)
- Shenandoah B-2 (0)
- Shenandoah C-1 (0)
- Shenandoah M-1 (0)
- Shenandoah M-2 (0)
- Shenandoah R-1 (0)
- Shenandoah R-2 (0)
- Shenandoah R-3 (0)



Forest Resources

-  Forest Trails (0)
-  National Forest (0)
-  State Forest (0)
-  Wildlife Habitat Cores (0)
-  Wildlife Habitat Core Edges (0)
-  Wildlife Corridor (0)
-  Wildlife Corridor Edge (0)
-  Forested Land (1)

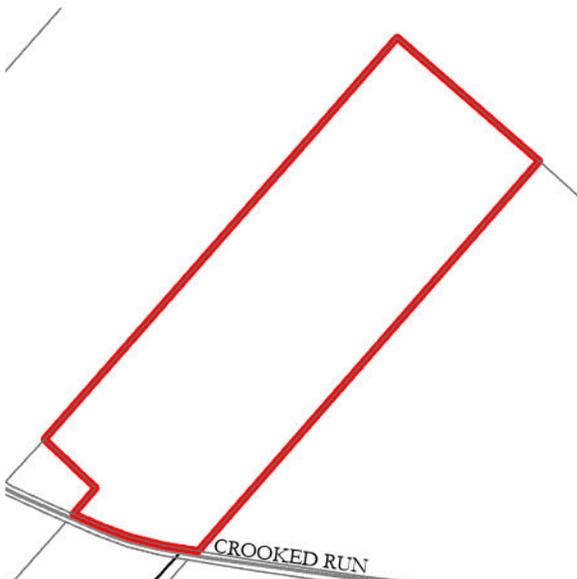
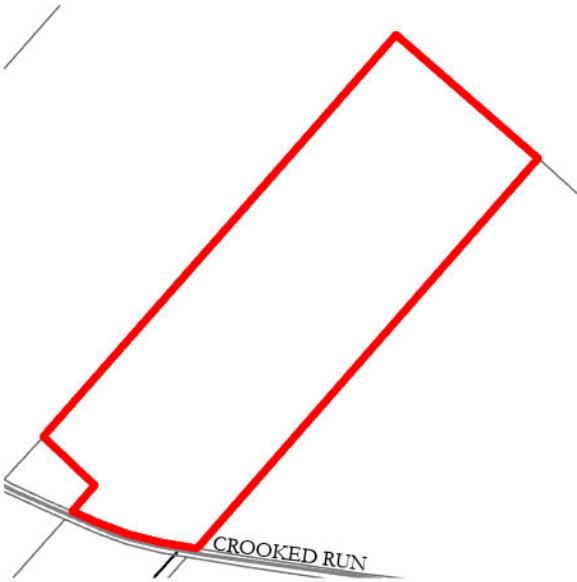
Historical, Cultural, And Scenic Resources

-  Dinky Railroad
-  Scenic Byways
-  Former Roadways
-  Places Of Importance
-  Archaeological Sites
- Battlefield**
- Core_Study**
-  Core
-  Study
-  Historic Locations

Landforms

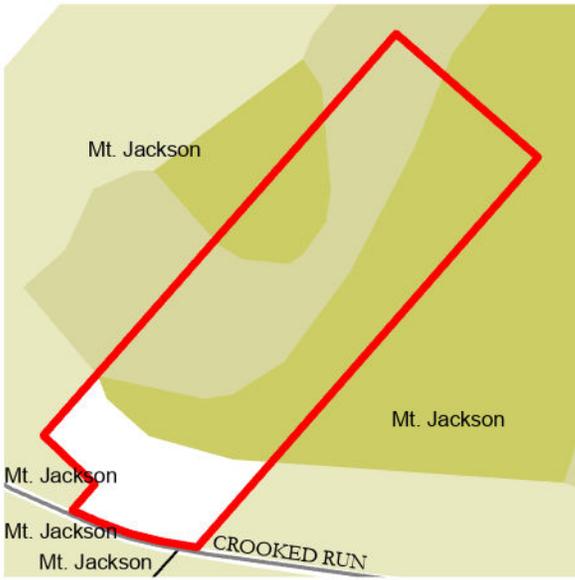
Landforms

-  Area
-  Bend
-  Cape
-  Cliff
-  Gap
-  Range
-  Ridge
-  Slope
-  Summit
-  Valley
-  Cultural Points



Technological Resources

-  Telecommunication Towers (0)
-  High Voltage Transmission Line (0)
-  High Voltage Link (0)
-  SVEC Poles (0)
-  SVEC Overhead (0)
-  SVEC Underground (0)
-  Pipeline (0)



Land Resources

Fault Lines (0)

Mineral Resources

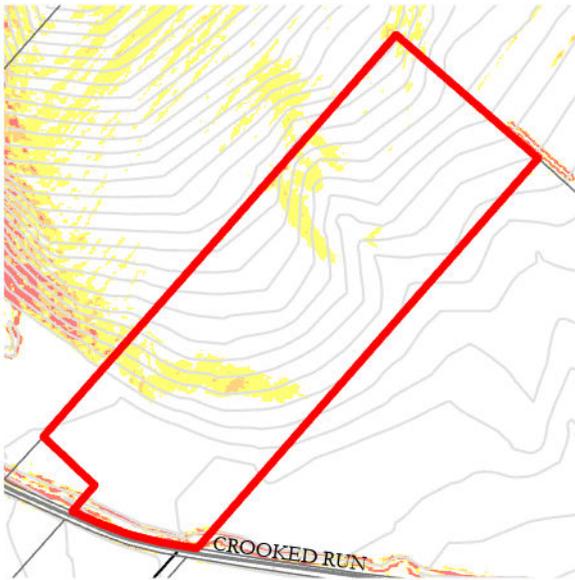
Mineral Resources

- Bulk Mineable Resources (0)
- Carbonate Resources (0)
- Clay and Shale (0)
- Energy Resources (0)
- Industrial Minerals (0)
- Metallic Resources (0)

Prime Soils

Prime Soil Class

- 1 (0)
- 2 (2)
- 3 (3)
- Conservation Easements
- AFD (5)
- Parks (0)
- SUP 26-01-01



Topographic Resources

- Ridgelines
- Ridgeline Area
- Sinkholes

20-25%

25%+

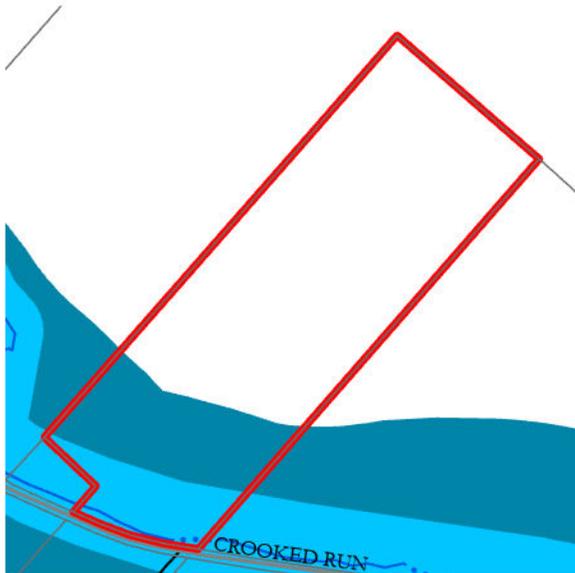
Contours

Critical Slopes

Critical Slopes

15-20%

Special Use Permit
26-01-01



Water Resources

- Water Wells (0)
- Thermal Springs (0)
- Wetlands (0)
- Streams (19)
- Stream Buffers (1)

1% Annual Chance - A (1)

1% Annual Chance - AE (0)

0.2% Annual Chance (0)

Lake Laura Dam Break Area (0)

Bird Haven Dam Break Area (0)

Woodstock Dam Break Area (0)

Special Use Permit 26-01-01

0 300 600 1,200 Feet



- Special Use Permit 26-01-01
- Roads**
- Road Type**
- Secondary (1)
- Driveway (1)
- ▣ County Boundary (1)



SHENANDOAH COUNTY
OFFICE OF COMMUNITY DEVELOPMENT
600 N. MAIN ST., SUITE 107
WOODSTOCK, VA 22664
540-459-6185



SPECIAL USE PERMIT APPLICATION

PROJECT NAME: Yurts for short term rental use

Applicant / Owner

Applicant Name: Samsanaa Sandag Address: _____

Phone: 703-655-6351 Email: ssam2009@gmail.com

If Applicant Is Not The Property Owner, Please Provide The Following:

Owner Name: Samsanaa Sandag Address: 7711 Glenister dr

Phone: 703-655-6351 Email: ssam2009@gmail.com Springfield, VA 22152

Property

Project Size: 11.05 acre sqft Parcel Address / Location: Crooked Run Rd

Parcel Number(s): 78-A-95A Mount Jackson, VA 22842

Project

Use Applied For: short term rentals Current Use: Agriculture

Please Describe The Proposed Use: Proposing to build 2 yurts (all season) for short-term rental use, to be listed on Airbnb or similar social media website, and comply with all rules.

Proposed Changes To Existing Buildings/Structures: there are no existing buildings or structures on the property. No changes are proposed.

Proposed New Buildings/Structures: Two new all-season yurts for short-term rental use

Proposed Temporary Structures: a temporary construction shed and portable restroom will be placed on the property during construction phase.

Has A Previous Application Been Made For This Use? Y / N

Do You Plan To Reach Out To Your Neighbors? Y / N If Yes, When? Early December, 2025

Project Details

Hours Of Operation: per guests discretion within the reservation period

Parking Spots: 4 Paved Gravel Other: _____ Number Of Restrooms: 2
(This Requires VDH Approval)

Expected Noise Level: Low. Normal residential-level noise from guests.

Lighting: Low-level outdoor lighting for safety Signage: small sign at driveway "Nomads Yurt"

Amount Of Land Disturbance: minimal land disturbance. Only the area for yurts, parking, walkways.

Total Potential Number Of Guests At One Time: 6 Total Potential Number Of Vehicles A Day: 4-

Total Number Of Bedrooms: 2 Total Number Of Structures Used: 2 Will Meals Be Served? Y / N

Current Water And Sewer Facilities: there are no existing water or sewer facilities at the property

Proposed Water And Sewer Facilities: new water & septic tank will be installed in compliance with county.

Space For Emergency Vehicles To Turn Around: Y / N Fire Safety Equipment: will be placed
(Fire Extinguisher, Fire Alarm, Sprinkler, Etc.)

Additional Description: all development will comply with county regulations.

I (we), the undersigned, do hereby certify that the information provided in this application and associated documents is complete and correct. I (we) understand that in granting approval of an application for special use, the Board of Supervisors may require compliance with certain conditions and that such approval shall not be considered valid until these conditions are met.

Applicant Signature: Carcione Date: 11/17/2025

Owner Signature: Carcione Date: 11/17/2025

OFFICE USE ONLY		
SUP#:	Fee:	Date Received:
AD Dates:		Public Hearing Date:
Planning Commission Recommendations:		
Board Recommendations:		
BOS Action Date:		Clerk Of The Board:

Fwd: Request for Confirmation of Culvert Replacement - Shenandoah County -USACE

From sainsanaa sandag <ssain2009@gmail.com>
Date Mon 11/17/2025 2:17 PM
To McKenzie Allen <MAllen@shenandoahcountyva.us>

 1 attachment (785 KB)
NWP 3-Maintenance.pdf;

Dear McKenzie,

Please see below the correspondence with DEQ and the Army Corps. I obtained the necessary permit after completing the replacement of the culvert pipes. The VDOT inspector who visited the site prior to the work started said that we did not need to check for environmental creek disturbance, as the project is just replacing existing pipes.

