



JOINT PLANNING COMMISSION & BOARD OF SUPERVISORS MEETING
BOARD ROOM, SHENANDOAH COUNTY GOVERNMENT CENTER
MARCH 5TH, 2026 AGENDA

MEETING ON ZONING ORDINANCE UPDATE – 5:30PM

SITE TOUR – None.

CALL TO ORDER – PLANNING COMMISSION – 7:00 PM

INVOCATION & PLEDGE OF ALLEGIANCE

APPROVAL OR AMENDMENT OF MARCH 5TH, 2026 MEETING AGENDA

APPROVAL OR AMENDMENT OF MEETING DRAFT MINUTES FOR JANUARY 7TH, 2026

APPROVAL OR AMENDMENT OF MEETING DRAFT MINUTES FOR FEBRUARY 11TH, 2026 WORK SESSION

CALL TO ORDER – BOARD OF SUPERVISORS

REPORTS – None.

PUBLIC HEARINGS

1. Special Use Permit (Special Use Permit 26-03-01): A Special Use Permit pursuant to Section 165-17B(3)(a) of the County Code allowing wholesale and warehouse activities on 3.373 acres, more or less, on certain real property zoned B-2 General Business, located at 16409 Old Valley Pike (Tax Map No. 070 A 008). The wholesale and warehouse activities will consist of storage, shipment, and packaging of teas, and related accessory structures.
2. AFD Request For Withdraw (AFD Request For Withdraw 26-03-01): AFD Request For Withdraw, removing approximately 7 acres from the Woodstock West District, from certain real property zoned A-1 Agriculture, located at Mauser Lane (Tax Map No. 033 A 024).

ADJOURNMENT – BOARD OF SUPERVISORS

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

OLD BUSINESS

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

NEW BUSINESS

1. Recommendation to the Board of Supervisors
 - a. Special Use Permit 26-06-01
 - b. AFD Request for Withdrawal 26-03-01
2. Staff request for approval to review and update Industrial Code
3. Appointment Of Chair And Vice Chair
4. Adoption Of 2026 Calendar



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. AFD Committee In Session Update – McKenzie Allen
2. April 2nd, 2026 Planning Commission Meeting – Lemuel Hancock
 - a. AFD 26-04-01 Request for Withdrawal
 - b. SUP 26-04-01 Short-Term Rental
 - c. SUP 26-04-02 Storage Buildings
 - d. SUP 26-04-03 Short-Term Rental

ADJOURNMENT

**MINUTES OF MEETING OF THE SHENANDOAH COUNTY
PLANNING COMMISSION
January 7, 2026**

A regular meeting of the Shenandoah County Planning Commission was held in the Board Meeting Room, 600 North Main Street, Woodstock, Virginia on January 7, 2026. The following members of the Planning Commission were present: Gary Lantz, Debbie Keller, and Tommy Miller. The following members of the Board of Supervisors were present: Tim Taylor, Dennis Morris, David Ferguson, Mark Dotson, Kyle Gutshall 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 Debbie Keller, to approve an amended agenda, changing 26-01-02 to move ahead of 26-01-01 under new business.

A vote of 4-0 approved the Motion as follows: Ayes: Lantz, Miller, Keller, and Supervisor Morris.

Tommy Miller made a Motion to approve December 4-2025, minutes.

A vote of 4-0 approved the Motion as follows: Ayes: Lantz, Dotson, Keller, and Supervisor Morris.

Supervisor Morris made a Motion, seconded by Tommy Miller to approve the December 17 and 18, 2025 minutes.

A vote of 4-0 approved the Motion as follows: Ayes: Lantz, Dotson, Keller, and Supervisor Morris.

Supervisor Tim Taylor called the Board of Supervisors to order.

PUBLIC HEARINGS

1. 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

Associate Planner McKenzie Allen presented this Special Use Permit.

Agency comments were as follows: Building Inspections, building permits must be issued prior to any construction. Fire Marshal, no comments provided. Erosion & Sediment 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, 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 documentation to service the two proposed yurts from a Professional

Engineer to obtain a construction permit to install. Virginia Department of Transportation, proposed location for a Low Volume Commercial entrance is acceptable.

Ms. Allen advised the SUP is in compliance with the Comprehensive Plan, goal 4.2: We will be the destination for agribusiness, hospitality, and tourism opportunities and goal 10.5: The County will be an attractive and safe place for all residents and tourists alike to visit and recreate.

Staff Recommended Conditions are as follows,

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 short-term rental shall be limited to two (2) yurts and six (6) guests.
7. The Special Use Permit will be relinquished if the use ceases for two years.

The applicant, Sainsanna Saudag's, spouse and a friend presented on the style and type of yurt they plan to build. They have built these style buildings in Mongolia and the company they will be using has built several in Virginia. The life of the building is about 20 years.

Tommy Miller asked if the applicant has spoken to the neighbors. The applicants stated they received no comments.

The applicant stated that they will be using the short-term rentals for Mongolian Christian families through their church, for family retreats or getaways. Chairman Lantz asked how long they will be rented. The applicant stated they would be short term less than 1 month.

Supervisor Ferguson asked the applicant about cell phone service and if they will be installing a landline for safety reasons, applicant stated they would think about installing one.

James Smith, neighbor to the property, spoke against this SUP. He spoke on safety concerns including theft, vandalism and fires.

Robert Klein, neighbor to the property, spoke against this SUP. He spoke on safety concerns, traffic, and management not being close by.

2. 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.

Zoning Administrator, Brenna Menefee, presented the information on this Special Use Permit.

Agency comments were as follows: Building Inspections, building permits must be issued prior to any construction. Fire Marshal, no comments provided. Erosion & Sediment Control, Due to the size and amount of land disturbance, the 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. Virginia Department of Health, 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. Virginia Department of Transportation, proposed entrance location meets sight distance requirements to install a Low Volume Commercial entrance.

Ms. Menefee advised the SUP is in compliance with the Comprehensive Plan, goal 9:5 The County will aspire to be carbon neutral and objective 9.5.2.8 Large scale energy generation shall not be placed on productive soils, and will be directed to brownfields, parking lots, and rooftops.

Staff Recommended Conditions are as follows,

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.
8. Prior to issuance of any building permit for the solar facility, the applicant shall submit and receive approval of a Buffer Planting Plan from the Zoning Administrator providing a mix of native deciduous trees, including oaks and hickories, and evergreen trees along designated property boundaries to provide year-round visual screening. All required buffer plantings shall be installed as approved, verified by County staff, and maintained in a healthy condition for the life of the solar facility. Evergreens shall be a minimum 6' tall when planted and deciduous trees shall have a minimum 1" caliper or 15 gallon no further than 15' apart. Buffer Planting Plan may be included in the Site Plan.
9. Prior to approval of the site plan and prior to the issuance of any building permit for the solar facility, the applicant shall submit and receive approval of a **Grazing Plan** from the Zoning Administrator. In addition, the following requirements shall apply:
 - A. **Grazing Plan Components.** The approved Grazing Plan shall include, at a minimum:
 1. A livestock water supply plan identifying at least one centrally located frost-proof waterer and the general location of all permanent and temporary water lines necessary to provide water access throughout the property. If more are proposed they may be placed strategically to facilitate rotational grazing.
 2. A soil and nutrient management plan demonstrating how soil quality will be improved prior to solar installation and how forage suitable for grazing will be established.
 3. Identification of an animal care area located within the perimeter fenced area and outside of the solar panel installation.
 4. A sketch identifying the location of temporary cross fencing and paddock layout to support rotational grazing within and around the solar panel installation.
 - B. **Soil Preparation and Forage Establishment Verification.**
All soil preparation, amendments, and initial forage establishment required by the approved Grazing Plan shall be completed before the issuance of any building permit for solar panel installation.
 - C. **Inspection and Sign-Off.**
Completion of soil preparation and forage establishment shall be verified through a site inspection and may require soil testing before written sign-off by the Zoning Administrator, prior to issuance of any building permit for the solar facility.
 - D. **Ongoing Compliance.**
The approved Grazing Plan shall be maintained for the life of the solar facility. Failure to implement or maintain the Grazing Plan may be considered a violation of the Special Use Permit and subject to enforcement action pursuant to Chapter 165 of the Shenandoah County Code.

10. Disturbance zone not to exceed 50 acres.

Michael Matthews, co owner of the property, provided a history on the property. The property was used as a landfill for 8 years and then capped.

Wes Shaffer, with ESA Solar, presented about their company and how the solar will be used and impact the area. They will be leasing the land from the Matthews family for this project. Mr. Shaffer explained that they will be connecting to and upgrading the Dominion Energy substation located in Edinburg. They currently hold a lease with Norfolk Southern as their main access point to the location.

Supervisor Dotson asked if the Dominion interconnect would be a timely transaction, Mr. Shaffer advised once the final studies are done, they will be signing the agreement, which would include them paying for an upgrade.

Bobby Clark, with the Shenandoah County Extension Office, presented on the grazing plan. He shared what vegetation is best for this location and the desired outcomes. Mr. Clark shared that he pulled soil samples at this location, discussed the results and his recommendations on how to get the soil ready for grazing sheep.

Supervisor Ferguson, Dotson, Taylor and Morris provided input on the grazing plan and recommended a workshop to review the plan before coming to the Board of Supervisors.

Jeff Cook, of 16649 Old Valley Pike, spoke against the SUP not having a backup entrance and the decommission cost for this project.

Lily Hiner, of 3306 South Ox Rd, spoke against the SUP, she doesn't want views to change.

Karen Hoffman, of 16682 Old Valley Pike spoke against the SUP, she is not a fan of solar facilities.

Supervisor Taylor adjourned the Board of Supervisors.

OLD BUSINESS

None

NEW BUSINESS

1. Chairman Lantz made a Motion, seconded by Ms. Keller to honor the request made by the applicant to table the Special Use Permit (Special Use Permit 26-01-01) until the March meeting in order to do more research and come back with a plan. 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. Supervisors noted the following suggestions for the applicant to review: fire arms, land line, local management company within Shenandoah County, open fire pits and property line markers.

