



ALLIANCE

FOR THE SHENANDOAH VALLEY

*Conserving our Land, Water,
and Way of Life*

May 4, 2023

Rockland Community Meeting

Chris Anderson, Page/Warren County Coordinator

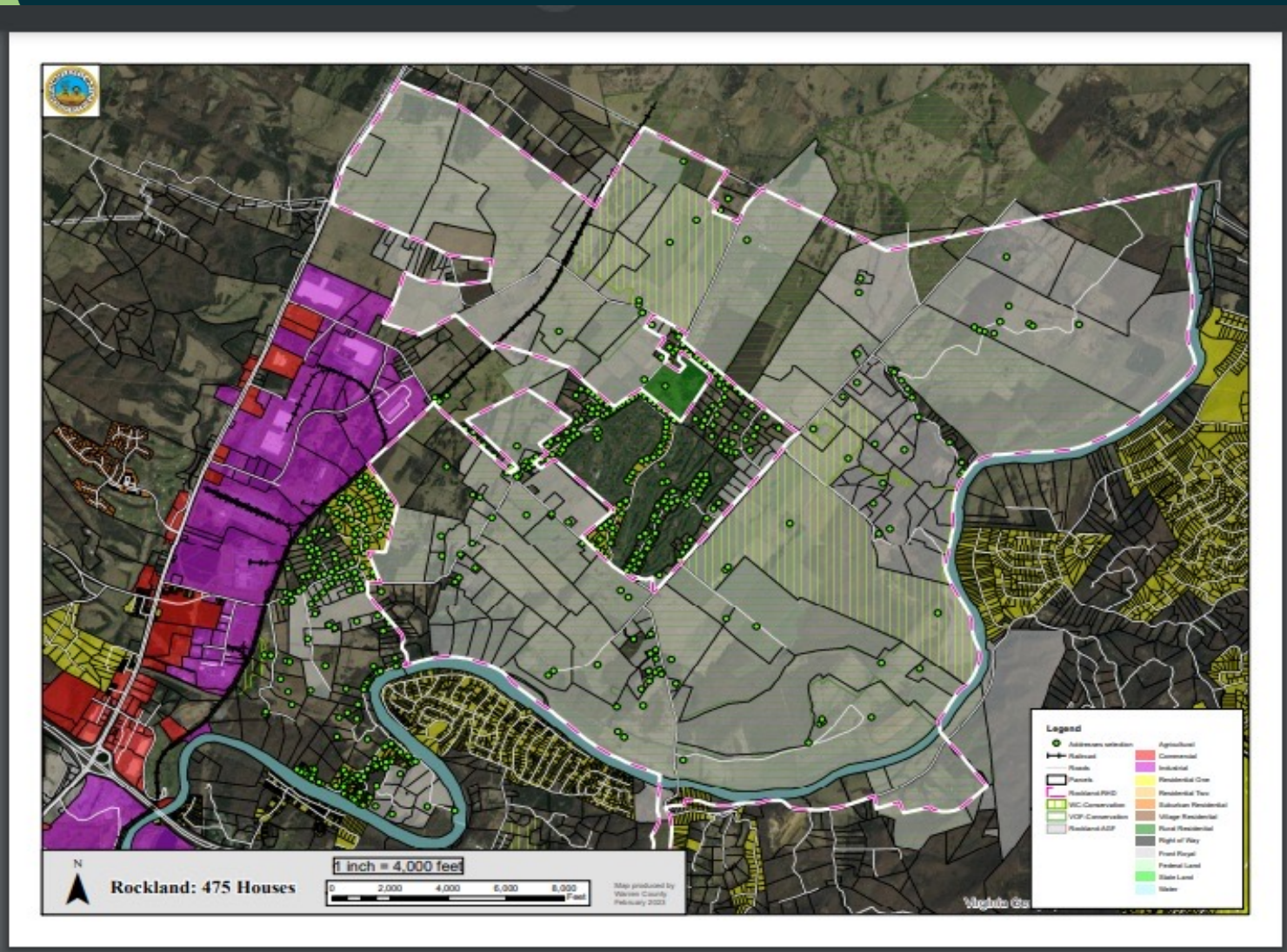
Rockland with Shenandoah Valley Golf Club property in red