As a result, we did not contact DEQ or the Army Corps before starting the work. After receiving an inquiring email from you whether the approvals had been obtained, I reached out to them by email. Please find the correspondence attached/below for your reference.

Let me know if you have any questions.

Sainsanaa

----- Forwarded message -----

From: **Howell, Robert W CIV USARMY CENAO (USA)** <Robert.W.Howell@usace.army.mil>
Date: Mon, Nov 10, 2025 at 8:47 AM
Subject: RE: Request for Confirmation of Culvert Replacement - Shenandoah County -USACE
To: ssain2009@gmail.com <ssain2009@gmail.com>
Cc: Millard, Eric (DEQ) <eric.millard@deq.virginia.gov>, Howell, Robert W CIV USARMY CENAO (USA) <Robert.W.Howell@usace.army.mil>

Good morning,

I am the Army Corps of Engineers regulatory for Shenandoah County, Virginia. Based upon the information you submitted to DEQ in the email below, it appears the work your completed falls under the Nationwide Permit 3 for maintenance activities (attached), paragraph (a). Paragraph (a) of the Nationwide Permit 3 allows for minor deviations in previously authorized structures/fills with minor deviations due to requirements of other regulatory agencies, or current construction codes or safety

standards that are necessary to make the repair, rehabilitation, or replacement are authorized, such as VDOT requirements you mentioned below.

As such, the activity is not required to be reported and written authorization for the replacement of the culvert is not required. If you have any questions or would like to discuss further, please feel free to reach out.

V/r

Robert W. Howell

Environmental Scientist

U.S. Army Corps of Engineers

Northern Section, Regulatory Branch

10300 Spotsylvania Parkway, Suite 230

Fredericksburg, VA 22408

Email: Robert.W.Howell@usace.army.mil

Phone Number: 540-824-2053

Regulator of the Day (ROD) Help: (757) 201-7652 or Email at CENAO.REG_ROD@usace.army.mil

Our Regulatory Program priorities have changed:

[https://link.edgepilot.com/s/17889474/83YDVq21LEaIEI47HbZe8A?
u=https://www.nao.usace.army.mil/Media/Public-Notices/Article/4285411/public-notice-for-changes-to-
districts-regulatory-program-practices/](https://link.edgepilot.com/s/17889474/83YDVq21LEaIEI47HbZe8A?u=https://www.nao.usace.army.mil/Media/Public-Notices/Article/4285411/public-notice-for-changes-to-districts-regulatory-program-practices/)

Helpful information: [https://link.edgepilot.com/s/3c65b095/hBwipFsR4UCDp7zlxADbdg?
u=https://www.nao.usace.army.mil/Missions/Regulatory/](https://link.edgepilot.com/s/3c65b095/hBwipFsR4UCDp7zlxADbdg?u=https://www.nao.usace.army.mil/Missions/Regulatory/)

Please note that we are now accepting requests (permit applications, preapplication requests, and Jurisdictional Determination requests) through the Regulatory Request System
https://link.edgepilot.com/s/a07d178c/gD_74htaE60dns2VAUvWw?

[u=https://rrs.usace.army.mil/rrs](https://rrs.usace.army.mil/rrs). We highly recommend all requests are submitted through RRS moving forward. Effective 1 September 2025, the USACE will become the central point of receipt of all requests in the Commonwealth of Virginia (instead of the Virginia Marine Resources Commission) and RRS will be the most efficient way to submit your application to all 3 of the permitting agencies (USACE, Virginia Department of Environmental Quality, and the Virginia Marine Resources Commission).

The Norfolk District is committed to providing the highest level of support to the public. In order for us to better serve you, we would appreciate you completing our Customer Satisfaction Survey located at [Customer Service Survey](#). We value your comments and appreciate your taking the time to complete the survey.

From: Bejo, Petrit CIV USARMY (USA) <Petrit.Bejo@usace.army.mil>
Sent: Monday, November 10, 2025 8:15 AM
To: Howell, Robert W CIV USARMY CENAO (USA) <Robert.W.Howell@usace.army.mil>
Subject: FW: Request for Confirmation of Culvert Replacement - Shenandoah County

From: Millard, Eric (DEQ) <eric.millard@deq.virginia.gov>
Sent: Friday, November 7, 2025 1:45 PM
To: CENAO-REG_ROD <CENAO-.REG_ROD@usace.army.mil>
Cc: ssain2009@gmail.com
Subject: [Non-DoD Source] Request for Confirmation of Culvert Replacement - Shenandoah County

Property owner in Shenandoah County is looking for assistance with an after the fact NWP 18 for additional stream impacts associated with a culvert replacement. The original was 20 feet in length and the new pipe is 40 feet in length.

Thanks,

DISCLOSURE OF OWNERSHIP/INTEREST TEMPLATE

County of Shenandoah, Virginia
Web Site: <http://www.shenandoahcountyva.us/community>
Office of Community Development

Re: County Ordinance Section 165-114

In accordance with Section 165-114 of the Ordinances of Shenandoah County, Virginia, it is submitted that the owners of the subject real estate which is the subject of an application for Special Use Permit are as follows:

1. Sainsanaa Sanday, 7711 Glenister dr, Springfield VA 22152
Name & address of owner

2. _____

3. _____

Further, this letter is a disclosure under Section 165-114, sworn to under oath before a Notary Public, and the undersigned, first being duly sworn, states that member(s) (or immediate household members) of the Shenandoah County Planning Commission or the Shenandoah County Board of Supervisors do not have (have / do not have) interest in the aforesaid property, either individually, by ownership of stock in a corporation owning such land, partnership, as the beneficiary of a trust, or the settlor of a revocable trust.

Sincerely,

Signature: *Car...*

COMMONWEALTH OF VIRGINIA
COUNTY OF SHENANDOAH, TO-WIT:

I, Amnpreet Kochhar, a notary Public in and for the jurisdiction aforesaid, certify that the person(s) who signed the forgoing instrument and who is (are) known to me, personally appeared before me and has acknowledged the same before me this 19 day of November, 2025.

[Signature]
Notary Public:

7961757

Notary registration number

My commission expires: 11-30-25

AMANPREET KOCHHAR
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOV. 30, 2025
COMMISSION # 7961757



Special Use Permit, #26-01-02

Staff Contact: Brenna Menefee, Zoning Administrator
 Staff Report First Prepared: December 22nd, 2025
 Amended:

This report is prepared by the Shenandoah County Office of Community Development to provide information to the Planning Commission and the Board of Supervisors to assist them in making a decision on this request.

Agenda Date: January 7, 2026
Requested Use: Large-Scale Energy Facility.
Applicant: Old Valley Solar Ranch, LLC
Owner: Matthews Clare Brady And Michael

[Consent](#)
[Regular](#)
[Closed Session](#)
[Action](#)
[Information](#)
[Public Hearing](#)

Introduction: Old Valley Solar Ranch, LLC applied for a Special Use Permit for a Large-Scale Energy Facility on 60.725 acres, more or less, on certain real property zoned A-1 Agriculture, located at Tax Map No. 057 A 282 and 057 A 283.

The Large-Scale Energy Facility will consist of solar panels and related accessory structures.

A Large-Scale Energy Facility is permitted in the A-1 Agriculture zoning district by Special Use Permit only per County Code Article XXII, Section 165-170.

The property was previously utilized as a landfill, and has since been capped and seeded with grass.

Acres: 60.725

Magisterial District: Madison

Address: 16817 Old Valley Pike

Electoral District: 3

Tax Map Number / Area: 057 A 282 and 057 A 283

Zoning: A-1 Agriculture

Access Easements: No.

Use: Woodland & Active Farm

Direction	Zoning	Land Use	Direction	Zoning	Land Use
North	A-1 Agriculture	Public (Landfill)	East	M-1 General Industrial and A-1 Agriculture	Commercial, Industrial, and Active Farm
South	A-1 Agriculture	Woodland and Active Farm	West	A-1 Agriculture	Active Farm

In Vicinity Of:

Administrative Aspects

Town: Town of Edinburg
 Town Growth Area: No.
 Public Service Area: No.
 Settlement Community: No.
 Old Valley Pike Overlay: No.
 Scenic By-Way: No.

Forest Resources

Forested Land: Yes
 Wildlife Core/Corridor: No.

Land Resources

Prime Soil: Yes.
 Virginia Conservation Importance: No.
 Ag & Forestal District: No.

Topographic Resources

Ridgeline Area: No.
 Critical Slopes: No.

Water Resources

Floodplain: No.
 Dam Break Area: No.
 100 Ft Stream Buffer: No.
 Stream: No.
 North Fork: No.
 Wetlands: No.
 Well: No.
 Spring: No.

Historic Resources

Battlefield: No.
 Historic Property: No.
 Designated Viewshed: No.
 Archeological Site: No.

Technological Resources

High Voltage Lines: No.
 Electric Poles Or Lines: No.
 Pipeline: No.

Sinkhole: Yes.

Telecommunication Tower: No.

Past Planning Commission Items: No.

Review Evaluations:

Building Inspection: Building permits must be issued prior to any construction requiring building permits.

Fire Marshal: No comments provided.

Erosion & Sediment (E&S) Control: Due to the size and amount of land disturbance, the "Solar" SUP project will require an engineered ESC/SW plan to be developed. The plan must be submitted to The County as well as DEQ for review and approval before any land disturbance may begin.

VA Department Of Health (VDH): Per review of the site plan, the solar project appears to exclude any construction/development on that portion of tax parcel 057A282 residing on the East side of the railroad track. As such, there should be no impact to the existing sewage system serving the dwelling at 16817 Old Valley Pike (TM 057A282). There are no known sewage system records for TM 057A283.

VA Department Of Transportation (VDOT): Proposed entrance location meets sight distance requirements to install a Low Volume Commercial entrance.

VA Department Of Conservation And Recreation (VDCA): <https://vanhde.org/content/map>

Planning & Zoning: Special Use Permit are reviewed on a case-by-case basis and can be reviewed for their adherence to the Comprehensive Plan.

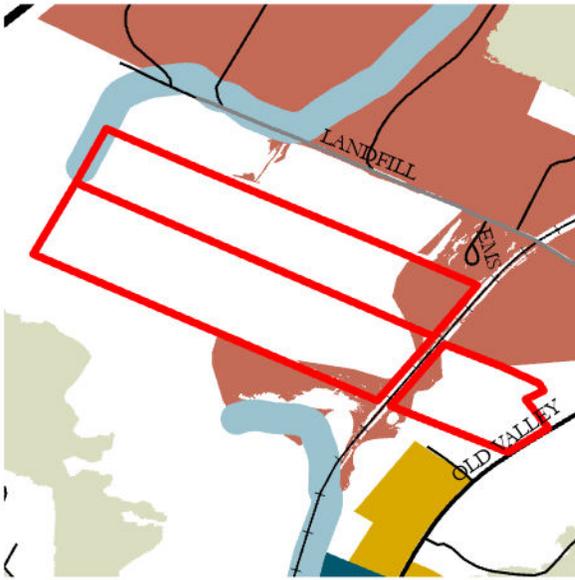
Direct citation of whether the proposal is in compliance with the Comprehensive Plan:

Goal 9.5: The County will aspire to be carbon neutral.