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

- Dennis Morris – Aye
- Debbie Keller- Aye
- Tommy Miller – Aye

- Gary Lantz – Aye

Chairman Lantz announced this SUP would be tabled until the March Meeting as requested by the applicant.

2. Mr. Miller made a Motion, seconded by Ms. Keller, that the large-scale energy facility consisting of solar panels and related accessory structures is in substantial conformance with the Comprehensive Plan per Virginia State Code § 15.2-2232. The 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 Motion was approved by a roll call vote as follows:

- Dennis Morris- Aye
- Gary Lantz – Aye
- Debbie Keller – Aye
- Tommy Miller – Aye

3. Ms. Keller made a Motion, seconded by Mr. Miller to approve 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 to include the grazing plan and recommendations.

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

- Tommy Miller-Aye
- Debbie Keller – Aye
- Dennis Morris- Aye
- Gary Lantz – Aye

STAFF COMMENTS

The next Planning Commission meeting will be held in March. There will not be a meeting in February due to lack of agenda items and anticipated staffing.

ADJOURNMENT

Chairman Lantz adjourned the meeting.

**MINUTES OF WORK SESSION OF THE SHENANDOAH COUNTY
PLANNING COMMISSION
February 11, 2026**

A work session of the Shenandoah County Planning Commission was held in the Board Meeting Room, 600 North Main Street, Woodstock, Virginia on February 11, 2026. The following members of the Planning Commission were present: Gary Lantz, Debbie Keller, James Fagan, Tommy Miller, Keith Stephens and Eunice Terndrup. The following members of the Board of Supervisors were present: Dennis Morris, David Ferguson. Others present included Director of Community Development Lemuel Hancock, County Planner Jack Hurst, Associate Planner McKenzie Allen and Permit Technician Summer Andes.

Chairman Gary Lantz called the work session to order.

WORK SESSION

Director of Community Development, Lemuel Hancock, started the meeting by explaining that the work session was going to be about the Industrial Ordinance around Data Centers and the development of the Short-Term Rental Program.

Mr. Hancock explained that the purpose is to update the Zoning Code (Industrial as a whole and specifically Data Centers). He gave a presentation showing Data Centers in other areas for examples. He stated that workshops have been done with Industrial and Data Center specialists to compile information.

Mr. Hancock stated that water is a huge issue, and these facilities use a lot of water. He also stated that at this time, these facilities are only able to be placed in Industrial Zoning Districts.

Other issues brought up were noise frequency and visual impacts.

Some of the benefits with Data Centers are diversity of the tax revenue base.

Gary Lantz stated that with the size of these buildings, out of state contractors will probably be doing the work.

Lemuel Hancock explained that may be true and Culpeper explained many of these contractors eat at the local restaurants and shop at your local stores.

Keith Stephens stated that many of the contractors stay overnight as well, providing the hotels with business.

David Ferguson stated that the Loudoun County Chairman of the Board said their counties' operating budget was over 900 million dollars per year, and revenue from Data Centers in the county was over 800 million dollars per year.

Lemuel Hancock listed the main things that were taken away from this research:

- Water Usage
- Noise Mitigation
- Buffer Zones
- Fenestration (the look of the building)

Keith Stephens asked if current industrially zoned land has public water.

Lemuel Hancock said it depends on the site/location. Some of it is on public water, but several are not.

Debbie Keller asked if wording could be added requiring applicants to list how much water usage they will have.

Lemuel Hancock said that it can be listed as a part of the application for water usage information.

Mr. Hancock stated that information listed on the application is administrative. Even if it shows that water usage will be greatly increased, the application would still be approved because it is administrative and only asking for information. If it comes before Planning Commission or the Board of Supervisors, making it a public process through rezoning by SUP, that is when a judgment call can be made about different sites and circumstances.

David Ferguson made comments about not having a current Noise Ordinance. He believes it is needed. At this time, the county has nothing that can be done when complaints are made about noise.

Associate Planner, McKenzie Allen, gave a presentation on the Short-Term Rental Ordinance (STR), the start of it and where it is today. She explained how, before the STR Ordinance began and tracking capabilities were received, rental properties were mainly known based on complaints or manual review of listings found.

The STR Ordinance was passed in January of 2021. Four bedrooms, or less, were allowed by right in most zoning districts, and five or more bedrooms required extra review per Special Use Permit. Along with this, there is a required Life and Safety Inspection, approved sanitary facilities, off-street parking, and minimum setback of 50 feet from the adjoining property lines.

In 2023, staff worked along with Economic Development and Commissioner of the Revenue, to select a tracking system, which is GovOS, which allowed online submittal permitting and online tax collection.

McKenzie Allen explained that the Life and Safety Inspections include:

- Smoke detectors, both inside and outside of bedrooms
- Compliant egress windows in bedrooms
- Fire extinguisher installed and visible (Must be Rating 2-A-10:BC or greater)
- Emergency information posted inside property
 - To include property address, owner/manager emergency contact information, and any other pertinent information (gas/water shut offs)
- Emergency information posted inside property
- 911 Address Posted Outside of Dwelling
 - Numbers sufficient at 1/2" wide x 4" tall
 - Located on house and at the end of the road if house is greater than 60' from the road
 - Numbers must stand out from color of the house

Keith Stephens asked if somebody applied for a STR, and if their egress window size is smaller than what the current code requires, would they be denied.

Lemuel Hancock explained that yes, they would be denied. If a person were selling the house, or it was a long-term rental, staff would not be involved, but with requesting a STR, the existing building code requires at least one window in the bedroom must meet code.

David Ferguson asked if the building code applies only because it is a STR.

Lemuel Hancock confirmed that yes, that would have to meet current building code.

David Ferguson stated that he does not think that the county is restrictive enough on STR. He understands that it is good for property owners to make money; it makes it a business. He checked around in different counties, and Shenandoah County has very few requirements compared to others.

There was discussion about number six on the “Short Term Rental Questions/Suggestions” given by David Ferguson:

- The owner of a dwelling used for STR should be required to take the County’s required written consent and inspect any dwelling to ascertain compliance to equipment standards.

It was stated that an inspection would be carried out if a complaint was received by staff, otherwise no inspection would be needed since the STR has already passed all inspections. Some felt that since it is a business, the county inspectors should be able to inspect at any time, others felt that if it is being occupied by a renter, an inspector should not be allowed to enter.

Some other concerns were outdoor burns and discharge of firearms and hunting by guests.

David Ferguson asked if a transient guest should, by right, have the authority to discharge a firearm on the property.

Keith Stephens said he would think it was up to the owner/host.

Mr. Ferguson explained that you have no way of knowing if the renter has spoken to the owner or if they are knowledgeable about the area, and where houses may be located.

Debbie Keller stated this is a bigger conversation. She said maybe it should be a requirement for the owner to be onsite.

Mr. Ferguson then asked about outdoor fires, and if they should be allowed.

Gary Lantz said that fires would be covered under the current fire restrictions, but Mr. Ferguson asked how a visitor would know about that. They would not necessarily call the Fire Marshall to see if they could make a fire.

Lemuel Hancock said that many of these things fall under property management.

There was more discussion about open-air fires, and what should or should not be allowed. Much of the discussion came back to having rules about what is allowed and having a definition of what an actual firepit is.

David Ferguson stated that he gets a lot of complaints about STR in subdivisions or HOAs.

Tommy Miller gave an example of having a STR by right versus a six-bedroom STR that requires a SUP. Both locations are in different parts of the county, but both are in a HOA. Questions can be asked of the one that requires a SUP, but what about the other one. How does PC enforce at a by-right level?

Lemuel Hancock stated that is where the HOA needs to enforce their rules and regulations.

Lemuel Hancock asked if there should be changes to the application. Staff are looking for recommendations from the Planning Commission.

John Lily, retired firefighter, asked to speak for a moment.

Gary Lantz allowed him two minutes.

Mr. Lily spoke about safety issues that he saw while being a firefighter. He feels that Shenandoah County has some of the weakest requirements when it comes to Life and Safety Inspections.

Lemuel Hancock stated that he has spoken to the past and present fire chief and the past and present fire marshal. They were all comfortable with the current Shenandoah County codes.

Lemuel Hancock asked Keith Stephens what some of the requirements are, as an owner of a STR, that he has seen in the industry.

Mr. Stephens stated he has his own noise ordinance, he tells guests where to park, keeps the speed down, limits the occupancy, requires smoke detectors, and his locations do have fire pits. He owns both STR and Long-Term Rentals.

Lemuel Hancock suggested maybe another 5:30PM Ordinance Committee meeting before PC meeting, where they address any specific code suggestions, Industrial Ordinance and STR drafts/edits.

OLD BUSINESS

None.

NEW BUSINESS

None.

OTHER BUSINESS

None.

ADJOURNMENT

Chairman Lantz adjourned the meeting.



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 agribusines, 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.

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: *Carcano*

COMMONWEALTH OF VIRGINIA
COUNTY OF SHENANDOAH, TO-WIT:

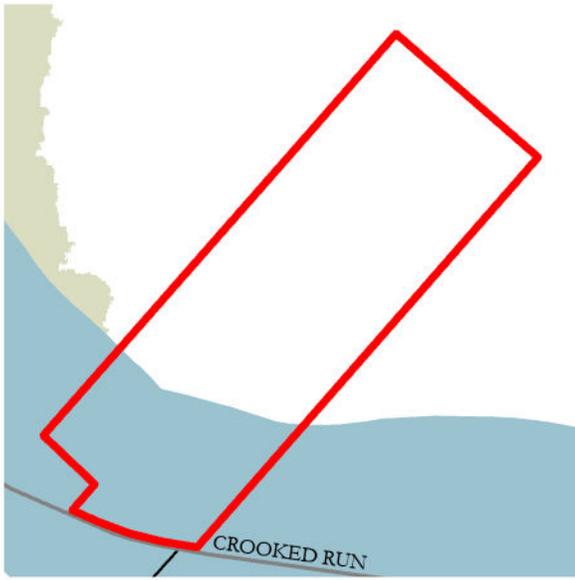
I, Amanspreet Kochhar, a notary Public in and for the jurisdiction aforesaid, certify that the person(s) who signed the forgoing instrument and who is (are) known to me, personally appeared before me and has acknowledged the same before me this 19 day of November, 2025.

