



Memorandum

To: Members of the Planning Commission and Board of Supervisors

From: Lemuel Hancock – Director of Community Development

CC: Evan Vass, Mandy Belyea, Tyler Hinkle, Brenna Menefee, Clara Schweiger, Summer Andes, Mary Dellinger

Date: May 18th, 2023

Re: Planning Commission Meeting

Members of the Planning Commission and Board of Supervisors:

The Planning Commission and Board of Supervisors have a regular meeting in the Board Room on **Thursday June 1st, 2023 at 7:00 PM.**

There will be a Joint Public Hearing on the following matters:

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 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.
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", 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.
3. 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.

Paper copies will be made available for pick up at the County Government Center starting Friday May 26th, 2023. Also, please contact Community Development if you have any questions regarding the agenda.

If you are interested in an in-person Site Tour please contact Community Development by close of business Wednesday May 31st, 2023.

See you **Thursday June 1st, 2023 at 7:00 PM!**