# SHENANDOAH
## COUNTY

# CITIZENS ADVISORY COMMITTEE MEETING

*Board Room Shenandoah County Government Center Woodstock, Virginia*
**September 24th, 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 September 24th, 2025 CAC Meeting Agenda
   b. Review and Approval of the July 30, 2025 CAC Meeting Minutes

3. **5:07 – 5:10pm**   **Welcome Members**

4. **5:10 – 5:20pm**   **EDC Breakfast Recap**

5. **5:20 – 5:30pm**   **CIP Process Update**

6. **5:30 – 5:40pm**   **Update on ADU Competition**

7. **5:40 – 5:50pm**   **Update on Housing Study**

8. **5:50 – 6:00pm**   **Update on Brownfield Funding**

9. **6:00 – 6:10pm**   **Ordinance Review/Update**
   a. Hamlet / Villages Code Review
   b. Industrial
   c. Timelines

10. **6:10-6:30**       **Committee Member Update and Closing:**
    a. Public Comment On Matters Not Previously Discussed Or To Be Discussed At A Later Date
    b. Next event: TBD

11. **Adjourn**

**Members Present:** Vito Gentile, Sarah Mauck, Bill Wine, Mike Liskey, Mark Dotson (PC rep), and Lemuel Hancock (Director of Community Development)

**Members Absent:** Jessica MacDonald, Seth Coffman, Tim Stephens, Rochelle Dornatt, Scott Terndrup and Laura Bennett

**Guests:** Kim Woodwell (Alliance for the Shenandoah Valley); Ed Carter, Resident Administrator-VDOT, Edinburg office; Matt Smith, Assistant Resident Engineer – VDOT, Edinburg office; Adam Campbell, Planner – VDOT, Staunton District Office; Randi Davis

Chairman Gentile called the meeting to order at 5:04 p.m. and asked Mike to introduce Randi Davis who is a citizen in District 2 and is considering serving on the CAC.

**Approval of Agenda:** The agenda for tonight's meeting was approved as amended to add 'AARP' to agenda item 7a.

**Approval of Minutes:** The minutes of the May 28 meeting were approved as amended. Under the Housing Study/Code Review section, "...1200 units in Strasburg…will come on line by April 2026", rather than 200 units.

**Route 55 Corridor Study:** Adam Campbell provided an overview of the study being done looking at the overall safety on the corridor in Virginia. Senator French asked for the study to be conducted to examine safety concerns residents have raised. Not only is there a lot of traffic on the road today, but concerns exist over the impact of expanding Corridor H in West Virginia to the top of the mountain and the increase in traffic, especially heavy truck traffic, that this will bring. Adam provided a detailed overview of the study that generated many questions and comments from the group, about which he took many notes. Adam went on to say that traffic volume will be forecast to 2045. The completion date for the study is December 1 of this year.

**Committee Member Updates:** Vito attended the grand opening of CREW in Mount Jackson and was impressed with the facility and the good that it will do in the community.

**AARP ADU Competition:** Lemuel explained how the County was successful in its grant application to help expand housing opportunities in Shenandoah County. Like the rest of the country, our County is experiencing challenges with the availability of all types of housing, and especially housing where older citizens may age in place. This competition is open to anyone with an idea such as converting an existing garage to a suitable housing unit; converting a basement; remodeling older buildings into apartments, or constructing an attached Accessory Dwelling Unit (ADU) or a detached ADU on an existing property. While the County received the grant, Lemuel has been in contact with the towns and wants properties there involved in this competition too. He also asked that CAC members help spread the word about the competition and passed out informative brochures about the competition and how housing shortages may be addressed. The sign-up deadline for interested owners is September 1st, after which the properties will be selected and the plans showcased.

**Revised CAC Charter:**  Mike inquired about the status of the revised charter per the CAC's action at the May meeting.  Lemuel replied that legal still needed to review it before it can be presented to the PC for consideration and the BOS for approval.

**Adjournment:**  The meeting adjourned at 6:40.

**Next Meeting:**  The next meeting will be on September 24 at 5:00 p.m. in the BOS meeting room.

Minutes prepared by Mike Liskey

Citizens Advisory Committee Meeting

July 30th, 2025

Be Inspired

# 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 – 5:45pm Route 55 Corridor/Safety Study, 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 Update
  - AARP ADU Housing Competition
  - Hamlet / Villages Code Review
  - Housing Study
- 8. 6:20-6:30 Closing

# Project Goals

1. ~~Create Pre-Approved ADU Plans~~

2. Expand Housing Options

3. Support Aging in Place

4. Free Up Workforce Housing

5. Align with Local Planning Goals

6. Engage the Community



Be Inspired

# Challenges we Face

- Housing prices in Shenandoah County rose from $193,000 (2019) to $320,000 (2024); some months peaking at over $500,000.