<p>In support:</p> <p>Move to make a recommendation for approval of Special Use Permit 26-01-02 with conditions 1 through 7 to the Board of Supervisors. This recommendation is based on Shenandoah County's Comprehensive Plan.</p>	<p>To Table:</p> <p>Move to make a table Special Use Permit 26-01-02 until the next meeting to clarify outstanding items on the impact on the transportation network, water resources, scenic resources, and other outstanding items.</p>	<p>In opposition:</p> <p>Move to make a recommendation for denial of Special Use Permit 26-01-02 to the Board of Supervisors. This recommendation is based on the proposal potential undue impacts on the health, safety, and welfare of the residents and visitors of Shenandoah County due to the foreseen impacts on the transportation network, water resources, and historic resources of the County.</p>
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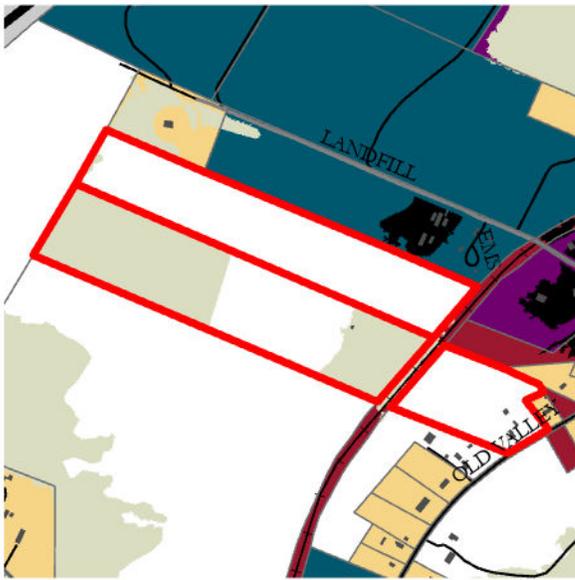
Staff recommended conditions:

1. Building permits must be issued prior to any construction requiring building permits.
2. Any land disturbance greater than 10,000 sqft will require a land disturbance permit issued by the County and any land disturbance greater than one acre will require a stormwater permit from DEQ.
3. Prior to the start of operations, the project must comply with Virginia Department of Health's standards and requirements.
4. Prior to the start of operations, the project must comply with Virginia Department of Transportation's standards and requirements.
5. The Special Use Permit will be relinquished if the use ceases for two years.
6. Valid, legal access to the site shall be maintained.
7. Any change to the access location shall be reviewed by the County prior to implementation and may require an amended site plan or permit.



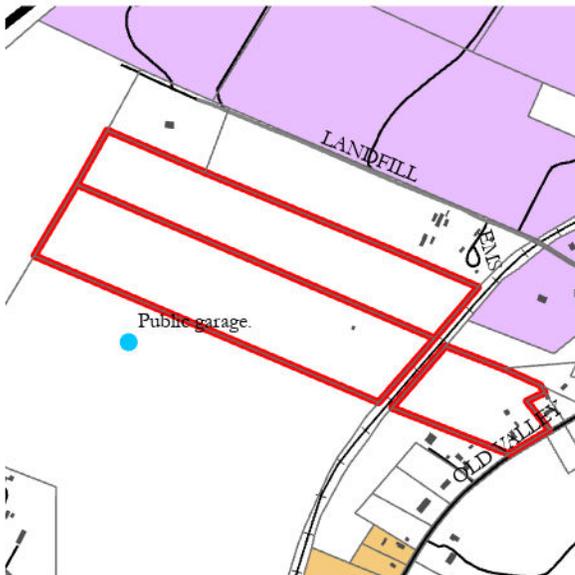
Future Land Use Map

-  Local Agriculture (0)
-  Agriculture Protection (1)
-  Commercial / Industrial (1)
-  Conservation (1)
-  Flood Protection Area (1)
-  Mixed Use (1)
-  Public Space (1)
-  Town (0)



Current Land Use Map

-  National Forest
-  State Forest
-  Park
-  Woodland
-  Water
-  Active Farm
-  Public Or Nonprofit
-  Mixed Use
-  Vacant
-  Residential
-  Commercial
-  Industrial
-  Transportation
-  Parking



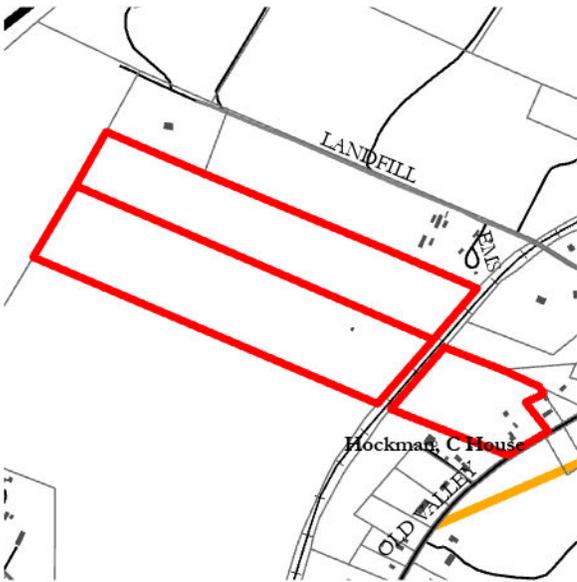
Shenandoah County Zoning

-  BZA (0)
-  REZ (0)
-  SUP (1)
-  Shenandoah A-1 (3)
-  Shenandoah B-1 (0)
-  Shenandoah B-2 (0)
-  Shenandoah C-1 (0)
-  Shenandoah M-1 (3)
-  Shenandoah M-2 (0)
-  Shenandoah R-1 (0)
-  Shenandoah R-2 (1)
-  Shenandoah R-3 (0)



Forest Resources

-  Forest Trails (0)
-  National Forest (0)
-  State Forest (0)
-  Wildlife Habitat Cores (0)
-  Wildlife Habitat Core Edges (0)
-  Wildlife Corridor (0)
-  Wildlife Corridor Edge (0)
-  Forested Land (1)



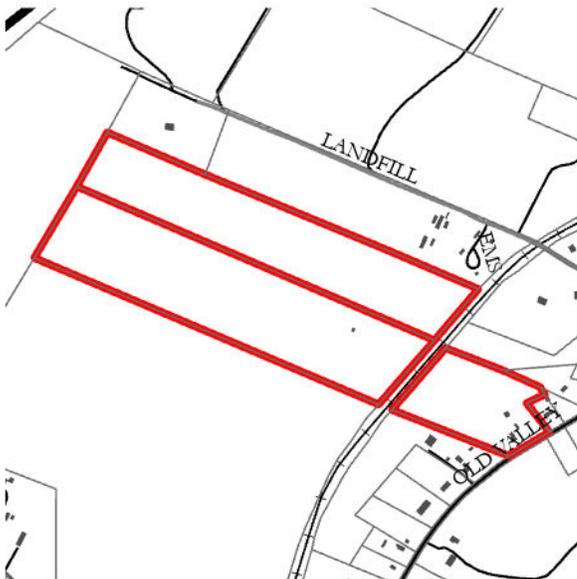
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-  Dinky Railroad
 -  Scenic Byways
 -  Former Roadways
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 -  Archaeological Sites
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Landforms

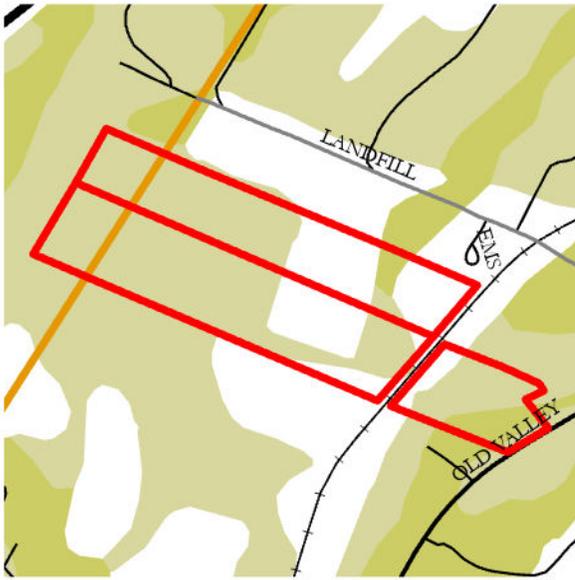
Landforms

-  Area
-  Bend
-  Cape
-  Cliff
-  Gap
-  Range
-  Ridge
-  Slope
-  Summit
-  Valley
-  Cultural Points



Technological Resources

-  Telecommunication Towers (1)
-  High Voltage Transmission Line (0)
-  High Voltage Link (0)
-  SVEC Poles (0)
-  SVEC Overhead (0)
-  SVEC Underground (0)
-  Pipeline (0)



Land Resources

Fault Lines (1)

Mineral Resources

Mineral Resources

- Bulk Mineable Resources (0)
- Carbonate Resources (0)
- Clay and Shale (0)
- Energy Resources (0)
- Industrial Minerals (0)
- Metallic Resources (0)

Prime Soils

Prime Soil Class

- 1 (0)
- 2 (5)
- 3 (8)
- Conservation Easements
- AFD (0)
- Parks (0)



Topographic Resources

- Ridgelines
- Ridgeline Area
- Sinkholes

Critical Slopes

Critical Slopes

- 15-20%
- 20-25%
- 25%+
- Contours



Water Resources

- Water Wells (0)
- Thermal Springs (0)
- Wetlands (4)
- Streams (9)
- Stream Buffers (1)
- 1% Annual Chance - A (0)
- 1% Annual Chance - AE (0)
- 0.2% Annual Chance (0)
- Lake Laura Dam Break Area (0)
- Bird Haven Dam Break Area (0)
- Woodstock Dam Break Area (0)

Special Use Permit 26-01-02

0 500 1,000 2,000 Feet

0 0.15 0.3 0.6 Miles

Context Map



 SUP 26-01-02

Roads

Road Type

-  Interstate (1)
-  Private (3)
-  Secondary (2)
-  US Route (1)
-  Driveway (11)
-  Buildings (37)
-  Railroad (1)
-  County Boundary (1)



SHENANDOAH COUNTY
OFFICE OF COMMUNITY DEVELOPMENT
600 N. MAIN ST., SUITE 107
WOODSTOCK, VA 22664
540-459-6185



SPECIAL USE PERMIT APPLICATION

PROJECT NAME: _____

Applicant / Owner

Applicant Name: _____ **Address:** _____

Phone: _____ **Email:** _____

If Applicant Is Not The Owner, Please Provide The Following:

Owner Name: _____ **Address:** _____

Phone: _____ **Email:** _____

Property

Project Size: _____ acre sqft **Parcel Address / Location:** _____

Parcel Number(s): _____

Project

Use **Applied** For: _____ **Current Use:** _____

Please Describe The Proposed Use: _____

Proposed Changes To Existing Buildings: _____

Proposed New Buildings/Structures: _____

Proposed Temporary Structures: _____

Has A Previous Application Been Made For This Use? Y / N Date: _____

Do You Plan To Reach Out To Your Neighbors? Y / N If Yes, When? _____

Project Details

Parking Spots: 0 Paved Gravel Other: _____ Rated Capacity: 5MWAC - 7.5MWDC

Lighting: N/A Signage: Emergency only

Expected Noise Level In DBa From Property Line: < 65 dBA

Amount Of Land Disturbance: 35 acres MWh: Daily: 30 Annual: ~8,760

Days And Times To Run The Pile Driver During Construction: _____
8:00 AM and 7:00 PM, Monday through Saturday

Solid Waste Or Hazardous Waste Generated: None

If Yes Above, Plans For Disposal: N/A

Emergency And Normal Shutdown Procedures: See project narrative for emergency and normal shutdown procedures

I (we), the undersigned, do hereby certify that the information provided in this application and associated documents is complete and correct. I (we) understand that in granting approval of an application for special use, the Board of Supervisors may require compliance with certain conditions and that such approval shall not be considered valid until these conditions are met.

