

PLEASE SEND A CERTIFICATE OF PUBLICATION TO:
Shenandoah County Community Development
600 N. Main Street, Ste. 107
Woodstock, VA 22664

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the Shenandoah County Planning Commission intends to consider whether to recommend, and the Board of Supervisors intends to consider whether to adopt, the below-listed items. The Board of Supervisors and the Planning Commission will hold a joint public hearing on **June 1st, 2023 at 7:00 p.m.** in the Board Meeting Room of the County Government Center, 600 North Main Street, Woodstock, Virginia, during which the Board of Supervisors and Planning Commission will receive comments from persons affected respect to the below-listed land use actions.

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 to the northwest of Greenwalt Road and identified on the County’s tax maps as Tax Map No. 022 A 036F. The Short-Term Rental will consist of two non-dwellings and related accessory structures.

Zoning Text Amendment (Zoning Text Amendment Number 23-06-01): A Zoning Ordinance Text Amendment to remove the definition of “Livestock For Domestic Use” , amend the definition of “Animal Unit, One”, 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, which 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.

Fee Schedule Amendment (Fee Schedule Amendment Number 23-06-01): An Amendment to Chapter A170 of the Shenandoah County Code to amend Section A170-1, which imposes building-related fees as authorized by Virginia Code Section 36-105, and to repeal and replace Section A170-5 in its entirety to increase and adopt (i) certain zoning fees as authorized by Virginia Code Section 15.2-2286(A)(6), (ii) certain subdivision fees as authorized by Virginia Code Section 15.22-2241(A)(9), (iii) erosion and sediment control ordinance fees, and (iv) agricultural and forestal district fees. The specific fees being changed or adopted, and the amounts thereof, are as set forth in the below table:

Type of Fee	Existing Fee	Existing Fee Amount	New Fee	Proposed Fee Amount
Administrative Modification			Yes	\$400.00
Agricultural And Forestal Districts				
Agricultural and Forest District – Create a District			Yes	\$150/app plus postage
Adding Parcels			Yes	\$250 plus postage
Removing Parcels			Yes	\$500 plus postage
Board of Zoning Appeals				
Board of Zoning Appeals (BZA) - Appeal of Zoning Administrator’s Determination	Yes	\$400		\$400
Interpreting a zoning district map			Yes	\$400
Board of Zoning Appeals (BZA) - Variance	Yes	\$400		\$400
Erosion and Sediment Control*				
Commercial/industrial developments	Yes	\$600, plus \$100 per acre or any part thereof		\$600, plus \$100 per acre or any part thereof
Subdivision developments	Yes	\$800, plus \$100 per acre or any part thereof		\$800, plus \$100 per acre or any part thereof
Other (individual property owner disturbances)	Yes	\$200, plus \$100 per acre or any part thereof		\$200, plus \$100 per acre or any part thereof
Agreement in lieu of plan	Yes	\$30		\$50

If revisions needed are minor and can be reviewed by staff	Yes	\$25		\$25
For County Engineer's review, per hour	Yes	\$75		\$125
Fire and Rescue Review			Yes	\$50
Public Noticing	Existing Fee	Existing Fee Amount	Proposed Fee	Proposed Fee Amount
Required Mailing Notice - Preparing and mailing or delivering, per notice that may exceed otherwise covered costs			Yes	\$1.19 plus the actual cost of certified first-class postage for all letters
Public Notice Sign			Yes	\$25 (to be refunded upon return of the sign)
Deferral of scheduled public hearing at applicant's request			Yes	\$500 per occurrence
Site Plans*	Existing Fee	Existing Fee Amount	Proposed Fee	Proposed Fee Amount
Commercial/industrial	Yes	\$1,500, plus \$100 per acre		\$2,500, plus \$100 per acre or any part thereof
Residential	Yes	\$1,000, plus \$100 per unit		\$3,500, plus \$100 per unit
Institutional; churches/schools	Yes	\$500, plus \$20 per acre		\$500, plus \$20 per acre or any part thereof
Amednment to Previously Approved Plan (minor)			Yes	1/2 site plan fee
Special Use Permits*				
Level 2 home business	Yes	\$400		\$400
Other	Yes	\$500		\$500
Telecommunication towers	Yes	\$4,500		\$5,000
Large Scale Energy Facility			Yes	\$5,000
Subdivision				
Preliminary plat	Yes	\$1,500 plus \$100 per lot		\$1,500 plus \$100 per lot
Final plat	Yes	\$1,000 plus \$100 per lot		\$1,000 plus \$100 per lot
Administrative (one lot)	Yes	\$100		\$100
Boundary line adjustment	Yes	\$50		\$50
Family subdivision/agricultural and forestal	Yes	\$35		\$50
Text Amendments*				
Zoning Text Amendment	Yes	\$300.00		\$1,000.00
Zoning Map Amendments*	Existing Fee	Existing Fee Amount	Proposed Fee	Proposed Fee Amount
Downzoning			Yes	1/2 rezoning fee
Commercial/industrial			Yes	\$600, plus \$50 per acre or any part thereof
Agriculture	Yes	\$500, plus \$50 per acre or any part thereof		\$600, plus \$50 per acre or any part thereof
Residential			Yes	\$800, plus \$50 per acre or any part thereof
Zoning Permits	Existing Fee	Existing Fee Amount	Proposed Fee	Proposed Fee Amount
Residential (new dwelling)	Yes	\$100		\$100
Residential additions/accessory structures	Yes	\$35		\$50
Commercial/industrial/other (includes signage and accessory structures)	Yes	\$200		
New Primary			Yes	\$200
Additions/Accessory Structures			Yes	\$75
Signage			Yes	\$50
Inspection prior to issuance of a permit	Yes	\$50		\$50

Airport Zoning appeals	Yes	\$100		\$100
Home Occupation	Yes	\$75		\$100
Level I Home Business	Yes	\$200		\$200
Zoning Certification Letter (such as mortgage inquiry, multiple pages of research verification)			Yes	\$100
Zoning Determination Letter (such as DMV signatures/formal response)			Yes	\$25
Annual Short Term Rental Zoning Permit			Yes	\$225

*plus consultant fees (at cost/properly procured), on an as needed basis

Copies of the special use permit application, zoning text amendment, and fee schedule amendment are available for review in the County Administrator's Office, located at 600 North Main Street, Suite 102, Woodstock, Virginia, between 9:00 a.m. and 5:00 p.m.

All public hearings are accessible to persons with disabilities. Any person requiring auxiliary aids, including signers, in connection with the public hearing shall notify Mr. Evan Vass, County Administrator (540-459-6165) at least five days prior to the time of the meeting.

Lemuel Hancock, Shenandoah County Planning and Zoning Department