SHENANDOAH COUNTY

COMMUNITY DEVELOPMENT

Where We've Been, Where We're Going

August 23rd, 2023

Be Inspired

What does it mean to be *Rural?*

Webster's New World Dictionary (Third College Edition) defines "rural" as "of or characteristic of the country, country life, or country people; rustic", also, "living in the country", and "having to do with farming; agricultural". The derivation of the word has its root in the Latin rus (gen. ruris), meaning "the country" and in the Indo-European base rewos, meaning "to open, Room".

What does it mean to be *Rural?*

The meaning of "rural" conveys physical and visual attributes such as working farms, with large tracts of open, undeveloped land, and retaining a mostly open appearance. The viewscape is protected, with **a landscape dominated by farm fields, open pasture and cropland, scenic mountains and ridges, and large tracts of woodland** with a diversity of native and natural vegetation. Large tracts of undeveloped land remain available for rural recreation. **Residential development does not dominate the landscape**, nor is the primary or principal pattern of land use: there is a lack of congestion, "country roads" are adequate, with **clean air, clean rivers and streams, clean edges to villages and towns**, and dark skies. **Suburban development patterns are not present**, but rather, low density residential development persists, enabling continued agricultural activity. **Historic sites and landmarks are preserved. Service areas, with public water and sewer available, are compact yet retaining the small town atmosphere** and confined to designated growth areas, in and around the existing towns, and where cooperative planning between the towns and county ensures the preservation of open space in the unincorporated areas. Local businesses and commercial development are in balance with the community. Taxation policy promotes agriculture and open space.

Be Inspired

If We Are Rural, What Is *Suburban?*
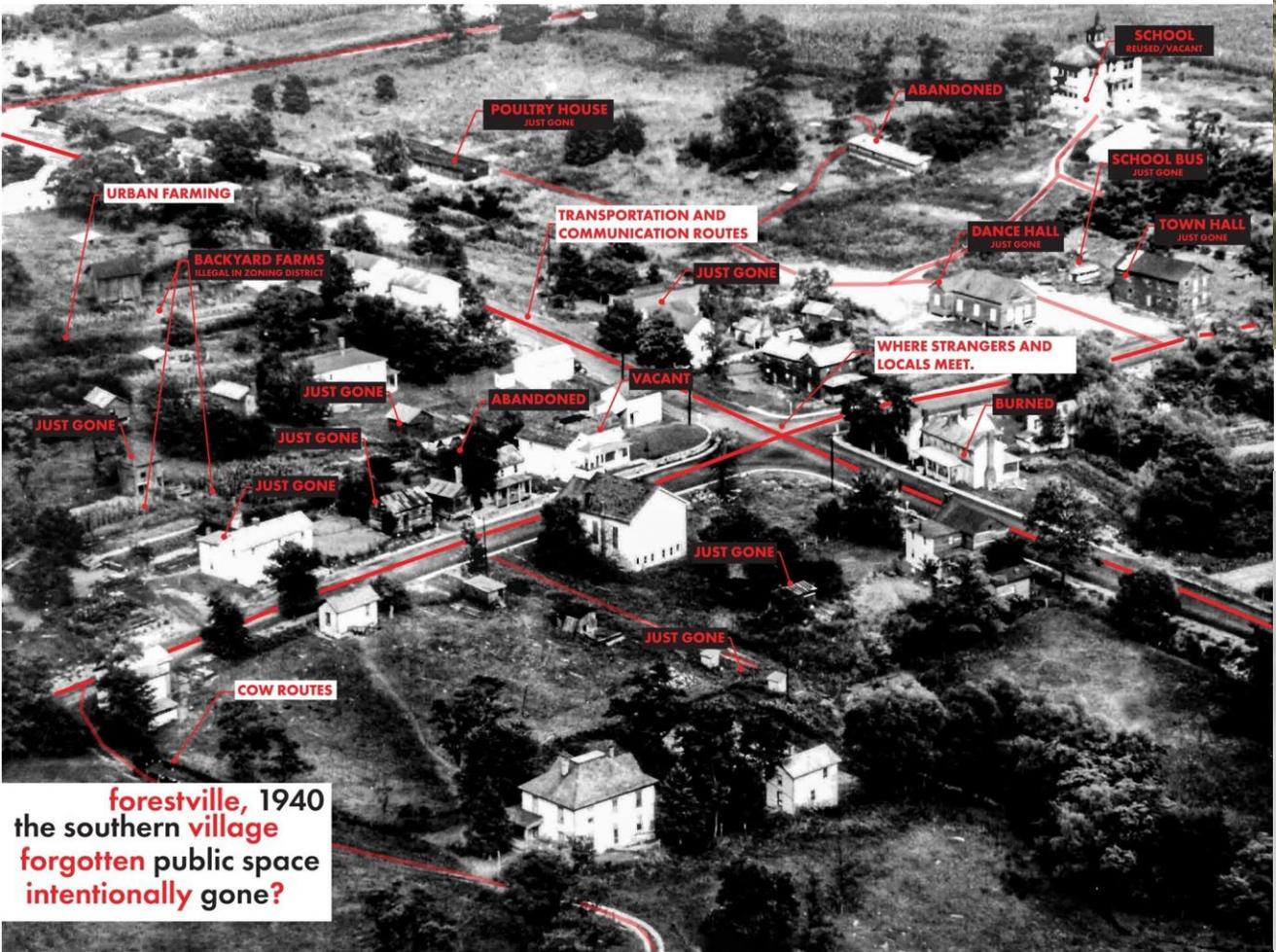
What Is *Urban?* Is It This?

The Urban Form Exists In All Sizes:

We Were Once Urban

Are cars the issue?

On Average The Normal Person From _____ Spends:
Basye: 13,860 minutes
Edinburg: 13,530 minutes
Maurertown: 13,280 minutes
Mount Jackson: 26,490 minutes
New Market: 21,770 minutes
Strasburg: 108,870 minutes
Toms Brook: 5,475 minutes
Woodstock: 46,130 minutes

IN A CAR

Be Inspired

Are cars the issue?

On Average The Normal Person From _____ Spends:
Basye: 9 Days, 15 Hours
Edinburg: 9 days, 9 Hours, 30 Minutes
Maurertown: 9 days, 5 Hours, 20 Minutes
Mount Jackson: 18 Days, 9 Hours, 30 Minutes
New Market: 15 Days, 2 Hours, 50 Minutes
Strasburg: 75 Days, 14 Hours, 30 Minutes
Toms Brook: 3 Days, 19 hours,15 Minutes
Woodstock: 32 Days, 50 Minutes

In A Car

Be Inspired

Introduction To Townscape

"There are advantages to be gained from the gathering together of people to form a town."

"One building standing alone in the countryside is experienced as a work of architecture, but bring a half dozen buildings together and an art other than architecture is made possible."

The Creation of Here and There

Space And Infinity & Deflection

Rural Spaces In Urban Places

Public V Private

Be Inspired

WHAT DO YOU LOVE? WHAT DO YOU WANT TO IMPROVE IN SHENANDOAH COUNTY?

- RURAL / NATURAL BEAUTY
- SENSE OF COMMUNITY
- SMALL TOWN FEEL
- FARMING

- STATE ROADS / I-81
- SCHOOLS
- NEW BUSINESSES
- THINGS TO DO

A REPORT ON SHENANDOAH COUNTY'S DISTRICT INFORMATION SESSIONS OF 2021 HELD BY THE CITIZEN'S ADVISORY COMMITTEE
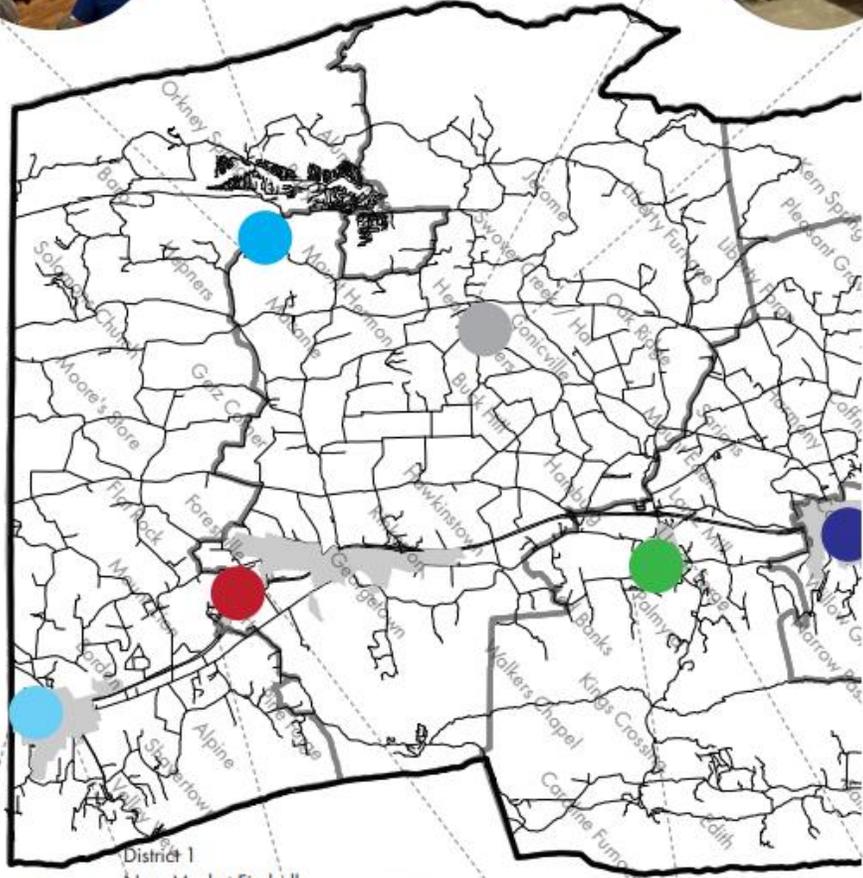
Author: Tyler Hinkle

District 1
Mount Hermon
October 4th, 2021

District 2
Conicville Firehall
October 6th, 2021

District 4
Woodstock Brewhouse
September 29th, 2021

District 3
Ridge Runner Brewery
November 18th, 2021

District 5 And 6
Toms Brook Firehall
September 30th, 2021

District 1
New Market Firehall
October 14th, 2021

District 2
Shenandoah Caverns
October 13th, 2021

District 3
Edinburg Firehall
November 29th, 2021

District 3
Fort Valley Library
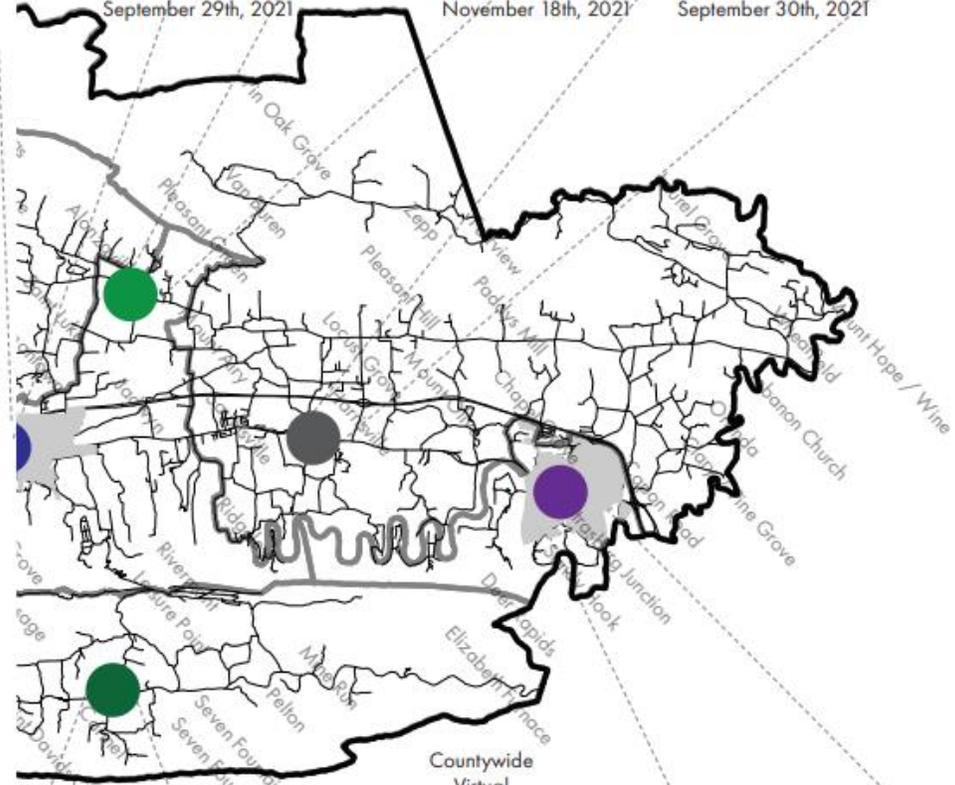October 21st, 2021

Countywide
Virtual
November 17th, 2021

District 5 and 6
Strasburg Town Hall
October 27th, 2021

On The Ground, And In The Community

Results from the Citizens Advisory Committee's Community Collaboration Sessions Of 2022

District 1
Orkney Springs
August 13th, 2022

District 1
Quicksburg/Forestville
August 24th, 2022

District 2
Mount Jackson Walk
August 24th, 2022

District 2
Western County Walk
August 24th, 2022

District 4
Woodstock Artfest
June 25th, 2022

District 4
Woodstock Walk
August 11th, 2022

District 5 And 6
Northern County Bus Tour
July 11th, 2022
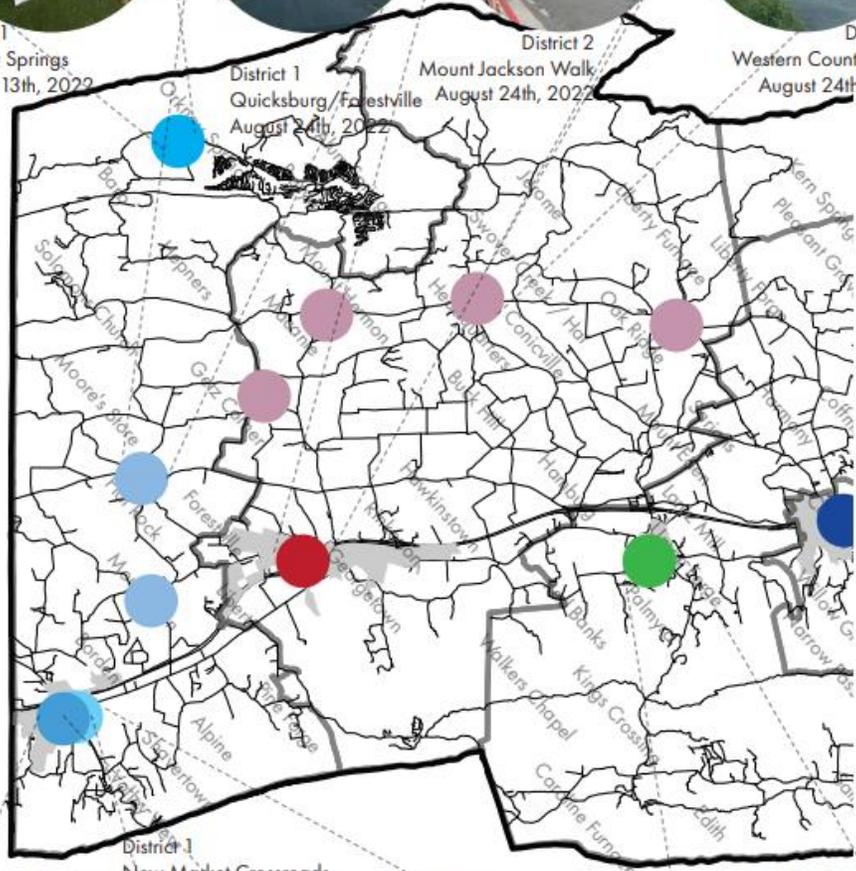
District 1
New Market Crossroads
August 12th, 2022

District 6
Strasburg Mayfest
May 14th, 2022

District 5
Toms Brook Walk
August 12th, 2022

District 1
New Market Walk
August 23rd, 2022

District 3
Edinburg Walk
August 19th, 2022
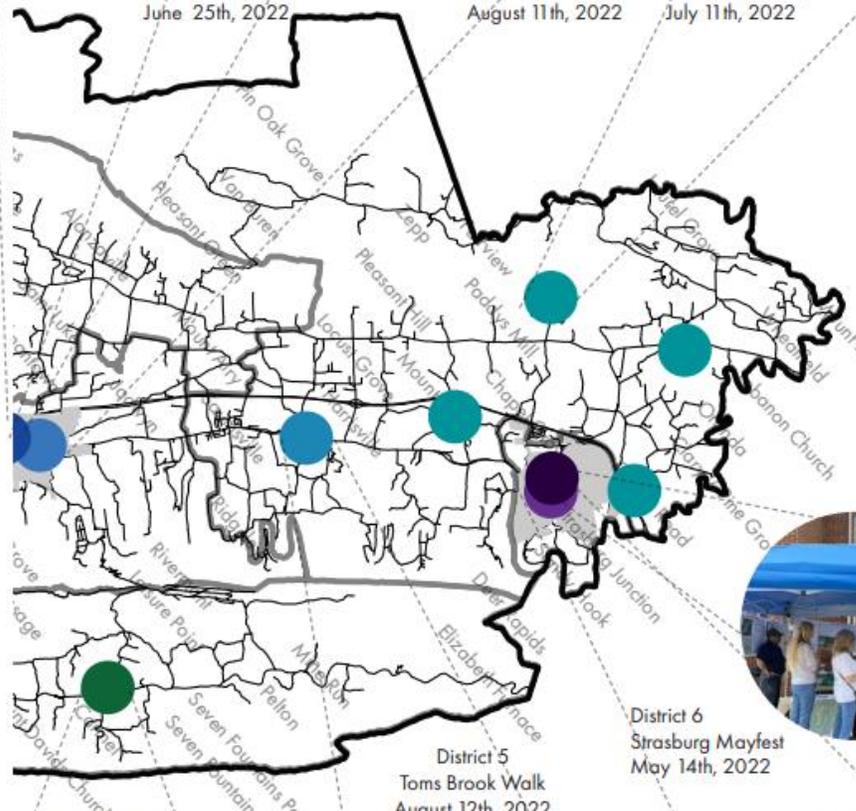
District 3
Fort Valley Parade
July 4th, 2022