Applicant Signature: *Justin Vandenberg* Date: 8/25/25

Owner Signature: *Clare B Matthews* (TRUSTEE) Date: 6/19/2025
OWNER: The CLARE BRADY MATTHEWS TRUST

OFFICE USE ONLY

SUP#: _____ Fee: _____ Date Received: _____

AD Dates: _____ Public Hearing Date: _____

Planning Commission Recommendations: _____

Board Recommendations: _____

BOS Action Date: _____ Clerk Of The Board: _____

DISCLOSURE OF OWNERSHIP/INTEREST TEMPLATE

County of Shenandoah, Virginia
Web Site: <http://www.shenandoahcountyva.us/community>
Office of Community Development

Re: County Ordinance Section 165-114

In accordance with Section 165-114 of the Ordinances of Shenandoah County, Virginia, it is submitted that the owners of the subject real estate which is the subject of an application for Special Use Permit are as follows:

THE CLARE BRADY MATTHEWS TRUST

1. MATTHEWS CLARE BRADY AND MICHAEL STEPHEN MATTHEWS TRUSTEES
Name & address of owner
2. 16322 OLD VALLEY PIKE EDINBURG, VA 22824
3. _____

Further, this letter is a disclosure under Section 165-114, sworn to under oath before a Notary Public, and the undersigned, first being duly sworn, states that member(s) (or immediate household members) of the Shenandoah County Planning Commission or the Shenandoah County Board of Supervisors do not have [have / do not have] interest in the aforesaid property, either individually, by ownership of stock in a corporation owning such land, partnership, as the beneficiary of a trust, or the settlor of a revocable trust.

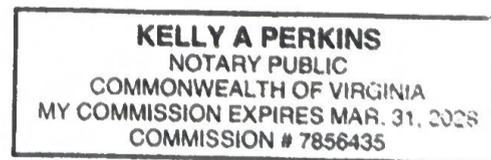
Sincerely,
Signature: *Michael Stephen Matthews*
Clare Matthews

COMMONWEALTH OF VIRGINIA
COUNTY OF SHENANDOAH, TO-WIT:

I, Kelly A Perkins, a notary Public in and for the jurisdiction aforesaid, certify that the person(s) who signed the forgoing instrument and who is (are) known to me, personally appeared before me and has acknowledged the same before me this 28 day of August, 2025.

Kelly A. Perkins
Notary Public

7856435
Notary registration number



My commission expires: March 31, 2028



SPECIAL LIMITED POWER OF ATTORNEY

County of Shenandoah, Virginia

Web Site: <http://www.shenandoahcountyva.us/community>

Office of Community Development

Mailing Address: 600 N. Main St., Suite 107, Woodstock, VA 22664

Phone: (540) 459-6185 Fax: (540) 459-6193

Know All Individuals By These Presents: That I (We)

Name: THE CLARE BRADY MATTHEWS TRUST
MATTHEWS CLARE BRADY AND MICHAEL STEPHEN MATTHEWS TRUSTEES Telephone: 301-806-9443

Address: 16322 OLD VALLEY PIKE EDINBURG, VA 22824

the owner(s) of all those tracts or parcels of land ("Property") conveyed to me (us), by deed recorded in the Clerk's Office of the Circuit Court of the County of Shenandoah, Virginia, by

Instrument No. 202006279 , on Page N/A

and is described as Tax Map Number(s): 057A282 & 057A283

do hereby make, constitute and appoint:

Name: Old Valley Solar Ranch, LLC Telephone: 561-351-7201

Address: 2250 Lucien Way, Suite 305

To act as my true and lawful attorney-in-fact and in my (our) name, place and stead with full power and authority I (we) would have if acting personally to file planning applications for my (our) above described Property, including:

- Rezoning (With Voluntary Agreements)
- Preliminary Subdivision
- Final Subdivision
- Special Use Permit (With Voluntary Agreements)
- Administrative Modification
- Administrative Site Plans

My attorney-in-fact shall have the authority to offer voluntary agreements and to make amendments to previously approved voluntary agreements except as follows:

Attorney-in-fact will only have authority for everything related to the special use permit and voluntary agreements associated with permit

This authorization shall expire one year from the day it is signed, or until it is otherwise rescinded or modified.

In witness thereof, I (we) have hereto set my (our) hand and seal this 28 day of August, 2025

Signature(s): Clare Brady Matthews & Michael Stephen Matthews

State of Virginia, City/County of Shenandoah , To-wit:

I, Kelly A. Perkins , a Notary Public in and for the jurisdiction aforesaid, certify that the person(s) who signed to the foregoing instrument and who is (are) known to me, personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this 28 day of August, 2025

Notary Public: Kelly A. Perkins My Commission Expires: March, 31 2028

KELLY A PERKINS
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAR. 31, 2028
COMMISSION # 7856435

OLD VALLEY SOLAR RANCH

(5.00 MWAC)

SHENANDOAH COUNTY



ENGINEER:



UNECLIPSED ENERGY, PLLC

2250 Lucien Way, Suite 305
Maitland, FL 32751 USA

DEVELOPER:



SOLAR DEVELOPMENT GROUP, LLC

2250 Lucien Way, Suite 305
Maitland, FL 32751 USA

December 22, 2025

REV	DATE	REVISION DESCRIPTION	CHK
21	2025.11.06	REVISION (CORRECTED SITE PLAN AND SWIS/DESIGN)	SMc
22	2025.11.06	REVISION (CORRECTED SHEET POLE TO CORNER BACK POLE)	SMc
23	2025.12.08	REVISION (ADDED POLLUTION CONTROL PLAN)	SMc
24	2025.12.08	REVISION (LANDSCAPING AND DISTURBANCE PLAN)	SMc

REVISION	DRAWN	CHECKED	APPROVED
23	SMc	SMc	DC

ENGINEER:	DAVID K. CLUCK, PE
VA LIC #:	-
NABCEP PV/PE:	-

SEAL (PRELIMINARY, UNLESS SEALED)

PRELIMINARY

UNECLIPSED ENERGY
UNECLIPSED ENERGY, PLLC
2250 Lucien Way, Suite 305
Maitland, FL 32751 USA

esa
SOLAR DEVELOPMENT GROUP, LLC
2250 Lucien Way, Suite 305
Maitland, FL 32751 USA

PROJECT NAME:
Preliminary Solar Farm Design
SHENANDOAH COUNTY

ADDRESS	357 LANDFILL RD, EDINBURG, VA 22824
COORDINATES	38.837978, -78.552389
SHEET SIZE	24" x 36"



SHEET TITLE	COVER SHEET
SHEET No.	G001

CS 302, 241 (Rev. 04/18) Page 24 of 27
 THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN ARE THE PROPERTY OF UNECLIPSED ENERGY, PLLC. IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY CONTENTS OF THESE DRAWINGS UNLESS THEY HAVE THE APPROVAL OF THE LICENSED PROFESSIONAL ENGINEER IN WRITING.

TABLE OF CONTENTS

SHEET No.		SHEET TITLE
GENERAL	G001	COVER SHEET
	G002	GENERAL NOTES
	G101	SITE PLAN
	G201	LIMITS OF DISTURBANCE PLAN
CIVIL	C101	EASEMENT PLAN
	C102	TRAFFIC PLAN
	C103	TRAFFIC TURNING PLAN
	C202	NOISE ANALYSIS PLAN
	C302	SOIL CLASSIFICATION PLAN
LANDSCAPING	L101	LANDSCAPING PLAN
	L102	POLLINATOR PLAN

LEGEND OF SYMBOLS

	PV MODULES		POTENTIAL SINKHOLE
	FENCE		RAILROAD TRACKS
	PROPERTY LINE		EASEMENT
	GRAVEL		ELECTRICAL EASEMENT
	ORIGINAL LANDFILL LEASE AREA		OPERATIONAL CLEARANCE
	BUILDING		GROUND COVER
	U/G INTERCONNECTION PATH		EXISTING VEGETATION
	PROPOSED POLE		WILDLIFE CORRIDOR
	EXISTING DISTRIBUTION POLE		20 FT LANDSCAPING BUFFER
	OVERHEAD ELECTRICAL		
	UNDERGROUND ELECTRICAL		
	EQUIPMENT PAD		

GENERAL NOTES

- OUR SOLAR FACILITY WILL INCORPORATE THE FOLLOWING DETAILS:
- EXISTING VEGETATION ON THE PROPERTY WILL BE PRESERVED TO SHIELD THE PROJECT FROM ADJOINING AND ADJACENT PARCELS.
 - AN 8-FOOT-HIGH WOVEN FENCE WILL BE INSTALLED ON THE INTERIOR OF THE VEGETATIVE BUFFER.
 - PROJECT WILL MEET ALL UNDERWRITERS AND REGULATIONS, INCLUDING NATIONAL ELECTRICAL CODE (NEC), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), AND UNDERWRITER'S LABORATORIES (UL).
 - THE SOLAR PANELS WILL HAVE TEMPERED, ANTI-GLARE, NON-REFLECTIVE SURFACES.
 - WE GUARANTEE THAT THE SOLAR ENERGY COLLECTORS SHALL BE INSTALLED, MAINTAINED, AND USED ONLY IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS.
 - THE FACILITY SHALL NOT EXCEED A HEIGHT OF 15 FEET.
 - PROJECT WILL COMPLY WITH THE COUNTY NOISE ORDINANCE.
 - WE GUARANTEE THAT THE SOLAR FACILITY AND INSTALLATION USES WILL COMPLY WITH CONSTRUCTION CODE, ELECTRICAL CODE, AND OTHER STATE REQUIREMENTS.
 - NATIVE AND POLLINATOR FRIENDLY GROUND COVERS WILL BE MAINTAINED ON THE PROPERTY, UNTIL THE SITE IS DECOMMISSIONED.
 - THE UTILITY WILL PROVIDE SPECIFICATIONS OF WHERE THE POWER AND COMMUNICATION LINES WILL BE PLACED, EITHER ABOVE GROUND OR UNDERGROUND.
 - PROJECT WILL MEET ALL THE DEPARTMENT OF TRANSPORTATION REQUIREMENTS WHERE APPLICABLE.
 - RACKING SYSTEMS MAY UTILIZE EITHER DRIVEN OR BALLASTED FOUNDATIONS, AS DETERMINED BY SITE-SPECIFIC ENGINEERING AND ENVIRONMENTAL CONDITIONS.
 - SITE LIGHTING IS DE MINIMIS AND RESTRICTED TO FULL-CUTOFF, DOWNWARD-FACING FIXTURES AT THE ENTRANCE AND EQUIPMENT PAD THAT MAINTAIN 0.0 FOOTCANDLES OF LIGHT TRESPASS AT ALL PROPERTY LINES. THESE FIXTURES SERVE STRICTLY FOR SAFETY AND EMERGENCY ACCESS (KNOX BOX VISIBILITY), OPERATING ONLY VIA MOTION-ACTIVATION OR DUSK-TO-DAWN PHOTOCELLS TO ELIMINATE CONTINUOUS NIGHTTIME IMPACTS.

