



PLANNING COMMISSION MEETING
BOARD ROOM, SHENANDOAH COUNTY GOVERNMENT CENTER
JUNE 1ST, 2023 AGENDA

SITE TOUR – Special Use Permit (Special Use Permit Number 23-06-01) Meeting on-site at 10:00 AM.

CALL TO ORDER – PLANNING COMMISSION – 7:00 PM

INVOCATION & PLEDGE OF ALLIGIANCE

APPROVAL OR AMENDMENT OF JUNE 1ST, 2023 MEETING AGENDA

APPROVAL OR AMENDMENT OF MEETING DRAFT MINUTES FOR MAY 4TH, 2023

CALL TO ORDER – BOARD OF SUPERVISORS

PUBLIC HEARINGS

1. Special Use Permit (Special Use Permit Number 23-06-01): A Special Use Permit pursuant to Section 165-12B(3)(oo) of the County Code allowing a Short Term Rental on 46.097 acres, more or less, on certain real property zoned A-1 Agriculture, located at Tax Map No. 022 A 036F. The Short Term Rental will consist of two non-dwellings and related accessory structures. – Tyler Hinkle
2. Zoning Text Amendment (Zoning Text Amendment Number 23-06-01): A Zoning Ordinance Text Amendment to remove the definition of “Livestock For Domestic Use” and add the definitions of “Livestock” and “Residential Farm”, to Section 165-4 of the County Code. As proposed, the Text Amendment would remove Backyard Chickens and replace with Residential Farms and will be allowed to exist by-right in the following zoning districts: R-1 Residential, R-2 Residential, RR-A Agriculture, and RR-C Conservation. The Text Amendment would also remove Livestock, Domestic Use as allowed by special use permit in the R-1 Residential zoning district. The Amendment will also repeal and replace Section 165-32.3 in its entirety. The amendment contains other related amendments and updates. – Brenna Menefee
3. Fee Schedule Amendment (Fee Schedule Amendment Number 23-06-01): An Amendment to the Shenandoah County Building and Planning and Zoning Fee Schedules pursuant to Sections A170-1 and A170-5 of the County Code to update Section A170-1 and to repeal and replace Section A170-5 in its entirety. The Amendment will update the current Section A170-1 regarding the amount for fees for each type of fee. The Amendment will also replace and update the current Section A170-5 regarding the amount for fees for each type of fee and add additional types of fees and associated fees relating to Administrative Modifications, Agricultural and Forestal Districts, Board of Zoning Appeals, Erosion and Sediment Control, Fire And Rescue Review, Public Noticing, Site Plans, Special Use Permits, and Zoning Permits. – Lemuel Hancock

ADJOURNMENT – BOARD OF SUPERVISORS

PUBLIC COMMENT NOT OTHERWISE PREVIOUSLY, OR TO BE, DISCUSSED AS PART OF A PUBLIC HEARING

OLD BUSINESS - None

NEW BUSINESS

1. Recommendations to the Board of Supervisors
 - a. Special Use Permit (Special Use Permit Number 23-06-01)
 - b. Zoning Text Amendment 23-06-01
 - c. Fee Schedule Amendment 23-06-01

REPORTS - None

PLANNING COMMISSION ACADEMY

1. [Strong Towns 101 Free Online Course](#)
2. Selection of Planning Essential Videos on our YouTube Channel

OTHER BUSINESS – None

CLOSED SESSION(S) - None

STAFF COMMENTS

1. CAC Update –Tyler Hinkle
2. August 3rd, 2023 Planning Commission Meeting – Lemuel Hancock

ADJOURNMENT