- 48% drop in housing inventory; 77% fewer homes sold.

- Fewer options for older adults, small households, and workers.

- Demand exceeds supply—especially for homes under $300,000.

# In other news…

## We've received $40,000 from Virginia Housing

- $20,000 County Market Assessment

- $20,000 Woodstock Area Market Study


- Virginia Center for Housing Research (VCHR) and Summit Design
  - Comprehensive Housing Needs Assessment: detailed market analysis and evaluation of current and projected housing needs across various household types and income levels. Assess existing housing stock, housing gaps, and analyze trends.
  - Infrastructure and Policy Review: The study will examine zoning regulations, land use policies, infrastructure capacity, and development incentives or constraints that impact housing development in the region.
  - Public Engagement and Stakeholder Input: It incorporates feedback from local stakeholders—including community members, government officials, and housing advocates—through public meetings – Looking at week of Aug 18
  - Development of Strategic Recommendations: Based on the findings, the study will propose strategies and policy recommendations aimed at increasing the availability of affordable, workforce, and senior housing like changes to land use and zoning regulations.

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# Opportunity: Design for Impact

Launching a design competition to create energy and enthusiasm for real projects in our community and eventually leading to pre-approved Accessory Dwelling Unit (ADU) plans.

- Enable "aging in place" solutions.

- Free up larger homes for younger families.

- Boost housing supply without changing neighborhood character.

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# Why ADUs?

Launching a design competition to create energy and enthusiasm for real projects in our community and eventually leading to pre-approved Accessory Dwelling Unit (ADU) plans.

- Affordable, flexible housing option for families and caregivers.

- Fits within existing lots—garage conversions, backyard cottages, basement units.

- Bang for your buck, more cost-effective than new homes.

- Noticing trends in other states to remove local control of parking minimums, state building code changes to allow more units on ingress/egress or fire safety. Lets stay ahead…
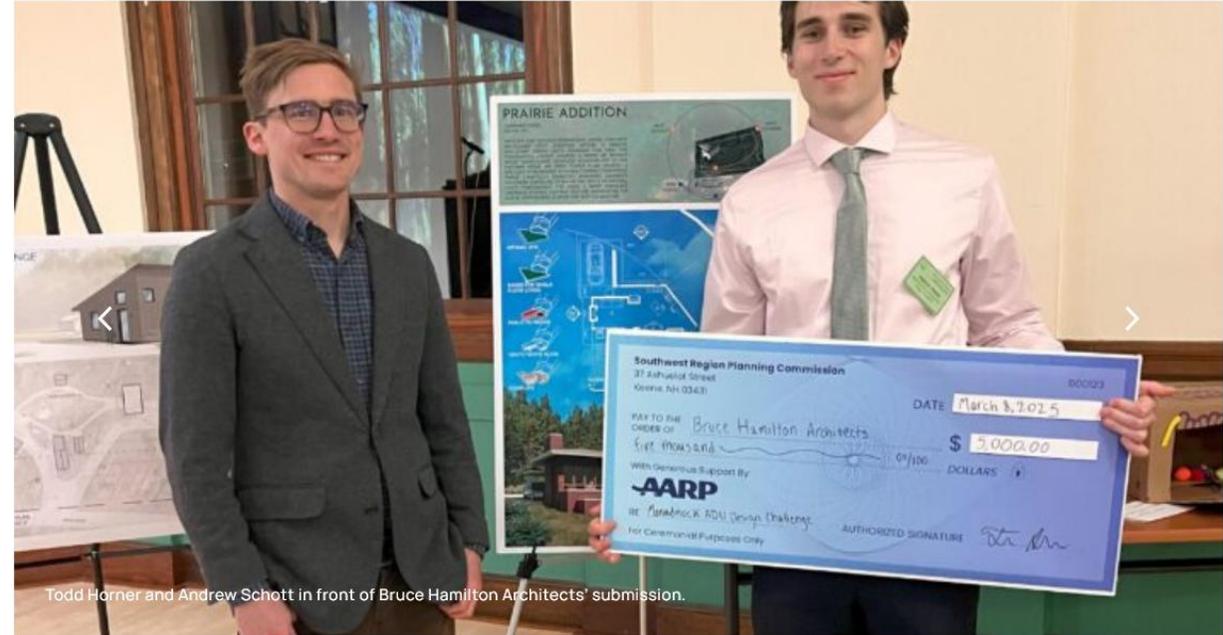
# But this has been done before…

