

Town of Strasburg

SPECIAL MESSAGE TO THE PUBLIC

LIMITED IN-PERSON ATTENDANCE IS PERMITTED FOR MEETINGS. PLEASE UTILIZE OUR LIVESTREAM BY ACCESSING THE LINK BELOW:

<https://www.strasburgva.com/bc/page/meetings>

To make public comment please submit to:

comment@strasburgva.com

by 4:00 p.m., Tuesday, September 28th, 2021

Planning Commission

Tuesday, September 28th, 2021, 7:00 PM

Planning Commission Members:

Robert Flanagan, Chair

Hank Dean, Vice-Chair

Steve Nicholson

Brian Otis

Vince Poling

John Rhodes

Emily Reynolds, Council Representative

Staff Contacts:

Lee Pambid, Planning & Zoning Administrator



Agenda

Call to Order: *Chairperson Flanagan*

Approval of Agenda

Public Hearing:

1.) UDO Amendment – Short Term Rentals Ordinance

To receive public comment on amendments to UDO Sections 6.2 Bed and Breakfast Establishments and 7.2 Definitions to allow for Short Term Rentals in certain zoning districts.

Support Materials: Staff Memo

Approval of Minutes:

1.) August 24th, 2021 Planning Commission Meeting Minutes

Action Items:

1.) UDO Amendment – Short Term Rentals Ordinance

Description: Provide recommendation to the Town Council on amendments to UDO Sections 6.2 Bed and Breakfast Establishments and 7.2 Definitions to allow for Short Term Rentals in certain zoning districts.

Staff Contact: Lee Pambid, Planning and Zoning Administrator

Support Materials: Proposed Ordinance; Staff Report, for 8-24-21 meeting; Staff Report, for 7-27-21 meeting; Staff Report, for 6-22-21 meeting.

Discussion Item:

1.) UDO Section 6.6.5 Townhouse Standards (Pre-application information)

Description: Applicant is requesting an information session prior to formally proposing to amend rear yard setbacks of townhouses in the Planned Development District.

Staff Contact: Lee Pambid, Planning and Zoning Administrator

Support Materials: Staff Memo

Staff Updates

1.) UDO Amendment Updates

Description: Brief update on continuing work on use matrices, bonding requirements, and subdivision

Staff Contact: Lee Pambid, Planning and Zoning Administrator

Support Materials: Staff Memo

2.) Shenandoah County Comprehensive Plan Update

Description: Update on the County's public outreach efforts and timeline for review and revision of its Comprehensive Plan

Staff Contact: Lee Pambid, Planning and Zoning Administrator

Support Materials: Staff Memo

3.) Departmental Update

Description: Current and future items of interest

Staff Contact: Lee Pambid, Planning and Zoning Administrator

New/Old Business

Adjournment

If you require any type of reasonable accommodation as a result of physical, sensory, or mental disability in order to participate in this meeting, please contact Amy Keller, Clerk of Council, at 1-(540)-465-9197, or akeller@strasburgva.com. Three (3) days of notice is required.



Memorandum

To: Strasburg Planning Commission
From: Leander N. "Lee" Pambid, Planning and Zoning Administrator
Date: Thursday, September 23, 2021
Re: Short Term Rentals Ordinance Amendment Public Hearing, September 28, 2021

Per the consensus of the Planning Commission at its August 24 regular meeting, a public hearing was set on this item for the September 28 meeting. The Staff is providing the proposed ordinance that incorporates various comments and that has gone through a legal review.

Attached are the past staff reports for reference.

Staff Contact

Lee Pambid, Planning and Zoning Administrator

Phone: 540-465-9197 x 127

Email: lpambid@strasburgva.com



Memorandum

To: Strasburg Planning Commission
From: Leander N. "Lee" Pambid, Planning and Zoning Administrator
Date: Thursday, June 17, 2021
Re: Short Term Rentals UDO Text Amendment for Tuesday, June 22, 2021

Background

Staff has identified the need to amend the Unified Development Ordinance and town code sections regarding the transient occupancy (lodging) tax to accommodate other short-term rental types, primarily those found on internet platforms such as AirBnB, Vacation Rental By Owner, and the like. Currently, the UDO technically allows only owner-occupied bed and breakfast establishments. However, Strasburg contains a few non owner-occupied short-term rentals in operation, and the staff receives inquiries regularly about how to permit them.

Staff contracted with the Northern Shenandoah Valley Regional Commission for assistance in researching the issue, crafting the language, conducting an online community survey, and holding public engagement sessions. Two sessions were held to obtain comment from the business community and STR operators and potential operators as well as the general public.

A parallel code amendment to include short-term rentals as a use included under the transient occupancy tax (lodging tax) will make its way through Town Council committee on a separate track.

The Town Attorney performed a legal review and he has no comments.

Summary of Amendments

The proposed amendments can be summarized in five main points:

1. Definitions expanded to include owner occupied, owner occupied with meals and non-owner occupied.
2. Performance standards added for non owner-occupied short-term rentals.
3. Performance standards changed for traditional bed and breakfast establishments to not require the owner to be onsite but must respond physically within one hour of any complaints
4. Penalties for non-compliance
5. "Short Term Rentals and Bed and Breakfast Establishments" to be allowed as follows:



Zoning District	Name	Process
AG/RR	Agriculture/ Rural Residential	By-right
ER	Estate Residential	By-right
LDR	Low Density Residential	By-right
MDR	Medium Density Residential	By-right for single family dwellings, except by SUP where shared walls exist between residential units.
MFR	Multi-Family Residential	SUP
CC	Community Commercial	By-right
HC	Highway Commercial	SUP
BP/LI	Business Park/ Limited Industrial	not allowed
PD	Planned Development	By-right for single family dwellings, except by SUP where shared walls exist between residential units.
MIC	Medical and Institutional Care	not allowed

Attachments (1)

1. Proposed STR Ordinance

Staff Contact

Lee Pambid, Planning and Zoning Administrator

Phone: 540-465-9197 x 127

Email: lpambid@strasburgva.com



Applicable UDO Sections for Planning Commission Review

2.16.4 Criteria

In its review of an application, the Planning Commission and Town Council shall consider the following criteria as applicable to the UDO text or Zoning Map amendment. No single factor is controlling; instead, each shall be weighed in relation to the other standards within this list.

