

MINUTES OF MEETING OF THE SHENANDOAH COUNTY PLANNING COMMISSION
March 5, 2020

A regular meeting of the Shenandoah County Planning Commission was held in the Board Meeting Room, 600 North Main Street, Woodstock, Virginia on March 5, 2020. The following members of the Planning Commission were present: Chairman Gary Lantz, Debbie Keller, Eunice Terndrup, Josh Stephens, Kathleen Curtis, Todd Steiner and Supervisor Dennis Morris. The following members of the Board of Supervisors were present: Chairman Dick Neese, Vice Chairman Steve Baker, (Dennis Morris), Brad Pollack, Karl Roulston, and Tim Taylor. Others present included County Planner, Tyler Hinkle, Development Coordinator, Mark Griffey, Zoning Administrator, Jason Smith, Code Specialist, Brenna Menefee and Permit Technician, Summer Andes.

An invocation was given followed by the Pledge of Allegiance.

Josh Stephens made a Motion, seconded by Debbie Keller, to approve the agenda. The Motion was approved by a vote of 7-0 as follows: Ayes: Lantz, Keller, Terndrup, Stephens, Curtis, Steiner and Supervisor Morris.

Kathleen Curtis made a motion, seconded by Josh Stephens, to approve the February 6, 2020 meeting minutes. The Motion was approved by a vote of 7-0 as follows: Ayes: Lantz, Keller, Terndrup, Stephens, Curtis, Steiner and Supervisor Morris.

OLD BUSINESS

Brenna Menefee presented information on last months' Special Use Permit 20-02-01 for Alfredo Lopez Montiel located at 2068 Smith Creek Road outside of New Market. Agency comments were presented along with other information that was requested by the Planning Commission from the February 6, 2020 Planning Commission meeting. Louis Miguel Wells spoke on behalf of the land owner, Mr. Montiel. Mr. Wells explained that they were willing to remove the rodeo from the application if needed.

Todd Walters, Town Manager of New Market, spoke in regards to a letter, sent by the Town of New Market, to Tyler Hinkle, stating that the New Market Town Council opposed to the Special Use Permit Application. The location of the proposed event center would be located within the Town's future growth area, and that is part of the 2010 Voluntary Settlement Agreement between the Town and Shenandoah County.

Josh Stephens made a Motion, seconded by Kathleen Curtis, to deny the proposed SUP to allow Alfredo Lopez Montiel to use their property located at 2068 Smith Creek Road for an event center. The Motion was approved by a vote of 6-1 as follows: Ayes: Lantz, Keller, Terndrup, Stephens, Curtis and Supervisor Morris. Nays: Todd Steiner.

PUBLIC HEARING

Dick Neese called the Board of Supervisors to order for the purpose of the joint public hearing.

1. Special Use Permit 20-03-01: Tyler Hinkle presented information on the proposed request to grant a Special Use Permit (SUP), to allow Agritourism-related activities on the property at Burnshire Lane outside of Woodstock; camping, picnics and recreational water access on a working farm. The applicant plans to use six permanent airstream campers for the campground and not allow private campers. The land is zoned A-1 Agriculture.

Keith Stephens, SUP applicant, presented his information on the site that would be called Shenandoah River Airstreams LLC. Occupancy will be limited to two adults per trailer. No boat ramp will be built and no river access will be given other than to “hand-carry” variety (canoes, kayak, etc.). Campers will be instructed to use the river access point for the campground only. The applicant has agreed to pay up to \$3,000.00 for a buffer if the SUP is approved. The airstreams will be in storage November through March.

Lee Harvey, resident of 86 Burnshire Lane in Woodstock and owner of Burnshire Hydroelectric, spoke in denial of campground because of safety issues from trespassers and river users being near the dam and industrial equipment.

David Brotman, Executive Director of Friends of the North Fork of the Shenandoah River, asked that the best interest of the river be taken into account, and that restrictions need to be discussed and set as examples for future SUPs that may be applied for near the river locations.

Carroll Mauck, resident of 201 Hickory Lane in Woodstock, spoke in denial of the campground. He expressed his concerns with increased traffic and the need for increased law enforcement.

Daniel Golladay, resident of 74 Hickory Lane in Woodstock, spoke in denial of the campground. He expressed his concerns with the potential increased river traffic the proposal may cause without proper patrol.

Grace Farmer, resident of 321 High View Drive in Maurertown and employee of Mr. Stephens, spoke in favor of the campground. She stated that the applicant improves properties and he will do as he says.

William Murden, resident of 314 Meghann Drive in Woodstock and local builder, spoke in favor of the campground. He stated that Mr. Stephens will not allow things to get out of hand and will do what he says.

Carl Patton, resident of 1076 Stagecoach Road in Woodstock, spoke in denial of the campground. He does not think it will help with the County’s economy, and believes it will diminish the river as an asset.

