

CITIZEN'S ADVISORY COMMITTEE ON THE
COMPREHENSIVE PLAN

5th Annual Review

February 3, 2011

7:00p.m.

CHARTER

- Mission: “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 review the Comprehensive Plan on a recurring basis and propose updates and revisions as they are needed

VISION STATEMENT

(June 2005)

In the year 2025, Shenandoah County will be a primarily rural community that:

- Protects its natural resources
- Directs its growth to the towns, ensuring its open agricultural character
- Provides a variety of jobs in business, light industry, tourism and sustainable agriculture

VISION STATEMENT (cont.)

- Maintains moderate growth of a demographically varied population
- Supports safe and efficient interstate transportation and maintains the rural character of its primary and secondary roads
- Affords its students excellent and appropriate education

VISION STATEMENT (cont.)

- Serves its citizens with public facilities and services that enhance their quality of life
- Ensures preservation of its natural beauty and unique, historical character by strictly adhering to the goals and objectives of the Comprehensive Plan

BUILDING PERMITS ISSUED FOR NEW RESIDENTIAL DWELLINGS

Year	Public Svc. Areas	Private Septic	Total
2006	308 (61%)	198 (39%)	506
2007	167 (64%)	95 (36%)	262
2008	87 (71%)	36 (29%)	123
2009	69 (68%)	33 (32%)	102
2010	46 (57%)	35 (44%)	81

Houses Sold in Shenandoah County 2008 - 2010

Year	# of houses sold	Median Price	Total Closing Sales
2/1/08 – 12/31/08	363	\$199,900	\$75,792,832
2/1/09 – 12/31/09	395	\$160,000	\$70,831,580
2/1/10 – 12/31/10	410	\$162,508	\$66,628,310

Unimproved Land Sold in Shenandoah County 2008 – 2010

Year	# of Properties Sold	Minimum Price	Maximum Price	Average Price	Total Closing Sales
2/1/08 – 12/31/08	57	\$3,500	\$1,894,724	\$101,037	\$5,759,124
2/1/09 – 12/31/09	36	\$3,700	\$265,000	\$85,122	\$3,064,400
2/1/10 – 12/31/10	44	\$2,000	\$265,000	\$65,338	\$2,874,857



SCHOOL EXPENDITURES

(per Table 15 of the Superintendent's Annual Report on the DOE website)

School Year	# Students	Operations Expenditures (\$ M)	\$/Student	% change vs. Prior Yr.	State Average \$/student
2004-2005	5860	50.2	8571	+20.6%	9202
2005-2006	6036	53.6	8878	+3.6%	9755
2006-2007	6034	58.0	9617	+8.3%	10584
2007-2008	6139	60.2	9804	+2.0%	11037
2008-2009	6186	62.5	10,113	+3.19%	11,316
2009-2010 ¹	6,002 ²	56.6 ³	9,433 ⁴	-6.7%	N/A

¹ Superintendent's Annual Report for 2010 not on DOE website as of 5 January 2011

² March 31, 2010 Average Daily Membership (ADM); end of year ADM not available

³ Based on SCPS 2009-2010 Operational Budget approved 7 May 2009

⁴ Calculated by dividing 2009-2010 Operational Budget by 31 March 2010 ADM

ECONOMIC DEVELOPMENT

- Increase in estimated jobs at Mercury Paper from 150 to 280
- Approval of 2,000 feet of Industrial Access Road at Strasburg Industrial Park
- Targeted focus on agriculture in tourism and economic development marketing
- Re-structure of Economic Development and Tourism office
 - Created new position of Economic Development Program Manager
 - Created new position of Director of Tourism and Marketing





	2007	2002	1997	1992
Total Number of Farms	1,043	989	841	832
Total Acreage in Farms	141,286	133,032	126,844	125,394
Market Value of Ag Products Sold (\$1,000's)	\$101,576	\$69,658	\$73,044	\$55,955
Taken from Shenandoah County Census of Agriculture Data				

Total Acres in Ag/Forestral Districts

- Total acreage in 21 ag/forestral districts (2010) – 41,333 acres

Renewal Date	Total Acreage	District Name
2010	466.910	Woodstock East
2012	10,411.610	Mt. Jackson
2013	388.353	Jerome
2014	1,161.186	Orkney Springs
2015	20,128.499	Woodstock West, Wakeman's Grove, Tumbling Run, St. Luke, Ridgeley, Morning Star, Mill Creek, Liberty Furnace, Lebanon Church, Glaize, Columbia Furnace, Coal Mine Hollow
2018	4,386.149	Bauserman-Clem-Grove, Fishers Hill-Sandy Hook, Toms Brook
2019	4,390.009	New Market, Cedar Spring Run

Agricultural & Forestal Districts

- New VCC/AFD Report in October 2009
- 30 localities in Virginia have Ag & Forestal Districts
- 9 localities in Shenandoah County region have Ag & Forestal Districts

Agricultural & Forestal Districts by Locality		
Locality	Number of Districts	Total Acreage
Augusta	4	15,385
Clarke	1	28,000
Frederick	3	7,817
Page	1	1,243
Rockingham	9	22,395
Shenandoah	21	41,392
Warren	3	11,112

County Actions to Promote Farm Profitability

- County support of cooperative extension office
- Land use taxation for land & farm in agricultural use
- Livestock/farm equipment not taxed as business property
- Promotion of Ag/Forestal Districts
- County support of regional agriculture marketing effort

County Actions to Promote Farm Profitability (cont.)