CS 302 201/040 648 Rev. 24.12.22/24/25
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REV	DATE	REVISION DESCRIPTION
1	2024.10.08	REVISION (CORRECTED SITE PLAN AND DISTURBANCE PLAN)
2	2024.10.08	REVISION (CORRECTED SHEET POLE TO CORNER RACK POLE)
3	2024.10.08	REVISION (CORRECTED POLLINATOR FRIENDLY BUFFER (EOL PLAN))
4	2024.10.08	REVISION (LANDSCAPING AND DISTURBANCE PLAN)

REVISION	DRAWN	CHECKED	APPROVED
23	SMc	SMc	DC

ENGINEER: DAVID K. CLUCK, PE
 VA LIC #:
 NABCEP PV/PE

SEAL (PRELIMINARY, UNLESS SEALED)
PRELIMINARY

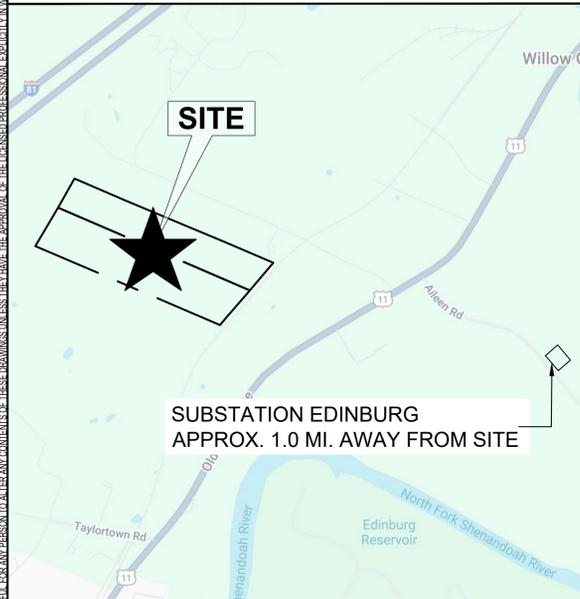
UNECLIPSED ENERGY, PLLC
 2250 Lucien Way, Suite 305
 Mattland, FL 32751 USA

PROJECT NAME:
Preliminary Solar Farm Design
SHENANDOAH COUNTY

ADDRESS
 357 LANDFILL RD, EDINBURG, VA
 22824
 COORDINATES
 38.837978, -78.552389
 SHEET SIZE
 24" x 36"



SHEET TITLE
 GENERAL NOTES
 SHEET No.
G002



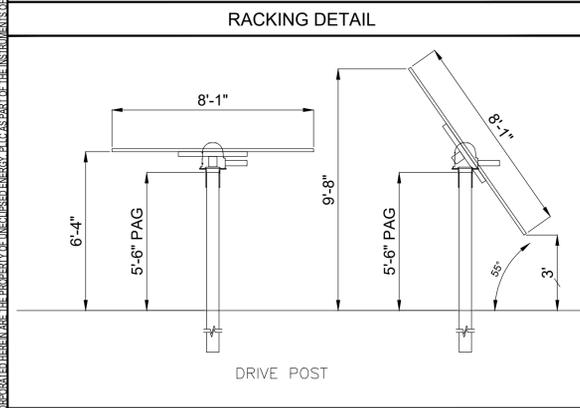
PARCEL DATA	
OWNER NAME	MATTHEWS CLARE BRADY AND MICHAEL
PARCELID	057 A 283 & 057 A 282
PARCEL AREA	22.88 & 37.34 ACRES
PROJECT AREA	27.13 ACRES

PV DATA	
MODULE COUNT (APPROX.)	12,288
PEAK POWER	5 MWAC / 7.24 MWDC
RACKING SYSTEM	SINGLE AXIS TRACKERS
MODULE TILT	+/-55 DEGREES
MODULE ORIENTATION	EAST/WEST (AZ. 90°/270°)
MODULE HEIGHT (MAX TILT)	~ 10' FT

BASIS OF DESIGN

QCELLS Q.PEAK DUO XL-G11S.3 / BFG 590W

This site plan is preliminary and NOT FOR CONSTRUCTION, awaiting surveys as well as zoning. Layout is based on GIS information, and is subject to survey.



TRACKER FOUNDATION DESIGN DEPENDENT ON SOIL TEST. ABOVE-GRADE CAST-IN-PLACE CONCRETE BLOCKS EXPECTED TO BE DEPLOYED WITHIN THE CAPPED LANDFILL AREA, DRIVEN PILES EXPECTED TO BE INSTALLED OUTSIDE THE CAPPED LANDFILL AREA



REV	DATE	REVISION DESCRIPTION	BY	CHK
23	2024.11.08	REVISION (CORRECTED SETBACKS AND DISTANCES)	SMc	DC
22	2024.11.08	REVISION (CORRECTED HUBS POLE TO CORNER RACK POLE)	SMc	DC
21	2024.11.08	REVISION (CORRECTED HUBS POLE TO CORNER RACK POLE)	SMc	DC
20	2024.11.08	REVISION (CORRECTED HUBS POLE TO CORNER RACK POLE)	SMc	DC
19	2024.11.08	REVISION (LANDSCAPING AND DISTURBANCE PLAN)	SMc	DC

ENGINEER: DAVID K. CLUCK, PE
 VA LIC #:
 NABCEP PV/PE:

SEAL (PRELIMINARY, UNLESS SEALED)
PRELIMINARY

UNECLIPSED ENERGY, PLLC
 2250 Lucien Way, Suite 305
 Mattland, FL 32751, USA

eso
 SOLAR DEVELOPMENT GROUP, LLC
 2250 Lucien Way, Suite 305
 Mattland, FL 32751, USA

PROJECT NAME:
Preliminary Solar Farm Design
SHENANDOAH COUNTY

ADDRESS
 357 LANDFILL RD, EDINBURG, VA 22824
 COORDINATES
 38.837978, -78.552389
 SHEET SIZE
 24" x 36"
 SCALE 1"=100'

N

SHEET TITLE
 SITE PLAN
 SHEET No.
G101

CS 3002 04/16/18 Rev. 04/18 Page 24 of 222 RWS
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LEGEND	
DISTURBED AREA: (APPROX. 35 ACRES)	
	CONSTRUCTION DISTURBANCE AREA
	POSSIBLE DISTURBANCE AREA
	20% SLOPE: POSSIBLE GRADING AREA
	ACCESS ROAD DISTURBANCE AREA
	TREE CLEARING AREA
UNDISTURBED AREA	
	20% SLOPE: NOT TO BE GRADED
	UNDISTURBED FORESTED AREA
	UNDISTURBED WILDLIFE CORRIDOR

REV	DATE	REVISION DESCRIPTION	CHK
23	2023-11-08	REVISION (CORRECTED SITE PLAN AND DISTURBANCE PLAN)	SMc
22	2023-11-08	REVISION (CORRECTED SHEET POLE TO CORRECT BACK POLE)	SMc
21	2023-11-08	REVISION (CORRECTED DISTURBANCE PLAN)	SMc
20	2023-11-08	REVISION (CORRECTED DISTURBANCE PLAN)	SMc
19	2023-11-08	REVISION (LANDSCAPING AND DISTURBANCE PLAN)	SMc

REVISION	DRAWN	CHECKED	APPROVED
23	SMc	SMc	DC

ENGINEER: DAVID K. CLUCK, PE

VA LIC # - -
 NABCEP PV/PE - -

SEAL (PRELIMINARY, UNLESS SEALED)

PRELIMINARY

UNECLIPSED ENERGY

2250 Lucien Way, Suite 305
 Mattland, FL 32751 USA

eso

SOLAR DEVELOPMENT GROUP, LLC
 2250 Lucien Way, Suite 305
 Mattland, FL 32751 USA

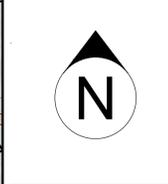
PROJECT NAME:
Preliminary Solar Farm Design
SHENANDOAH COUNTY

ADDRESS
 357 LANDFILL RD, EDINBURG, VA 22824

COORDINATES
 38.837978, -78.552389

SHEET SIZE
 24" x 36"

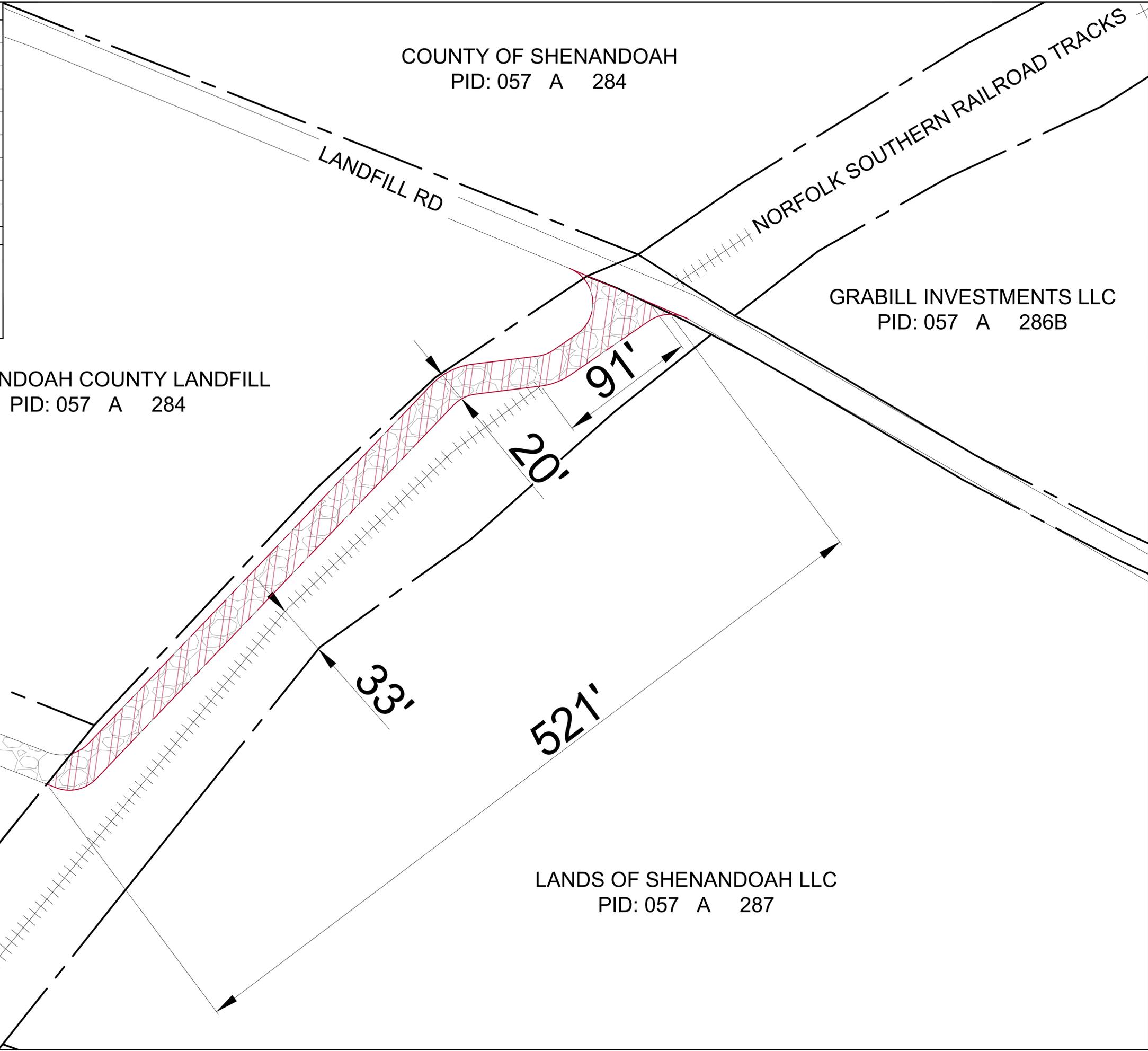
SCALE 1" = 100'



SHEET TITLE
DISTURBANCE PLAN

SHEET No.
G201

PARCEL DATA	
OWNER NAME	NORFOLK SOUTHERN RAILWAY COMPANY
MILE POST	B 77.23
VAL SEC	14B
MAP NO.	5
CITY	EDINBURG
STATE	VIRGINIA
COUNTY	SHENANDOAH
COORDINATES	33.8378300, -78.5467000
EASEMENT AREA	10,926.62 SQFT
LEGEND	
PROPERTY LINE	
RAILROAD TRACKS	
EASEMENT	



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 LAST SAID BY: SHEW
 04/16/2024 10:51:00 AM

REV	DATE	REVISION DESCRIPTION	BY	CHK
23	2024-10-27	REVISION (CORRECTED SITE PLAN AND DIMENSIONS)	SM	DC
22	2024-10-22	REVISION (CORRECTED MILE POST TO CORNER TRACKS)	SM	DC
21	2024-10-22	REVISION (CORRECTED MILE POST TO CORNER TRACKS)	SM	DC
20	2024-10-22	REVISION (CORRECTED MILE POST TO CORNER TRACKS)	SM	DC

