

SHENANDOAH COUNTY



2023 STATE OF THE COMMUNITY

A Report On Shenandoah County's
Planning Commission And
Community Development Department

Planning Commissioners



Mark Dotson
District 1
Certified Planning Commissioner



Debbie Keller
District 5
Vice Chair
Representative On CEA



Gary Lantz
District 2
Vice Chair
WRAC Representative



Eunice Terndrup
District 6
Tourism Council Representative



Tommy Miller
District 3



Dennis Morris
District 5
Board Representative



Todd Steiner
District 4
Representative On CAC

Community Development Staff



Lemuel Hancock
Director



Jason Smith
E&S Administrator
WRAC



Tim Ferguson
Building Official
BBCA



Brenna Menefee, CZA
Zoning & Subdivision
Administrator
BZA



Summer Andes
Permit Tech



Mary Dellinger
Permit Tech



Tyler Hinkle, AICP
County Planner
CAC, CEA, WRAC, AFD



Kelly Brown
Plans Examiner



Steve Day
Building Inspector



McKenzie Allen
Associate Planner
CEA



Jack Van Norton
Building Inspector



John Schaffstall
Building Inspector

TIMELINE - 2023

- January: Two SUP's for Short Term Rentals. Closed on Richard Hockman easement.
- February: One SUP for a Short Term Rental.
- March: SUP for Towing Service and one Short Term Rental. One AFD removal request. AFD public engagement for renewals.
- April: SUP for a Campground, SUP for a Hair Salon, SUP for a Septic Easement, Site Plan for storage units, and Energy Ordinance.
- May: Text Amendments for fixing verbiage on density, recreational vehicles, dwelling units, and accessory dwelling units. AFD review of districts for renewal. CAC shared first draft of the Comprehensive Plan.
- May - August: CAC Public Engagement of 800 individuals.
- June: SUP for a Short Term Rental and a Text Amendment for Residential Farms.
- August: SUP for a woodworking shop, text amendment on recreational vehicles, and four AFD renewals.
- September: SUP for a Special Event Center, subdivision review for Bluegrass Meadows, and Text Amendments for site plans and violations and penalties.
- October: SUP for Short Term Rental and Text Amendment on the subdivision ordinance. Closed on Ellie Martin easement.
- November: SUP for Short Term Rental.

SUMMARY UPDATES

Agricultural and Forestal Districts: Renewed Four Agricultural And Forestal Districts.

Conservation Easement Authority: Protected 105.12 acres via a donated easements.

Economic Development: Increase of employment, businesses, and revenue.

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

Housing: 166 housing units built, inventory decreased, and median sales price increased.

Population: Increased by 300, most people moved outside of towns, Fort Valley grew the most.

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

Planning Commission: 28 public hearings, Short Term Rentals as most common, District 1 busiest.

ECONOMIC DEVELOPMENT

Between 2022-2023

Top Employers

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

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



Bureau Labor
Statistics



Bureau Labor
Statistics



Federal Reserve Bank



Bureau Labor
Statistics



Virginia Tax



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 2022-2023

Facts On New Housing:

Top Places With New Housing

1. Strasburg (37)
2. District 3 (24)
3. District 5 (21)

Key Takeaways

1. 49% Built in Future Growth Areas
2. 34% Occurred Within Town Boundaries
3. 96% Were Single Family Detached Homes

Source: Shenandoah County

Where Movement Is Happening:

Top Places Households Moved To

1. Strasburg
2. Zepp Area
3. Edinburg & Basye Area Tie

Top Places Households Left

1. Toms Brook
2. New Market & Mount Clifton Tie
3. Mount Jackson Area

Source: American Community Survey 2022

Housing
Units Built

166

Shenandoah County

Median Sales
Price

+\$4.9K

Long And Foster

Houses On The
Market

-6%

Long And Foster

Days On
Market

+38%

Long And Foster

Total Units
Sold

525

Long And Foster

Months Of
Supply

+14%

Long And Foster

POPULATION

Between 2022-2023

Facts On New Population:

Top % Changes In Population

1. Toms Brook -11%
2. Mount Clifton -7%
3. Fort Valley Area +5%

Key Takeaways

1. Only Woodstock & Strasburg Gained Population
2. More People Moved Outside Towns
3. County Grew Most In Fort Valley Area

Source: American Community Survey 2022

Where Movement Is Happening:

Top Places People Moved To

1. Fort Valley Area
2. Zepp Area
3. Strasburg /Maurertown

Top Places People Left

1. Toms Brook
2. Mount Clifton
3. Mount Jackson

Source: American Community Survey 2022

New Residents

300

ACS 2022

Under 20

+7%

ACS 2022

People 70 To 80

+10%

ACS 2022

People 80+

+2%

ACS 2022

Births

+8%

VDH 2020

Deaths

+21%

VDH 2020

TRANSPORTATION

Between 2022-2023

Facts On Improvements:

Main Improvements

1. Widening I-81 Around Strasburg Preparation
2. Completed new Route 11 Bridge MJ
3. Rural Rustic Plan Approved

Key Initiatives

1. Continued ShenGO Public Transportation
2. Updated Rural Rustic Plan Scoring System
3. State Funding For Shenandoah Valley Rail Trail

Source: VDOT/Shenandoah County

Where Traffic Is Happening:

Top Roads People Trafficked

1. Route 42 Between I-81 & RT 11
2. Route 11 Between RT 55 & I-81
3. Route 292 Between I-81 & RT 11

Top Places Wrecks Occurred

1. Route 42 Between I-81 & RT 11
2. Route 292 Between I-81 & RT 11
3. Route 211 Between I-81 & RT 11

Source: VDOT

ShenGO

Riders

11,000

ShenGO

ShenGO

Stops Maintained

92

ShenGO

Average Daily

Trips

+9%

VDOT

Crashes

-41%

VDOT

VDOT Investment

+36.67M

VDOT

I-81 Total

Improved

85.7%

VDOT

PLANNING COMMISSION

Between 2022-2023

Types Of Uses That Went To Hearing

1. Short Term Rentals - 7
2. Agricultural & Forestal Districts - 5
3. Campground
4. Additional Drainfield
5. Level II Home Business
6. Vehicle Towing Service
7. Woodworking Shop
8. Special Event Center

Facts On Public Hearings

Top Districts With SUP's

1. District 1 - 6
2. District 5 - 3
3. Tie Districts 2, 3, 4 - 1

Text Amendments Heard

1. Energy Ordinance
2. Residential Farms
3. Site Plans & Subdivision Plats

Public Hearings
28

SUP Requests
13

Zoning Text Amendments
10

Zoning Permits
488

Building Insp Miles Traveled
72K

Building Inspections
8.6K

Source: Shenandoah County Office Of Community Development

MAJOR INITIATIVES



Short Term Rental System

Launched the County's first online permitting system after hosting a series of public meetings and information sessions.

Working on compliance of 500+ Short Term Rentals.

Log In
Please enter your email address and password to log in.

Email Address:

Password:

[Forgot your password?](#)

New user? [Register here!](#)

If you need assistance, see the [FAQ](#).



WHAT'S RIGHT, WRONG, OR MISSING?

A REPORT ON SHENANDOAH COUNTY'S
COMMUNITY REVIEW SESSIONS OF 2023
HELD BY THE CITIZEN'S ADVISORY COMMITTEE

Author: Tyler Hinkle



Comprehensive Plan Draft

Worked with the CAC to attend five community events and host a series of input and review meetings.

Currently working with CAC members on a more robust and accessible draft.

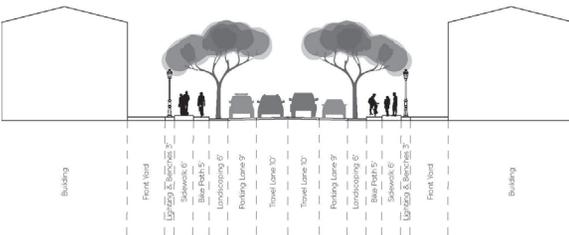


Increasing Easements

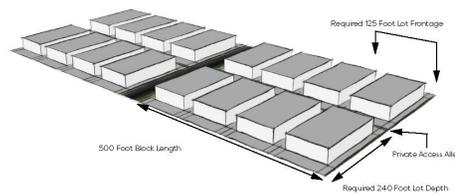
Closed on the 63 acre easement with Richard Hockman in Strasburg.

