Citizen's Advisory Committee

State Of The Plan 2021

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

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IN MEMORY OF JOHN HOWARD ADAMSON III
FOUNDING MEMBER AND SERVED 16 YEARS ON THE
CITIZENS ADVISORY COMMITTEE TO THE COMPREHENSIVE PLAN

When asked how we should start our District Information Sessions, John suggested we open by asking questions anyone could answer:

"What do you love about Shenandoah County?
What do you want to improve in Shenandoah County?"

These questions drove the 11 meetings the Citizens Advisory Committee conducted in the fall of 2021, of which John assisted with many even when it was not in his District or close to home. The County would not be where it is today without John's insight in 2005 when the current plan for 2025 was written, in 2010 when the County conducted a set of Community Visioning meetings, or now in 2021 as the Citizens Advisory Committee looks to 2045. John was a dear friend to all and will be missed. John, thank you for your service.

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 (Chapter I)

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)
John Adamson (Passed 2021)

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

ACTION TIMELINE

- January - August 2021:

  - Preparation For District Information Sessions
  - Hosted Guest Speakers

- September - November 2021:

  - Held 11 District Information Sessions.
    - Woodstock Brewhouse
    - Toms Brook Firehall
    - Mount Hermon Fellowship Hall
    - Conicville Firehall
    - Shenandoah Caverns
    - New Market Firehall
    - Fort Valley Library
    - Strasburg Town Hall
    - Virtual Countywide
    - Ridge Runner Brewery
    - Edinburg Firehall

SUMMARY UPDATES

Agricultural and Forestal Districts: No Actions.

Conservation Easement Authority: Received up to $25,000/year and $142,000 for a grant.

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

Education: Increase in average SAT Scores and most students continue their education locally.

Housing: 184 housing units built, inventory decreased, and median sales price increased.

Population: Increased by 962, new Census Place, largest increase in Strasburg/Woodstock.

Transportation: VDOT investment increased, ShenGO served nearly 2,000 riders, crashes increased.

Planning Commission Actions: 19 public hearings with rentals as most common, Districts 2 & 5 busiest.

Review of Board Actions: All actions found to be in compliance with the Comprehensive Plan.

ECONOMIC DEVELOPMENT

Between 2020-2021

Top Employers

1. Shenandoah County School Board
2. George's Chicken
3. Shentel Management Company
4. Bowman Andros Products
5. Valley Health System
6. County Of Shenandoah
7. Masco Builder Cabnet Group
8. Wal Mart
9. IAC Strasburg LLC
10. Mercury Paper INC

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
+532
Bureau Labor Statistics

Average Weekly Wages
+$50
Bureau Labor Statistics

Unemployment
-1.9%
Federal Reserve Bank

New Startup Firms
+90
Virginia Employment Commission

Total Taxable Income
+$34M
Virginia Tax

Total Real Estate Tax
+$278K
Virginia Tax

EDUCATION

Between 2020-2021

Graduation Rates By Schools

1. Mountain View: 95.68%
2. Central: 97.88%
3. Strasburg: 100%

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. LFCC Workforce Solutions
2. Triplett Tech
3. Fairfax County Fire Academy

Top Colleges/Universities

1. Lord Fairfax Community College
2. James Madison University
3. Bridgewater College/Virginia Tech

Students Accepted To College
309

Average SAT Scores
+15

English, Reading And Writing Performance
+9

Math Performance
+10

Adults Attending Education Courses
52

Students Accepted To Technical School
32

Source: Shenandoah County Public Schools

HOUSING

Between 2020-2021

Facts On New Housing:

Top Places With New Housing

1. Strasburg
2. District 5
3. District 2

Key Takeaways

1. 52.7% Built in Public Service Areas
2. 40.7% Occurred Within Town Boundaries
3. 69% Were Single Family Detached Homes

Source: Shenandoah County

Where Movement Is Happening:

Top Places Households Moved To

1. Strasburg
2. Woodstock
3. Basye

Top Places Households Left

1. Route 42 Woodstock To Columbia Furnace
2. New Market
3. Area Outside/Around Basye

Source: Census 2020

Housing Units Built	Median Sales Price	Houses On The Market	Days On Market	Total Units Sold	Months Of Supply
184	**+$21K**	**-45%**	**+22%**	**785**	**-54.5%**
Shenandoah County	Long And Foster	Long And Foster	Long And Foster	Long And Foster	Long And Foster

POPULATION

Between 2020-2021

Facts On New Population:

Top % Changes In Population

1. Basye +44%
2. Area Outside/Around Strasburg +37%
3. Toms Brook -33%

Key Takeaways

1. Gained A New CDP: Mount Clifton 110 People
2. New Market lost 64 homes and 25 people
3. County Lost 139, Towns & SD Gained 1,101

Source: Census 2020

Where Movement Is Happening:

Top Places People Moved To

1. Area Outside/Around Strasburg
2. Woodstock
3. Strasburg

Top Places People Left

1. Area Outside/Around Woodstock
2. Area Outside/Around Basye
3. District 2 Between Mount Jackson & Basye

Source: Census 2020

New Residents	Under 10	People 10 To 20	People 80+	Births	Deaths
962	**-3%**	**+5%**	**+8%**	**-31.8%**	**+24.8%**
Census 2020	Census 2020	Census 2020	Census 2020	VDH	VDH

TRANSPORTATION

Between 2020-2021

Facts On Improvements:

Main Improvements To I-81

1. Exit 296 South Acceleration Lane Extension
2. Exit 291 North Acceleration Lane Extension
3. Widening I-81 Around Strasburg To Start 2024

Key Takeaways

1. Launched ShenGO Public Transportation
2. Conducted Study Of Shenandoah Rail Trail
3. Conducted Study Of Seven Bends Entrance

Source: VDOT/Shenandoah County

Where Traffic Is Happening:

Top Roads People Trafficked

1. I-81 (Most Between Strasburg & Warren)
2. RT 55 East & West & Route 11 North Strasburg
3. Route 42 Between I-81 & RT 11

Top Places Wrecks Occurred

1. Route 42 Between I-81 & RT 11
2. I-81 Around Strasburg
3. I-81 Between Rockingham And New Market

Source: VDOT

1,772 ShenGO Riders	ShenGO Stops Created	Average Daily Trips	Crashes	VDOT Investment	I-81 Total Improved
	92	-7%	+14%	+4.69M	85.7%
ShenGO	ShenGO	VDOT	VDOT	VDOT	VDOT

PLANNING COMMISSION ACTIONS

Between 2020-2021

Types Of Uses That Went To Hearing

1. Short Term Rentals - 3
2. Commercial Recreation Facility - 2
3. Rural Resort - 2
4. Level II Home Business - 2
5. Rezoning To General Business District - 2
6. Telecommunication Tower - 2
7. Barn In Floodplain
8. Self Storage Facility
9. Slaughterhouse
10. Motor Vehicle Impoundment Lot

Facts On Public Hearings

Top Districts With SUP's

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

Text Amendments Heard

1. Commerical Kennels
2. Amendments To Floodplain

19 Public Hearings

SUP Requests **+8**

ZMA Requests **+2**

Certificates Of Occupancy **+208**

Zoning Permits **414**

Survey Responses **200**

Source: Shenandoah County Office Of Community Development

OTHER STATISTICS OF NOTE

The Citizen's Advisory Committee held a set of District Information Sessions to help better outline to the public not just what the Comprehensive Plan is, but also that there is a Comprehensive Plan and that it is important for them to become involved so the next plan is their plan as well. Below is a summary of the most common aspects participants like and want to see improved in the County:

Like:
- Rural / Natural Beauty
- Sense Of Community
- Small Town Feel
- Farming

Improve:
- State Roads / I-81
- Schools
- New Businesses
- Things To Do

Over the course of 2021, County Staff found the following statistics to be of note for the future of the County and the implications that the statistics provide:
- There is a potential for 45,891 new houses to be developed in Shenandoah County, including its six incorporated Towns:
  - 14,519 of the potential houses could take place on existing platted lots.
  - 31,372 of the potential houses would come from subdividing land to its full extent under the provisions of its local zoning.
  - 29,553 of the potential houses would take place outside of Town boundaries.
 - 2,998 of the potential houses outside Town Boundaries would be in a Sanitary District.

THE FUTURE

The Citizen's Advisory Committee is hosting 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 for the County this spring/summer. These Sessions will include:
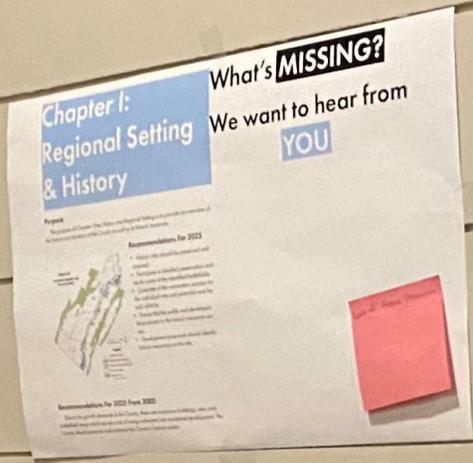
- Maps for citizens to show places they love and where they want improvement.

- Posters explaining the Comprehensive Plan and the input from the Fall of 2021.

- Activities to engage participants and solicit input on the future.

- Opportunities to provide input on each Chapter, the Vision Statement, major aspects the County will face such as Corridor H, and the North Fork Master Plan.

- Space for citizens to provide anonymous input.

- An opportunity for citizens to design their ideal community.

Once the CAC has completed its Community Collaboration Sessions in August, they will begin writing the next Comprehensive Plan for Shenandoah County this Fall.
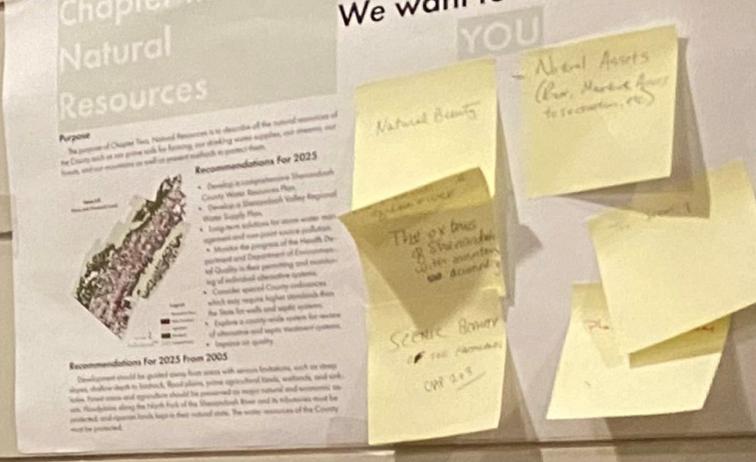
Vision For 2025

What's **MISSING?**
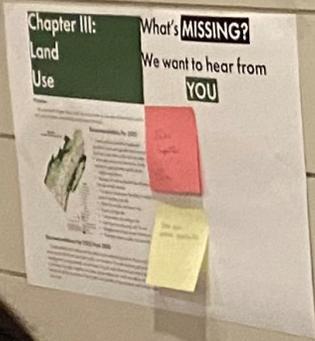
We want to hear from **YOU**
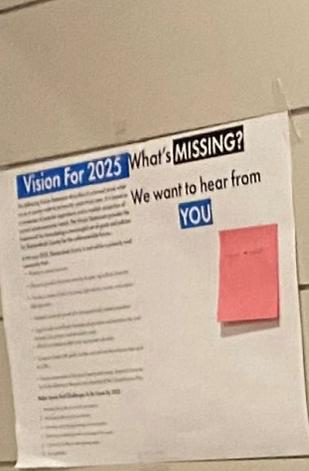
Chapter I: Regional Setting & History

