

TOWN OF TOMS BROOK
How We Regulate Land Now



How Land Is Used Now



How We Want Land Used

TOWN OF STRASBURG
How Land Is Used Now



How We Want Land Used



NORTH FORK MASTER PLAN
PLAN MASTER DEL. FORK NORTH

What's a better watershed?
(Check one or more answers)



Why Are We Doing This?



CITIZEN'S ADVISORY COMMITTEE

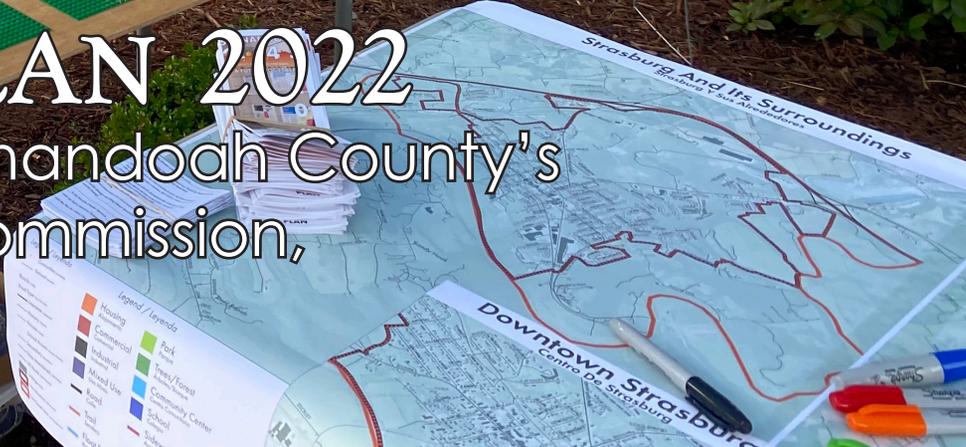
STATE OF THE PLAN 2022

A Comprehensive Report On Shenandoah County's
Comprehensive Plan, Planning Commission,
And Community Development



Map of Shenandoah County with a green grid overlay. Various planning materials, including brochures and maps, are scattered on the table.

Strasburg And Its Surroundings



Downtown Strasburg
Centro de Strasburg



Legend / Leyenda

- Housing
- Commercial
- Industrial
- Mixed Use
- Park
- Flow
- Road
- Trail
- School
- Subway
- Park
- Forest
- Open Space
- Community Center
- Subway

CAC Mission

Annual review of County's actions relate(d) to the Comprehensive Plan and propose updates and revisions as needed.

CAC Members

District I:

Chair Vito Gentile (Chapter VI)

Seth Coffman (Chapter I)

District II:

Mike Liskey (Chapter II)

Jacob Bowman (Chapter II)

District III:

Jon Bennett (Chapter VIII)

Brad Swank (Resigned March 2023)

Planning Commissioner:

Todd Steiner (Chapter VIII)

District IV:

Jessica MacDonald (Chapter VI)

Laura Bennett (Chapter VII)

District V:

Rochelle Dornatt (Chapter VII)

Joe Bayless (Chapter VII)

District VI:

Sarah Mauck (Chapter IV)

Scott Terndrup (Chapter IV)

PURPOSE OF THE PLAN

A Comprehensive Plan is the overarching road-map to describe where a community plans to go for the next 20 years. All municipal governments must develop a comprehensive plan every 20 years in order to be in accordance with VA § 15.2-2223. In addition to developing new comprehensive plans every 20 years, municipal governments must update their comprehensive plans every five years, with more comprehensive updates at the ten year mark.

The State of Virginia lists that the purpose of a comprehensive plan is to improve the public health, safety, convenience, and welfare, and to plan for the future development of communities so that:

- New community centers be developed with adequate highway, utility, health, educational, and recreational facilities.
- The need for mineral resources and the needs of agriculture, industry, and business be recognized in future growth.
- The concerns of military installations be recognized.
- Residential areas be provided with healthy surroundings for family life.
- Agricultural and forestal land be preserved.
- Growth of the community be consonant with the efficient and economical use of public funds.