[Signature]
Notary Public:

7961757
Notary registration number

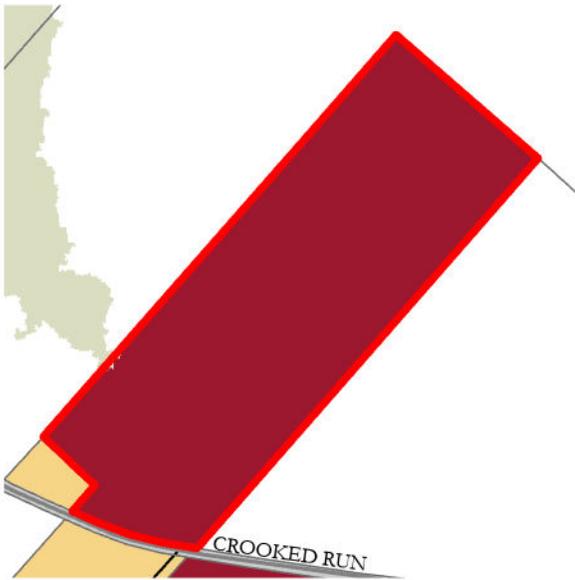
AMANPREET KOCHHAR
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOV. 30, 2025
COMMISSION # 7961757

My commission expires: 11-30-25



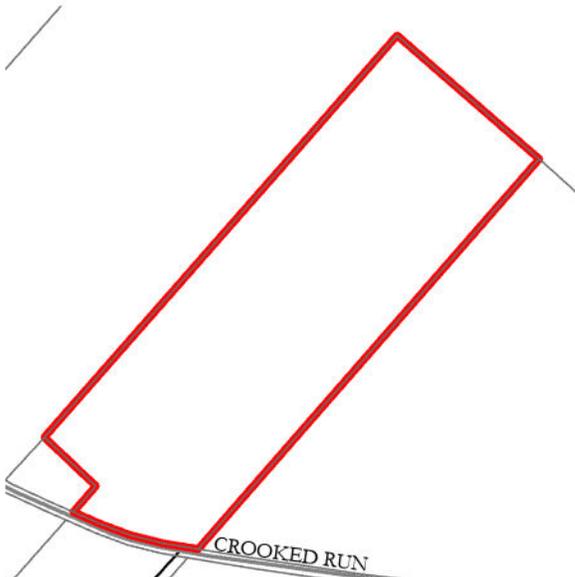
Future Land Use Map

- 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



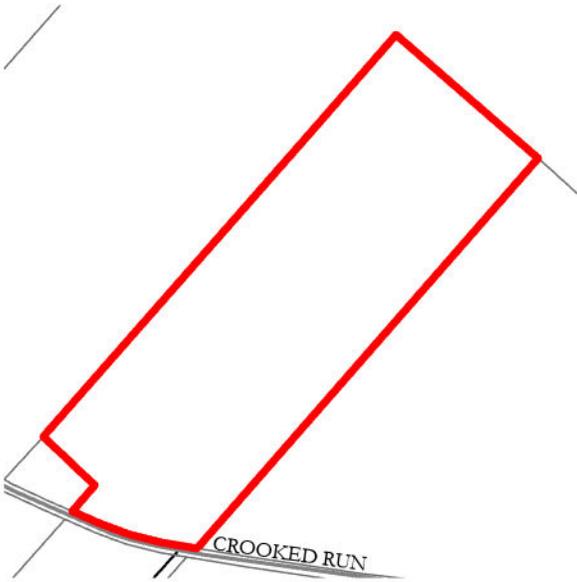
Zoning District

- 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)

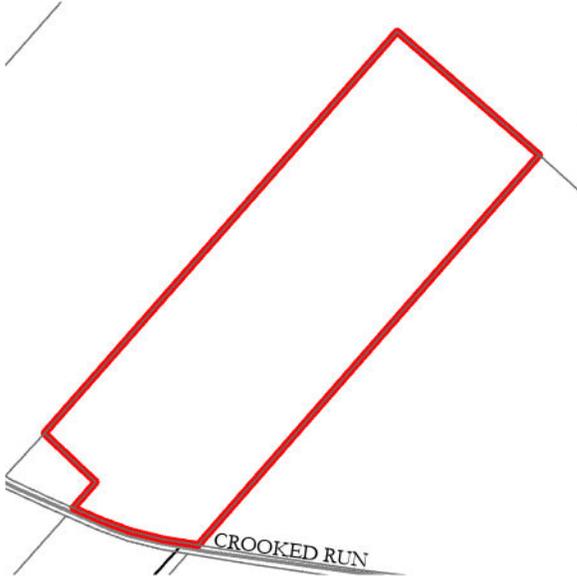


Historical, Cultural, And Scenic Resources

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

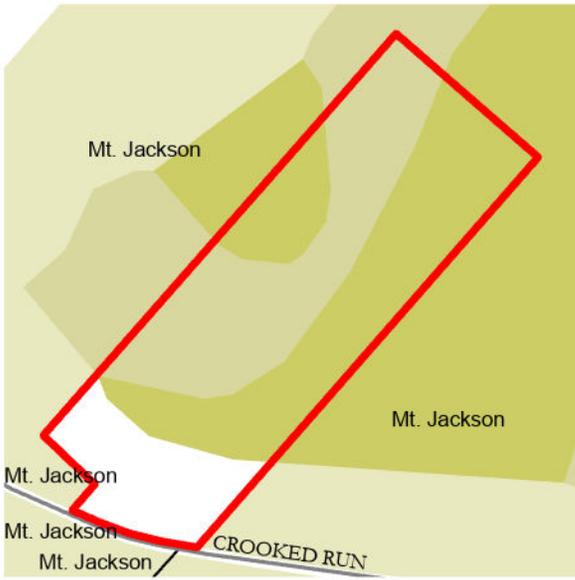
Landforms

- 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

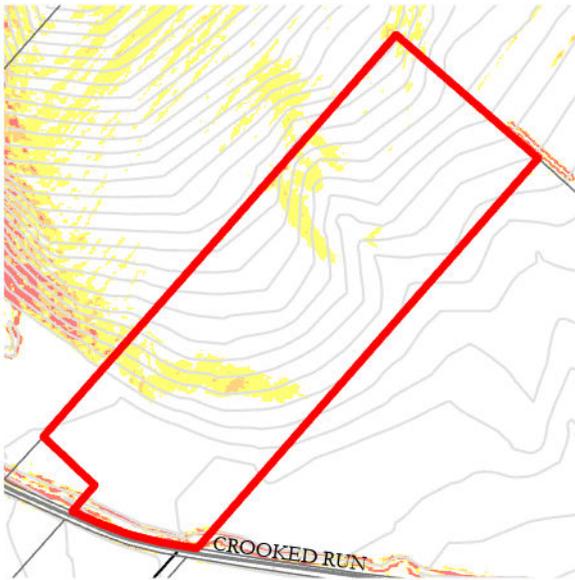
Mineral Resources

- 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%+

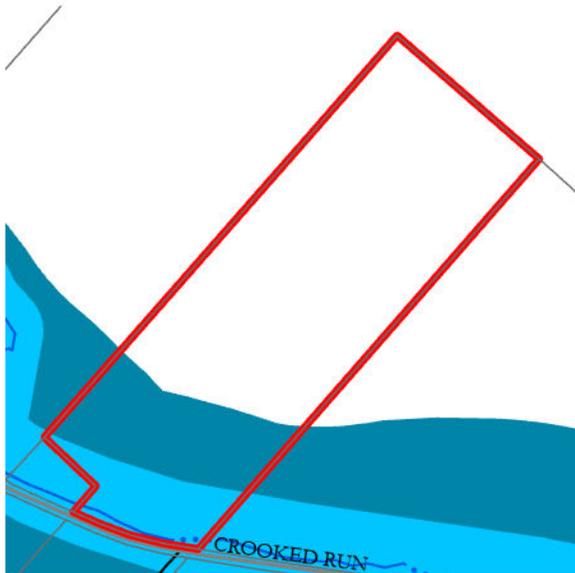
Contours

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)





Special Use Permit, #26-03-01

Staff Contact: Brenna Menefee, Zoning Administrator
 Staff Report First Prepared: January 28th, 2026
 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: March 5, 2026
Requested Use: Wholesale and Warehouse Activities
Applicant: True Honey Teas
Owner: Chris Savage

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

Introduction: True Honey Teas applied for a Special Use Permit for wholesale and warehouse activities on 3.373 acres, more or less, on certain real property zoned B-2 General Business, located at Tax Map No. 070 A 008.

The wholesale and warehouse activities will consist of storage, shipment, and packaging of teas and related accessory structures.

A wholesale and warehouse activities is permitted in the B-2 General Business zoning district by Special Use Permit only per County Code Section 1695-17B(3)(a).

Acres: 3.373

Address: 16409 Old Valley Pike

Tax Map Number / Area: 070 A 008.

Access Easements: No

Direction	Zoning	Land Use
North	Low Density Residential	Residential
South	B-2 General Business	Residential

Magisterial District: Madison

Electoral District: 3

Zoning: B-2 General Business

Use: Commercial

Direction	Zoning	Land Use
East	B-1 Local Business	Residential
West	A-1 Agriculture	Vacant

In Vicinity Of:

Administrative Aspects

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

Forest Resources

Forested Land: No.
 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.
 Sinkhole: Yes.

Water Resources

Floodplain: No.
 Dam Break Area: No.
 100 Ft Stream Buffer: Yes.
 Stream: Unnamed Tributary (Intermittent).
 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: No comments provided.

