



**JOSEPH S. PAXTON**  
County Administrator



## ROCKINGHAM COUNTY

### BOARD OF SUPERVISORS

**PABLO CUEVAS**

Election District No. 1

**FREDERICK E. EBERLY**

Election District No. 2

**RICK L. CHANDLER**

Election District No. 3

**WILLIAM B. KYGER, JR.**

Election District No. 4

**MICHAEL A. BREEDEN**

Election District No. 5

## BOARD OF SUPERVISORS MEETING April 27, 2016

- 6:00 P.M. CALL TO ORDER – CHAIRMAN WILLIAM B. KYGER, JR.  
INVOCATION – SUPERVISOR MICHAEL A. BREEDEN  
PLEDGE OF ALLEGIANCE – PUBLIC WORKS DIRECTOR BARRY E. HERTZLER
1. Approval of Minutes – Regular Meeting of April 13, 2016
  2. Update – Rocky Mount Fire – Shenandoah National Park Superintendent Jim Northup
  3. Report – Virginia Department of Transportation – Residency Administrator Donald F. Komara
  4. Consideration – Adoption of FY 2016-2017 Annual Budget and Setting of Tax Rates for 2016
  5. Staff Reports:
    - a. County Administrator – Joseph S. Paxton
    - b. County Attorney – Thomas H. Miller, Jr.
    - c. Deputy County Administrator – Stephen G. King
    - d. Assistant County Administrator – George K. Anas, II
    - e. Director of Finance – Patricia D. Davidson
    - f. Director of Public Works – Barry E. Hertzler
    - g. Director of Community Development – Casey B. Armstrong
  6. Committee Reports: Airport, Automobile, Buildings and Grounds, Central Shenandoah Planning District Commission, Chamber of Commerce, Community Criminal Justice Board, Finance, Harrisonburg-Rockingham Metropolitan Planning Organization, Harrisonburg-Rockingham Regional Sewer Authority, Massanutten Regional Library, Public Works, Shenandoah Valley Partnership, Social Services, Technology, VACo Liaison, Chairman, Other
  7. Committee Appointments:
    - a. Central Shenandoah Planning District Executive Committee
    - b. Recreation Commission – District 3

7:00 p.m. 8. Public Meeting:

a. Rezoning:

REZ16-077, SVTB Crossroads LLC, 1463 Brookhaven Dr., Harrisonburg, VA 22801, to amend the master plan for Crossroads Farm, TM# 126-(A)-L24, located south of Spotswood Trail (Rt 33) and west of Cross Keys Road (Rt 276), totaling 293.32 acres. The property will remain zoned Planned Residential District (R-5). The Comprehensive Plan identifies the area as Community Residential. Election District 3.

9. Public Hearings:

a. Rezoning:

REZ16-069, LCD Acquisitions, LLC, 455 Epps Bridge Parkway, Suite 201, Athens, GA 30606, to rezone TM# 125-(A)- L163, L164, L165, L165A, and a portion of L182, totaling 36.81 acres, located east of Reservoir Street (Rt 710) approximately 1800 feet north of Stone Spring Road (Rt 280), currently zoned General Agricultural District (A-2), to Planned Residential District (R-5). The Comprehensive Plan identifies this area as Mixed Use and within the Urban Development Area. Election District 3.

b. Ordinance Amendments:

OA16-062, Amendment to the Rockingham County Code, Chapter 17 (Zoning), Article 2 Definitions of Terms, Section 17-201 Definitions generally to clarify the definitions of Dwelling duplex, by adding language that side by side duplex units may be on separate lots and by adding language to the definition of Dwelling, rowhouse to state that this shall be three or more units.

OA16-87, Amendment of the Rockingham County Code, Chapter 2, Administration, Section 2-44, Planning, subdivision, and zoning fees: updating terminology to reflect changes to Chapter 17, Zoning; adding 2-44(a)(4) Mixed Development Site Plan review fee of \$450+ \$25 per residential or non-residential unit and \$25 per acre of project area; removing Construction Plan review fee; differentiating between Planned Development District Amendments involving a public hearing and those not involving a public hearing; setting a fee of \$750 for Planned Development District Amendments not involving a public hearing; setting a fee of \$525 for Conventional District Amendments not involving a public hearing; reducing the Home Occupation Permit review fee from \$50 to \$25; removing Home Occupation Recertification fee; setting a Home Business Permit review fee of \$50; removing Poultry Facility fee of \$25; and adding Temporary Family Health Care Structure fee of \$100.

10. Closed Meeting pursuant to Section 2.2-3711.A (5), Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community
11. Unfinished Business

\*\*\**ADJOURN*\*\*\*

April 13, 2016

The Regular Meeting of the Rockingham County Board of Supervisors was held on Wednesday, April 13, 2016, at 2:15 p.m. at East Rockingham High School, Elkton, Virginia. The following members were present:

PABLO CUEVAS, Election District #1  
FREDERICK E. EBERLY, Election District #2  
RICKY L. CHANDLER, Election District #3  
WILLIAM B. KYGER, JR., Election District #4  
MICHAEL A. BREEDEN, Election District #5

Also present:

LOWELL R. BARB, Commissioner of the Revenue  
L. TODD GARBER, Treasurer  
BRYAN F. HUTCHESON, Sheriff

JOSEPH S. PAXTON, County Administrator  
THOMAS H. MILLER, JR., County Attorney  
STEPHEN G. KING, Deputy County Administrator  
GEORGE K. ANAS, II, Assistant County Administrator  
CASEY B. ARMSTRONG, Director of Community Development  
PATRICIA D. DAVIDSON, Director of Finance  
ANN MARIE FREEMAN, Director of Court Services  
LISA B. GOODEN, Registrar  
BARRY E. HERTZLER, Director of Public Works  
JEREMY C. HOLLOWAY, Fire & Rescue Chief  
KATHARINE S. McQUAIN, Director of Parks & Recreation  
JENNIFER J. MONGOLD, Director of Human Resources  
TERRI M. PERRY, Director of Technology  
RHONDA H. COOPER, Director of Planning – attended afternoon meeting only  
DIANA C. STULTZ, Zoning Administrator – attended special-use public hearing only  
KELLY S. GETZ, Code Compliance Officer – attended special-use public hearing only  
TAMELA S. GRAY, Deputy Clerk  
DONALD F. KOMARA, Residency Administrator  
Virginia Department of Transportation  
JOSHUA W. DUNLAP, Assistant Residency Administrator  
Virginia Department of Transportation

In addition, the following were present for the Budget Hearing:

MARSHA L. GARST, Commonwealth's Attorney

RENEE A. REED, School Board Member, Election District #3

CHARLOTTE E. MCQUILKIN, School Board Member, Election District #4

DONALD D. DRIVER, JR., Director of Social Services

DR. CAROL S. FENN, School Superintendent

DR. DOUGLAS A. ALDERFER, Assistant Superintendent of School Administration

CHERYL Y. MAST, Director of School Finance

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**CALL TO ORDER  
INVOCATION  
PLEDGE OF ALLEGIANCE.**

Chairman Kyger called the meeting to order at 2:16 p.m.

Mr. Eric Baylor, East Rockingham High School Principal, welcomed the Board and students. East Rockingham High School Student Council Association President Gabrielle Dean and East Rockingham High School Senior Class President Jordan Secrist led the Pledge of Allegiance. Supervisor Breeden provided the invocation.

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**APPROVAL OF MINUTES.**

On motion by Supervisor Breeden, seconded by Supervisor Chandler, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER – AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; the Board approved the minutes of the regular meeting of March 23, 2016.

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**RECOGNITION – SPOTSWOOD HIGH SCHOOL GIRLS’ VARSITY BASKETBALL TEAM.**

On motion by Supervisor Breeden, seconded by Supervisor Chandler, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER – AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; the Board approved the following resolution:

## RESOLUTION

**WHEREAS**, the **Spotswood High School Girls' Varsity Basketball Team** brought great honor and esteem to Rockingham County and the Metro area by winning the Group AAA State Championship on March 12, 2016, which was held at Virginia Commonwealth University in Richmond, Virginia; and

**WHEREAS**, the Spotswood Blazers earned a berth in the Virginia High School League State tournament by winning the Conference 29 Championship; and by placing second in the Group AAA West Region Tournament; and

**WHEREAS**, the Spotswood Blazers, under the tutelage of Head Coach Chris Dodson, defeated Brookville High School (58-33) in the semifinals before defeating Magna Vista High School (40-39) in the championship game to end the season as state champion, compiling an outstanding 29-2 record; and

**WHEREAS**, Coach Dodson, after winning his fourth state title, was named Coach of the Year for Virginia Group AAA, Conference 29, and Valley District; and

**WHEREAS**, junior guard Addisen DeLucas was selected Virginia Group AAA Player of the Year, Conference 29 Player of the Year, and Valley District Player of the Year; senior guard Kendyl Brooks was named First Team West Region, First Team Conference 29, and First Team Valley District; sophomore forward Casey Irvine was named First Team Conference 29, Second Team West Region and Second Team Valley District; and sophomore guard Chloe Brooks was named Second Team Conference 29 and Second Team Valley District; and

**WHEREAS**, the Spotswood High School Girls' Varsity Basketball Team comprised of Ali Berry, Chloe Brooks, Kendyl Brooks, Taylor Carpenter, Addisen DeLucas, Reagan Houlbrooke, Casey Irvine, Jordan Miller, Mychaela Randall, Addison Shenk, Mary Shifflett, Brooke Vetter, Meredith Vetter, head coach Chris Dodson, assistant coaches D.J. Johnson, Mike Jenkins, Whitney Harper, Chris Trout, Yelena Ouderkirk, and Preston Grogg, assisted by managers Matthew Miller and Don Miller, and athletic trainer Sarah Hudson are to be congratulated for their dedication and hard work in accomplishing these accolades.

**NOW, THEREFORE, BE IT RESOLVED** that the Rockingham County Board of Supervisors, on behalf of our community, hereby recognizes the **Spotswood High School Girls' Varsity Basketball Team**, its coaches and managers for the exemplary skill they displayed on the court in these accomplishments, and calls upon the citizens of this community to join the Board in congratulating this outstanding group of young citizens; and

**BE IT FURTHER RESOLVED**, that the Board of Supervisors joins with these players, their coaches and managers in thanking the families of team members for their time and strong support, which helped to make these accomplishments possible.

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Administrator Paxton read the resolution honoring the Spotswood High School Girls' Varsity Basketball Team.

The Board members presented the Resolution to the coach, assistant coaches and team members.

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**CONSIDERATION – RESOLUTION COMMENDING THE HARRISONBURG-ROCKINGHAM CHAMBER OF COMMERCE.**

On motion by Supervisor Chandler, seconded by Supervisor Eberly, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER – AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; the Board approved the following resolution which will be presented to the Harrisonburg-Rockingham Chamber of Commerce at the reception on April 26, 2016 at 1 p.m., prior to the Chamber unearthing the 1966 time capsule, buried on the Courthouse Square, to reveal its contents.

**RESOLUTION COMMENDING THE  
HARRISONBURG-ROCKINGHAM CHAMBER OF COMMERCE**

**WHEREAS**, for 100 years, the Harrisonburg-Rockingham Chamber of Commerce has provided local businesses with the tools and support to succeed and grow, and has worked to strengthen the entire community; and

**WHEREAS**, established by a group of local residents in 1916, what was then known as the Harrisonburg Chamber of Commerce set out to advance the commercial, industrial, civic, and social interests of the town under the leadership of the organization's first president, J. A. Burruss; and

**WHEREAS**, in the 1930s, the Harrisonburg Chamber of Commerce facilitated the creation of county fairs and events, and worked with First National Bank to establish the Turkey Festival, featuring the popular turkey toss; and

**WHEREAS**, having grown to 108 members from throughout the region, the Harrisonburg Chamber of Commerce voted in 1935 to change its name to the Harrisonburg-Rockingham Chamber of Commerce; and

**WHEREAS**, the Harrisonburg-Rockingham Chamber of Commerce continued to expand and grow, creating the City/County Community Fund, Inc. organization in 1957 to raise funds in support of nonprofit civic organizations; the organization is now known as the United Way of Harrisonburg and Rockingham County; and

**WHEREAS**, in 1979, the Harrisonburg-Rockingham Chamber of Commerce founded what is now Leadership Harrisonburg-Rockingham, which has graduated more than 850 aspiring local leaders; and

**WHEREAS**, in 2009, the Harrisonburg-Rockingham Chamber of Commerce initiated a program to discuss the future of the community and the region; and the successful dialogue resulted in the creation of the Building Optimal Leaders by Design program, a renewed community focus on workforce and education, and greater coordination of entrepreneur and economic development activities; and

**WHEREAS**, with nearly 900 members, a 29-member board of directors, and a dedicated staff, the Harrisonburg-Rockingham Chamber of Commerce is one of the largest business associations along the I-81 corridor and it has helped make Harrisonburg and Rockingham County a thriving, dynamic community full of opportunity for businesses and residents.

**NOW, THEREFORE, BE IT RESOLVED** that the Rockingham County Board of Supervisors, on behalf of the citizens of Rockingham County, hereby commends the Harrisonburg-Rockingham Chamber of Commerce on the occasion of its 100th anniversary, and thanks the Chamber for its contributions to make Rockingham County and Harrisonburg a great place to live, work and raise a family.

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**TRANSPORTATION DEPARTMENT.**

The Board heard Mr. Komara's report on the activities of the transportation department.

Mr. Komara noted it is Work Zone Awareness Week. He asked that citizens be attentive and thoughtful of highway workers at all times.

He provided an update on the South Valley Pike (Route 11) bridge work, the South Eastside Highway (Route 340) and Port Republic Road (Route 253) intersection project, Long Bow Road (Route 684), and Horeb Church Road (Route 732).

Mr. Komara also noted work is underway on the bridge over the South Fork of the Shenandoah River near Elkton since the Town and Supervisor Breeden expressed concern about the sidewalk, curb and deck on the structure. Work should be completed next week.

He reminded the Board that the public hearing regarding the Six-Year Improvement Program (SYIP) for the primary interstate and urban highway system will be held on May 16, 2016, at 4 p.m. at Blue Ridge Community College's Plecker Center. He also noted the Commonwealth Transportation Board will meet in Staunton on May 17 and 18, 2016.

Mr. Komara reported that he provided Supervisor Eberly with the traffic count on Potter John Lane (Route 915) and the Litter Control group collected litter along Beulah Road (Route 716), and nearby roads.

Recent maintenance work has included mowing, brush cutting, and patching and sealing roads.

Supervisor Chandler reminded Mr. Komara of a maintenance request to repaint a turn lane arrow on Stone Spring Road (Route 280) near Sentara RMH. He previously mentioned a left turn arrow on the west side of the hospital was only partially blacked out during road improvements. He noted both through lanes, the one previously mentioned and a right turn lane heading north near Sentara RMH, need to be completely blacked out.

Supervisor Breeden reminded Mr. Komara to consider a speed study near the Homer's Automotive repair shop on East Point Road (Route 602). He thanked Mr. Komara and Mr. Dean for their assistance in working to erect a monument dedicated to families who were relocated from the National Park land when the park was formed. He also thanked Ms. Cooper for locating property for the memorial.

In response to a question from Administrator Paxton, Mr. Komara indicated traffic counters were placed along Stone Spring Road (Route 280) and the results should be available in 30 days. Administrator Paxton explained the traffic count was requested because some property along Spotswood Trail (Route 33) is zoned for business and the traffic count will help the developers determine what type of business would be beneficial along that corridor. He noted a lot of information goes into a company's decision regarding where to locate.