CUP – Rezoning from Ag to Suburban Residential and Commercial



Current Zoning showing existing houses

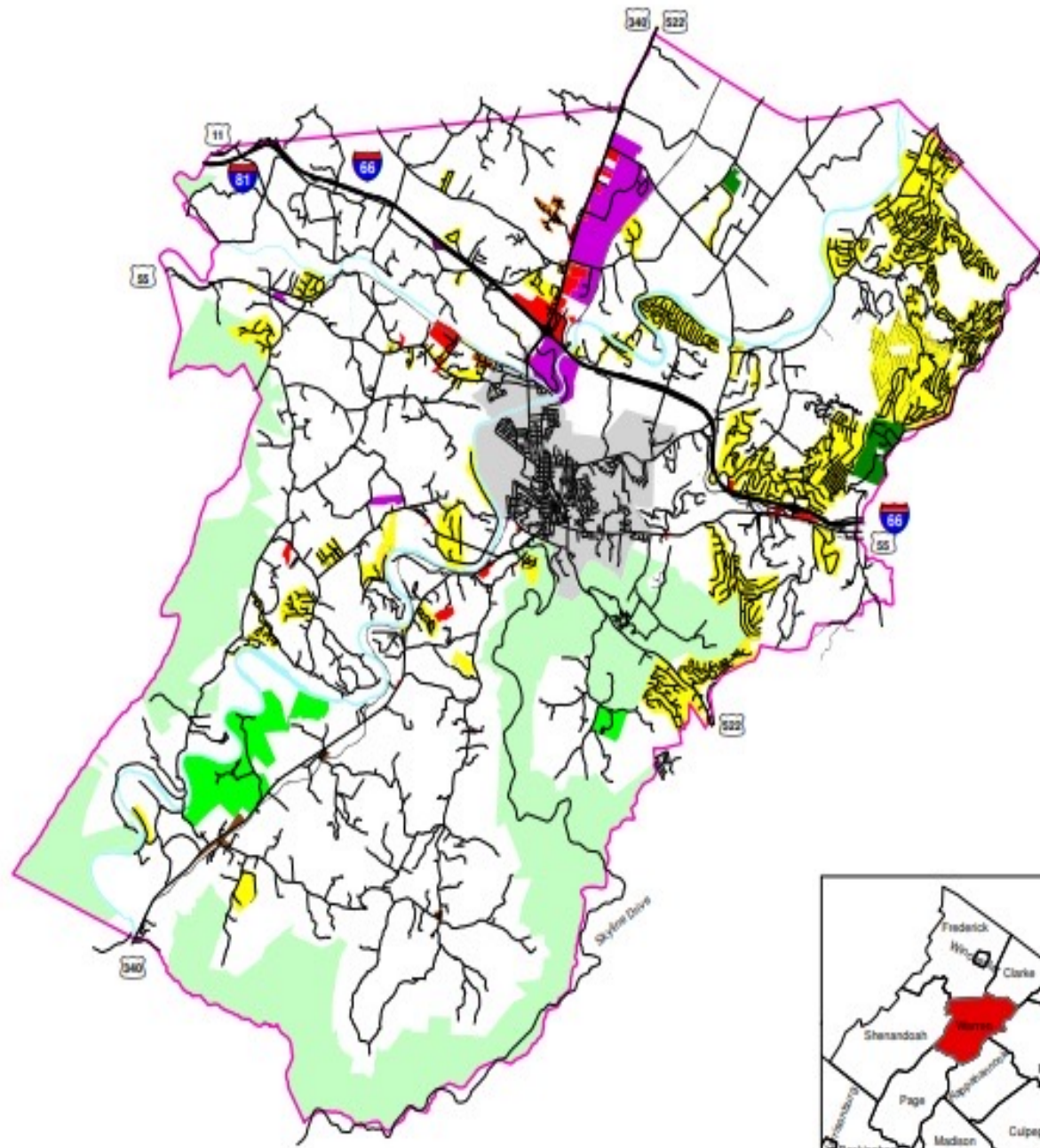




Warren County Comprehensive Plan

- The community's vision for guiding growth and preserving our rural character, heritage and agricultural lands
- Growth should be near Front Royal with town water and sewer
- Suburban sprawl should not exist in rural or agricultural areas





