



CITIZENS ADVISORY COMMITTEE MEETING

Board Room Shenandoah County Government Center Woodstock, Virginia

July 30th, 2025

5:00 PM – 6:30 PM

AGENDA

1. **5:00 pm** **Welcome and greetings.**
2. **5:02 – 5:07pm** **Action:**
 - a. Review and Approval of the July 30, 2025 CAC Meeting Agenda
 - b. Review and Approval of the May 28, 2025 CAC Meeting Minutes
3. **5:07 – 5:10pm** **Welcome New Members**
4. **5:10 – 5:45pm** **Corridor H, VDOT Project Update, Adam Campbell**
5. **5:45 – 5:55pm** **Questions for VDOT**
6. **5:55 – 6:10pm** **Committee Member Updates**
7. **6:10 – 6:20pm** **Staff Updates**
 - a. ADU Competition
 - b. Housing Study
 - c. Hamlet / Villages Code Review
8. **6:20-6:30** **Closing:**
 - a. Public Comment On Matters Not Previously Discussed Or To Be Discussed At A Later Date
 - b. Next event: TBD
9. **Adjourn**

CITIZENS ADVISORY COMMITTEE

Minutes of May 28, 2024

Members Present: Mike Liskey, Scott Terndrup, Rochelle Dornatt, Vito Gentile, Laura Bennett, Sarah Mauck, Mark Dotson, Bill Wine, Lemuel Hancock

Call to Order: The meeting was called to order at 5:05 by Chairman Vito Gentile.

Agenda: Vito asked if there were any changes to the agenda. Hearing none, the agenda was approved as is.

Minutes: Rochelle moved and Laura seconded a motion to approve the minutes from March 26, 2025. All agreed.

Mission Statement: Vito explained that the CAC mission statement has changed only once since 2006; it was done then in order to reflect changes to how many members were to be appointed from each district. He also said that the purpose of the CAC has morphed over time. In 2006 it was to update chapters in the Plan. Now it is more to review the implementation of action items in the Plan, without excluding the possibility of updating them as circumstances dictate. Mike summarized it as our role to assist and advise on implementation. Mark agreed and said it would fall to us to validate and refine those action items for implementation.

A discussion on how to relate this information to the Board of Supervisors (BOS) centered on timing, that it was important to provide the Board a review prior to the next budget cycle. Members agreed to collect community input on the new plan and any reaction to it and share that info so a report can be given for the BOS in October.

Mike moved that the new mission statement be presented to the BOS. Bill seconded. All approved. Lemuel will transmit the new statement and provide any feedback to the CAC.

Meeting Time: Members considered changing the monthly time for CAC meetings. Lemuel shared survey slides (attached). In the end it was decided to keep the 4th Wednesday of the month at 5:00 as the meeting time. However, since committee business is light for the moment, we agreed to meet every other month through January 2026 when the issue will be raised again. The one exception is that key members are not available the 4th Wednesday of July so the meeting will be July 30 instead. Thus the meeting schedule through January 2026 is

- **July 30**
- **September 24**
- **November 26 (subject to change given the Thanksgiving holiday)**
- **January 28, 2026**
- *All meetings are at 5:00 p.m.*

Housing Study and Hamlet/Village Code Review: Lemuel went through an explanation of how his office and the Planning Commission are trying to create a more useable and common sense code for property parcel divisions (see slides attached). Such decisions will have lasting effects on housing inventory, affordability and population density. Currently, 200 units in

Strasburg are being developed and will come on line by April 2026. These are units approved in 2006; they will have a serious impact on local schools and such community issues like traffic lights, water infrastructure and water availability. All these issues present opportunities for the CAC to monitor and review.

Other Business: Laura raised the issue of a possible EPA study to take place locally regarding toxic algae blooms. Homeowners may soon be notified that researchers may need access to their land to reach the river.