VISION OF 2025

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

DRAFT VISION OF 2045

Our Vision for 2045 is to strictly adhere to the goals and objectives of the Comprehensive Plan in order to maintain the rural aspects and the character of Shenandoah County so it continues to be -

1. A responsible steward conserving, preserving, and protecting our environmental, recreational, historic, cultural, and scenic resources for residents and visitors; and
2. A unique place to live with responsible policies, public services, and quality education that enhance the quality of life and promotes appropriate growth within and limits growth outside our towns, villages, and hamlets so that agricultural areas and other open green spaces remain a predominant feature of the landscape; and
3. A great place to work encouraging entrepreneurship, innovative and appropriate businesses and industries with a versatile trained workforce and varied jobs that pay a living wage; and
4. A collaborative community that continues to work with private and public entities to ensure Shenandoah County is healthy and vibrant.

ACTION TIMELINE

- January - April 2022: Preparation For Community Collaboration Sessions
- April - September 2022:
- Held 14 Community Collaboration Sessions.
 - Strasburg's Mayfest
 - Woodstock's ArtFest
 - Northern County Bus Tour
 - Fort Valley Independence Day Parade
 - Downtown Woodstock Walking Tour
 - Downtown Toms Brook Walking Tour
 - New Market Crossroads Festival
 - Orkney Springs' Shenandoah Valley Music Festival
 - Downtown Edinburg Walking Tour
 - Downtown New Market Walking Tour
 - Quicksburg And Forestville Walking Tour
 - Downtown Mount Jackson Walking Tour
 - Mount Clifton, Hudson Crossroads, Conicville, and Columbia Furnace Walking Tour
 - Downtown Strasburg Walking Tour
- September - December 2022: Closed community survey and drafted vision statements.

SUMMARY UPDATES

Agricultural and Forestal Districts: Renewed Mount Jackson Agricultural And Forestal District.

Conservation Easement Authority: Protected 38.238 acres east of Strasburg via a donated easement.

Economic Development: Increase of employment, average weekly wages, and new start ups.

Education: Increase in graduates with college credits and most students continue education locally.

Housing: 170 housing units built, inventory decreased, and median sales price increased.

Population: Increased by 596, 14 new Census Places, largest increase in Mount Clifton/Woodstock.

Transportation: VDOT investment increased, ShenGO served over 11,000 riders, crashes decreased.

Planning Commission Actions: 18 public hearings with Level II as most common, District 4 busiest.

Review of Board Actions: Two actions found to be concerning per the Comprehensive Plan.

RED FLAG #1

February 8th, 2022

Consideration of a resolution amending to proffered conditions associated with 986 South Ox Road, Edinburg, VA which would eliminate the commercial entrance voluntarily proffered on May 27, 2008.

“Supervisor Taylor added he does not want to hold up this business development, but is worried that it will come up with other businesses down the road. Chairman Roulston said that he is not afraid to go back if they made a mistake, but there have not been any issues with this entrance in the last 40 years. He said that things change and they should look at issues as they come. Supervisor Stephens said that they need to look at things individually and not worry about setting a precedent.”

Supervisor Stephens made a motion, seconded by Supervisor Baker to approve the resolution. The motion was approved by a 4-1-1 roll call vote.

CAC Concerns:

1. Planning Commission recommended denial.
2. Concerns on procedure for future requests to have proffers and voluntary agreements removed.
3. Concerns on setting a precedent.
4. Concerns on ignoring a State agency's recommendations.

RED FLAG #2

June 28th, 2022

Consideration of a Zoning Map Amendment #22-06-01, to rezone 29.07 acres of vacant land located at Tax Map# 053-A-191B from C-1 Conservation to A-1 Agriculture.

