

MINUTES OF MEETING OF THE SHENANDOAH COUNTY PLANNING COMMISSION
December 2, 2021

A regular meeting of the Shenandoah County Planning Commission was held in the Board Meeting Room, 600 North Main Street, Woodstock, Virginia on December 2, 2021. The following members of the Planning Commission were present: Chairman Gary Lantz, Mark Dotson, Debbie Keller (virtual), Tommy Miller, Eunice Terndrup and Supervisor Dennis Morris. The following members of the Board of Supervisors were present: Steve Baker, (Dennis Morris), Brad Pollack, Josh Stephens and Tim Taylor. Others present included the Director of Community Development, Lemuel Hancock, Zoning Administrator, Brenna Menefee, County Planner, Tyler Hinkle, Permit Technician, Chad Milgrim and Permit Technician, Summer Andes.

An invocation was given followed by the Pledge of Allegiance.

Tommy Miller made a Motion, seconded by Eunice Terndrup, to approve the agenda. The Motion was approved by a vote of 6-0 as follows: Ayes: Lantz, Keller, Dotson, Miller, Terndrup and Supervisor Morris.

Mark Dotson made a Motion, seconded by Tommy Miller, to approve the November 4, 2021 minutes. The Motion was approved by a vote of 6-0 as follows: Ayes: Lantz, Keller, Dotson, Miller, Terndrup and Supervisor Morris.

PUBLIC HEARING

Chairman Steve Baker called the Board of Supervisors to order for the purpose of the joint public hearing.

The Director of Community Development, Lemuel Hancock, asked that Debbie Keller state her location and reason she was virtually attending the meeting.

- Debbie Keller: traveling

Brad Pollack announced that he had a personal interest in Special Use Permit 21-12-01 for a Large Scale Solar Facility that would be presented during the meeting. Pursuant to Virginia Code 2.2-3112A, he disqualified himself from voting or acting on this SUP.

1. Special Use Permit (SUP) 21-12-01, MSolar made a request to allow a Large Scale Solar Facility located at 16503 Old Valley Pike, Edinburg, VA 22824 (Tax Map No. 057-A-278, 057-A-281, 057-A-279, 057-A-275, 070-A-005) per 165-12B(3)(nn) and Article XXII of the Shenandoah County Zoning Ordinance.

County Planner Tyler Hinkle presented the information on the request.

This project could disturb up to 168.02 acres of land and the applicant would be required to submit a decommissioning plan and bond associated prior to the start of construction. The rated

capacity is listed as 45 megawatt hours, which translates to up to 9,000 homes being powered. This is approximately the size of Mount Jackson, Edinburg and Woodstock combined.

Staff presented ten recommendations to be considered:

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. Solar panels shall be considered impervious surfaces for stormwater and erosion and sediment control purposes.
3. Operations shall not commence until the entrance requirements set by VDOT are met, including the submission of an engineered site plan demonstrating how site distance can be achieved.
4. A berm and row of trees shall be placed on the western side of the project and parallel to US Interstate 81.
5. The project shall mitigate any impacts posed to the health, safety, and welfare to those in the Public Viewshed.
6. No sinkholes, wetlands, or areas within 100 of streams shall be developed or filled on the property except for stormwater, erosion and sediment control, and agricultural purposes.
7. Solar panels shall be mounted at a height to allow for livestock to graze underneath.
8. No topsoil shall be stripped or removed to reveal bare earth.
9. Should the Shenandoah Valley Rail Trail be constructed, educational signage about the facility shall be placed adjacent to the Rail Trail along with trees to prevent a visual impact on the health, safety, and welfare of trail users. The applicant may construct a public trail along the outside of the project for public purposes.
10. The Special Use Permit will be relinquished if the use ceases for two years.

Michael O'Conner, principal owner of MSolar, spoke on behalf of the Large-Scale Solar Facility request. He stated that once finished, the site may have approximately 100,000 panels installed, generating 54 megawatts of continuous power. He said that Virginia mandated last year that 40 percent of all energy in the state of Virginia, by 2040, must be renewable energy. This would help Shenandoah County to meet their compliance with that.