She also spoke about environmental impacts already being seen in the GW Forest due to Corridor H development. She pointed out that Shenandoah County is not prepared to handle the increased traffic from this new road and ignoring it is really not an option.

Adjournment: The meeting adjourned at 6:31.

Next Meeting: The next meeting is July 30 at 5:00 in the BOS room.

Respectfully submitted,

Rochelle Dornatt



Citizens Advisory Committee Meeting
May 28th, 2025



Agenda

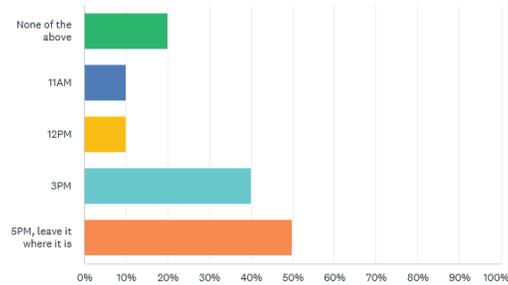
- 1. 5:00 pm Welcome and greetings.
- 2. 5:02 – 5:07pm Action:
 - Review and Approval of the May 28, 2025 CAC Meeting Agenda
 - Review and Approval of the March 26, 2025 CAC Meeting Minutes
- 3. 5:07 – 5:10pm Welcome New Members
- 4. 5:10 – 5:25pm Committee Member Updates
- 5. 5:25 – 5:30pm Staff Review of Survey Questions
- 6. 5:30 – 5:45pm Discussion of Future Meetings/Timing/Expectations
- 7. 5:45 – 5:55pm Review Charter Changes
- 8. 5:55 – 6:15pm Staff Update
 - Hamlet / Villages Code Review
 - Housing Study
- 9. 6:15-6:30 Closing



Survey

If we change meeting times, which new time would you prefer (to help you attend)?

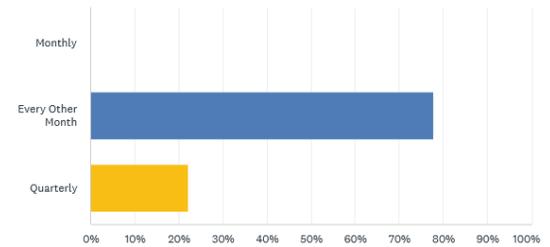
Answered: 10 Skipped: 0



Survey

2. How often would you prefer to meet as a committee?

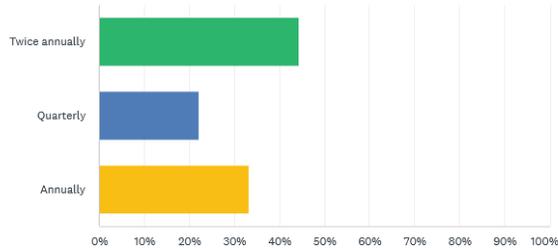
Answered: 9 Skipped: 1



Survey

How often should we host specific community listening sessions?

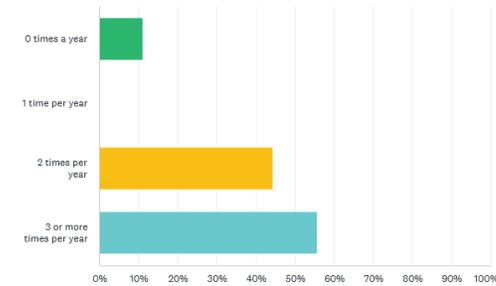
Answered: 9 Skipped: 1



Survey

How often should committee members attend other public meetings (e.g., Rotary, Ruritan, Town Council, Planning Commission) to represent our work and listen for feedback?

Answered: 9 Skipped: 1



Survey – Initial Thoughts

- Meet every other month (6 meetings recommended)
 - Different goals-Types of Meetings
 - 2 listening sessions?
 - 4 Meetings
- Time of Meeting? 5, 3, trial and error?
- Encourage public attendance/participation at other municipal functions?