Fire Marshal: No comments provided.

Erosion & Sediment (E&S) Control: No comments provided.

VA Department Of Health (VDH): No comments provided.

VA Department Of Transportation (VDOT): Both entrances, of the referenced site, are in fair shape. But under the recent “Access Management” regulations, which includes the classification of the roadway, posted speed and other commercial entrances in the area, you will need to eliminate one of the two entrances. Your plan should include your proposal of how you intend to accomplish the closing.

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:

Chapter 4: Economic Development

Maintain the rural integrity of Shenandoah County while ensuring it as a great place to work through the development of creative workforce development opportunities and supporting existing local and future target industry and business sectors including the growth of agribusiness.

Goal 4.1 Attract & retain key target industries and businesses.

Goal 4.4 Foster a welcoming environment that will attract and retain employment opportunities and capital investment.

<p>In support:</p> <p>Move to make a recommendation for approval of Special Use Permit 26-03-01 with conditions 1 through 5 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 26-03-01 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 26-03-01 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>
--	---	--

Staff recommended conditions:

1. Building permits must be issued prior to any construction requiring building permits. Overnight occupancy to take place in bedrooms that meet the Uniform Statewide Building Code only.
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.

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



SPECIAL USE PERMIT APPLICATION

PROJECT NAME: True Honey Teas Edinburg Facility Special Use

Applicant / Owner

Applicant Name: True Honey Teas **Address:** 7217 Lockport Place
Phone: 7037288369 **Email:** csavage@truehoneyteas.com Lorton, VA, 22079

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

Owner Name: Chris Savage **Address:** 2021 Mayflower Drive
Phone: 7034954142 **Email:** csavage@truehoneyteas.com Woodbridge, VA, 22079

Property

Project Size: 3.373 acre sqft Parcel **Address / Location:** 16409 Old Valley Pike
Parcel Number(s): 070A008 Edinburg, VA, 22824

Project

Use Applied For: Tea Storage and Packaging **Current Use:** B2 General Use

Please Describe The Proposed Use: Building will mainly be used for the storage and shipment of ingredients used for True Honey Teas. Additionally, part of the building will be used as a second packaging facility with 2-4 team members for some products made by True Honey Teas.

Proposed Changes To Existing Buildings/Structures: New Loading Dock on Left side of Building, demo / updating the front office area, adding HVAC throughout building, updating exterior with new entrance and painted facade

Proposed New Buildings/Structures: No new structures

Proposed Temporary Structures: No Temporary Structures

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? talked to some, have attempted to meet others. Will continue in Jan

Project Details

Hours Of Operation: 8:30am - 5pm

Parking Spots: 6 Paved Gravel Other: _____ Number Of Restrooms: 2
(This Requires VDH Approval)

Expected Noise Level: 0-20dB Normally - Occational Truck Deliveries <1% of time

Lighting: Floresant & LED Signage: On Front of Building

Amount Of Land Disturbance: No Land changes Expected Daily Customer Count: 0-1

Current Water And Sewer Facilities: Well Water - Septic Tank / Field

Proposed Water And Sewer Facilities: No changes

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

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: [Signature] Date: 1/16/26

Owner Signature: [Signature] Date: 1/16/26

OFFICE USE ONLY

SUP#: _____ Fee: _____ Date Received: _____

AD Dates: _____ Public Hearing Date: _____

Planning Commission Recommendations: _____

Board Recommendations: _____

BOS Action Date: _____ Clerk Of The Board: _____



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: True Honey Teas Telephone: 703 495 4142
Address: 7217 Lockport Place, Lorton, VA, 22079

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. 202600054, on Page 3 of Deed

and is described as Tax Map Number(s): 070A008

do hereby make, constitute and appoint:

Name: Chris Savage Telephone: 7037288369

Address: 2021 Mayflower Drive, Woodbridge, VA, 22192

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

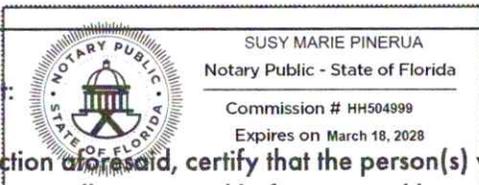
My attorney-in-fact shall have the authority to offer voluntary agreements and to make amendments to previously approved voluntary agreements except as follows:

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 16th day of January, 2026

Signature(s): Christopher Savage
Florida

State of Virginia, City/County of Alachua, To-wit: Susy Marie Pinerua



I, _____, 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 16th day of January, 2026

Notary Public: Susy Marie Pinerua My Commission Expires: 03/18/2028

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. True Honey Teas, 7217 Lockport Place, Lorton, VA, 22079

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,

Christopher Savage

Signature: _____

COMMONWEALTH OF VIRGINIA ^{Florida}
COUNTY OF SHENANDOAH, TO-WIT: Alachua

I, Susy Marie Pinerua, 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 16th day of January, 2026.

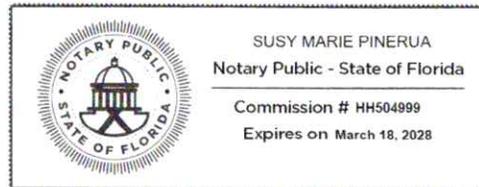
Susy Marie Pinerua

Notary Public Susy Marie Pinerua

HH504999

Notary registration number

My commission expires: 03/18/2028



APPLICATION PROCESS EVALUATION

We would like to learn how we might improve this process. Please complete this form and submit it to the Department of Planning And Zoning or email it to the staff member you are working with. You can submit it to us separately from the application if you wish. You may also submit it anonymously.

1. Which type of application did you complete?

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

2. Which part, if any, of the application process did you find particularly difficult? (Check as many as you wish)

- Learning The SUP Process Preliminary Site Plan
 Achieving A Zoning Determination Finding A Copy Of The Property Deed
 Technical Review Team Meeting Obtaining A Receipt Showing Taxes Paid In Full
 Community Collaboration Form Completing The Disclosure Form
 Power Of Attorney Form
 Other: _____

3. Did you have a discussion with a staff member before submitting the application? Yes / No

4. Were you able to receive the assistance or information that you needed from the staff? Yes / No

5. What portion of this process took the longest for you?

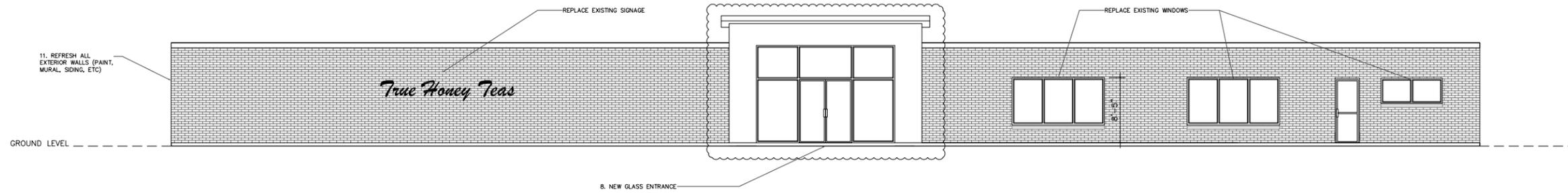
- Learning The SUP Process Preliminary Site Plan
 Achieving A Zoning Determination Finding A Copy Of The Property Deed
 Technical Review Team Meeting Obtaining A Receipt Showing Taxes Paid In Full
 Community Collaboration Form Completing The Disclosure Form
 Power Of Attorney Form
 Other: _____

6. What do you think could have been done differently to make this process quicker?

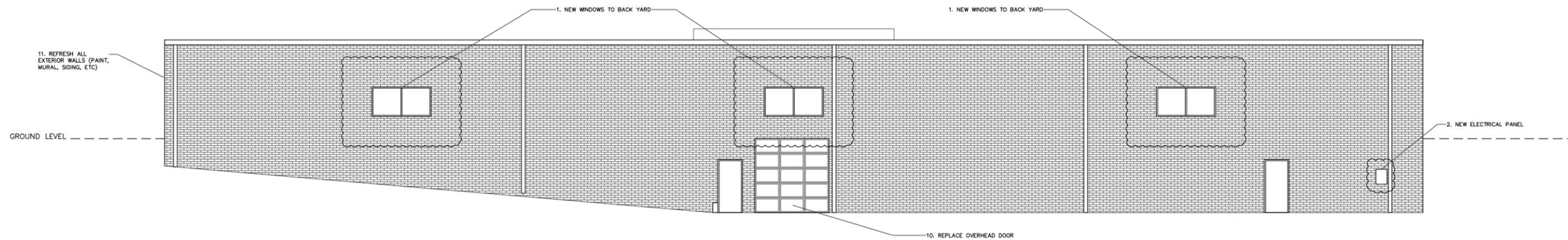
Staff is wonderful, just a first time learning curve.

7. Do you have any suggestions about what we could do to make this process work better?

Nothing to add thank you.



