



# County of Shenandoah

Office of Community Development

Planning & Zoning

600 North Main Street, Suite 107

Woodstock, VA 22664

Phone

540.459.6185

540.459.6193

## **PLANNING COMMISSION MEETING BOARD ROOM, SHENANDOAH COUNTY GOVERNMENT CENTER DECEMBER 2<sup>ND</sup>, 2021 AGENDA**

**While the threat of transmission of COVID-19 Coronavirus continues, you may have your comments read aloud during the "Public Comment" period. Please either email: [THinkle@shenandoahcountyva.us](mailto:THinkle@shenandoahcountyva.us), or mail in or drop off comments via a physical letter to the County Government Center addressed to the Planning Commission. Please consider submitting comments by 4:00 pm, December 2<sup>nd</sup>, 2021.**

SITE TOUR – VIRTUAL

CALL TO ORDER – PLANNING COMMISSION – 7:00 PM

INVOCATION & PLEDGE OF ALLIGIANCE

APPROVAL OR AMENDMENT OF DECEMBER 2ND, 2021 MEETING AGENDA

APPROVAL OR AMENDMENT OF MEETING DRAFT MINUTES FOR NOVEMBER 4<sup>TH</sup>, 2021

CALL TO ORDER – BOARD OF SUPERVISORS

### **PUBLIC HEARINGS**

1. Special Use Permit (Special Use Permit Number 21-12-01): A Special Use Permit pursuant to Section 165-12B(3)(nn) and Article XXII of Chapter 165 of the County Code allowing a Large-Scale Solar Facility on 168.02 acres, more or less, on certain real property zoned A-1, 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). The Large-Scale Solar Facility consists of an energy generation facility, substation, and energy storage. – Tyler Hinkle
2. Special Use Permit (Special Use Permit Number 21-12-02): A Special Use Permit pursuant to Section 165-17B(3)(g) of the County Code allowing a Motor Vehicle Impoundment Lot on 5.513 acres, more or less, on certain real property zoned B-2, located at 28073 Old Valley Pike, Toms Brook, Va 22660 (Tax Map No. 023 A 190). The motor vehicle impoundment lot will consist of a towing service with space to impound motor vehicles and related accessory structures. – Brenna Menefee
3. Special Use Permit (Special Use Permit Number 21-12-03): A Special Use Permit pursuant to Sections 165-11B(3)(t) and 165-12B(3)(ee) of the County Code allowing a Rural Resort on 89.031 acres, more or less, on certain real property zoned C-1 and A-1, located at Tax Map No. 066 A 138. The Rural Resort will consist of 20 rental lodging units, recreation areas, meeting and event space, and related accessory structures. – Tyler Hinkle
4. Special Use Permit (Special Use Permit Number 21-12-04): A Special Use Permit pursuant to Section 165-12B(3)(b) of the County Code allowing a Level II Home Business on 4.988 acres, more or less, on certain real property zoned A-1, located at 2002 Clary Rd, Strasburg, Va 22657 (Tax Map No. 016 A 225). The Level II Home Business will consist of vehicle, farm equipment, and related equipment repairs as well as related accessory structures. – Tyler Hinkle

ADJOURNMENT – BOARD OF SUPERVISORS

PUBLIC COMMENT

## **UNFINISHED BUSINESS – Recommendations to Board of Supervisors:**

1. Special Use Permit (Special Use Permit Number 21-11-02): A Special Use Permit pursuant to Sections 165-11B(3)(f) of the County Code 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). The commercial campground will consist of 25 rental sites with restrooms, outdoor recreation and seating areas, and other related accessory structures. – Tyler Hinkle
2. Special Use Permit (Special Use Permit Number 21-11-03): A Special Use Permit pursuant to Section 165-11B(3)(n) and Article XIX of the County Code 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

## **NEW BUSINESS:**

1. Vote for substantial accord with the Comprehensive Plan for Special Use Permit (Special Use Permit Number 21-12-01): A Special Use Permit pursuant to Section 165-12B(3)(nn) and Article XXII of Chapter 165 of the County Code allowing a Large-Scale Solar Facility on 168.02 acres, more or less, on certain real property zoned A-1, 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). The Large-Scale Solar Facility consists of an energy generation facility, substation, and energy storage. – Tyler Hinkle
2. Recommendations to Board of Supervisors on Special Use Permit (Special Use Permit Number 21-12-01): A Special Use Permit pursuant to Section 165-12B(3)(nn) and Article XXII of Chapter 165 of the County Code allowing a Large-Scale Solar Facility on 168.02 acres, more or less, on certain real property zoned A-1, 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). The Large-Scale Solar Facility consists of an energy generation facility, substation, and energy storage. – Tyler Hinkle
3. Recommendations to Board of Supervisors on Special Use Permit (Special Use Permit Number 21-12-02): A Special Use Permit pursuant to Section 165-17B(3)(g) of the County Code allowing a Motor Vehicle Impoundment Lot on 5.513 acres, more or less, on certain real property zoned B-2, located at 28073 Old Valley Pike, Toms Brook, Va 22660 (Tax Map No. 023 A 190). The motor vehicle impoundment lot will consist of a towing service with space to impound motor vehicles and related accessory structures. – Brenna Menefee
4. Recommendations to Board of Supervisors on Special Use Permit (Special Use Permit Number 21-12-03): A Special Use Permit pursuant to Sections 165-11B(3)(t) and 165-12B(3)(ee) of the County Code allowing a Rural Resort on 89.031 acres, more or less, on certain real property zoned C-1 and A-1, located at Tax Map No. 066 A 138. The Rural Resort will consist of 20 rental lodging units, recreation areas, meeting and event space, and related accessory structures. – Tyler Hinkle
5. Recommendations to Board of Supervisors on Special Use Permit (Special Use Permit Number 21-12-04): A Special Use Permit pursuant to Section 165-12B(3)(b) of the County Code allowing a Level II Home Business on 4.988 acres, more or less, on certain real property zoned A-1, located at 2002 Clary Rd, Strasburg, Va 22657 (Tax Map No. 016 A 225). The Level II Home Business will consist of vehicle, farm equipment, and related equipment repairs as well as related accessory structures. – Tyler Hinkle

## **REPORTS – None**

## **PLANNING COMMISSION ACADEMY – None**

## **OTHER BUSINESS – None**

## **STAFF COMMENTS**

1. CAC Survey, Outreach, And District Information Sessions – Tyler Hinkle
2. February 3<sup>rd</sup>, 2022 Planning Commission Meeting – Tyler Hinkle

## **ADJOURNMENT**