“Vice Chairman Morris said they strive to follow the CAC and Planning Commission but it would be right by the citizens and family to allow this. Supervisor Pollack said he does not believe this sets a bad precedent because each piece of property is unique.”

Supervisor Stephens made a motion, seconded by Vice Chairman Morris to allow the rezoning. The motion was approved by a roll call vote.

CAC Concerns:

1. Does not comply with the Comprehensive Plan per the Future Land Use Map or increasing density in non-growth areas.
2. Planning Commission recommended denial.
3. A primary dwelling and accessory dwelling could have been built on the lot without subdividing.
4. Concerns on procedure for future requests of using rural zoning district rezonings to avoid zoning regulations.
5. Concerns on setting a precedent.

ECONOMIC DEVELOPMENT

Between 2021-2022

Top Employers

1. Shenandoah County School Board
2. George's Chicken
3. Shentel Management Company
4. Bowman Andros Products
5. County of Shenandoah
6. Valley Health System
7. Masco Builder Cabinet Group
8. Wal Mart
9. Food Lion
10. Iac Strasburg LLC

Source: Virginia Works
Labor Market Index

Where The Workforce Goes:

Top Places Residents Commute To

1. City Of Winchester
2. Frederick County
3. Fairfax County

Top Places That Commute To Here

1. Rockingham County
2. Frederick County
3. Page County

Source: Virginia Works
Labor Market Index


Employees
+116

Bureau Labor
Statistics


**Average Weekly
Wages**
+\$67

Bureau Labor
Statistics


**Unemployment
Rate Change**
-1.6%

Federal Reserve Bank


**New Startup
Firms**
+71

Bureau Labor
Statistics


**Local Sales
Tax Revenue**
+\$256K

Virginia Tax


**Total Real Estate
Tax Revenue**
+\$278K

Virginia Tax

EDUCATION

Between 2021-2022

Graduation Rates By Schools

1. Mountain View: 93.5% (Down 2.18%)
2. Central: 98.4% (Up 0.52%)
3. Strasburg: 100% (No Change)

Top Adult Education Course

1. Electricity

(Currently no other courses are offered)

Source: Shenandoah County Public Schools

Where Our Students Went After Graduation:

Top Technical/Vocational Schools

1. LRCC Workforce Solutions
2. Triplett Tech
3. Apprentice School

Top Colleges/Universities

1. Laurel Ridge Community College
2. James Madison University
3. Virginia Tech

Students Accepted To College

245

Students Accepted To Technical School

28

Advanced Placement Courses

16

Dual Enrollment Courses

46

Graduates with Governor's Scholars/Associates

+8

Adults Attending Education Courses

40

Source: Shenandoah County Public Schools

HOUSING

Between 2021-2022

Facts On New Housing:

Top Places With New Housing

1. Strasburg (48)
2. Tie District 2, 3, and 5 (21)
3. Stoney Creek Sanitary District (18)

Key Takeaways

1. 51% Built in Future Growth Areas
2. 37% Occurred Within Town Boundaries
3. 75.8% Were Single Family Detached Homes

Source: Shenandoah County

Where Movement Is Happening:

Top Places Households Moved To

1. Mount Clifton
2. Toms Brook
3. Woodstock

Top Places Households Left

1. Mount Jackson
2. Basye
3. Tie Around Edinburg and Toms Brook

Source: American Community Survey 2021

Housing
Units Built

170

Shenandoah County

Median Sales
Price

+\$7.5K

Long And Foster

Houses On The
Market

+13%

Long And Foster

Days On
Market

-13%

Long And Foster

Total Units
Sold

753

Long And Foster

Months Of
Supply

-1%

Long And Foster

POPULATION

Between 2021-2022

Facts On New Population:

Top % Changes In Population

1. Mount Clifton +7%
2. Woodstock +4%
3. Mount Jackson -6%

Key Takeaways

1. Gained 14 New Census Designated Places
2. All Towns Grew Except Mount Jackson
3. County Grew Most In Star Tannery Area