Closed on a 43 acre easement with Elaine Martin in Conicville.

New Street Layout With Street Parking
Design by Tyler Hinkle, AICP 9/6/2023



Proposed Block Requirements R-1
Design by Tyler Hinkle, AICP 10/5/2023



Code Updates

Surveyed and studied various similar locality ordinances and drafted key updates to our zoning and subdivision ordinance to both ensure quality service and guarantee that our codes and laws align with the Comprehensive Plan.



COMMUNITY REVIEW

The Citizen's Advisory Committee engaged with over 800 citizens through 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 desires of the public before drafting the next Comprehensive Plan. Below is a summary of the most common aspects discussed and provided input on:

Data on each chapter reveals:

- **Protect historic assets** and use as a model for future development, but avoid too restrictive requirements.
- **Water is a precious resource** and will determine future development, we must plan for future water sources.
- **Protect prime farmland**, we need to protect our natural green spaces and support our agricultural producers.
- **The right industry** can bring tax revenue and jobs, we should also focus on revitalizing downtowns.
- **Housing** should be habitable, affordable, secure, and near amenities through zoning and county guidance.
- **We need community** that supports seniors, hosts music events, and has a variety of authentic restaurants.
- **Schools sizing** at Central and Strasburg must be planned, need proper space and amenities for quality education.
- **Support response victims**, have birthing options, care for the disabled, retain employees, and aging in place.
- **Better cell service** in our downtowns and more community and government involvement in software.
- **Increase river access**, railroad is unused and should be a trail, and need more park space for families and dogs.
- **Reduce speed** in villages, gravel roads unsafe, love ShenGO, and need to alleviate interstate traffic.

As we look the future we must ask, “How can we empower departments and agencies to implement this vision?”

STAFF HIGHLIGHTS



Lemuel Hancock

Selected as a presenter during the 2023 Virginia American Planning Association Conference in Roanoke, VA.

Presented Cradle to Cradle.— Trees, Planning, and the Living Landscape.



Kelly Brown

Passed his Commercial Building Plans Examiner and Combination Building Plans Examiner tests with the State Board of Housing and Community Development.



