



# **Citizen's Advisory Committee**

## **State Of The Plan 2019-2020**

**A Comprehensive Report On Shenandoah County's Comprehensive Plan, Planning Commission, And County Planning.**



# 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:

Vacant  
Vacant  
Stephen Curtis (Resigned 2021)  
Tony Durso (Resigned 2019)

Planning Commissioner:  
Todd Steiner (Chapter VIII)

District IV:

Jessica MacDonald (Chapter VI)  
Vacant  
Peggy Boston (Resigned 2021)  
Katie Freakley (Resigned 2019)

District V:

Rochelle Dornatt (Chapter VII)  
Vacant  
Dee Hockman (Resigned 2020)  
Kevin Rooney (Resigned 2020)

District VI:

John Adamson (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 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

Following the adoption of Chapter IV: Economy / Economic Development in May 2019, the CAC began to examine updates to Chapter VI: Housing. After considering the short time frame to both update Chapter VI: Housing and update the entire comprehensive plan before 2045, the CAC voted on August 28th, 2019 to revise the entire plan and begin work on the plan for 2045, entitled: Shenandoah 2045: A Future Together.

# ACTION TIMELINE

- January - April 2019:
  - Review and final suggestions on the R-4 Rural Residential Growth District.
  - Review and final edits of Chapter IV: Economy / Economic Development.
- May 2019:
  - Adoption of the revised Chapter IV: Economy / Economic Development Chapter.
  - Renewal of New Market AFD, termination of the Cedar Spring AFD and combination with the Lebanon Church AFD.
- June 2019: Discussions on a 2045 Comprehensive Plan begin.
- September 2019 - February 2020: Development of a community survey.
- March 2020: Publishing of the community survey.
- June 2020: Renewal of Woodstock East AFD.

# SUMMARY UPDATES

Agricultural and Forestal Districts: Renewal of two Districts and one termination/combination.

Conservation Easement Authority: Published Cost of Community Services Report, aided easements.

Economic Development: Updated Strategic Plan and Chapter IV, increase of employment and jobs.

Education: Adopted new Strategic Plan, increase in average SAT Scores, and increase in Pre-K/K.

Housing: Adopted R-4 District, 276 housing units built, and median sales price increased.

Population: Increased by 370, largest increase in the 55+ category, Districts 1 and 4 grew the most.

Transportation: 17 proposed improvements, average daily trips increased while crashes decreased.

Planning Commission Actions: Held 40 public hearings, commissioned North Fork Master Plan.

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

# AGRICULTURAL AND FORESTAL DISTRICTS

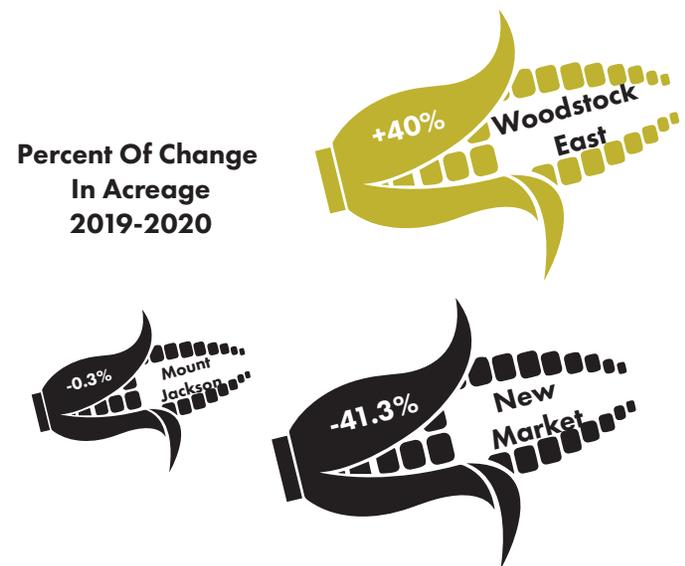
Source: Shenandoah County Office Of Community Development



**Renewed**  
New Market  
Woodstock East

**X**  
**Terminated**  
Cedar Creek

This graphic is set against a solid green background. It features two items: a circular icon with four arrows forming a square, representing a renewed district, and a large 'X' icon representing a terminated district. The text for each is placed to the right of its respective icon.