1 FRONT ELEVATION
 A101 SCALE 1/4" = 1'-0"



1 REAR ELEVATION
 A101 SCALE 1/4" = 1'-0"

REVISIONS:

1. 1/13/2026
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

ads
 architectural design studio
 6803 Whittier Ave. Suite 300
 McLean, Virginia 22101
 Phone: (703) 548-8828
 Fax: (703) 548-8843
 Email: info@adstudio1.com

PROJECT NAME
**WAREHOUSE
 RENOVATION**
 16409 OLD VALLEY PIKE
 EDINBURG, VA

DRAWING NAME

SCALE
 AS NOTED

DATE
 1/13/2026

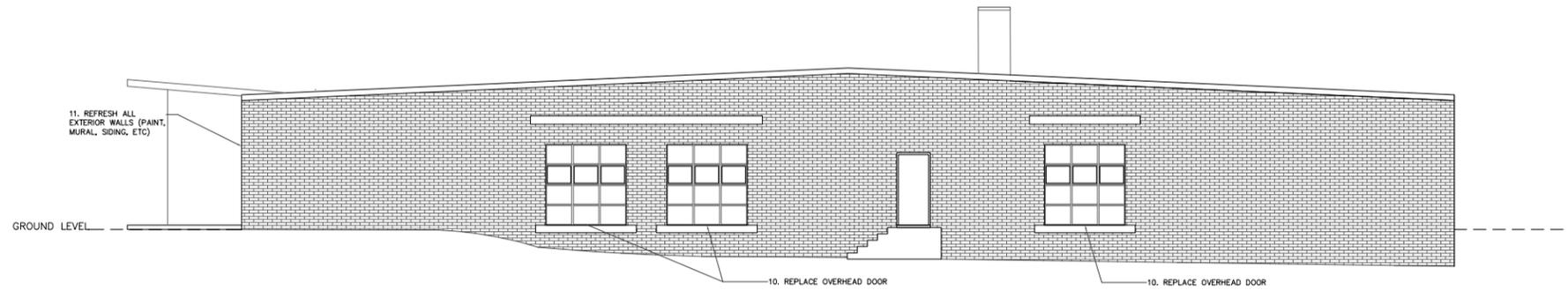
DRAWN BY
 KF

CHECKED BY
 MG

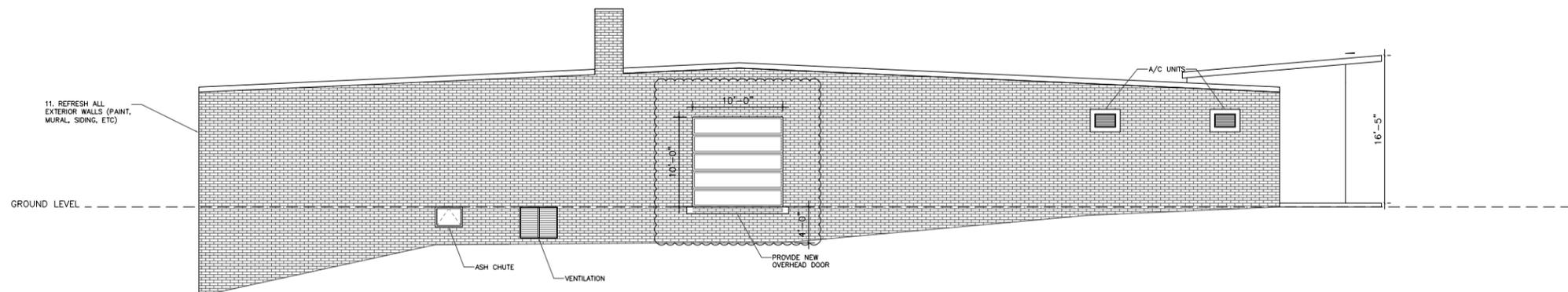
DRAWING NO.
 A001

PROJECT NO.

SHEET NO.
 1 OF 1



1 NORTH ELEVATION
 A101 SCALE 1/4" = 1'-0"



1 SOUTH ELEVATION
 A101 SCALE 1/4" = 1'-0"

REVISIONS:

1. 1/13/2026
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

spds
 architectural design studio
 6803 Whittier Ave. Suite 300
 McLean, Virginia 22101
 Phone: (703) 548-8878
 Fax: (703) 548-8873
 Email: info@spdstudio.com

PROJECT NAME
**WAREHOUSE
 RENOVATION**
 16409 OLD VALLEY PIKE
 EDINBURG, VA

DRAWING NAME

SCALE
 AS NOTED

DATE
 1/13/2026

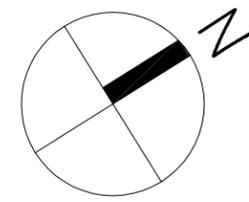
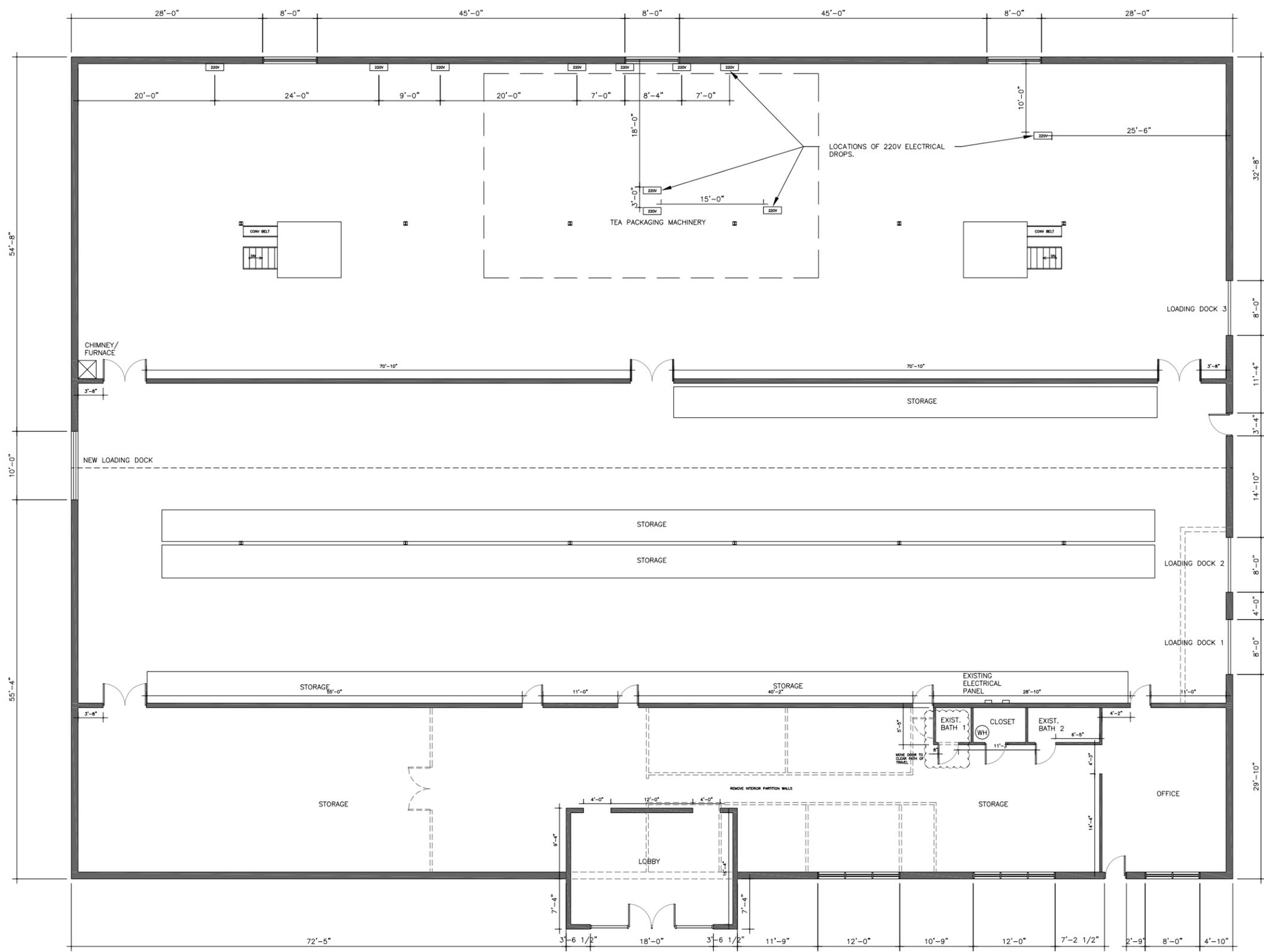
DRAWN BY
 KF

CHECKED BY
 MG

DRAWING NO.
 A001

PROJECT NO.

SHEET NO.
 1 OF 1



REVISIONS:

1. 1/13/2026
- 2.
- 3.
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 16409 OLD VALLEY PIKE
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SCALE
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 1/13/2026

DRAWN BY
 KF

CHECKED BY
 MG

DRAWING NO.
 A001

PROJECT NO.