Chairman Kyger suggested that he and Mr. Komara meet with the US Forest Service about Tilghman Road (Route 101) and improvements that can be made at Briery Branch, from VDOT and the Forest Service's perspective.

He noted that he had received a request from the Town of Mt. Crawford to install a permissive/protective "yellow" traffic signal heading north and south on South Valley Pike (Route 11) at the intersection of Dinkel Avenue (Route 257) to alleviate traffic from backing up at Burger King. He noted it is difficult for traffic exiting from the Exxon and Burger King to move into the right lane on Dinkel Avenue going east toward Interstate 81. Mr. Komara explained that a permissive light includes a solid green arrow that changes to a flashing yellow arrow, and then a red arrow instead of a traffic signal with a green ball, after a leading green arrow. He suggested placing signs on stands in the road to force

traffic traveling west from the interstate to enter the Burger King and Exxon closer to the Shenandoah Valley Electric Cooperative because the first entrance is across from the left turn lane on Dinkel Avenue to South Valley Pike (Route 11 North).

Chairman Kyger also noted that the deceleration lane into Whitewave Foods is used as an acceleration lane where traffic coming from I-81 tries to double-lane going to Bridgewater, resulting in conflicting traffic and an accident.

He also noted there is a great deal of shoulder deterioration on Dinkel Avenue (Route 257), and suggested extending the bike lane going east on Dinkel Avenue from Bridgewater, that currently ends at the First Russian Baptist Church, to the South Valley Pike (Route 11) intersection.

Mr. Komara advised that VDOT needs to spend a certain amount of the maintenance overlay schedule to widen shoulders, and he thinks this intersection will be a good candidate for that application. In the next couple of years, VDOT will be looking at an overlay in that area. He knows they are overlaying Friedens Church Road (Route 257) from Route 11 to the interstate next year and may improve Dinkel Avenue (Route 257 west) the following year.

Mr. Komara will also look at the sight distance on Fairview Road (Route 693). He indicated that Chairman Kyger asked about the project on South Valley Pike (Route 11) and Cecil Wampler Road (Route 704) where Administrator Paxton was successful in asking the City to delay the bridge project so VDOT could evaluate whether a permanent light at that location would be more beneficial than the proposed temporary light to accommodate the detour for the bridge work. Chairman Kyger said he received numerous calls from businesses and suggested they contact the City of Harrisonburg about that project.

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## **COUNTY ADMINISTRATOR'S STAFF REPORT.**

Administrator Paxton announced that April is National County Government month. Students and others in the audience were provided with a flyer highlighting the wide range of programs and activities provided by Rockingham County (some in coordination with the City). The flyer informs citizens of services provided by the County and where tax dollars are spent.

He informed the audience that Chairman Kyger serves on the Board of Directors for the National Association of Counties.

Administrator Paxton noted that the County and City entered into an agreement with Middle River Regional Jail last year to move inmates from the Rockingham Regional Jail to Middle River. He received a monthly report from the Sheriff today indicating there

are currently 175 inmates at Middle River and 328 in the Rockingham Regional Jail, totaling 503 inmates. This is the largest number of inmates the County has ever housed. He noted the County and City are involved in a number of alternative programs in an attempt to reduce the number of people in jail. A large number of inmates (75 to 80 percent) are chronically incarcerated. Staff is trying to determine the reason for the recidivism, so they can help the inmates become more productive members of the community.

Administrator Paxton informed the students that a public hearing for the proposed \$360 million FY 16 – 17 budget will be held at 6 p.m., and noted the County is one of the largest employers in the area.

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**FINANCE DIRECTORS STAFF REPORT.**

The Board received and reviewed Mrs. Davidson’s staff report dated March 31, 2016.

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**RECESS.**

At 2:56 p.m., Chairman Kyger recessed the meeting for the majority of the government students to be dismissed from school.

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**RESUME REGULAR MEETING.**

At 3:07 p.m., Chairman Kyger called the regular meeting back to order.

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**HUMAN RESOURCES DIRECTOR’S STAFF REPORT.**

The Board received and reviewed Mrs. Mongold’s staff report dated April 13, 2016

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**PUBLIC WORKS DIRECTOR'S STAFF REPORT.**

The Board received and reviewed Mr. Hertzler’s staff report dated April 13, 2016.

Mr. Hertzler reminded the Board of the Rockingham County Clean-up Days on April 15 and 16, 2016, and Household Hazardous Waste Collection Day to be held in partnership with the City on April 16, 2016.

Administrator Paxton told the students that included in the proposed FY 16 – 17 budget is a \$6 million project to reconstruct and move the landfill entrance from Grassy Creek Road (Route 711) to Pleasant Valley Road (Route 679). Convenient drop off containers will be installed for citizens to dispose of residential trash near the entrance rather than take it up on the landfill face where solid waste is disposed. He noted 450 tons of waste is disposed of at the landfill each day. The project will be completed by the end of December 2016.

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**COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT.**

The Board received and reviewed Mr. Armstrong's staff report dated April 13, 2016.

Ms. Cooper reported that Mike Pugh, agent for Pleasant Run LC, requested an amendment to the Springs at Osceola proffers requiring all lots in the 2009 R-2 rezoning be served by public water and sewer. Pleasant Run wants to omit this requirement from five lots located on the west side of Osceola Springs Road (Route 704). Pursuant to Code of Virginia §15.2-2302.B, the Board may waive the requirement for a public hearing when a proffer amendment does not affect conditions of use or density. Ms. Cooper indicated this request does not affect the use or density.

On behalf of Chairman Kyger, on motion by Supervisor Chandler, seconded by Supervisor Breedon, and carried by a vote of 5 to 0, voting recorded as follows: BREEDON - AYE; CHANDLER – AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; and per §15.2-2302.B of the Code of Virginia, the Board waived the public hearing requirement for Pleasant Run LC since the proposed amendment to the proffers does not affect the use or density.

The Board will address the Pleasant Run LC proffers in June.

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Ms. Cooper announced that the County has an opportunity to apply for an up to \$65,000 Urban Development Area (UDA) planning grant through the Office of Intermodal Planning and Investment. If the County is awarded the grant, an area plan will be prepared for the UDA located east of the City. The area plan will become part of the updated Comprehensive Plan. The grant application requires the submission of a letter of support from the County. If awarded the grant, the Board will appoint a steering committee to oversee the process.

Administrator Paxton noted that the Board is aware there is a tabled request from Sentara RMH to rezone part of the property in the UDA to a Planned Medical and Research District (PMR). This planning process may provide the Board with more information to review the Sentara RMH request and have more dialogue regarding how Sentara RMH can develop their property over the next 50 years.

Supervisor Chandler made a motion on behalf of Chairman Kyger, seconded by Supervisor Eberly, to move forward with the grant application and authorize the County Administrator to prepare a letter of support for the Urban Development Area grant through the Office of Intermodal Planning and Investment.

In response to a question from Chairman Kyger, Ms. Cooper indicated the grant does not require a monetary investment from the County, only staff's time is required to facilitate the process. The work will primarily be performed by a consultant.

Administrator Paxton explained the request is for a grant to provide assistance to staff in planning the urban growth area adjacent to the City, including the Sentara RMH property and all areas east of the City. This area consists of a large amount of mixed-use property. If awarded, the grant will provide additional money to purchase assistance to prepare information that can be used as part of the Comprehensive Plan process, and to prepare a more in-depth look at the area as requests are received from Sentara RMH and BOSA. A consultant could provide additional input and work with staff to prepare a long-range plan for the area.

Supervisor Cuevas asked if the Board would wait on the results from the consultant before making a decision regarding the Sentara RMH rezoning request and other requests in that area of the County.

Administrator Paxton noted the Sentara RMH request was tabled, and in the past, the County has delayed decisions awaiting results from similar studies. The Board would need to decide whether to table all requests in that area until the results are received.

Administrator Paxton noted the grant application is for up to \$65,000, but the County may not receive the grant or only a portion of that amount may be awarded. If the grant is not received, it will be up to staff to plan the Urban Development Area east of the City, or the County will need to hire a consultant.

Ms. Cooper noted this is a great opportunity and perfect timing because the County is currently working on the Metropolitan Planning Organization (MPO) long-range transportation plan, completing the bicycle and pedestrian plan for the MPO and the County, and working on the Comprehensive Plan.

In response to a question from Supervisor Cuevas, Ms. Cooper responded that the purpose of the UDA plan is for road traffic safety, residential and commercial

development. Supervisor Cuevas expressed his opposition because the County needs to determine a goal for the area before going forward.

Ms. Cooper indicated the steering committee, with input from citizens, will recommend a plan for the area. The County has a conceptual land use plan in the Comprehensive Plan that guides the area, and this will add an additional level of detail. The consultant will likely be a Virginia company, but the Office of Intermodal Planning and Investment will select the consultant.

Although Chairman Kyger understands the study can be helpful, he questioned how helpful it will be since the County has already performed a study. Chairman Kyger suggested deferring action until the Board has a better understanding of the process, particularly since the grant application deadline is August 31, 2016.

Ms. Cooper explained that the grant award will be made on a first come/first serve basis so if the County waits, it will be less likely to receive the grant. Staff anticipates the UDA planning grant money will provide the County with a jumpstart on the Comprehensive Plan as the majority of the work in the Comprehensive Plan will occur in this urban development area. Ms. Cooper does not anticipate any conflicts or contradictions. She indicated the long-range transportation plan will occur based on the current Comprehensive Plan. The proposed study will move forward faster than the current Comprehensive Plan and will respond to changes in the Comprehensive Plan. The bicycle and pedestrian plan will be referenced but only list the recommendations from the bicycle and pedestrian plan in the Comprehensive Plan. She indicated the County probably would not start on the UDA project until mid to late summer. Ms. Cooper indicated citizen input meetings will be held throughout the County, starting with the Urban Development Area.

Supervisor Cuevas expressed concern that the County wants to apply for a grant for a study in an area that could have a huge impact due to potential changes in land use on large parcels of land in the area. Supervisor Cuevas stated he has more trust in the County planning department staff with their knowledge about the area, than a consultant.

Chairman Kyger concurred with Supervisor Cuevas' concerns. He requested a motion to table the request to apply for the Urban Development Area planning grant, until the Board has a better understanding of the process.

On motion by Supervisor Eberly, seconded by Supervisor Breeden, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER - AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; the Board tabled the request to apply for a grant application for up to \$65,000 for Urban Development Area (UDA) planning through the Office of Intermodal Planning and Investment.

Supervisor Cuevas suggested Ms. Cooper continue to work with the Metropolitan Planning Organization on alignment improvements along Spotswood Trail (Route 33) to increase the capacity of Route 33 and start on that phase of the UDA.

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**TECHNOLOGY DIRECTOR'S STAFF REPORT.**

The Board received and reviewed Mrs. Perry's staff report dated April 2016.

She reported the main switch was replaced in the data center, but the new switch did not function properly and all the data was moved back to the old switch. The Technology Department will replace the data center switch again this weekend, so the firewall replacement can begin.

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**FIRE AND RESCUE CHIEF'S STAFF REPORT.**

The Board received and reviewed Chief Holloway's staff report dated April 2016.

Chief Holloway noted that Massanutten Technical Center (MTC) Fire and Rescue students will attend the Skills USA State Competition this weekend in Fredericksburg. MTC students have advanced to the national competition in the past. He also reported the annual regional fire school classes will begin next weekend with 80 paid and volunteer staff registered.

Chairman Kyger asked Chief Holloway to express appreciation to the Fire and Rescue team that responded and tried to resuscitate a Turner Ashby High School student last week.

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**PARKS & RECREATION DIRECTOR'S STAFF REPORT.**

The Board received and reviewed Mrs. McQuain's staff report dated April 2016.

Mrs. McQuain reported that, although it was cold and windy, there was a good turnout at the Kids Fishing Day on April 9, with wonderful sponsors. She thanked Mr. Anas for coming to support the fishing day.

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**COURT SERVICES DIRECTOR’S STAFF REPORT.**

The Board received and reviewed Mrs. Freeman’s staff report dated April 13, 2016.

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**OTHER REPORTS.**

Chairman Kyger expressed appreciation to Sheriff Hutcherson for being present at most Board meetings.

Registrar Lisa Gooden noted a Republican primary will be held for the 26th U.S. Congressional District on June 14, 2016.

Commissioner Barb informed the group of the proposed general reassessment of real estate schedule. Several listers will start work in September by attending a training program. It will take four listers from September 2016 until February or March of 2018 to complete the reassessment. The County’s assessment is 94 to 95 percent of the market value, which is good.

Administrator Paxton further explained that there are 48,000 parcels in the County and each property will be visited, as required by state law every four years. The listers will determine if homes and other structures are valued at fair market value. During the last reassessment, County properties were assessed at \$7.2 billion, excluding nontaxable properties such as churches and schools.

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**COMMITTEE REPORTS.**

The Board heard committee reports from Board members and staff.

CHAMBER OF COMMERCE

Supervisor Eberly said the Chamber is doing well with a lot of activity.

FINANCE

On behalf of the Finance Committee, on motion by Supervisor Cuevas, seconded by Supervisor Breeden and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; CUEVAS – AYE; EBERLY – AYE; KYGER – AYE; the Board approved the following supplemental appropriation:

## **GENERAL FUND**

### **VPSA Interest and Refunding**

A supplemental appropriation in the amount of \$104,778 for interest paid on VPSA debt. Funding for this supplemental will be provided by refunding proceeds received from the state.

Supplemental Appropriation: \$104,778

\$104,778 GL Code: 1001-09502-00000-000-509207-000 Interest VPSA

\$104,778 GL Code: 1001-00000-11899-000-318900-000 VPSA Refunding

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Supervisor Cuevas reported that the Rockingham Recreation Foundation, Inc. needs a separate bank account in order to receive tax-deductible contributions.

On behalf of the Finance Committee, on motion by Supervisor Cuevas, seconded by Supervisor Chandler and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; CUEVAS – AYE; EBERLY – AYE; KYGER – AYE; the Board authorized staff to open a checking account for the Rockingham Recreation Foundation, Inc. at SunTrust Bank, and transfer \$66,397.76 into the account (\$36,397.76 from the Albert Long Park Trust account and an additional \$30,000 as requested by Convergent Nonprofit Solutions, the consulting firm selected to perform the feasibility study and goal assessment for the Albert Long Park), and authorized the President and Treasurer of the Rockingham Recreation Foundation, Inc. to sign the checks.

### **PUBLIC WORKS**

On behalf of the Public Works Committee and Finance Committee, on motion by Supervisor Cuevas, seconded by Supervisor Breeden and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; CUEVAS – AYE; EBERLY – AYE; KYGER – AYE; the Board authorized the County Administrator and County Attorney to negotiate and execute a contract to purchase four acres located on property owned by Faraway Farms to drill a test well for the Three Springs Water Treatment Plant, with an option to purchase the site if the well meets the County's requirements and consultants' specifications. There is an additional one-time option extension.

The landowner accepted an offer of \$100,000 for the well site, if the test well meets the County's needs. The estimated cost to develop the test well is \$50,000. The County will pay \$1,500 for the purchase option and the right to test drill at the agreed upon location.

HARRISONBURG-ROCKINGHAM METROPOLITAN PLANNING ORGANIZATION (MPO)

Supervisor Chandler reported that the MPO met April 21, 2016.