Source: American Community Survey 2021

Where Movement Is Happening:

Top Places People Moved To

1. Mount Clifton
2. Woodstock
3. Strasburg /Star Tannery

Top Places People Left

1. Mount Jackson
2. Tie Around Edinburg and Toms Brook
3. Basye

Source: American Community Survey 2021

New Residents

596

ACS 2021

Under 20
+9%

ACS 2021

People
70 To 80
+17%

ACS 2021

People
80+
-8%

ACS 2021

Births
+8%

VDH

Deaths
+21%

VDH

TRANSPORTATION

Between 2021-2022

Facts On Improvements:

Main Improvements

1. Widening I-81 Around Strasburg Preparation
2. Construction on new Route 11 Bridge MJ
3. Seven Bends State Park Study Completed

Key Initiatives

1. Continued ShenGO Public Transportation
2. Worked With VDOT On 263 Improvement
3. Started Discussion With VDOT On Keister Park

Source: VDOT/Shenandoah County

Where Traffic Is Happening:

Top Roads People Trafficked

1. I-81 (Most Between Toms Brook & Strasburg)
2. Route 42 Between I-81 & RT 11
3. Route 11 Between RT 55 & I-81

Top Places Wrecks Occurred

1. I-81 Around Strasburg
2. I-81 Between Woodstock And Toms Brook
3. Intersection Of Route 11 And Green Acre Dr.

Source: VDOT

ShenGO

Riders

11,000

ShenGO

ShenGO

Stops Maintained

92

ShenGO

Average Daily

Trips

-3%

VDOT

Crashes

-5%

VDOT

VDOT Investment

+6.67M

VDOT

I-81 Total

Improved

85.7%

VDOT

PLANNING COMMISSION

Between 2021-2022

Types Of Uses That Went To Hearing

1. Level II Home Business Firearms - 3
2. Short Term Rentals - 2
3. Rezoning To General Industrial - 2
4. Additional Drainfield
5. Recreation Facility
6. Request For AFD Removal
7. Rezoning To Agriculture
8. Special Event Center

Facts On Public Hearings

Top Districts With SUP's

1. District 4 - 4
2. District 3 - 2
3. District 2 and District 5 Tie - 1

Text Amendments Heard

1. Slaughterhouse In B-2
2. Foundation Surveys
3. Additional Septic Drainfield

Public Hearings
18

SUP Requests
8

ZMA Requests
3

Certificates Of Occupancy
162

Zoning Permits
419

Survey Responses
71

MAJOR INITIATIVES



Tree Planting At The County Park

Applied for and received a grant to plant trees in the County Park.

Worked with the Parks and Recreation Department to plant 152 trees.



Energy Ordinance Update

Worked with an appointed committee on revising our solar ordinance and hosted over a dozen meetings.

Facilitated an update to our code as it relates to Energy Facilities in the County.



Supporting And Receiving Grants

We were awarded a grant for Certified Floodplain Manager Training for three employees.

Supported Strasburg and Mount Jackson on River Access Grants.



Increasing Easements

Closed on the 32 acre easement with Laura Wade in Strasburg.

Worked with neighboring Richard Hockman on a 63 acre easement that was closed on in early 2023.



COMMUNITY COLLABORATION

The Citizen's Advisory Committee held a set of Community Collaboration Sessions to provide spaces for the public to provide input on the future of Shenandoah County in order to better inform staff and CAC members of the desires of the public before drafting the next Comprehensive Plan. Below is a summary of the most common aspects the 800 participants discussed and provided input on:

Data on each chapter reveals:

- Historic resources and sites such as the battlefield and buildings should be protected.
- Development should not disrupt farmland and the rural character should be protected.
- We should support the growth of new and existing small businesses for a local economy.
- Housing should be affordable in a variety of types such as apartments, shared housing and senior living.
- We should increase river, trail, and park access as well as support new restaurants and invest in our schools.
- Transportation investments should improve safety and access for all methods, and ShenGO is a great asset.