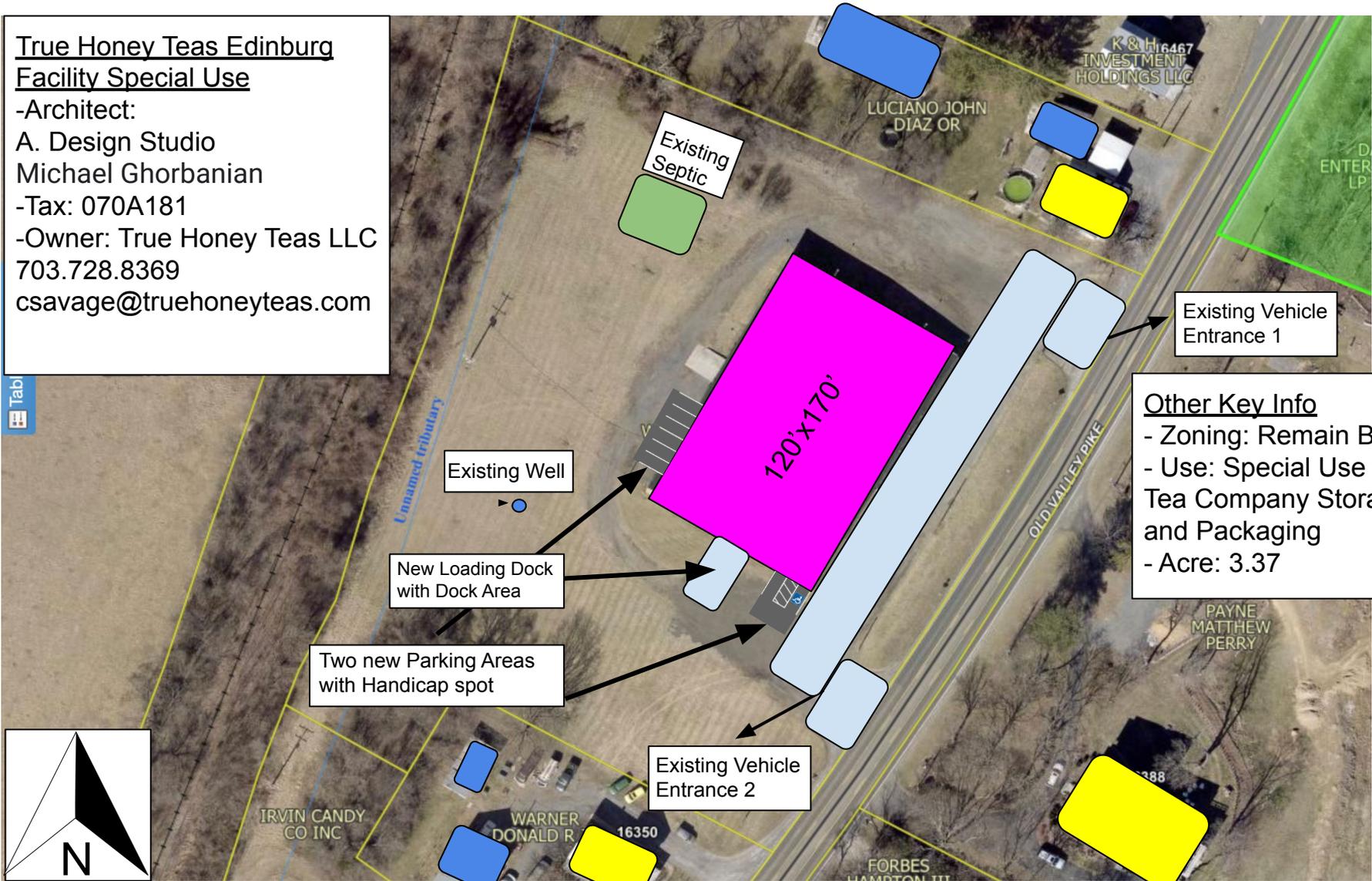
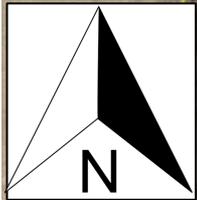
SHEET NO.
 1 OF 1

1 MAIN FLOOR PLAN
 A101 SCALE 1/16" = 1'-0"

**True Honey Teas Edinburg
Facility Special Use**

-Architect:
A. Design Studio
Michael Ghorbanian
-Tax: 070A181
-Owner: True Honey Teas LLC
703.728.8369
csavage@truehoneyteas.com

Tab



Existing Vehicle Entrance 1

Existing Well

New Loading Dock with Dock Area

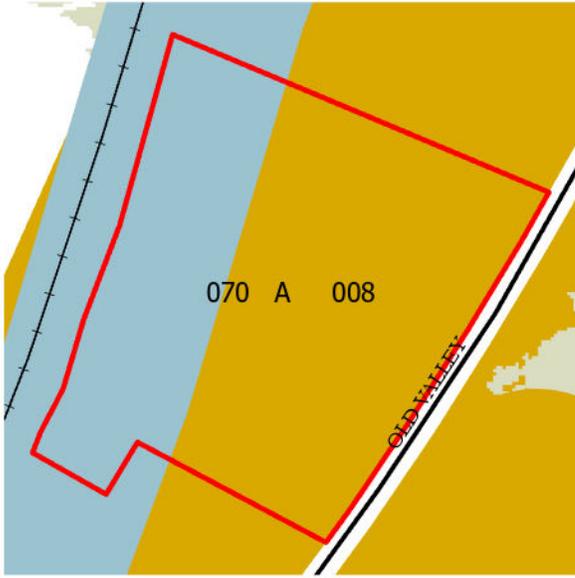
Two new Parking Areas with Handicap spot

Existing Vehicle Entrance 2

Other Key Info
- Zoning: Remain B2
- Use: Special Use for Tea Company Storage and Packaging
- Acre: 3.37

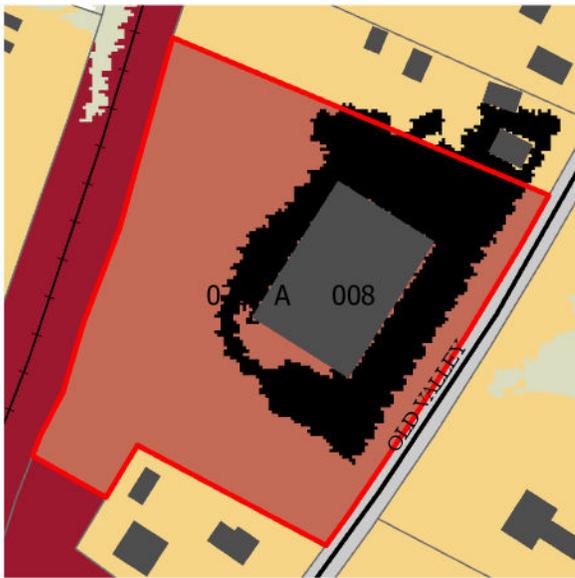
- Structures
- OUTBUILDING
- HOUSE
- Tax Parcels
- County Boundary
- Driveways

Scale
1 Inch = 54 ft



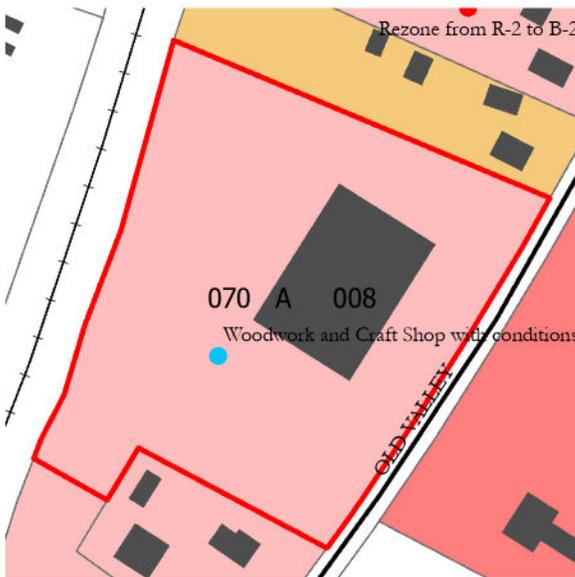
Future Land Use Map

- Local Agriculture (0)
- Agriculture Protection (1)
- Commercial / Industrial (0)
- Conservation (1)
- Flood Protection Area (1)
- Mixed Use (1)
- Public Space (0)
- Town (0)
- SUP 26-03-01



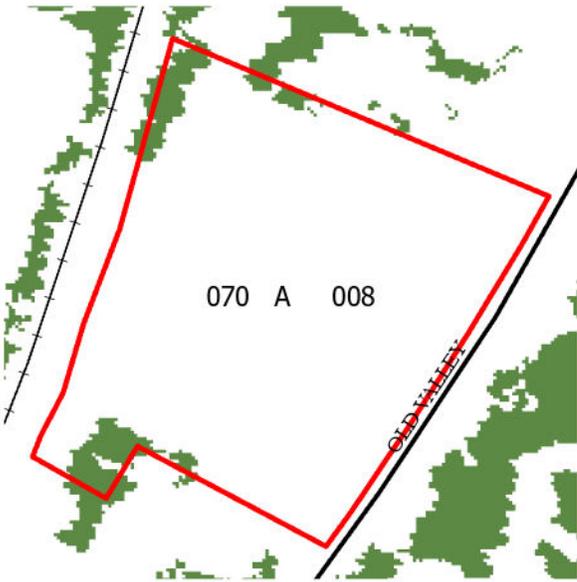
Current Land Use Map

- National Forest
- State Forest
- Park
- Woodland
- Water
- Active Farm
- Public Or Nonprofit
- Mixed Use
- Vacant
- Residential
- Commercial
- Industrial
- Transportation
- Parking
- SUP 26-03-01



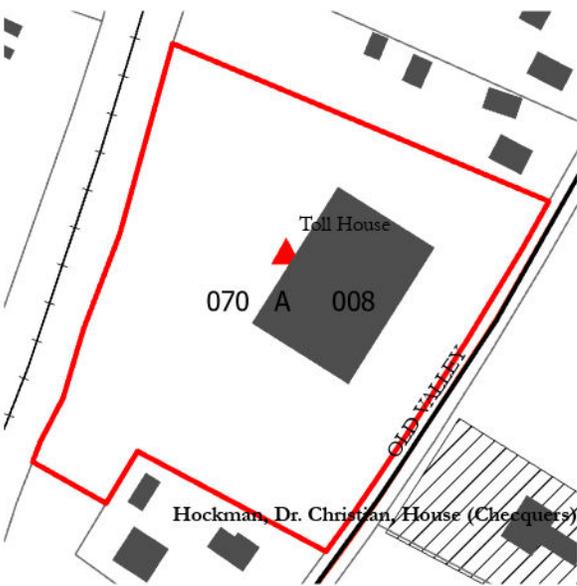
Shenandoah County Zoning

- BZA (0)
- REZ (1)
- SUP (1)
- Shenandoah A-1 (2)
- Shenandoah B-1 (1)
- Shenandoah B-2 (2)
- Shenandoah C-1 (0)
- Shenandoah M-1 (0)
- 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)
-  SUP 26-03-01



Historical, Cultural, And Scenic Resources

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

Landforms

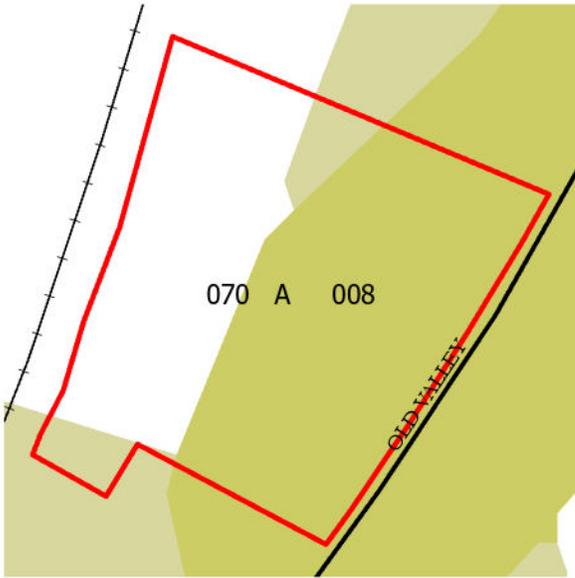
Landforms

-  Area
-  Bend
-  Cape
-  Cliff
-  Gap
-  Range
-  Ridge
-  Slope
-  Summit
-  Valley
-  Cultural Points
-  SUP 26-03-01



