

MINUTES OF MEETING OF THE SHENANDOAH COUNTY PLANNING COMMISSION
June 2, 2022

A regular meeting of the Shenandoah County Planning Commission was held in the Board Meeting Room, 600 North Main Street, Woodstock, Virginia on June 2, 2022. The following members of the Planning Commission were present: Chairman Gary Lantz, Debbie Keller, Mark Dotson (virtual), Tommy Miller, Todd Steiner, and Eunice Terndrup. The following members of the Board of Supervisors were present: Dennis Morris, Karl Roulston, Josh Stephens and Tim Taylor. Others present included the Director of Community Development, Lemuel Hancock, Zoning Administrator, Brenna Menefee, County Planner, Tyler Hinkle, and Permit Technician, Summer Andes.

An invocation was given followed by the Pledge of Allegiance.

Debbie Keller made a Motion, seconded by Tommy Miller, to approve the agenda. The Motion was approved by a vote of 5-0 as follows: Ayes: Lantz, Miller, Steiner, and Terndrup and Supervisor Morris.

Tommy Miller made a Motion, seconded by Eunice Terndrup, to approve the May 5, 2022 minutes. The Motion was approved by a vote of 5-0 as follows: Ayes: Lantz, Miller, Steiner, and Terndrup and Supervisor Morris.

PUBLIC HEARING

Karl Roulston called the Board of Supervisors to order for the purpose of the joint public hearing.

The Director of Community Development, Lemuel Hancock, asked that Mark Dotson state his location and reason he was virtually attending the meeting.

- Mark Dotson – out of town for vacation

1. Zoning Text Amendment (ZTA) 22-06-01: Zoning Map Amendment pursuant to Sections 165-12 of the County Code allowing a rezoning from C-1 Conservation to A-1 Agriculture of 29.027 acres, more or less, of certain real property, currently zoned C-1 Conservation, located at Tax Map No. 053-A-191B. This ZTA is for residential purposes.

Zoning and Subdivision Administrator, Brenna Menefee, presented the information on the ZTA. Daniel and Amy Scruggs made a request for a family division of their 29.027 acres parcel on Pepper Road, Mount Jackson, VA 22842. They were informed by staff that the parcel was not eligible for any divisions due to the density of the C-1 Conservation being 15 acres. With the current average parcel size of Tax Map No. 053-A-191B and its parent track being 15.833, the parcel size would be lowered to 12.666 if another division is approved. Changing the zoning from C-1 to A-1 would allow for a lower density requirement but would also create a situation where the parent parcel will differ from the new parcels zoning and subdivision requirements.

The parent tract would no longer be considered when calculating average parcel size; only the 29.027 acres would be considered. This would not comply with the Comprehensive Plan.

Amy Scruggs spoke on behalf of their request. The purpose of this amendment is to provide her daughter with a building lot for a house.

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

2. Ordinance 22-06-01: Renewing the Mount Jackson Agricultural and Forestal District for a new 10-year term and modifying the land within such District.

County Planner, Tyler Hinkle, presented the information on the Ordinance. There are currently 15,000 acres in the Mount Jackson Agricultural and Forestal District with about 300 acres being added. The last renewal was in 2012.

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

Karl Roulston adjourned the Board of Supervisors.

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

Debbie Keller made a Motion, seconded by Tommy Miller, to recommend denial of ZMA 22-06-01 to the Board of Supervisors. This recommendation is based on Shenandoah County's Chapters 3 and 9 of the Comprehensive Plan as the proposed use is designated as Conservation (C-1) in the Future Land Use Map of the Comprehensive Plan.

Dennis Morris asked if there are any family subdivisions exemptions in Conservation.

Brenna Menefee explained that family divisions are exempted from the subdivision ordinance, but zoning still applies, and is a different ordinance.

Dennis Morris asked if a voluntary agreement would be accepted.

Brenna Menefee explained that if the applicant had proposed a voluntary agreement, then the PC could consider that. It was explained to the applicant how voluntary agreements work.

Gary Lantz asked Brenna Menefee if she would be willing to meet with the applicants to explain other options and have another public hearing.

Brenna Menefee stated that yes, and that would be an expense that the applicant would have to be responsible for because there would be another public hearing.

Brenna Menefee explained that the Zoning Department receives many division requests and must turn many people down for the same reasons; not every family division is possible.

Tyler Hinkle explained that a house can be built on the property as it is currently vacant, and the location is allowed to have a primary dwelling and accessory dwelling.

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

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

Todd Steiner made a Motion, seconded by Debbie Keller, to approve the Ordinance renewing the Mount Jackson Agricultural and Forestal District for a new 10-year term and modifying the land within such District.

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

UNFINISHED BUSINESS

None.

REPORTS

None.

PLANNING COMMISSION ACADEMY

None.

STAFF COMMENTS

Brenna Menefee provided some clarification on recreational amenities that was requested at the previous meeting for the ZTA on rural resorts. Items were added, such as, but not limited to: pools, hiking trails, playgrounds, water parks, ziplines, marinas and high ropes courses.

Dennis Morris made a Motion, seconded by Eunice Terndrup, to approve the ZTA to make changes to the definition on rural resorts.

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

Tyler Hinkle gave a CAC update. There were 22 additional responses to the survey in May, bringing the total to 316.

There will be no July PC meeting. The next meeting will be held on August 4, 2022. There is a request for Rezoning in District 5, Private Family Campground request in District 3 and a Site Plan in District 5.

ADJOURNMENT

Chairman Lantz adjourned the meeting.