SHENANDOAH VALLEY PARTNERSHIP (SVP)

Mr. Anas announced that an Economic Development Forum will be held April 15, 2016 from 9 a.m. to 12 p.m., at the Virginia Horse Center in Lexington. There will be a discussion on policy and politics connecting the valley and global economy by Dr. Patrick Rhamey from Virginia Military Institute and Chris Lloyd, Senior Vice President at McGuireWoods Consulting.

VIRGINIA ASSOCIATION OF COUNTIES (VACo) LIAISON

Chairman Kyger announced the VACo Spring Meeting will be held in Surry County on April 30, 2016.

CHAIRMAN

Chairman Kyger thanked East Rockingham High School students for attending the meeting until 4 p.m.

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**COMMITTEE APPOINTMENTS.**

On motion by Supervisor Cuevas, seconded by Supervisor Breeden and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; CUEVAS – AYE; EBERLY – AYE; KYGER – AYE; the Board appointed Ned Overton to the Central Shenandoah Planning District Commission for a term to expire June 30, 2019.

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On motion by Supervisor Chandler, seconded by Supervisor Eberly and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; CUEVAS – AYE; EBERLY – AYE; KYGER – AYE; the Board appointed the following representatives to the Community Policy and Management Team:

- Margot Sue Utterback as a Parent Representative for a term to expire December 31, 2016;
- Kim Hartzler-Weakley, M.S. as an Association of Providers Representative for a term to expire December 31, 2016;
- Michael Maurice as an Association of Providers Alternate for a term to expire

December 31, 2016; and

- Kurt Holsopple as a Private Provider Alternate for a term to expire December 31, 2016.

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**RECESS.**

At 3:53 p.m., Chairman Kyger recessed the meeting for dinner.

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**PUBLIC HEARING - SPECIAL-USE PERMIT.**

At 6:00 p.m., Chairman Kyger opened the public hearing and Ms. Stultz reviewed the following special-use permits:

SUP16-066 Cornerstone Foundation, Inc., 5244 Prospect Knoll Drive, Linville 22834 for a contractor's operation with waivers to supplemental standards to allow an increase in the number of employees from 5 to 14 and to allow an increase in the number of vehicles and pieces of equipment kept on the property from 5 to 9, on property located on the east side of Fort Lynne Road (Route 910) approximately 1.1 miles north of Mt. Clinton Pike (Route 763), Election District #2, Tax Map #93-(A)-89F, zoned A-2.

Ms. Stultz indicated the applicant, Daniel S. Sandberg, is the contract purchaser on this property.

The applicant explained that he and his father own the business, and he wants to locate his home and business on the same property because he works many hours and wants to balance his family and work. If the special-use permit is approved, Mr. Sandberg intends to purchase the property and build a house. In a year, he plans to build a shop for the business, which currently has 14 employees. Two employees work on site and the remainder work in the field. The business owns trucks and equipment but the shop will primarily be a storage facility, as work is performed at remote job sites. Employees currently meet at the shop but could meet elsewhere. Mr. Sandberg explained that employees arrive in seven or eight vehicles in the morning and travel to job sites in three or four company vehicles. Those vehicles return in the evening for the employees to go home in their cars.

Mr. Sandberg said he chose this property because it is close to where his business performs the majority of their work and is in close proximity to his family, friends and church. He indicated there are currently other businesses in that area, Kreider Machine

Shop, Willow Run Lumber and Back Home on the Farm. He also plans to purchase ten acres behind this parcel for recreational use.

Supervisor Eberly confirmed that only two employees will be working at the site, and indicated he is pleased that Mr. Sandberg will live on the property and keep it neat.

Mr. Sandberg described the trucks used by his business. He noted the only concrete poured on the site will be for the home and shop he builds. His shop will be used to service trucks, build lumber items and keep them dry.

Mr. Sandberg informed Supervisor Eberly that he does not want the company to grow too large.

Mark Miller indicated he and his family have lived on Fort Lynne Road for almost 10 years. They love the area because it is close to town but they have their own space. Mr. Miller has known the Sandberg family 20 years, knows the type of man Mr. Sandberg is and kind of business he runs. Mr. Miller is excited about the opportunity Mr. Sandberg has and looks forward to having the Sandberg family as neighbors.

Richard Yoder, who lives on Fort Lynne Road, provided a copy of his statement expressing his concerns. He indicated Mr. Sandberg was a student in his economic class at Eastern Mennonite University. He agreed with Mr. Miller regarding Mr. Sandberg's integrity, honesty and character. However, he has concerns about a contractor's business in the neighborhood. He has discussed his concerns with Mr. Sandberg and explained he does not want the neighborhood to become an industrial area. He is concerned about increased traffic affecting the safety of runners and bicyclists who frequently use Fort Lynne Road, and poor air quality from trucks. There will also be a loss of agricultural land, he said.

Mr. Yoder would be delighted to have the Sandberg family as neighbors who use the land for agricultural purposes.

*(A copy of Mr. Yoder's statement is included in the "Attachments – Board of Supervisors Minutes" notebook maintained in Administration).*

Supervisor Eberly noted that Mr. Yoder called him to voice his concerns.

No one spoke in opposition to the request.

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SUP16-068 Faraway Farms, Inc., PO Box 336, McGaheysville 22840 for a tenant house (residence for farm worker) on property located on the north side of Three Springs Road (Route 652) approximately 9/10 mile east

of Pineville Road (Route 672), Election District #5, Tax Map #141-(A)-148, zoned A-1. Property Address: 1963 Three Springs Road

Applicant Keith Sheets was present to answer questions.

Supervisor Breeden indicated he looked at the property with Mr. Sheets, who is vacating a property line and putting two properties together.

No one spoke in opposition to the request.

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Chairman Kyger closed the public hearing at 6:23 p.m.

Supervisor Eberly indicated he has issues with the supplemental conditions requested for 14 employees and nine vehicles. Fort Lynne Road is a narrow, crooked road that does not need numerous businesses. While this is not a big business, Supervisor Eberly said it is not a two-man operation. Increased traffic on the road also bothers him. He wants to table the request until the April 27, 2016, meeting to consider the supplemental conditions further.

On motion by Supervisor Eberly seconded by Supervisor Chandler and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER - AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; the Board tabled SUP16-066, Cornerstone Foundation, Inc., 5244 Prospect Knoll Drive, Linville 22834 for a contractor's operation with waivers to supplemental standards to allow an increase in the number of employees from 5 to 14 and to allow an increase in the number of vehicles and pieces of equipment kept on the property from 5 to 9, on property located on the east side of Fort Lynne Road (Route 910) approximately 1.1 miles north of Mt. Clinton Pike (Route 763), Election District #2, Tax Map #93-(A)-89F, zoned A-2, until April 27, 2016.

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On motion by Supervisor Breeden seconded by Supervisor Cuevas and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER - AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; the Board, with the following conditions, approved SUP16-068, Faraway Farms, Inc., PO Box 336, McGaheysville 22840 for a tenant house (residence for farm worker) on property located on the north side of Three Springs Road (Route 652) approximately 9/10 mile east of Pineville Road (Route 672), Election District #5, Tax Map #141-(A)-148, zoned A-1. Property Address: 1963 Three Springs Road

1. Use shall be located in substantial accordance to plot plan submitted with the application.

2. Any alterations or remodeling to residence shall comply with the Statewide Building Code and the proper permits shall be obtained.
3. Approval of this request would allow the applicant to do an adjoining land transfer of part of one farm to another putting a second residence on the property.
4. Residence associated with this property shall be used for a farm worker.

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### **ORDINANCE AMENDMENT.**

At 6:26 p.m., Chairman Kyger opened the public hearing regarding the proposed ordinance amendment to Rockingham County Code Section 7-21, Tax Relief for the Elderly and Disabled.

Administrator Paxton reviewed the proposed ordinance amendment, which will increase the income and net worth numbers in the County Code by \$3,000 each. The Board and Finance Committee request that the County periodically examine this Code section to take inflation and the increase in social security into account. As income increases, citizens can lose a significant amount of their tax exemption. Administrator Paxton noted the proposed ordinance amendment was advertised.

Chairman Kyger confirmed that the numbers are based on a scale index. A home and lot (up to an acre) are exempt from the net worth, but the ordinance considers liabilities when factoring in net worth.

In response to a question from Supervisor Breeden, Administrator Paxton said the County's ordinance for tax relief for the elderly and disabled was last reviewed in 2012.

Supervisor Breeden and Chairman Kyger discussed that the numbers should be reviewed every five years or any time there is an increase in social security payments.

In response to a question from Chairman Kyger, Administrator Paxton said tax relief cannot be tied to a consumer price index (CPI) with a social security increase because the statute sets the limits. The Finance Committee discussed additional steps so citizens with a slight increase in social security income do not incur a significant negative impact in their tax relief. Administrator Paxton said these steps will be considered during the reassessment to include additional indices. The Technology Department plans to develop a computer program that will perform the calculations.

No one spoke in favor or opposition to the proposed ordinance amendment.

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Chairman Kyger closed the public hearing at 6:31 p.m.

On behalf of the Finance Committee, on motion by Supervisor Cuevas, seconded by Supervisor Breeden and carried by a roll call vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER - AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; the Board approved the following ordinance amendment:

**ORDINANCE REPEALING  
AND RE-ENACTING  
SECTION 7-21  
OF THE CODE OF ORDINANCES  
OF  
ROCKINGHAM COUNTY, VIRGINIA**

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF ROCKINGHAM COUNTY, VIRGINIA:

Sec. 7-21. Amount of exemption, be and hereby is repealed and re-enacted as follows:

Sec. 7-21. Amount of exemption. Persons qualifying for and claiming exemption shall be relieved of that portion of the real estate tax levied on the qualifying dwelling and land in the amount calculated in accordance with the following schedule:

**AMOUNT OF EXEMPTION**

<i>Range of Income</i>	<i>Range of Net Worth</i>		
	<i>0 to \$38,000</i>	<i>\$38,001 to \$58,000</i>	<i>\$58,001 to \$78,000</i>
0 to \$18,000	100%	75%	50%
\$18,001 to \$23,000	80%	65%	40%
\$23,001 to \$30,000	50%	40%	30%
\$30,001 to \$38,000	25%	15%	10%
Over \$38,000	0%	0%	0%

Subsection 7-21(b) is repealed in its entirety.

This ordinance shall be effective as of the 1st day of January, 2016.

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**PUBLIC HEARING – PROPOSED BUDGET FOR THE FISCAL YEAR 2016-2017  
AND PROPOSED TAX RATES FOR THE CALENDAR YEAR 2016.**

At 6:31 p.m., Chairman Kyger declared the meeting open for a public hearing pursuant to Section 15.2-2506, Code of Virginia, 1950, as amended, on the Proposed Budget for the Fiscal Year 2016-2017, and Proposed Tax Rates for the Calendar Year 2016, as follows:

**COUNTY OF ROCKINGHAM, VIRGINIA  
PROPOSED BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2016,  
AND PROPOSED TAX RATES FOR THE CALENDAR YEAR 2016**

	<b>REVENUES</b>	
	<b>AMENDED FY 2015-16</b>	<b>PROPOSED FY 2016-17</b>
<b>GENERAL FUND</b>		
General Property Taxes	\$ 75,539,000	\$ 79,562,500
Other Local Taxes	10,216,300	10,991,300
Other Local Revenue	10,916,672	12,365,206
State Revenue	17,865,512	17,127,694
Federal Revenue	1,200,555	1,218,323
Insurance Recoveries	15,675	0
Transfers from Other Funds	0	0
Balance Carried Forward	5,532,617	4,671,185
<b>TOTAL GENERAL FUND</b>	<b>\$ 121,286,331</b>	<b>\$ 125,936,207</b>
Capital Projects Fund	\$ 10,063,000	\$ 8,988,458
School Capital Projects Fund	1,739,000	3,849,500
School Fund	124,770,834	131,434,538
School Cafeteria Fund	5,368,279	5,396,946
School Textbook Fund	662,000	0
Massanutten Technical Center	5,190,731	5,536,364
Asset Forfeiture Fund	130,000	115,900
H'burg-Rockingham Soc Services District	16,861,442	17,803,052
H'burg-Rockingham Children's Services Act	9,622,556	9,235,150
Central Stores Fund	45,000	45,000
Self-Funded Health Insurance Plan Fund	23,720,000	27,810,885
Water & Sewer Utilities Fund	13,754,357	13,069,609
Lilly Subdivision Sanitary District	56,754	53,958
Smith Creek Water & Wastewater Auth	411,266	414,999
Countryside Sanitary District	18,910	19,145
Penn Laird Sewer Authority	29,037	29,031
Solid Waste Fund	7,257,136	9,601,261
Laird L Conrad Law Library Fund	50,585	50,585
Human Resources Rental Fund	232,774	232,774
Emergency Medical Services Transp Fund	1,312,926	1,312,926
<b>TOTAL REVENUES</b>	<b>\$ 342,582,918</b>	<b>\$ 360,936,288</b>

**EXPENDITURES**

	<b>AMENDED FY 2015-16</b>	<b>PROPOSED FY 2016-17</b>
<b><u>GENERAL FUND</u></b>		
General Government Administration	\$ 5,898,238	\$ 6,443,527
Judicial Administration	4,091,914	3,829,324
Public Safety	26,245,138	29,008,738
Public Works	2,466,795	3,527,272
Human Services	1,970,359	2,058,838
Parks, Recreation & Cultural	2,344,681	2,407,829
Community Development	3,006,148	2,823,158
Contributions	505,944	518,394
Contingency	500,000	500,000
Other Expenses	145,000	195,000
Transfers to Other Funds	62,630,595	63,254,360
Debt Service – County	2,284,843	2,220,801
Debt Service – Schools	9,196,676	9,148,965
<b>TOTAL GENERAL FUND</b>	<b><u>\$ 121,286,331</u></b>	<b><u>\$ 125,936,207</u></b>
Capital Projects Fund	\$ 10,063,000	\$ 8,988,458
School Capital Projects Fund	1,739,000	3,849,500
School Fund	124,770,834	131,434,538
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Solid Waste Fund	7,257,136	9,601,261
Laird L Conrad Law Library Fund	50,585	50,585
Human Resources Rental Fund	232,774	232,774
Emergency Medical Services Transp Fund	1,312,926	1,312,926
<b>TOTAL EXPENDITURES</b>	<b><u>\$ 342,582,918</u></b>	<b><u>\$ 360,936,288</u></b>

\*\*School Textbook Fund consolidated into School Operating Fund in FY17

**PROPOSED TAX RATES**

<u>Classification of Tax</u>	<b>Actual 2015</b>	<b>Proposed 2016</b>
Real Estate	\$ 0.68	\$ 0.70
Manufactured Home	0.68	0.70
Countryside Sanitary District	0.29	0.29
Personal Property	2.90	2.90
Recreational Vehicles	2.90	2.90
Machinery & Tools	2.55	2.55
Merchants Capital	0.87	0.87
Farm Machinery	0.44	0.44

Property taxes are levied for each one hundred dollars of assessed value as of January 1. Property is assessed at fair market value for all classes, except personal property vehicles, which are assessed at loan value, and merchants capital, which is based on 67% of fair market value. Tax rates are effective January 1.

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Administrator Paxton provided the following presentation on the proposed Fiscal Year 2016-2017 Budget:

When the Board started looking at the budget, they reviewed where Rockingham County wants to be in the year 2020, and the services citizens use each day. Services such as fire and rescue, law enforcement, schools, courts, child and adult protective services, recreation and many other programs offered by the County, protect and enhance the quality of life for citizens and the community where they live. The Board has a tough task to establish an affordable program that meets the priorities necessary to achieve a high quality of services that are important to enhance quality of life, and promote the community as a place where businesses, from start-ups to Fortune 500 companies, want to locate.