- Lewisville, TX
- Monadnock Region, NH
- City of La Crosse, WI
- Cleveland Heights, OH
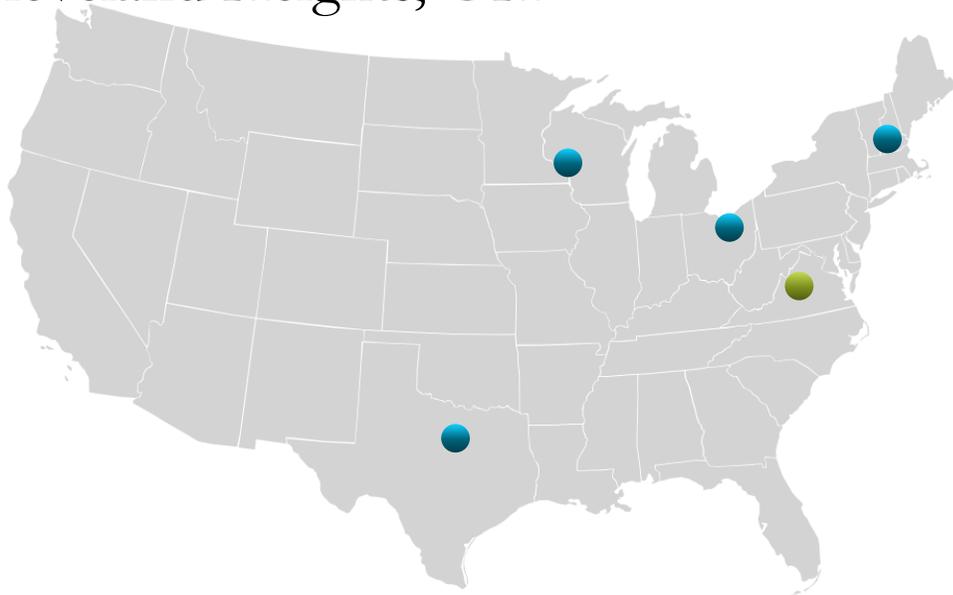
## AWARDS CELEBRATION AND SUBMISSION SHOWCASE

Todd Horner and Andrew Schott in front of Bruce Hamilton Architects' submission.

AARP COMMUNITY CHALLENGE

Grants to make communities livable for people of all ages
aarp.org/CommunityChallenge

Be Inspired

# Competition Timeline – Thanksgiving!

- June – July:  **Public Announcement and Competition soliciting local property owners.**

- July – August:  **Design Challenge Prep**
  - *Site Briefs*
  - *Rules*
  - *Budget Allocation*
  - *Judging Criteria*
  - *Build Promo toolkit…*

- August – Sept 1:  **Competition Launch & Promotion**
  - *Aug 1: Open competition submission window*
  - *Host virtual/in-person kick-off event*
  - *Begin designer/stakeholder outreach: local universities, architects, community members*
  - *Ongoing Q&A and design support workshops*

# Competition Timeline – Thanksgiving!

- October 15:                                **Submission Deadline**
  - Confirm judges and logistics
  - Prep Materials for Review

- October/Early November:          **Judging and Showcase**
  - Review and score submissions
  - Mid-October: Host public or juried showcase event
  - Document with photos, community feedback, press coverage
  - Begin drafting toolkit of winning designs or patterns

  Goal: Winners selected, project visibly complete.

- November/Early December:       **Governor's Housing Conference, Roanoke 19-21**
  - Final Engagement
  - Prep final material for AARP Deadlines

**AARP COMMUNITY CHALLENGE**
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# Town use?!

- Ready-to-use plans to streamline permitting

- Aligns with County Comp Plan Strategies 5.1.7, 5.2.4, and 5.3.6

- Promotes intergenerational housing and local workforce retention

- Aligns with recently completed or soon to be completed plans?!

# Scoring, let's decide...

## SCORING CRITERIA OPTIONS

| | Monadnock | Lewisville | La Crosse | Cleveland Heights | AARP Guidelines | Shenandoah |
|---|---|---|---|---|---|---|
| Sustainability and resilience | 15 ✓ | | | 25 X | | |
| Affordability and cost effectiveness | 15 X | ✓ | | 30 X | | |
| Accessibility and universal design | 15 ✓ | ✓ | | 30 | 50 | |
| Innovation and creativity | 15 ✓ | X | | 15 X | | |
| Aesthetics and contextual integration | 15 X | ✓ | X | | 20 | |
| Construction | | | | | 20 | |
| Presentation | | | | | 10 | |
| **Others?** | | | | | | |
| Replicability | | | | | | |
| Feasibility and Readiness | | | | | | |
| Long Term Maintenance | | | | | | |