- A. Existing use and character of the property.
- B. Suitability as presently zoned.
- C. Consistency with the comprehensive plan.
- D. Suitability of the property for various uses; encouragement of most appropriate uses.
- E. Adverse impacts on neighboring lands.
- F. The trends of growth or change.
- G. Current and future requirements of the community for using land for various purposes as determined by population and economic studies and other studies.
- H. The transportation requirements of the community; the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services.
- I. The conservation of natural resources, the preservation of flood plains, the preservation of agricultural and forestal land and the conservation of properties and their values.
- J. Health, Safety, and Welfare. The amendatory ordinance shall bear a substantial relationship to the public health, safety or general welfare, or protect and preserve historical and cultural places and areas. The UDO amendment may be justified if a substantial public need or purpose exists, regardless of whether the Applicant also benefits.
- K. Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use



development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.

- L. Other Factors. The Reviewing Body may consider any other factors relevant to a rezoning application under state law.
- M. The Reviewing Body shall not regard as controlling any advantages or disadvantages to the individual requesting the change, but shall consider the impact of the proposed change on the public at large.

2.16.6 Effect of Approval

The approval of an amendment to the UDO text or Zoning Map does not authorize the use, occupancy, or development of property until the Applicant receives necessary Development Orders, such as subdivision, Site Plan and Zoning Permit approval.



Memorandum

To: Strasburg Planning Commission
From: Leander N. "Lee" Pambid, Planning and Zoning Administrator
Date: Thursday, July 22, 2021
Re: Short Term Rentals UDO Text Amendment for Tuesday, July 27, 2021 Regular Planning Commission Meeting

Background

The Commission deferred action in order for staff to bring back revisions that address various comments made at the last Planning Commission meeting on June 22, 2021,

The status of the amendment is as follows:

- No recommendation was forwarded from the PC to the Town Council for their public hearing on July 13, 2021. The Town Council held the scheduled and advertised hearing as an additional opportunity for comment and discussion, and no vote/ decision was made.
- The Staff is bringing revisions to the PC on July 27, 2021 for their discussion. No public hearing is advertised for this meeting and this item will be up for discussion only. Language is generally in draft form and still requires a legal review, pending the Planning Commission's deliberations.

Planning Commission Actions and Recommendations

The Planning Commission acted as follows:

- At their regularly scheduled meeting on Tuesday, June 22, 2021 at 7pm, the Planning Commission held an advertised public hearing in the Council Chambers. It was also broadcast via Swagit.
 - Present (7): Flanagan, Dean, Poling, Nicholson, Reynolds, Rhodes, Otis
 - Amanda Kerns of the Northern Shenandoah Valley Regional Commission was in attendance. As the Town's consultant, she provided the majority of the staff report. The only citizen making comments during this public hearing in writing, in person, or virtually was Kath Stanley.



- General topics raised during the public hearing and Commission discussions are as follows:
 - Additional level of review that the SUP process would give but is not afforded in the proposed “by-right” request, especially given the transient nature of the guest/ use in single-family residential districts.
 - The term “non- owner occupied” should be revised to specifically apply to the owner of the structure.
 - The requirement for a local property manager or representative.
 - Requirement that proposed STRs meet applicable provisions of the Uniform Statewide Building Code (USBC), including regarding building accesses.

- One motion was made:
 - That the Planning Commission table this amendment until the Staff could address the various issued discussed. Moved by Flanagan, seconded by Otis.
Motion passed 7-0.

Summary of Most Recent Amendments

The Commission had the following comments:

1. Concerns with allowing STRs by right in most districts, citing the transient nature of the guests. The staff has changed this to a Special Use Permit in all districts. “Short Term Rentals and Bed and Breakfast Establishments” to be allowed as follows:

Zoning District	Name	Process
AG/RR	Agriculture/ Rural Residential	SUP
ER	Estate Residential	SUP
LDR	Low Density Residential	SUP
MDR	Medium Density Residential	SUP
MFR	Multi-Family Residential	SUP
CC	Community Commercial	SUP
HC	Highway Commercial	SUP
BP/LI	Business Park/ Limited Industrial	not allowed
PD	Planned Development	SUP
MIC	Medical and Institutional Care	not allowed

2. Possible ambiguity in the term “non-owner occupied”. The staff has changed this to “not occupied by owner” to remove doubt.



3. Appropriate linkage to Uniform Statewide Building Code (USBC) provisions, especially regarding building access points. The staff has added a requirement for life-safety inspections.
4. A member of the public had a comment regarding the requirement for a local property manager or representative. The staff believes this is adequately addressed.

Attachments (1)

1. **REVISED STR Ordinance dated 7/22/2021**

Staff Contact

Lee Pambid, Planning and Zoning Administrator

Phone: 540-465-9197 x 127

Email: lpambid@strasburgva.com



Applicable UDO Sections for Planning Commission Review

2.16.4 Criteria

In its review of an application, the Planning Commission and Town Council shall consider the following criteria as applicable to the UDO text or Zoning Map amendment. No single factor is controlling; instead, each shall be weighed in relation to the other standards within this list.

- A. Existing use and character of the property.
- B. Suitability as presently zoned.
- C. Consistency with the comprehensive plan.
- D. Suitability of the property for various uses; encouragement of most appropriate uses.
- E. Adverse impacts on neighboring lands.
- F. The trends of growth or change.
- G. Current and future requirements of the community for using land for various purposes as determined by population and economic studies and other studies.
- H. The transportation requirements of the community; the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services.
- I. The conservation of natural resources, the preservation of flood plains, the preservation of agricultural and forestal land and the conservation of properties and their values.
- J. Health, Safety, and Welfare. The amendatory ordinance shall bear a substantial relationship to the public health, safety or general welfare, or protect and preserve historical and cultural places and areas. The UDO amendment may be justified if a substantial public need or purpose exists, regardless of whether the Applicant also benefits.
- K. Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use



development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.

- L. Other Factors. The Reviewing Body may consider any other factors relevant to a rezoning application under state law.
- M. The Reviewing Body shall not regard as controlling any advantages or disadvantages to the individual requesting the change, but shall consider the impact of the proposed change on the public at large.

2.16.6 Effect of Approval

The approval of an amendment to the UDO text or Zoning Map does not authorize the use, occupancy, or development of property until the Applicant receives necessary Development Orders, such as subdivision, Site Plan and Zoning Permit approval.



Memorandum

To: Strasburg Planning Commission
From: Leander N. "Lee" Pambid, Planning and Zoning Administrator
Date: Wednesday, July 18, 2021
Re: Short Term Rentals UDO Text Amendment for Tuesday, August 24, 2021 Regular Planning Commission Meeting

Background

The Commission deferred action in order for staff to bring back revisions that address various comments made at the last Planning Commission meeting on July 27, 2021. The staff has discussed certain revisions with the Town's legal counsel. The most recent version with amendments is provided.