Administrator Paxton noted there are a number of challenges facing the County:

- Revenue growth has not kept pace with the increased cost of providing services. The State and Federal governments have passed more costs to the local level, forcing counties and cities to raise revenue to provide services.
- County and school facilities require capital maintenance and replacement.
- There is an increased cost to provide benefits for today’s workforce – The Board and School Board has to determine the right mix of pay for employees.
- Growth and diversity of the population impact services. There is also an impact on facilities, equipment and the workforce.
- Increased emergency calls affect Fire and Rescue and law enforcement, starting with the increase in calls to the Emergency Communications Center and extending to the court and jail system.

In March of 2014, the Board created a 2020 plan to examine the following areas:

- Education, which included the digital conversion, renovations to schools and replacement of buses.
- Public safety looked at corrections and alternatives to incarceration, as well as the Harrisonburg-Rockingham Emergency Communications Center, emergency response stations and emergency equipment.
- Public Works looked at road construction and the fact that the State no longer provides funding to cover the entire cost of road infrastructure and repairs. They also looked at the maintenance of County facilities, water & sewer utilities and the ability to provide enough water for expansion and treat wastewater. The landfill needs to be maintained so citizens have a place to put waste.
- A district Court expansion program is needed in the next three to five years.
- A County park (Albert Long Park) is currently under development.
- Technology upgrades are needed for the equipment that runs the County's operations.

The FY 2016-2017 proposed budget is \$360.9 versus the FY 2015-2016 amended budget of \$342.5, which amounts to a 5.4 percent increase. The significant increase is attributed to the capital budgets, as the General Fund and School Funds both increased slightly over three percent. The General Fund increase is primarily due to higher public safety costs, and the School Fund increase is due to implementation of the educational technology initiative. The Capital Funds increased 8.8 percent, Utility & Solid Waste Funds increased 7.7 percent and Other Funds increased 16 percent, some of which is due to the accounting and is not an actual increase, Administrator Paxton noted.

Phase I of education facility improvements will begin in the next year at a total cost of \$23.4 million to remodel John Wayland and Pleasant Valley elementary schools and construct a new alternative learning school on the Pleasant Valley Elementary School property between Pleasant Valley Elementary and Massanutten Technical Center. This school will replace the Dayton Learning Center.

Technology in schools is the number one priority for the School Board and Board of Supervisors. Phase III of the school instructional technology initiative will provide computer tablets to all middle school students at a cost of almost \$1.6 million, which will be an ongoing cost each year. A tablet implementation at the high schools next year will cost between \$2 and \$2.5 million. The last phase, at the elementary school level, for classroom equipment for younger grades and tablets for third to fifth grade students, will cost \$1.5 million. The total expenditure on technology over the next three years will amount to \$5 to \$6 million in net ongoing costs of operation for the school division. There will be some savings from the current technology program to reduce that amount.

The next major budget initiative is public safety. A year ago, the County and City entered into an agreement with Staunton, Waynesboro and Augusta County to become a

member of the Middle River Regional Jail. The FY 16 - 17 budget includes \$2 million as the County's proposed payments to Middle River next year. There is an additional \$9 million in the budget for the Rockingham Regional Jail that is split 50/50 between the County and City. There is also \$250,000 in the budget for alternative programs for the Justice System (day reporting, additional health services in the jail, a mobile crisis team based out of the jail when law enforcement officers need assistance on site).

Four certified road deputies are included in the budget to provide one additional deputy per shift to have six deputies on duty at all times. There will also be a Corporal and Sergeant per shift to supplement them. The Sheriff's Office has 75 vehicles that are replaced on a five to seven-year cycle, based on their maintenance needs. There is a third year salary supplement included in the budget for deputies and correctional officers. The total is approximately \$800,000.

The Board authorized the application for a Staffing for Adequate Fire & Emergency Response (SAFER) grant from the Federal Emergency Management Agency. If awarded the grant, nine emergency responder positions will be added (six in the Hose Company Number 4 response area and three in the Bridgewater area). Since these employees work 24 hours, this provides one additional person on a 24-hour basis for Bridgewater and two for Hose Company Number 4. The County applied for six positions through this grant last year but did not receive any funding. If the grant is not approved this year, the County will need to look at other means of revenue to fund the additional responders. There is also funding to replace some emergency services equipment and money in the capital fund for an emergency services response station in the area east of the City limits. The County will work with Hose Company Number 4 on this station to have volunteer and County staff at the station. The County will consider the current Hose Company Number 4 site on Port Republic Road and other sites in the area when locating the new facility.

Two adult protective service workers are included in the Social Services budget to address the serious increase in adult claims such as fraud, poverty and increased Medicaid claims in adult care assisted living facilities. A social worker is required to visit those adult care facilities on a monthly basis. The final phase of salary increases for social workers is also included in the budget.

Capital maintenance projects include:

- Repairs to the heating and air conditioning system, lighting and generator at the Rockingham Regional Jail
- Upgrading the elevator in the Court House
- Storage needed for records retention and a shop building for Maintenance
- Safety improvements in the Courts and Administration buildings
- Generator for the County's technology data center
- Improvements at the Singers Glen property owned by the County

All the capital maintenance projects are recommended to be funded with capital reserves, but some will be delayed until at least January 2017, to provide the Board and staff an opportunity to look at economic activity and determine whether to proceed with the projects or delay them until a later date. Administrator Paxton advised that over the next twelve to twenty-four months the majority of the maintenance projects need to be addressed.

There are two major projects in the utilities area:

- Increase the finish pump capacity from 3.67 to 4.0 million gallons a day (Three Springs and Montevideo) at a cost of \$500,000
- Upgrade lines and install a tank in the McGaheysville area on a system acquired about thirty years ago at a cost of \$6.1 million

There is \$6.5 million included in the landfill budget to relocate the entrance, move the scales, add a new wash station and area for residents to dispose of their waste, and build a new solid waste disposal cell.

Additional space for the operations of the court system is not included in the proposed FY 16 – 17 budget. District Court and Juvenile & Domestic Relations Court are full, and there is not enough courtroom space for the judges during daylight hours. The County may need to look at better utilizing the facilities by extending the hours to hold court (i.e., night court for traffic cases). Additional space will be needed in the next three to five years.

There is \$4.6 million in the budget for a 2 percent increase in pay for County and School Division employees and for increased costs in fringe benefits for the County and School Division.

Local tax dollars are spent on public safety, education, youth and families, and courts and justice. The fastest growing part of the budget is fire and rescue, law enforcement and the courts.

The County received a AAA bond rating in 2015 from Standard & Poor's. Administrator Paxton said it is important for the County to maintain the AAA bond rating and protect the AA+ rating from Moody's and Fitch because it shows the County has a solid financial position with strong financial policies. A key reason to maintain those ratings is to show the County is well managed when trying to attract new business. It also indicates to prospective businesses that the Board and management ensure current "on-going" expenses are funded with "recurring" revenue.

The proposed FY 16 – 17 budget includes a two-cent real estate tax increase for 2016, and increase from \$.68 to \$.70 per \$100 of assess value, which is one cent below the real estate tax rate in 2000. The impact of the tax increase on a family depends on the value of their real estate. The average value of real estate in the County is \$210,000, which will amount to an increase of \$42 a year.

Administrator Paxton closed by reading the following quote from Stephen Covey, “We do make a difference - one way or the other. We are responsible for the impact of our lives. Whatever we do with whatever we have, we leave behind us a legacy for those who follow.” Administrator Paxton said the kind of legacy we want to leave is about our youth and our grandchildren. We want to make sure the community we leave for tomorrow is as good as or better than what we have today. The way we go about doing that is planning. The Board of Supervisors, with direction from the Finance Committee, has done a good job of trying to look forward.

Rockingham is one of the few counties Administrator Paxton is aware of in Virginia that has a five-year operational plan to give the Board and citizens guidance. It also provides some level of certainty for businesses as they consider relocating to the County. He hopes the County, as it moves forward through this budget process and the future, will continue to follow the leadership the current Board started with the five-year planning process.

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At 6:55 p.m., Chairman Kyger opened the floor for public comment.

Dr. Carol S. Fenn, Rockingham County School Superintendent, thanked Chairman Kyger, members of the Board and Administrator Paxton for their continued support. The Board’s knowledge and recognition of the Schools’ role is always supportive and outstanding, she said.

Dr. Fenn, introduced School Board Members, Chair Renee Reed (District 3) and Charlotte McQuilkin (District 4), as well as Assistant Superintendent Dr. Doug Alderfer, Director of Finance Cheryl Mast, East Rockingham High School Principal Eric Baylor, and Director of Innovation and Learning Dr. Larry Shifflett.

Supervisor Breeden thanked the School Board members for attending the meeting, and noted that several School Board members were ill and unable to attend.

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Sheriff Bryan F. Hutcheson indicated it is an honor to serve such a great community. His office is grateful for the support from the Board. Funding is received from the State and City, but the County contributes a significant portion of the funds for the Sheriff’s Department.

He noted that last year the County and City partnered with Middle River Regional Jail (MRRJ). The Rockingham Regional Jail (RRJ) transferred 150 inmates to Middle River on July 1, 2015, which freed up limited space for the RRJ to create a mental health pod so the Community Services Board (CSB) could provide 14 inmates with better mental

health services. In the second half of 2015, the CSB provided 556 individual visits to inmates who were determined to be in need, 40 group visits and classes provided on DVD.

In 2015, the RRJ averaged 309 inmates and MRRJ averaged 129 for a total of 438. Administrator Paxton reported during his budget presentation that as of April 11, 2016, there were 328 inmates in the RRJ and 180 housed at MRRJ, for a total inmate population of 508.

In summarizing other activities in the Sheriff's Department for 2015, Sheriff Hutcheson indicated there were 25,081 calls for service, 615 criminal investigations, 1,291 court security sessions, 1,871 in-state transports, 58 out-of-state transports, including California, Maine, Texas, Colorado and Puerto Rico. The department provided 352 video conferences during hearings to reduce the number of inmates transported to court, and the civil division served over 32,000 papers and issued almost 2,500 protective orders.

Sheriff Hutcheson noted staffing remains his top budget priority. Currently, the Sheriff's Department has one less position than in 2008. Since 2008, the City population has grown from 45,000 to 55,000, and the County population increased from 75,000 to 80,000. Patrol calls increased from 19,000 in 2008 to over 25,000 in 2015. The nature of the calls has also changed with a larger student population.

Sheriff Hutcheson expressed his appreciation to the Board for their continued support, and indicated his department will continue to provide a high level of customer service in the community. He closed by stating it has been a pleasure and honor to work with Administrator Paxton, and noted he has learned a lot from him over the last five years.

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Commonwealth's Attorney Marsha L. Garst said she has enjoyed working with Administrator Paxton. She tells her new staff members that, "Mr. Paxton spends each dime as if it's his own", which is a great compliment for a County Administrator, she said.

She thanked the School Board for the excellent education they provide to children in the community.

Ms. Garst reported her office ranked among the top three Commonwealth's Attorney Offices in Virginia for felony convictions over the last three years. Last year her office prosecuted over 10,000 cases for Rockingham County and the City of Harrisonburg. Capital murder cases are unique challenges, which require a different level of expertise and resources. Her office has relocated victims in their last several murder cases because the victims' lives were threatened. She noted the state cut witness and victim relocation funding, and thanked the County for stepping up to keep victims and witnesses safe. Ms. Garst stated it has been difficult to maintain qualified attorneys with the increased caseload

and current salary rates. She appreciates the County seeking grant assistance and supplementing salaries for attorneys in her office.

Ms. Garst indicated that while no one likes tax increases, no one likes murders, rapes and robberies. She thanked the Board again for making sure she can staff her office to help provide a safer community.

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Since Gwyenth Brandt, who lives in McGaheysville and has a son who attends Elkton Middle School had to leave, Debby Hopkins read Ms. Brandt's statement thanking the Board and community for supporting the Rockingham County Public Schools. She appreciates the Board's commitment to allocate the funds necessary to ensure quality education and services are available.

Kendria Sigmon, a PTA president with two children at Peak View Elementary, said she hears from parents how proud they are of the Rockingham County Public School system and what each school offers children. She is happy to see support for the digital conversation in the budget and excited that the digital conversation will extend to elementary schools next year. Ms. Sigmon indicated the digital initiative, two percent salary increase for teachers and staff, along with the proposal to restore the master's degree program, are of great importance. She asked the Board to continue their support and necessary funding to maintain an outstanding school system. She also thanked Dr. Fenn and school staff for their guidance and leadership in preparing students for the future.

Debby Hopkins, a workforce officer for Shenandoah Valley Workforce Development Board who visits employers between Winchester and Buena Vista, indicated the number one concern for businesses wanting to expand and relocate is the workforce. She has found that Virginia is well known for Rockingham County's technology. Ms. Hopkins requested continued funding for Massanutten Technical Center because college and technical training are extremely important to workforce companies.

As a parent of two graduates of Spotswood High School and a current East Rockingham High School student, Ms. Hopkins said technology is at the root of all classes from pre-calculus lectures recorded online to Power School, which keeps parents informed, to reviewing the budget online. She asked that the School Board ensure teachers are engaged with salary increases and reviews. Ms. Hopkins indicated her support of the budget and hopes the County will provide Schools with the funding requested.

Chairman Kyger stated that once children learn to read, they can read to learn. Children's most productive years, when their brains are "sponges", occur from birth to third grade. Most learning in a person's life transpires in those few short years so there is a need for the state and federal government to understand the pre-K concept.

Jonathan Kibler, Elkton Volunteer Fire Company Fire Chief, thanked the Board for the opportunity to speak and noted he has enjoyed working with Administrator Paxton over the last 10 years. Chief Kibler stated the proposed budget contains aspects of the three items he considers key to emergency services: special people, special training and special equipment. He is glad the self-contained breathing apparatus (SCBA) replacement program, which provides critical apparatus, is in the budget this year, and asked the Board to continue supporting this ongoing expense. Volunteers have provided their apparatus for many years and the escalating cost and requirements on volunteers make it difficult for them to provide the apparatus. Special training requirements have also escalated and this budget has increases in training funds for career and volunteer people. Chief Kibler is appreciative of the increased funding but indicated more funding is needed.

Chief Kibler addressed special people. He said changes in society and requirements at home have reduced volunteers. He sees hope that service to the community is starting to become more important again. He said the budget could help special people by providing equipment so volunteers do not need to solicit money. The SAFER grant would be great to supplement funding; but if it is not awarded, the services need to be covered from the general fund. Chief Kibler closed by stating prevention and public education programs are critical to prevent calls. Prevention programs need to be expanded, particularly for children and the elderly.

Chairman Kyger thanked Chief Kibler and indicated the Virginia Department of Fire Programs fire study provided an excellent report and recommendations to implement.

Beth Bland, Director of Senior Services for Valley Program for Aging Services (VPAS) in Harrisonburg and Rockingham County, said VPAS provides services to support independent living and healthy aging for adults 60 and over. They provide informational assistance and referral, Meals on Wheels, personal peer services, adult daycare, assistance with Medicaid, transportation to medical appointments, and other services. Ms. Bland indicated the number of Rockingham County seniors accessing services through VPAS increased 16 percent in the last year, with 23,000 meals provided to County residents. By 2030, more than 20 percent of US residents are projected to be 65 or older. Citizens are living longer with chronic conditions, limited financial resources, less independence and social isolation. With the Board's financial support, VPAS continues to respond to the needs of the aging community. Ms. Bland thanked the Board for their past support and asked for continued support.