Warren County, Virginia

Map 4.1: Generalized Existing Land Use



Legend

- Warren County
- Roads
- Current Land Use**
 - Agricultural
 - Commercial
 - Industrial
 - Residential One
 - Residential Two
 - Suburban Residential
 - Village Residential
 - Rural Residential
 - Right of Way
 - Front Royal
 - Federal Land
 - State Land
 - Shenandoah River
 - Truck Rest Area





Warren County, Virginia

Map 4.2: Generalized Future Land Use



Legend

Warren County

Roads

Future Land Use

Agricultural

Commercial

Federal Land

Industrial

Institutional

Right of Way

Residential One

Residential Two

Rest Area

Rural Residential

State Land

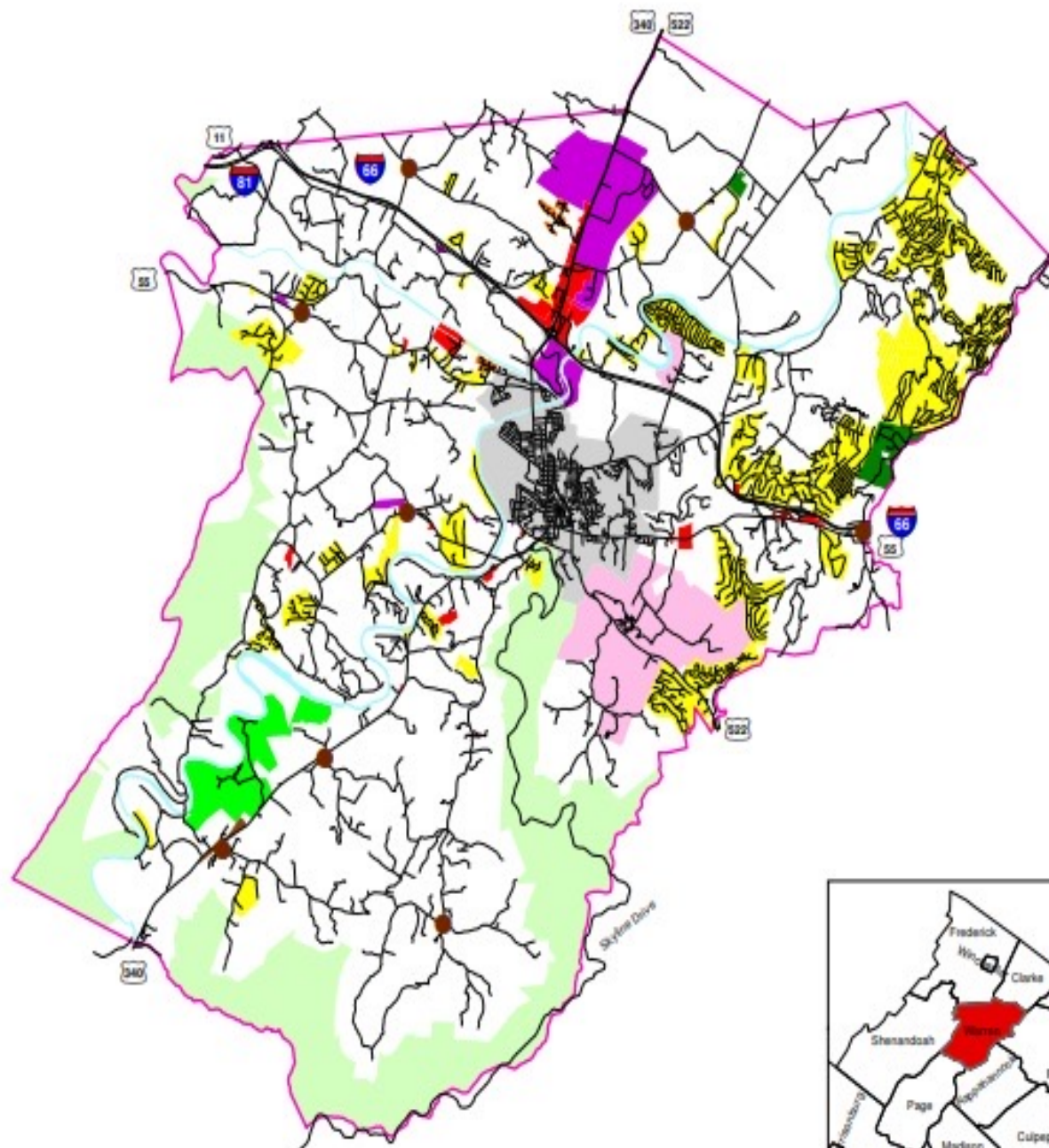
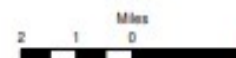
Suburban Residential