District 6
Strasburg Walk
September 1st, 2022

EXECUTIVE SUMMARY

Nearly 800 people attended one of the 14 Community Collaboration Sessions that were held in the spring and summer of 2022 between May 14th and Sept 1st. Participants were engaged at five existing community events and festivals and nine tours where people live. Below are the top ideas heard from these Sessions and Walking Tours:

- **DOWNTOWN VALUE**

- **USE AND LOOK OF HISTORIC BUILDINGS**

- **PUBLIC SPACE**

- **ACCESSIBILITY AND SIDEWALKS**

Exhibit 1: Poor Investment = Poor Connectivity

SUBURBAN SPRAWL
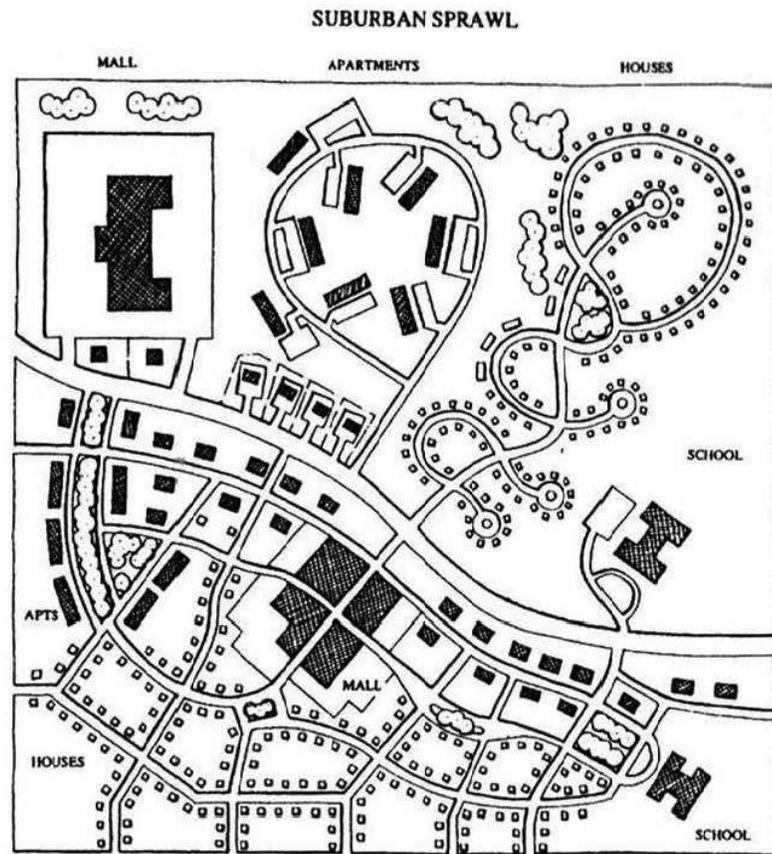
Exhibit 8: Infill

Before

After

Visioning Infill In Woodstock, Virginia

Authors: Harrison Premen, Kyle Kelly, Jinzhao Chen
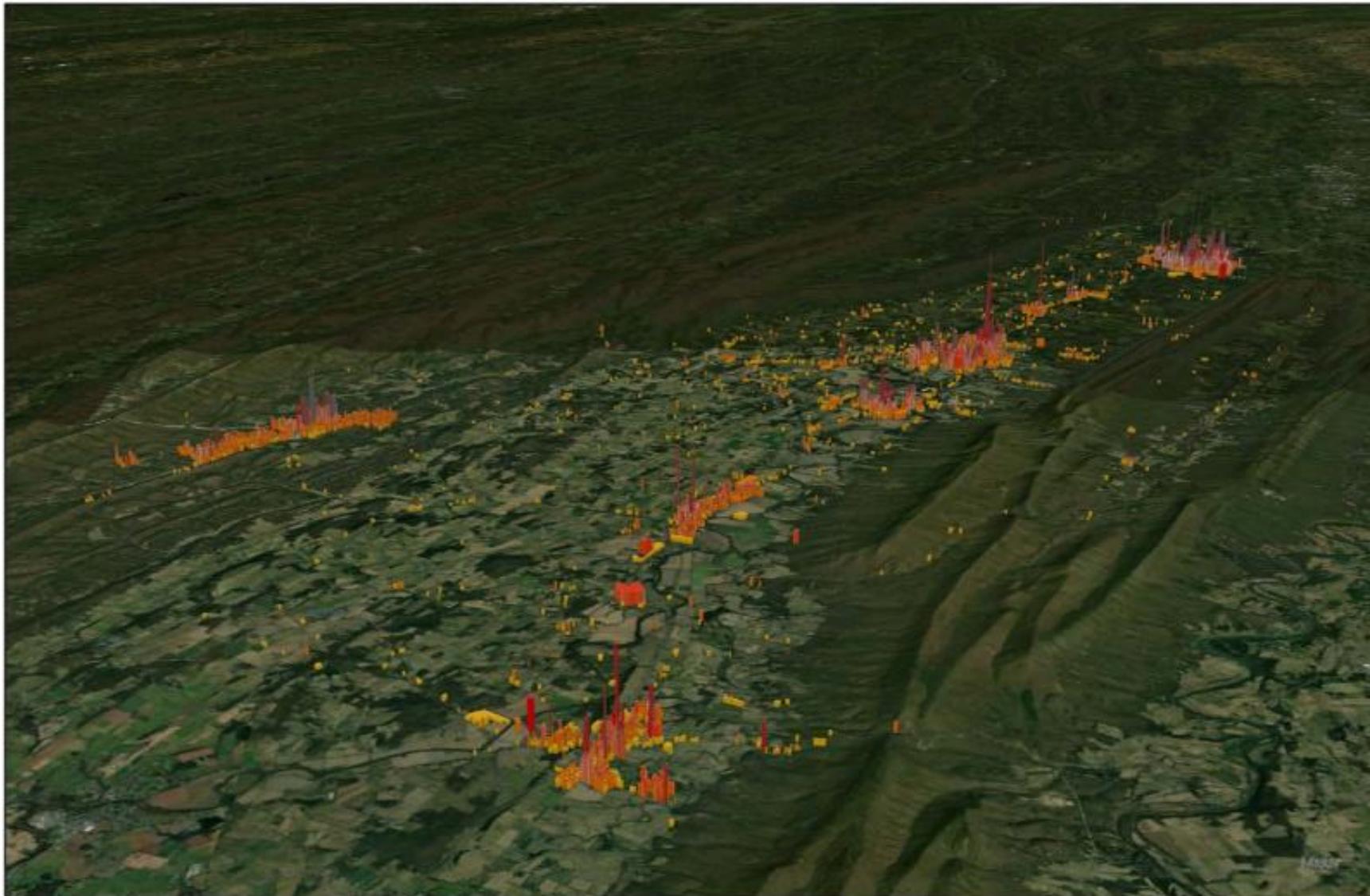
Value Per Acre Analysis

Source: Shenandoah County GIS

Author: Tyler Hinkle

Date: 8/23/2022

N

Value Per Acre Analysis

Value Per Acre Adjusted For 3d

$250k-$500K

$500k-$1m

$1m-$2m

$2m-$15.9m

Note: This map displays the taxable value of land per acre, which shows that the highest tax revenue land is within the downtowns of each Town, revealing that downtown is the best place for future private investment to take place. While the outskirts of towns have moderate values, they pale in comparison to the value of Downtown..

New Market's Value Per Acre

162 Tee Court
Land: $58,000
Improvement: $380,300
Total: $438,300
Acres: 0.528

9297 Travellers Court
Land: $38,000
Improvement: $128,600
Total: $166,600
Acres: 0.071

Jacksons Corner Cafe
Land: $18,700
Improvement: $563,000
Total: $581,700
Acres: 0.086

Be Inspired

New Market's Value Per Acre

162 Tee Court

$825,568

9297 Travellers Court

$2,346,480

Jacksons Corner Cafe

$6,763,950

Be Inspired

Results

- Data on each chapter reveals the following statements:
1. Historic resources and sites such as the battlefield and buildings should be protected.
2. Development of any kind should not disrupt farmland and the rural character should be protected.
3. We should support the growth of new and existing small businesses for a local economy.
4. Housing should be affordable in a variety of types such as apartments, shared housing and senior living.
5. We should increase river, trail, and park access as well as support new restaurants and invest in our schools.
6. Transportation investments should improve safety and access for all methods, and ShenGO is a great asset.

Results

- In addition to the chapters we heard the following statements on future projects:
  - River and creek access should be improved for all, including ADA, along with water quality.

  - Major community facilities serving the entire County should be centrally located.

  - There is little to no support or opposition for Corridor H being built in Shenandoah County.

  - Development should occur in the Towns, where people already live and resources already exist.

  - A new school should be built before 2045, there is concern on the current elementary school sizes.

  - Alternate routes from Rt 11/I-81 in the event of wrecks or major events on Rt 11 and I-81 should be clear.

  - Towns and villages should capitalize on the rail trail with amenities and business opportunities.

  - There should be a unified effort to connect, expand, and improve recreational amenities through the County

Results

- At the Walking Tours there were common themes of why downtown is so successful:

1. Human scale buildings and facades with matching characteristics and a sense of enclosure on the street.

2. Mix of private and public space as well as a mix of uses and times of day/week so people are always there.

3. Downtown is valuable such as being a tax asset, encourage and promote infill and art where appropriate.

A Survey For Our Time And Future

Results from the Citizens Advisory Committee's Community Survey

Conducted March 2020 – September 2022

MAJOR STATEMENTS

Participants were asked to rate a set of statements, "Please state how much you agree with the following:" (Options were: Strongly disagree, Somewhat disagree, Neutral, Somewhat agree, and Strongly agree)
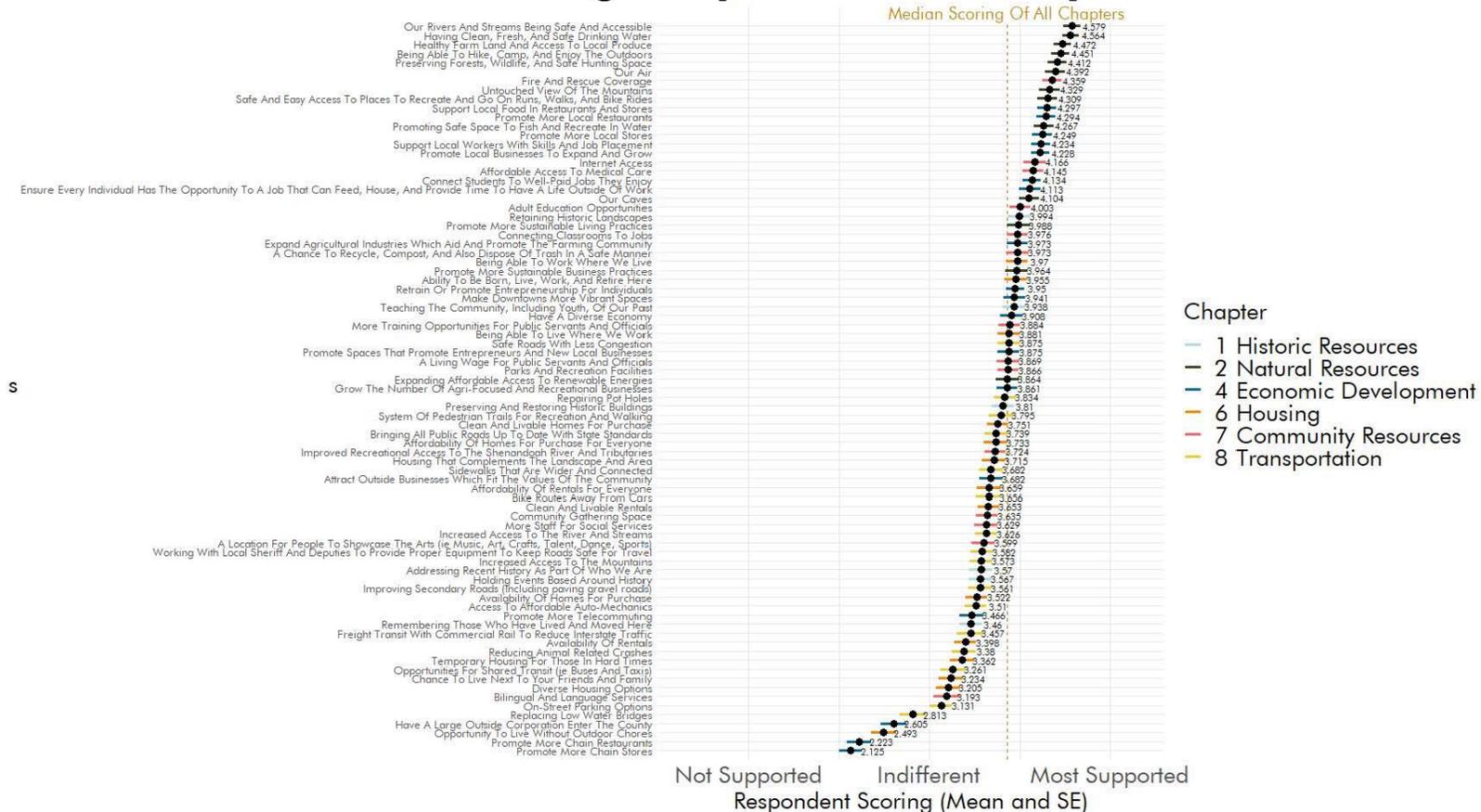
1. I Want The Views Where I Live To Look The Same In 20 Years
2. I Want More Resources In The Towns, Villages, And Hamlets
3. I Want To Sell My Land And Make A Profit
4. I Think There Should Be A Diverse Job Market
5. I Value The Amount I Am Paid Over Commute Time
6. I Should Be Required To Own An Automobile
7. I Think Students Should Receive An Education That Prepares Them For A Well Paid Job Or Post-Graduate Education
8. I Do Not Want The Community To Forget Its History
9. I Want Access To Affordable Housing For Everyone (30% Of Income Spent On Housing)
10. I Want To Protect Agriculture From Disappearing
11. I Do Not Want Shenandoah County To Become Just Like Northern Virginia
12. I Want To Be Involved In Future Planning Processes
13. I Want More Chances To Feel Connected With My Community
14. I Want Shenandoah County To Grow In A Way That It Embraces Its Heritage
15. I Want Shenandoah County To Embrace New Technology
16. I Would Like To See More Youth Staying In The County

Average Respondent Rating Of Key Values

Value Statement	Average Respondent Rating
I Think Students Should Receive An Education That Prepares Them For A Well Paid Job Or Post-Graduate Education	4.469
I Do Not Want Shenandoah County To Become Just Like Northern Virginia	4.463
I Want To Protect Agriculture From Disappearing	4.454
I Want The Views Where I Live To Look The Same In 20 Years	4.264
I Want Shenandoah County To Embrace New Technology	4.151
I Would Like To See More Youth Staying In The County	4.062
I Do Not Want The Community To Forget Its History	4.03
I Want To Be Involved In Future Planning Processes	3.988
I Want Shenandoah County To Grow In A Way That It Embraces Its Heritage	3.95
I Want Access To Affordable Housing For Everyone (30% Of Income Spent On Housing)	3.798
I Think There Should Be A Diverse Job Market	3.792
I Want More Chances To Feel Connected With My Community	3.769
I Want More Resources In The Towns, Villages, And Hamlets	3.739
I Value The Amount I Am Paid Over Commute Time	3.231
I Want To Sell My Land And Make A Profit	3
I Should Be Required To Own An Automobile	2.418

Median Respondent Rating

Strongly disagree — Neutral — Strongly agree

Average Respondent Rating (Mean and SE)

Authors: Tyler Hinkle, Sarah McDonald | Date: 10/13/22 | Sample Size: 970 People

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CHAPTER RESULTS OVERVIEW

We took all of the responses that participants provided us from all of the Chapter-based questions and sorted them based on the average rating of all ratings provided. We also color coded the responses by Chapter as can be seen on the right hand side. We also took the median of all of these aspects and drew a line which shows half of all responses above or right of the line and half below or left of the line. This line is also on every Chapter bar chart so its easier to clearly see which items where in the top half of ideas and which were in the bottom half. Further, if an item is to the right of Indifferent then the public overall supports it, while if its to the left the public overall does not support it.