Summary of Most Recent Amendments

The Commission has had the following comments:

1. The term "operator" has been tied to or replaced with "owner".
2. Legal counsel does not recommend amending the definition of "operator", as businesses have a right to choose their corporate structure and reducing the definition to a specific class of people (geographical) is not enforceable.
3. The phrase "in addition to" has been to Section 6.2.1 to cover this ordinance's standing with other rules, regulations, and laws.
4. Questions regarding accountability can be addressed through conditions attached to any Special Use Permit (SUP).
5. Concerns with allowing STRs by right in most districts, citing the transient nature of the guests. The staff has changed this to a Special Use Permit in all districts except CC and HC. "Short Term Rentals and Bed and Breakfast Establishments" to be allowed as follows:



Zoning District	Name	Process
AG/RR	Agriculture/ Rural Residential	SUP
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MFR	Multi-Family Residential	SUP
CC	Community Commercial	By-right
HC	Highway Commercial	By-right
BP/LI	Business Park/ Limited Industrial	not allowed
PD	Planned Development	SUP
MIC	Medical and Institutional Care	not allowed

6. Possible ambiguity in the term “non-owner occupied”. The staff has changed this to “not occupied by owner” to remove doubt.
7. Appropriate linkage to Uniform Statewide Building Code (USBC) provisions, especially regarding building access points. The staff has added a requirement for life-safety inspections.
8. A member of the public had a comment regarding the requirement for a local property manager or representative. The staff believes this is adequately addressed.

Attachments (1)

1. **REVISED STR Ordinance dated 8/16/2021**

Staff Contact

Lee Pambid, Planning and Zoning Administrator

Phone: 540-465-9197 x 127

Email: lpambid@strasburgva.com



Applicable UDO Sections for Planning Commission Review

2.16.4 Criteria

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- H. The transportation requirements of the community; the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services.
- I. The conservation of natural resources, the preservation of flood plains, the preservation of agricultural and forestal land and the conservation of properties and their values.
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- K. Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use



development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.

- L. Other Factors. The Reviewing Body may consider any other factors relevant to a rezoning application under state law.
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The approval of an amendment to the UDO text or Zoning Map does not authorize the use, occupancy, or development of property until the Applicant receives necessary Development Orders, such as subdivision, Site Plan and Zoning Permit approval.

MINUTES OF THE STRASBURG PLANNING COMMISSION MEETING HELD ON TUESDAY, AUGUST 24, 2021, AT 7 P.M. IN THE COUNCIL CHAMBERS OF THE STRASBURG TOWN HALL.

PLANNING COMMISSIONERS PRESENT: Chairperson Flanagan, and Commissioners Dean, Nicholson, Otis, Poling, Rhodes, and Council Member Reynolds. Absent: Commissioner Dean

STAFF PRESENT: Town Manager Coggsdale, Planning & Zoning Administrator Pambid, and Clerk of Council Keller.

ALSO PRESENT: Amanda Kern, Northern Shenandoah Valley Regional Commission

Call to Order:

Chairperson Flanagan called the meeting to order at 7 p.m.

Approval of Agenda:

The agenda was approved by consensus.

Introduction of Town Manager Coggsdale by Chairperson Flanagan: Chairperson Flanagan gave some background, biographical information on the new town manager. He is a graduate of Bluefield College and has a graduate certificate on Local Government Management from Virginia Tech. He comes with more than 30 years of local government experience with the latest being from the Town of Altavista where he served as town manager for 16 years. His wife, Heather, is a third grade teacher at W.W. Robinson Elementary School and he has three grown sons.

Town Manager Coggsdale said he was glad to be with the town and appreciated the open invitation extended to him to attend meetings. He will be glad to help facilitate the meetings and said he appreciated their service to the town as a Planning Commissioner. He is looking forward to meeting everyone.

Citizen Comments:

Approval of Minutes:

1.) Approval of Minutes: Tuesday, July 27th, 2021

The minutes of the Tuesday, July 27th, 2021, Planning Commission Meeting were approved unanimously on a motion by Commissioner Rhodes; second by Commissioner Otis.

Discussion Items:

1.) UDO Amendment – Short Term Rentals Ordinance

Description: Discuss amendments to UDO Sections 6.2 Bed and Breakfast Establishments and 7.2 Definitions to allow for Short Term Rentals in certain zoning districts. (Item tables by the Planning Commission on 6/22/21).

Amanda Kerns, NSVRC, was in attendance to help facilitate the discussion.

P&Z Administrator Pambid gave a recap of how the Commission has reached this point. A public hearing was held by the June 22 by the Planning Commission and a public hearing was held by the Town Council on July 13 even though a recommendation had not be given by the Planning Commission. It was stated that the public hearing had been advertised so it was held to gain more public input and to provide Council with an overview of the topic. Revisions were brought back on July 27th to the Commission. A second legal review was done by **Town Attorney Miller**.

Pambid reviewed the changes asked for by the Commission which included:

- Replacing the term “operator” with “owner”
- Discussed state code definition of “operator” – **Town Attorney Miller** said it was

not advisable to change the definition of “operator” from what is given in the State Code.

- Requested legal review of definition and limiting operators to individuals or local citizens only – Along with the statement from above, **Town Attorney Miller** said the owner has the right to choose their corporate structure.
- Discussed appropriateness of requiring SUP in Commercial Districts (CC/HC) – this was changed to allow by-right in the CC/HC district.
- Requested legal review of ability of Town ordinance to supersede all other codes – **Town Attorney Miller** suggested changing the wording to “in addition to” instead of the suggested “supersede”. We would still be taking the other platforms into account
- Requested change to require one parking space per (occupied) room - this change was made

Chairperson Flanagan said the only avenue for geographic limits would be with the Special Use Permit. **P&Z Administrator Pambid** said with this process, they would eventually come up with a standard set of things that they would use for all. **Chairperson Flanagan** said a concern with this is the interpretation of being “all inclusive”. You would have to be careful of this. **P&Z Administrator Pambid** said SPU and conditions can be crafted for each situation.

The SPU would give the flexibility to review the business annually so that the permit could be pulled if necessary. **Ms. Kerns** said when talking about accountability, this an annual review was added 6.2.2a.

Commissioner Poling asked for clarification on the term “operator”. **Ms. Kerns** said they changed it to mirror the State Code.