REVISION	DRAWN	CHECKED	APPROVED
23	SM	SMc	DC

ENGINEER: DAVID K. CLUCK, PE
 VA LIC #:
 NABCEP PVPP:

SEAL (PRELIMINARY, UNLESS SEALED)

PRELIMINARY

UNECLIPSED ENERGY
 UNECLIPSED ENERGY, PLLC
 2250 Lucien Way, Suite 305
 Mattland, FL 32751, USA

esa
 SOLAR DEVELOPMENT GROUP, LLC
 2250 Lucien Way, Suite 305
 Mattland, FL 32751, USA

PROJECT NAME:
OLD VALLEY SOLAR RANCH
 SHENANDOAH COUNTY

ADDRESS:
 357 Landfill Rd, Edinburg, VA 22824

COORDINATES:
 (38.837928, -78.552175)

SHEET SIZE:
 24" x 36"

SCALE: 1" = 30'

SHEET TITLE:
EASEMENT PLAN

SHEET No:
 C101

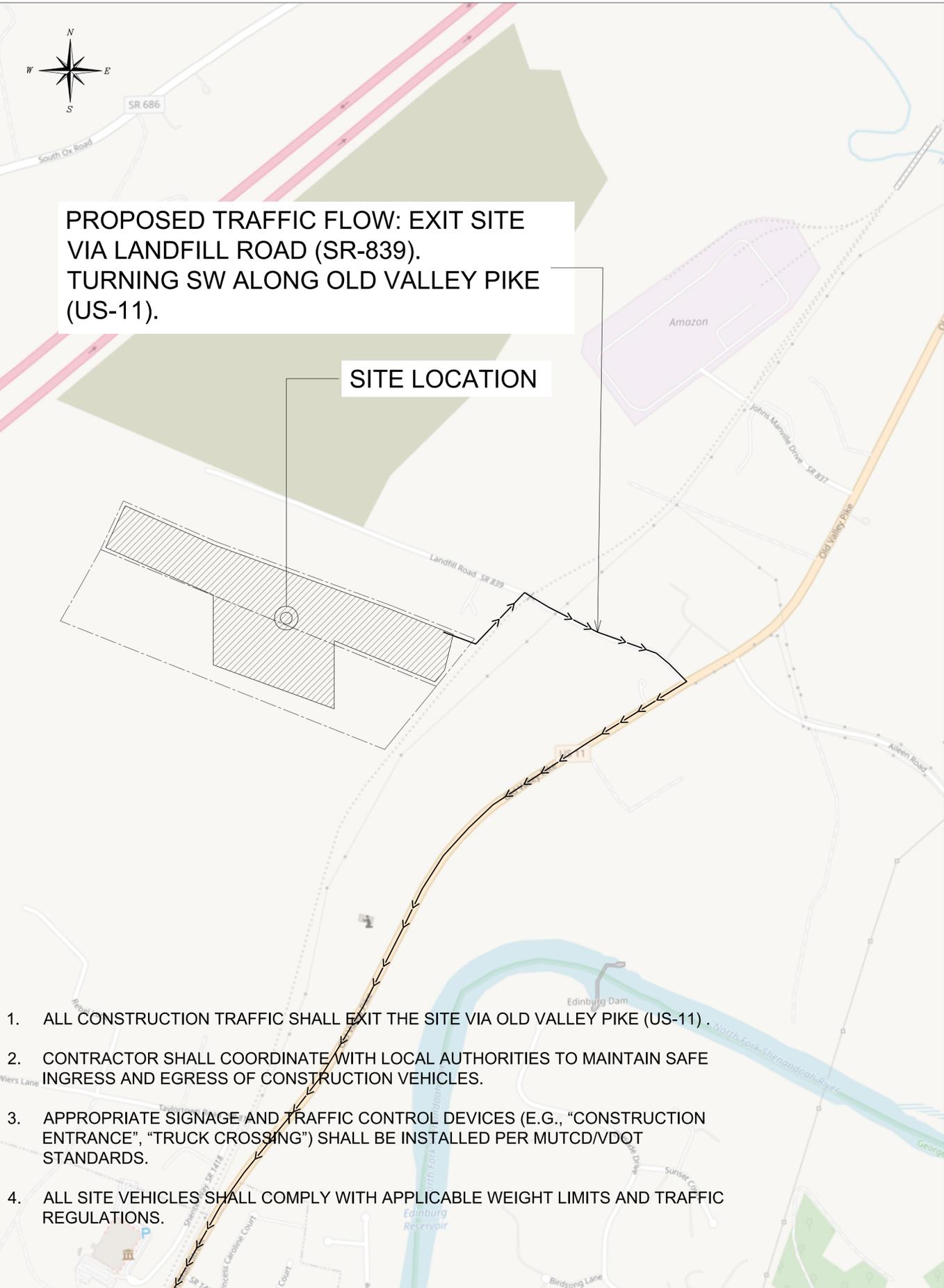
C102.1 "ENTERING" TRAFFIC PATH

SCALE: 1"=400'



C102.2 "EXITING" TRAFFIC PATH

SCALE: 1"=400'



1. ALL CONSTRUCTION TRAFFIC SHALL ENTER THE SITE FROM OLD VALLEY PIKE (US-11).
2. CONTRACTOR SHALL COORDINATE WITH LOCAL AUTHORITIES TO MAINTAIN SAFE INGRESS AND EGRESS OF CONSTRUCTION VEHICLES.
3. APPROPRIATE SIGNAGE AND TRAFFIC CONTROL DEVICES (E.G., "CONSTRUCTION ENTRANCE", "TRUCK CROSSING") SHALL BE INSTALLED PER MUTCD/VDOT STANDARDS.
4. ALL SITE VEHICLES SHALL COMPLY WITH APPLICABLE WEIGHT LIMITS AND TRAFFIC REGULATIONS.

1. ALL CONSTRUCTION TRAFFIC SHALL EXIT THE SITE VIA OLD VALLEY PIKE (US-11).
2. CONTRACTOR SHALL COORDINATE WITH LOCAL AUTHORITIES TO MAINTAIN SAFE INGRESS AND EGRESS OF CONSTRUCTION VEHICLES.
3. APPROPRIATE SIGNAGE AND TRAFFIC CONTROL DEVICES (E.G., "CONSTRUCTION ENTRANCE", "TRUCK CROSSING") SHALL BE INSTALLED PER MUTCD/VDOT STANDARDS.
4. ALL SITE VEHICLES SHALL COMPLY WITH APPLICABLE WEIGHT LIMITS AND TRAFFIC REGULATIONS.

UNCLIPSED ENERGY, PLLC IS AN EQUAL OPPORTUNITY EMPLOYER. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF UNCLIPSED ENERGY, PLLC. IT IS UNLAWFUL FOR ANY PERSON TO ALTER OR REPRODUCE ANY PART OF THESE DRAWINGS UNLESS THEY HAVE THE APPROVAL OF THE LICENSED PROFESSIONAL ENGINEER IN WRITING.

REV	DATE	REVISION DESCRIPTION	CHK
23	2023-10-08	REVISION (CORRECTED SITE PLAN AND CONSTRUCTION PLAN)	SM
22	2023-10-08	REVISION (CORRECTED SHEET POLE TO CORRECT TRACKS)	SM
21	2023-10-08	REVISION (CORRECTED SHEET POLE TO CORRECT TRACKS)	SM
20	2023-10-08	REVISION (CORRECTED SHEET POLE TO CORRECT TRACKS)	SM

REVISION	DRAWN	CHECKED	APPROVED
23	SM	SMc	DC

ENGINEER: DAVID K. CLUCK, PE

VA LIC #:

HABCEP PVPR:

SEAL (PRELIMINARY, UNLESS SEALED)

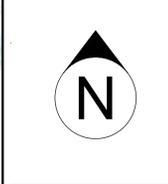
PRELIMINARY

UNCLIPSED ENERGY, PLLC
 2250 Lucien Way, Suite 305
 Mattland, FL 32751, USA

eso
 SOLAR DEVELOPMENT GROUP, LLC
 2250 Lucien Way, Suite 305
 Mattland, FL 32751, USA

PROJECT NAME:
OLD VALLEY SOLAR RANCH
SHENANDOAH COUNTY

ADDRESS	357 Landfill Rd, Edinburg, VA 22824
COORDINATES	(38.837928, -78.552175)
SHEET SIZE	24" x 36"