Average Responses For All Chapter Questions

Median Scoring Of All Chapters

Question	Score
Our Rivers And Streams Being Safe And Accessible	4.579
Having Clean, Fresh, And Safe Drinking Water	4.564
Healthy Farm Land And Access To Local Produce	4.472
Being Able To Hike, Camp, And Enjoy The Outdoors	4.451
Preserving Forests, Wildlife, And Safe Hunting Space	4.412
Our Air	4.392
Fire And Rescue Coverage	4.359
Untouched View Of The Mountains	4.329
Safe And Easy Access To Places To Recreate And Go On Runs, Walks, And Bike Rides	4.309
Support Local Food In Restaurants And Stores	4.297
Promote More Local Restaurants	4.294
Promoting Safe Space To Fish And Recreate In Water	4.267
Promote More Local Stores	4.249
Support Local Workers With Skills And Job Placement	4.234
Promote Local Businesses To Expand And Grow	4.228
Internet Access	4.166
Affordable Access To Medical Care	4.145
Connect Students To Well-Paid Jobs They Enjoy	4.134
Ensure Every Individual Has The Opportunity To A Job That Can Feed, House, And Provide Time To Have A Life Outside Of Work	4.113
Our Caves	4.104
Adult Education Opportunities	4.003
Retaining Historic Landscapes	3.994
Promote More Sustainable Living Practices	3.988
Connecting Classrooms To Jobs	3.976
Expand Agricultural Industries Which Aid And Promote The Farming Community	3.973
A Chance To Recycle, Compost, And Also Dispose Of Trash In A Safe Manner	3.973
Being Able To Work Where We Live	3.97
Promote More Sustainable Business Practices	3.964
Ability To Be Born, Live, Work, And Retire Here	3.955
Retrain Or Promote Entrepreneurship For Individuals	3.95
Make Downtowns More Vibrant Spaces	3.941
Teaching The Community, Including Youth, Of Our Past	3.938
Have A Diverse Economy	3.908
More Training Opportunities For Public Servants And Officials	3.884
Being Able To Live Where We Work	3.881
Safe Roads With Less Congestion	3.875
Promote Spaces That Promote Entrepreneurs And New Local Businesses	3.875
A Living Wage For Public Servants And Officials	3.869
Parks And Recreation Facilities	3.866
Expanding Affordable Access To Renewable Energies	3.864
Grow The Number Of Agri-Focused And Recreational Businesses	3.861
Repairing Pot Holes	3.834
Preserving And Restoring Historic Buildings	3.81
System Of Pedestrian Trails For Recreation And Walking	3.795
Clean And Livable Homes For Purchase	3.751
Bringing All Public Roads Up To Date With State Standards	3.739
Affordability Of Homes For Purchase For Everyone	3.733
Improved Recreational Access To The Shenandoah River And Tributaries	3.724
Housing That Complements The Landscape And Area	3.715
Sidewalks That Are Wider And Connected	3.682
Attract Outside Businesses Which Fit The Values Of The Community	3.682
Affordability Of Rentals For Everyone	3.659
Bike Routes Away From Cars	3.656
Clean And Livable Rentals	3.653
Community Gathering Space	3.635
More Staff For Social Services	3.629
Increased Access To The River And Streams	3.626
A Location For People To Showcase The Arts (ie Music, Art, Crafts, Talent, Dance, Sports)	3.599
Working With Local Sheriff And Deputies To Provide Proper Equipment To Keep Roads Safe For Travel	3.582
Increased Access To The Mountains	3.573
Addressing Recent History As Part Of Who We Are	3.57
Holding Events Based Around History	3.567
Improving Secondary Roads (Including paving gravel roads	3.561
Availability Of Homes For Purchase	3.522
Access To Affordable Auto-Mechanics	3.51
Promote More Telecommuting	3.466
Remembering Those Who Have Lived And Moved Here	3.46
Freight Transit With Commercial Rail To Reduce Interstate Traffic	3.457
Availability Of Rentals	3.398
Reducing Animal Related Crashes	3.38
Temporary Housing For Those In Hard Times	3.362
Opportunities For Shared Transit (ie Buses And Taxis)	3.261
Chance To Live Next To Your Friends And Family	3.234
Diverse Housing Options	3.205
Bilingual And Language Services	3.193
On-Street Parking Options	3.131
Replacing Low Water Bridges	2.813
Have A Large Outside Corporation Enter The County	2.605
Opportunity To Live Without Outdoor Chores	2.493
Promote More Chain Restaurants	2.223
Promote More Chain Stores	2.125

Not Supported   Indifferent   Most Supported

Respondent Scoring (Mean and SE)

Chapter
- 1 Historic Resources
- 2 Natural Resources
- 4 Economic Development
- 6 Housing
- 7 Community Resources
- 8 Transportation

Authors: Tyler Hinkle, Sarah McDonald | Date: 10/13/22 | Sample Size: 970 People

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FROM THE MOUNTAINTOP

In the second part of the survey, in order to better understand the look and feel of Shenandoah County in the future, a question was asked on what the future would look like from the top of a mountain looking down into the County. Participants were asked:

If you stood on a mountaintop overlooking Shenandoah County in 2045, what would you want to see?

Here are some of the statements that respondents provided us per District:

District 1 Ideas

- The Valley that grew but still preserved the beauty.
- Full towns, surrounded by farms
- Open landscape and be able to point out places in the community to my kids
- Beautiful landscape with some city-like areas spread apart.

District 2 Ideas

- Rural space with communities, rather than suburban sprawl
- Growth and businesses. We are becoming a low income housing community.
- Lots of green trees, grass, beautiful agriculture fields, renovated remodeled down town. Community gathering places, more parks

District 3 Ideas

- Clean, well organized towns dotting an otherwise rural landscape. Solar and wind farms distributed throughout valley.
- A vibrant patchwork of ag lands and residential development clustered in towns, villages and hamlets.
- Beautiful, rural area with most growth clustered around towns, some industrial growth on or near already-existing sites

District 4 Ideas

- River, trees, agriculture, and small communities surrounding Route 11.
- Clear skies & beautification & vegetation & well kept landscaping & buildings!!
- The Seven Bends, farming, clear skies, small industry
- Purposeful advancement and NEW SCHOOL BUILDINGS!!!!!!

District 5 Ideas

- Green, open spaces, farmland, and small towns
- Mountains, nature, more businesses, a more vibrant and thriving community with younger people, families and kids.
- A rail system right in the media of I-81
- Definitely NOT something that looks like Fairfax County.

District 6 Ideas

- Active farms and neat towns & villages with well defined edges
- Clear mountain, river views. Plenty of tilled farmland. Human and animal habitat. A rainbow future.
- A green valley with water still flowing in the rivers.
- Happy people, larger towns, maybe a few tall buildings

From The Mountaintop

In the year 2045 I climbed on top of the mountain to look down on Shenandoah County, looking out I could see, a small town, a farm, and a few small homes. The sun was shining bright with a deep blue sky. It was peaceful. There were no big cities, no construction, no signs of over industrialization, no new highways, and nothing but nature. Looking at the Towns I could see kids playing in a park, people walking down the street, the river running through it all. Looking at the villages and hamlets I saw a general store, a restaurant, a gas station, a post office, and a library. All these things make up the life of a small town. Then I looked out and saw the farms and I knew this was where I wanted to be. This is why I believe it is important to leave the land unspoiled and untouched because we need to preserve the beauty of what remains so our grandchildren will have something to look forward to when they return here in 2065.
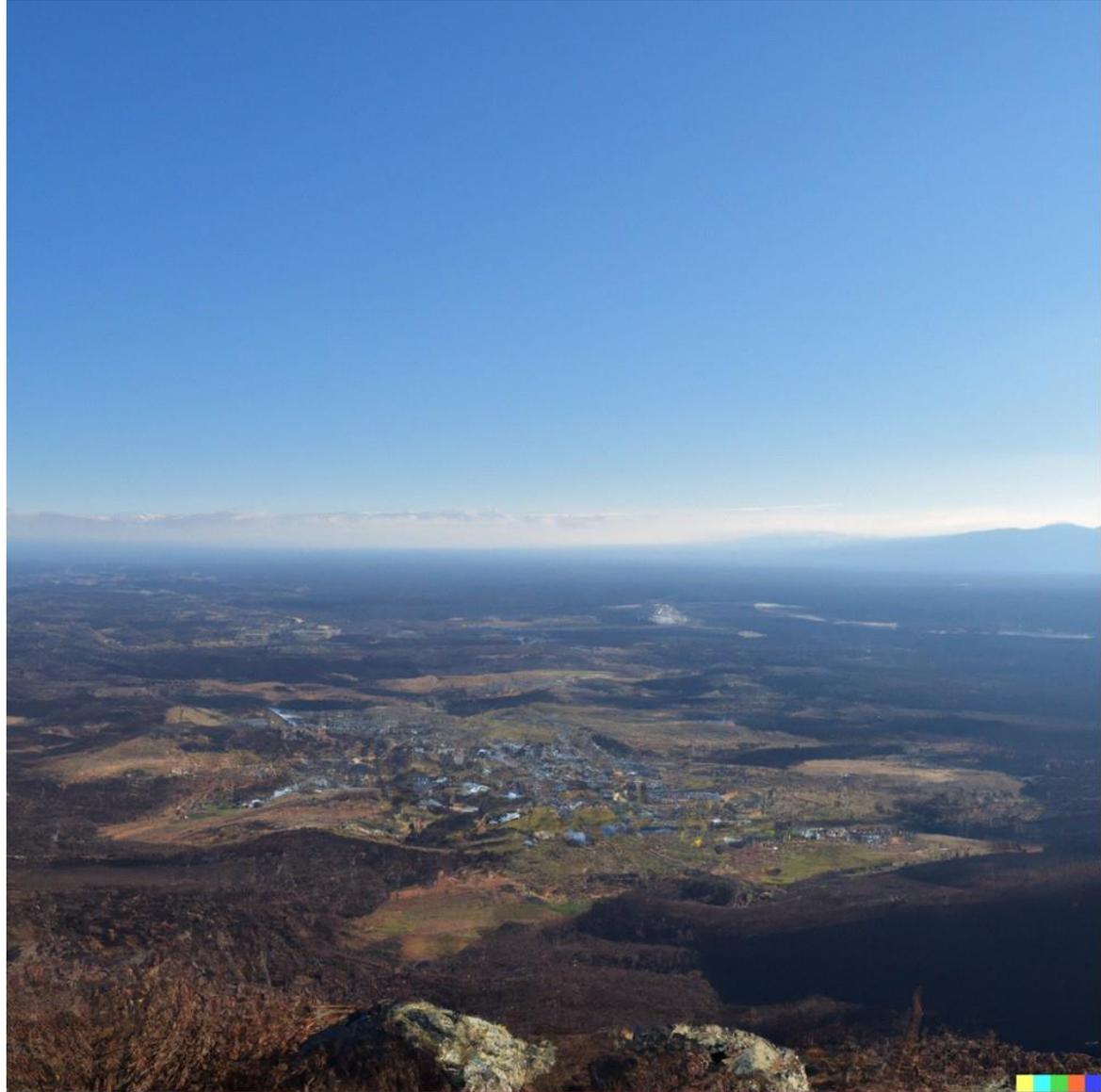
TO THE STREET

In the second part of the survey, in order to better understand the look and feel of Shenandoah County in the future, a question was asked on what the future would look like from the view of the street or downtown. Participants were asked:

If you were on the street of a town, village, or hamlet in Shenandoah County in 2045, what would you want to see in the community?

Here are some of the statements that respondents provided us per District:

District 1 Ideas

- I would want to see people walking to and from eateries, local shopping options, a rails to trails bike path connecting towns.
- More stores, not just for tourists, the well to do or retired
- Full sidewalls, outdoor seating, lush landscaping
- People smiling, walking, eating, talking, relaxing, and social

District 2 Ideas

- Mixed use zoning, with town centers and residential mixed
- A vibrant downtown with something besides thrift stores
- A vibrant, diverse community free of the Stars and Bars
- Parks, community events, remit of historical buildings more local businesses

District 3 Ideas

- Walkable access to stores, restaurants. Performing arts center(s)
- People, safe walking and biking paths to schools, stores and recreation, and local merchants.
- Mom and pop restaurants, shops featuring the local talents
- All the buildings on route 11 restored to a decent standard!!!

District 4 Ideas

- People enjoying time outside, shopping, eateries, and entertainment
- Clean streets, uncluttered yards, no vacant buildings
- No homeless people, businesses that were open and thriving, not too much noise, good air quality, a diverse community
- Walkable, tree shaded sidewalks; bike paths; thriving local businesses

District 5 Ideas

- Places to eat, shopping, places to hang out with friends, activities
- People gathering at small businesses talking outside at tables
- Diverse, small shops locally owned, e.g., coffee & pastry shop, flower shop, book store and/or library, small diner or restaurant
- Preserved historical homes, family owned small businesses

District 6 Ideas

- A thriving community center with people engaged in family activities
- People out enjoying local shops, eateries, and learning spaces
- Colorful vibrant buildings, people walking, patios, laughter, smiles, lots of trees.
- Buildings being used not run down and dilapidated

To The Street

In the year 2045 I traveled into one of the Towns in Shenandoah County and when I stepped out onto the street downtown I saw a large number of people milling around the streets. They appeared to be very friendly as if they knew each other and were having a great day. There was some traffic on the road that looked to be mostly bicycles or electric cars. There appeared to be several restaurants and shops open with people inside and outside. There were many people of different ages going about their daily lives. It felt like a real community where everyone knew each other and was kind to each other. Then I traveled to one of the villages out in the County and when I walked down the street I saw a group of people sitting around a table in front of a small café. The look on their faces was serious as they discussed how they could make the Village better and safer. I noticed a large number of children playing in the park. The people appeared to be from a wide variety of races and cultures. There were young couples and older couples holding hands and walking.

What's Right, Wrong, Or Missing?

Results from the Citizens Advisory Committee's Community Review Sessions Of 2023

People Collaborated & Engaged

✓ 102 People District Information Sessions

✓ 800 People Community Collaboration Sessions

✓ 970 survey opinions based on household data from the 330 responses

✓ 800 People Community Review Sessions

➤ 2,672 people over 18 collaborated PLUS

✓ 52 high school students

➤ 2,724 people collaborated with PLUS

✓ Thousands more engaged through:
   ✓ Valley Today Radio Show
   ✓ Facebook Engagement
   ✓ Mailings and fliers
   ✓ Individual presentations
   ✓ And many more methods of engagement

District 1
Orkney Springs
July 22nd, 2023

District 4
Woodstock
June 24th, 2023
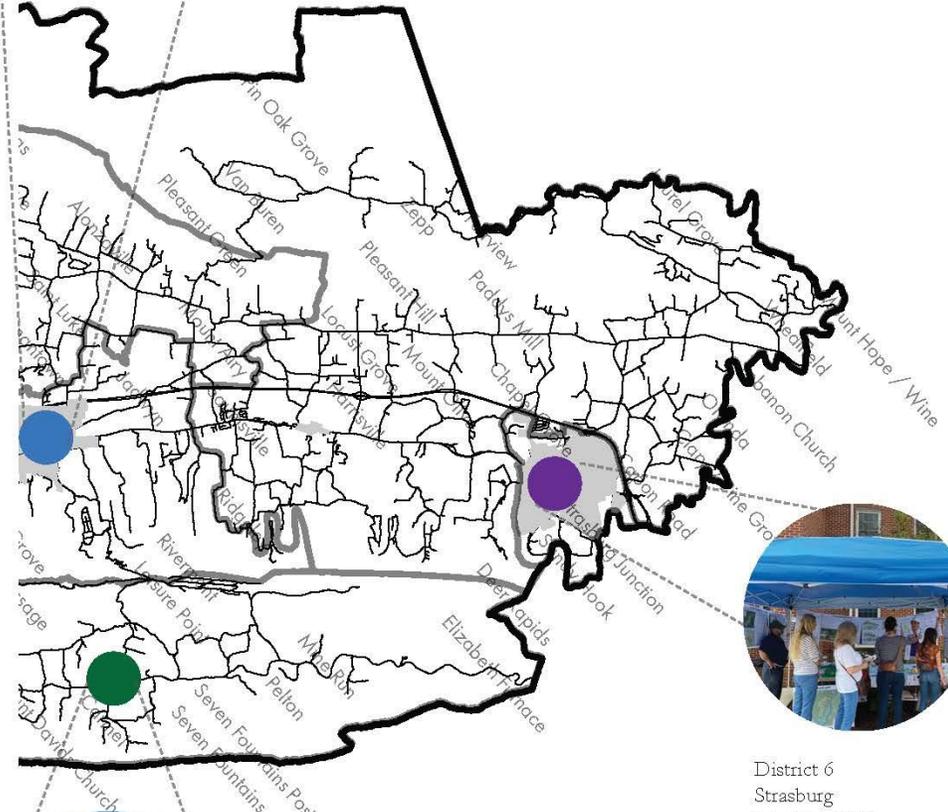
District 6
Strasburg
July 21st, 2023

District 2
Mount Jackson
May 6th, 2023

District 3
Fort Valley Parade
July 4th, 2023

EXECUTIVE SUMMARY

Nearly 800 people attended one of the 5 Community Review Sessions that were held in the spring and summer of 2023 between May 6th and July 22nd. Participants were engaged at five existing community events and festivals. Below is a word cloud showing the most frequently used words, also visualized in a bar chart to the right of the word cloud. We also ran a word web analysis, seen right, to see the overall connected narratives from all engagement results:

Connections Between All CRS Comments

Authors: Tyler Hinkle | Date: 8/11/23

Frequently Used Words By CRS Respondents On The Comprehensive Plan

Word	Number Of Times Word Said
keep	28
more	23
love	23
rail	22
trail	19
downtown	18
new	16
housing	16
small	15
development	15

Authors: Tyler Hinkle | Date: 8/11/23

Preference Survey

As noted at in the introduction, a preference survey of various aspects was conducted on seven different topics. The following will show the overall combined results of the survey and directly below is a combination of all options to show the highest and lowest rated concepts. The highest being we should be rural, wilderness, and walkable. The lowest revealing that we should not be suburban, super urban, or cookie cutter. This is the future the public desires.