Julie Green, a local business owner and mother of two daughters, thanked the Board for everything they handle on a daily basis and their dedication to education by helping the School Board move forward into innovative areas such as the technology program. Her oldest daughter participated in the technology pilot program so she was able to witness the excitement and enthusiasm created for students when they are provided with digital tablets that help prepare them for the future. Ms. Green graduated from Spotswood High School, moved away and returned to the area because she wanted to raise her children in a community where she knew others were looking out for their education and

public safety. Ms. Green thanked the Board for everything they have done and encouraged them to continue supporting education and public safety through innovative means.

Penny Imeson, Executive Director of the Heritage Museum, home of the Harrisonburg-Rockingham Historical Society in Dayton, thanked the Board for their support of education in the community. She indicated education is a major part of the Heritage Museum's mission to collect, preserve and share, as sharing is education. She indicated the museum is providing a broader understanding of the community and attracting people who want to learn about Rockingham County. Ms. Imeson indicated visitations continue to increase each year. Most visitors are adults traveling to the area, but they also host more school field trips and receive visits from college students and others researching history. The museum is partnering with local businesses and non-profits in the community, and recently received a marketing grant from the Virginia Tourism Corporation in collaboration with the Town of Dayton, the Dayton Market and Silver Lake Mill.

In 2015, over a dozen lectures and events were offered by the museum. Programs and exhibits rely on information donated to them over the years and maintained in their library, including thousands of photographs, books and other collections. Each of these items receives the best care the museum can provide so they will last for future generations. Ms. Imeson noted the museum facility is over 20 years old and preservation standards have changed. Last year they replaced their textile collection storage but many objects are kept in wooden, painted cabinets that are not a good means to preserve these items. This year, the trustees request special consideration for a one-time investment to the collections renovation project.

Libby Orebaugh, President of the Hose Company Number 4 Volunteer Fire Company, indicated Hose Company Number 4 is celebrating 125 years of protecting County citizens and property. She noted they were the first fire company in the County. Ms. Orebaugh expressed appreciation for funding to provide staffing, training and equipment. She said the membership of Hose Company Number 4 would enjoy the possibility of being involved in a new station in their service area, and hopes there can be a joint effort between the two stations. Their membership wants to ensure citizens and businesses in their response area are served during emergencies in the best manner possible. She thanked the Board for their continued support of volunteers and Hose Company Number 4.

Ruth Jost, speaking as a community volunteer on the Harrisonburg Rockingham Page Re-entry Council, teaches a series of workshops in the Rockingham Regional Jail and she appreciates the cooperation received from the Sheriff's office. She is also part of a citizen's group that observes court hearings to learn what transpires in the court system.

She was pleased with references made regarding steps made in the community with day reporting, crisis intervention and mental health services. Ms. Jost asked the Board to take another step for restorative justice, which she prefers to refer to as "accountable

justice”. She indicated “accountable justice” costs a little and saves a lot as it brings parties associated with low-level, non-violent crimes together so the person wronged can tell the perpetrator how they were affected and what the perpetrator must do to make things right. The perpetrator has to acknowledge what they have done. Ms. Jost said research shows that in most cases, restitution is paid at a higher rate because the perpetrator understands what they have done wrong, who they violated and corrects the wrongdoing. She said substantial costs are incurred when people are incarcerated. People in the community can take training to assist perpetrators so they are able to continue working, paying taxes and supporting their families instead of being incarcerated. Ms. Jost reiterated her appreciation for the community starting the process, and said she hopes “accountable justice” can be considered.

Chairman Kyger indicated there is a nationwide movement toward restorative or “accountable justice”. He said everybody has to be accountable for their actions and the first way is to own their actions and accept responsibility. He informed Ms. Jost that he understands what she is saying and he appreciates the assistance she has provided.

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At 7:46 p.m., Chairman Kyger closed the public hearing.

Administrator Paxton noted the Board of Supervisors will meet on Wednesday, April 27, 2016 at 6:00 p.m., at the Rockingham County Administration Center to consider adoption of the budget for fiscal year 2016-17 and to establish property tax rates for calendar year 2016.

Chairman Kyger thanked the citizens for attending the budget hearing and sacrificing their time to express their feelings regarding the budget.

Supervisor Cuevas thanked staff and department heads for their work on the budget.

Chairman Kyger also thanked Rockingham County Public Schools for their continued cooperation and communication. Everyone understands the importance of an excellent education system. Leading edge education is needed to provide jobs for citizens and attract business. He said a lot has to do with what teachers are doing every day in the classroom.

On behalf of the Board, Chairman Kyger thanked the Finance Committee for their hard work in presenting a balanced budget. Thanks to all County staff and Constitutional Officers for their support, and to all the agencies that spoke tonight.

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**ADJOURNMENT.**

Chairman Kyger declared the meeting adjourned at 7:49 p.m.

\_\_\_\_\_,  
Chairman

DRAFT



# Finance Department Staff Report

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April 20, 2016

- **FY17 Budget Status** – The Adoption of the Budget is scheduled for April 27.

**Munis 10.5!!** – The Finance department has been testing Munis 10.5. The upgrade is set to be complete by April 29.

**Accounts Payable Training** – The County’s use of Tyler Content Manager, an accounts payable imaging program, is set to go into effect the first week of May, once Munis is upgraded to Version 10.5. All invoices will be scanned into Munis and available for Munis users to retrieve anytime. This is a big step in Finance’s ability to go paperless!!

**Landfill Entrance Loan** – The public hearing on the issuance of debt for the Landfill Entrance was held and approved to move forward. The closing on the loan is set for May. Further information to come.

**Direct Deposit** – The Payroll Department is working to allow multiple direct deposit for employees. The new form has been created and a letter notifying employees is being prepared. This will be an added benefit for both County and School employees.

## Upcoming Dates:

- Week of May 16th – PB Mares Preliminary Audit Review of FY16
- Closing on the VRA Loan for the Landfill is set for late May



# COUNTY of ROCKINGHAM

## Finance Department

Trish Davidson, CPFO  
Director of Finance

TO: Board of Supervisors

FROM: Trish Davidson, Director of Finance

DATE: April 27, 2016

SUBJECT: Surplus Items

The attached list represents items that are no longer used by Rockingham County. If the Board approves the list for surplus, the items may be sold on the public surplus website.

If you have any questions, please don't hesitate to contact me.

TD/bjf

Cc: County Administrator  
Deputy County Administrator  
Assistant County Administrator

**Items to Declare Surplus - April 2016**

<b>Dept. #</b>	<b>Department</b>	<b>Description</b>	<b>Quantity</b>
4402	Utilities	2001 Ford F250 Pickup-Blue	1
4302	Maintenance	1996 Chevy S-10 Pickup-White	1
3201	Fire & Rescue	1998 Jeep Cherokee SUV-Red	1
3201	Fire & Rescue	2000 Ford Explorer SUV-White	1
3201	Fire & Rescue	1997 Ford Taurus Car-White	1
1221	Central Garage	1998 Ford Crown Vic Car-White	1
3102	Sheriff	2007 Ford Crown Vic Car-White	1
3102	Sheriff	2005 Chrysler 300 Car-Black	1
3102	Sheriff	2010 Dodge Charger Car-White	1
3102	Sheriff	1987 Chevrolet Step Van- White	1
3102	Sheriff	2008 Ford Crown Vic Car- White	1
3102	Sheriff	Copier - Ricoh (Aficio MP 3500)	1

1. Personnel vacancies

Utilities: no vacancies  
Landfill: (2) Heavy Equipment Operator II  
Refuse & Recycle: no vacancies  
Public Works Admin: Construction inspector (Miss Utility)  
Facilities Maintenance: Maintenance Technician

2. Utilities

Pleasant Valley 16" Waterline

Update: 65% of the pipe installed as of 4/27/16. Pipe installation has resumed. Work on the project is expected to be complete by June 30, 2016.

3. Landfill

A. Landfill Entrance Project.

Earthwork operations have started while blasting continues on the entrance site. The blasting operation is expected to be completed on 6/1/16. Seismographs continue to be deployed to record the vibrations of the shots. The blasting operation continues to be in compliance with all regulations. The erosion and sediment controls have been installed and hauling of the shot rock and dirt has begun.

The estimated schedule is below:

1. Board approval 2/24/16
2. City plan approval 3/23/16
3. Notice to Proceed 3/28/16
4. Substantial Completion 11/1/16
5. Final Completion 12/1/16

B. Spring Clean-up Days.

The County cleanup days were a success as usual. Both of the days saw a steady stream of residents bringing tires, and trash to the Landfill. Hopefully, this keeps the roads, ditches, and streams free of debris, and cleans up the properties in the county.

4. Recycling & Satellite Sites

The first 2016 Household Hazardous Waste Collection day at the City's recycling center, was well attended by the City/County residents. They took advantage of the opportunity to dispose of paint, fertilizer and other hazardous waste that can't be collected by the City or disposed of at the Landfill. This continues to be a great partnership between the City and the County.

Director of Public Works  
Staff Report  
Page 2

5. Facilities Maintenance

The Jail visitor elevator update project is on schedule and should be complete by mid-May.

Respectfully Submitted,  
Barry E. Hertzler  
Director Public Works

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**AUTHORIZED POSITIONS- 31.5**

**Filled Positions- 21.0**

Department Director (Casey Armstrong)

**ADMINISTRATIVE**

Administrative Assistant (Amanda Thomas)

**PERMIT INTAKE & PROCESSING**

Permit Specialist II (Leslie Dodrill)

Permit Specialist I (Kelley Ann Weatherholtz)

**BUILDING CODE ENFORCEMENT**

Building Official (Joe Shifflett)

Building Plan Reviewer (Jay Carter)

Electrical Inspector (J.N. Riddel)

Electrical Inspector (Terry Derrer)

Inspector (Ricky Davis)

Building Inspector (James E. Campbell)

**LAND DEVELOPMENT REVIEW**

Development Plan Manager (Peter Kesecker)

**PLANNING: SHORT- AND LONG-RANGE**

Director of Planning (Rhonda Cooper)

Senior Planner (James May)

**ZONING CODE ENFORCEMENT**

Zoning Administrator (Diana Stultz)

Deputy Zoning Administrator (Diane Lepkowski)

Code Compliance Officer (Kelly Getz)

**GEOGRAPHIC INFORMATION SYSTEMS**

GIS Specialist (Mark Rathke)

GIS Technician (Kendrick Smith)

**ENVIRONMENTAL SERVICES**

Environmental Manager (Lisa Perry)

Environmental Inspector (Adam Hancock)

Environmental Inspector (Blake Barnes)

**Vacant Positions- 10.5**

Permit Specialist II

Permit Specialist I

Permit Specialist I- Part-time

Deputy Building Official

Building and Plumbing Inspector

Inspector

Plumbing Inspector

GIS Coordinator

Addressing Technician

Planner

Erosion & Sediment Control Administrator

## BOARD ACTION REQUESTED

None.

## PROJECTS AND REPORTS

### URBAN DEVELOPMENT AREA (UDA) GRANT OPPORTUNITY WORK SESSION (Rhonda Cooper)

Through the Office of Intermodal Planning and Investment, the County has an opportunity to apply for up to \$65,000 for UDA planning. If the County is awarded the grant, an Area Plan for the UDA, which is located east of the City, would be prepared. This Area Plan would become part of the update of the Comprehensive Plan.

Staff requests that a work session be held with the Board on May 18 to discuss a UDA grant opportunity and other possible options for studying the UDA.

### USDA RURAL DEVELOPMENT WORKSHOP (Rhonda Cooper)

On Monday, April 25, from 9 a.m. to noon, in the Rockingham County Administration Center's Community Room, Anne Herring and other staff from Virginia's USDA Rural Development office offered information to Rockingham County staff about funding available through USDA-Rural Development's programs. This was an opportunity for local governments, community leaders, not-for-profits, and other organizations to learn how they might partner with USDA-Rural Development on community projects such as:

- sewer and water improvements;
- homeownership and essential housing improvements;
- community facility projects including health care clinics, police and fire stations, community centers, schools and child care centers;
- broadband projects; and
- rural business initiatives.

### ROCKINGHAM BICYCLE ADVISORY COMMITTEE (RBAC) (Rhonda Cooper)

The RBAC met April 21 to evaluate its 2012 Annual Work Plan in light of the draft County Bicycle and Pedestrian Plan. On February 18, the Committee recommended that the final draft of the Rockingham County Bicycle and Pedestrian Plan move forward to public comment and then to Planning Commission and Board hearings. The tentative schedule for the upcoming months is noted in the following section.

### MPO & NON-MPO BICYCLE AND PEDESTRIAN PLANS (Rhonda Cooper)

The MPO TAC is expected to forward a final draft MPO Plan and recommend it for public release to the Policy Board in May. The MPO and County Bicycle and Pedestrian Plans will be presented at a public meeting. The public meeting will be the citizens' and stakeholders' opportunity to review the draft plans and maps within an open house and formal presentation format. Both plans are expected to be ready for final action in July.

April 21	HRMPO TAC and Policy Board receive copy of draft MPO Plan for review
May 3	Rockingham County Planning Commission Work Session
May 5	TAC recommends release of HRMPO Plan to public
May 6	Public Meeting Announcement
May 11	Rockingham County Board of Supervisors work session
May 19	Policy Board Releases HRMPO Plan to Public
May 24 or 26	Public Meeting on both Plans
June 9	Public comment period ends
July 5	Rockingham County Planning Commission Public Hearing

July 7  
July 27  
July 21

HRMPO TAC Final Approval  
Rockingham County Board of Supervisors Public Hearing  
HRMPO Policy Board Final Approval

### **PORT REPUBLIC RURAL VILLAGE GRANT PROJECT (Rhonda Cooper)**

The Shenandoah Valley Network (SVN) and Community Alliance for Preservation (CAP) staff and the project consultant, Paradigm Design, held the last of three community workshops on April 7. The consultant presented the vision and values expressed by the group, and the community's preferences for implementation of its vision for the future. By early summer, the consultants will have a draft rural village report and recommendations.

Community workshops in Port Republic, held on January 21 and February 18, were used to describe the planning process, to receive input on what the community considers to be its assets and liabilities now and in the future, and to discuss techniques to maintain the character of the Port Republic village.

The SVN was awarded a Battlefield Protection Grant to study the potential for a Rural Village Overlay District for Port Republic. SVN has contracted with Paradigm Design to work with Port Republic's village and area landowners to develop the landowners' vision, then to develop guidelines to preserve special characteristics, and to develop a list of uses compatible with the traditional village and surrounding agriculture and battlefields. The resulting Rural Village Overlay District could become a general model for application in the County's other rural villages. This grant was awarded by the National Park Service's American Battlefield Protection Program.

### **HOUSE BILL 2 TRANSPORTATION PROJECT APPLICATIONS (Rhonda Cooper)**

The HB2 project scoring and recommendation phase has been completed by the Office of Intermodal Planning and Investment (OIPI), VDOT, and the Department of Rail and Public Transportation (DRPT). The recommended projects will be reviewed by the Commonwealth Transportation Board (CTB) in February. By June, the CTB is expected to adopt the Six Year Improvement Plan (SYIP). The tentative schedule is:

- February- CTB reviewed recommended projects
- March to April- CTB develops potential revisions to recommended projects
- April to May- Public hearings on recommended projects and any revisions
- May- CTB revises funding scenario
- June- CTB adopts Six-Year improvement Program

The Rawley Pike (U.S. 33) and South Valley Pike (U.S. 11) projects are included in the list of recommended projects. Staff will resubmit an application in the upcoming round for the Mayland Road (VA 259) project.

