

CITIZENS ADVISORY COMMITTEE MEETING

Board Room Shenandoah County Government Center Woodstock, Virginia

March 26th, 2025

5:00 PM – 6:30 PM

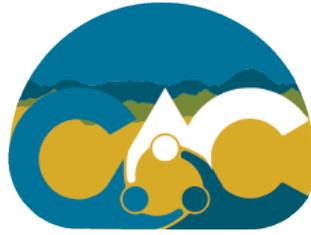
To have your comments read aloud during the “Public Comment” period please either utilize the dedicated email address: lhancock@shenandoahcountyva.us, or mail in or drop off comments via a physical letter to the County Government Center addressed to the Citizen’s Advisory Committee. Please consider submitting comments by 4:00 pm, March 26th, 2025.

AGENDA

- 1. 5:00 pm Welcome and greetings.**
- 2. 5:02 – 5:10pm Action:**
 - a. Approval/Amendment of the March 25, 2025 CAC Meeting Agenda
 - b. Review and Approval April 24th, 2024 CAC Meeting Minutes
 - c. Review and Approval of the June 26th, 2024 CAC Meeting Minutes
- 3. 5:10 – 5:15pm Welcome New Members**
- 4. 5:15 – 5:20pm Nominations and Appointment of Chair**
- 5. 5:20 – 5:25pm CAC Review**
 - a. State Law ([VA Code 15.2-2223](#)) mandates every governing body shall adopt a comprehensive plan
 - b. The CAC established as an action recommended in the 2025 Plan approved by the BOS in 2005
 - c. The CAC Charter approved by the BOS in January 2006 and subsequently amended in 2012
 - d. The [CAC Charter](#) establishes the Mission of the CAC
 - e. Meeting Schedule Review
- 6. 5:25-5:35pm Staff Update**
 - a. Website Review. Please visit the [website](#).
 - b. [State of the County Review](#)
 - c. Capacity Discussion
 - d. Focus Areas – Existing/Upcoming Projects
- 7. 5:35-6pm Discussion from Planning to Implementation**
 - a. Best Practices; Focused and Efficient Engagement
- 8. 6:00-6:30 Closing:**
 - a. CAC Member Comments
 - b. Public Comment On Matters Not Previously Discussed Or To Be Discussed At A Later Date
 - c. Next event: TBD
- 9. 6:30 Adjourn**

600 North Main Street, Suite 107 | Woodstock, Virginia 22664 | 540-459-6185

ShenandoahCountyVA.us/cac



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 - d. Review and Approval May 2nd, 2024 CAC Meeting Minutes
 - e. Review and Approval May 9th, 2024 CAC Meeting Minutes
 - f. Review and Approval May 10th, 2024 CAC Meeting Minutes
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CITIZENS ADVISORY COMMITTEE
Minutes of April 24, 2024

CAC Members Present

Laura Bennett
Seth Coffman
Gloria Carlineo
Rochelle Dornatt
Vito Gentile
Jessica MacDonald
Mike Liskey
Sarah Mauck
Scott Terndrup

Planning Commissioners Present

Gary Lantz, Chairman
Tommy Miller
Mark Dotson
Eunice Terndrup
Dennis Morris (also County Supervisor)

Board of Supervisors

Tim Taylor

Members of the Public

Pete Dalke
Kim Woodwell

Call to Order: Vito called the meeting to order at 5:05 p.m.

Agenda: There were no changes to the agenda.

Minutes: Rochelle noted that Mark and Eunice were missing from the minutes and that Seth should have the last name Coffman. Scott moved that the minutes from February 21, 2024 be approved. Laura seconded. The minutes were approved without objection.

Review and Discussion: Tyler reviewed the history and timeline involved in getting to this point of having a written document for examination and editing. After that, attendees broke down into small discussion groups. A quick list of their opinions follows.

- How long and how much detail should go into the plan depends on who's using the document; for the public maybe not so much. For an elected official detail is important. But maybe it would be best to be all the actions in a separate volume that could be referenced but not included in the plan per se.

- You can't put the plan "on a diet." This is a Planning Commission document. Priorities are more important than length.
- There are many things in here that are beyond the scope of county government. This is a question of the size of local government. There are too many new hires in the plan. Content is more important than length. Each chapter needs a textual intro.
- The CAC is still a partner in writing this document even though the PC claims it. The page length is irrelevant. The document needs to be a one that the Board of Supervisors can embrace.
- We shouldn't focus on a page cut-off.
- We need to have a narrative of the plan that is readable to the general public.
- The draft still has items too many items not under the purview of the county.
- There are too many new hires in the plan and any new hire that remains in the plan should be explained and justified as to their role.
- There needs to be a narrative of the plan; it's not digestible without it. It may be a PC document but the CAC did the work and we hope the PC appreciates the value of that.
- Land use is the main projection of the plan. District 6 is unique because it is both a town yet part of the county. Don't discount town dwellers' significance as also being county residents.
- Contradictions within the plan (e.g. economic development vs. remaining rural) need to be ironed out as much as possible for the sake of consistency but also to protect the decision makers when setting county policy.

The Path Forward: Tyler showed examples of edits that can be used to meld CAC ideas with PC edits and suggested that collaboration is key to finalizing the wording in the plan.