Top Five Supported Identity Aspects / Ideas

Rural   Wilderness

Walkable   Historic

Wildlife

Top Five Opposed Identity Aspects / Ideas

Suburban   Super Urban

Cookie Cutter   Build On Prime Soils

Build In Flood Areas

Respondents Want A Walkable Rural Future For Shenandoah County

Category	Score
Rural	19
Wilderness	15
Walkable	12
Historic	12
Wildlife	11
Historic Markers	11
Active	11
Vacant Lots	11
Local Bus	10
Small Apartment	9
Overlooks	9
Downtowns	9
Historic Urban	9
Mid-rise	8
Adventure elements	8
Fishing areas	8
Dog Parks	8
ShenGO	8
Tourist Transit	8
Bus Shelter	8
Live Work	7
Courtyard Apartments	7
Stacked Duplex	7
Tiny House	7
Interesting architecture	7
Design	7
Food trucks	7
Art	7
Unique	7
Fourplex	6
Townhouse	6
Cottage Court	6
Duplex	6
Railroad Memorabilia	6
Exercise	6
Senior Living	5
Stacked Triplex	5
Microtransit	5
Regional Bus	5
Bike Lanes	4
Amtrak	3
Gravel Roads	2
Company Transit	2
Bike Share	2
Estates	2
Pedestrian Crosswalks	1
Neighborhood Roundabouts	1
Electric Scooter	1
Gravel Trails	0
Asphalt Trails	0
Paving Gravel Roads	0
Secondary Roads	0
Sidewalk	0
Primary Roads	0
Taxi	0
Ride Share	0
Car Share	0
Critical Slopes	0
Interstate	-1
Abandoned	-1
Forests	-1
Flood Areas	-1
Prime Soils	-1
Cookie Cutter	-2
Super Urban	-4
Suburban	-5

Overall Response Score (+1 for support, -1 for oppose)

What Should Shenandoah County Be?

Shenandoah County Should Be Rural

Category	Score
Rural	19
Wilderness	15
Historic Urban	9
Estates	2
Super Urban	-4
Suburban	-5

Rural   Wilderness

Historic Urban   Estates

Super Urban   Suburban
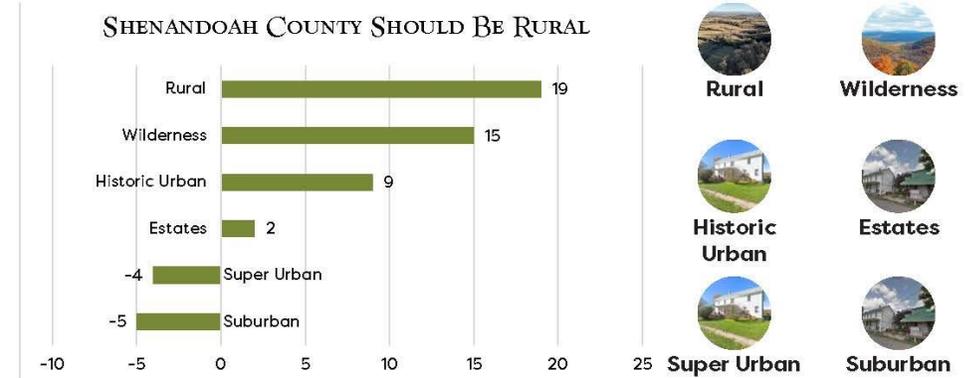
Where Should New Buildings Occur?

New Buildings Should Go On Vacant Lots And In Downtown

Category	Score
Vacant Lots	11
Downtowns	9
Critical Slopes	0
Forests	-1
Flood Areas	-1
Prime Soils	-1

Vacant Lots   Downtowns

Critical Slopes   Forests

Flood Areas   Prime Soils
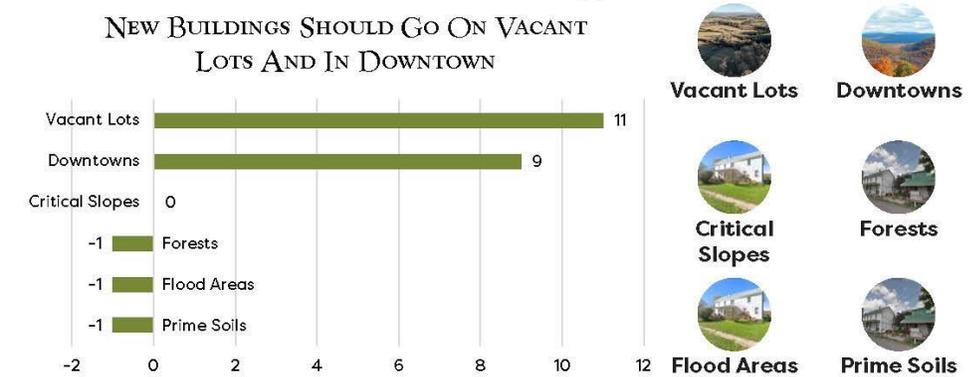
How Should Our Towns, Villages, And Hamlets Look?

Our Towns, Villages, & Hamlets Should Be Active, Walkable, & Historic

Category	Score
Walkable	12
Historic	12
Active	11
Unique	7
Abandoned	-1
Cookie Cutter	-2

Walkable   Historic

Active   Unique

Abandoned   Cookie Cutter
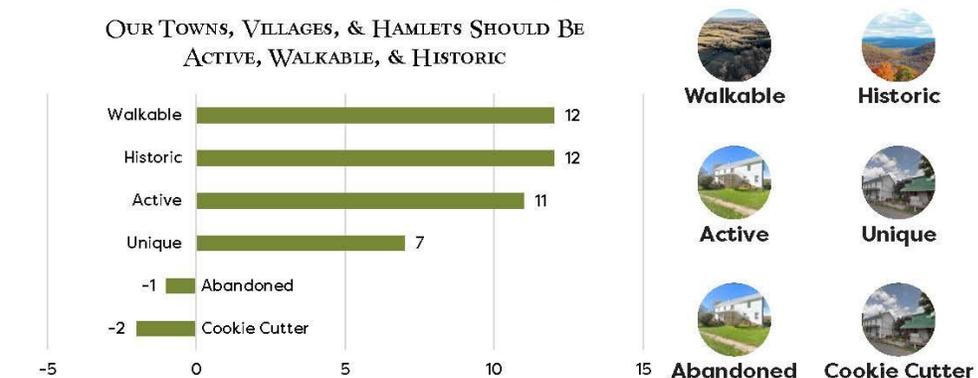
Which Shared Transportation Options Are Preferred?

Options Like ShenGO & Tourism Tranist Are Preferred

Option	Value
Local Bus	10
Tourist Transit	8
Bus Shelter	8
Microtransit	5
Regional Bus	5
Amtrak	3
Company Transit	2
Bike Share	2
Electric Scooter	1
Taxi	0
Ride Share	0
Car Share	0
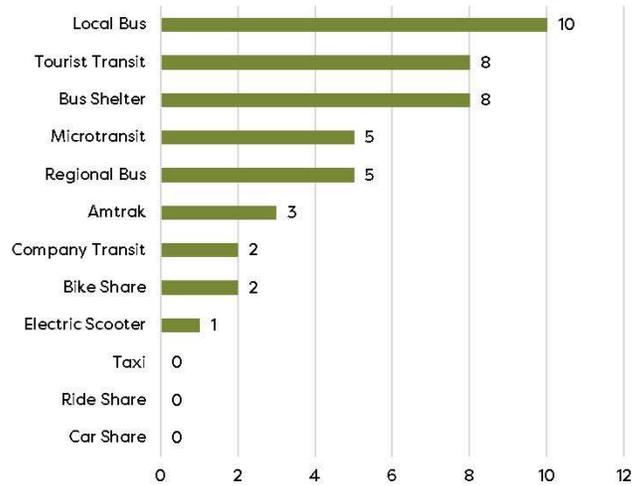
Shared Transportation - Transporte Compartido.

How would you use shared transportation?
¿Cómo usaría el transporte compartido?

Which Rail Trail Amenities Are Preferred?

Respondents Want To See Wildlife, Learn History, And Have Great Views

Amenity	Value
Wildlife	11
Historic Markers	11
Overlooks	9
Adventure elements	8
Fishing areas	8
Dog Parks	8
Interesting architecture	7
Design	7
Food trucks	7
Art	7
Railroad Memorabilia	6
Exercise	6
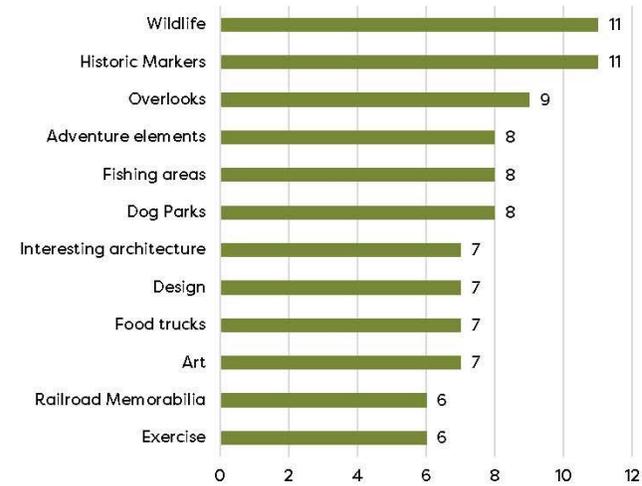
Rail Trail - Sendero Ferroviario.

Tell Us Any Other Ideas On The Rail Trail.
Díganos cualquier otra idea sobre el sendero ferroviario:

How Should We Use $8 Million?

We Should Use $8 Million On Public Transit, Bike Lanes, And Safety

Option	Value
ShenGO	8
Bike Lanes	4
Gravel Roads	2
Pedestrian Crosswalks	1
Neighborhood Roundabouts	1
Gravel Trails	0
Asphalt Trails	0
Paving Gravel Roads	0
Secondary Roads	0
Sidewalk	0
Primary Roads	0
Interstate	-1

How Should We Use $8 Million?
¿Cómo deberemos usar $8 millones?

1 Mile of Interstate	5 Miles of Primary Roads	8 Miles of Sidewalk
16 Miles of Secondary Roads	17 Miles of Bike Lanes	35 Miles of Paving Gravel Roads
36 Miles of Asphalt Trails	39 Miles of Gravel Roads	80 Neighborhood Roundabouts
152 Miles of Gravel Trails	354 Flashing Pedestrian Crosswalks	576 Coverage Miles Per Year Of ShenGO

How Can Our Major Roadways Improve?
¿Cómo pueden mejorar nuestras carreteras principales?

Which Housing Styles Are Preferred?

Respondents Prefer Dense Small Apartments And Mixed Use Options

Style	Value
Small Apartment	9
Mid-rise	8
Live Work	7
Courtyard Apartments	7
Stacked Duplex	7
Tiny House	7
Fourplex	6
Townhouse	6
Cottage Court	6
Duplex	6
Senior Living	5
Stacked Triplex	5
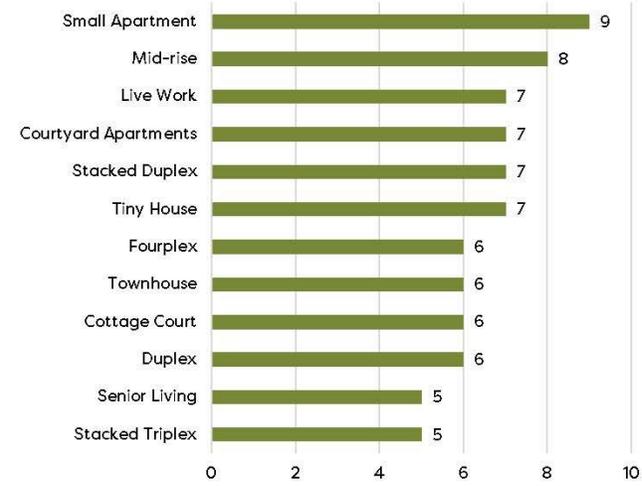
Housing Styles - Estilos De Vivienda.
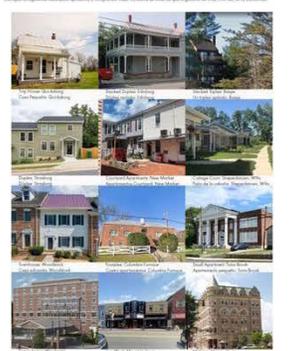
Tell Us Any Other Ideas On Styles Of Housing:
Comparta cualquier otra idea sobre estilos de vivienda:

VISION STATEMENT

Connections Between All CRS Comments On The Vision Statement

Authors: Tyler Hinkle | Date: 8/11/23
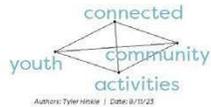
Frequently Used Words By CRS Respondents On Vision Statement
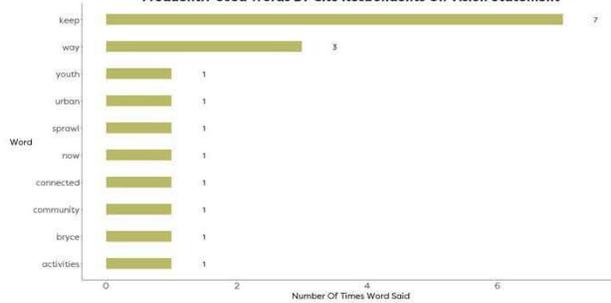
Mount Jackson Responses:

Keep it the way it is
Keep it the way it is
Keep it as it is now
Keep it they way it is
Keep it like it is
Like Bryce
Keep urban feel, no sprawl
Be just like it is connected with community more youth activities
Keep taxes down
Too many nova people

Online Responses:

I agree with this in general, but I would replace limiting growth outside our towns with an emphasis on zoning reform to legalize the expansion of our multi-use town centers so that more people can enjoy living in our county affordably while keeping natural and agricultural areas prominent.

FUTURE LAND USE MAP

Connections Between All CRS Comments On Future Land Use Map

Authors: Tyler Hinkle | Date: 9/11/23

Frequently Used Words By CRS Respondents On Future Land Use Map
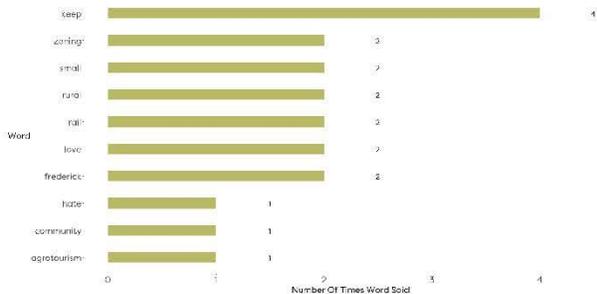
Woodstock Responses:

Don't be Frederick County
Love the community
Keep it rural
Hate Frederick County, know its limiting for taxes, love mountains and agrotourism
Smaller, wider here, keep it rural, no suburbs, friendly here
Like camping and being outdoors, nicer and more affordable than West Virginia, quiet nice people
On option H, No, absolutely not. Let the small towns be small

Orkney Springs Responses:

Keep things as they are
Don't change much
Like it the way it is
Keep it like it is, its beautiful

Online Responses:

Build rail with trails, not the rail trail. And focus on dense multi-use residential regions + agricultural / country zoning. Single family homogenous zoning should be diminished.
I'd like to see more agriculture

CHAPTER 1:
HISTORIC, CULTURAL, AND
SCENIC RESOURCES

Connections Between All CRS Comments On Chapter 1

Authors: Tyler Hinkle | Date: 8/11/23

Frequently Used Words By CRS Respondents On Chapter 1

Mount Jackson Responses:

Preserve historic sites
Keep memorials

Orkney Springs Responses:

Avoid too many difficult requirements in historic districts

Online Responses:

Yes, but while still allowing new dense multi-use development in a similar historical style / tradition.
Objective 1.2.4: Yes, but not to the detriment of new multi-use developments of a similar character.
Open forums for public
Allow more freedom in uses in singe-family zoning districts, encouraging small businesses and walkable communities.
Add the Lantz Mill deaf community.