### **MPO SOUTH REGIONAL CORRIDOR STUDY (Rhonda Cooper)**

The ad hoc committee is reviewing revisions to the MPO Route 11 South Regional Study. The MPO Policy Board tabled the original Study on June 21, 2012. The study encompasses part of the County; City; and the Towns of Bridgewater, Dayton, and Mt. Crawford; from Port Republic Road (City) to Dinkel Avenue and from Interstate 81 to Route 42.

### **E-911 TO NEXT GENERATION 911 TRANSITION (Kendrick Smith)**

The Virginia E-911 services board has begun planning for a transition to NG-911. Currently, our 911 system is based on an aging technology, an analog network. Our 911 system is dependent on service providers, and they will soon be moving away from analog networks and into IP (Internet Protocol) networks. Due to this transition, our 911 system will soon have to be based on an IP network as well. In a 911 system based on an IP network, GIS will be the primary database for routing emergency calls rather than the MSAG (Master Street Address Guide) and the database of phone numbers maintained by service providers that are used now.

VITA (Virginia Information Technologies Agency) has been working with local government GIS technicians to begin the process of ensuring our GIS data is up to par. Rockingham County GIS recently submitted their data to VITA for analysis to gauge the readiness of the data. The results of the analysis were very positive, with 96.8% of our address points matching the addresses maintained by Verizon. Ninety-five percent of our road centerlines matched the MSAG that is maintained by HRECC. Both of these numbers were high across analyses that VITA has completed across the state of Virginia.

Although the County GIS data is in great shape currently, there is still a lot of work to be done. The NG-911 Regional Advisory Council has selected 2019-2020 as a preliminary target date for switching to IP based 911 systems. We should have no issues being able to be in compliance by that time. The current list of errors within our GIS data will most likely take two to three months to be corrected. Once the corrections have been made, we will send the data back to VITA for another analysis to gauge our accuracy again and see if other issues arise.

**PROJECTS AND REPORTS TABLED BY THE BOARD OF SUPERVISORS**

**NORTH VALLEY PIKE CORRIDOR STRATEGIC PLAN** (Rhonda Cooper)

The Board tabled the North Valley Pike Corridor Strategic Plan on December 15, 2010. Staff recommends reworking this Plan as part of the Comprehensive Plan revisions.

**PLANNING COMMISSION ACTIONS**

The Planning Commission considered the following items at its April 5 public hearing:

Item	Description	Comments/ Recommendations
REZ16-077	SVTB Crossroads LLC, 1463 Brookhaven Dr., Harrisonburg, VA 22801, to amend the master plan for Crossroads Farm, TM# 126-(A)- L24, located south of Spotswood Trail (Rt. 33) and west of Cross Keys Road (Rt. 276), totaling 293.32 acres. The property will remain zoned Planed Residential District (R-5). The Comprehensive Plan identifies the area as Community Residential. Election District 3.	Approval; to be considered by Board on April 27.
REZ16-069	LCD Acquisitions, LLC, 455 Epps Bridge Parkway, Suite 201, Athens, GA 30606, to rezone TM# 125-(A)- L163, L164, L165, L165A, and a portion of L182, totaling 36.81 acres, located east of Reservoir Street (Rt 710), approximately 1800 feet north of Stone Spring Road (Rt 280), currently zoned General Agricultural District (A-2), to Planned Residential District (R-5). The Comprehensive Plan identifies this area as Mixed Use and within the Urban Development Area. Election District 3.	Approval; to be heard by Board on April 27.
OA16-062	Amendment to the Rockingham County Code, Chapter 17 (Zoning), Article 2 Definitions of Terms, Section 17-201 Definitions generally to clarify the definitions of Dwelling duplex, by adding language that side by side duplex units may be on separate lots and by adding language to the definition of Dwelling, rowhouse to state that this shall be three or more units.	Approval; to be heard by Board on April 27.

OA16-080	Amendment to the Rockingham County Code, Chapter 17 (zoning), Article 2 Definition of Terms, Section 17-201 Definitions generally to remove the definition of microbrewery and to add the definition of craft brewery with an annual production of less than 250,000 barrels of beer or ale annually. May include on-premise tap room or associated on-site restaurant.	Tabled until A1 & A2 Supplementary Standards are drafted
OA16-081	Amendment to the Rockingham County Code, Chapter 17 (Zoning), Table 17-606 Land Use and Zoning Table, under Assembly Uses, remove microbrewery and replace with craft brewery as a permitted use in the R-4, R-5, MXU, B-1, B-2, PCD, and PMR zoning districts.	Tabled until A1 & A2 Supplementary Standards are drafted
OA16-87	Amendment of the Rockingham County Code, Chapter 2, Administration, Section 2-44, Planning, subdivision, and zoning fees: updating terminology to reflect changes to Chapter 17, Zoning; adding 2-44(a)(4) Mixed Development Site Plan review fee of \$450+ \$25 per residential or non-residential unit and \$25 per acre of project area; removing Construction Plan review fee; differentiating between Planned Development District Amendments involving a public hearing and those not involving a public hearing; setting a fee of \$750 for Planned Development District Amendments not involving a public hearing; setting a fee of \$525 for Conventional District Amendments not involving a public hearing; reducing the Home Occupation Permit review fee from \$50 to \$25; removing Home Occupation Recertification fee; setting a Home Business Permit review fee of \$50; removing Poultry Facility fee of \$25; and adding Temporary Family Health Care Structure fee of \$100.	Approval; to be heard by Board on April 27.

The following items will be heard by the Commission on May 3:

Item	Description	Comments/ Recommendations
<b>REZ16-095</b>	Pleasant Run, LC, 2340 S. Main Street, Harrisonburg, VA 22801, to amend the proffered conditions on a 71-acre portion of TM# 124-(A)- L98, located west of Pleasant Valley Rd (Rt 679) approximately 500 feet north of Spaders Church Rd (Rt 689), and retain the zoning of Medium Density Residential District with Conditions (R-2C). The amendment increases the permitted density of the development. The Comprehensive Plan identifies this area as Agricultural Reserve. It is located in Election District 4.	To be heard by PC on 5/3
<b>OA16-104</b>	Amendment to the Rockingham County Code, Chapter 17 (zoning), Article VI Land Uses, Section 17-607 Supplemental standards for certain land uses to add supplemental standards for craft breweries to allow production of no more than 250,000 barrels per year in the business districts and in the planned districts and no more than 15,000 barrels per year in the agricultural district. This amendment also removes the supplemental standards for event centers and restaurants in the A-1 and A-2 zoning districts if associated with a craft brewery.	To be heard by PC on 5/3
<b>OA16-109</b>	Amendment to the Rockingham County Code, Chapter 17 (zoning), Section 17-701.03 Private streets to state that private streets shall not exceed maximum grades for local rural roads as defined in the AASHTO manual with Fire & Rescue inspecting any private streets with grades greater than ten (10) percent.	To be heard by PC on 5/3

The following item has not been scheduled for a Board hearing:

Item	Description	Comments/ Recommendations
OA15-188	An amendment to Chapter 17 (Zoning), Article 7, Table 17-702.05 to change parking requirements for Dwelling, duplex and Dwelling, single-family detached to require one space for an efficiency or one bedroom unit.	Forwarded to Board with tie vote; Staff revisions are underway; Board hearing TBA

**COUNTY-INITIATED AMENDMENTS**

1. Request and Reason: There has been some interest expressed in having a craft brewery in the County. Currently the Rockingham County Code has farm brewery, micro-brewery, and the full industrial brewery. Craft breweries would allow more beer to be manufactured than the micro-brewery but not as much as the full brewery. Staff is requesting to remove micro-brewery from the Code and to add craft brewery which is what is becoming more popular throughout Virginia.

Status: The craft brewery amendments will be heard by the Planning Commission on April 5, 2016. The Planning Commission tabled the request asking staff to look at whether there should be an amount of grain, hops, etc. grown on the property and with 250,000 barrels per year, what size building would be needed. Staff changed the amount that could be produced in A-1 and A-2 to 15,000 barrels per year and 250,000 in the commercial and planned districts. Staff did not add language regarding the amount of product that must be grown. The state does not have a limit for farm brewery so staff does not feel we can set a limit for craft brewery. This will be taken back to the Planning Commission at its hearing on May 3<sup>rd</sup>.

2. Request and Reason: When another special use permit came before the Board at its public hearing on March 9, 2016 for a waiver to supplemental standards for distance between accessory dwelling and primary dwelling and for increased size for the accessory dwelling, the County Attorney asked the Board if it felt it was time for staff to look at these supplemental standards to see if change was needed. The Board authorized staff to study the supplemental standards for accessory dwellings.

**UPCOMING PUBLIC HEARINGS**

**April 27, 2016** **Board of Supervisors** **7:00 p.m.**

**Agricultural & Forestal Districts**

None.

**Special Use Permit**

None.

**Rezoning- Not involving a public hearing**

**REZ16-077** SVTB Crossroads LLC, 1463 Brookhaven Dr., Harrisonburg, VA 22801, to amend the master plan for Crossroads Farm, TM# 126-(A)- L24, located south of Spotswood Trail (Rt 33) and west of Cross Keys Road (Rt 276), totaling 293.32 acres. The property will remain zoned Planed Residential District (R-5). The Comprehensive Plan identifies the area as Community Residential. Election District 3.

**Rezoning- Requiring a public hearing**

**REZ16-069** LCD Acquisitions, LLC, 455 Epps Bridge Parkway, Suite 201, Athens, GA 30606, to rezone TM# 125-(A)- L163, L164, L165, L165A, and a portion of L182, totaling 36.81 acres, located east of Reservoir Street (Rt 710) approximately 1800 feet north of Stone Spring Road (Rt 280), currently zoned General Agricultural District (A-2), to Planned Residential District (R-5). The Comprehensive Plan identifies this area as Mixed Use and within the Urban Development Area. Election District 3.

**Ordinance Amendments**

**OA16-062** Amendment to the Rockingham County Code, Chapter 17 (Zoning), Article 2 Definitions of Terms, Section 17-201 Definitions generally to clarify the definitions of Dwelling duplex, by adding language that side by side duplex units may be on separate lots and by adding language to the definition of Dwelling, rowhouse to state that this shall be three or more units.

**OA16-87** Amendment of the Rockingham County Code, Chapter 2, Administration, Section 2-44, Planning, subdivision, and zoning fees: updating terminology to reflect changes to Chapter 17, Zoning; adding 2-44(a)(4) Mixed Development Site Plan review fee of \$450+ \$25 per residential or non-residential unit and \$25 per acre of project area; removing Construction Plan review fee; differentiating between Planned Development District Amendments involving a public hearing and those not involving a public hearing; setting a fee of \$750 for Planned Development District Amendments not involving a public hearing; setting a fee of \$525 for Conventional District Amendments not involving a public hearing; reducing the Home Occupation Permit review fee from \$50 to \$25; removing Home Occupation Recertification fee; setting a Home Business Permit review fee of \$50; removing Poultry Facility fee of \$25; and adding Temporary Family Health Care Structure fee of \$100.

**PRIORITY PROJECTS UNDERWAY BY STAFF**

Projects	Lead Person	Status	Target Date
North Valley Pike Corridor Strategic Plan	Rhonda	Board tabled on 12/15/10. Plan elements to be addressed during Comprehensive Plan update.	2016
Rockingham Bicycle Advisory Committee (RBAC)	Rhonda	Next meeting is 4/21/16.	Ongoing

Ongoing Review/Tasks	Lead Person	Status
Deed Review	Diane	19 deeds in process as of 4/19/16: 6 pending review, 13 awaiting revisions
Violations	Kelly	53 active complaints, 19 cases pending legal action as of 4/20/16
Site Plans & Subdivisions	Pete	7 site plans and 2 subdivisions under review as of 4/18/16
Subdivision Ordinance Variances	Diana	1 request under review, as of 4/19/16
Zoning Ordinance Variances	Diana	1 request under review, as of 4/19/16
Zoning Appeals	Diana	0 requests under review, as of 4/19/16
Home Occupation Permits	Diana	0 permit requests under review, as of 4/19/16
Home Business Permits	Diana	1 permit request under review, as of 4/19/16

Special Use Permits	Diana	5 permit requests under review, as of 4/19/16
Rezoning	Rhonda	4 rezoning requests under review, as of 4/21/16
Comprehensive Plan Amendments	Rhonda	0 request under review, as of 4/21/16
Permits and Fees Processed	Joe	639 total transactions for month of March 2016
Building Inspections	Joe	1090 inspections conducted during March 2016 (averaged 47.48 inspections per day)
Building Plans	Joe	28 Plans under review, as of 4/20/16
Environmental (E&S/Stormwater) Plan Review	Lisa	15 plans under review as of 04/18/16, 12 awaiting permit issuance
Environmental Inspections	Lisa	348 inspections conducted as of 4/18/16
Addressing Commercial/Residential Structures	Kendrick	33 new structures addressed in March 2016
Naming of New Roads	Kendrick	0 new private lanes named in March 2016

## REQUESTS TABLED BY BOARD OF SUPERVISORS

SPECIAL USE PERMIT APPLICATION(S)					
Year Tabled	Date Tabled	File	Applicant	Request	Election District
--2016	4/13/16	SUP16-066	Sandburg, Daniel S.	contractor's operation with waivers to supplemental standards to allow increase in number of employees from 5 to 14 and increase in vehicles and equipment from 5 to 9	2

REZONING REQUEST(S) and PLAN(S)					
Year Tabled	Date Tabled	File	Applicant	Request	Election District
2010	Dec 15	NA	North Valley Pike Corridor Strategic Plan	Endorsement of Corridor Strategic Plan for North Valley Pike area from Gravels Road to Vine Street and I-81 to Kratzer Road	2
2016	Mar 23	<b>REZ16-018</b>	Sentara RMH Medical Center	To rezone TM# 125-(17)- L1, L1A; 125-(A)- L121, L135, L136, totaling 238.61 acres, currently zoned General Business District (B-1) and General Agriculture District (A-2), to Planned Medical and Research District (PMR). The Comprehensive Plan identifies this area as Mixed Use.	3

## ORDINANCE AMENDMENTS

Year Tabled	Date Tabled	File	Applicant	Request
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## STAFF DIRECTORY

Name	Job Title	Office Number	Mobile Number
Casey Armstrong	Director	564-3031	578-2353
Blake Barnes	Environmental Inspector	564-3047	578-3515
James Campbell	Building Inspector	574-4381	578-1123
Jay Carter	Building Plan Reviewer	564-3046	578-1120
Rhonda Cooper	Director of Planning	564-3033	271-5061
Rick Davis	Building Inspector	432-3372	830-8018
Terry Derrer	Building Inspector	564-3042	578-1122
Leslie Dodrill	Permit Specialist II	564-3038	N/A
Kelly Getz	Code Compliance Officer	564-6063	810-5024
Adam Hancock	Environmental Inspector	564-1529	271-6523
Pete Kesecker	Development Plan Manager	564-5074	271-2952
Diane Lepkowski	Deputy Zoning Administrator	564-3037	578-1126
James May	Senior Planner	564-1513	N/A
Lisa Perry	Environmental Manager	564-6095	271-8760
Mark Rathke	GIS Specialist	564-5076	N/A
JN Riddel	Building Inspector	564-3045	578-1121
Joe Shifflett	Building Official	564-3041	578-1558
Kendrick Smith	GIS Technician	564-3029	830-5811
Diana Stultz	Zoning Administrator	564-3032	830-8017
Amanda Thomas	Administrative Assistant	574-3790	N/A
Kelley Ann Weatherholtz	Permit Specialist I	564-3040	N/A