# Awards…



## AWARD OPTIONS

| | Monadnock | Lewisville | La Crosse | Cleveland Heights | Shenandoah |
|---|---|---|---|---|---|
| Adaptive Reuse of an Existing Structure | ✓ $5,000 | | | | |
| Addition to the Primary Dwelling | ✓ $5,000 | | | | |
| New Freestanding Structure | ✓ $5,000 | | | | |
| 3 Juried Awards | | | ✓ $3,000 | $  3,250.00 | |
| 1 People Choice | | | | $  1,500.00 | |
| Most Accessible Design | | ✓ | | | |
| Best Adult Design | | ✓ | | | |
| Best Student Design | | ✓ | | | |
| Best Design by Design Student | | ✓ | | | |
| Best Youth Design | | ✓ | | | |
| Best Older Adult Design | | ✓ | | | |
| Best Professional Design | | ✓ | | | |
| Most Creative Design | | ✓ | | | |
| Most Sustainable Design | | ✓ | | | |
| People's Choice Winner | | ✓ | | | |



AARP COMMUNITY CHALLENGE

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# Building the future together

- Spread the word to residents and local builders.
  - This will be included in the design brief, otherwise we'll have to create 'example' lots for designers.
- Nominate properties or residents for case studies.
- Develop Design Brief
- Launch Date?
- Participate in our kickoff Q&A sessions.

# Hamlet-Village Language

- Met with the Regional Commission
- Met with Rockingham County
- Met with Town Manager

- Review with property owners/surveyors

- Developed exemptions for Hamlets/Villages

# Property Request



## Zoning | Subdivision
### Hamlets/Villages

Context Map

0   0.1  0.2        0.4 Miles

0          210          420          840 Feet

▭ Parcels selection
**Roads**
**Road Type**
— Secondary (1)
— US Route (2)
— Driveway (5)
■ Buildings (33)
▭ County Boundary (1)