Michael Snyder, resident of 76 Burnshire Lane in Woodstock, a property adjoining the proposed project, spoke for himself and also Elaine Gilbert. Both parties were opposed to the campground and the changes it would make to scenery of the area.

William Hall, resident of 235 Glenmont Farm Road in Fort Valley, spoke in favor of the campground. He stated that he is a neighbor of the applicant and has never had any issues with him.

John Bert, resident of 350 Cater Lane in Fort Valley, spoke in favor of the campground. He said the proposal would bring revenue to the County.

Joy Bauserman, resident of 125 Clubhouse Court in Woodstock, spoke in denial of the campground. She questioned the applicant's compliance with the Virginia Department of Health. She was also concerned with the pollution of the river and the need for increased law enforcement.

Gerald Miller, resident of 1617 Stagecoach Road in Woodstock, spoke in denial of the campground. He was concerned with the river access.

Alan Lehman, resident of 84 Chapel Drive in Woodstock, spoke in denial of the campground. He stated that he did not want to see trailer parks and campgrounds around the river area.

Lorrie Ellicott, resident of 46 Hickory Lane in Woodstock and spoke person for Rivermont Property Owners Association, spoke in denial of the campground. Her concern covered increased traffic, light and noise in the camp area, river pollution, and the precedent an approval would set for future campground commercialization in the area.

Margaret Lorenz, resident of Hickory Lane in Woodstock, spoke in denial of the campground. She stated that she did not want a commercial campground in the area and did not believe the proposal would generate much revenue for the County.

Glenn Keller, resident of 425 Keller Road in Toms Brook and spoke person for Shenandoah County Farm Bureau, spoke in favor of the campground. She stated that she believed the ability for the agricultural land to be seen from the campground would be a nice amenity for people that traveled from the city to stay in the campers.

Jack Bullock, resident of 296 Chapel Drive in Woodstock, spoke in denial of the campground. He stated that he enjoyed the privacy of the area.

Sara Garland, resident of 990 Riverside Drive in Woodstock, spoke in denial of the campground. She stated that she was in support of the recommendations set by The Friends of the North Fork of the Shenandoah River.

Kyle Ford, resident of Woodstock, spoke in favor of the campground. He attested to how well the applicant upkeeps his personal land and spoke highly of his work in the hospitality industry.

Margaret Figgins, resident of 348 Hickory Lane in Woodstock, spoke in denial of the campground. She stated that she did not want the scenery to change.

Tom Farr, resident of 590 Stage Coach Road in Woodstock, spoke in denial of the campground. He stated that he is afraid of the potential increase in the number of people using the river, and the wildlife that could be affected.

Michael Mcelligott, resident of 138 Hickory Lane in Woodstock, spoke in denial of the campground. He stated that he did not want to see the beauty of the river be ruined.

Kimberly Arbogast, resident of Mount Jackson and current Airbnb owner, spoke in favor of the campground. She stated that she believed the proposed type of campground would bring in money and interest in the County.

Keith Stickley, resident of 310 Stage Coach Road in Woodstock, spoke in denial of the campground. He referred to the proposal as a for profit trailer park.

Rupert Ravens, resident of 1035 Stage Coach Road in Woodstock, spoke in denial of the campground. He stated that he liked the seclusion of the area and does not want it to change.

Dagan Stephens, member of the Farm Bureau, spoke in favor of the campground.

Fernande Vervoort spoke in denial of the campground. She stated that she did not want people to have access to the river and their land.

Elizabeth Diggs, resident of 391 Hickory Lane in Woodstock, spoke in denial of the campground because of the water flow toward the dam and the safety issue the proposal may cause.

Joey Menefee, resident of Leisure Point, spoke in denial of the campground. He stated that he was unhappy with the potential view of the six campers.

Gary Lantz asked if anyone else would like to speak at this public hearing. Hearing none, the public hearing was closed.

2. Tyler Hinkle presented information requesting a Zoning Text Amendment 20-03-01 amending the subsection of Public Utility Generating Facilities under the General Industrial (M-1) Zoning District. This would note that Large Scale Solar and Large Scale Wind Energy Facilities require a Special Use Permit.

Gary Lantz asked if anyone else would like to speak at this public hearing. Hearing none, the public hearing was closed.

3. Brenna Menefee presented information requesting a Zoning Text Amendment 20-03-02 amending the section on Backyard Chickens to permit one rooster.

Gary Lantz asked if anyone else would like to speak at this public hearing. Hearing none, the public hearing was closed.

4. Brenna Menefee presented information requesting a Zoning Text Amendment 20-03-03 amending the definition of immediate family to include niece, nephew, stepparent, stepchildren, and stepsiblings. The proposed change would improve the Subdivision Ordinance as there are situations where a niece or nephew may have been raised by a family member as a child. In these situations, when a subdivision is proposed the family is not able to sign the affidavit legally defining the child that they raised as the "child". In, addition this amendment would bring the County's text in line with State Code.