Review Charter Changes

Mission:

The Committee will review the Comprehensive Plan on a recurring basis and propose updates and revisions to the Plan as appropriate. ~~they are needed.~~ On an annual basis the Committee will review the County's actions of the previous year as they relate to the Goals, Objectives, Strategies and Implementation Actions of the Plan and report its findings to the Board of Supervisors. ~~Planning Commission. The Committee will function as an advisory committee to the Planning Commission and Board of Supervisors. a subcommittee under the Planning Commission.~~

Property Request



Zoning | Subdivision Hamlets/Villages



- Parcel selection
- Roads
- Road Type
 - Secondary (1)
 - US Route (2)
 - Driveway (5)
- Buildings (33)
- County Boundary (1)



Property Request



Zoning | Subdivision Hamlets/Villages



Zoning

- Zone
- Shenandoah A-1
- Shenandoah B-1
- Shenandoah B-2
- Shenandoah C-1
- Shenandoah M-1
- Shenandoah M-2
- Shenandoah R-1
- Shenandoah R-2
- Shenandoah R-3
- Parcel selection

- Roads
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Property Request



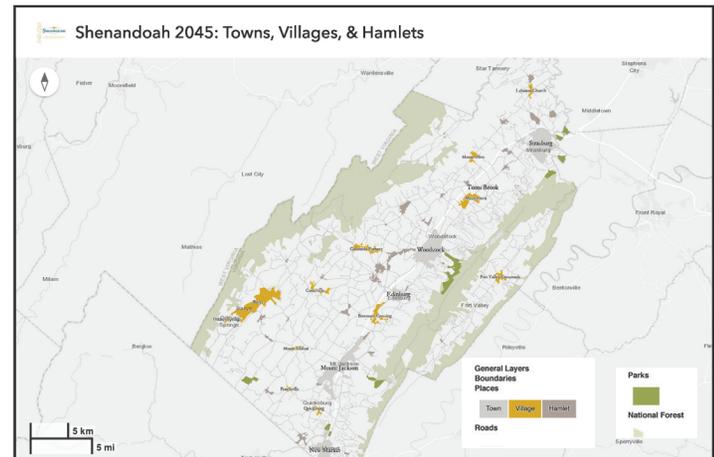
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Property Request



<https://shencojis.maps.arcgis.com/apps/instant/sidebar/index.html?appid=e28cc0d9e50a43aa95398c59743d7546>

Hamlets and Villages

Land is Valuable: Proposal I: Reform Codes

Adjusting our zoning and subdivision codes will help us protect and enhance the “Small Town Feel” and the beauty of our landscapes. Based on community feedback we want to ensure productive soils are used for farming, we support the growth of our local economy, and the Town, Village, or Hamlet you call home.

Goal 4.3 Strategy 5. Action 2.
Remove development barriers in Towns, Villages, and Hamlets.

These are the hearts of our community, our Towns, Villages, and Hamlets. We want to invest in them the way we have for generations with a variety of housing types, quaint shops and stores, and a welcoming atmosphere. (pg41)

<https://shenocgis.maps.arcgis.com/apps/instant/sidebar/index.html?appid=c28cc0d9e50a43aa95398c59743d7546>

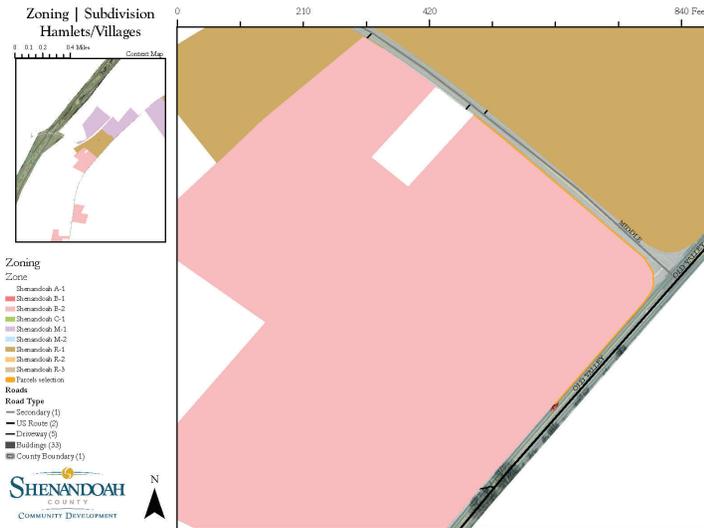
Property Request

Staff considerations:

