

CITIZEN'S ADVISORY COMMITTEE ON THE
COMPREHENSIVE PLAN

6th Annual Review

February 2, 2012

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
2011	61 (56%)	49 (44%)	110

Houses Sold in Shenandoah County 2008 - 2011

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
1/1/11 – 12/31/11	403	\$164,116	\$61,685,300

Unimproved Land Sold in Shenandoah County 2008 – 2011

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
1/1/11 – 12/31/11	41	\$9,500	\$280,000	\$95,289	\$3,317,391



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	6,002	56.6	9,433	-6.7%	11,020
2010-2011 ¹	6,042 ²	50.1 ³	8,296 ⁴		N/A

¹ Superintendent's Annual Report for 2011 not on DOE website as of 4 January 2012

² March 31, 2011 Average Daily Membership (ADM); end of year ADM not available

³ Based on SCPS 2010-2011 Operational Budget approved 11 May 2010

⁴ Calculated by dividing 2010-2011 Operational Budget by 31 March 2011 ADM

ECONOMIC DEVELOPMENT

- Developed and launched new economic development website with link on the Shenandoah County main website
- All the financial commitments with VDOT have been completed for the 2000 foot industrial access road extension at the North Shenandoah Industrial and Business Park
- Discussion with the Town of Strasburg regarding their economic growth plans
- An economic development strategic planning process is taking place with a steering committee in place to redefine marketing and target sectors
- Site data sheets and community profile has been updated on County website and Virginia Economic Development Partnership website
- Continued focus on agriculture in tourism and economic development 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 (2011) – 41,348 acres

Renewal Date	Total Acreage	District Name
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	4,405.826	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 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
- Recent funding of County Conservation Easement Authority
- Continued focus on agriculture in tourism and economic development marketing

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
- 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

- Authority Established in 2007
- Strategic Plan developed
- Education Awareness Effort (Available Programs and Tax Incentives)
- “Open for Business” and Ready to Accept Voluntary Easements
- Funds available to purchase easements
- Currently 4,191 acres under Conservation Easements in Shenandoah County

Conservation Easement Authority (CEA)

- Currently engaged in partnership with Potomac Conservancy to pursue donated easement on an active farm adjoining the Shenandoah River.
- Published 2nd “Preserving Shenandoah” Newsletter in conjunction with the Agricultural Extension Office.
- Received \$100K of local funding by Shenandoah County Board of Supervisors.
- Earned certified program status from VA Dept. of Agriculture and Consumer Services (VDACS).
- Received 1:1 matching grant funds from VDACS Office of Farmland Preservation.
- CEA currently reviewing eligibility and ranking Criteria set forth in County ordinance to ensure that properties in our community with the highest conservation value receive the highest rankings.
- CEA does not yet hold any easements. However, more than 4,191 eased acres in Shenandoah County are already currently held by other qualified organizations.



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

From July 1, 2010 through June 30, 2011

State Cost-Share Participation by County				
County	Number of Farmers	Acres Benefitted	Linear feet of stream protected	Funds used
Clarke	23	1,100	19,900	\$47,733
Frederick	23	2,334	10,600	\$69,625
Shenandoah	57	4,690	15,260	\$123,895
Warren	4	149	0000	\$7,800
Totals	107	8,283	45,760	\$249,052

ACTIONS OF PC & BOS

- The CAC Reviewed all Actions taken by the Board of Supervisors in 2011.
- Actions were found to be in compliance with the Comprehensive Plan

NOTABLE ACTIONS

- May 24th- Authorized funding for completion of Leachate Line/Septage collection project at landfill
- May 24th – Created Economic Development strategic planning steering committee
- May 24th – Agreement with NSVRC regarding grant management assistance in administering Toms Brook School renovation CDB Grant with County acting as fiscal agent
- June 28th – Approved principals and terms of agreement for Stoney Creek Sanitary District to provide sewer services to Shrine Mont
- August 23rd – Adopted Northern Shenandoah Regional Drought Response and Contingency Ordinance and the Northern Shenandoah Regional Water Supply Plan

NOTABLE ACTIONS (CONT.)

- August 23rd – Phase 2 of Industrial Access Road project approved for the Northern Shenandoah Industrial Park
- August 23rd - Approved the first amended voluntary settlement agreement with the Town of New Market
- September 13th – Approved funding for Shenandoah County Easement Authority
- September 27th – Selected potential design builder for the renovation of the old Edinburg school and historic Shenandoah County Courthouse. Authorized the County Administrator to negotiate and execute all necessary agreements.
- November 22nd – Approved grant agreement for FHLB affordable housing program grant for repairs/renovation at Alms House.
- November 22nd – Authorized CA to proceed with construction phase of landfill methane gas extraction 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

CAC GOALS FOR 2012

- Continue the review/update of 2025 Comprehensive Plan to reflect trends, current projections and actualities

SUMMARY

- The Planning Commission & Board of Supervisors actions in 2011 were consistent with the Comprehensive Plan
- The CAC plans to continue its work in 2012