Mr. O'Conner stated that a small piece of property next to the Mennonite church was acquired to use as the commercial entrance after construction is finished.

Mr. O'Conner also stated that 25 to 30 full-time paying jobs may be generated from this solar business, and the business should be there for 30 to 50 years.

Josh Stephens asked what kind of livestock might be brought onto this parcel and stated that would cause the panels to be set higher.

Mr. O'Conner stated they are hoping to not bring any in livestock, but if they do it would probably be goat or sheep. He stated that usually the panels are about six to seven feet high, and they would have to be raised to at least nine feet if livestock is present.

Mr. O'Conner also stated that he was told that Shenandoah County Schools are spending \$12,000 to \$15,000 per month on electricity. MSolar thinks they could eliminate that expense

within seven years for all schools in Shenandoah County. The panels could be replaced with newer panels, allowing the business to continue.

Mark Dotson asked a question pertaining to marketing dynamics, and if any of the potential 54 megawatts of solar energy are already under contract or sold.

Mr. O’Conner explained that in the state of Virginia, anything over 5 megawatts must be put into a grid, by law. PJM, operator of the grid in 14 states including Virginia, will purchase it, at discount, immediately. They will receive a check every 15 days from the Department of Energy (Federal Treasury). Since this is considered “clean energy”, it can be bought back by MSolar, in a different transaction, and re-sold to people who are interested in purchasing clean energy.

Mark Dotson asked how this would benefit the people of Shenandoah County using electricity.

Mr O’Conner stated that if this site were to generate 54 million watts of power, on your power bill there are three parts. The production piece (producer of energy), transmission and distribution. With the solar energy being produced within the county, that will be cheaper, because there is no transmission cost to send the energy anywhere. With energy being produced in Shenandoah County, people would see a small change in their electric bills going down.

Debbie Keller stated that some of this land is prime farmland, and she asked if MSolar would agree to having livestock on the land if this was a condition set by the Planning Commission.

Mr. O’Conner stated that if having livestock on the land is a condition set by the Planning Commission, then they will raise the panels to make sure that can be done, but to his knowledge livestock was not on this land in the past.

Todd Steiner asked that if there is no livestock, would the panels be lower and less visible to the highway and neighbors.

Mr. O’Conner stated that is correct.

Dennis Morris asked how this solar facility would benefit Shenandoah County.

Mr. O’Conner explained that once the site is built, it will be worth about \$50,000,000.00. He estimated the real estate taxes to be \$340,000.00 to 360,000.00 annually. He estimated the personal business property taxes to be \$400,000.00 to \$500,000.00. The utility tax was estimated at \$12,000,000.00. He estimated the taxable revenue to be \$300,000.00 to \$600,000.00 annually, depending on the real estate rates.

Steve Beller, neighboring landowner, stated that he was not contacted by the applicant about this project. The deeded right-of-way runs right through his property. The panels will be seen by him at his property location. He is not in favor of this project.

Al Hosaflook, of 16681 Old Valley Pike, Edinburg, spoke against the solar facility request. It will interfere with his view, and it will affect his property value. He does not believe this is in accordance with the Comprehensive Plan.

Ronnie Hoffman, of 16682 Old Valley Pike, Edinburg, spoke against the solar facility request. He stated the location has always been productive farmland. This will ruin the view from his property. He said he was offered a deal from a previous solar company for his 38 acres to make a solar farm. He declined the offer to show respect for the location and neighbors.

Nader Naysee, of 16715 Old Valley Pike, Edinburg, spoke against the solar facility. He just purchased his home and moved here because of the nature and scenery. He is not happy about the view this would create.

Matt Kocak, of 16753 Old Valley Pike, Edinburg, spoke against the solar facility. He lives in the city, but travels here on the weekends because of the nature, quiet and farmland.