- Approved changes to the Zoning Ordinance contained in the Report of the Steering Committee of the CPP which identifies Support of Agriculture and Farm Profitability as Essential to the Goals of the Comprehensive Plan
- Continued Effort/Progress in the County Conservation Easement Authority
- Added references to Agriculture and AgriBusiness in the role and hiring of the Marketing Director Position

Additional County/Local Actions to Promote Farm Profitability

- Support local offices and staff of Virginia Cooperative Extension
- Support local Soil and Water Conservation District Program
- Support for Regional Marketing and Farm Profitability Initiatives
- Examine Opportunities to Support Buy Fresh and Buy Local as Practicable
 - Examples from Other Counties
 - Triplett Tech and MRGS Initiatives
- Examine County Actions that Help or Hinder Farm Success and/or Profitability

Conservation Easement Authority

- Conservation Easement Authority Established in 2007
- Strategic Plan being developed
- Currently 4,133 acres under Conservation Easements in Shenandoah County

Conservation Easement Authority (cont.)

- Strategic Plan Developed
- Education Awareness Effort (Available Programs and Tax Incentives)
- CEA is “Open for Business” and Ready to Accept Voluntary Easements
- Conservation Easements identified as an Integral Element in the Community Planning Project Report

Virginia Agricultural Best Management Practices (Ag-BMPs) Cost-Share Program

From July 1, 2008 through June 30, 2009

State Cost-Share Participation by County

County	Number of Farmers	Acres Benefitted	Linear feet of stream protected	Funds used
Clarke	12	3,263	19,444	\$121,975
Frederick	15	1,360	18,048	\$92,414
Shenandoah	75	8,468	29,053	\$700,073
Warren	5	502	4,746	\$28,647
Totals	107	14,352	71,291	\$821,134

Virginia Agricultural Best Management Practices (Ag-BMPs) Cost-Share Program

From July 1, 2009 through June 30, 2010

State Cost-Share Participation by County

County	Number of Farmers	Acres Benefitted	Linear feet of stream protected	Funds used
Clarke	12	5,000	0.00	\$151,612.49
Frederick	12	1,158	1,200	\$126,488.67
Shenandoah	50	8,341	27,002	\$378,720.84
Warren	4	251	4,450	\$43,224.50
TOTALS	78	14,751	32,652	\$700,046.50

ACTIONS OF PC & BOS

- The CAC Reviewed all Actions taken by the Board of Supervisors in 2010.
- Actions were generally found to be in compliance with the Comprehensive Plan

NOTABLE ACTIONS

- January 12 and February 23 – Historic Courthouse Task Force formed and Task Force appointments approved
- April 27 – Contract with Racey Engineering to provide Erosion & Sedimentation Plan Review for the County
- May 3 and May 4 – Public Hearings completed in New Market for Voluntary Settlement Agreement (VSA) between Town of New Market and Shenandoah County
- May 25 – Wind Ordinance to regulate wind energy facilities in all county zoning classifications, approved as an amendment to the Shenandoah County Zoning Ordinance
- June 8 – Authorized Quality School Construction Bonds to be issued by the Virginia Public School Authority for the purpose of making energy efficient improvements to county public school buildings

NOTABLE ACTIONS (CONT.)

- June 8 – Approved request to proceed with the construction and bid documents for the NFWWTP leachate line
- June 22 – Renewed the Woodstock East Ag and Forestal District
- July – Commission on Local Government review of New Market Voluntary Settlement Agreement
- December 13 – Shenandoah County Health and Human Services Building open
- December 14 – Historic Courthouse Task Force report submitted to the BOS
- December 14 – Approved amendments to County Zoning Ordinance to incorporate changes and recommendations contained in the Report of the Steering Committee of the Community Planning Project

CAC GOALS FOR 2011

Participate with Planning Commission and Planning Department Staff to prepare changes/update to the Comprehensive Plan

Priority Areas:

- Incorporate 2010 Census Data as well as 2007 USDA Census of Agriculture Data
- Update Comprehensive Plan with recommendations from the Community Planning Project Report, and other subjects such as lighting policy, wind energy generation, definition and meaning of rural, Urban Development Areas (UDAs)
- Update Comprehensive Plan wording with changes that have occurred in facilities to reflect BOS decisions since 2005 (decisions re: New District Court Building, Historic Courthouse Task Force Report, Health & Human Services Building, Participation in Regional Jail Authority, North Fork Wastewater Treatment Plant Upgrade and Use)
- Wording and text changes throughout the Comprehensive Plan to reflect trends, projections and actualities
- Update Chapter X, Recommendations, to reflect the many changes that have occurred

SUMMARY

- The Planning Commission & Board of Supervisors actions in 2010 were overall consistent with the Comprehensive Plan
- The CAC plans to continue its work in 2011