Future dates for workshops or hearings include

April 25, 2024 - workshop

April 26, 2024 - workshop

May 2, 2024 – Board of Supervisor meeting

May 9, 2024 – workshop

May 10, 2024 – workshop

Tyler presented three scenarios where the comp plan could be significantly reduced in size:

1. Eliminating all the actions and putting them in an index
2. Consolidating the objectives and listing the strategies after them with reduced actions
3. Reformatting the plan into a booklet where goals/objectives would be listed by the party/office responsible for implementation

Seth suggested we don't need a column with a date for implementation

Todd and Mark averred that according to the VA Code transportation and land use are the most important parts of the plan and that's where the workshops should start their focus.

Lemuel said the booklet version of the plan should be part of what gets done in any case because it would be a good guideline for department heads and easily useable by the public

The first workshop will focus on objectives and strategies, not actions.

It was suggested we start at the beginning, with chapters 1, 2, and 3 and as we make our way through them, use the discussion to create the format for discussions to come on all the other chapters.

Mark said that the PC charge is to determine land use issues. He feels on other issues the PC would defer to the CAC because they spent the time interacting with the public and departments on those issues and because they're not in the code.

Next Meeting: The next meeting is April 25, 2024 at 12:00 noon.

Adjournment: The meeting adjourned at 6:47 p.m.

**MINUTES OF MEETING OF THE SHENANDOAH COUNTY
PLANNING COMMISSION
April 25, 2024**

A special meeting of the Shenandoah County Planning Commission was held in the Board Meeting Room, 600 North Main Street, Woodstock, Virginia on April 25, 2024.

The following members of the Planning Commission were present: Mark Dotson, Tommy Miller, Todd Steiner, and Eunice Terndrup.

The following members of the Board of Supervisors were present: Dennis Morris, Tim Taylor.

The following members of the Citizens Advisory Committee were present: Vito Gentile, Rochelle Dornatt, Mike Liskey, Seth Coffman.

Others present included Kim Woodwell – Alliance for the Shenandoah Valley, Director of Community Development, Lemuel Hancock, and County Planner, Tyler Hinkle.

REPORTS

None.

PUBLIC HEARINGS

None.

OLD BUSINESS

None.

NEW BUSINESS

The meeting opened with a discussion on refining the overall structure and terminology of the action plan to ensure clarity, consistency, and alignment with the county's long-term vision. Several key changes were agreed upon to enhance transparency and adaptability. The title "Recommended Actions" was changed to "Potential Actions" to reflect that the strategies listed are possibilities rather than mandates. The "Stakeholders" section was renamed "Lead Stakeholder", limiting assignments to a maximum of two governmental entities responsible for implementation rather than including non-profits or other non-governmental organizations. The "Timeframe End" category was revised to "Timeframe / Priority" to better align with reporting formats, using structured date ranges such as 2025-2030 S&R instead of single-year deadlines. Additionally, a guiding principle was established regarding the use of "will" versus "should" or "could"—ensuring that only actions with certainty and clear feasibility retained definitive language. However, it was noted that some key visionary statements, such as "The County will be the destination for Heritage Tourism," remained unchanged to reinforce a firm commitment to long-term goals. These refinements collectively aim to improve the clarity, accountability, and implementation of the action plan.

Chapter 1

The committee reviewed and refined the language and structure of Chapter 1 to ensure clarity and consistency. Key edits focused on accessibility, preservation, and representation of historical resources.

Members agreed to update the directive on deed records, minutes, and courthouse records, specifying that they should be digitized and made publicly accessible to enhance transparency and historical research opportunities. The section on Agricultural Protection Zoning was revised to remove specific distance requirements from Towns, Villages, and Hamlets, instead emphasizing the protection of agricultural/silviculture production and limiting new structures and dwelling units.

Discussions on historic preservation and adaptive reuse led to revisions in Goal 1.3, updating the language to "Encourage important historic buildings and structures to be renovated, restored, and protected," ensuring the plan promotes restoration without imposing unrealistic mandates. Members also added provisions for manufactured housing in the Pattern Book and outlined specific steps to develop it, including applying for CLG, DHR, and NPS grants and compiling a comprehensive collection of visual references for historic structures.

Regarding cemeteries and archaeological sites, the language was softened, changing "development will be prohibited" to "development will be discouraged" to align with legal considerations. Instead of mandating an ordinance, members recommended the phrase "Consider an ordinance" regarding the protection of these sites.

The committee also expanded representation of historically excluded communities by ensuring that the history and cultural heritage of historically Black communities are identified, documented, and preserved. Additionally, members agreed that mapping racially restrictive covenants should provide insight into historically excluded areas within the county.

Finally, the "Made in Shenandoah County" branding campaign was adjusted to "Develop a Shenandoah County-specific branding campaign," allowing for broader marketing strategies to promote local heritage tourism.

Chapter 2

The committee reviewed and refined the language and structure of Chapter 2: Water Resources to ensure clarity, consistency, and adaptability in managing the county's water resources. Key edits focused on water quality, flood prevention, biosolid regulations, and infrastructure improvements.

The section on biosolid regulations was revised to shift from "Continue the ban" to "Consider regulation", allowing for a more flexible policy approach. Additionally, a new action was added to study the impact of biosolids being sent to the landfill. The process for reviewing and updating county policy on biosolids was also refined to emphasize studying impacts before drafting updated resolutions.