Robert Burke, of 45 Rebel Lane, spoke against the solar facility because of safety issues. He asked that VDOT do a risk analysis. Maybe there is another way for this to work. He is concerned about property value, noise, and the environment.

Jeff Cook, of 116 S. Grove Avenue, Edinburg, spoke against the solar facility. He was concerned about a supervisor having interest in this SUP. He is also concerned about the substation that will be behind his property. He stated this is not about the Valley, but it is about the money. This would affect the scenery of the area.

Tyler Hinkle read a letter sent in by Kim Woodwell with Alliance of the Shenandoah Valley. She requested more construction details, farm plans, site plan with more details, and asked that the SUP be tabled until these details are received.

Tyler explained that two interpretations of the Comprehensive Plan were provided for the Planning Commission; one to vote in support of the SUP and one to deny the SUP.

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

2. Special Use Permit (SUP) 21-12-02, JPG Towing made a request to allow a Motor Vehicle Impoundment Lot located at 28073 Old Valley Pike, Toms Brook, VA 22660 (Tax Map No. 023 A 190) per 165-17B(3)(g) of the Shenandoah County Zoning Ordinance.

Zoning Administrator Brenna Menefee presented the information on the request.

JPG currently operates out of a business location at 3569 North Main Street in Toms Brook. The applicant would like to grow and relocate to this new location.

A site plan drawn by a licensed professional is required. It will be presented to the Planning Commission, as well as the Board of Supervisors, if the SUP is approved.

Brenna Menefee explained that VDOT stated the southern entrance must be closed and the northern most entrance must be reconstructed to meet the minimum requirements for a commercial entrance. An Access Management Exception Plan is required and must be submitted to the VDOT office for review on the northern most entrance.

Staff presented five recommendations to be considered:

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.
3. Operations shall not commence until the entrance requirements set by VDOT are met, including the submission of an engineered site plan demonstrating how site distance can be achieved and the southernmost entrance is closed to the public with a gate and only used for emergency purposes with a flagger, and the northernmost entrance is reconstructed to meet VDOT's standards.
4. Operations shall not commence until the applicant obtains the services of an OSE (On-Site Soil Evaluator) or PE (Professional Engineer), to certify that the existing sewage disposal system is adequate for the proposed business. If the existing sewage disposal system is found to be inadequate for the proposed business, then the applicant shall file the proper paperwork with the Health Department to achieve a system that is adequate for the proposed business.
5. The Special Use Permit will be relinquished if the use ceases for two years.

Tim Rhodes with VDOT explained the reason for the closure of the southern entrance. The southern entrance does not meet site distance, which is required by Virginia Administrative Code. The northern entrance does not meet the current site distance requirements. VDOT checked on pre-2003 standards, which is when this business was established, to see if site distance was met at that time, and it did. Next, they checked on the Access Management Spacing requirements for this project, and they are requiring the submission of an Access Management Exception Plan. VDOT has no objection to approving the exception if the modifications to meet standards are in place. All standards are based on code and needed for the safety of the people entering and exiting the facility, as well as the roadway.

Gary Lantz asked if a gate was going to be required at the southern entrance.

Tim Rhodes explained that the applicant has stated a gate is necessary for the function of the facility. If the southern entrance is gated 24/7, and only utilized during emergency conditions; with traffic being flagged on Route 11, there will be no objection from VDOT.

Penny Shipe, wife to Jason Shipe (owner of JPG Towing), spoke on behalf of the request for the Motor Vehicle Impoundment Lot. They have agreed to do what VDOT is requiring.

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

3. Special Use Permit (SUP) 21-12-03, Sherwood Forest Resort LLC made a request to allow a Rural Resort located at Tax Map No. 066 A 138 per 165-11B(3)(ee) of the Shenandoah County Zoning Ordinance.

County Planner Tyler Hinkle presented the information on the request.

The resort would be located off Route 42, near the Hudson Crossroads Community. The resort would consist of 20 rental lodging units, recreation areas, meeting and event space, and related accessory structures.