# CONSERVATION EASEMENT AUTHORITY

**Between 2019-2020  
Third Parties Conserved  
243.19 Acres**

Source: Shenandoah County Office Of Community Development



**For every \$1 paid in taxes,  
local government pays the  
following back in services:**

**\$1.83 To Residents  
5¢ To Businesses  
18¢ To Farms And Open Space  
9¢ To Industries  
50¢ To Downtowns/Multi-Use**



**Cost Of Community  
Services Study  
Published 2020**

# ECONOMIC DEVELOPMENT

## Between 2019-2020

**160**  
Employees  
Lost

Bureau Labor Statistics

Average Weekly  
Wages Decreased  
**\$12**

Bureau Labor Statistics

Unemployment  
Increased  
**0.8%**

Bureau Labor Statistics



**STRATEGIC ECONOMIC  
DEVELOPMENT PLAN  
AND CHAPTER IV  
UPDATED 2019**

## Employment's Greatest Increase

Between Ages  
**20-34**  
And  
**65+**

Source: 2017-2019 American Community Survey

**Sectors:**  
Administration  
Education  
Food Services  
Health Services  
Real Estate

**Districts:**  
4, 3, 2, & 6



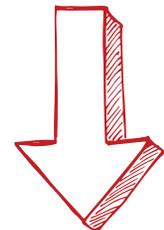
## Greatest Decrease

Between Ages  
**16-19**  
And  
**35-45**

Source: 2017-2019 American Community Survey

**Sectors:**  
Agriculture  
Arts  
Information  
Wholesale Trade

**Districts:**  
1 & 5



# EDUCATION



**ADOPTED  
2018-2024  
STRATEGIC PLAN**

## 2019-2020 School Year

**313+**  
Students  
Accepted  
To College

Average SAT  
Scores Increased To  
**550**

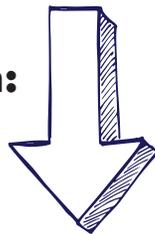
English, Reading  
And Writing  
Performance  
Increased  
**2%**

Source: Shenandoah County Public Schools

## Greatest Decrease

Individuals With An  
Education Between  
Grades  
**1-12**  
And  
**College**

Individuals  
With  
Degrees In:  
Education



Source: 2017-2019 American Community Survey

## Community's Greatest Increase

Individuals With An  
Education Between  
Grades  
**Pre-K/K**  
And  
**Graduate  
School**

Individuals  
With  
Degrees In:  
Arts  
Business  
Humanities  
Engineering  
Science