1. Subdivision rules
 1. Speed
 2. VDH considerations
2. Zoning
 1. Setbacks
 2. Uses Commercial/Residential
 3. Frontage
 4. Parking
 5. Lot Size
 6. Building Heights
 7. Building Coverage

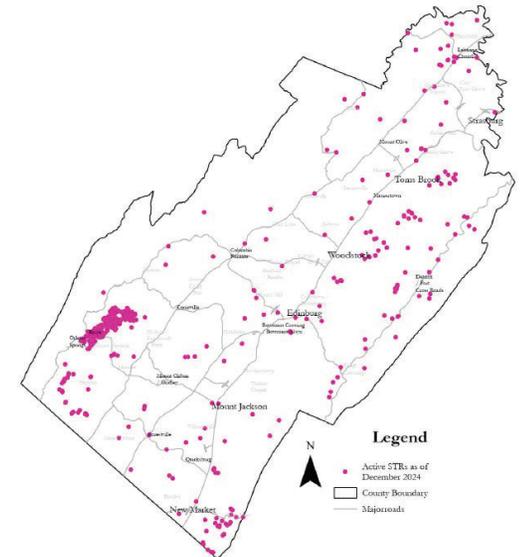


Property Request



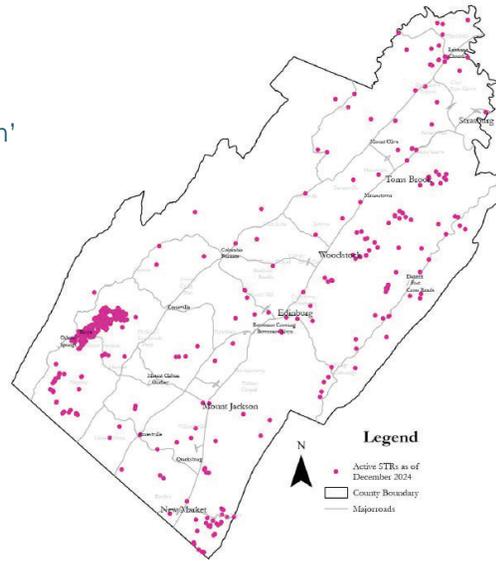
Short-Term Rentals

Row Labels	Count of Status	Percentage
Application Started	20	4%
Under Review	97	18%
Needs Compliance Letter	64	12%
SUP Needed	22	4%
Letter Sent	9	2%
Permitted	317	60%
Grand Total	529	100.00%



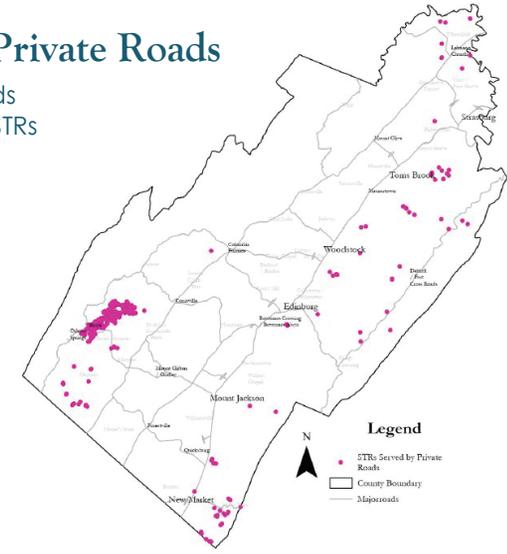
Short-Term Rentals

- ~530 Short-Term Rentals
- 82% Compliant or 'in our system'