Commissioner Poling said then we cannot limit this to corporations and that was correct. **Commissioner Poling** said historically a locality can adopt an ordinance that is more restrictive than State Code and, in the instance, we cannot. It was noted that **Town Attorney Miller’s** opinion was that we would be infringing on rights. **P&Z Administrator Pambid** said they specifically asked if they could limit ownership geographically and **Town Attorney Miller** said it would be difficult to do. **Commissioner Poling** thinks all should understand how corporations work. Corporations have a lot of money and they can outbid an individual that wants to buy a property. He said he is talking about the large corporations. **Chairperson Flanagan** said there are some that own up to 35,000 in the country. **P&Z Administrator Pambid** said he thinks people would be more apt to buy properties in the county.

Council Member Reynolds said she has had these concerns, but she feels the performance standards do provide a barrier for buying lots of properties in Strasburg. If a corporation approaches the town and sees we have an ordinance and an annual review is required, she thinks adequate protection is provided. This will be an ever evolving market and we will need to check on this ordinance often. We have made it as restrictive as we can without prohibiting. She does not want to make it so restrictive that a local person cannot take advantage of this.

P&Z Administrator Pambid said there is no statutory limit written into the ordinance. **Ms. Kerns** said they could put limits in that would say that an owner could only have one property within the town.

Commissioner Rhodes asked if there is a high demand for STRs. **P&Z Administrator Pambid** said he receives inquiries every two to four weeks. He said in the public engagement process, they invited STR operators and real estate personnel and the guidance they got was that most of the interest would be in the County and not in the Town. **Commissioner Rhodes** thinks we would

have to have something in town that would make it attractive for people to want to use these and he does not see this. **P&Z Administrator Pambid** said that would be a comment for the tourism people.

Commissioner Nicholson said he has a problem with eliminating out-of-state operators since the town already comes off as business unfriendly.

Chairperson Flanagan said he thinks we have dealt with most of the issues, and we need to deal with these. Unless he hears any other comments, he believes the Commission is ready to hold another public hearing.

Council Member Reynolds said she knows there is some interest in exploring a cap of the number of STRs and also who can own them. People who move away are sometimes interested in buying a property and operate it as an AirBnB so that they can come back and visit with family when they want and have a place to stay, but also be able to rent it out when they are not using it.

This will be added to the calendar for a public hearing at the September 28th meeting.

Discussion Item:

1.) 2020 Census Overview

P&Z Administrator Pambid said the 2020 US Census figures have been released, but additional information is still forthcoming such as:

- Additional demographic data is still forthcoming (Fall 2021), such as data by race, income, sex, housing.
- So far, data released for AIAN and Hispanic populations for counties and cities only.

The NSVRC gave a Community Data Profile update on 3/15/2021 to Town Council. As information becomes available, it will be shared with the Commission. Strasburg is experiencing growth. Since 2010, we have increased population by 685 people or a 10.7% growth rate. This rate makes Strasburg a high growth area.

Staff Updates:

- UDO Amendment Updates: **P&Z Administrator Pambid** said the Berkley Group is looking at the Use Matrices, Bonding, and Subdivision Processes. This will be brought before the Commission at the September 28th meeting as a discussion item.

- Invitation to Council Work Session: An invitation has been extended from the Town Council to attend their Work Session on Tuesday, September 7th when a discussion on the Shenandoah County IDA and the Northern Shenandoah Business Park will be held.

Commissioner Poling said this will be more of a historical overview of how the Business Park came to be. After this, it might be asked what kind of business the town wants to seek. The County had a strategic plan on what kind of businesses would be acceptable in the park.

Council Member Reynolds said this will be like a refresher course to many, but a learning experience, too.

Chairperson Flanagan asked about the construction across I81 on Route 55. What is it? **P&Z Administrator Pambid** said he will have to look into it and report back by email.

Commissioner Nicholson asked about O'Reilly's. **P&Z Administrator Pambid** said the documents have been signed and the bond accepted. The ball is in their court.

Adjournment:

Commissioner Poling moved for adjournment; second by Commissioner Otis. With no discussion, the motion passed unanimously, and the meeting adjourned at 7:37 p.m.

Short-Term Rental Proposed Ordinance

Version presented 9/23/21 for public hearing 9/28/2021

CHAPTER 7. DEFINITIONS

7.2 Definitions

7.2.2 Specific Terms

Home occupation: An accessory use which is carried on entirely within a dwelling unit by the occupant and is incidental and subordinate to the dwelling use. Home occupations include, but are not limited to, rental of rooms to tourists, preparation of food products for sale off premises, professional offices such as medical, dental, legal, engineering and architectural, teaching of music, and fine arts and similar uses.

Short-term rental owner: Any person or entity that meets the definition of “operator” as defined in §15.2-983, as amended, of Virginia State Code.

Short-term rental: Any residential use that falls within the definition of short-term rental as defined in §15.2-983, as amended, of Virginia State Code.

Short-term rental, not occupied by owner: Any short-term rental where owner does not reside on the property when guests are in residence.

Short-term, owner-occupied: Any short-term rental where the owner of the property also resides on the same property during such period when guests are in residence.

CHAPTER 6. REGULATION OF SPECIFIC USES

6.2

Short-Term Rental and Bed and Breakfast Establishments ~~Bed and Breakfast Establishments~~

6.2.1 Purpose

The purpose of this chapter is to establish regulations for the short-term rental of privately-owned residences, in whole or in-part, including Bed & Breakfast Establishments. The performance requirements in this chapter are intended to allow and facilitate the operation of short-term rental and bed and breakfast establishments while maintaining the health safety, and welfare of existing and future neighborhoods.

The performance requirements in this section are in addition to any other county, state, or rental platform requirements.

6.2.2 Performance Standards

- A. *Short-term rental owners shall be subject to the following requirements.*
 - a. *The owner shall obtain a zoning permit to be reviewed on an annual basis by staff. The owner shall obtain an annual business license and pay appropriate Transient Occupancy Tax as outlined in Article VII of the Town Code.*
 - b. *If the owner of a short-term rental does not reside at the property or locally, the owner shall designate a local property representative. The owner or representative shall be available to respond, physically, within one hour to complaints regarding the condition, operation, or conduct of occupants of the short-term rental. The name, address, and telephone number of the owner and/or local property representative shall be kept on file with the Town. If the owner does not reside at the rental property but lives locally and is able to respond as required, they may function as the local property representative.*
 - c. *Prior to issuance of a zoning permit, the Shenandoah County Building official or their technical assistant must do a life safety inspection of the short-term rental to ensure that all applicable Virginia Uniform Statewide Building Code requirements are met;*

including, but not limited to, regulations regarding fire extinguishers, carbon monoxide detectors, and emergency exits.