Discussions on flood prevention and surface water protections led to the removal of a directive requiring enforcement of erosion and sediment control laws on construction sites. Instead, members focused on revising the floodplain ordinance to ensure stronger protections for headwaters, sensitive waters, and springs while restricting dwellings, new buildings, and fill in flood-prone areas.

The committee also adjusted language regarding public access to waterways in conservation easements, changing "require" to "encourage" to allow for voluntary participation from landowners. A new provision was added to negotiate for public water access when conservation easements are reviewed. Additionally, user conflicts around surface waters will now be assessed with a focus on education, property rights, and reducing nuisances.

In discussions on resilient water infrastructure, members agreed to study the feasibility of the county taking on stormwater review responsibilities, which could lead to the addition of a Stormwater Administrator or

Inspector. The possibility of creating a single Water and Waste Authority was also introduced, with considerations for zoning protections to prevent suburban sprawl.

To enhance water conservation efforts, the committee recommended improving public access to water data through an online portal, integrating real-time monitoring and reporting. Additionally, new provisions were included to support additional algal bloom monitoring stations in collaboration with USGS.

The committee also revised language to support water-efficient technologies by promoting incentives for conservation efforts among residents, businesses, and farmers. A feasibility study will be conducted to evaluate the potential for groundwater recharge using treated wastewater.

Chapter 3

The committee reviewed and refined the language and structure of Chapter 3: Agricultural, Forestal, and Geological Resources to ensure clarity, consistency, and alignment with county priorities. Key edits focused on agricultural protections, land use regulations, forestry conservation, and geological resource management.

Members agreed to strengthen the county's commitment to stewardship by changing the phrase "Shenandoah County may be a good steward" to "Shenandoah County will be a good steward," reinforcing a more definitive commitment to preserving agricultural, forestal, and geological resources.

In discussions on agricultural land use, the committee refined zoning strategies to ensure density reductions in the A-1 and C-1 districts maintain the current built-out density, while also adjusting acreage and impervious surface standards. A key addition was the recommendation to consider creating an Agricultural Protection Zoning District to better safeguard high-priority farmland. Members also affirmed "Right to Farm" provisions, ensuring protections for farms and new adjacent home setbacks.

The committee supported emerging agricultural practices, adding language to explicitly include autonomous agriculture, controlled environment (indoor) agriculture, and aquaculture. A new provision was also added to study staff capacity and add an Agricultural Director to the county's SIP to oversee and support agricultural initiatives.

Revisions to County Farm property to benefit County residents. The committee also recommended exploring the establishment of additional County Farms and partnerships for experimental crops and innovative farming techniques.

In forestry conservation discussions, tree retention and native plant policies were updated to ensure that when land is developed, developers are encouraged to retain existing vegetation and plant native species while removing invasive species. Language was also adjusted to adopt landscaping requirements that minimize vegetation removal.

For geological resource management, members updated quarry and cave protection policies. The strategy on geological resource zoning was refined to focus on impact assessments for rare and endangered species rather than blanket restrictions. Additionally, the committee supported expanding awareness on caves and former mines while ensuring their protection through educational initiatives.

The committee also refined wildlife protection policies, consolidating Goals 3.4 and 3.5 to ensure a unified approach to protecting wildlife habitat cores, corridors, and endangered species. Specific updates included ensuring hunting and fishing remain by-right uses on private land, mapping public hunting and fishing access points, and evaluating County Forests and public lands for potential hunting areas.

The committee concluded the meeting by reviewing the progress made in refining the Action Plan, ensuring that updates to Chapters 1-3 accurately reflect the county's long-term goals for historical preservation, water resource management, and agricultural, forestal, and geological protections. Members acknowledged the importance of maintaining clarity, adaptability, and inclusivity in the revised policies.

With additional chapters still under review, members agreed to reconvene the next day to focus on Chapter 4: Economic Development and Chapter 5: Housing.

STAFF COMMENTS

The next special Planning Commission meeting will be held on April 26, 2024.

ADJOURNMENT

The meeting adjourned at 4:00 PM.

DRAFT

**MINUTES OF MEETING OF THE SHENANDOAH COUNTY
PLANNING COMMISSION
April 26, 2024**

A special meeting of the Shenandoah County Planning Commission was held in the Board Meeting Room, 600 North Main Street, Woodstock, Virginia on April 26, 2024.

The following members of the Planning Commission were present: Mark Dotson, Tommy Miller, Todd Steiner, and Eunice Terndrup.

The following members of the Board of Supervisors were present: Dennis Morris, Tim Taylor.

The following members of the Citizens Advisory Committee were present: Vito Gentile, Rochelle Dornatt, Mike Liskey, Seth Coffman, Scott Terndrup, Sarah Mauck.

Others present included Kim Woodwell – Alliance for the Shenandoah Valley, Business Retention and Expansion Manager, John Fogle, Director of Community Development, Lemuel Hancock, and County Planner, Tyler Hinkle.

REPORTS

None.

PUBLIC HEARINGS

None.

OLD BUSINESS

None.