CHAPTER 2:
WATER RESOURCES

Connections Between All CRS Comments On Chapter 2
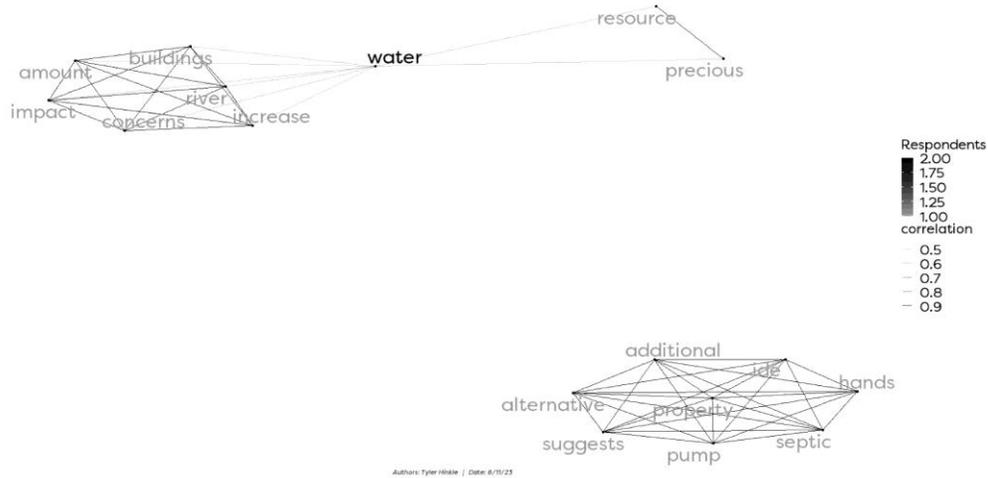
Authors: Tyler Hinkle | Date: 8/11/23

Frequently Used Words By CRS Respondents On Chapter 2
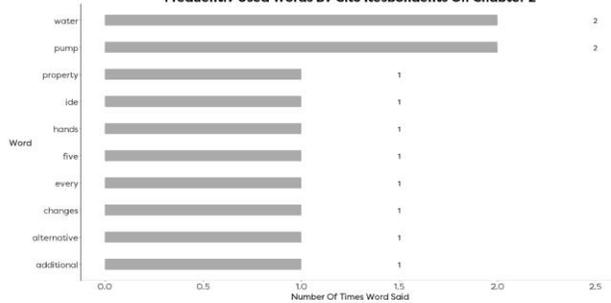
CHAPTER 3: AGRICULTURAL, FORESTAL, AND GEOLOGICAL RESOURCES

Connections Between All CRS Comments On Chapter 3

Authors: Tyler Hinkle | Date: 9/11/23
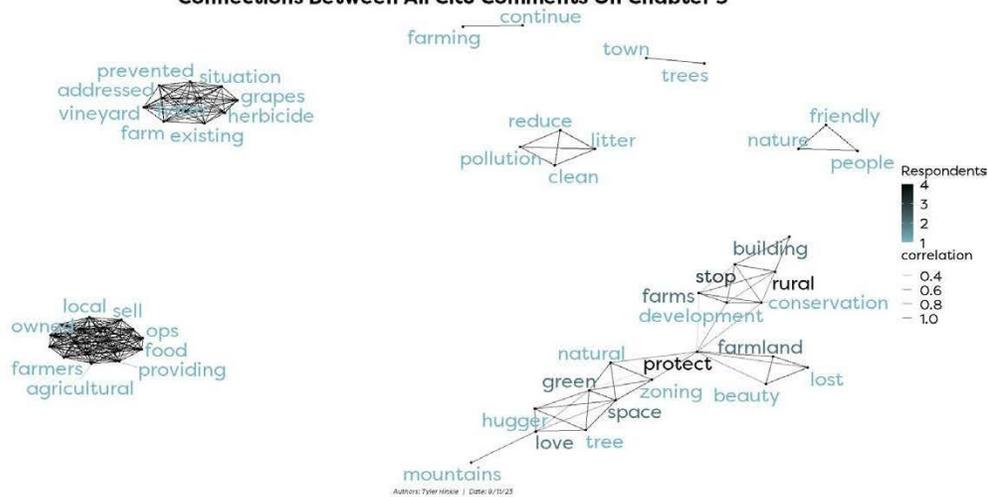
Frequently Used Words By CRS Respondents On Chapter 3
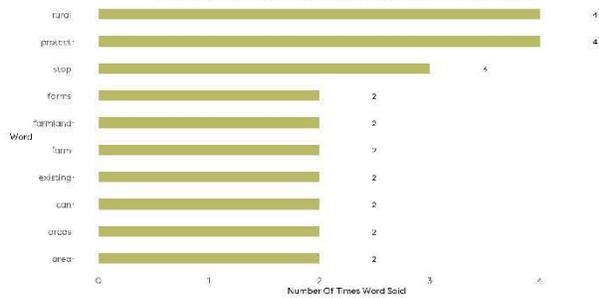
Mount Jackson Responses:

Protect farmland
Like wineries
Situation where new vineyard is established next to an existing farm; existing farm uses herbicide that can harm grapes; how can this conflict be prevented/addressed?
Keep farms in rural areas
Like rural area protect it, conservation stop development on farms
Reduce pollution and litter clean

Woodstock Responses:

Love mountains
Like nature and friendly people
Being able to continue farming

Strasburg Responses:

More trees in town and everywhere
Use zoning to protect natural green space
Stop building in the rural area
Protect farmland or all the beauty will be lost
Stop building so much in the rural areas
Love the green space, tree hugger

Online Responses:

Support food co-ops in addition to agricultural co-ops in an effort to both allow local farmers good places to sell their wares, while also providing walkable community-owned grocery options in our communities.

CHAPTER 4:
ECONOMIC DEVELOPMENT

Connections Between All CRS Comments On Chapter 4

Authors: Tyler Hinkle | Date: 9/11/23

Frequently Used Words By CRS Respondents On Chapter 4
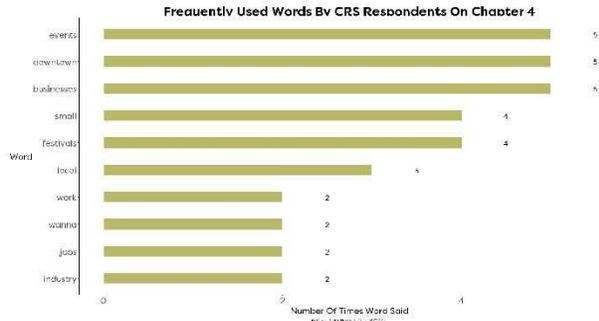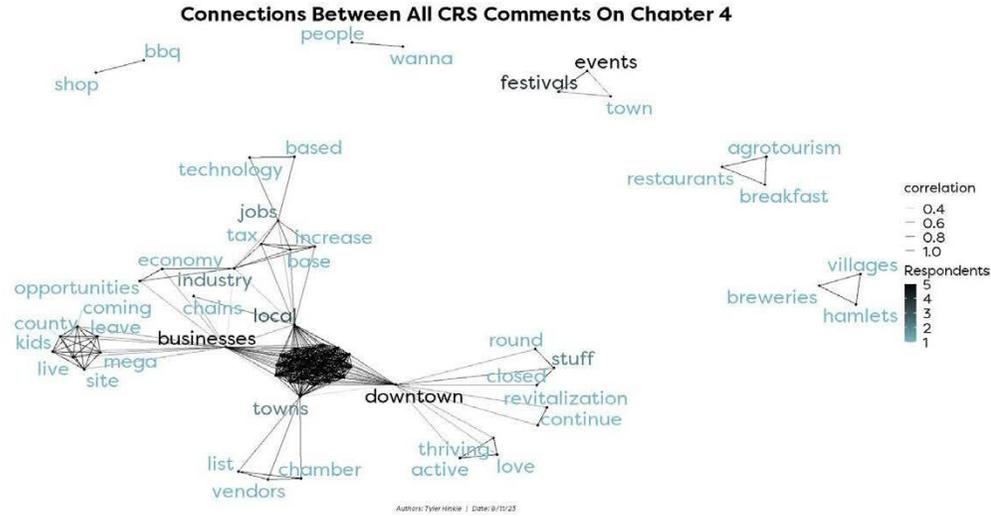
More festivals and events in town
People don't wanna work. People should wanna work.
More technology based jobs
Better economy more opportunities for businesses more industry
More events
More development
Breweries in small hamlets/villages
More stuff to do downtown year round
Small local businesses no chains
List of vendors for towns by chamber
More events and festivals
Nothing too big, keep it small
No more places closed in downtown more stuff to do
Continue downtown revitalization
Events festivals
More open to businesses coming in, mega site kids have to leave county now to live

Woodstock Responses:

More agrotourism restaurants and breakfast places
More festivals and events

Strasburg Responses:

More industry to increase the tax base and keep jobs local
BBQ shop
Love downtown, very active and thriving
Not enough businesses

Online Responses:

In a sense, but I'd like to see downtowns expanded, and actually usable to the day-to-day residents (e.x. local pharamcies, groceries, corner stores, etc... that are within walking distance of residents) rather than just being tourist destinations or focused on special occasions. Multi-use and wide-spread small businesses should be the norm throughout our towns, not relegated to a specific downtown area.

CHAPTER 5: HOUSING

Connections Between All CRS Comments On Chapter 5

Authors: Tyler White | Date: 6/10/23

Frequently Used Words By CRS Respondents On Chapter 5
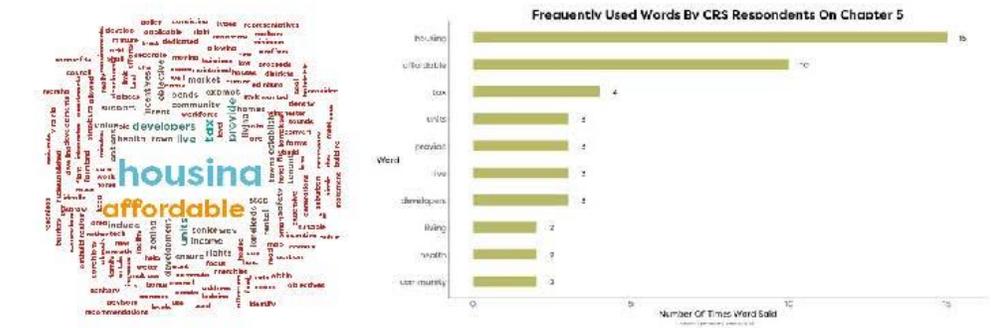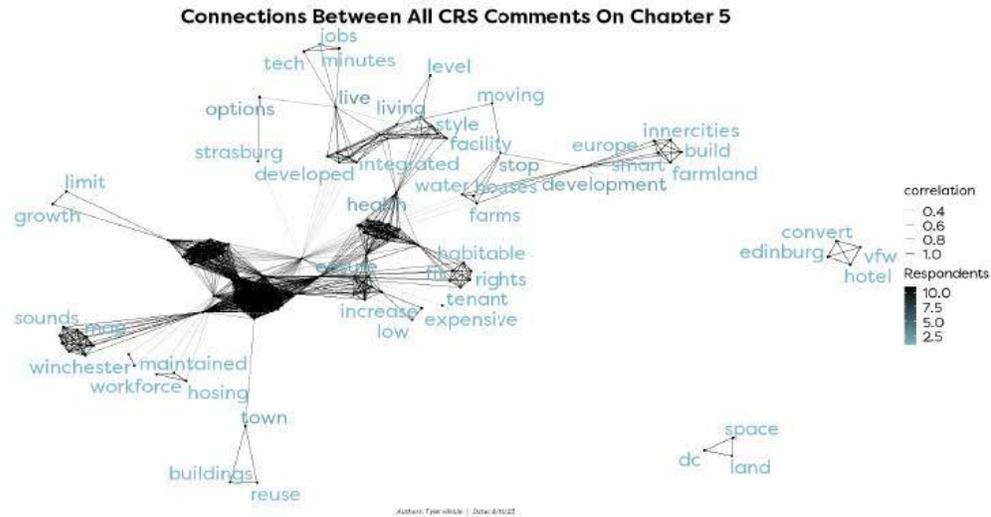
Need senior living facility (community style) more home health care
More affordable places to rent in town
More affordable hosing for workforce with well maintained
Want to live 5 minutes from work, tech jobs
More affordable options to live here
More affordable housing
Help homeless

Woodstock Responses:

More affordable housing
Affordable to commute to Winchester from here
Need more housing options in Strasburg
One level living for people over 60

Strasburg Responses:

Smart development like in Europe, build in the innercities and keep farmland
No more housing way too expensive
Wanted land and space from DC
Reuse old buildings in Town
Stop housing development on farms, there is no water for new houses

Orkney Springs Responses:

Stop people moving out here
Limit growth to towns
Convert VFW to Hotel in Edinburg

Online Responses:

Senior housing should be developed, but ideally these should not be in separate areas, but rather integrated into the community so people of all generations can live in the same area.
Again, it was hard to really read the map, but overall that sounds good so long as we fight suburban sprawl and focus on multi-use zoning.
Increase low income housing
Objective 5.4.6 Establish a Housing Trust Fund. Create a pool of dedicated funds from a portion of the County's lodging tax proceeds, proffers from developers and tax exempt bonds that could be used to support efforts to provide affordable housing. Objective 5.4.7 Incentive Programs Provide tax incentives to landlords who rent at or below HUD-established fair market value (or below market value). Is there a way to provide incentives to developers to include affordable housing in by-right developments (density bonus? Use of tax exempt bonds?) Somewhere, address allowing accessory dwelling units in all zoning districts (if not already allowed). These could include apartments within single family homes, above garages or in suitable outbuildings or tiny homes. Ensure that all rental units comply with requirements of applicable building and housing codes affecting health and safety. All rentals shall meet minimum safety and sanitary conditions. and tenant rights to fit and habitable rental units (as per Virginia Statement of Tenant Rights) Through rezonings and SUPs, ensure a mixture of housing types is provided that support all income levels of County residents.
Add objectives: Identify barriers to affordable housing. Establish Housing Advisory Council, consisting of representatives of County, towns, DSS, fire marshal, realtors, landlords, developers and non-profits to develop recommendations for affordable housing and public policy.

CHAPTER 6:
COMMUNITY RESOURCES

Connections Between All CRS Comments On Chapter 6

Authors: Tyler Hinkle | Date: 9/11/23
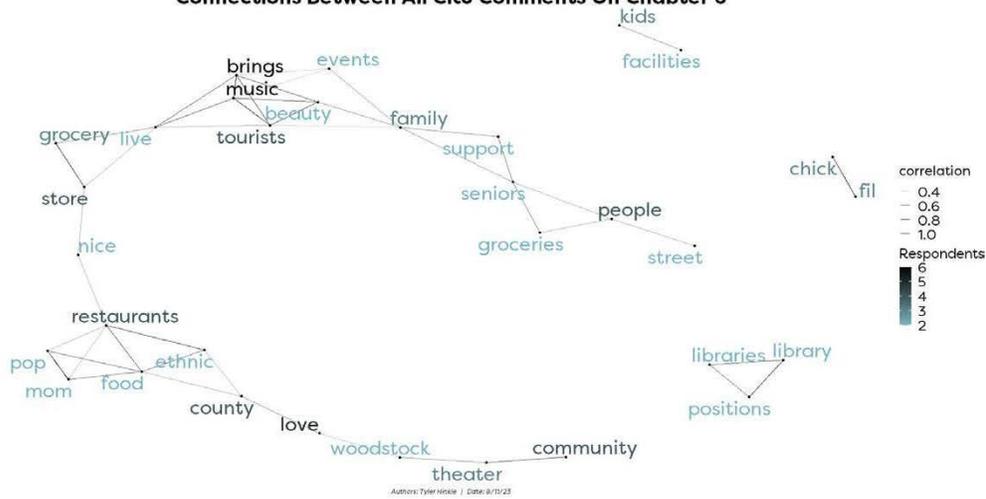
Frequently Used Words By CRS Respondents On Chapter 6
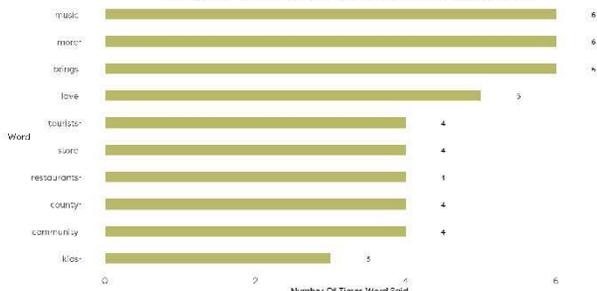
Mount Jackson Responses:
Games
More stuff for kids to do
Support more things like Jon Henry's
Grocery store in New Market
Restaurants Diners American Food Mom & Pop
More social spaces to meet people
More street lights especially at intersections
Store to buy clothes/ nice sit down restaurant
Protect sense of community
More places for recreation for children & young persons. Especially indoor facilities where ou can Pay a fee
for the kids to play on all sorts of things
Honor a funeral process
Chick-fil-a
Chick-fil-a
Make it more trendy
Youth centers gyms for when school is out
More nice restaurants
More restaurants ethnic diversity
More mom & pop places to eat with steak
Bring skate rink back in woodstock
Showing the public what is available to do for fun

Woodstock Responses:
More restaurants, ethnic food, outdoor café in south end of the County
Well funded libraries
More professional library positions
More amenities in southern end of the County to reduce driving

Fort Valley Responses:
More daycare facilities
Chick-fil-a
People should know each other, have festivals
Its not all about money, its about community

Strasburg Responses:
More libraries and library positions
Beauty and family and parks and music brings tourists
Love the theater in Woodstock
Live music bands brings tourists
Love the County Fair
New grocery store
Ice cream and things for kids to do
Love music, brings tourists
Community theater
Live music and good friends and bakery and grocery store brings us out here
Scenic beauty and music brings tourists
Like music events, brings outsiders here
Love fitness center with the County
Wish we knew people walking on the street
Like family oriented events
Many seniors do not have family to support them
Community theater
Take care of seniors better, have people go and check on them and get them groceries

Orkney Springs Responses:
Love the Edinburg Mill

Online Responses
I would especially like to see a focus on walkable corner stores and local co-op groceries.
Important base on what some residents leave at the dump instead of taking it to the landfill.

