



Shenandoah County Chamber of Commerce  
**Economic Development Council**  
c/o Aaron Bushong  
Bushong Contracting Corporation  
279 Wetzel Road  
Woodstock, VA 22664

July 26, 2022

Mr. Karl Roulston, Chairman  
Shenandoah County Board of Supervisors  
154 N. Church Street  
Woodstock, VA 22664

Dear Mr. Roulston,

I write on behalf of the Shenandoah County Chamber of Commerce **Economic Development Council (EDC)**.

Our members are experienced business leaders who express an interest in providing our vision of suggestions to be included in the Shenandoah County 2045 Comprehensive Plan. Our group has met and discussed with county administration and would like to further express our views directly to the Shenandoah County Board of Supervisors.

The comprehensive plan in and of itself is a document that many times sits on a shelf collecting dust. This occurs until something arises which when reviewed allows a specific line to be used for or against a proposed agenda. Therefore we feel several items should be included in the comprehensive plan to better prepare it for use in determining the future outlook of Shenandoah County.

Items of interest the Economic Development Council has proposed for possible inclusion in the comprehensive plan:

- Include a section to focus on positive tax base development. We believe the County should focus on industries that pay more in taxes than public services required.
- Reference regional water and sewer. It is possible that by the year 2045 the expense of individual towns being able to afford to provide independent water and sewer treatment may not be practical. It is probable that regional water and sewer will be required.
- Create a proposed development overlay map of the county. The intent is to help guide future development decisions to areas along main thoroughfares thereby keeping the rural characteristics of outlying areas of the County. An example would be to overlay probable development areas along both sides of Rt.11. This would give guidance to those in charge of future zoning request changes.
- Include a section for the possibility of creating tax zone districts. In the future we could designate certain areas of the county for business development allowing for tax incentives to spur development in strategic locations of the County.
- Include a section to investigate probable future fresh water sources in the county. An example would be to discuss with Carmeuse Quarries in Strasburg the availability of access to water in their unused water filled quarries.

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We appreciate you taking the time to review our suggestions.

Please let me know if you would like to discuss further or if we can be of any assistance.

Sincerely,  
Aaron Bushong, Chairman  
Economic Development Council

Sarah Cohen, Council Member  
Route 11 Potato Chips

Dennis A. Dysart, Council Member  
First Bank

Jim Guisewhite, Council Member  
SVN

Bill Holtzman, Council Member  
Holtzman Oil & Propane

Dexter Mumaw, Council Member  
Cabin Hill Homes

Kelly Sager, Council Member  
Sager Real Estate

Keith Stephens, Council Member  
Gateway Hospitality

Jeff Manning, Council Member  
Shentel

Justin Pence, Council Member  
Blue Point ATM

cc: Evan Vass, County Administrator  
Lemuel Hancock, Community Development Director  
Jenna French, Director of Tourism and Economic Development  
Tyler Hinkle, County Planner