SHENANDOAH
C O U N T Y
COMMUNITY DEVELOPMENT

N

MIDDEE
OLD VALLEY
OLD VALLEY

# Property Request

## Zoning | Subdivision
## Hamlets/Villages


Context Map

0  0.1  0.2      0.4 Miles

### 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
Parcels selection
**Roads**
**Road Type**
Secondary (1)
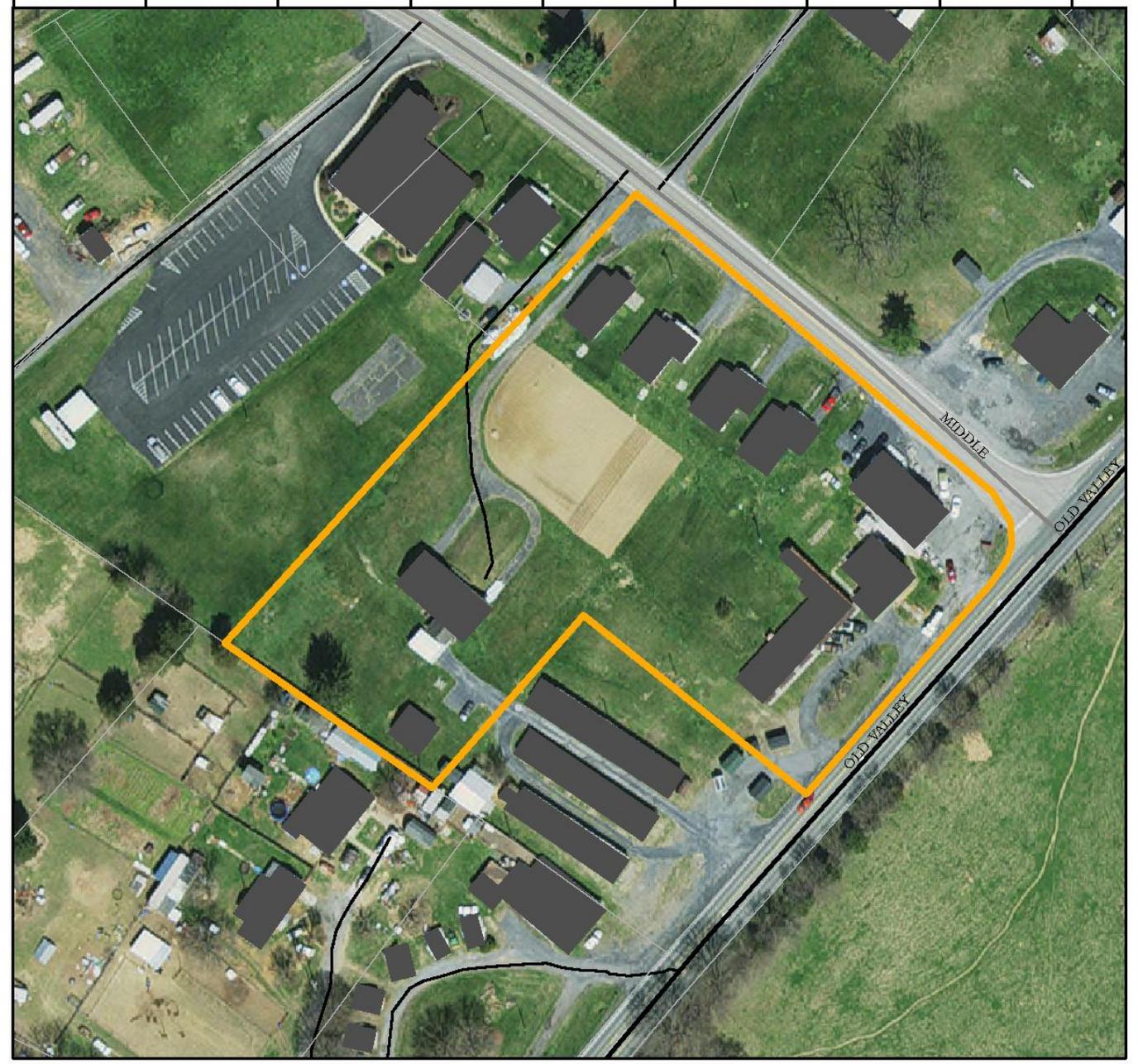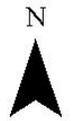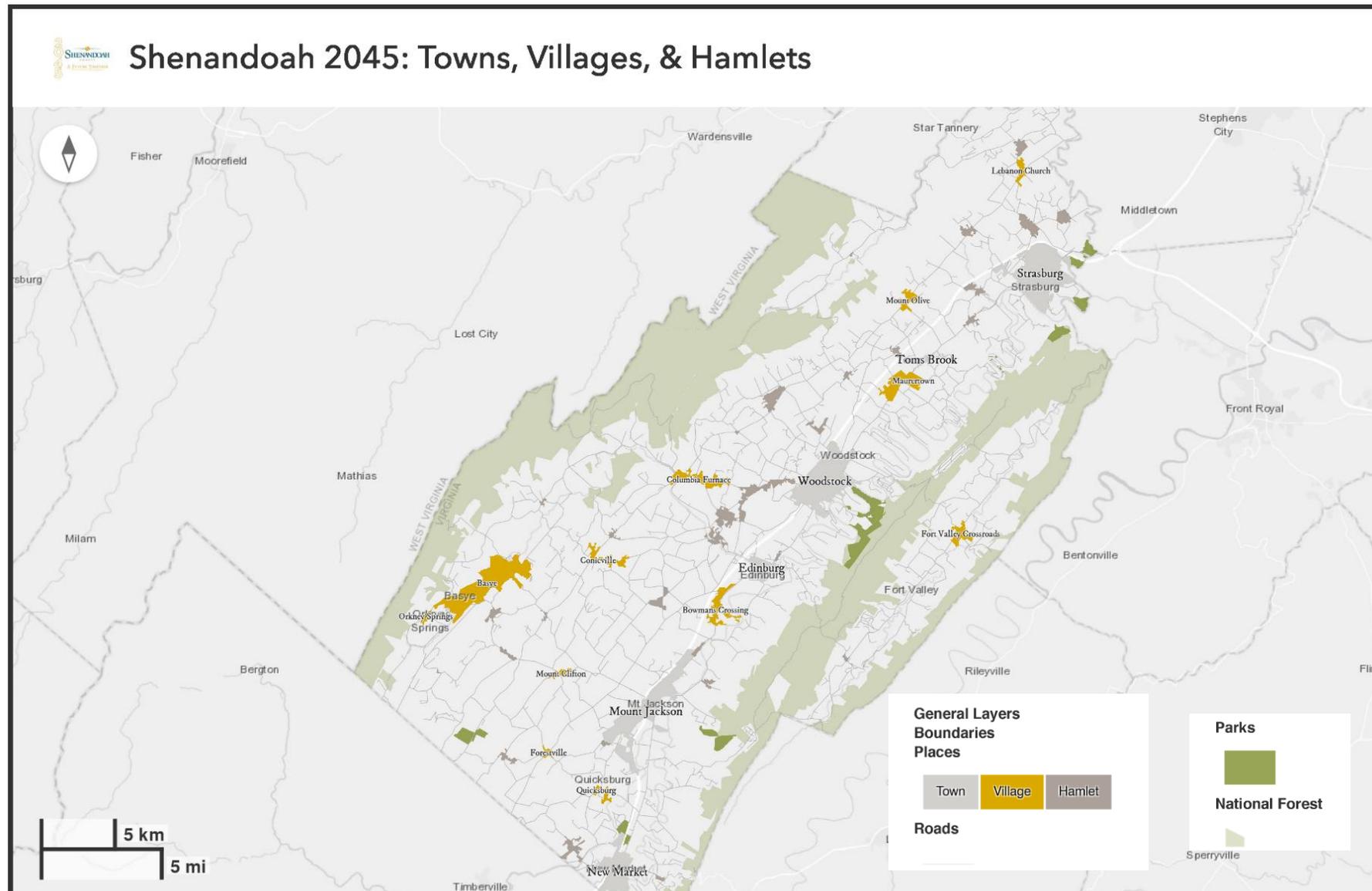US Route (2)
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SHENANDOAH
C O U N T Y
COMMUNITY DEVELOPMENT