Gary Lantz asked if anyone else would like to speak at this public hearing. Hearing none, the public hearing was closed.

Chairman Neese adjourned the Board of Supervisors.

Chairman Lantz announced the Public Hearings would now be considered by the Planning Commission.

Todd Steiner made a Motion, seconded by Josh Stephens, to approve the proposed SUP to grant a Special Use Permit (SUP), to allow Agritourism-related activities on the property at Burnshire Lane outside of Woodstock; camping, picnics and recreational water access on a working farm with suggested conditions as follows:

- a. Screening along adjoining land owners north of the property prior to start of operations.
- b. Property boundaries must be delineated to notify guests of the bounds of the allowed accessible space.
- c. No more than 6 campsites at any one time. A campsite shall consist of one airstream recreational vehicle.
- d. A limit of two adult guests will be permitted on each campsite. Campsites shall not be used for part-time or full-time residency.
- e. All structures and communal campsite areas must be located at least 50 feet back from any property line and outside of the floodplain. A site plan must be approved by the Zoning Administrator.
- f. If the proposed use has been discontinued for more than 24 months, then the Special Use Permit shall go under further review by the Planning Commission. In addition, airstreams left vacant for more than 24 months shall be removed from the premises.
- g. Trash to be removed from premises (consistency and type of removal to be determined by Planning Commission.)
- h. Applicant must comply with all agency comments and requirements.
- i. Only non-motorized boats allowed water access.
- j. No boat ramps.
- k. 50 foot protected riparian buffer (not removing existing trees or causing further soil erosion)

A roll call vote was as follows:

- Dennis Morris – Aye
- Todd Steiner – Aye
- Eunice Terndrup – Aye
- Kathleen Curtis – Aye
- Debbie Keller – Aye
- Gary Lantz – Aye
- Josh Stephens – abstained because of relation to applicant

Josh Stephens made a Motion, seconded by Todd Steiner, to approve the proposed Zoning Text Amendment 20-03-01 amending the subsection of Public utility generating facilities under the

General Industrial (M-1) Zoning District. The Motion was approved by a vote of 7-0 as follows: Ayes: Lantz, Keller, Terndrup, Stephens, Curtis, Steiner and Supervisor Morris.

Kathleen Curtis made a Motion, seconded by Josh Stephens, to approve the proposed Zoning Text Amendment 20-03-02 amending the section on Backyard Chickens to permit one rooster. The Motion was approved by a vote of 5-2 as follows: Ayes: Keller, Terndrup, Stephens, Curtis and Supervisor Morris. Nays: Lantz and Steiner.

Debbie Keller made a Motion, seconded by Kathleen Curtis, to approve the proposed Zoning Text Amendment 20-03-03 amending the definition of immediate family to include niece, nephew, stepparent, stepchildren, and stepsiblings. The Motion was approved by a vote of 6-1 as follows: Ayes: Lantz, Keller, Terndrup, Stephens, Curtis and Supervisor Morris. Nays: Steiner.

Chairman Lantz announced the Zoning Text Amendment would go to the Board of Supervisors with the Planning Commission’s recommendation for approval.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

OTHER BUSINESS

Tyler Hinkle said the Citizens Advisory Committee (CAC) began the 2045 Shenandoah County Comprehensive Plan. Over 100 communities have been identified. Over the past six months a Community Survey has been created. The target date for release is March 15th. In addition to the survey, the CAC would like to hold district meetings with the help of each supervisor, and after also host community design meetings across the County. The next CAC meeting will cover the history of planning and zoning, will be held March 25, 2020.

The April 1, 2020 Planning Commission Meeting was stated to only have one SUP on the agenda. A draft ordinance on Small Scale Solar Facilities and updates from Simply Shenandoah Retreat will be reviewed as well.

Mark Griffey discussed site visit tour times. 10:00 A.M. does not work well for most Planning Commission members. There is a possibility of 4:00 P.M. being a better time.

Todd Steiner said he attended three CAC meetings. He noticed that the CAC reviews and approves the Board of Supervisors minutes. Commissioner Steiner expressed that is a job that the Planning Commission should be doing, per Virginia State Code. John Adamson, a member of the CAC, stated the current process has been done since the 2005 charter.

Todd Steiner made a Motion, seconded by Josh Stephens, to move the review and approval of the Board of Supervisor minutes from the CAC agenda to the Planning Commission agenda. There was a discussion about this change and then the Planning

Commission decided to discuss this matter again at the April 1, 2020 meeting. The Planning Commission asked that the County Attorney and staff review this request.

STAFF COMMENTS

None.

ADJOURNMENT

Chairman Gary Lantz adjourned the meeting.