

CITIZEN'S ADVISORY COMMITTEE ON THE COMPREHENSIVE PLAN

4th Annual Review

February 4, 2010

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 it 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

Houses Sold in Shenandoah County 2008 - 2009

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

Unimproved Land Sold in Shenandoah County 2008 - 2009

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



SCHOOL EXPENDITURES

(per 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 ¹	6111 ²	56.2 ³	9199 ⁴	-6.2%	na

¹ Superintendent's Annual Report for 2009 not on DOE website as of 12 January 2010

² March 31, 2009 Average Daily Membership (ADM); end of year ADM not available

³ Based on SCPS 2008-2009 Operational Budget approved 24 June 2008

⁴ Calculated by dividing 2008-2009 Operational Budget by 31 March 2009 ADM

ECONOMIC DEVELOPMENT

- Development of “Right Now” Site Plans – North Shenandoah Industrial Park – Complete
- I-81 Corridor Coalition Formed (Shenandoah Partnership, Roanoke Valley, New River Valley) Ongoing
- Participation in Regional Agriculture Marketing Effort (Shenandoah, Warren, Page, Augusta, Rockbridge) – Ongoing
- Mercury Paper – NSIP
- Wine Trail – Added a 5th winery (Crooked Run Cellars)





	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 (2009) – 41,392 acres

Renewal Date	Total Acreage	District Name
2010	526.386	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/Forestral Districts
- County support of regional agriculture marketing effort

Conservation Easement Authority

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

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

ACTIONS OF PC & BOS

- The CAC Reviewed all Actions taken by the Board of Supervisors in 2009.
- Actions were generally found to be in compliance with the Comprehensive Plan

NOTABLE ACTIONS

- February 24 – Approved amendment to the budget for funding to purchase real estate (Gochenour Parcel) and for option to purchase real estate (Stickley Parcel) for future school construction.
- March 10 – Approved Charter and Membership for County Farm Advisory Committee.
- March 18 – Awarded professional engineering services contract to design leachate line and septage receiving station to connect landfill with North Fork Wastewater Treatment Plant.
- March 24 – Readopted Article II, Chapter 162, Shenandoah County Code, for monitoring land application of biosolids.

NOTABLE ACTIONS (CONT.)

- September 8 – Approved contract to transfer Old Woodstock School property to Shenandoah Area Agency on Aging.
- September 8 – Awarded contracts for construction of District Court Building and the Human Services Building.
- September 22 – Adopted resolution to establish Rappahannock-Shenandoah-Warren Regional Jail Authority and approved the Regional Jail Authority Service Agreement. (The Community Based Corrections Plan and the Planning Study have since been submitted to the Virginia Department of Corrections and have been approved.)
- November 24 – Approved Resolution to support TEA-21 Application by the SVBF.

IMPLEMENTATION CHAPTER ITEMS IDENTIFIED AS UNADDRESSED IN 2008

Two have been addressed by 2009:

- Affordable Housing – Partnership with People, Inc.
- Awarded contracts for construction of District Court Building & the Human Services Building– Construction has begun

Five Remain Unaddressed by 2009:

- Sinkhole Ordinance
- Mapping Areas Unsuitable for Development
- Engage Economic Development Consultant
- Modify Street Design Ordinances
- Create County-Wide Transportation Plan



CAC GOALS FOR 2010

Participate with Planning Commission and Planning Staff to produce Comprehensive Plan recommendations.

Priority Areas:

- Land Use & Subdivision
- Urban Growth Areas (in cooperation with Towns)
 - Process
 - Plans

COMPREHENSIVE PLAN NEEDS (identified in 3rd annual report 2/5/09)

CAC effort in 2009

- Statement for Wind Energy Policy
- Statement of County Lighting Policy

CAC continue to review 2010

- Comp Plan Change Process
- High Level Financial Plan
 - Capital Improvement Program
 - County Services
 - Land Use Taxation Policy
- Cell tower policy-BOS directed Planning Director to review



SUMMARY

- The Planning Commission & Board of Supervisors actions in 2009 were overall consistent with the Comprehensive Plan but some implementation items require attention
- The Comprehensive Plan needs additional development
- The CAC plans to continue this work in 2010