N

0            210            420            840 Feet

MIDDLE

OLD VALLEY

OLD VALLEY

# Property Request

Context Map

Parcels selection
**Roads**
**Road Type**
— Secondary (1)
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◼ Buildings (33)
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SHENANDOAH
COUNTY
COMMUNITY DEVELOPMENT

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# Property Request



Shenandoah 2045: Towns, Villages, & Hamlets

# Hamlets and Villages

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

## 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.

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://shencogis.maps.arcgis.com/apps/instant/sidebar/index.html?appid=e28ec0d9e50a43aa95398c59743d7546

# 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



Zoning | Subdivision
Hamlets/Villages
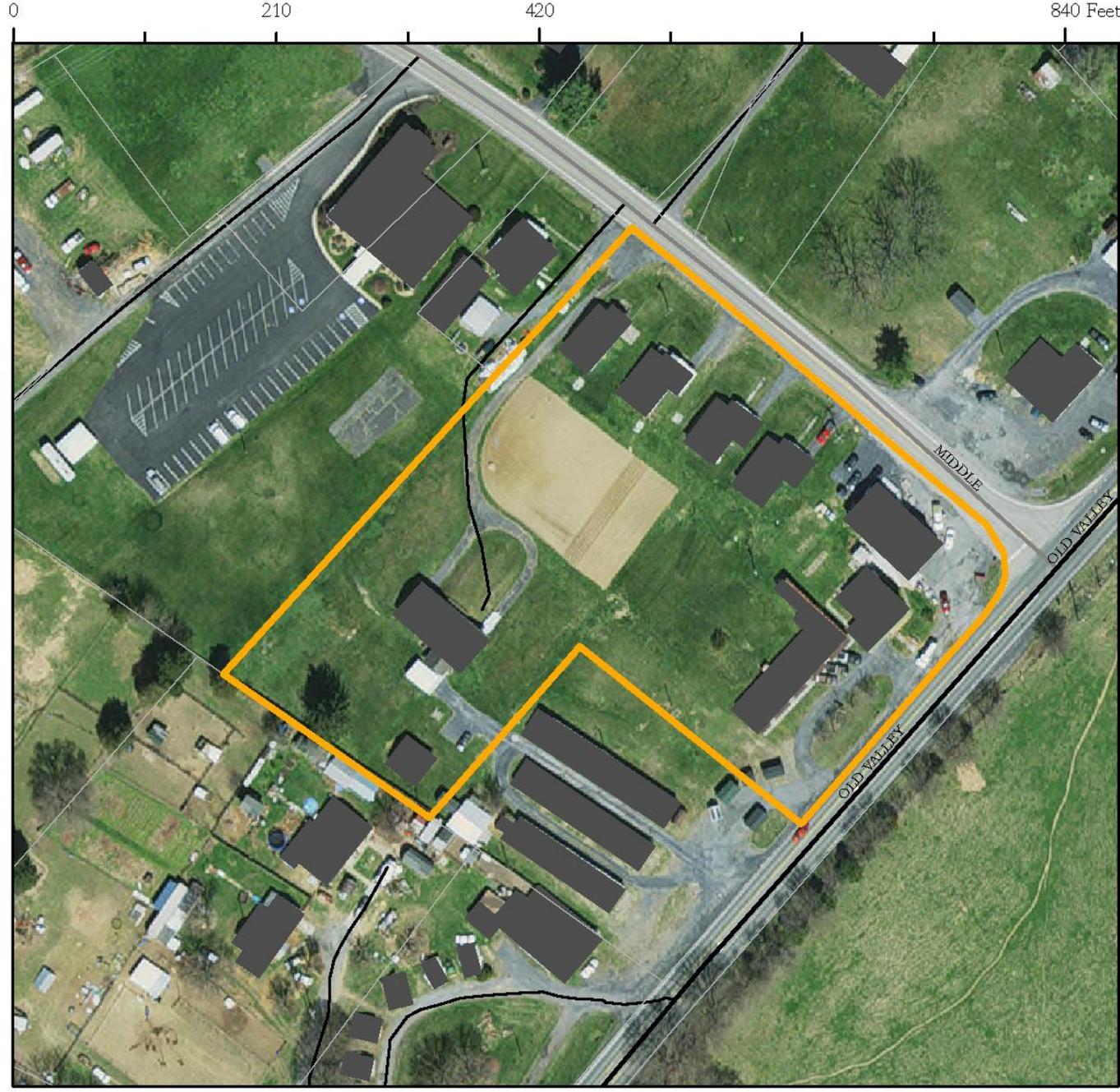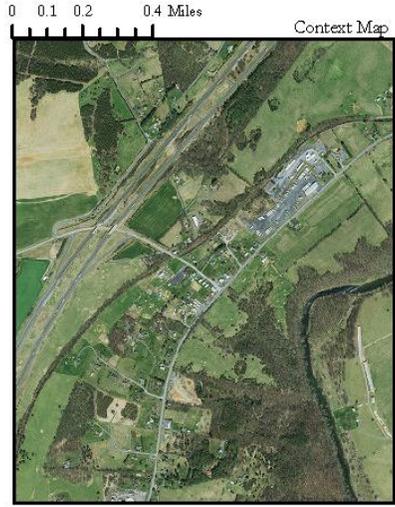
Context Map