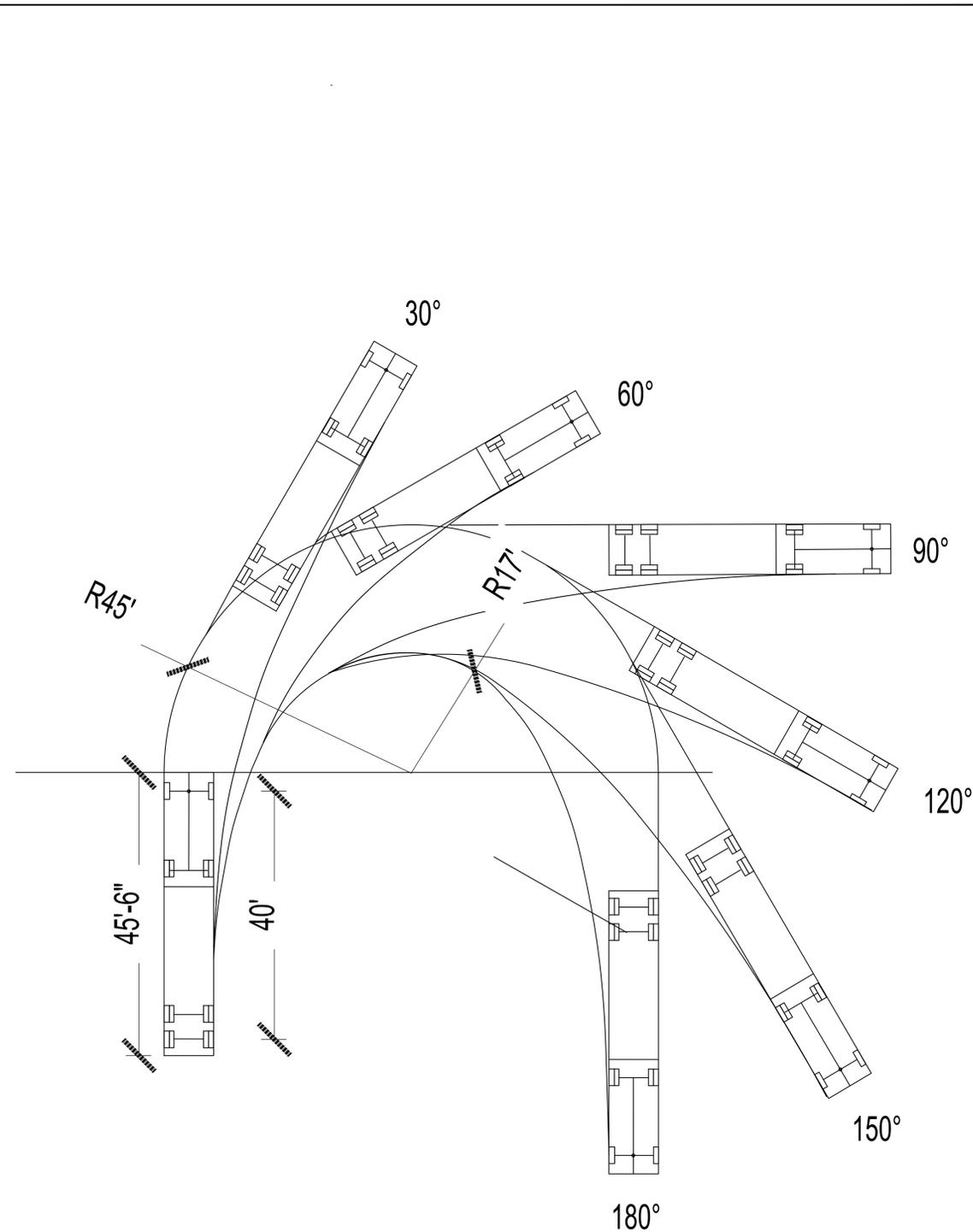


SHEET TITLE	TRAFFIC PLAN
SHEET No.	C102

STANDARD SEMI-TRAILER TRUCK TURNING PATH

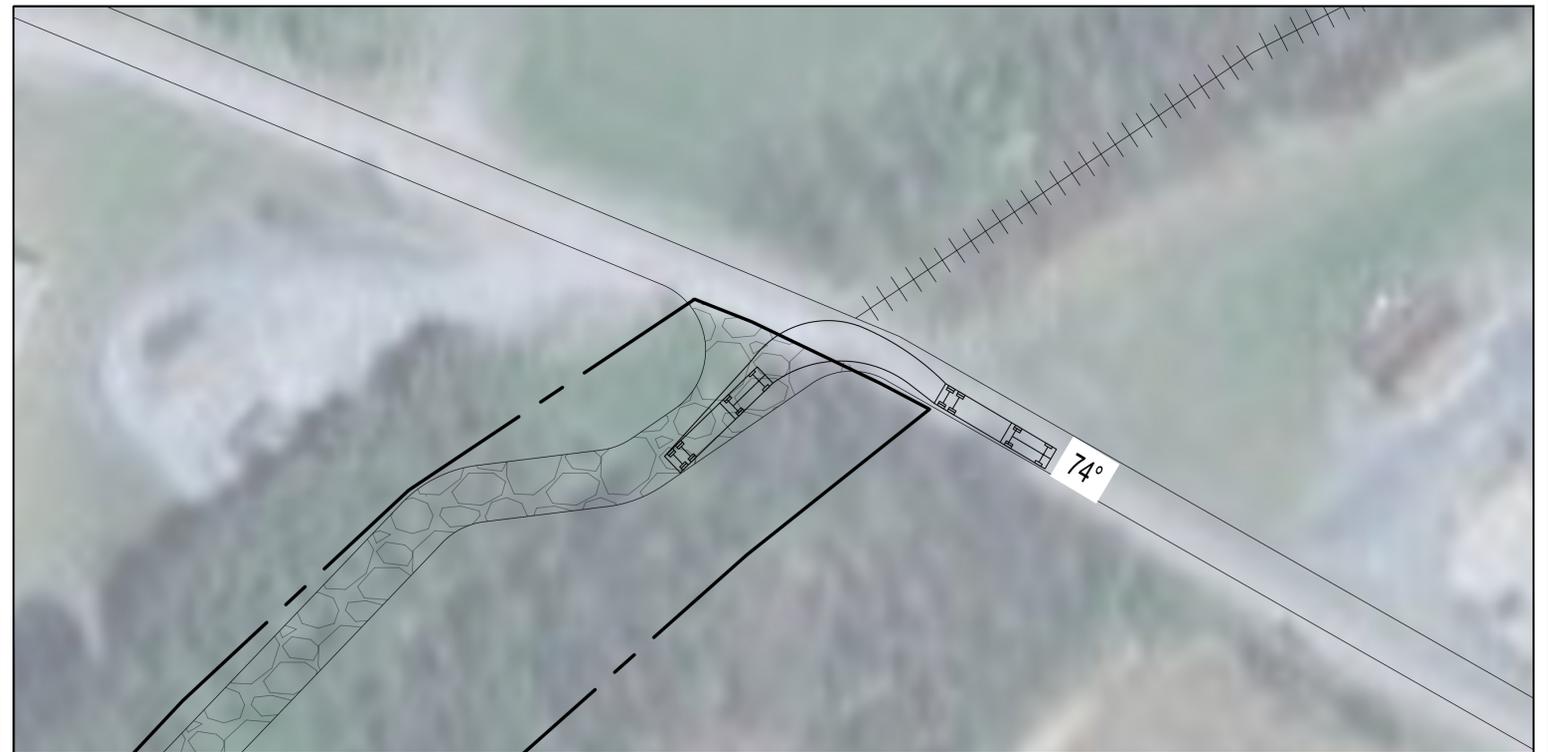
PRELIMINARY "ENTERING" SEMI-TRAILER TRUCK TURNING PATH

SCALE: 1"=30'



PRELIMINARY "EXIT" SEMI-TRAILER TRUCK TURNING PATH

SCALE: 1"=30'



C:\Users\sharoon.01\OneDrive\Documents\18_051017.dwg
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REV	DATE	REVISION DESCRIPTION	BY	CHK
21	2023-11-08	REVISION (CORRECTED STEEL WAREHOUSE DIMENSIONS)	SM	SM
22	2023-11-08	REVISION (CHANGED SHEET POLE TO CORNER RACK POLE)	SM	SM
23	2023-11-08	REVISION (ADDED POLYMERIZATION HOUSE (EOL) PLAN)	SM	SM

REVISION	DRAWN	CHECKED	APPROVED
23	SM	SMc	DC

ENGINEER: DAVID K. CLUCK, PE
 VA LIC #:
 NABCEP PVDFP:

SEAL (PRELIMINARY, UNLESS SEALED)
PRELIMINARY

UNECLIPSED ENERGY
 UNECLIPSED ENERGY, PLLC
 2250 Lucien Way, Suite 305
 Mattland, FL 32751, USA

eso
 SOLAR DEVELOPMENT GROUP, LLC
 2250 Lucien Way, Suite 305
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SHENANDOAH COUNTY

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 SHEET SIZE
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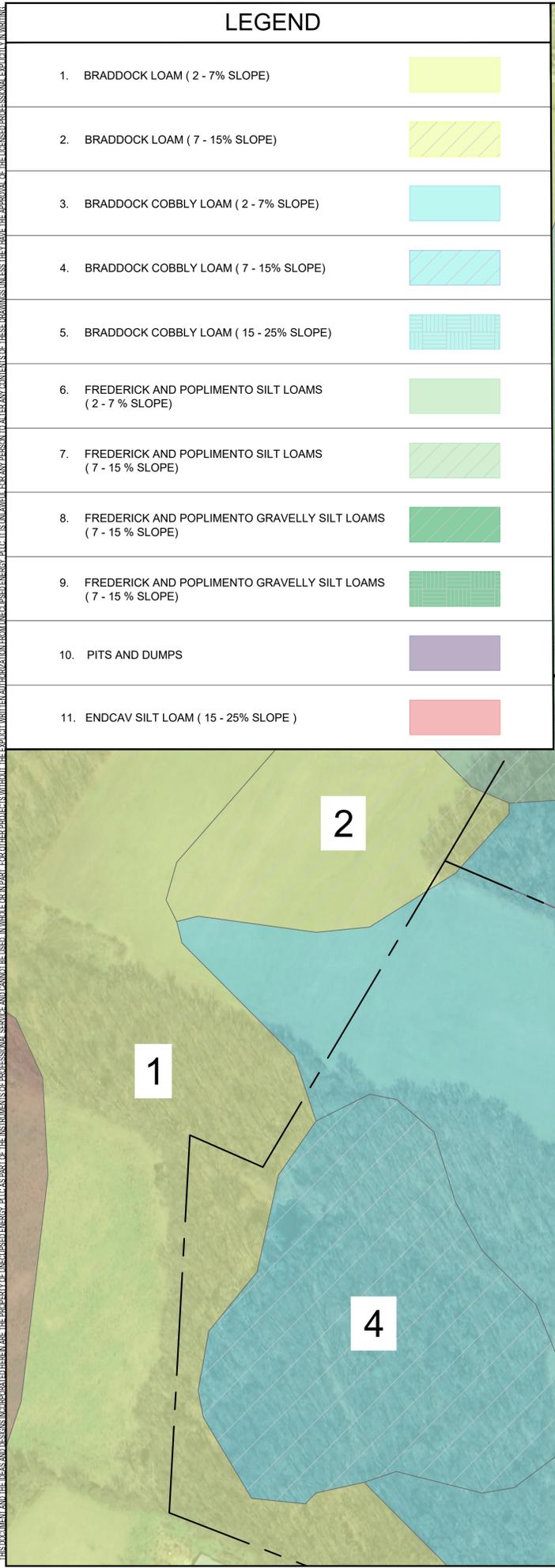
SHEET TITLE
TRAFFIC TURNING PLAN
 SHEET No.
C103

LEGEND

- 1. BRADDOCK LOAM (2 - 7% SLOPE)
- 2. BRADDOCK LOAM (7 - 15% SLOPE)
- 3. BRADDOCK COBBLY LOAM (2 - 7% SLOPE)
- 4. BRADDOCK COBBLY LOAM (7 - 15% SLOPE)
- 5. BRADDOCK COBBLY LOAM (15 - 25% SLOPE)
- 6. FREDERICK AND POPLIMENTO SILT LOAMS (2 - 7 % SLOPE)
- 7. FREDERICK AND POPLIMENTO SILT LOAMS (7 - 15 % SLOPE)
- 8. FREDERICK AND POPLIMENTO GRAVELLY SILT LOAMS (7 - 15 % SLOPE)
- 9. FREDERICK AND POPLIMENTO GRAVELLY SILT LOAMS (7 - 15 % SLOPE)
- 10. PITS AND DUMPS
- 11. ENDCAV SILT LOAM (15 - 25% SLOPE)

SOIL TYPES IN DISTURBANCE AREA

BRADDOCK COBBLY LOAM (ANY SLOPE)	19.3 Acres
PITS AND DUMPS	9.4 Acres
FREDERICK AND POPLIMENTO SILT LOAMS	5.2 Acres
BRADDOCK LOAM	0.9 Acres



REV	DATE	REVISION DESCRIPTION	CHK
23	2023-10-08	REVISION (CORRECTED SLOPE VALUES AND DISTURBANCE AREA)	SMc
22	2023-10-08	REVISION (CORRECTED SLOPE TO CORRECT TRACKS)	SMc
21	2023-10-08	REVISION (CORRECTED SLOPE TO CORRECT TRACKS)	SMc
20	2023-10-08	REVISION (CORRECTED SLOPE TO CORRECT TRACKS)	SMc
19	2023-10-08	REVISION (CORRECTED SLOPE TO CORRECT TRACKS)	SMc
18	2023-10-08	REVISION (CORRECTED SLOPE TO CORRECT TRACKS)	SMc
17	2023-10-08	REVISION (CORRECTED SLOPE TO CORRECT TRACKS)	SMc
16	2023-10-08	REVISION (CORRECTED SLOPE TO CORRECT TRACKS)	SMc
15	2023-10-08	REVISION (CORRECTED SLOPE TO CORRECT TRACKS)	SMc
14	2023-10-08	REVISION (CORRECTED SLOPE TO CORRECT TRACKS)	SMc
13	2023-10-08	REVISION (CORRECTED SLOPE TO CORRECT TRACKS)	SMc
12	2023-10-08	REVISION (CORRECTED SLOPE TO CORRECT TRACKS)	SMc
11	2023-10-08	REVISION (CORRECTED SLOPE TO CORRECT TRACKS)	SMc
10	2023-10-08	REVISION (CORRECTED SLOPE TO CORRECT TRACKS)	SMc
9	2023-10-08	REVISION (CORRECTED SLOPE TO CORRECT TRACKS)	SMc
8	2023-10-08	REVISION (CORRECTED SLOPE TO CORRECT TRACKS)	SMc
7	2023-10-08	REVISION (CORRECTED SLOPE TO CORRECT TRACKS)	SMc
6	2023-10-08	REVISION (CORRECTED SLOPE TO CORRECT TRACKS)	SMc
5	2023-10-08	REVISION (CORRECTED SLOPE TO CORRECT TRACKS)	SMc
4	2023-10-08	REVISION (CORRECTED SLOPE TO CORRECT TRACKS)	SMc
3	2023-10-08	REVISION (CORRECTED SLOPE TO CORRECT TRACKS)	SMc
2	2023-10-08	REVISION (CORRECTED SLOPE TO CORRECT TRACKS)	SMc
1	2023-10-08	REVISION (CORRECTED SLOPE TO CORRECT TRACKS)	SMc