Tyler Hinkle explained that a site plan would be required per the county code. Applicants are not required to have an engineered site plan, and the applicant chose to not acquire a site plan done by a licensed professional.

Staff presented eight recommendations to be considered:

1. Building permits must be issued before any construction requiring permits.
2. Land disturbance greater than 10,000 sqft requires a land disturbance permit issued by the County
3. Operations shall not commence until the entrance requirements set by VDOT are met, including the submission of an engineered site plan demonstrating how site distance can be achieved on Route 42 as this shall be the primary entrance for the project.
4. Operations shall not commence until the applicant applies for a campground permit with plan review, and it is approved. Also, applications for construction permits for the proposed new well and four new septic fields must also be submitted to the Health Department by an OSE or PE. Further, any food or beverages prepared on site must meet the standards set forth by the Health Department.
5. All rental units shall have a fire extinguisher as well as contact information for the owner/operator.
6. No construction shall take place within 100 feet of any streams except for the construction of an access road and slopes greater than 25% shall not be disturbed.
7. Fire and Rescue related conditions shall be adhered to prior to the start of and during operations, items 7a, 7b, 7c, 7d, 7e, 7f, 7g, and 7h shall be considered part of this condition:
 - a. Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
 - b. Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - c. Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
 - d. Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official.
 - e. Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45720 mm) in length shall be provided with an approved area for turning around fire apparatus.
 - f. Grade. The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus.

- g. Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of ½ inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.
 - h. Street or road signs. Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.
8. The Special Use Permit will be relinquished if the use ceases for two years.

Katie and Matthew Johnson spoke on behalf of their request for a Rural Resort. They would be using four-season domes. Their current plan is to start with 10 rental sites, limiting the number of sites total to 20. There will be propane heat, solar panel fans and wood burning stoves as well. They will have trails, picnic areas and parks. There will be no hunting allowed on the property while in operation. RVs will also be prohibited.

Mark Dotson asked if a fully approved, professional site plan would be submitted. This would be helpful in making decisions. He also asked for assurance that they are not applying for a hunting club.

Matthew Johnson said they have a plan to meet with Racey Engineering. They had not done this prior because of cost. They are also clear that this will not be a hunting club.

Mark Dotson asked if the applicant was aware of VDOT and staff recommendations to not use the back entrance at the site.

Matthew Johnson stated that originally the main entrance was going to be in the back, but based on the recommendation, this was moved to the front. Because of Fire Code, he believes an entrance is needed at both ends of the site. The Deer Head entrance was required for emergency vehicles, but if they find it is not required, they are open to not having it accessible.

Mark Dotson asked what the plan was for on-site staffing.

Matthew Johnson said they plan on being on-site full-time for the first few months. They have an individual that is willing to come out to check on the area and also check people in and out. They will have a person on call 24 hours a day.

Randy Lonas, bordering neighbor, spoke against the rural retreat. He is worried about drainage from the campsite, and he does not think it will be upkept. He also does not agree with VDOT about the entrance. He does not feel that it is safe on the blind turn at this location.

Stacey Moomaw spoke against the rural retreat. The condition of the road is not good for a business. He had entrance concerns for safety and fire hazard concerns with the woods in this area.

Gary Moomaw spoke against the rural retreat. His concerns were ground contamination, rear access concerns, forest fire hazards, and he just thinks this is not a good location for this.

Tracy Zimmerman spoke against the rural retreat. She is concerned with this business covering all sides of her property and also with the occupancy; potential hazards would be worse with more people.

Richard Polk, with Polk Farms LLC, spoke against the rural retreat. He is concerned with fire hazards, septic (wastewater) and the danger of the proposed entrance. He would ask that no access be given on the rear entrance. A commercial campsite does not fit into the Comprehensive Plan. If this is approved, he suggested limiting the number of sites from 20 to 10.

Frank Polk spoke against the rural retreat. His concerns were with fire hazard and the entrance.