Specific initiative results showed that:

- Improve river and creek access.
- Major community facilities centrally located.
- Public is neutral on Corridor H.
- Development should occur in the Towns.
- A new school should be built before 2045.
- Alternates to Rt 11/I-81 during wrecks.
- Towns/villages capitalize on the rail trail.
- Connect & improve recreational amenities.

Walking Tours showed this on downtowns:

- We should have human scale buildings and facades matching existing buildings.
- Mix of uses & private and public space so people are always downtown.
- Downtown is a tax asset, encourage and promote infill and art where appropriate.



COMMUNITY SURVEY

The Citizen's Advisory Committee developed a Community Survey in 2020 which ran until 2022 to provide space for the public to provide input on the future of Shenandoah County. Below is a summary of the most common aspects the 970 survey opinions provided input on:

Top two items from each chapter:

- Historic Resources: “Retaining Historic Landscapes” and “Teaching The Community, Including Youth, Of Our Past.”
- Natural Resources: “Our Rivers & Streams Being Safe & Accessible” + “Having Clean, Fresh, & Safe Drinking Water.”
- Economic Development: “Support Local Food In Restaurants And Stores” and “Promote More Local Restaurants.”
- Housing: “Being Able To Work Where We Live” and “Ability To Be Born, Live, Work, And Retire Here.”
- Community Resources: “Fire And Rescue Coverage” and “Internet Access.”
- Transportation: Safe Roads With Less Congestion” and “Repairing Pot Holes.”

General input showed that:

- The vision statement was somewhat upheld, but we should address education & sprawl.
- Investment will come to villages/hamlets but we should protect the land around them.
- Students should receive an education that prepares them for work or higher education.
- Protect & grow access to natural resources.
- Want adequate public services.
- Do not want large corporations or chain stores, but want to grow a local economy.
- Want growth in Towns and villages with open green space surrounding.
- Want to see active and vibrant downtowns.
- Support taxes for fire & rescue + schools as well as protecting natural resources.
- Housing is the largest personal expense.