Front Royal

Village Residential

Water

Village Centers





Rezoning = Bad Idea

- This proposal goes against the comprehensive plan and the future land use maps
- Traffic
- Quality of Life
- Rural Character
- Infrastructure
- Precedence

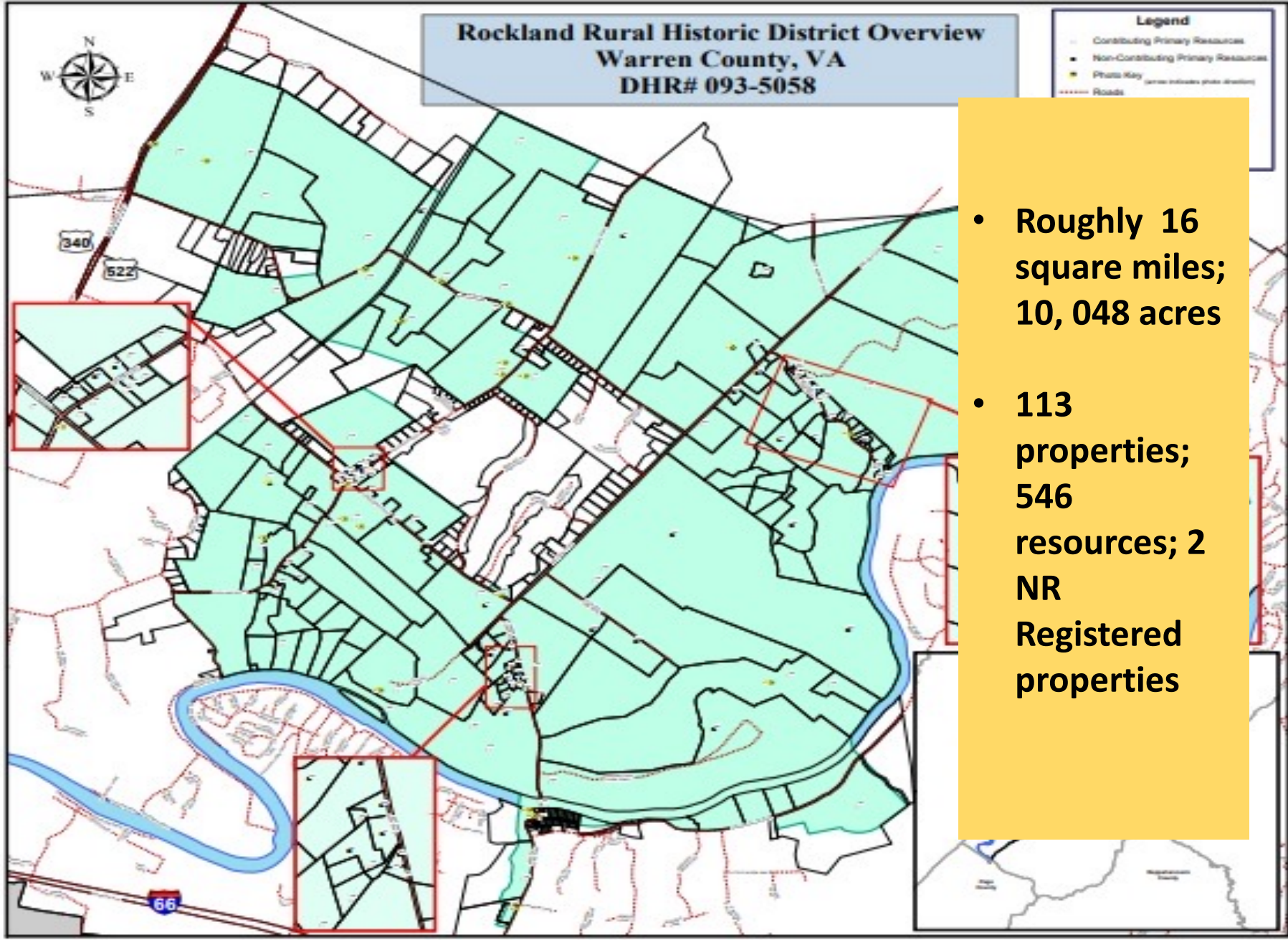


Rockland Rural Historic District Overview

Warren County, VA
DHR# 093-5058

Legend

- Contributing Primary Resources
- Non-Contributing Primary Resources
- Photo Key (arrow indicates photo direction)
- Roads



- Roughly 16 square miles; 10, 048 acres
- 113 properties; 546 resources; 2 NR Registered properties



Rockland Rural Historic District (2015)- Summary

- Primarily dwellings and associated domestic and farm-related buildings
- Crossroads communities of Rockland, Leeds Town/Smoke Town, Milldale, and Woodberry
- Architecture reflects the varied styles and types within a rural landscape and setting
- Limited modern construction and remarkable visual cohesion--intact rural landscape



Rockland Historic District

Listing in the Virginia Landmarks Register and the National Register of Historic Places:

- A purely honorific designation with no restrictions placed on the property owners;
- Increases public awareness of a community's historic resources;
- Encourages preservation and appreciation of local history;
- Provides financial benefits, mainly in the form of tax incentives and easements, for property owners to restore historic buildings and help maintain the character of historic communities.



Legend

Address location	Agricultural
Railroad	Commercial
Roads	Residential One
Parcels	Residential Two
Residential PUD	Suburban Residential
WC Conservation	Village Residential
VCP Conservation	Rural Residential
Residential ADP	Right of Way
	Flood Plain
	Federal Land
	State Land
	Water



Rockland: 475 Houses



Map produced by
Windsor County
February 2023

Windsor Co



Rockland Agricultural and Forestal District