CHAPTER 7: EDUCATION

Connections Between All CRS Comments On Chapter 7

Authors: Tyler Hinkle | Date: 8/11/23

Frequently Used Words By CRS Respondents On Chapter 7

Authors: Tyler Hinkle | Date: 8/11/23
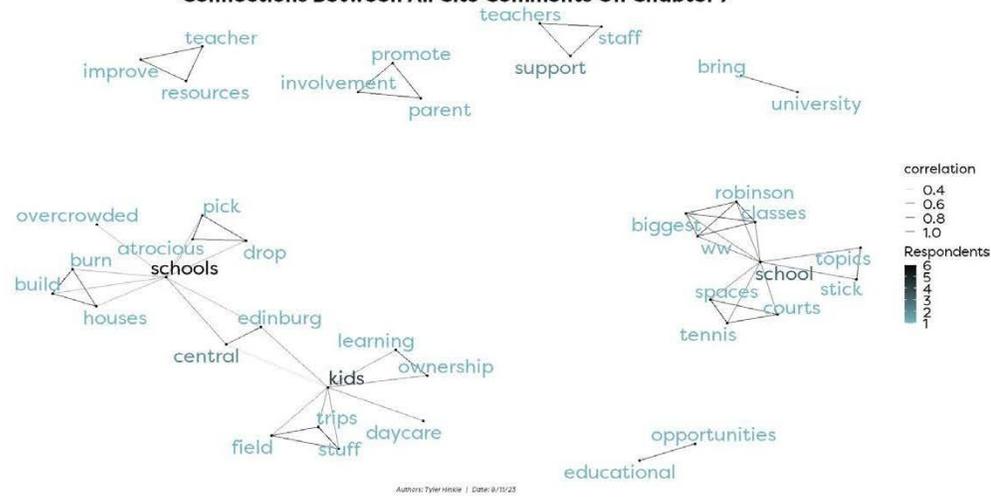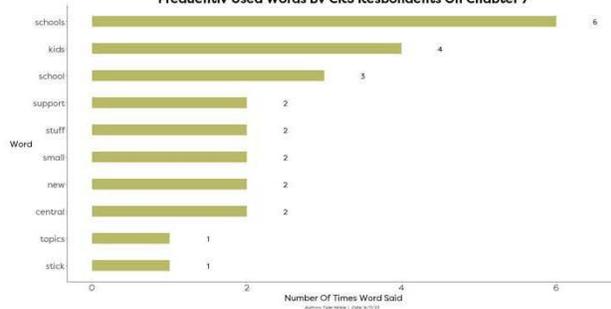
Mount Jackson Responses:

Better school stick to topics
More spaces for tennis courts, one at each high school
More stuff for the kids, stuff to do, field trips
improve teacher resources

Woodstock Responses:

Drop off and pick up at the schools is atrocious
More support for staff / teachers
New school WW Robinson is the second biggest in the state, small classes are better
Anything to help kids take ownership of their own learning
More support for schools

Fort Valley Responses:

Better educational opportunities
Edinburg kids should go to Central Schools
New schools at Central

Strasburg Responses:

Schools are overcrowded
Build schools, burn houses
Daycare for younger kids
Bring a small university

Online Responses:

Promote parent involvement

CHAPTER 8:
HEALTH

Connections Between All CRS Comments On Chapter 8

Authors: Tyler Hinkle | Date: 8/11/23

Frequently Used Words By CRS Respondents On Chapter 8

Authors: Tyler Hinkle | Date: 8/11/23

Support response & victims

Woodstock Responses:

Shenandoah Memorial is nicer than Rockingham Memorial, more personal, less corporate
Add elderly rural services for aging in place

Fort Valley Responses:

Attention to needs for disabled people

Online Responses:

Birthing centers are out of the county, we need local resources
NWCSB is not always an asset due to retaining employees
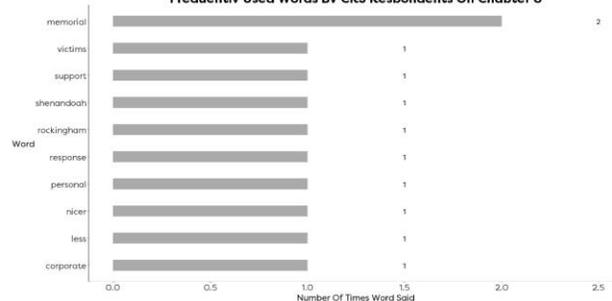
CHAPTER 9:
EMERGENCY SERVICES, TECHNOLOGY, AND INFRASTRUCTURE

Connections Between All CRS Comments On Chapter 9

Authors: Tyler Hinkle | Date: 8/11/23
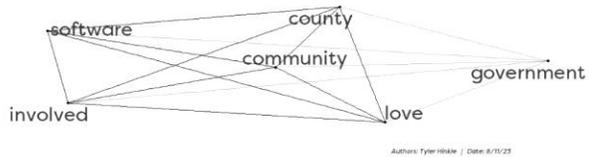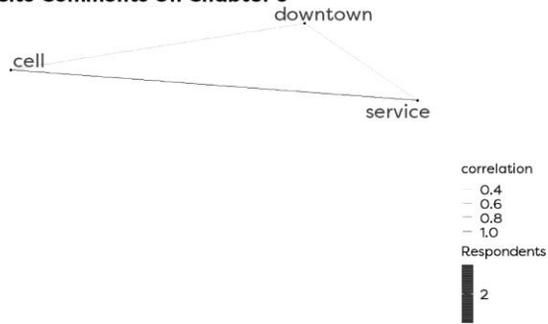
Frequently Used Words By CRS Respondents On Chapter 9

Number Of Times Word Said
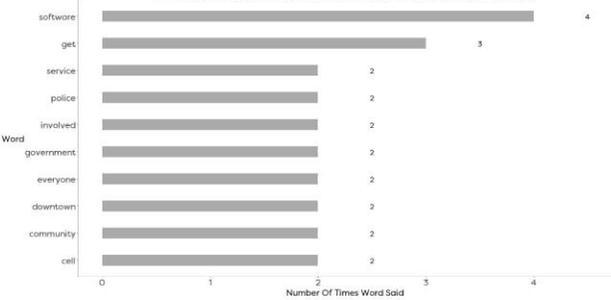
Competition for Shentel
Support police
Better safety everyone should know everyone
No big solar facilities
Better government

Woodstock Responses:

Better wifi and cell service downtown

Strasburg Responses:

Feel safe living here

Orkney Springs Responses:

Cell service in Orkney

Online Responses:

I am particularly interested in innovative grass-roots solutions to local problems. I also think the county could benefit from embracing modern ideas such as open-source software, and leveraging this as a way to drive community engagement in tech education. It would be awesome if Shenandoah County had a Github! I work in the software industry and would love to get involved with this.
Again, I would love to get involved in software and government functions, and I think open-sourcing county software and opening it up to community involvement would be a great path forward.
Drug abuse should be handled by medical professionals, not police.
I'd in particular like to see further investments in rail, which would both allow residents to be less car-dependent, as well as lessen expensive maintenance costs from heavy freight on our roadways. I want a future where I can get on a train, and ride to Alexandria or Hampton Roads for work trips in a reasonable timeframe right from downtown Strasburg, without having to worry about driving my personal car or getting a rental!

CHAPTER 10: RECREATION

Connections Between All CRS Comments On Chapter 10

Authors: Tyler Hinkle | Date: 9/11/23

Frequently Used Words By CRS Respondents On Chapter 10

Number Of Times Word Said

Mount Jackson Responses:

Indoor pool
Exercise centers
Things for kids: skating park, group activities for youth that are safe
Make the rail to trail happen
Support more river access
River access

Woodstock Responses:

Recreation center is great
Pickleball courts
Love Seven Bends State Park
Sauna in recreation center
Love Seven Bends State Park
Find safe trails around
Love Maurertown Park and mountains and access to them

Fort Valley:

Like the public swimming pools

Strasburg Responses:

Rail trail is a great idea
Rail road looks awful, perfect place for weeds and ticks, concerns on removing the rail
More river access points

Orkney Springs Responses:

Family and gentle trails and for dogs
Increase river and creek access

Online Responses:

I'd just want to add for accessibility to trails an emphasis on connecting town centers to trail accesses in a walkable way where appropriate.

CHAPTER 11: TRANSPORTATION

Connections Between All CRS Comments On Chapter 11

Authors: Tyler Hinkle | Date: 9/11/23
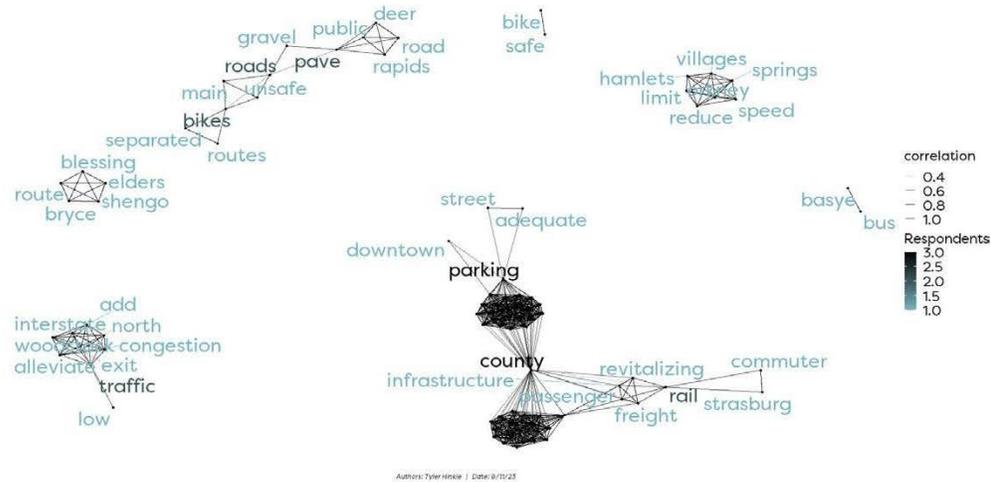
Frequently Used Words By CRS Respondents On Chapter 11
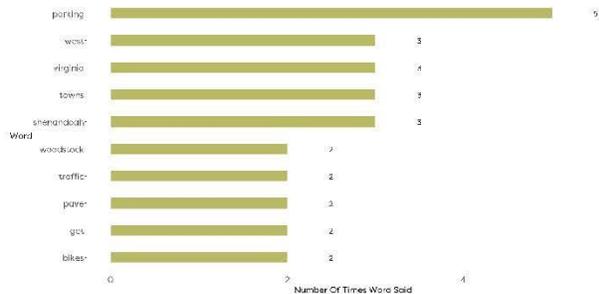
Mount Jackson Responses:

Adequate street parking
Shengo is a blessing, need Bryce route for elders
Bus to Basye

Woodstock Responses:

Add a north Interstate exit at Woodstock to alleviate traffic congestion in Woodstock
Pave Deer Rapids Road and make it public
Safe places to bike
Get bikes off main roads, unsafe

Strasburg Responses:

Commuter rail in Strasburg
Separated routes for bikes
Parking garages downtown

Orkney Springs Responses:

Pave gravel roads
Reduce speed limit on 610 into Orkney Springs and into all villages and hamlets
Keep traffic low

Online Responses:

We should support development of Corridor H to increase the connections with our Shenandoah county communities and our sister communities in West Virginia. This would be beneficial to residents in Shenandoah County by making it easier to access recreational facilities in West Virginia, as well as bringing more business opportunities both for Shenandoah County and West Virginia residents.
I'm a big proponent of getting rid of parking minimums. However, I wonder if it would be helpful, especially since we have such a high rural population, and so much of our county is (and probably still will be in the future) car-dependent, if we built some small parking garages in our towns as appropriate close to down towns so that visitors have an easy place to park their cars and then get out to enjoy our walkable towns, without having to have sprawling parking lots.
Support revitalizing the rail infrastructure thought the county for both freight and passenger uses.

VILLAGE OF LEBANON CHURCH

Legend

- 5 Minute Walking Radius
- Parcels
- Driveway
- Buildings

Roads

Road Type
- Interstate
- Primary
- Private
- School Access
- Secondary
- State Maintained
- US Route
- Former Roadways
- Railroad
- Town Boundary
- Prime Soils
- Floodplain