NEW BUSINESS

The committee reconvened to continue reviewing and refining the Action Plan, building on the progress made in the previous meeting. During the last session, members finalized updates to Chapters 1-3, ensuring that policies on historical preservation, water resource management, and agricultural, forestal, and geological protections were clear, consistent, and aligned with the county's long-term vision. Key revisions included strengthening conservation efforts, refining land use regulations, and enhancing public access to historical and environmental resources. The committee also streamlined language to ensure flexibility in implementation while maintaining strong commitments to responsible growth. With these chapters finalized, the focus of this meeting shifted to Chapter 4: Economic Development and Chapter 5: Housing, addressing strategies to enhance the county's economy, support local businesses, and expand housing opportunities.

Chapter 4

The committee reviewed and refined Chapter 4: Economic Development to ensure clarity, consistency, and alignment with the county's vision for business growth, workforce development, and downtown revitalization. Key updates emphasized targeted industry attraction, small business support, workforce readiness, and tourism expansion.

Members agreed to enhance the county's workforce development strategy by refining vocational training goals. Language was adjusted to "Continue priority courses and expand Triplett Tech or other

vocational provider opportunities" in AI, coding, 3D printing, and quantum computing. This ensures alignment with emerging job sectors while maintaining focus on skilled trades and local workforce needs.

Discussions on agribusiness development led to refinements in Objective 4.2.1, which now reads "Support agricultural character and productive enterprise." This better reflects the county's commitment to sustaining agriculture as both an economic driver and a cultural identity. Additionally, inventorying lands suitable for viticulture, hops, and orchards was prioritized to support agritourism and farm-to-table enterprises.

The committee also refined downtown revitalization policies, reinforcing that "Downtowns will be the most active, profitable, and invested-in areas for small businesses." This update underscores the importance of small business incubation, event coordination, and historic district investments to maintain vibrant and economically resilient downtowns.

Members reviewed and refined business attraction strategies, adjusting language to ensure industrial and commercial growth is "targeted" rather than "limited" near Interstate I-81, Route 11, and Routes 42/263 per the Future Land Use Map (FLUM). This ensures that growth is planned and strategic rather than overly restrictive.

Further refinements focused on permitting, infrastructure, and business incentives. A new action was added to "study the impact of short-term rentals on affordable housing" while also encouraging overnight rental opportunities near tourism hubs. These efforts aim to balance economic opportunity with housing accessibility.

Finally, members refined language on business retention and wage standards, shifting the goal from requiring a "living wage" to ensuring a "competitive wage", which better aligns with economic market conditions while still prioritizing worker well-being. The committee also discussed the importance of recognition programs for businesses that commit to competitive wages and other innovative employment practices.

Chapter 5

The committee reviewed and refined Chapter 5: Housing, ensuring alignment with the county's vision for responsible residential growth, affordability, and diverse housing options. Key updates focused on where housing development should occur, affordability strategies, zoning adjustments, and infrastructure improvements.

Members agreed to clarify the county's residential growth strategy by stating that "Residential growth will occur in the towns, villages, and hamlets per the Future Land Use Map." This update ensures consistency with planned development areas while allowing for managed expansion of housing opportunities.

The committee refined Objective 5.1.1 by shifting the focus from "Defining and Inventorying Affordable Housing" to "Understanding Affordable Housing." This change better reflects the goal of evaluating housing needs and barriers rather than just cataloging existing stock. Additionally, members supported including manufactured housing options in pre-approved building plans to expand affordable construction alternatives.

To increase density and support public transportation, the committee revised zoning recommendations to allow a base of 30 dwelling units per acre in designated residential and mixed-use areas. This change helps align housing density with infrastructure investments and future mobility needs.

The committee also discussed barriers to housing affordability and agreed to support the creation of community land trusts (CLTs), ensuring that affordability is preserved long-term without direct county ownership. A new action item was added to identify existing non-profits or individuals to initiate CLT programs and educate the community on their benefits.

To address workforce housing needs, members emphasized identifying land best suited for development and soliciting proposals from developers to expand housing stock. Additionally, zoning adjustments will allow for tiny homes and manufactured housing to provide diverse, attainable options for residents.

Regarding vacant properties and redevelopment, the committee supported mapping all vacant properties in downtown areas for infill development and extending public utility options to these sites. These actions will ensure that underutilized land is prepared for future housing projects.

Finally, the committee discussed homelessness and transitional housing solutions, agreeing to expand shelter options in collaboration with local non-profits and prioritize stable housing initiatives. Updates also included efforts to identify manufactured home communities that could benefit from redevelopment, similar to Southwood in Albemarle County.

The committee concluded the meeting by acknowledging the significant progress made in refining Chapter 5: Housing, ensuring that policies support affordable, diverse, and well-planned residential growth across Shenandoah County. Members emphasized the importance of balancing density increases, zoning flexibility, and infrastructure improvements to meet future housing needs while maintaining the county's rural character.

As the Action Plan review continues, the committee agreed to reconvene on May 2nd to review Chapter 11, focusing on community services, infrastructure, and public facilities. This discussion will address how the county can enhance essential services, support public safety, and ensure infrastructure investments that align with projected growth.

STAFF COMMENTS

The next special Planning Commission meeting will be held on May 2, 2024.

ADJOURNMENT

The meeting adjourned at 1:00 PM.

**MINUTES OF MEETING OF THE SHENANDOAH COUNTY
PLANNING COMMISSION
May 2, 2024**

A special meeting of the Shenandoah County Planning Commission was held in the Board Meeting Room, 600 North Main Street, Woodstock, Virginia on May 2, 2024.