# HOUSING

## Between 2019-2020

**276**  
Housing  
Units Built

Source: Shenandoah  
County Community Development

Median Sales  
Price  
**24%**

Source: Long & Foster

Supply  
Decreased  
**68.5%**

Source: Long & Foster

**ADOPTION  
OF R-4: RURAL  
GROWTH RESIDENTIAL  
ZONING DISTRICT**

## Housing's Greatest Increase

Percent Of Income  
**30-35%**

And

**Less Than 15%**

Source: 2017-2019  
American Community Survey

**Types:**  
Duplex  
Single Detached  
Mobile Home

Tiny Home  
Townhouse

Source: Shenandoah  
County Community Development

**Districts:**  
5, 3, 2, 1, 4  
Strasburg &  
Woodstock



## Greatest Decrease

Percent Of Income  
**35% Or More**

And

**25-29%**

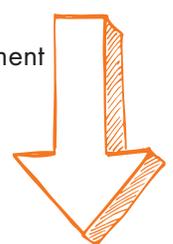
**15-19%**

Source: 2017-2019  
American Community Survey

**Types:**  
Apartments  
Multi-Family

Source: Shenandoah  
County Community Development

**Districts:**  
6 & All  
Other  
Towns



# POPULATION

2020  
US Census  
Conducted

## Between 2017-2019

**401**  
New  
Residents

Source: ACS

Building Inspections  
Increased

**24.9%**

2017-2020

Source: Shenandoah County  
Community Development

County Minus Town  
Population Increase

**394**

Source: ACS

## Greatest Decrease

Between Ages

**45-59**

And

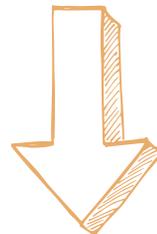
**10-24**

**Towns:**

Mount Jackson,  
New Market,  
Edinburg,  
Toms Brook

**Districts:**

5, 6, & 2



Source: American Community Survey

## Population's Greatest Increase

Between Ages

**60+**

And

**5-9**

**Towns:**

Woodstock &  
Strasburg

**Districts:**

1, 4, & 3



Source: American Community Survey

# TRANSPORTATION

Source: Virginia Department Of Transportation

## Between 2019-2020

**17**  
Proposed  
Improvements

Average Daily  
Trips Increased  
**11,440**

Crashes  
Decreased  
**5.5%**

### Increases In Mode Of Transit To Work:

Drove Alone  
Worked From Home

### Decreases In Mode Of Transit To Work:

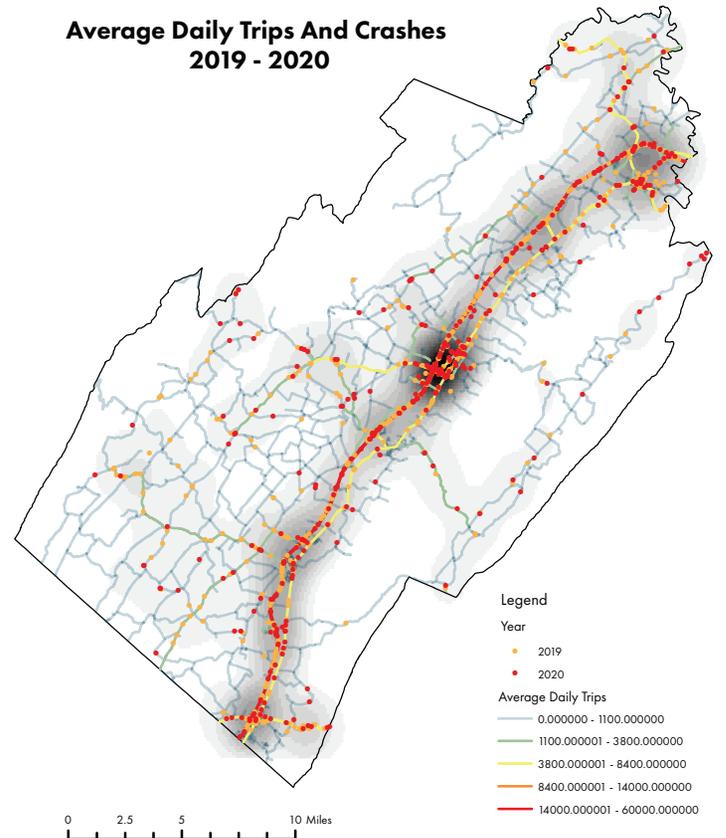
Carpooled  
Public Transportation  
Walked  
Taxi, Motorcycle, Bike

### Improvements By Road Type:

11 - Interstate  
3 - Primary  
3 - Secondary

## COMMISSIONED STUDY ON ROUTE 11 PUBLIC TRANSPORTATION

Average Daily Trips And Crashes  
2019 - 2020



# PLANNING COMMISSION ACTIONS

## APPROVED CAC COMMUNITY SURVEY IN 2020

Source: Shenandoah County Office Of Community Development

## Between 2019-2020

**40**  
Public  
Hearings

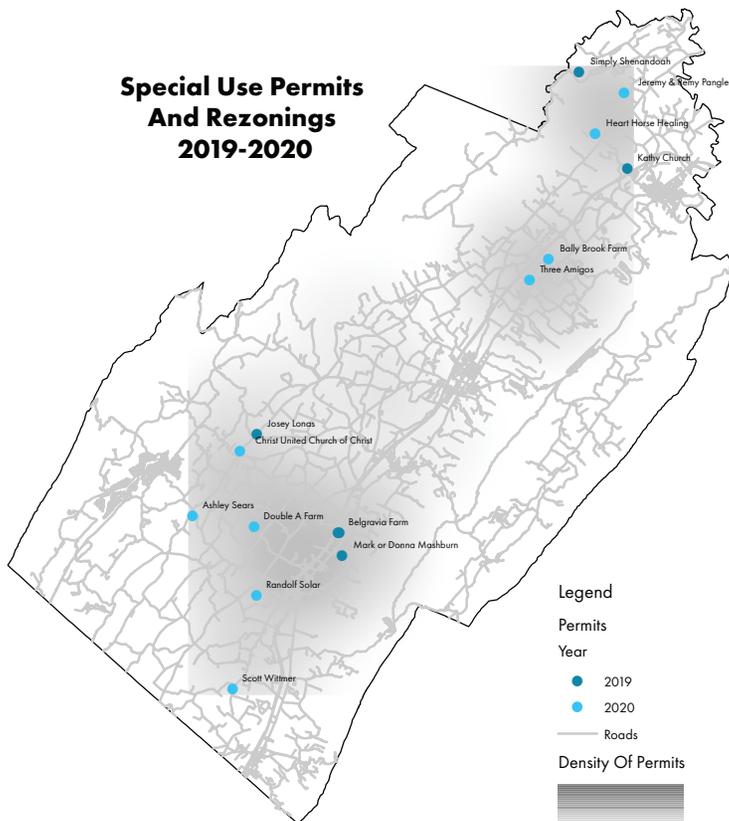
SUP Requests  
Increased

**4**

Text Amendments  
Increased

**8**

### Special Use Permits And Rezoning 2019-2020



0 2.5 5 10 Miles

- Types Of Uses  
Went To Hearing:**
- Bed And Breakfast
  - Day Care
  - Large Scale Solar Facility
  - Level II Home Business
  - Rezoning A-1
  - Rezoning R-2
  - Rural Resort
  - Short Term Rental
  - Utility Easement

# THE FUTURE

The Citizen's Advisory Committee is working to prepare 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. These sessions will cover the following topics:

- Explanation of what a Comprehensive Plan is used for and why we have one.
- Explanation of Planning, Zoning, and Subdivisions.
- Summary of the current 2025 Comprehensive Plan.
- Details on larger efforts such as Agricultural and Forestal Districts, Conservation Easements, Economic Development, Recreation Resources, Water Resources, and more.
- Summary of past Comprehensive Plans and related historic planning efforts.
- And other topics found to be relevant.

While all Sessions are planned to be hosted in a hybrid format, the CAC needs your help in determining where the physical Sessions should take place, and any topics that should be outlined.