- Established in 1978, the first Agricultural Forestal District in Virginia
- Includes 9,780 acres surrounding Rockland's three golf courses
- About 200 parcels of land are in this district
- It was established in an effort to help halt the rapid loss of farmland to development, to keep Rockland rural, and to encourage farming





Purpose of the Agricultural District

- To conserve and protect agricultural and forestal land for the production of food.
- To provide essential open spaces for clean air and adequate and safe water supplies
- Aesthetic purposes



Effect of District

- All land use decisions affecting any land adjacent to this Ag District must take into account the existence of the District and the purpose for which it was created





ALLIANCE
FOR THE SHENANDOAH VALLEY



Conservation Easements in Rockland

- Rockland is by far the largest agriculturally conserved area in Warren County, which supports the goals of the Comprehensive Plan
- We have 28 farm properties in conservation easements in Rockland
- 7,835 acres of prime farmland are forever protected from development, which is a sure way to keep our community rural.



The Process

1. Public hearing at the planning commission – Wednesday, June 14.
2. The planning commission may or may not vote at that meeting. They are an advisory board.
3. If they table the vote, it will be discussed at a future meeting.
4. If they vote to either recommend approval or denial, the application for rezoning then goes to the board of supervisors who schedule their public hearing
5. The BOS may then vote to approve or deny the rezoning.





What You Can Do Now



1. Letters to the Editor
2. Contact the Planning Commission and Board of Supervisors
3. Sign the online petition (on Alliance website)
4. Talk to your neighbors
5. Prepare your remarks for the public hearing (3 minutes)
6. Attend the public hearing