The following members of the Planning Commission were present: Mark Dotson, Tommy Miller, Todd Steiner, and Eunice Terndrup.

The following members of the Board of Supervisors were present: Dennis Morris.

The following members of the Citizens Advisory Committee were present: Vito Gentile, Rochelle Dornatt, Mike Liskey, Seth Coffman, Scott Terndrup, Sarah Mauck.

Others present included Kim Woodwell – Alliance for the Shenandoah Valley, Director of Community Development, Lemuel Hancock, and County Planner, Tyler Hinkle.

REPORTS

None.

PUBLIC HEARINGS

None.

OLD BUSINESS

None.

NEW BUSINESS

The committee began by reviewing discussions from previous meetings, ensuring that past updates were accurately reflected and addressing any remaining concerns. Members provided feedback on key revisions before proceeding with the review of Chapter 11: Transportation.

The committee reviewed and refined Chapter 11 to ensure clarity and alignment with broader planning goals. Key edits focused on improving road safety, expanding connectivity, and addressing infrastructure needs across the county.

Members emphasized the need for safe and efficient roadways, incorporating edits to highlight alternative routes for emergencies and strategic improvements to Route 55 instead of implementing Corridor H. Discussions on sidewalk and trail expansion led to revisions prioritizing pedestrian connectivity in villages, hamlets, and town centers, as well as strengthening connections to the Shenandoah Valley Rail Trail, Seven Bends State Park, and Fishers Hill Battlefield.

Edits were made to prioritize key gravel roads for paving while establishing a heritage road program to protect others. The committee also refined language on speed limits around villages and hamlets, animal-related crash reduction, and low-water bridge improvements, including potential public acquisition of private crossings.

Regarding public transit, members discussed extending ShenGO service to key areas, including Laurel Ridge Community College, Bayside, and Hardy County, WV, while also improving park-and-ride facilities along

major corridors. The committee supported freight rail enhancements and considered expanding passenger rail service, ensuring future rail and trail uses do not conflict.

Edits to zoning and infrastructure focused on reducing barriers to economic growth, including potential removal of parking requirements in designated areas and updates to airport access and zoning regulations. Additional changes addressed the placement of electric vehicle chargers, street lighting improvements, and crosswalk installations in key locations.

The meeting concluded with consensus on final revisions, ensuring transportation policies support safe, connected, and efficient travel for all users.

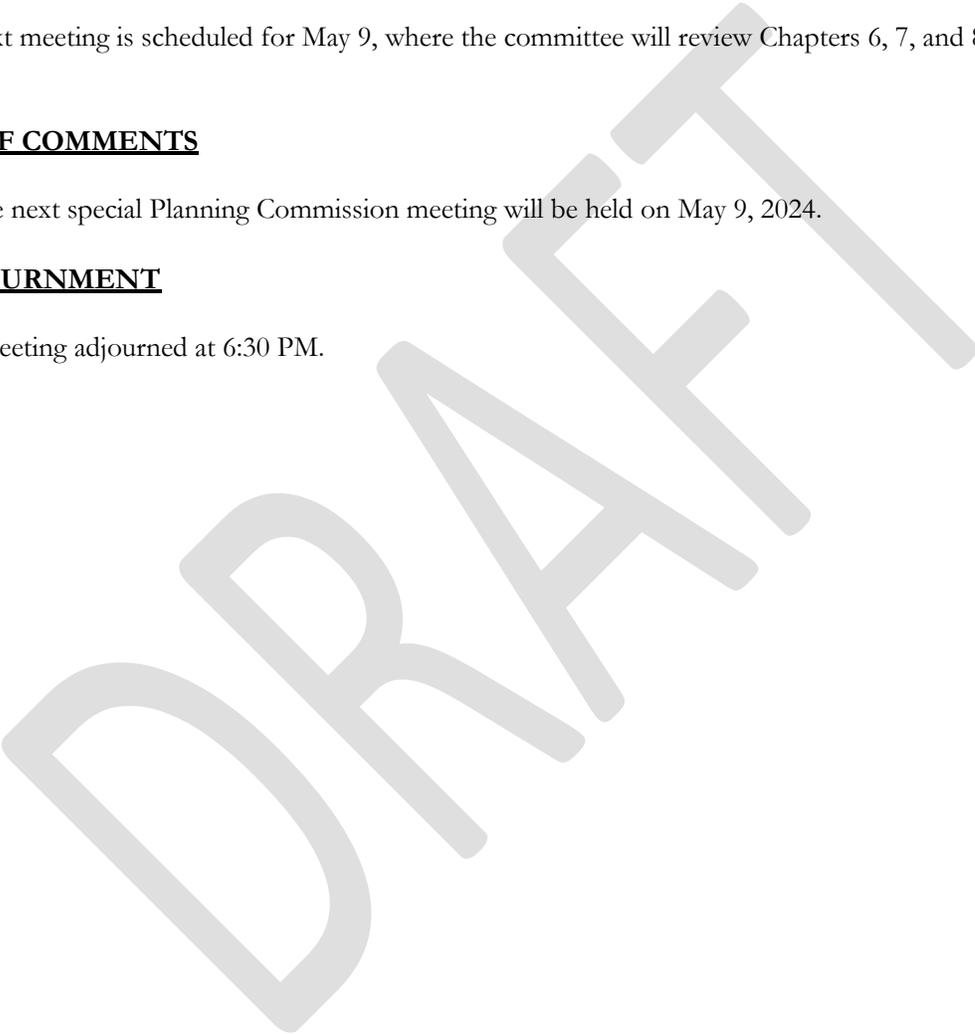
The next meeting is scheduled for May 9, where the committee will review Chapters 6, 7, and 8.