Prepared By
Shenandoah County
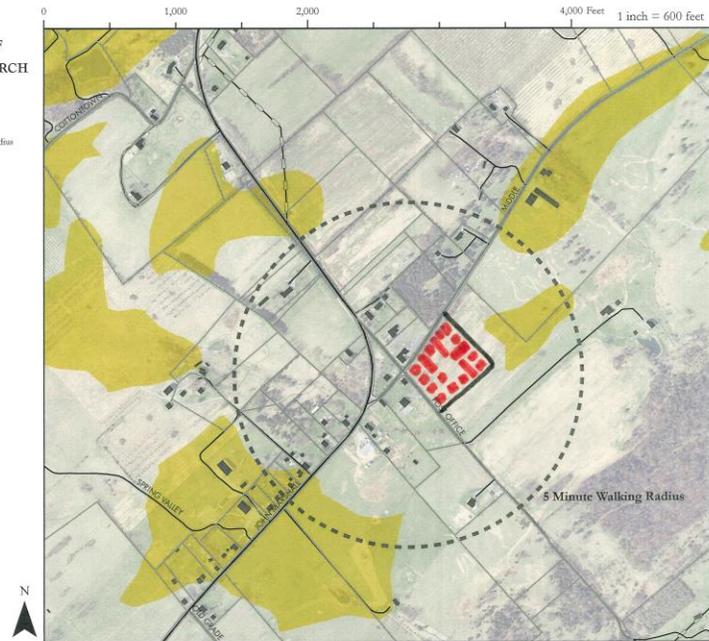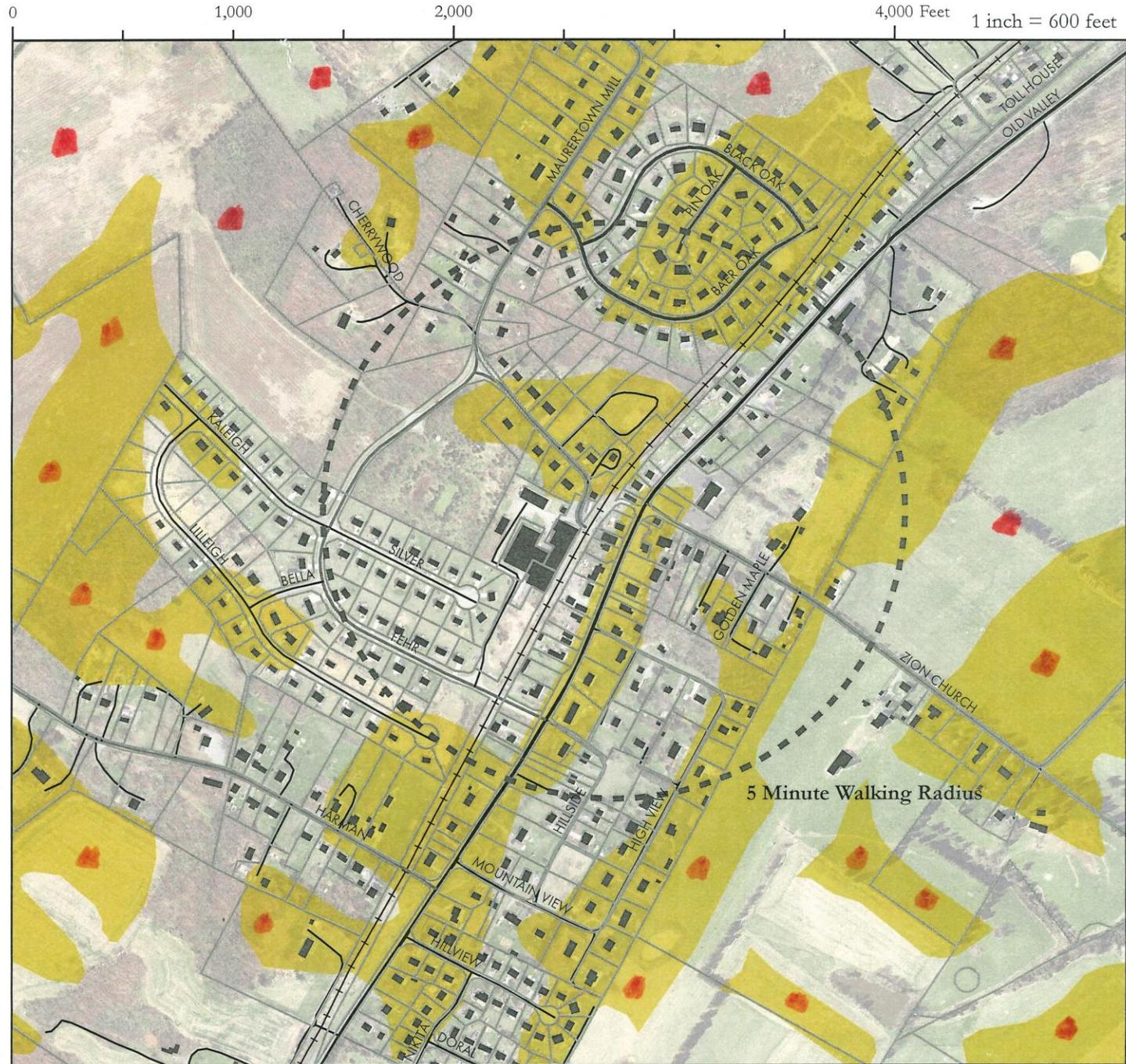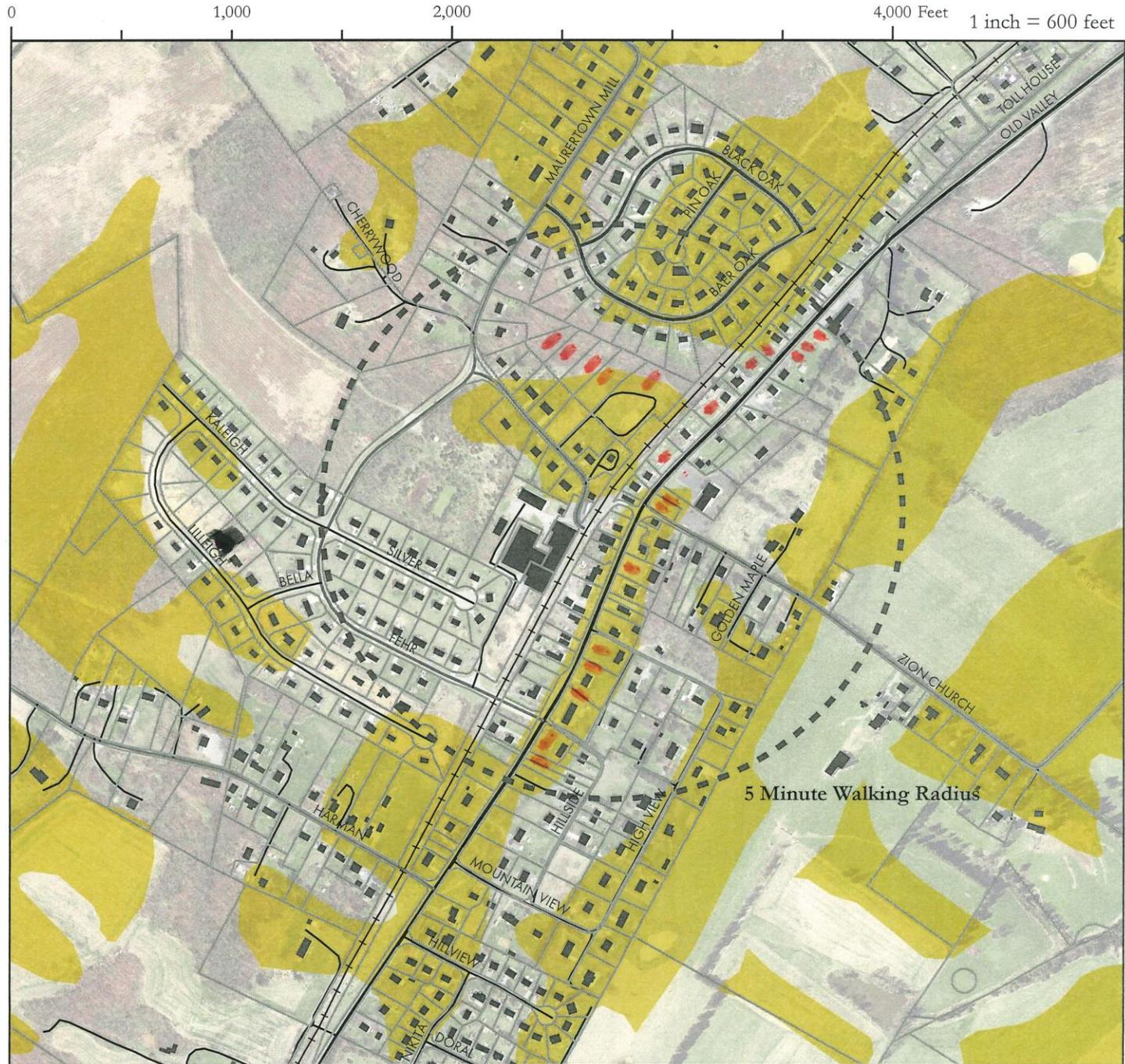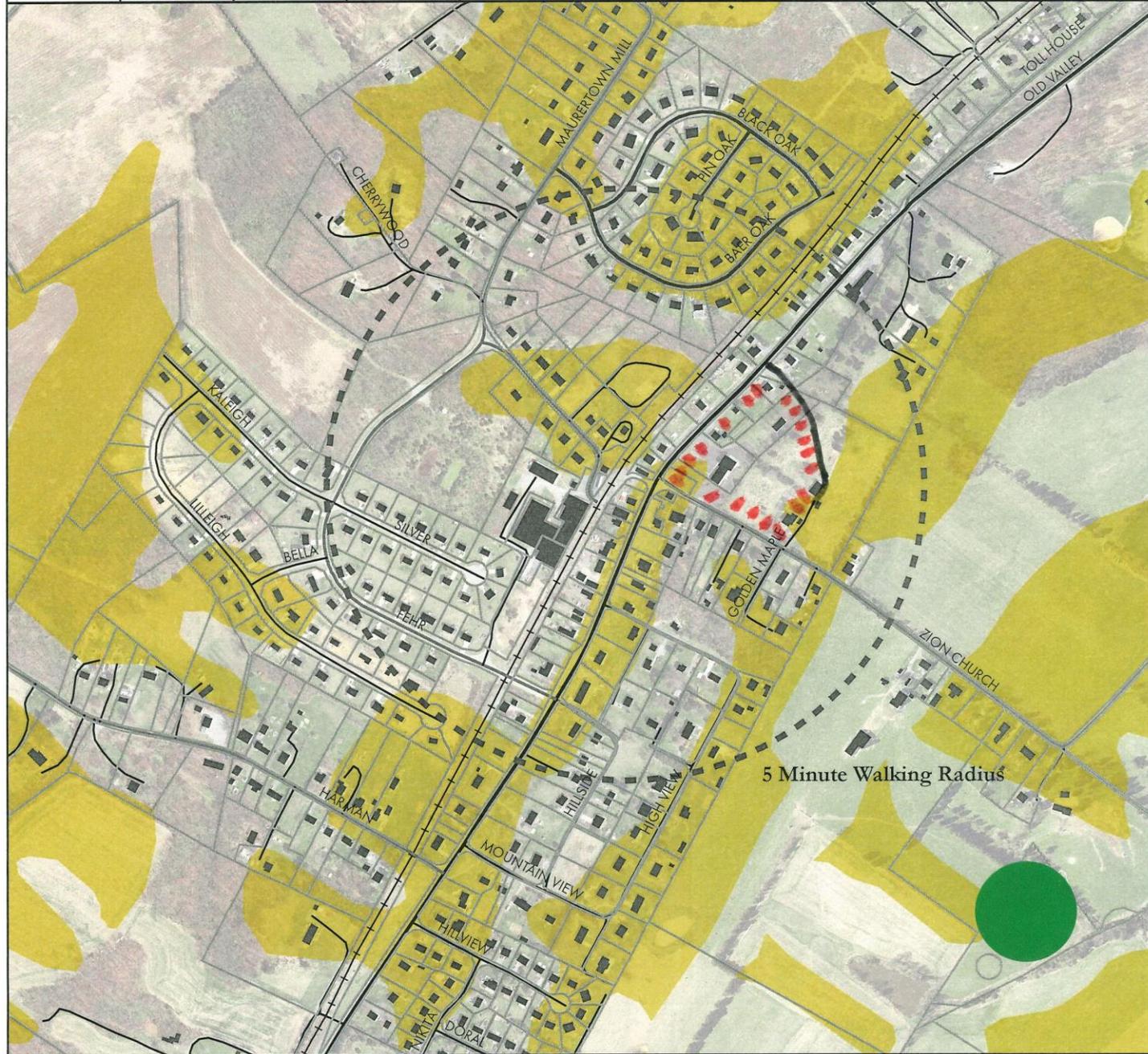Office Of Community
Development

N

1 inch = 600 feet

0   1,000   2,000   4,000 Feet

5 Minute Walking Radius

VILLAGE OF LEBANON CHURCH

Legend

- 5 Minute Walking Radius
- Parcels
- Driveway
- Buildings

Roads

Road Type
- Interstate
- Primary
- Private
- School Access
- Secondary
- State Maintained
- US Route
- Former Roadways
- Railroad
- Town Boundary
- Prime Soils
- Floodplain

Prepared By
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Development

N

1 inch = 600 feet

0   1,000   2,000   4,000 Feet

5 Minute Walking Radius
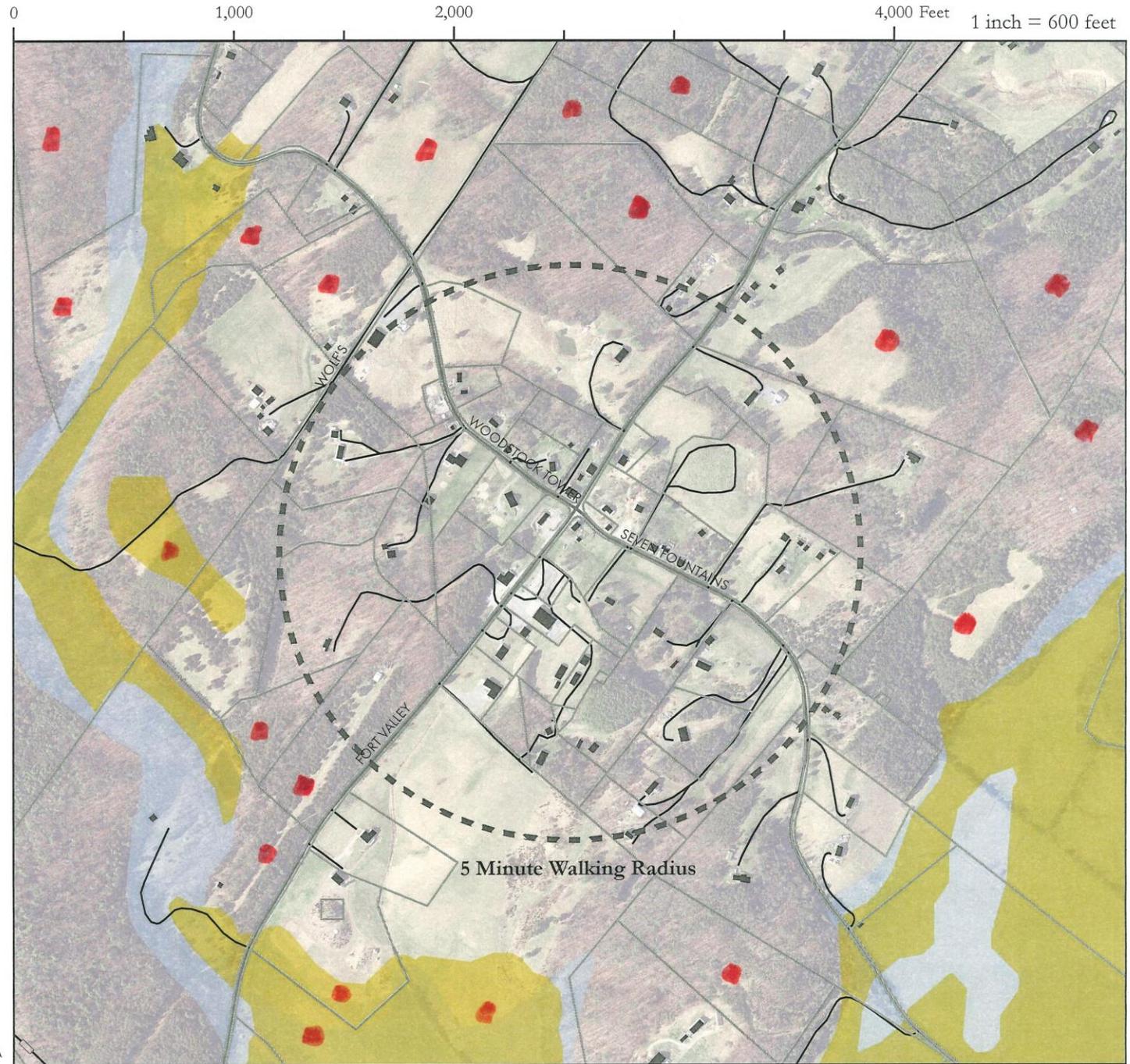

VILLAGE OF LEBANON CHURCH

Legend

- 5 Minute Walking Radius
- Parcels
- Driveway
- Buildings

Roads

Road Type
- Interstate
- Primary
- Private
- School Access
- Secondary
- State Maintained
- US Route
- Former Roadways
- Railroad
- Town Boundary
- Prime Soils
- Floodplain

Prepared By
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Development

N

1 inch = 600 feet

0   1,000   2,000   4,000 Feet

5 Minute Walking Radius

VILLAGE OF MAURERTOWN

Legend

- 5 Minute Walking Radius
- Parcels
- Driveway
- Buildings

Roads

Road Type

- Interstate
- Primary
- Private
- School Access
- Secondary
- State Maintained
- US Route
- Former Roadways
- Railroad
- Town Boundary
- Prime Soils
- Floodplain

Prepared By
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Development

0   1,000   2,000   4,000 Feet

1 inch = 600 feet

N

5 Minute Walking Radius

Village of Maurertown

Legend

- 5 Minute Walking Radius
- Parcels
- Driveway
- Buildings

Roads

Road Type

- Interstate
- Primary
- Private
- School Access
- Secondary
- State Maintained
- US Route
- Former Roadways
- Railroad
- Town Boundary
- Prime Soils
- Floodplain

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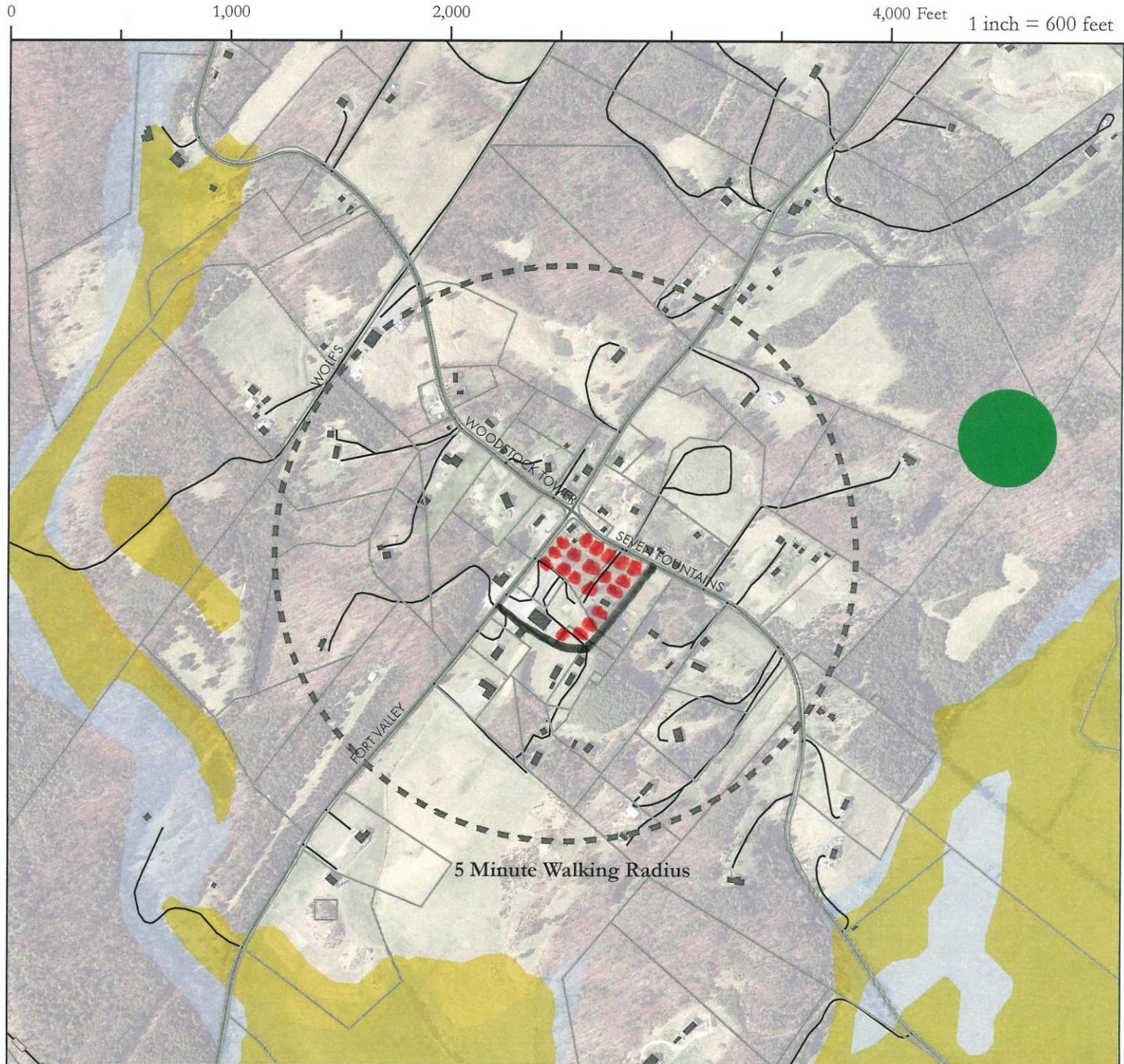
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0   1,000   2,000   4,000 Feet

1 inch = 600 feet

5 Minute Walking Radius

Maurertown Mill
Black Oak
Pin Oak
Baer Oak
Cherrywood
Raleigh
Lilleigh
Bella
Silver
Fehr
Golden Maple
Zion Church
Toll House
Old Valley
Harman
Hillside
High View
Mountain View
Hillview
Nikita
Doral

Shenandoah County
Virginia
1772

VILLAGE OF MAURERTOWN

0   1,000   2,000   4,000 Feet   1 inch = 600 feet

Legend

▦ 5 Minute Walking Radius

▢ Parcels

— Driveway

▣ Buildings

Roads
Road Type

━ Interstate

— Primary

— Private

— School Access

━ Secondary

━ State Maintained

━ US Route

▭ Former Roadways

┼ Railroad

▢ Town Boundary

▨ Prime Soils

▨ Floodplain

5 Minute Walking Radius

Prepared By
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Development

N

VILLAGE OF FORT VALLEY CROSSR[...]