What's **MISSING?**
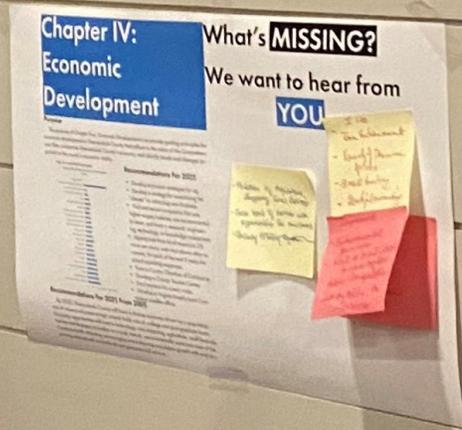
We want to hear from **YOU**

Purpose

Recommendations For 2025

Recommendations For 2025 From 2005

Chapter II: Natural Resources

We want to hear from **YOU**

Purpose

Recommendations For 2025
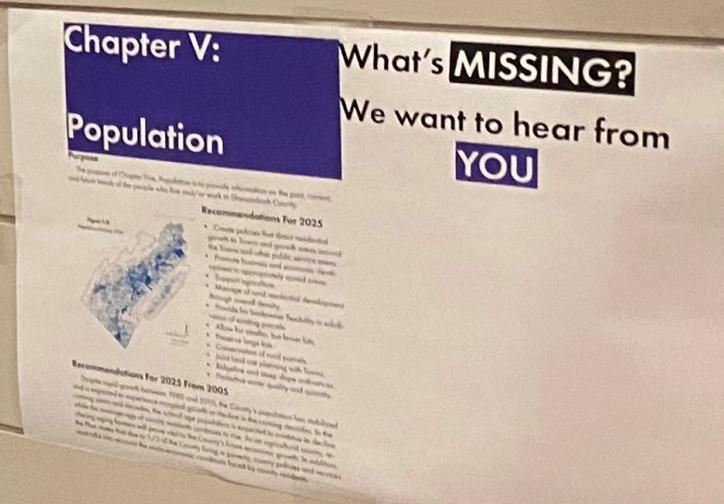
Recommendations For 2025 From 2005

Chapter III: Land Use

What's **MISSING?**

We want to hear from **YOU**

Chapter IV: Economic Development
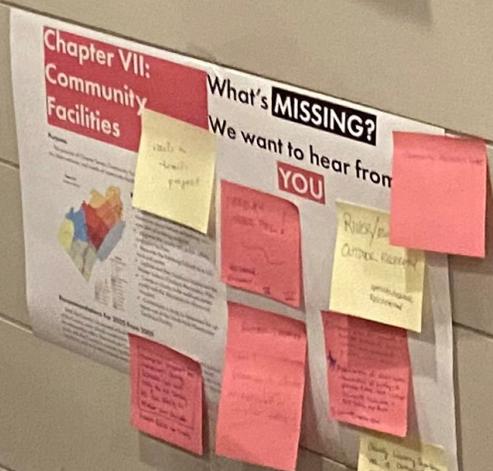
What's **MISSING?**

We want to hear from **YOU**

Purpose

Recommendations For 2025

Recommendations For 2025 From 2005

Chapter V: Population

What's **MISSING?**

We want to hear from **YOU**

Purpose

Recommendations For 2025

Recommendations For 2025 From 2005

Chapter VI:

What's **MISSING?**

We want to hear from **YOU**

Chapter VII: Community Facilities

What's **MISSING?**

We want to hear from **YOU**

Chapter VIII: Transportation

What's **M...**

We want...

Purpose

Recommendations For 2025