STAFF COMMENTS

The next special Planning Commission meeting will be held on May 9, 2024.

ADJOURNMENT

The meeting adjourned at 6:30 PM.



**MINUTES OF MEETING OF THE SHENANDOAH COUNTY
PLANNING COMMISSION
May 9, 2024**

A special meeting of the Shenandoah County Planning Commission was held in the Board Meeting Room, 600 North Main Street, Woodstock, Virginia on May 9, 2024.

The following members of the Planning Commission were present: Mark Dotson, Tommy Miller, Todd Steiner, and Eunice Terndrup.

The following members of the Board of Supervisors were present: Dennis Morris.

The following members of the Citizens Advisory Committee were present: Vito Gentile, Rochelle Dornatt, Mike Liskey, Seth Coffman, Scott Terndrup, Sarah Mauck.

Others present included Kim Woodwell – Alliance for the Shenandoah Valley, Director of Community Development, Lemuel Hancock, and County Planner, Tyler Hinkle.

REPORTS

None.

PUBLIC HEARINGS

None.

OLD BUSINESS

None.

NEW BUSINESS

The committee began the meeting with a brief discussion on the edits made to Chapter 11, reviewing key refinements related to road safety, connectivity, and infrastructure improvements. Members acknowledged the importance of aligning transportation strategies with broader planning goals and ensuring clear priorities for future investments. With those updates finalized, the focus shifted to the next set of chapters for review. During the meeting, the following chapters were discussed:

Chapter 6

The committee reviewed and refined Chapter 6: Public Services and Community Facilities to ensure clarity, consistency, and alignment with the county’s long-term goals for service delivery, infrastructure planning, and community well-being. Key updates focused on enhancing public facilities, improving service efficiency, and maintaining a high quality of life for residents.

Members refined the Capital Improvement Plan (CIP) policies, ensuring alignment with the Services Improvement Plan (SIP) and school capital improvement efforts. Language adjustments included clarifying that the CIP will include Level of Service Standards for all physical assets and equipment, ensuring that infrastructure investments are data-driven and effectively prioritized. Additionally, a new provision was added to consider requiring residential units over new public buildings, providing potential housing opportunities for county employees.

The discussion also emphasized the importance of third spaces, such as cafes, parks, and gathering places, in fostering social engagement and economic activity. Members revised zoning policies to consider third space-related uses by-right, ensuring that these spaces can develop more seamlessly within the county's planning framework.

Updates to service delivery and staffing were also a focal point, particularly regarding grant management and community engagement. The committee refined objectives related to staff capacity for grants to improve access to funding opportunities for local projects. Similarly, volunteer networks and animal shelter support were strengthened through refined language emphasizing a thriving network of volunteers and expansion of essential services.

Regarding retail and economic services, members adjusted language to ensure strategic development and increased access to grocery stores, restaurants, and entertainment options. This included reinforcing that new development will be strategically located within a set driving distance of key services to maintain accessibility across the county.

Waste management policies were also reviewed, with specific focus on expanding plastic bag recycling efforts, improving tire disposal practices, and evaluating options for a tire shredding and repurposing facility. A new action item was added to consider policies and tipping fees for the disposal or recycling of PV panels at the landfill, reflecting the need for responsible management of emerging waste streams.

Lastly, the committee refined strategies for public gathering spaces, including town halls, village social halls, and other meeting locations. Members recommended considering Public-Private Partnerships (PPPs) for social halls, identifying financial strategies for renovations, and ensuring these spaces remain functional community assets.

Chapter 7

The committee reviewed and refined Chapter 7 to ensure alignment with the county's educational goals, school facility needs, and long-term planning for student success. Key updates focused on ensuring adequate school capacity, modernizing facilities, and supporting both students and educators.

Discussions addressed school infrastructure, emphasizing the importance of monitoring enrollment trends and planning for expansion as needed. Members refined language to ensure that school capacity evaluations occur proactively, with planning triggered when facilities reach 80% capacity. Additionally, there was consensus on prioritizing renovations and evaluating former schools for potential reuse.

The committee also focused on transportation and resource allocation for students, clarifying that schools should have sufficient buses, activity buses, and equipment to support both academic and extracurricular activities. Updates emphasized the need for routine assessments of these resources and the development of a clear maintenance schedule.

Workforce development and career preparation remained a major topic. Members adjusted language to reinforce partnerships between schools and local industries, ensuring that students have access to vocational training, internships, and career-focused education. Expanding collaboration with businesses and higher education institutions was highlighted as a critical strategy.

Regarding school facilities, the committee refined objectives to ensure that space is available for specialized programs, including English Language Learners, preschool education, and alternative learning environments. Additional recommendations included improving accessibility for students with disabilities and enhancing safety measures.