- d. *The owner of a short-term rental shall give the Town and Shenandoah County Building Department written consent to inspect the rental property to ascertain compliance with all applicable performance standards upon a twenty-four-hour notice.*
 - e. *Emergency information must be conspicuously posted inside the property, including contact information for the owner and/or local property representative.*
 - f. *The following parking standards must be met:*
 - i. *Short-term rentals not occupied by owner, shall meet parking requirements of the applicable zoning district.*
 - ii. *Owner-occupied short-term rentals shall meet parking requirements of the applicable zoning district, plus one additional off-street parking space per available guest room, in order to accommodate rental guests.*
 - g. *The owner shall provide an informational packet to each new guest. Review of this information packet is required upon issuance of Zoning Permit. The information must include, but is not limited to:*
 - i. *Maximum occupancy as outlined in Section 6.12 of the UDO*
 - ii. *Location of off-street parking*
 - iii. *Code references applicable to noise as outlined in Section 6.12 of the UDO*
 - iv. *Use restrictions as outlined in applicable Zoning District*
 - v. *Guidelines for trash storage and removals*
 - vi. *Evacuation routes in case of fire or emergency*
 - vii. *Owner or Local property representative information*
 - h. *If the operator of the short-term rental is not the property owner, written consent from the property owner must be submitted with the application for a zoning permit.*
- B. *In addition to section 6.2.2 A, Bed and breakfast establishments shall be subject to the following requirements:*
- a. *Permitted only in single-family dwellings.*
 - b. *A maximum of five guestrooms, with a maximum occupancy of 15 persons.*
 - c. *Food service shall be limited to the breakfast meal and shall be available only to guests and not to the general public in any residential district.*
 - d. *No receptions, private parties, or other events, for fee shall be permitted.*
 - e. *Any amenities such as tennis court, swimming pool, etc., shall be solely for the use of the resident owner and guests of the facility.*
 - f. *Provisions applicable to Bed and Breakfast Establishments as required by the Uniform Statewide Building Code shall be met.*
 - g. *Issuance of owner permit from the Shenandoah County Health Department is required.*
 - h. *The maximum length of stay for each guest shall be 30 days or less.*
 - i. *The owner(s) or property representative shall be available to respond in person within one hour to complaints regarding the condition, operation, or conduct of occupants of the Bed and Breakfast Establishment.*
 - j. *A Bed and Breakfast shall have frontage on an improved public street.*
 - k. *One off street parking space shall be provided for each guest room.*

6.2.3 Penalties

- A. *A Zoning Permit may be revoked or suspended for the following reasons:*
 - a. *Three or more substantiated complaints including, but not limited to, noise, excess trash, failure to meet parking requirements and exceeding occupancy limits.*
 - b. *The repeated failure of any short-term rental or bed and breakfast owner to respond physically to in a timely manner to complaints regarding the condition, operation, or conduct of occupants.*
- B. *A fine of \$200.00 will be issued to any owner that:*
 - a. *Fails to obtain a zoning permit.*
 - b. *Receives three or more substantiated complaints including, but not limited to, noise, excess trash, failure to meet parking requirements, and exceeding occupancy limits.*



Memorandum

To: Strasburg Planning Commission
From: Leander N. "Lee" Pambid, Planning and Zoning Administrator
Date: Wednesday, July 18, 2021
Re: Short Term Rentals UDO Text Amendment for Tuesday, August 24, 2021 Regular Planning Commission Meeting

Background

The Commission deferred action in order for staff to bring back revisions that address various comments made at the last Planning Commission meeting on July 27, 2021. The staff has discussed certain revisions with the Town's legal counsel. The most recent version with amendments is provided.

Summary of Most Recent Amendments

The Commission has had the following comments:

1. The term "operator" has been tied to or replaced with "owner".
2. Legal counsel does not recommend amending the definition of "operator", as businesses have a right to choose their corporate structure and reducing the definition to a specific class of people (geographical) is not enforceable.
3. The phrase "in addition to" has been to Section 6.2.1 to cover this ordinance's standing with other rules, regulations, and laws.
4. Questions regarding accountability can be addressed through conditions attached to any Special Use Permit (SUP).
5. Concerns with allowing STRs by right in most districts, citing the transient nature of the guests. The staff has changed this to a Special Use Permit in all districts except CC and HC. "Short Term Rentals and Bed and Breakfast Establishments" to be allowed as follows:



Zoning District	Name	Process
AG/RR	Agriculture/ Rural Residential	SUP
ER	Estate Residential	SUP
LDR	Low Density Residential	SUP
MDR	Medium Density Residential	SUP
MFR	Multi-Family Residential	SUP
CC	Community Commercial	By-right
HC	Highway Commercial	By-right
BP/LI	Business Park/ Limited Industrial	not allowed
PD	Planned Development	SUP
MIC	Medical and Institutional Care	not allowed

6. Possible ambiguity in the term “non-owner occupied”. The staff has changed this to “not occupied by owner” to remove doubt.
7. Appropriate linkage to Uniform Statewide Building Code (USBC) provisions, especially regarding building access points. The staff has added a requirement for life-safety inspections.
8. A member of the public had a comment regarding the requirement for a local property manager or representative. The staff believes this is adequately addressed.

Attachments (1)

1. **REVISED STR Ordinance dated 8/16/2021**

Staff Contact

Lee Pambid, Planning and Zoning Administrator

Phone: 540-465-9197 x 127

Email: lpambid@strasburgva.com



Applicable UDO Sections for Planning Commission Review

2.16.4 Criteria

In its review of an application, the Planning Commission and Town Council shall consider the following criteria as applicable to the UDO text or Zoning Map amendment. No single factor is controlling; instead, each shall be weighed in relation to the other standards within this list.

- A. Existing use and character of the property.
- B. Suitability as presently zoned.
- C. Consistency with the comprehensive plan.
- D. Suitability of the property for various uses; encouragement of most appropriate uses.
- E. Adverse impacts on neighboring lands.
- F. The trends of growth or change.
- G. Current and future requirements of the community for using land for various purposes as determined by population and economic studies and other studies.
- H. The transportation requirements of the community; the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services.
- I. The conservation of natural resources, the preservation of flood plains, the preservation of agricultural and forestal land and the conservation of properties and their values.
- J. Health, Safety, and Welfare. The amendatory ordinance shall bear a substantial relationship to the public health, safety or general welfare, or protect and preserve historical and cultural places and areas. The UDO amendment may be justified if a substantial public need or purpose exists, regardless of whether the Applicant also benefits.
- K. Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use



development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.