**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**Development Activity Report - March 2016**

	Permits Issued					Fees Collected				
	Mar-16	Mar-15	One Year Change	Jan-Mar 2016	Jan-Mar 2015	Mar-16	Mar-15	One Year Change	Jan-Mar 2016	Jan-Mar 2015
<b>Building</b>										
Commercial/Industrial	10	10	0.0 %	36	24	\$ 14,102.29	\$ 20,270.77	-30.4 %	\$ 43,299.60	\$ 45,536.00
Manufactured	3	5	-40.0 %	10	11	\$ 339.15	\$ 609.35	-44.3 %	\$ 1,033.93	\$ 1,303.36
Single Family	23	36	-36.1 %	64	64	\$ 23,273.87	\$ 35,209.11	-33.9 %	\$ 67,995.58	\$ 63,980.03
Subtotal	36	51		110	99	\$ 37,715.31	\$ 56,089.23		\$ 112,329.11	\$ 110,819.39
<b>Electrical</b>										
	28	25	12.0 %	67	73	\$ 1,721.51	\$ 1,661.78	3.6 %	\$ 3,695.67	\$ 4,785.72
Subtotal	28	25		67	73	\$ 1,721.51	\$ 1,661.78		\$ 3,695.67	\$ 4,785.72
<b>Mechanical</b>										
	1	4	-75.0 %	12	14	\$ 75.00	\$ 229.50	-67.3 %	\$ 993.00	\$ 688.50
Subtotal	1	4		12	14	\$ 75.00	\$ 229.50		\$ 993.00	\$ 688.50
<b>Other</b>										
	52	31	67.7 %	100	117	\$ 19,877.30	\$ 18,641.17	6.6 %	\$ 32,381.91	\$ 78,564.97
Subtotal	52	31		100	117	\$ 19,877.30	\$ 18,641.17		\$ 32,381.91	\$ 78,564.97
<b>Land Use Related</b>										
Erosion and Sediment Permit:	7	3	133.3 %	13	15	\$ 13,832.00	\$ 13,450.00	2.8 %	\$ 20,060.00	\$ 61,692.00
Subtotal	7	3		13	15	\$ 13,832.00	\$ 13,450.00		\$ 20,060.00	\$ 61,692.00
<b>Total</b>	<b>124</b>	<b>114</b>		<b>302</b>	<b>318</b>	<b>\$ 73,221.12</b>	<b>\$ 90,071.68</b>		<b>\$ 169,459.69</b>	<b>\$ 256,550.58</b>



# Community Development Rezoning Report REZ16-077

**Planning Commission**  
April 5, 2016

**Board of Supervisors**  
April 27, 2016

Applicant	SVTB Crossroads LLC
Tax Map Id	126-(A)- L24
Present Zoning	Planned Residential District (R-5)
Proposed Zoning	Planned Residential District (R-5)
Location	South of Spotswood Trail (Rt 33) and west of Cross Keys Road (Rt 276)
Acreage	292.32
Election District	3
Comprehensive Plan	Community Residential

Staff Recommendation:	Approval	March 22, 2016
Planning Commission:	Approval	April 5, 2016
Board of Supervisors:		

## **GENERAL INFORMATION**

### **OVERVIEW / BACKGROUND**

In 2000, the Board approved an amendment to the master plan for Crossroads Farm; the plan which it had approved in 1999. The master plan approved in 2000 included a phasing schedule, a list of prohibited uses, among other items. Following the economic recession of 2007-2008, the development was unable to maintain the pace of development called for in the phasing plan. In 2014, the Board approved a comprehensive rewrite of the County Zoning Ordinance, which made much of the language included in these proffers superfluous. Due to topographical issues, the design of the street network and layout of several lots must be amended. The applicant seeks to amend the master plan to address the topographical issues and to amend the proffers to conform to the newly adopted zoning ordinance. The Board has determined that, as these amendments do not affect use or density, this request could be considered without a public hearing.

### **PROFFERS<sup>1</sup>**

The applicant has submitted a revised master plan, as required for the Planned Residential District (R-5), and a revised list of proffered conditions. Both documents are attached to this report.

### **COMPREHENSIVE PLAN**

Community Residential Areas encompass the primary future urban residential neighborhoods in Rockingham County. These areas are planned for a variety of housing types, but primarily single-family detached homes, at a net density of two (2) to six (6) dwelling units per acre for any particular project. New development within Community Residential Areas must be served by public water and sewer systems. Such areas must also exhibit a grid of interconnected streets with well-spaced collector roads in order to create a connected community and an efficient transportation network. Community Residential Areas shall also contain parks and civic use sites.

### **ZONING AND EXISTING LAND USE**

The Zoning Administrator notes, with the number of new units, some concern with how rapidly it will develop putting more of a drain on Fire & Rescue and law enforcement.

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<sup>1</sup> Proffers are voluntary contributions made by developers to the County through the conditional zoning process. Proffers are binding commitments which become a part of the County's zoning ordinance as it pertains to a specific property.

### Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	Medium Density Residential District (R-2)	Battlefield Estates
	General Residential District (R-3)	Madison Village
	General Business District (B-1)	Undeveloped
East	General Agricultural District (A-2)	Pasture
	Medium Density Residential District (R-2)	The Glen at Cross Keys
South	Medium Density Residential District (R-2)	Magnolia Ridge, Home Sites, Undeveloped
West	Medium Density Residential District (R-2)	Home Sites
	General Agricultural District (A-2)	Lakewood Golf Course

<b>STAFF AND AGENCY ANALYSIS</b>
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**UTILITIES**

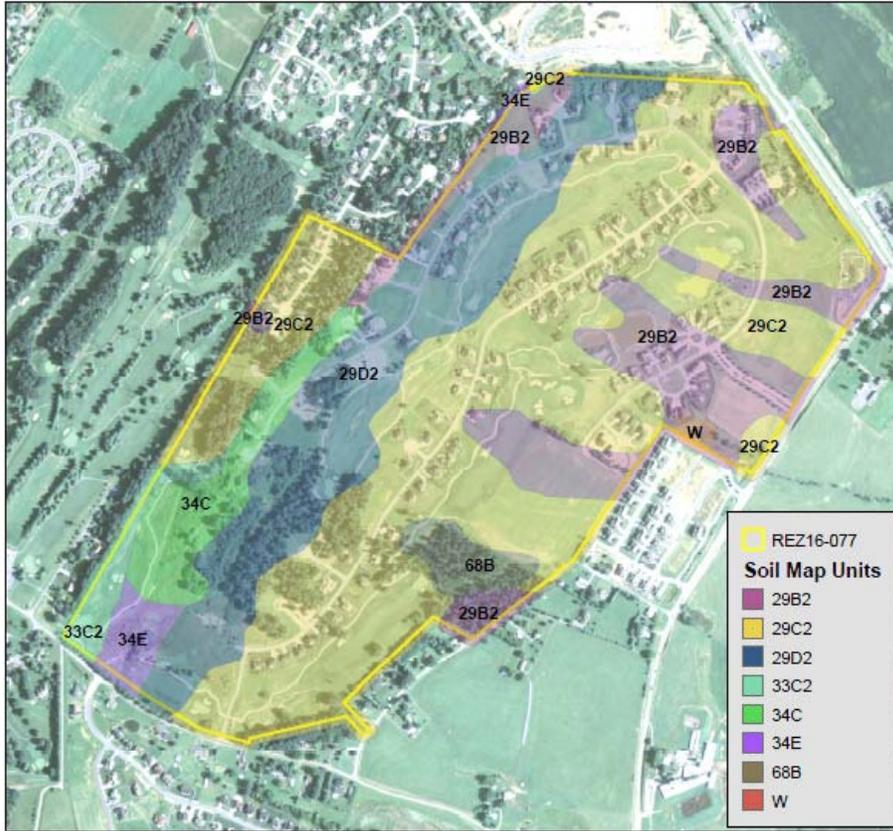
Public Works

Public works has no issues with the proposed rezoning and master plan amendment. The original water and sewer design was based upon a larger number of residential units than what is being proposed so adequate capacity is available in the water and sewer mains. Extensions of the water and sewer mains can be made from the existing lines that have been installed in previous sections of the subdivision.

Health Department

No comment from the local health department; public utilities to serve.

Soils



**29B2** - Slopes are 2 to 7 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderately high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

**29C2** – Slopes are 7 to 15 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderately high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

**29D2** - Slopes are 15 to 25 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderately high. Shrink-swell potential is moderate. This soil is not

flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

**33C2** - Slopes are 7 to 15 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderately high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

**34C** - Slopes are 3 to 15 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

**34E** - Slopes are 15 to 45 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

**68B** - Slopes are 0 to 7 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

### Environment

No comments submitted by the Environmental Director.

## **PUBLIC FACILITIES**

### Schools

No comments submitted by Rockingham County Public Schools.

### Fire & Rescue

The property is located within Hose Company #4's Port Republic Road Sub-station & Harrisonburg Volunteer Rescue Squads respective first due areas. Our office believes that the requested variance from Crossroads Farm for a road grade exceeding 10% is reasonable and would not affect emergency response to

the app. 14 lots to be built out. The requested variance is west of the intersection of Red Cliff Lane & Claremont Avenue to connect Claremont Ave to Frederick Road. This connection allows for multiple points of ingress/egress into the subdivision which also is why we believe the variance to be reasonable.

Sheriff

No comment submitted by the Office of the Sheriff.

**TRANSPORTATION**

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Cross Keys Road (Route 276)	Minor Arterial	2-Lane	6,100 vpd (2014)	55 MPH
Shen Lake Drive (Route 689)	Major Collector	2-Lane	4,300 vpd (2014)	40 MPH

\* Vehicles Per Day (VPD)

VDOT

1. The Master Plan revision does not appear to be significantly changing the total potential traffic generation. The rezoning does not warrant a Chapter 527 Traffic Impact Analysis (TIA).
2. The streets are proposed to be privately maintained and would not be eligible for addition to the State Secondary System. However, the streets must be designed to VDOT geometrical requirements per County ordinance.

**SUMMARY**

Considerations

- As this amendment does not affect use or density, the Board of Supervisors has waived the public hearing for this request.
- The amendment realigns the road network to address topographical issues, creating a change in the layout of several residential lots.
- The amendment brings the proffered conditions into conformance with the 2014 Zoning Ordinance.
- The remaining proffered condition reserves a strip of land for future dedication upon development of the commercial sector along Cross Keys Road.

Staff Recommendation: Approval

March 22, 2016

Whereas this amendment does not affect the use or density of the proposed development, and therefore does not alter the conformance of the proposal to the Comprehensive Plan, staff recommends approval.

Planning Commission Recommendation: Approval

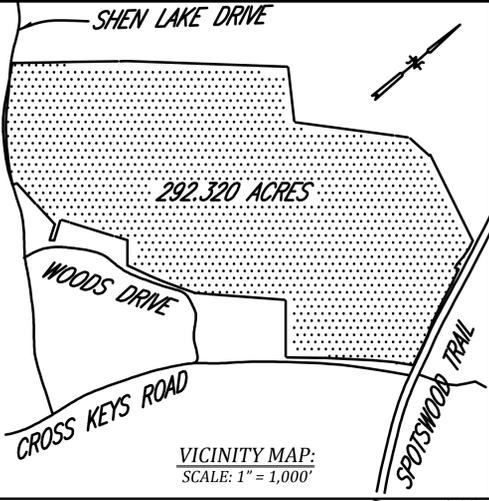
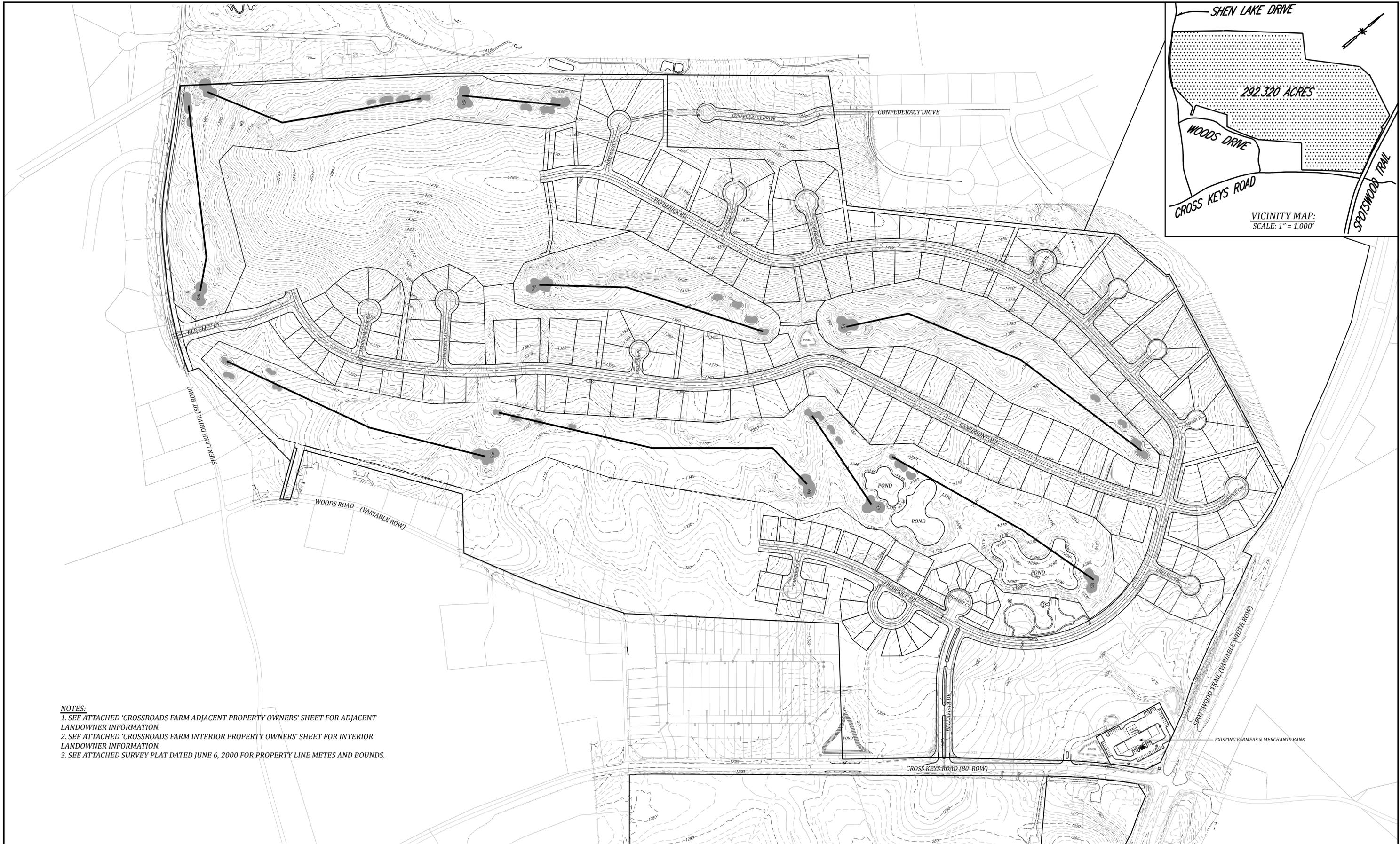
April 5, 2016

Whereas this amendment does not affect use or density of the proposed development and does not impact the relationship of the development with the Comprehensive Plan, the Planning Commission recommends approval by a vote of 5 to 0.

