



# *Shenandoah County*

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**Shenandoah County**  
**Agricultural and Forestal District Committee**  
***Board of Supervisor's Conference Room***  
*Shenandoah County Government Center*  
*Woodstock, Virginia*  
**Monday, December 11, 2017: 5:00 – 6:30 PM**

## **Agenda**

1. Welcome
2. Approve February 13, 2017 Committee Minutes
3. Presentation of Applications for District Renewals and Additions
  - a. Fishers Hill-Sandy Hook Ag & Forestal District
  - b. Toms Brook Ag & Forestal District
  - c. Bauserman-Clem-Grove Ag & Forestal District
4. Vote to Approve Renewals, Withdrawals, and Additions to Send to Planning Commission for Consideration
5. Schedule for advancing to PC and BoS in 2018
6. Other
7. Next Meeting
8. Adjourn





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## **DRAFT MINUTES SHENANDOAH COUNTY AGRICULTURAL & FORESTAL DISTRICT COMMITTEE MEETING**

February 13, 2017 5:00 P.M.  
Board Conference Meeting Room  
Shenandoah County Government Office

**MEMEBERS PRESENT:** Philip Bowman Steve Baker  
Kathy Black Bobby Clark  
Joan Comanor Pieter Greeff  
Joyce Hall David Zirkle

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

**MEMEBERS ABSENT:** Timothy French  
Chairman Bowman called the meeting to order at 4:58 PM.

### **1. Approval of Minutes**

A motion was made by Joan Comanor and seconded by Bobby Clark, and unanimously approved to adopt the December 12, 2016 Ag & Forestal District Committee meeting minutes as presented.

### **2. Ridgeley Renewal and Additions**

Jill Jefferson indicated Ridgeley had 100% renewal. Jill Jefferson presented a map of the applications for additions to Ridgeley totaling 24 parcels of 661.026 acres. Aerial images and locations of the applicant parcels were reviewed and individually discussed by the Committee. One application for a 3.001-acre site was withdrawn since it is currently an active gravel pit. The remaining 23 parcels totaling 658.026 acres were discussed as additions to the Ridgeley Ag & Forestal District.

### **3. Woodstock East Addition**

Staff reviewed the previously noted application from Robert and Faye Pangle requesting 15.6 acres be added to the Woodstock East District. The Committee reviewed the location and land use.

#### 4. Lebanon Church District Addition

Jill Jefferson presented the application from Marsha Shruntz requesting the addition of two parcels to Lebanon Church District totaling 98.623 acres. The Committee discussed the fact that the two parcels are not adjacent to other District parcels and lie approximately 7,409 feet from the Lebanon Church core. The Committee recognized outreach efforts underway to try to encourage more land owners to apply to Lebanon Church to help satisfy the one-mile criterion; however, at this time, no additional applications have been received for Lebanon Church.

#### 5. Vote to Approve Renewals, Withdrawals, and Additions to Send to Planning Commission for Consideration

##### Ridgeley District:

A motion was made by Bobby Clark to accept the renewal of the Ridgeley District and addition of the applicant parcels, with the exception of the gravel pit, and to recommend those applications to the Planning Commissions and Board for consideration of adoption to the Ridgeley Ag & Forestal District. The motion was seconded by Joyce Hall. There was a discussion about minimum parcel size following the motion.

Chairman Bowman asked the Committee to vote on the motion. All in favor voted aye, noting one nay (Kathy Black, noting her dissention was to all parcels under 5 acres). Chairman Bowman noted the dissention after the discussion to advance the renewal and addition of 23 parcels totaling 658.025 acres to the Planning Commission and Board of Supervisors. **Motion carried.**

##### Woodstock East District:

A motion was made by Kathy Black and seconded by Joyce Hall to recommend to the Planning Commission, and for consideration of the Board, to adopt the application to Woodstock East District. The Committee discussed the application by Mr. Pangle as well as the other 6.5-acre site that was reviewed earlier in the meeting, and the applicant was received earlier this same day. Chairman Bowman requested a vote on the acceptance of recommending the Woodstock East applications to the Planning Commission and Board of Supervisors. The Committee unanimously voted aye. **Motion carried.**

##### Lebanon Church District:

A motion was made by Bobby Clark to table the two parcel additions by Ms. Shruntz to the Lebanon Church District until such a time as there are additional applications that are contiguous to the Shruntz sites so as to bring the distance one mile or closer to the core. The Committee discussed the criterion of being one mile from the core. The code was referenced as noted below that one mile from the core is one of three criteria in state code §15.2-4305:

*A parcel not part of the core may be included in a district (i) if the nearest*

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

Bobby Clark withdrew the motion since there was no second. Joan Comanor made a motion, seconded by Pieter Greeff, to accept the application and recommend to the Commission and Board to add the Shruntz parcels, and any other applications received by March 1, 2017 to the Lebanon Church Ag & Forestal District.

Chairman Bowman requested a vote. Four members of the Committee voted aye and two nays (Kathy Black and David Zirkle) were noted. **Motion carried.**

### **Additional Applications**

Ms. Jefferson indicated that applications were received the same day as the meeting (February 13, 2017) for additions to the following Ag & Forestal Districts: Ridgeley, Woodstock East, Woodstock West, and Mount Jackson. These additional sites were discussed by the Committee. To facilitate administrative preparation of public notices, mailings, public hearing and ordinances, staff requested a deadline of March 1, 2017 be adhered to for considering applications. The Committee discussed the need for such an annual deadline and reviewed the state code. A motion was made to have an annual date of applications cut off by March 1<sup>st</sup>. The Committee unanimously voted to adopt that date and the motion carried. The committee proposed the applications for additions received this day, and up to March 1<sup>st</sup>, be accepted and forwarded to the Planning Commission, as noted earlier. A motion was made by Bobby Clark to accept the proposed additions and to recommend those applications to the Planning Commissions and Board for consideration of adoption to the Ridgeley, Mount Jackson, Woodstock East, and Woodstock West Ag & Forestal Districts. The motion was seconded by Joyce Hall. There was discussion about minimum parcel size.

Chairman Bowman asked the Committee to vote on the motion. All in favor voted aye, noting one nay (Kathy Black, noting her dissention was to all parcels under 5 acres). Chairman Bowman noted the dissention after the discussion to advance the addition of parcels to the Planning Commission and Board of Supervisors. **Motion carried.**

One of the applications received on the day of this Committee meeting, was from Mr. Logan regarding a request to join the Woodstock West District with the exception of 10 acres on the 91+ acre site that is actively quarried. The Committee discussed the need to subdivide or at a minimum survey the portion of the site not to be included in the District. It was recommended staff bring this question to the County Attorney for clarification. Jill Jefferson will report back to the Committee by email the determination by the County Attorney.

**Other**

Staff will prepare applications, advertisements, and mail letters to surrounding landowners in preparation for the Planning Commission hearing in April 2017.

Jill Jefferson will make the list of all District landowners available to the Committee prior to the next meeting to facilitate identification of potential landowners to act as spokespersons with County staff in future outreach efforts.

**Next Meeting**

TBD

**Meeting Adjourned:** 7:19 PM