- L. Other Factors. The Reviewing Body may consider any other factors relevant to a rezoning application under state law.
- M. The Reviewing Body shall not regard as controlling any advantages or disadvantages to the individual requesting the change, but shall consider the impact of the proposed change on the public at large.

2.16.6 Effect of Approval

The approval of an amendment to the UDO text or Zoning Map does not authorize the use, occupancy, or development of property until the Applicant receives necessary Development Orders, such as subdivision, Site Plan and Zoning Permit approval.



Memorandum

To: Strasburg Planning Commission
From: Leander N. "Lee" Pambid, Planning and Zoning Administrator
Date: Thursday, July 22, 2021
Re: Short Term Rentals UDO Text Amendment for Tuesday, July 27, 2021 Regular Planning Commission Meeting

Background

The Commission deferred action in order for staff to bring back revisions that address various comments made at the last Planning Commission meeting on June 22, 2021,

The status of the amendment is as follows:

- No recommendation was forwarded from the PC to the Town Council for their public hearing on July 13, 2021. The Town Council held the scheduled and advertised hearing as an additional opportunity for comment and discussion, and no vote/ decision was made.
- The Staff is bringing revisions to the PC on July 27, 2021 for their discussion. No public hearing is advertised for this meeting and this item will be up for discussion only. Language is generally in draft form and still requires a legal review, pending the Planning Commission's deliberations.

Planning Commission Actions and Recommendations

The Planning Commission acted as follows:

- At their regularly scheduled meeting on Tuesday, June 22, 2021 at 7pm, the Planning Commission held an advertised public hearing in the Council Chambers. It was also broadcast via Swagit.
 - Present (7): Flanagan, Dean, Poling, Nicholson, Reynolds, Rhodes, Otis
 - Amanda Kerns of the Northern Shenandoah Valley Regional Commission was in attendance. As the Town's consultant, she provided the majority of the staff report. The only citizen making comments during this public hearing in writing, in person, or virtually was Kath Stanley.



- General topics raised during the public hearing and Commission discussions are as follows:
 - Additional level of review that the SUP process would give but is not afforded in the proposed “by-right” request, especially given the transient nature of the guest/ use in single-family residential districts.
 - The term “non- owner occupied” should be revised to specifically apply to the owner of the structure.
 - The requirement for a local property manager or representative.
 - Requirement that proposed STRs meet applicable provisions of the Uniform Statewide Building Code (USBC), including regarding building accesses.

- One motion was made:
 - That the Planning Commission table this amendment until the Staff could address the various issued discussed. Moved by Flanagan, seconded by Otis.
Motion passed 7-0.

Summary of Most Recent Amendments

The Commission had the following comments:

1. Concerns with allowing STRs by right in most districts, citing the transient nature of the guests. The staff has changed this to a Special Use Permit in all districts. “Short Term Rentals and Bed and Breakfast Establishments” to be allowed as follows:

Zoning District	Name	Process
AG/RR	Agriculture/ Rural Residential	SUP
ER	Estate Residential	SUP
LDR	Low Density Residential	SUP
MDR	Medium Density Residential	SUP
MFR	Multi-Family Residential	SUP
CC	Community Commercial	SUP
HC	Highway Commercial	SUP
BP/LI	Business Park/ Limited Industrial	not allowed
PD	Planned Development	SUP
MIC	Medical and Institutional Care	not allowed

2. Possible ambiguity in the term “non-owner occupied”. The staff has changed this to “not occupied by owner” to remove doubt.



3. Appropriate linkage to Uniform Statewide Building Code (USBC) provisions, especially regarding building access points. The staff has added a requirement for life-safety inspections.
4. A member of the public had a comment regarding the requirement for a local property manager or representative. The staff believes this is adequately addressed.

Attachments (1)

1. **REVISED STR Ordinance dated 7/22/2021**

Staff Contact

Lee Pambid, Planning and Zoning Administrator

Phone: 540-465-9197 x 127

Email: lpambid@strasburgva.com



Applicable UDO Sections for Planning Commission Review

2.16.4 Criteria

In its review of an application, the Planning Commission and Town Council shall consider the following criteria as applicable to the UDO text or Zoning Map amendment. No single factor is controlling; instead, each shall be weighed in relation to the other standards within this list.

- A. Existing use and character of the property.
- B. Suitability as presently zoned.
- C. Consistency with the comprehensive plan.
- D. Suitability of the property for various uses; encouragement of most appropriate uses.
- E. Adverse impacts on neighboring lands.
- F. The trends of growth or change.
- G. Current and future requirements of the community for using land for various purposes as determined by population and economic studies and other studies.
- H. The transportation requirements of the community; the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services.
- I. The conservation of natural resources, the preservation of flood plains, the preservation of agricultural and forestal land and the conservation of properties and their values.
- J. Health, Safety, and Welfare. The amendatory ordinance shall bear a substantial relationship to the public health, safety or general welfare, or protect and preserve historical and cultural places and areas. The UDO amendment may be justified if a substantial public need or purpose exists, regardless of whether the Applicant also benefits.
- K. Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use



development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.

- L. Other Factors. The Reviewing Body may consider any other factors relevant to a rezoning application under state law.
- M. The Reviewing Body shall not regard as controlling any advantages or disadvantages to the individual requesting the change, but shall consider the impact of the proposed change on the public at large.

2.16.6 Effect of Approval

The approval of an amendment to the UDO text or Zoning Map does not authorize the use, occupancy, or development of property until the Applicant receives necessary Development Orders, such as subdivision, Site Plan and Zoning Permit approval.



Memorandum

To: Strasburg Planning Commission
From: Leander N. "Lee" Pambid, Planning and Zoning Administrator
Date: Thursday, June 17, 2021
Re: Short Term Rentals UDO Text Amendment for Tuesday, June 22, 2021

Background

Staff has identified the need to amend the Unified Development Ordinance and town code sections regarding the transient occupancy (lodging) tax to accommodate other short-term rental types, primarily those found on internet platforms such as AirBnB, Vacation Rental By Owner, and the like. Currently, the UDO technically allows only owner-occupied bed and breakfast establishments. However, Strasburg contains a few non owner-occupied short-term rentals in operation, and the staff receives inquiries regularly about how to permit them.

Staff contracted with the Northern Shenandoah Valley Regional Commission for assistance in researching the issue, crafting the language, conducting an online community survey, and holding public engagement sessions. Two sessions were held to obtain comment from the business community and STR operators and potential operators as well as the general public.