Parcels selection
**Roads**
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— Secondary (1)
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SHENANDOAH
COUNTY
COMMUNITY DEVELOPMENT

# Property Request



Zoning | Subdivision
Hamlets/Villages

0   0.1   0.2        0.4 Miles

Context Map
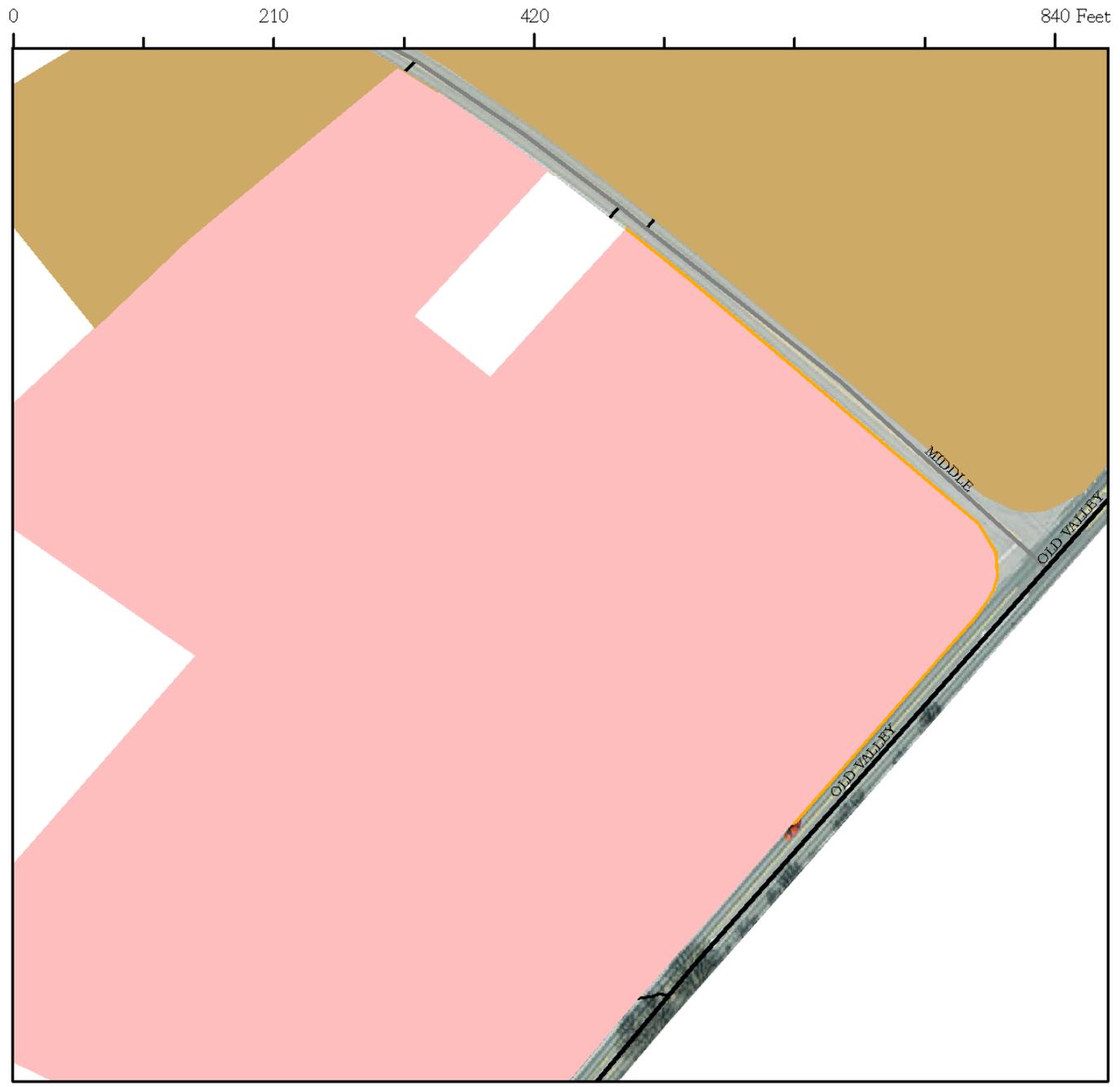
## Zoning

### 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
Parcels selection

**Roads**

**Road Type**

Secondary (1)
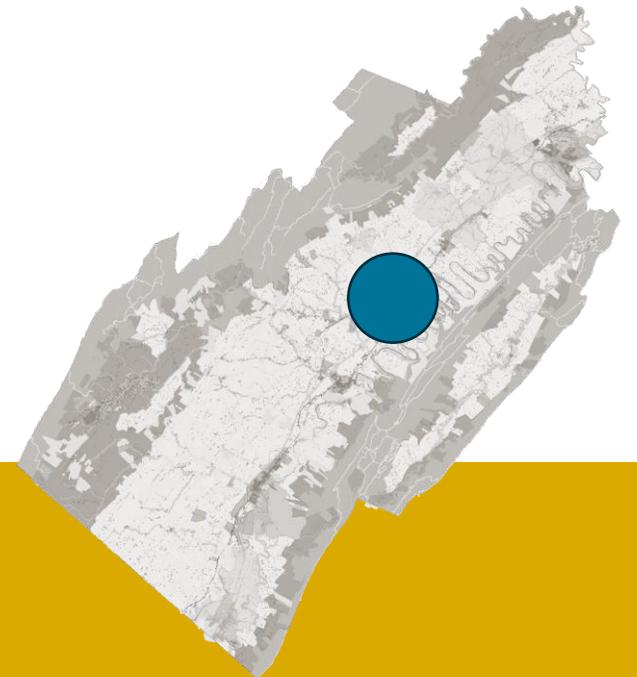US Route (2)
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SHENANDOAH
C O U N T Y
COMMUNITY DEVELOPMENT

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MIDDLE

OLD VALLEY

OLD VALLEY

# 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
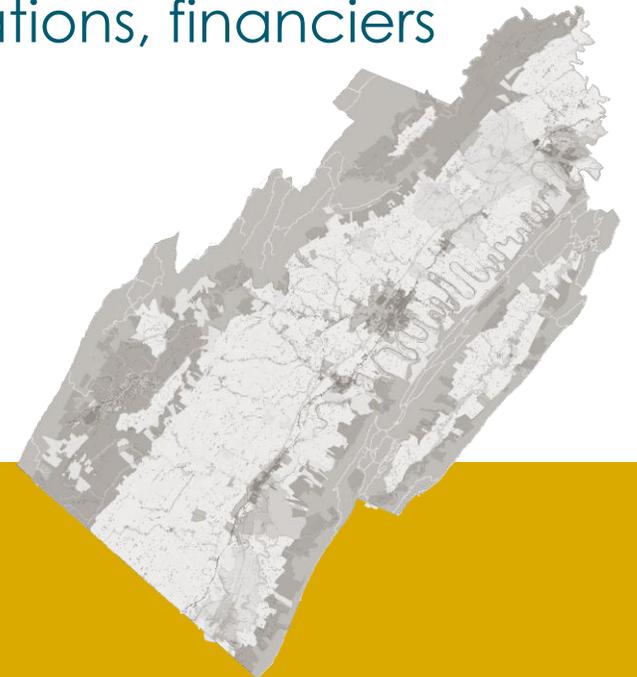
# Woodstock – Area Market Study

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