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

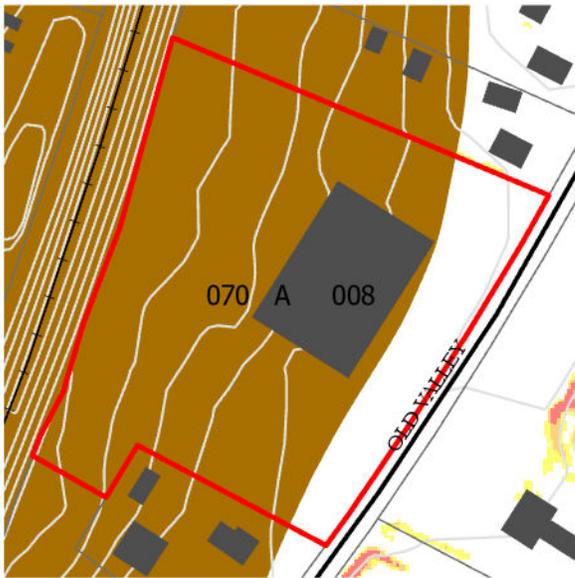
Mineral Resources

-  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 (1)
-  3 (3)
-  Conservation Easements
-  AFD (0)
-  Parks (0)
-  SUP 26-03-01

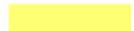


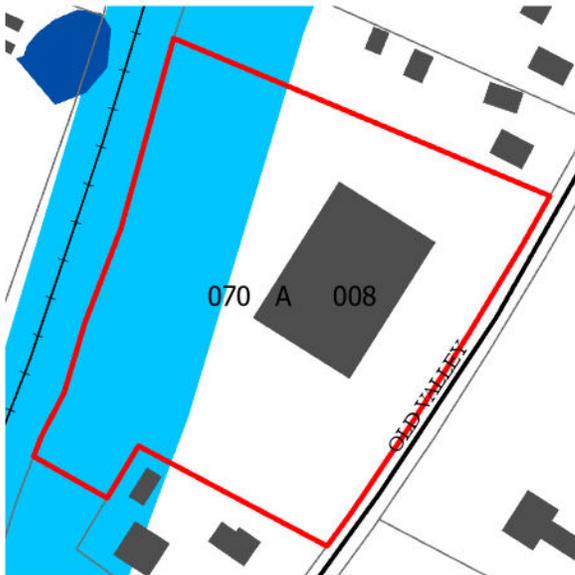
Topographic Resources

-  Ridgelines
-  Ridgeline Area
-  Sinkholes

Critical Slopes

Critical Slopes

-  15-20%
-  20-25%
-  25%+
-  Contours
-  SUP 26-03-01



Water Resources

-  Water Wells (0)
-  Thermal Springs (0)
-  Wetlands (1)
-  Streams (0)
-  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
26-03-01

0 140 280 560 Feet



-  SUP 26-03-01
- Roads**
- Road Type**
-  US Route (1)
-  Buildings (13)
-  Railroad (1)
-  County Boundary (1)





AFD Request For Withdrawal, #26-03-01

Staff Contact: McKenzie Allen, Associate Planner
 Staff Report First Prepared: January 28th, 2026
 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: March 5, 2026

Requested Use: Remove approximately 7 acres from the Woodstock West Agricultural and Forestal District.

Applicant: Terry Hockman

Owner: Terry Hockman

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

Introduction: Terry Hockman requested to withdraw approximately 7 acres from the Woodstock West District, from certain real property zoned A-1 Agriculture, located at Mauser Lane (Tax Map No. 033 A 024).

At the January 12th, 2026 meeting, the AFD Committee unanimously recommended approval of the request.

Acres: 93.564 (with approximately 7 to be removed)

Magisterial District: Stonewall

Address: Mauser Lane.

Electoral District: 5

Tax Map Number / Area: 033A 024.

Zoning: A-1 Agriculture

Access Easements: No

Use: Farm

Direction	Zoning	Land Use	Direction	Zoning	Land Use
North	A-1 Agriculture	Farm	East	A-1 Agriculture	Forest
South	A-1 Agriculture	Residential	West	A-1 Agriculture	Forest

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: Limited.
 Wildlife Core/Corridor: No.

Land Resources

Prime Soil: Yes, Class 2 & 3.
 Virginia Conservation Importance: Yes.
 Ag & Forestal District: Yes.

Topographic Resources

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

Water Resources

Floodplain: No.
 Dam Break Area: No.
 100 Ft Stream Buffer: No.
 Stream: Jordan Run (Intermittent).
 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.

<p>In support:</p> <p>Move to make a recommendation for approval of AFD Request For Withdrawal 26-03-01.</p>	<p>To Table:</p> <p>Move to make a table AFD Request For Withdrawal 26-03-01 until the next meeting to clarify outstanding items on the impact on the transportation network, water resources, scenic resources, and/or other outstanding items.</p>	<p>In opposition:</p> <p>Move to make a recommendation for denial of AFD Request For Withdrawal 26-03-01 to the Board of Supervisors. This recommendation is based on the proposal's 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/or historic resources of the County.</p>
--	--	---

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



AGRICULTURAL AND FORESTAL DISTRICT REQUEST FOR WITHDRAWAL APPLICATION

DISTRICT TO BE WITHDRAWN FROM: Woodstock West

DISTRICT'S NEXT RENEWAL YEAR: 2034

Applicant / Owner

Applicant Name: Terry L. Hockman Address: 407 MAUSER LANE MAURY PARKWAY

Phone: 540 335 6917 Email: Terrycolecas@gmail.com

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

Owner Name: _____ Address: _____

Phone: _____ Email: _____

Property

Withdrawal Size: _____ acre sqft Parcel Address / Location: _____

Parcel Number(s): _____

Land To Remain In Agricultural And Forestal District Size: _____ acre sqft

Request Information

Please Describe Purpose For Request: Take on make 2 Building lots
off the farm

Terrycole^{CAS}

Request Information

A Would Keeping Your Land In The District Be A Hardship? Y / N If Yes, How So? _____

*I m in need of money and need 2 SALE
A Lot off the farm for this*

Proposed Changes To Existing Buildings/Structures: _____

Proposed New Buildings/Structures: _____

Proposed Temporary Structures: _____

Has A Previous Application Been Made? Y / N If Yes, When? _____

If Yes, What Happened? _____

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

I (we), the undersigned, do hereby certify that the information provided in this application and associated documents is complete and correct.

Applicant Signature: _____ **Date:** _____

Owner Signature: *T. L. Huber* _____ **Date:** *12-9-2025*

OFFICE USE ONLY

AFD-RFW#: _____ 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 Withdrawal from an Agricultural And Forestal District are as follows:

1. Terry L. Hockman 407 Mauseland My Mauretanian VA 22644
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 _____ [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: Terry L. Hockman

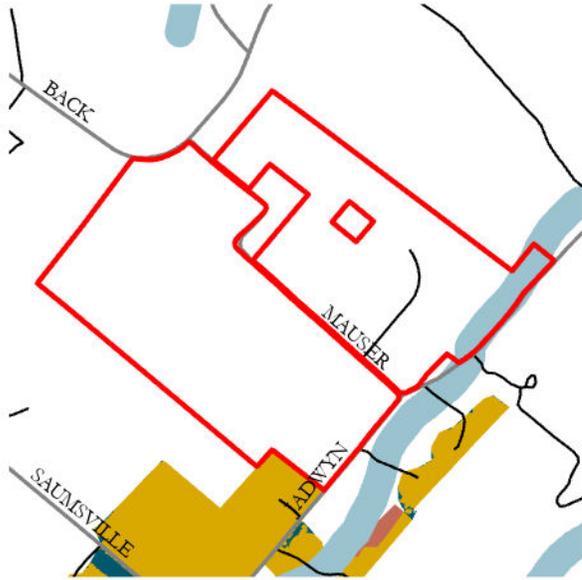
COMMONWEALTH OF VIRGINIA
COUNTY OF SHENANDOAH, TO-WIT:

I, _____, 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 _____ day of _____, 20____.