THE FUTURE

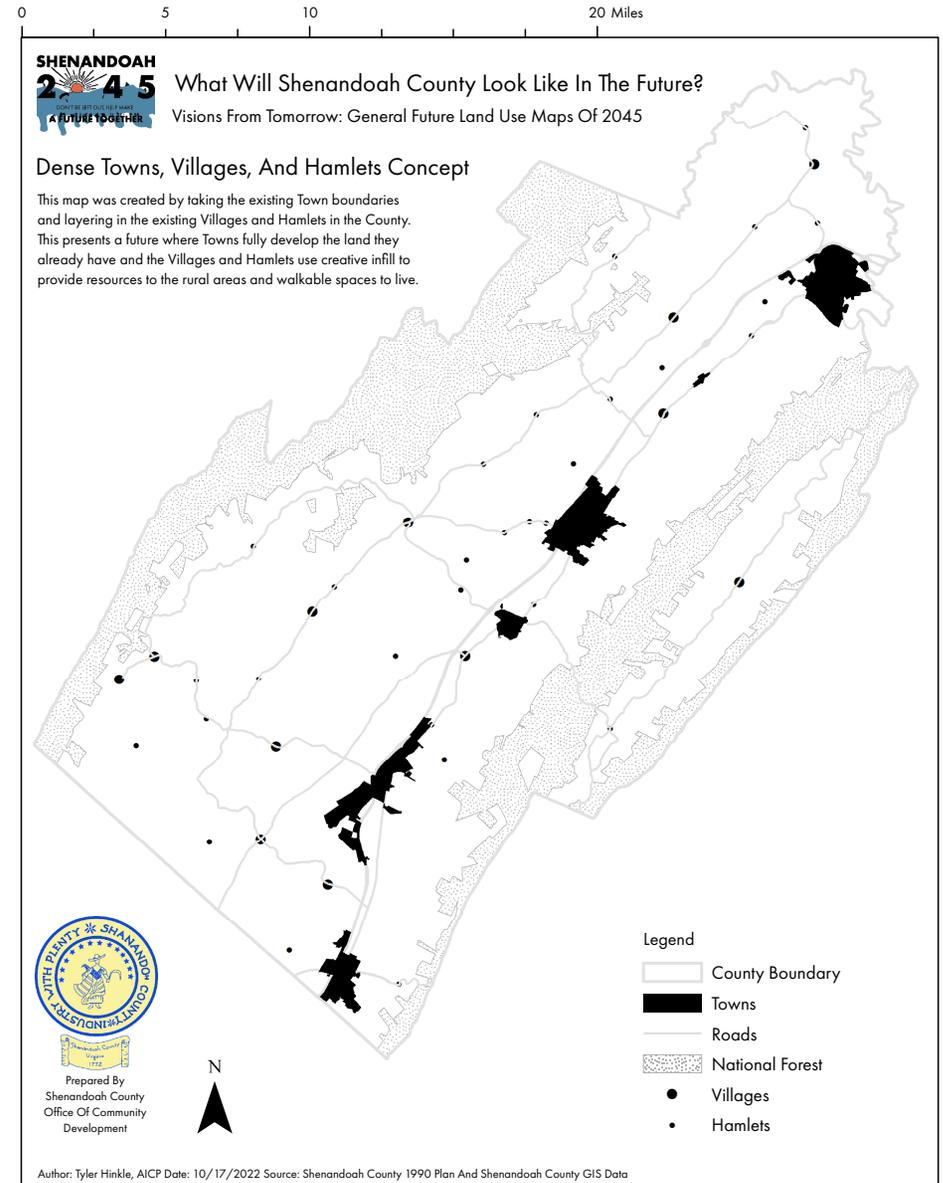
The Citizen's Advisory Committee is hosting a set of Community Review Sessions to provide spaces for the public to provide input on the future of Shenandoah County in order to better inform staff and CAC members of the specific actions the public expects to see in the next Comprehensive Plan for the County this spring/summer. These Sessions will include:

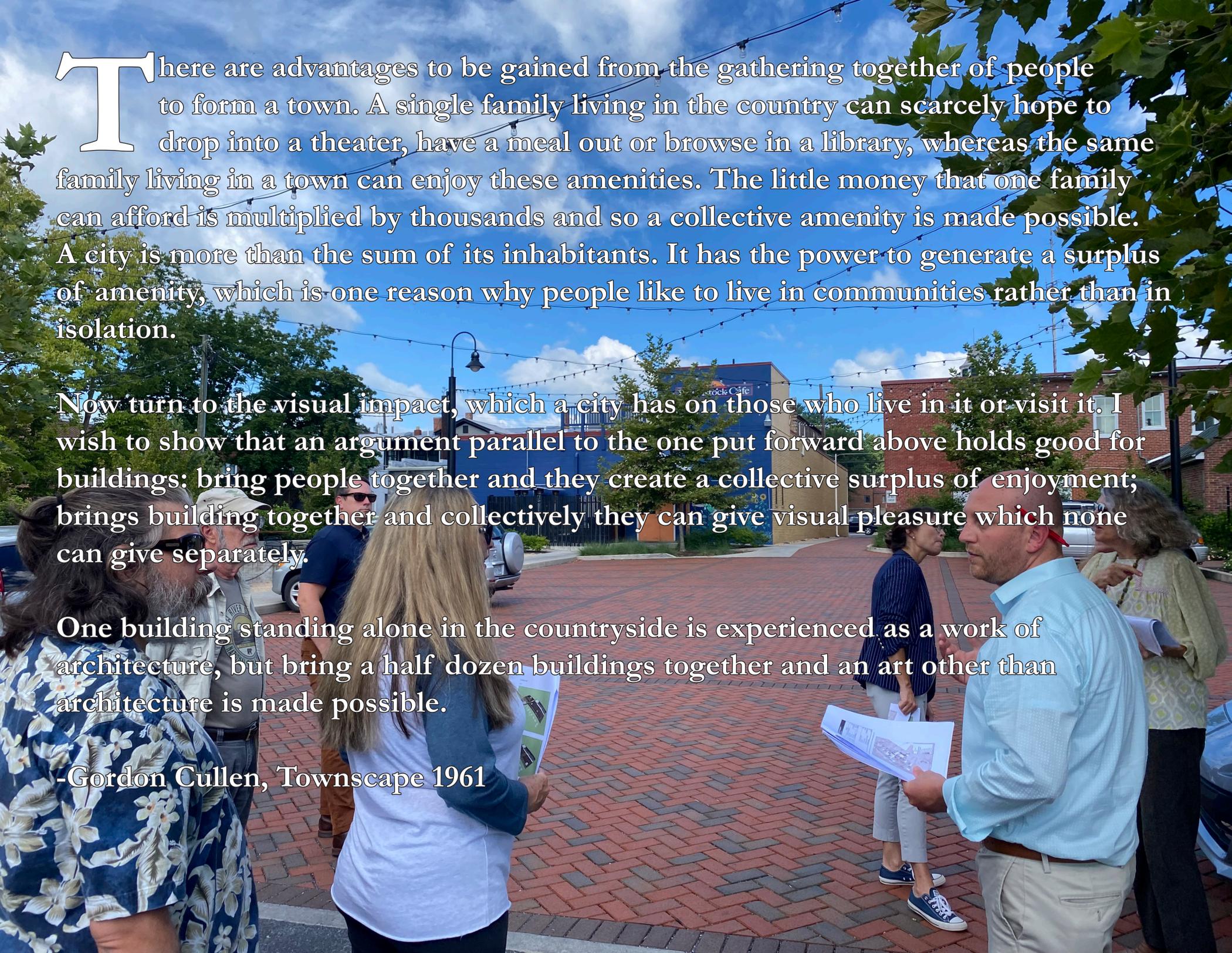
- Future Land Use Map and related maps for the year 2045.
- Posters explaining the new Comprehensive Plan and the input heard.
- Activities to engage participants and solicit input on the future.
- Opportunities to provide input on each Chapter, the Vision Statement, and major County aspects.
- Space for citizens to provide anonymous input.
- An opportunity for citizens to provide input on community layouts.

Once the CAC has completed its Community Review Sessions in August, they will update the new Comprehensive Plan and provide a first presentation this Fall.

NEW CHAPTERS & MAP

1. Historic, Cultural, And Scenic Resources
2. Water Resources
3. Agricultural, Forestal, and Mineral Resources
4. Economic Development
5. Housing
6. Community Services and Facilities
7. Education
8. Health
9. Emergency Services, Infrastructure, And
Technology
10. Recreation
11. Transportation





There are advantages to be gained from the gathering together of people to form a town. A single family living in the country can scarcely hope to drop into a theater, have a meal out or browse in a library, whereas the same family living in a town can enjoy these amenities. The little money that one family can afford is multiplied by thousands and so a collective amenity is made possible. A city is more than the sum of its inhabitants. It has the power to generate a surplus of amenity, which is one reason why people like to live in communities rather than in isolation.

Now turn to the visual impact, which a city has on those who live in it or visit it. I wish to show that an argument parallel to the one put forward above holds good for buildings: bring people together and they create a collective surplus of enjoyment; brings building together and collectively they can give visual pleasure which none can give separately.

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.

-Gordon Cullen, Townscape 1961