Kim Loker just had concerns; not opposed. He was worried about the entrance, the traffic pattern, and he believes Route 42 should be the main entrance.

Mitch Russell lives on Deer Head Road, and he is worried about the traffic. He is in favor of the SUP if the traffic is taken care of.

Chad Milgrim read a letter from Lois Polk. She was not in favor of the rural retreat. The traffic is already dangerous on Route 42, allowing a campground entrance could increase accidents. She was also concerned with the owner not being always onsite. She is worried about trespassing as well.

Chad Milgrim read a letter from Steve Hughes. He was not in favor of the rural retreat and is worried about property value being affected.

Chad Milgrim read a letter from Elizabeth Herring. She stated that Shenandoah Valley is safe and affordable, and she requested that the SUP be tabled until neighbors, landowners, and other community members can work together to address hunting concerns, fire safety, management of the campground and entrances. She is in favor of the campground as long as there is no hunting, they have fire safety, two entrances and the owners donate a portion of the land for a public park and trails for the community.

Dennis Morris stated that a representative from Saint James Lutheran Church called him and was not able to attend because of sickness. The congregation has concerns, oppositions, and they would like more questions to be answered before approval.

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

4. Special Use Permit (SUP) 21-12-04, Scott Stickley made a request to allow a Level II Home Business located at 2002 Clary Road, Strasburg (Tax Map No. 016-A-225) per 165-12B(3)(B) of the Shenandoah County Zoning Ordinance. The Level II Home Business will consist of vehicle, farm equipment, and related equipment repairs as well as related accessory structures.

Mr. Stickley previously operated his business in Frederick County but wants to relocate to be closer to home and bring business to Shenandoah County.

County Planner Tyler Hinkle presented the information on the request.

Staff presented five recommendations to be considered:

1. Building permits must be issued before any construction requiring permits.
2. Land disturbance greater than 10,000 sqft requires a land disturbance permit issued by the County
3. Operations shall not commence until the entrance requirements set by VDOT are met, including the submission of an engineered site plan demonstrating how site distance can be achieved.
4. Operations shall not commence until the requirements set by the Health Department are met, including but not limited to documentation presented to the Health Department demonstrating how the existing sewage disposal system can support the potential increase in hydraulic loading caused by the proposed business.
5. The Special Use Permit will be relinquished if the use ceases for two years.

Mr. Stickley, applicant for the proposed SUP, stated that he has operated a welding business since 2013 outside of Stephens City. He wants to build an insulated steel building on his five acres to be used for welding repairs. The hours of operation would be 8:00 AM to 5:00 PM Monday through Friday with occasional emergency work being done on Saturday. Work is scheduled to limit traffic. A lot of the work is on-site because it is large construction equipment. Mr. Stickley is willing to work with VDOT on the entrance that they require.

Wayne Puttman spoke against the proposed business. He has concerns with runoff that may come from the building being built. He also has concerns with the hazard of the turn at the entrance. He stated that GPS will take customers on the dirt road, and that road is not wide enough for more than one vehicle. The noise from this would echo in the hollow they are in also.

Sherry Puttman spoke against the proposed business. Her concerns were with the noise in a residential area, property value decreasing, dangerous road hazards and the wildlife being disrupted.

Barbara Neff spoke against the proposed business. She was concerned with road hazards and property value decreasing.

Brian Jacobs spoke about his concerns with the traffic, driveways being torn up by heavy equipment and the noise. He was not against the proposed business but feels things would need to be worked out to make this possible.

Howard Smith spoke in favor of the proposed business. He is a retired welder and supports the local family business.

Butch Smith spoke in favor of the proposed business. He stated that small farmers need this local business, and this will be an asset to the community.

Allsion Stickley spoke in favor of the proposed business. Since she heard all of the concerns with the traffic in the area proposed business area, she offered a statistic from the VDOT website, stating that since March 22, 2017, there have been two crashes on Clary Road. One of two of the crashes was due to excessive speed, not because of the road. She also stated that the corner, where the entrance would be, is a bus stop, and has been for at least 18 years, without traffic problems. She stated that Mr. Stickley travels to get most of his equipment, which would cut down on traffic.