Notary Public

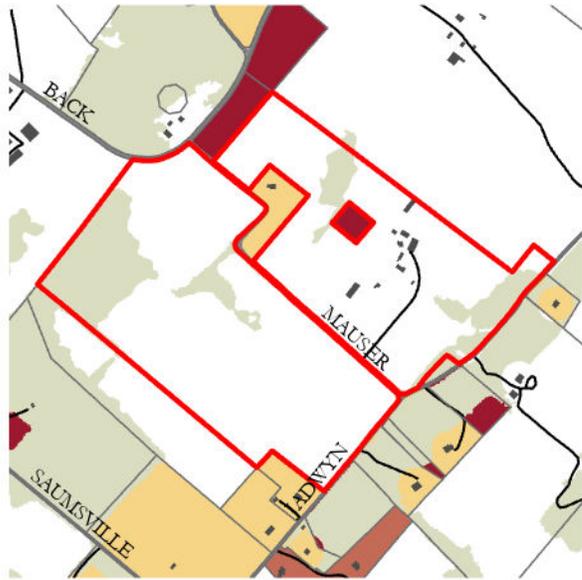
Notary registration number

My commission expires: _____



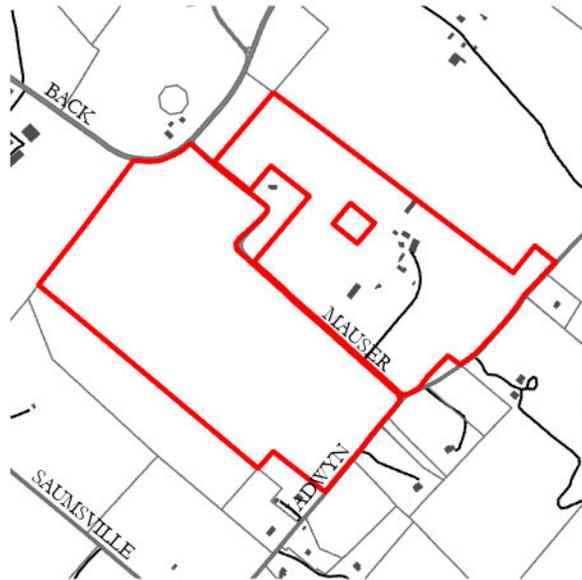
Future Land Use Map

- Local Agriculture (0)
- Agriculture Protection (1)
- Commercial / Industrial (1)
- Conservation (0)
- Flood Protection Area (1)
- Mixed Use (1)
- Public Space (1)
- Town (0)
- AFD 26-03-01



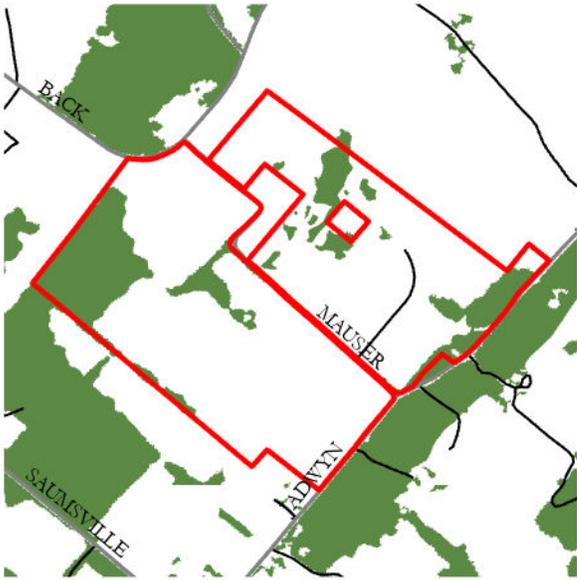
Current Land Use Map

- National Forest
- State Forest
- Park
- Woodland
- Water
- Active Farm
- Public Or Nonprofit
- Mixed Use
- Vacant
- Residential
- Commercial
- Industrial
- Transportation
- Parking
- AFD 26-03-01



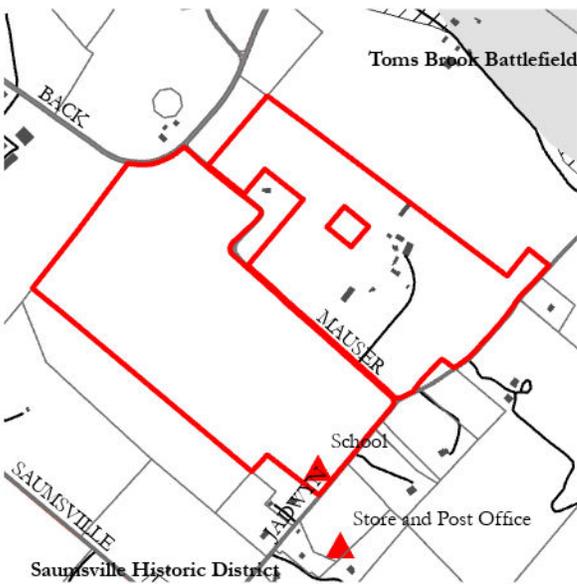
Shenandoah County Zoning

- BZA (0)
- REZ (0)
- SUP (0)
- Shenandoah A-1 (6)
- 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)
- AFD 26-03-01

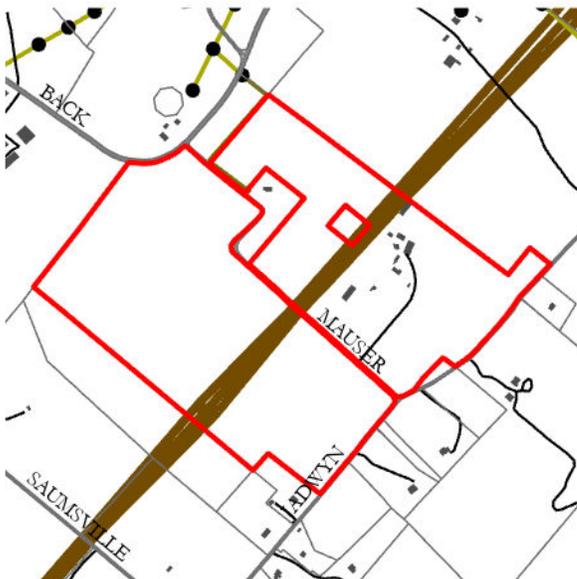


Historical, Cultural, And Scenic Resources

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

Landforms

- Area
- Bend
- Cape
- Cliff
- Gap
- Range
- Ridge
- Slope
- Summit
- Valley
- Cultural Points
- AFD 26-03-01



Technological Resources

- Telecommunication Towers (0)
- High Voltage Transmission Line (0)
- High Voltage Link (0)
- SVEC Poles (9)
- SVEC Overhead (6)
- SVEC Underground (1)
- Pipeline (14)



Land Resources

Fault Lines (0)

Mineral Resources

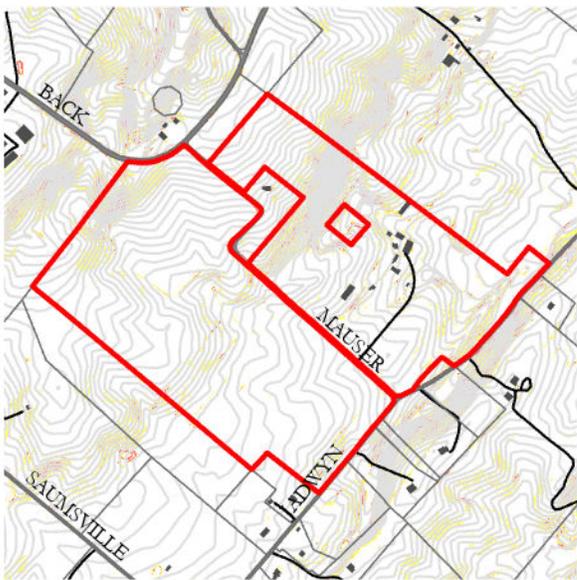
Mineral Resources

- 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 (7)
- 3 (15)
- Conservation Easements
- AFD (13)
- Parks (0)
- AFD 26-03-01



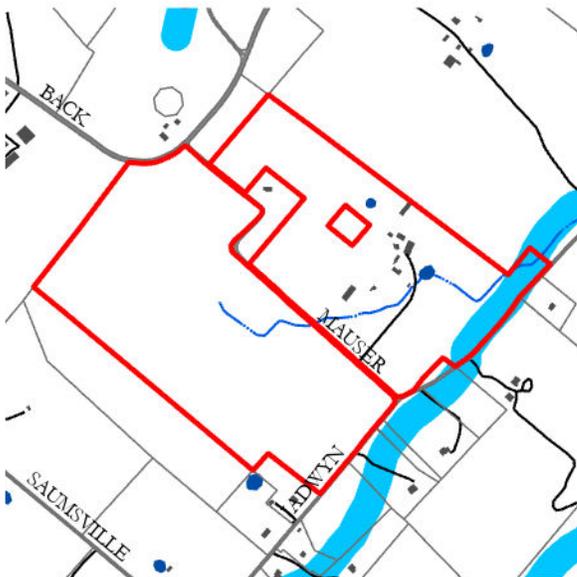
Topographic Resources

- Ridgelines
- Ridgeline Area
- Sinkholes

Critical Slopes

Critical Slopes

- 15-20%
- 20-25%
- 25%+
- Contours
- AFD 26-03-01



Water Resources

- Water Wells (0)
- Thermal Springs (0)
- Wetlands (6)
- Streams (42)
- 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)

AFD Request for Withdrawal 0 26-03-01

875

1,750

3,500 Feet

0 0.15 0.3 0.6 Miles

Context Map



-  AFD 26-03-01
- Roads**
- Road Type**
-  Secondary (8)
-  Driveway (16)
-  Buildings (35)
-  County Boundary (1)





**PC Joint Hearing Dates - 2026
Rezoning and Special Use Permits**

Submission Deadline²	Joint Hearing before Planning Commission & Board of Supervisors¹	Board of Supervisors Meeting
November 21, 2025	January 7, 2026	January 27, 2026
December 19, 2025	February 5, 2026	February 24, 2026
January 16, 2026	March 5, 2026	March 24, 2026
February 20, 2026	April 2, 2026	April 28, 2026
March 20, 2026	May 7, 2026	May 26, 2026
April 17, 2026	June 4, 2026	June 23, 2026
May 15, 2026 ³	August 6, 2026	August 25, 2026
June 19, 2026	August 6, 2026	August 25, 2026
July 17, 2026	September 3, 2026	September 22, 2026
August 21, 2026	October 1, 2026	October 27, 2026
September 18, 2026	November 5, 2026	November 24, 2026
October 16, 2026	December 3, 2026	January 26, 2027 ⁴
November 18, 2026	January 7, 2027 ⁵	January 26, 2027
December 18, 2026	February 4, 2027	February 23, 2027

- 1) Actual public hearing date depends upon receipt of agency comments.
- 2) Staff reserves the right to accept applications at its discretion after the stated submission deadlines in extraordinary circumstances. Staff reserves the right to accept applications the day after the deadline if the deadline falls on a holiday.
- 3) No PC meeting in July
- 4) No night Board meeting in December
- 5) Meeting to be held in the event of a public hearing only. Day may vary each year due to proximity to New Years