Lastly, updates reinforced the need for investment in professional development and teacher retention strategies, with new actions supporting salary structures, ongoing training, and partnerships to provide housing incentives for educators. Members also discussed the importance of modernizing performing arts and technical education facilities, with actions added to explore funding sources for renovations and potential public-private partnerships.

Chapter 8

The committee reviewed and refined Chapter 8 to address community health, well-being, and access to essential services. Updates focused on improving healthcare access, promoting active living, and addressing gaps in mental health and addiction support.

Key revisions were made to strengthen strategies for expanding healthcare services, including clearer language on increasing access to local clinics, preventive care, and emergency medical response. The committee refined goals to ensure medical services are within reasonable reach of all residents and that partnerships with local providers are leveraged to expand offerings.

Discussions also centered on public health initiatives, such as increasing access to healthy food, encouraging physical activity, and supporting substance abuse recovery programs. Language was adjusted to emphasize public outreach and collaboration with non-profits and health providers. Additionally, objectives related to gym facilities, preventive care education, and active transportation connections were clarified.

The committee made refinements to housing and health-related policies, adjusting language to reflect a strategic approach to siting medical and mental health services. Goals were updated to ensure that new development aligns with accessibility standards and that mental health resources are available throughout the county.

Further refinements were made to align workforce and social services efforts with mental health and addiction support. The committee included additional strategies for suicide prevention, support for vulnerable populations, and expanding behavioral health services in schools.

Lastly, objectives related to elderly care, emergency response, and domestic violence support were strengthened to ensure a more comprehensive approach to community well-being. The chapter's updates reflect a commitment to improving the overall health infrastructure while balancing strategic growth and accessibility.

The committee concluded the meeting after a thorough review of Chapter 8, refining strategies to enhance healthcare access, public health initiatives, and mental health services. Members agreed that the updates better align with the county's goals for improving community well-being and ensuring essential services are within reach of all residents.

The next meeting will take place tomorrow, focusing on Chapters 9 and 10, along with a minor review of Chapter 11 to finalize key adjustments.

STAFF COMMENTS

The next special Planning Commission meeting will be held on May 10, 2024.

ADJOURNMENT

The meeting adjourned at 4:00 PM.

**MINUTES OF MEETING OF THE SHENANDOAH COUNTY
PLANNING COMMISSION
May 10, 2024**

A special meeting of the Shenandoah County Planning Commission was held in the Board Meeting Room, 600 North Main Street, Woodstock, Virginia on May 10, 2024.

The following members of the Planning Commission were present: Mark Dotson, Tommy Miller, Todd Steiner, and Eunice Terndrup.

The following members of the Board of Supervisors were present: Dennis Morris.

The following members of the Citizens Advisory Committee were present: Vito Gentile, Rochelle Dornatt, Mike Liskey.

Others present included Kim Woodwell – Alliance for the Shenandoah Valley, Director of Community Development, Lemuel Hancock, and County Planner, Tyler Hinkle.

REPORTS

None.

PUBLIC HEARINGS

None.

OLD BUSINESS

None.

NEW BUSINESS

The committee reconvened to continue refining the plan, turning its attention to Chapters 9 and 10, along with a brief review of Chapter 11 for final adjustments. Building on previous discussions, members aimed to ensure clarity and consistency in policies while reinforcing key priorities for the county. With a focus on refining goals and implementation strategies, the committee proceeded with the review.

Chapter 9

The committee reviewed and refined Chapter 9: Emergency Services, Infrastructure, and Technology to ensure clarity, consistency, and alignment with the county's goals for public safety, technology advancement, and resilient infrastructure. Key updates focused on emergency preparedness, broadband expansion, energy independence, and smart infrastructure integration.

Discussions on emergency services emphasized improved coordination between law enforcement, fire and rescue, and emergency operations. Members supported refining language to enhance mutual aid agreements with neighboring counties and strengthen the county's fire prevention and wildfire response plans. A new action was added to develop evacuation strategies and mitigation methods for high-risk areas.

The committee refined strategies for infrastructure modernization, reinforcing the county's commitment to broadband expansion and technology-driven utility improvements. Updated language ensures that cellular and broadband improvements prioritize underserved areas in rural villages, hamlets, and towns,

aligning with economic development goals. Additional language was added to support undergrounding electrical and communication lines where feasible to improve resilience against storm-related outages.

For energy infrastructure, the committee reaffirmed the goal of carbon neutrality, refining language to emphasize energy-efficient public buildings, microgrid development, and smart grid adoption. Updates also ensure large-scale energy projects are sited on brownfields, parking lots, and rooftops, rather than on productive agricultural land.

The committee strengthened policies on technology and innovation, refining objectives to attract R&D investments in AI, 3D printing, and emerging technologies. The plan now includes expanded support for tech education programs and encourages public-private partnerships to accelerate innovation in key sectors.

Chapter 10

The committee reviewed and refined Chapter 10: Parks & Recreation to ensure clarity, consistency, and alignment with the county's goals for expanding recreational opportunities, improving accessibility, and fostering economic development through outdoor and indoor recreation. Key updates focused on indoor recreation facilities, trail networks, streamlined permitting for specialty centers, and expanded parkland acquisition.