A parallel code amendment to include short-term rentals as a use included under the transient occupancy tax (lodging tax) will make its way through Town Council committee on a separate track.

The Town Attorney performed a legal review and he has no comments.

Summary of Amendments

The proposed amendments can be summarized in five main points:

1. Definitions expanded to include owner occupied, owner occupied with meals and non-owner occupied.
2. Performance standards added for non owner-occupied short-term rentals.
3. Performance standards changed for traditional bed and breakfast establishments to not require the owner to be onsite but must respond physically within one hour of any complaints
4. Penalties for non-compliance
5. "Short Term Rentals and Bed and Breakfast Establishments" to be allowed as follows:



Zoning District	Name	Process
AG/RR	Agriculture/ Rural Residential	By-right
ER	Estate Residential	By-right
LDR	Low Density Residential	By-right
MDR	Medium Density Residential	By-right for single family dwellings, except by SUP where shared walls exist between residential units.
MFR	Multi-Family Residential	SUP
CC	Community Commercial	By-right
HC	Highway Commercial	SUP
BP/LI	Business Park/ Limited Industrial	not allowed
PD	Planned Development	By-right for single family dwellings, except by SUP where shared walls exist between residential units.
MIC	Medical and Institutional Care	not allowed

Attachments (1)

1. Proposed STR Ordinance

Staff Contact

Lee Pambid, Planning and Zoning Administrator

Phone: 540-465-9197 x 127

Email: lpambid@strasburgva.com



Applicable UDO Sections for Planning Commission Review

2.16.4 Criteria

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- M. The Reviewing Body shall not regard as controlling any advantages or disadvantages to the individual requesting the change, but shall consider the impact of the proposed change on the public at large.

2.16.6 Effect of Approval

The approval of an amendment to the UDO text or Zoning Map does not authorize the use, occupancy, or development of property until the Applicant receives necessary Development Orders, such as subdivision, Site Plan and Zoning Permit approval.



Memorandum

To: Strasburg Planning Commission
From: Leander N. "Lee" Pambid, Planning and Zoning Administrator
Date: Thursday, September 23, 2021
Re: Request for information- Possible Amendment to UDO Section 6.6.5.D.5 to amend Townhouse setbacks on lots zoned PD Planned Development

Request

The Staff has been approached by Ryan Homes (John Marchessault) and their representative, Pennoni Associates (David Frank), to arrange an informational session with the Planning Commission during a regular meeting. This is intended as a session during which Ryan and Pennoni can discuss the matter with the Planning Commission and gauge if they should submit a **formal** UDO amendment application to amend the above referenced section.

Background

Ryan Homes intends to build the townhouses in the Summit Crossing planned development. Their proposed units' footprint would take up the entire buildable area and comply with existing setbacks, but they feature a cantilevered second floor room that would extend into the required 30' rear yard setback. They propose an amendment to reduce the rear yard setback for townhouses on lots zoned PD Planned Development by 5' from the current 30' to 25'.

Proposed Language

The change would apply to Section 6.6.5, *Townhouse Standards*, Subsection D, *Dimensional and Density Requirements*, #5, and is initially proposed as follows:

5. Each lot shall have a rear yard of not less than 30 feet in depth measured from the rear wall of the structure on the lot. **Lots zoned PD and providing the minimum 30% open space requirement shall have a rear yard of 25 feet in depth measured from the rear wall of the structure on the lot.**

Note that the original language as it currently stands is in black, and the amendment, an addition to the existing language, is in **red bold**.



Staff Contact

Lee Pambid, Planning and Zoning Administrator

Phone: 540-465-9197 x 127

Email: lpambid@strasburgva.com



Memorandum

To: Strasburg Planning Commission
From: Leander N. "Lee" Pambid, Planning and Zoning Administrator
Date: Thursday, September 23, 2021
Re: Shenandoah County 2045 Comprehensive Plan Update,
Save The Date Wednesday, October 27, 2021 @ 6:30pm

Background

Shenandoah County is currently going through its initial public outreach in the various magisterial districts for the next revision of their comprehensive plan. On **Wednesday, October 27 at 6pm in the Strasburg Town Hall**, the County has scheduled an information and public engagement session for the citizens of Magisterial Districts 5 and 6. I have offered to livestream this session for everyone's benefit. Note that livestreaming does not afford citizens the opportunity to interact with the panelists.

This is an informational item only and requires no action by the Planning Commission. Please consider saving that date and attending (or watching).

Additional Information

Here are some links for more information:

- County Comprehensive Plan site: <https://shenandoahcountyva.us/future/>
- Strasburg Town Comprehensive Plan 2018
https://www.strasburgva.com/sites/default/files/fileattachments/planning/page/13181/comprehensive_plan_2018.pdf

Staff Contact

Lee Pambid, Planning and Zoning Administrator
Phone: 540-465-9197 x 127
Email: lpambid@strasburgva.com

What's A Comprehensive Plan?

A Comprehensive Plan is the north star for a community, the document that guides everyone forward into the future. The Plan is an overarching road-map to describe where a community plans to go for the next 20 years. The comprehensive plan represents the citizen's future vision for the County.

Comprehensive Plans Cover:



Public Education



Internet Service



Public Safety



Housing



The Economy



Much More

Why Have A Comprehensive Plan?

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.

We rely on our comprehensive plan in order to garner funds to repair roads, bridges, and sidewalks and in order to justify grants for improvements to major public services be them personnel or buildings like:



Schools



Internet



Public Safety



Housing



Businesses



Streets



Parks

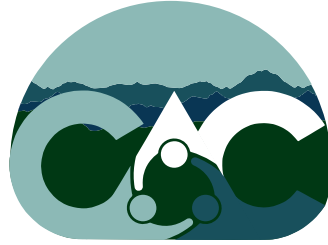


River Access



Much More

Who's The CAC?



The Citizen's Advisory Committee, or more commonly known as the CAC, was first formed in 2005. They are comprised of 12 citizen members with two representatives from each of the six Electoral Districts of the County and are appointed by the Board of Supervisors. The CAC also has a representative from the Planning Commission and is staffed by the County Planner.

The following is a list of the members of the CAC organized by their District and beside their name is the chapter of the Comprehensive Plan they have chosen to take the lead on.