Tyler Hinkle, AICP

Awarded the Foxhound Award, Virginia APA - Young Planner of the Year



Mary Dellinger

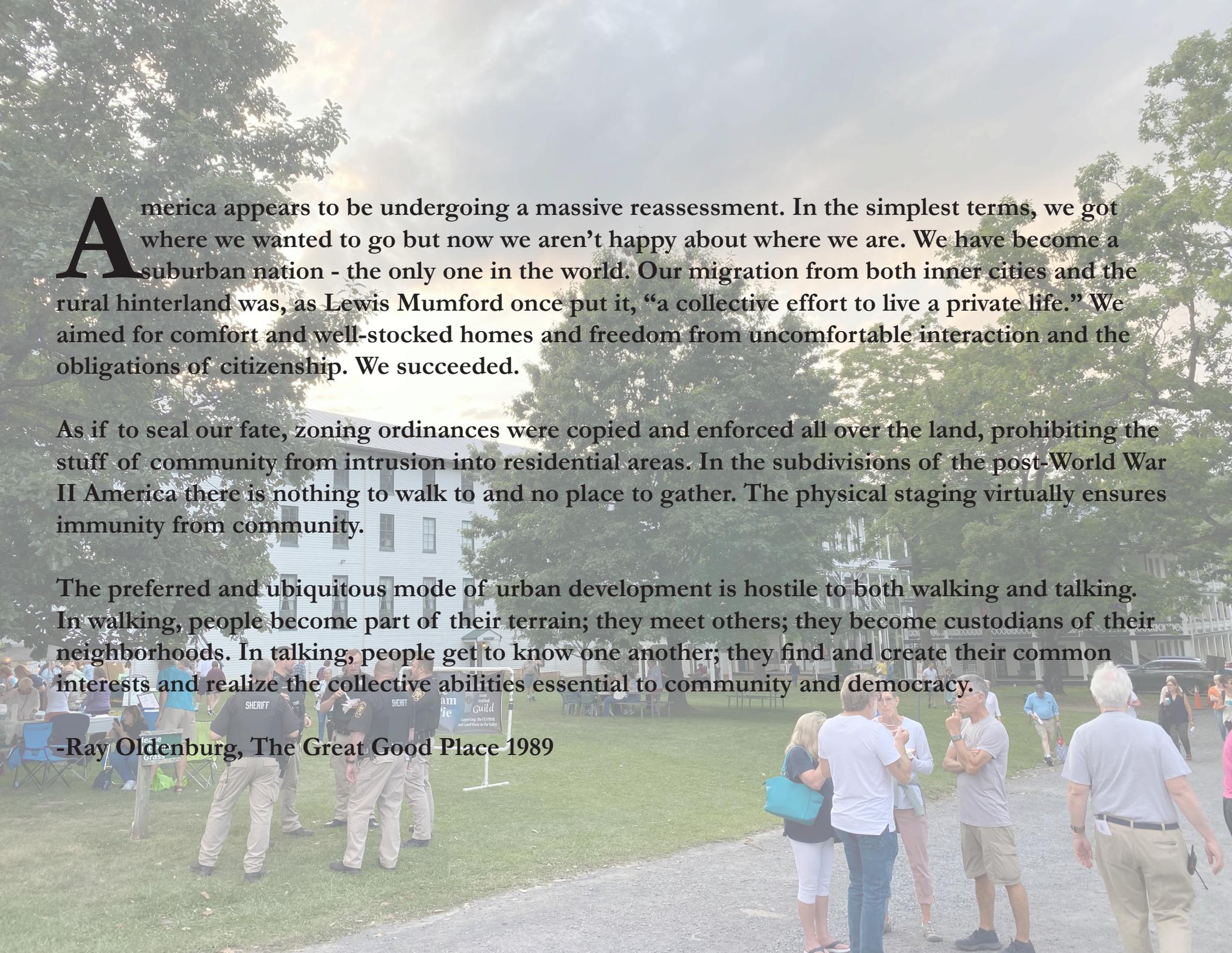
Passed her Permit Technician test with the State Board of Housing and Community Development.

THE FUTURE

Community Development have a series of initiatives underway to help improve the lives of everyone in Shenandoah County. These initiatives include:

- Working with the CAC to finalize the 2045 Comprehensive Plan for adoption.
- Bringing zoning code violations into compliance.
- Renewing the Woodstock West Agricultural and Forestal District, spanning nearly 5,000 acres.
- Placing more valuable agricultural and scenic lands into conservation easements.
- Conducting a pilot study on a program encouraging watershed awareness called River Heroes.
- Continuing to provide quality building and erosion and sediment control inspections.
- Assisting our Towns with comprehensive plan and zoning updates as well as grant opportunities.
- And consistently updating our zoning and subdivision ordinances to comply with the 2045 Plan.

2024 is slated to be a year full of exciting projects and prospects for Shenandoah County.



America appears to be undergoing a massive reassessment. In the simplest terms, we got where we wanted to go but now we aren't happy about where we are. We have become a suburban nation - the only one in the world. Our migration from both inner cities and the rural hinterland was, as Lewis Mumford once put it, "a collective effort to live a private life." We aimed for comfort and well-stocked homes and freedom from uncomfortable interaction and the obligations of citizenship. We succeeded.

As if to seal our fate, zoning ordinances were copied and enforced all over the land, prohibiting the stuff of community from intrusion into residential areas. In the subdivisions of the post-World War II America there is nothing to walk to and no place to gather. The physical staging virtually ensures immunity from community.

The preferred and ubiquitous mode of urban development is hostile to both walking and talking. In walking, people become part of their terrain; they meet others; they become custodians of their neighborhoods. In talking, people get to know one another; they find and create their common interests and realize the collective abilities essential to community and democracy.

-Ray Oldenburg, *The Great Good Place* 1989