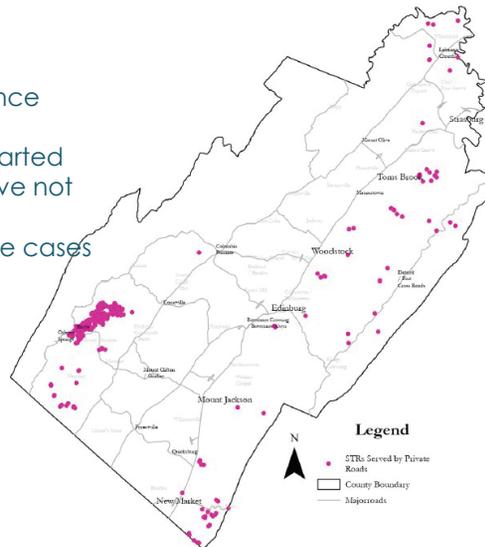
Short-Term Rentals & Private Roads

- 370 STRs served by private roads
- Approximately 62% of current STRs



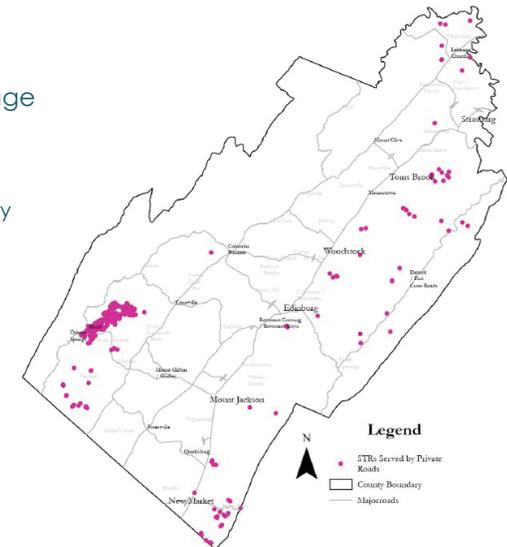
Compliance

- Continuing to increase compliance percentage
- Tracking individuals who have started their application process but have not submitted
- Letters have been sent and these cases are being monitored



Next Steps

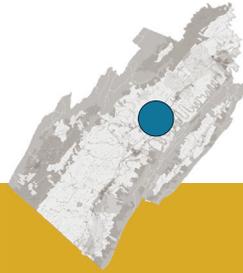
- Increase compliance percentage
- Undergo Housing Study
- \$40,000 VA Housing Grant
- \$20,000 County Market Assessment
- \$20,000 Woodstock Area Market Study



VA Housing

Two grants awarded under FY25 Community Impact Grant

- Purpose: Assess housing needs, market conditions, and development feasibility
- Locations: Shenandoah County (rural + towns) and Town of Woodstock



Shenandoah County – Local Market Assessment

Goal: Understand housing gaps and development barriers in rural areas

- Key Components:
 - Analyze rental/homeownership needs by income
 - Assess infrastructure & zoning in small towns/villages
 - Project housing needs based on economic/demographic trends
 - Engage stakeholders: developers, realtors, aid organizations, financiers



Woodstock – Area Market Study

Goal: Plan for future housing and mixed-use development

- Key Components:
 - Inventory current housing; identify gaps
 - Forecast 5–10 year demand
 - Assess zoning & infrastructure for MUMI (Mixed-Use/Mixed-Income)
 - Analyze regional influences (commuting, migration)



Grant Deliverables

Local Market Assessment (County):

County-wide housing needs and market gap analysis
zoning feasibility report
implementation recommendations

Area Market Study (Woodstock):

Housing and commercial demand analysis
zoning and infrastructure recommendations
implementation matrix