Legend

- 5 Minute Walking Radius
- Parcels
- Driveway
- Buildings

Roads

Road Type

- Interstate
- Primary
- Private
- School Access
- Secondary
- State Maintained
- US Route
- Former Roadways
- Railroad
- Town Boundary
- Prime Soils
- Floodplain

Prepared By
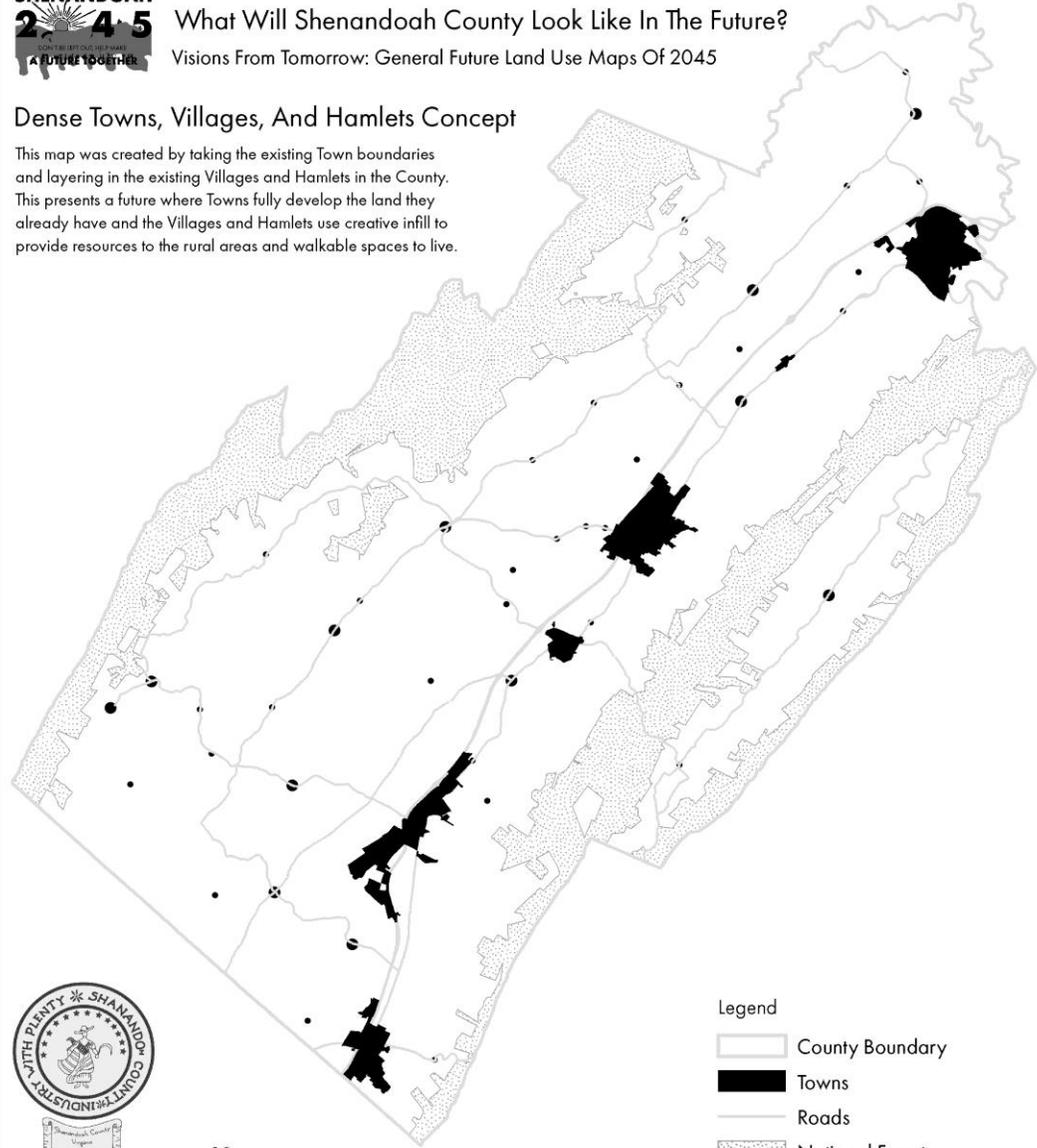Shenandoah County
Office Of Community
Development

0   1,000   2,000   4,000 Feet   1 inch = 600 feet

WOLFS

WOODSTOCK TOWER

SEVEN FOUNTAINS

FORT VALLEY

5 Minute Walking Radius

N

VILLAGE OF FORT VALLEY CROSSROADS

Legend
- 5 Minute Walking Radius
- Parcels
- Driveway
- Buildings

Roads
Road Type
- Interstate
- Primary
- Private
- School Access
- Secondary
- State Maintained
- US Route
- Former Roadways
- Railroad
- Town Boundary
- Prime Soils
- Floodplain

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Office Of Community
Development

N

5 Minute Walking Radius

0   1,000   2,000   4,000 Feet

1 inch = 600 feet

VILLAGE OF FORT VALLEY CROSSROADS

Legend

- ⬛ 5 Minute Walking Radius
- ▢ Parcels
- — Driveway
- ◼ Buildings

Roads
Road Type

- ▬ Interstate
- — Primary
- — Private
- — School Access
- — Secondary
- ▬ State Maintained
- — US Route
- ⊏⊐ Former Roadways
- ┼┼ Railroad
- ▦ Town Boundary
- 🟨 Prime Soils
- 🟦 Floodplain

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WOLFS

WOODSTOCK TOWER

SEVEN FOUNTAINS

FORT VALLEY

5 Minute Walking Radius
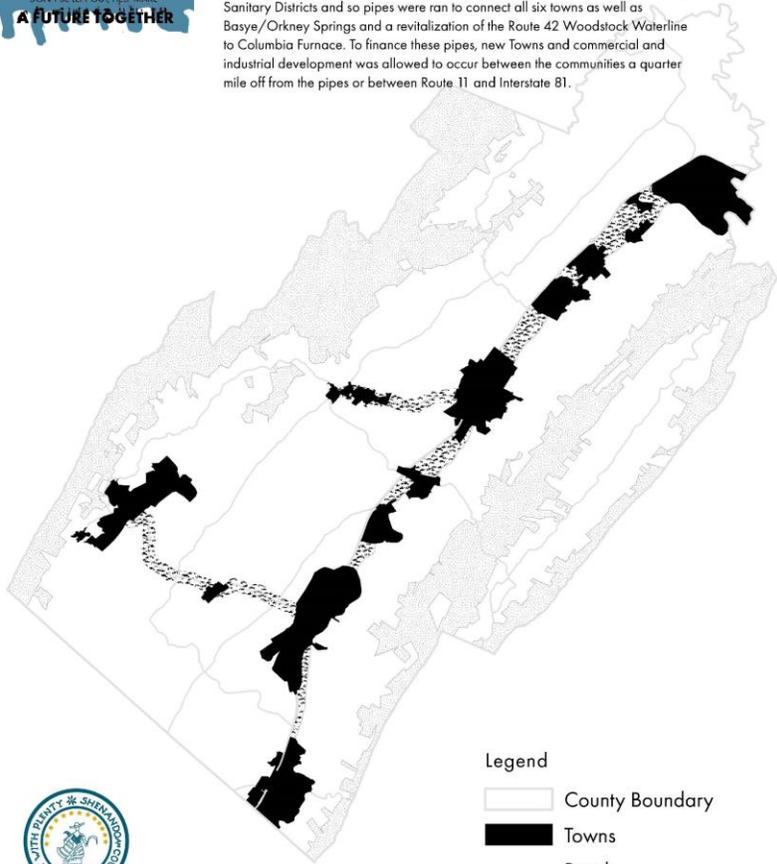
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SHENANDOAH
2 4 5
DON'T BE LEFT OUT. HELP MAKE
A FUTURE TOGETHER.

What Will Shenandoah County Look Like In The Future?
Visions From Tomorrow: General Future Land Use Maps Of 2045

Dense Towns, Villages, And Hamlets Concept

This map was created by taking the existing Town boundaries and layering in the existing Villages and Hamlets in the County. This presents a future where Towns fully develop the land they already have and the Villages and Hamlets use creative infill to provide resources to the rural areas and walkable spaces to live.

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N

Legend

☐	County Boundary
■	Towns
—	Roads
▦	National Forest
●	Villages
•	Hamlets

What Will Shenandoah County Look Like In The Future?

Visions From Tomorrow Version 2: General Future Land Use Maps Of 2045

Regional Water Concept

This map was created by mapping the concern proposed by the Economic Development Council of the Shenandoah County Chamber of Commerce in 2023 where they suggested that it would be more economically feasible for all water and sewer services to be operated under one entity with connected pipes. In this future all Town water and sewer services failed as well as the County Sanitary Districts and so pipes were ran to connect all six towns as well as Basye/Orkney Springs and a revitalization of the Route 42 Woodstock Waterline to Columbia Furnace. To finance these pipes, new Towns and commercial and industrial development was allowed to occur between the communities a quarter mile off from the pipes or between Route 11 and Interstate 81.

Legend
- County Boundary
- Towns
- Roads
- National Forest
- Commercial/Industrial

Prepared By
Shenandoah County
Office Of Community
Development

N

0   5   10   20 Miles

Author: Tyler Hinkle, AICP Date: 6/20/2023 Source: Shenandoah County 1990 Plan And Shenandoah County GIS Data
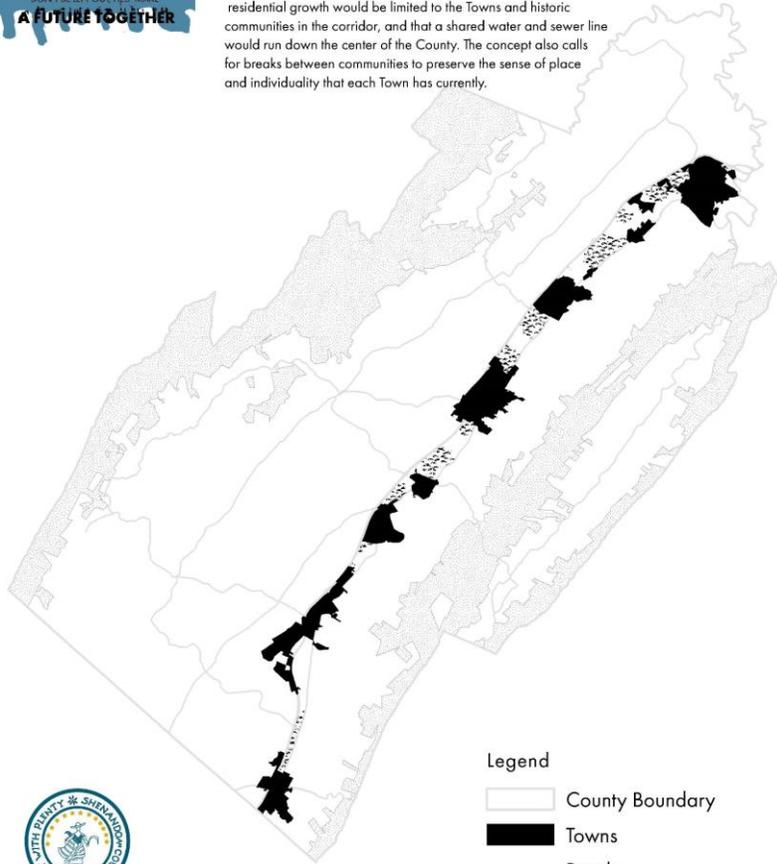

What Will Shenandoah County Look Like In The Future?

Visions From Tomorrow Version 2: General Future Land Use Maps Of 2045

Dense Towns And Linear Business Concept

This map was created by mapping the concept presented by the Economic Development Council of the Shenandoah County Chamber of Commerce in 2023 where they suggested that all of the land between U.S. Route 11 and Interstate 81 should be open for new commercial and industrial development while all future residential growth would be limited to the Towns and historic communities in the corridor, and that a shared water and sewer line would run down the center of the County. The concept also calls for breaks between communities to preserve the sense of place and individuality that each Town has currently.

Legend
- County Boundary
- Towns
- Roads
- National Forest
- Commercial/Industrial

Prepared By
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Development

N

0   5   10   20 Miles

Author: Tyler Hinkle, AICP Date: 6/20/2023 Source: Shenandoah County 1990 Plan And Shenandoah County GIS Data


What Will Shenandoah County Look Like In The Future?

Visions From Tomorrow Version 2: General Future Land Use Maps Of 2045

Dense Towns, Villages, And Hamlets With Business

This map was created by mapping the concept presented by the Draft Future Land Use Map for 2045 where density is increased in every Town, Village, and Hamlet and business and industrial growth follows what is laid out in the County's Strategic Economic Development Plan last adopted in 2019. This proposal seeks to strike a balance between growth in the County, protection of farmland, and honoring historic communities all while increasing access to opportunities across the County and not just limiting new investment to the Route 11 and Interstate 81 corridor.
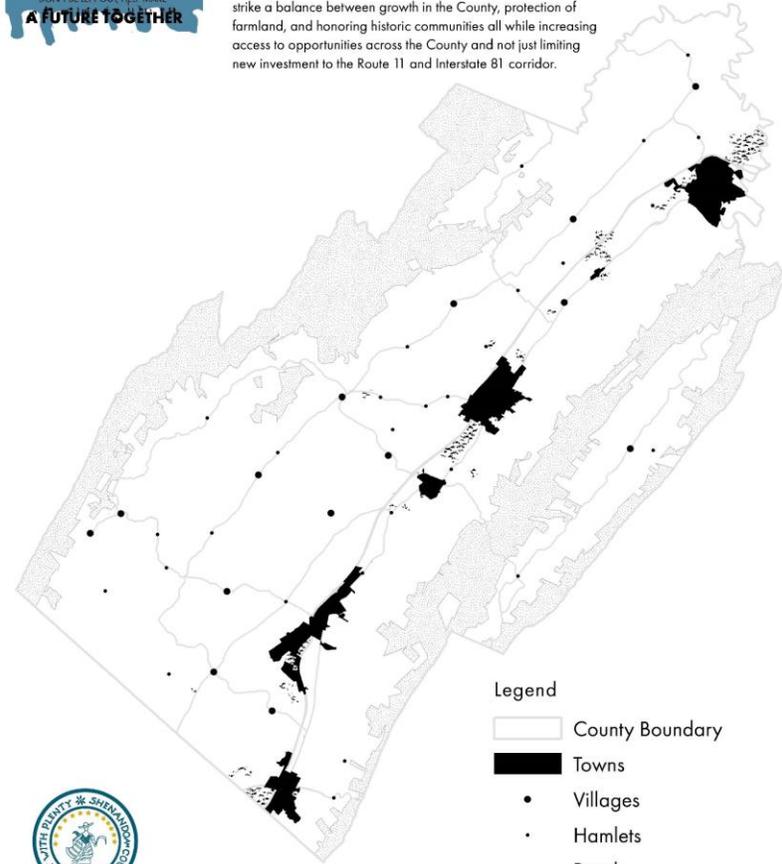
Legend
- County Boundary
- Towns
- Villages
- Hamlets
- Roads
- National Forest
- Commercial/Industrial

Prepared By
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Office Of Community
Development

N

0   5   10   20 Miles

Author: Tyler Hinkle, AICP Date: 6/20/2023 Source: Shenandoah County 1990 Plan And Shenandoah County GIS Data