Discussions on indoor recreation centers emphasized the importance of maintaining existing facilities while allowing for the possible addition of two new recreation centers. Updated language clarifies that these centers will be accessible to all residents and include gymnasiums, public meeting spaces, saunas, and state-of-the-art indoor swimming pools. Members supported adding these improvements to the Capital Improvement Plan (CIP) to ensure funding and long-term planning.

The committee refined strategies for the permitting and zoning of specialty recreation centers, adjusting language to streamline the approval process and provide guidance for new developments. Ensuring that gyms remain a by-right use in downtown zoning areas was reinforced as a priority to encourage recreation-based businesses.

For outdoor recreation and trail expansion, members reaffirmed the county's commitment to connecting parks, greenways, and trails. The Shenandoah Valley Rail Trail remains a flagship project, with updated language clarifying that a rail-with-trail option remains viable if supported by the State of Virginia. Additionally, policies were refined to support acquiring additional rights-of-way for greenways through easements and leveraging public-private partnerships for expansion.

The committee strengthened policies related to parkland acquisition and management, ensuring that county efforts align with the County Park and Farm Master Plan. Language was refined to evaluate the Alms House tract and surrounding lands for potential park expansion and other recreational uses, such as trails through agricultural areas.

Discussions on funding strategies led to the removal of language related to increasing local sales taxes for parks and recreation initiatives. Instead, the committee endorsed exploring alternative funding mechanisms, grants, and partnerships to support future improvements.

The committee also refined public safety and emergency preparedness strategies within parks and trails. New actions were added to develop a safety plan for the Shenandoah Valley Rail Trail, install emergency call boxes in parks and the National Forest, and strengthen coordination between local fire, rescue, and law enforcement agencies for emergency response within parklands.

Additionally, members emphasized enhancing recreational access for all residents, including disadvantaged populations. Language was refined to work with partners to increase access to recreational activities for disadvantaged residents, ensuring inclusivity in county park programs.

Chapter 11

Minor edits were made to clarify the language in Chapter 11. No major edits were made as the committee felt the prior review was adequate.

Members expressed appreciation for the progress made and acknowledged the importance of ensuring consistency across all sections.

STAFF COMMENTS

The next Planning Commission meeting will be held on June 6, 2024.

ADJOURNMENT

The meeting adjourned at 2:00 PM.

DRAFT

CITIZENS ADVISORY COMMITTEE
DRAFT Minutes of June 26, 2024

CAC Members Present

Laura Bennett
Rochelle Dornatt
Vito Gentile
Mike Liskey
Sarah Mauck
Scott Terndrup

Planning Commissioners Present

Gary Lantz, Chairman
Tommy Miller
Mark Dotson
Eunice Terndrup
Dennis Morris (also County Supervisor)

Board of Supervisors

Tim Taylor

Members of the Public

Pete Dalke
Kim Woodwell

Call to Order: Vito called the meeting to order at 5:05 p.m.

Agenda: There were no changes to the agenda.

Minutes: Scott moved that the minutes from April 24, 2024 be approved. Laura seconded. The minutes were approved without objection.

Review and Discussion: Tyler reviewed the history and timeline involved in getting to this point of having a written document for examination and editing. After that, Tyler updated the group on edits made since the last meeting after talking with Rochelle and the Alliance for Shelter.

The Path Forward: Members provided their final comments leading into the public hearing set with the Planning Commission on August 7, 2024. Everyone applauded each other for all of the hard work that went into making the plan.

Next Meeting: The next gathering is October 29th, 2024.

Adjournment: The meeting adjourned at 6:50 p.m.

**CITIZENS ADVISORY COMMITTEE
ON THE COMPREHENSIVE PLAN**

CHARTER

IN ACCORDANCE WITH THE SHENANDOAH COUNTY COMPREHENSIVE PLAN-2005, THE PERMANENT CITIZENS ADVISORY COMMITTEE ON THE COMPREHENSIVE PLAN IS HEREBY ESTABLISHED.

MISSION

The Committee will review the Comprehensive Plan on a recurring basis and propose updates and revisions to the Plan as 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 Planning Commission. The Committee will function as a subcommittee under the Planning Commission.

MEMBERS

The Committee may consist of 8 to 14 members: the chairperson of the Planning Commission, or their designee, and the Director of Community Development, or his designee, who will serve as permanent members, and a maximum of two citizens, but not less than one, from each electoral district. District Supervisors will recommend citizens from their respective districts to serve on the Committee. All appointed members of the Committee shall serve at the pleasure of the Board of Supervisors and may be removed by the Board at any time. The chairperson will be elected by the committee at large.

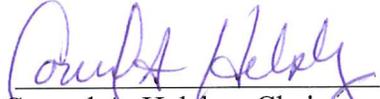
MEETINGS

The Committee will meet on a schedule set by the committee at large, but will be no less than quarterly, and also upon the call of the Chairperson. The Virginia Freedom of Information Act shall apply to all Committee business. Schedule and minutes of Committee meetings will be posted on the County web site.

PROPOSED AMENDMENTS

Any proposed amendments to the Comprehensive Plan generated by the Citizens Review Committee will be processed through the Planning Commission and the appropriate Board of Supervisors committee for further action.

Approved on a motion and second by Supervisors MORRIS and BAKER and by a vote of six to zero at a regularly scheduled Board of Supervisors Meeting on November 27, 2012.


Conrad A. Helsley, Chairman

ATTEST: 
Douglas C. Walker, Clerk of the Board