District 1	Vito Gentile, Chair	Chapter VI
District 1	Seth Coffman	Chapter I
District 2	Mike Liskey	Chapter II
District 2	Jacob Bowman	Chapter II
District 3	Jon Bennett	Chapter VIII
District 3	VACANT	TBD
District 4	Jessica MacDonald	Chapter VI
District 4	Laura Bennett	Chapter VII
District 5	Rochelle Dornatt	Chapter VII
District 5	VACANT	TBD
District 6	John Adamson	Chapter IV
District 6	Scott Terndrup	Chapter IV
Planning Commissioner	Todd Steiner	Chapter VIII

What Can I Do To Help Shape The Future?

- Take the Survey and share on Facebook.
- Take the Map Survey and share on Facebook.
- Sign up for our email newsletter.
- Talk to your Supervisor.
- Share our events on social media.
- Help others attend a meeting.
- Ask your neighbors what could be done to improve the quality of life where you live.
- Stay involved and attend future meetings.

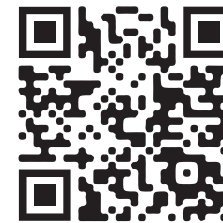
For more information, contact:
Shenandoah County
Citizens Advisory Committee
600 North Main Street, Suite 107
Woodstock, Va 22664

Phone: 540-459-6204

Email: TThinkle@shenandoahcountyva.us

To access the survey, use your phone camera to scan the QR code below or go to the website link below.

You can also find a copy of the current Comprehensive Plan, the Map Survey, and other materials on the 2045 efforts at the link and QR code below.



SCAN ME

or visit shenandoahcountyva.us/future

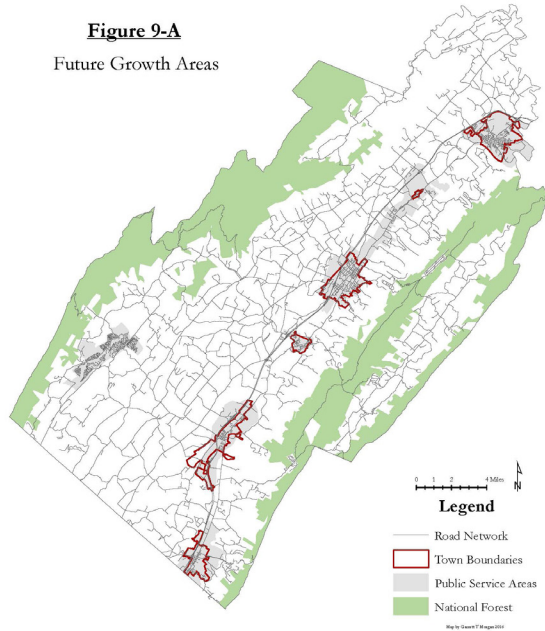


GUIDE TO THE COMPREHENSIVE PLAN

Current Vision For 2025

Figure 9-A

Future Growth Areas



The following Vision Statement describes in a broad sense what we as a county wanted to be by the year 2025 when the plan was adopted in 2005. In the year 2025, Shenandoah County is and 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, historical character by strictly adhering to the goals and objectives of the Comprehensive Plan.

Chapters Of The Current Plan

Chapter I: Regional Context And History



Chapter II: Natural Resources



Chapter III: Land Use

Provides an overview of the current use of land in the County and projected future use.

Chapter IV: Economy



Chapter V: Population

Details the status of the population from age, sex, location, and a potential future population.

Chapter VI: Housing



Chapter VII: Community Facilities



Chapter VIII: Transportation



Chapter IX: Growth Management

Expresses methods of how the community can direct growth and preservation. This Chapter also includes the Future Land Use Map, which informs land use decisions.

Chapter X: Implementation

Gives a list of measurable tasks to be completed in order to address the ideas and vision set forth.

Community Collaboration

If this Comprehensive Plan is going to be a community built plan for our County and all those who have a connection to it, we need your help. Here's how you can:

Community Survey

This survey allows everyone to share their voice on the future of Shenandoah County on all aspects including Internet speed, medical services, restaurants, future public buildings, where to hike or hunt or fish, or what views you want your grandkids to be able to see in the future.

Map The Future

Tell everyone what your favorite place is in the County, where you have an idea for how things could be different, and where problems exist on our interactive map.

District Information Sessions

Discussions just like the one you are at are occurring across the County right now. If you have a friend or someone who missed this one, make sure they know.

Community Collaboration Sessions

These are community discussions at the Towns, Neighborhoods, Villages, Hamlets, and other settlement communities across the County. These discussions are meant to help address improvements, concerns, and ideas on the future on the local level as well as County.

Comprehensive Review Sessions

Once a draft Comprehensive Plan for 2045 has been written, the CAC intends to host discussions throughout the County in order to make sure that the vision of the community has been appropriately captured and planned to be implemented.

Timeline For Completion

Preparation

2021

- Studies and reports are prepared.
- CAC members meet with community organizations.
- District Information Sessions are held.

Collaboration

2022

- Community Collaboration Sessions are held.
- CAC closes the community survey.
- Writing begins on a draft Comprehensive Plan.

Review

2023

- CAC members finish /refine draft Plan.
- Community Review Sessions are held for input on the draft Comprehensive Plan.
- CAC members amend and finalize the draft Comprehensive Plan based on public comment.

Refinement

2024

- CAC presents the draft Comprehensive Plan to the Planning Commission and Board.
- CAC amends draft Comprehensive plan and finalizes final Comprehensive Plan.
- CAC presents to Planning Commission and Board of Supervisors for final approval.

Adoption

2025

- Adoption of the County's fourth comprehensive plan, Shenandoah 2045: A Future Together.
- CAC members begin work on the first five year review to ensure the Plan continues to represent the desires of the citizens in the County.

Don't Be Left Out

Your Community Is Rethinking Tomorrow.
Its Time You Tell Us What We Need.

Come To A Discussion Near You

September 29th	Woodstock Brewhouse	7:00 PM	District 4
September 30th	Toms Brook Firehall	6:00 PM	Districts 5 & 6
October 4th	Mount Hermon Community Center	7:00 PM	District 1
October 5th	Woodstock Brewhouse	7:00 PM	District 4
October 6th	Conicville Fire Department	7:00 PM	District 2
October 13th	Shenandoah Caverns Cafe	7:00 PM	District 2
October 14th	New Market Fire Department	7:00 PM	District 1
October 21st	Fort Valley Library	6:30 PM	District 3
October 27th	Strasburg Town Hall	6:30 PM	Districts 5 & 6
November 17th	Virtual	6:00 PM	Countywide
November 18th	Ridge Runner Brewery	6:30 PM	District 3
November 30th	Edinburg	6:30 PM	District 3

And Take The Survey!
shenandoahcountyva.us/future