REVISION	DRAWN	CHECKED	APPROVED
23	SMc	SMc	DC

ENGINEER: DAVID K. CLUCK, PE
VA LIC #:
HABCEP PVP#:

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PRELIMINARY

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2250 Lucien Way, Suite 305
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eso SOLAR DEVELOPMENT GROUP, LLC
2250 Lucien Way, Suite 305
Martinsburg, FL 32751, USA

PROJECT NAME:
Preliminary Solar Farm Design
SHENANDOAH COUNTY

ADDRESS:
357 LANDFILL RD, EDINBURG, VA 22824
COORDINATES:
38.837978, -78.552389
SHEET SIZE:
24" x 36"
SCALE: 1" = 100'

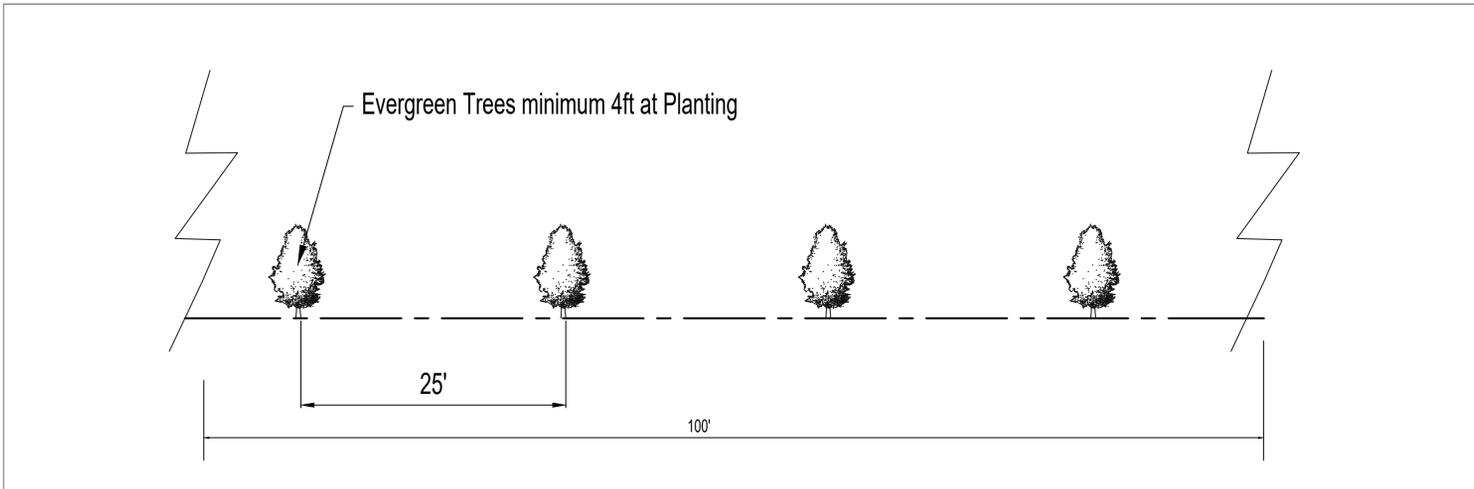
N

SHEET TITLE:
SOIL CLASSIFICATION PLAN
SHEET No.:
C302

CS 302 (24" x 36" Plot) 24" x 36" Plot 24" x 36" Plot
 LAST 5/4/2023
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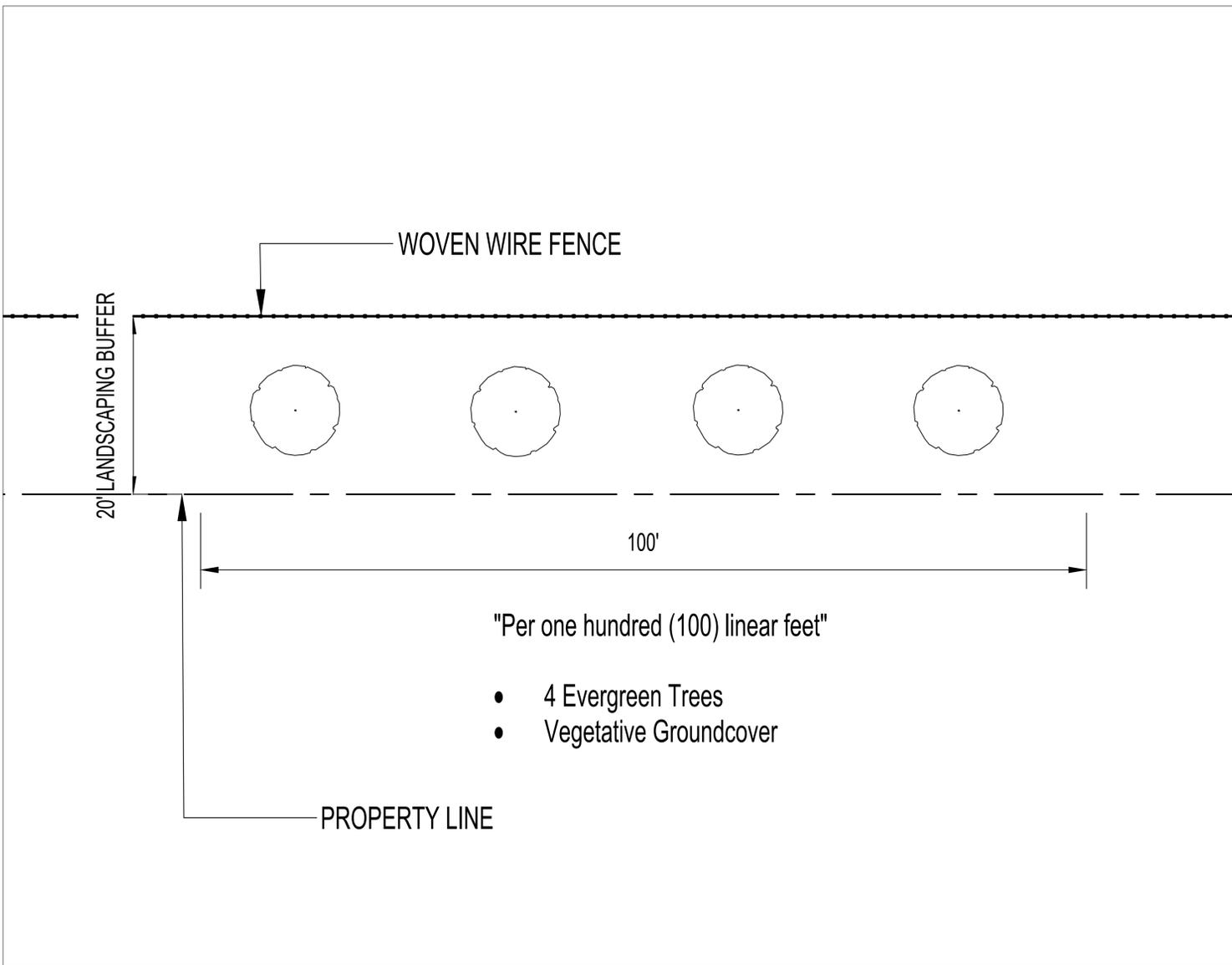
L101.1 :LANDSCAPE ELEVATION

SCALE: 1"=8'



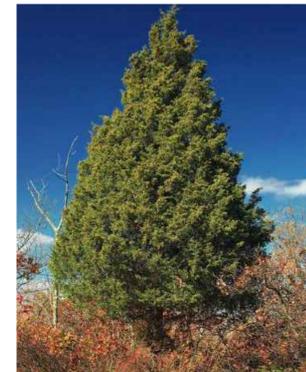
L101.2 :LANDSCAPE BUFFER PLAN

SCALE: 1"=8'



L101.3 :LANDSCAPE BUFFER SCHEDULE

EXISTING VEGETATION WILL BE USED WHERE POSSIBLE. NATIVE POLLINATOR FRIENDLY VEGETATION WILL BE USED. SPECIES AND SEED MIXES LISTED ARE ILLUSTRATIVE EXAMPLES AND MAY BE SUBJECT TO CHANGE BASED ON REVIEW FROM SUPPLIERS ON FEASIBILITY AND AVAILABILITY.



EVERGREEN TREE:
EASTERN RED CEDAR AT LEAST 4FT AT PLANTING



GRAZING-READY POLLINATOR GROUNDCOVER:
SEED MIX SUCH AS THE FUZZ N' BUZZ MIX FROM ERNST SEED



VEGETATIVE GROUNDCOVER:
NATIVE SPECIES GRASSES AND POLLINATOR PLANTS USING EXISTING GROUNDCOVER WHERE POSSIBLE

L101.4 :LANDSCAPING PLAN

SCALE: 1"=200'



REV	DATE	REVISION DESCRIPTION
1	2023.10.08	REVISION (CORRECTED SITE PLAN AND BUFFER SCHEDULE)
2	2023.10.08	REVISION (CORRECTED BUFFER POLE TO CORNER RACK POLE)
3	2023.10.08	REVISION (ADDED POLLINATOR FRIENDLY PLANTS (ELEV PLAN))
4	2023.10.08	REVISION (LANDSCAPING AND DISTURBANCE PLAN)

REVISION	DRAWN	CHECKED	APPROVED
23	SMc	SMc	DC

ENGINEER: DAVID K. CLUCK, PE
VA LIC #:
NABCEP PVDFP:

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SHENANDOAH COUNTY

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COORDINATES	38.837978, -78.552389
SHEET SIZE	24" x 36"



SHEET TITLE: LANDSCAPING PLAN
SHEET No: **L101**

CS 302 04/16/2018 Rev. 24.14.17.2018
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LEGEND

SCREENING ZONE: 36.1% PARCEL AREA

-  EXISTING FORESTED AREA TO REMAIN
-  EXISTING WILDLIFE CORRIDOR TO BE PRESERVED

OPEN AREA: 21.4% PARCEL AREA

-  EXISTING NATIVE GROUNDCOVER
-  GRAZING AND NATIVE POLLINATOR SEED MIX GROUNDCOVER(EX: FUZZ N' BUZZ)

PANEL ZONE: 42.5% PARCEL AREA

-  GRAZING AND NATIVE POLLINATOR SEED MIX GROUNDCOVER(EX: FUZZ N' BUZZ)

OTHER:

-  TREE CUTTING AREA
-  POTENTIAL SINKHOLE

CS 3002 04/16/2018 Rev. 04/16/2018 10:24:22 AM
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REV	DATE	REVISION DESCRIPTION	BY	CHK
21	2023-11-08	REVISION (CORRECTED SITE PLAN AND SWIRLS)	SM	SM
22	2023-11-08	REVISION (CORRECTED SHEET POLE TO CORNER ROCK POLE)	SM	SM
23	2023-11-08	REVISION (ADDED POLLINATOR LIGHTHOUSE (ELEV PLAN))	SM	SM
24	2023-11-22	REVISION (LANDSCAPING AND DISTURBANCE PLAN)	SM	SM

REVISION	DRAWN	CHECKED	APPROVED
23	SMc	SMc	DC

ENGINEER: DAVID K. CLUCK, PE
 VA LIC #:
 NABCEP PV/PE:

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 SHEET SIZE
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SHEET TITLE
POLLINATOR PLAN
 SHEET No.
L102