Chris Pangle spoke in favor of the proposed business. He is small business owner and stated there are no local welding places, and it is needed.

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

Steve Baker adjourned the Board of Supervisors, and Chairman Lantz announced a five-minute break would be taken at this time.

UNFINISHED BUSINESS

Levi Pitcock presented a new site plan for SUP 21-11-02 allowing a commercial campground on 16.473 acres, more or less, on certain real property zoned C-1, located at 2011 Star Tannery Road, Star Tannery, VA 22654 (Tax Map No. 007-A-008A). He explained he is requesting to have up to 10 sites. Dennis Morris went onsite for a tour.

Dennis Morris made a Motion, seconded by Eunice Terndrup, to approve the SUP as presented, allowing a commercial campground, with up to 10 sites, on 16.473 acres, more or less, on certain real property zoned C-1, located at 2011 Star Tannery Road, Star Tannery, VA 22654 (Tax Map No. 007-A-008A) with the following conditions:

1. Building permits must be issued prior to any construction requiring building permits.
2. Any land disturbance greater than 10,000 sqft will require a land disturbance permit.
3. Operations shall only be permitted if the entrance requirements of a Low Volume Commercial entrance from VDOT are maintained.
4. The applicant shall comply with § 165-85.1 of the County Code and all structures, vehicles, and rental units associated with the commercial campground shall be 100 feet from the stream banks.
5. Per Article XVI of the County Code, recreation vehicles placed on sites in the floodplain district shall not be on the site longer than two consecutive weeks.
6. An annual water sample shall be submitted to the Health Department denoting the presence or absence of Total Coliform and E. Coli bacteria. An application for a campground construction permit, along with appropriate fee, shall be made to the Health Department along with a Plan Review prior to operation of the proposed campground.
7. The project shall be limited to 10 rental sites.
8. The Special Use Permit will be relinquished if the use ceases for two years.

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

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

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

Tyler Hinkle gave a brief update of SUP 21-11-03 allowing a Telecommunication Tower on 1.68 acres, more or less, on certain real property zoned C-1, located on National Forest property at the lower Great North Mountain electronics site (LEE2147) on Crooked Run Road approximately 0.13 miles east of the Virginia State Line and 0.43 miles from the point that Crooked Run Road passes into West Virginia. The Telecommunication Tower consists of a self-supporting tower, 170 feet in height, that is used to support telecommunications antennas, together with related accessory structures.

Tyler Hinkle explained that, per the request of the Planning Commission, staff reviewed the applicant's agreement with the National Forest. The agreement states that WHSV will construct the tower, but after construction, the National Forest would take ownership of the structure. No bond would be needed with the Federal Government.

Todd Steiner made a Motion, seconded by Tommy Miller, to approve the SUP as presented, with conditions, allowing a Telecommunication Tower on 1.68 acres, more or less, on certain real property zoned C-1, located on National Forest property at the lower Great North Mountain electronics site (LEE2147) on Crooked Run Road approximately 0.13 miles east of the Virginia State Line and 0.43 miles from the point that Crooked Run Road passes into West Virginia. The Telecommunication Tower consists of a self-supporting tower, 170 feet in height, that is used to support telecommunications antennas, together with related accessory structures with the following conditions:

1. Building permits must be issued prior to any construction requiring building permits.
2. Any land disturbance greater than 10,000 sqft will require a land disturbance permit issued by the County.
3. Operations shall only be permitted if the entrance requirements of a Low Volume Commercial entrance from VDOT are maintained.
4. The applicant shall comply with § 165-85.1 of the County Code and be designed in a manner to allow other providers to collocate on the proposed Telecommunication Tower.
5. Any future sanitary facilities must comply with the local Health Department.
6. The Special Use Permit will be relinquished if the use ceases for two years.

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

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

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

Public Hearings would now be considered by the Planning Commission.

Mark Dotson made a Motion, seconded by Debbie Keller, to table the SUP to allow a Large Scale Solar Facility located at 16503 Old Valley Pike, Edinburg, VA 22824 (Tax Map No. 057-A-278, 057-A-281, 057-A-279, 057-A-275, 070-A-005) per 165-12B(3)(nn) and Article XXII of the Shenandoah County Zoning Ordinance. He asked that staff consider presenting a plan to the Board of Supervisors; researching large scale solar projects and what is being done in Rockingham County, using that as a model.

Todd Steiner stated that having the solar panels lower, it seems, would benefit the neighbors. Having no livestock would allow the panels to be at their lowest. If the farmers accepted this offer to have this project built, maybe the facility should not be forced to have livestock.

Mark Dotson stated that the county needs to get a foundation of how they want to handle these projects and how these facilities will help the county. This will then be used to consider all solar facility applications.

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

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

Chairman Lantz announced the SUP would be tabled until further information is collected.

The motion to vote for accordance with the Comprehensive Plan for the Large-Scale Solar Facility SUP was tabled.

Dennis Morris made a Motion, seconded by Debbie Keller, to approve the SUP, with conditions, to allow a Motor Vehicle Impoundment Lot located at 28073 Old Valley Pike, Toms Brook, VA 22660 (Tax Map No. 023 A 190) per 165-17B(3)(g) of the Shenandoah County Zoning Ordinance with the following conditions:

1. Building permits must be issued prior to any construction requiring building permits.
2. Any land disturbance greater than 10,000 sqft will require a land disturbance permit issued by the County.
3. Operations shall not commence until the entrance requirements set by VDOT are met, including the submission of an engineered site plan demonstrating how site distance can be achieved and the southernmost entrance is closed to the public with a gate and only used for emergency purposes with a flagger, and the northernmost entrance is reconstructed to meet VDOT's standards.
4. Operations shall not commence until the applicant obtains the services of an OSE (On-Site Soil Evaluator) or PE (Professional Engineer), to certify that the existing sewage disposal system is adequate for the proposed business. If the existing sewage disposal system is found to be inadequate for the proposed business, then the applicant shall file the proper paperwork with the Health Department to achieve a system that is adequate for the proposed business.
5. The Special Use Permit will be relinquished if the use ceases for two years.

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

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

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

Todd Steiner made a Motion, seconded by Debbie Keller, to table the SUP to allow a Rural Resort located at Tax Map No. 066 A 138 per 165-11B(3)(ee) of the Shenandoah County Zoning Ordinance, until details of what exactly the applicant is requesting and arrangements are worked out for a resolution with neighbors to satisfy all involved.

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

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

Chairman Lantz announced the SUP would be tabled until further information is collected.

Debbie Keller made a Motion, seconded by Mark Dotson, to approve the SUP to allow a Level II Home Business located at 2002 Clary Road, Strasburg (Tax Map No. 016-A-225) per 165-

12B(3)(B) of the Shenandoah County Zoning Ordinance. The Level II Home Business will consist of vehicle, farm equipment, and related equipment repairs as well as related accessory structures with the following conditions:

1. Building permits must be issued before any construction requiring permits.
2. Land disturbance greater than 10,000 sqft requires a land disturbance permit issued by the County
3. Operations shall not commence until the entrance requirements set by VDOT are met, including the submission of an engineered site plan demonstrating how site distance can be achieved.
4. Operations shall not commence until the requirements set by the Health Department are met, including but not limited to documentation presented to the Health Department demonstrating how the existing sewage disposal system can support the potential increase in hydraulic loading caused by the proposed business.
5. The Special Use Permit will be relinquished if the use ceases for two years.

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

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

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

NEW BUSINESS

None.

REPORTS

None.

STAFF COMMENTS

The next Planning Commission meeting will be held on February 3, 2022. There will be two items on the schedule for public hearing.

ADJOURNMENT

Chairman Lantz adjourned the meeting.