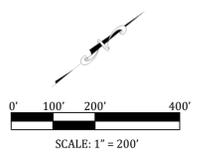
Board Decision:







NOTES:  
 1. SEE ATTACHED 'CROSSROADS FARM ADJACENT PROPERTY OWNERS' SHEET FOR ADJACENT LANDOWNER INFORMATION.  
 2. SEE ATTACHED 'CROSSROADS FARM INTERIOR PROPERTY OWNERS' SHEET FOR INTERIOR LANDOWNER INFORMATION.  
 3. SEE ATTACHED SURVEY PLAT DATED JUNE 6, 2000 FOR PROPERTY LINE METES AND BOUNDS.



**CROSSROADS FARM - MASTER PLAN AMENDMENT REQUEST (R-5)  
SVTB CROSSROADS, LLC**

*PLAN DESCRIPTION*

*March 1, 2016*

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Crossroads Farm is a planned residential community located in Rockingham County, approximately two miles east of the Harrisonburg City limits, with direct points of access on Cross Keys Road (Route 276) and Shen Lake Drive (Route 689). This Master Plan amendment seeks to revise the street and lot layouts for two remaining, undeveloped areas of single-family detached housing, as well as the area designated for commercial uses. This Master Plan has also been updated to account for lot and roadway configurations that deviated slightly between the previous Master Plan and final plats. The purpose of the proposed changes to roadway and lot configurations is to provide more marketable housing lots, with an emphasis on topographically friendly construction.

The Crossroads Farm community is comprised of a mix of housing types, including detached homes, duplexes, and townhomes, as shown conceptually on the Master Plan. The village center will include a variety of commercial uses to serve the community's residents, as well as travelers on the adjacent roadway network.

The residential development shall be capped at 397 total residential units, with a gross development residential density of 1.36 dwelling units per acre. Development of the remainder of Crossroads Farm will not be limited by any particular phasing, as to better allow market-driven development practices and ensure the financial success of the project as a whole. All buildings are limited to two stories in height. An architectural review process has been established to insure that all new dwellings are architecturally and aesthetically compatible with existing community quality standards.

With the exception of the existing 700 foot extension of Confederacy Drive from Battlefield Estates, all roads within the development shall be privately owned and maintained. Access to public roadways shall be limited to those shown on the Master Plan, unless otherwise approved by the Developer, Rockingham County, and the Virginia Department of Transportation (VDOT). A homeowners association is in place to manage road maintenance as well as the maintenance and protection of common open space.

At least 20% of the net development area will be preserved as common area / open space, with current projections nearing 40%. This open space is largely comprised of a nine-hole golf course (presently serving adjacent golfing club), but will otherwise largely be connected to allow for future walking trails.

A previously proffered condition to reserve and dedicate a 25'-wide strip of land adjacent to Route 276, Cross Keys Road, will remain in effect. All other previously proffered conditions have either been satisfied or have otherwise been removed due to redundancy with current County ordinance requirements.

**PROFFER STATEMENT**

RE: Crossroads Farm

Owner/Developer: SVTB Crossroads, LLC

March 1, 2016

Rezoning Case No: TBD

Tax Map Numbers: 126-(A)-L24

SVTB Crossroads, LLC hereby proffers that the use and development of this property shall be in strict accordance with the following conditions:

1. A 25'-wide strip of land adjacent to Route 276, Cross Keys Road, will be preserved by the Owner/Developer for future right-of-way dedication. Dedication shall occur concurrently with site plan approval for the next commercial development within the designated Village Center.

The conditions set forth in this proffer statement supersede all conditions set forth in previous proffer statements submitted for this development.

\_\_\_\_\_  
Signature of Owner's Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name, Title



# Community Development Rezoning Report REZ16-069

**Planning Commission**  
April 5, 2016

**Board of Supervisors**  
April 27, 2016

<b>Applicant</b>	LCD Acquisitions, LLC
<b>Tax Map Id</b>	125-(A)- L163, L164, L165, L165A, and L182 (portion)
<b>Present Zoning</b>	General Agricultural District (A-2)
<b>Proposed Zoning</b>	Planned Residential District (R-5)
<b>Location</b>	east of Reservoir Street (Rt 710), approximately 1800 feet north of Stone Spring Road (Rt 280)
<b>Acreage</b>	36.81
<b>Election District</b>	3
<b>Comprehensive Plan</b>	Mixed Use Center

<b>Staff Recommendation:</b>	Approval	March 22, 2016
<b>Planning Commission:</b>	Approval	April 5, 2016
<b>Board of Supervisors:</b>		

## **GENERAL INFORMATION**

### **OVERVIEW / BACKGROUND**

Located at the City limit along Reservoir Street, these parcels comprise an undeveloped wooded hilltop occupied by a single-family residence and a manufactured home. The City and the County have recently begun improvements to Reservoir Street. In 2011, the Commonwealth required certain municipalities to designate an Urban Development Area (UDA) in the Comprehensive Plan. The Rockingham County UDA includes this property.

### **PROFFERS<sup>1</sup>**

The applicant has submitted a master plan as required for the Planned Residential District and a set of proffered conditions to the rezoning request. These documents have been attached to this report.

### **COMPREHENSIVE PLAN**

The Mixed Use Centers must be developed in at least two uses, one of which must be either community or neighborhood retail development or a community or neighborhood park. Other permitted uses include residential-scale offices, townhouses, and multifamily residential buildings. Residential areas within a Mixed Use Center can have a maximum density of up to 16 dwelling units per net acre of residential area, or up to 10 units per acre of gross project area.

Densities and intensities within UDAs are a minimum of four or more dwellings per developable acre for single family detached housing, a minimum of six or more dwellings per developable acre for townhouses, or a minimum of 12 or more multifamily units per developable acre. Developments may have a combination of residential and commercial use.

The uses within the center must be integrated through architectural treatments, landscape and streetscape improvements, and connecting streets and sidewalks. Isolation of uses will not be permitted. Mixed Use Centers may be the retail core or “downtown” for a TND. Mixed Use Centers must be served by public water and sewer systems and are to be connected to the surrounding neighborhood grid of streets. Parking should be located in on-street parallel spaces, and to the sides or rear of buildings.

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<sup>1</sup> Proffers are voluntary contributions made by developers to the County through the conditional zoning process. Proffers are binding commitments which become a part of the County’s zoning ordinance as it pertains to a specific property.

UDAs are the focus for infrastructure investments in order to accommodate the expected growth and planned densities. These infrastructure investments will be made by some combination of State and county funding and private developer contributions. The county will consider the capacity of water, sewer and roadway infrastructure within the UDA as a whole when considering approval of any individual rezoning in a UDA. Any such approvals will depend in part on whether existing or anticipated infrastructure is in place or is planned in such a way as to reasonably accommodate the proposed development.

**ZONING AND EXISTING LAND USE**

The Zoning Administrator notes a concern with the number of units and whether they plan to do so many per year or construct them with no plan for development to know how rapidly growth will happen.

After receiving a variance request for increased road grades on March 25, the Zoning Administrator has concern with the County rezoning property that cannot meet the necessary road grades as set out in the Code. When this occurs, the applicant then comes to the BZA for a variance, and that is a huge burden for that Board. If we feel we need to increase our road grade requirement, I would suggest we take a look at the ordinance and work with affected entities such as Emergency Services, etc. to determine what the road grade should be.

**Adjoining Properties and Uses**

Direction From Site	Zoning	Existing Land Use
North	City of Harrisonburg	Residential
East	General Agricultural District (A-2)	Undeveloped, Wooded
South	General Agricultural District (A-2)	Undeveloped, Wooded, Home Sites
West	Medium Density Residential District (R-2)	Wooded, Home Sites

**STAFF AND AGENCY ANALYSIS**

**UTILITIES**

Public Works

Staff has met with the applicant and public water and sewer facilities would need to be extended to the property from the intersection of Stone Spring Road and

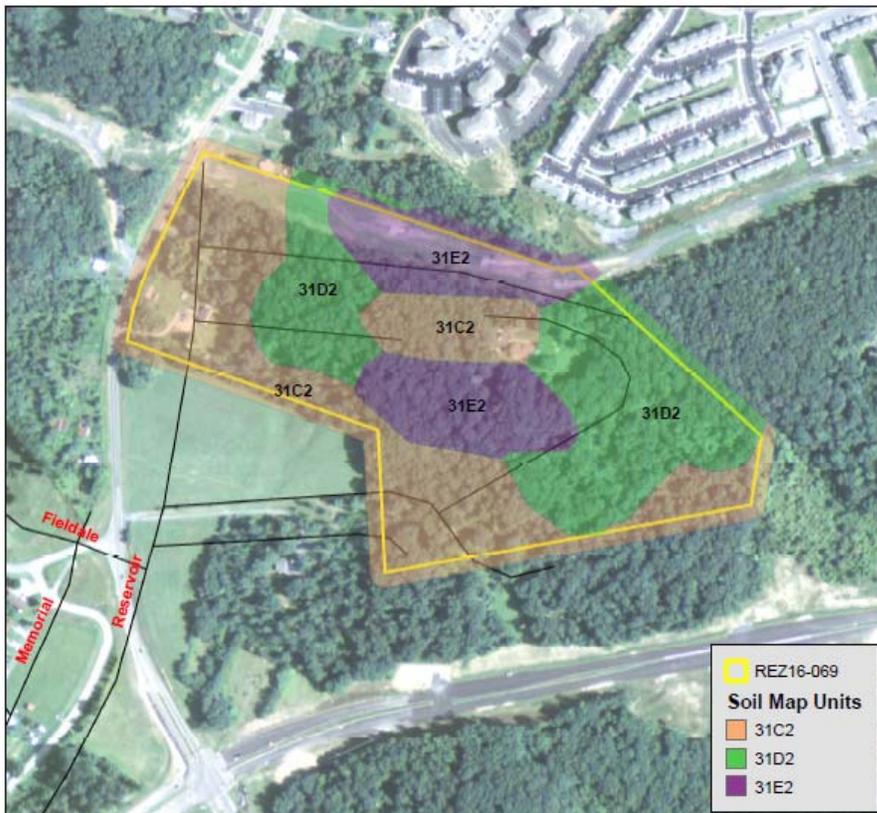
Reservoir Street. All County-owned and County-maintained sewer would need to be gravity systems. Pump stations and force mains are not desirable. Adequate capacity is available in the downstream sewer system and adequate water flow can be provided. Public Works would prefer the water be extended along Stone Spring Road and would be interested in potentially participating in the cost for increasing the size of the waterline along this stretch of roadway.

### Health Department

No comment from the local health department; public utilities to serve.

## **ENVIRONMENTAL**

### Soils



**31C2** - Slopes are 7 to 15 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

**31D2** - Slopes are 15 to 25 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

**31E2** - Slopes are 25 to 45 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

Environment

No comment from the Environmental Director.

**PUBLIC FACILITIES**

Schools

No comment from Rockingham County Public Schools.

Fire & Rescue

The property is located within Hose Company #4 Volunteer Fire Company's Port Republic Road Sub-station & Harrisonburg Volunteer Rescue Squad's respective first due areas. With the continued construction and growth within the County, our office has concerns with being able to provide emergency services to new and upcoming projects and locations while maintaining current emergency responses.

Sheriff

No comment from the Office of the Sheriff.

**TRANSPORTATION**

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Reservoir Street (Route 710)	Major Collector to Fieldale,	4-Lane Divided Highway (Portion to be modified in	8,800 VPD (2014), k=0.084, dir.= 0.513	40 MPH

	Minor Arterial to City Limits	upcoming project)		
Stone Spring Road (Route 280)	Minor Arterial	4-Lane Divided Highway	N/A	45 MPH

\* Vehicles Per Day (VPD)

VDOT

1. The change in zoning districts from A-2 to R-5 will have a substantial impact to the roadway network. It is expected that the potential change in traffic generation will be in excess of 1,000 vehicles per day.

2. The rezoning does not warrant a Chapter 527 Traffic Impact Analysis (TIA). However, knowing that the residue of the property is planned for future commercial use, the cumulative change in traffic generation could exceed the 5,000 trips per day that would warrant a Chapter 527 TIA. Therefore, VDOT recommends that a TIA either be performed now, taking future development into account, or else some guarantee be made by the applicant that a TIA will be performed at time of commercial rezoning. The goal is that a TIA won't be circumvented by rezoning the property in phases.

3. The primary entrance proposed by the Master Plan on Reservoir Street does not appear to currently meet sight distance requirements for a private subdivision (commercial) entrance. However, with the proposed Reservoir project being imminent, the required sight distance may be available once the road modifications are complete. VDOT recommends that the applicant review any current road plans available to ensure that the primary access meets sight distance requirements for the new 4-lane section of roadway. Otherwise, alternative access will be required.

4. Access Management requirements will apply to any access to Rt. 710 or Rt. 280. Any future signalization needs to access the development, as warranted by a traffic study, will be the responsibility of the developer. Current spacing requirements would allow for the proposed access on Reservoir Street to be signalized if warranted. The cross-over on Stone Spring Road proposed for use for the emergency access entrance does not meet signalized intersection spacing requirements; however, the next available crossover to the north does. All entrances must be designed in accordance with the VDOT Road Design Manual. Traffic signals must be warranted based on measured traffic counts and a signal warrant analysis prior to being permitted. Any signal warranted based on assumed traffic generation will require bonding and a signal agreement with VDOT, and would not be constructed until actual vehicle counts meet the warrant.

5. In relation to comment 4 above, it is recommended that the future commercial development be considered when designing access to the adjacent roadways. Since the second Rt. 280 crossover north of Reservoir meets signalization spacing requirements, it may be beneficial to consider a connection from the residential development to the north side of the property. It is possible that the future commercial development could require the first cross-over to be restricted or closed, depending on the intensity and layout of the commercial development. If a TIA were to be performed as mentioned above, this could be further explored during the analysis.

## **SUMMARY**

### Considerations

- The property lies within the designated Urban Development Area of the Comprehensive Plan.
- The Plan Description rejects the need for a phasing plan, citing the need “to better allow market-driven development practices and ensure the financial success of the project as a whole.”
- The applicant has applied for a variance for two roads within the development to be at a grade of greater than 10%.
- Adequate water and sewer capacity are available; the design and location of utility service will be resolved in the Site Plan.
- While this rezoning request does not warrant a TIA, commercial development to the south may warrant a TIA. VDOT would not want the requirement to be circumvented by rezoning the property in phases.
- The applicant has agreed to enter into a signal agreement with VDOT to address access to Reservoir Street, if that is required within a five year period.
- The applicant has proffered several conditions including the provision of 3.5 parking spaces per unit. – At the Planning Commission public hearing, the applicant has revised this proffer to include one additional parking space per 5-bedroom unit.

Staff Recommendation: Approval

March 22, 2016

Whereas this property lies within the Urban Development Area of the Comprehensive Plan and abuts an existing residential development in the City, staff recommends approval.

Planning Commission Recommendation: Approval

April 5, 2016

Whereas this property lies within the Urban Development Area of the Comprehensive Plan and abuts an existing residential development in the City, the Planning Commission recommends approval by a vote of 5 to 0.

Board Decision:

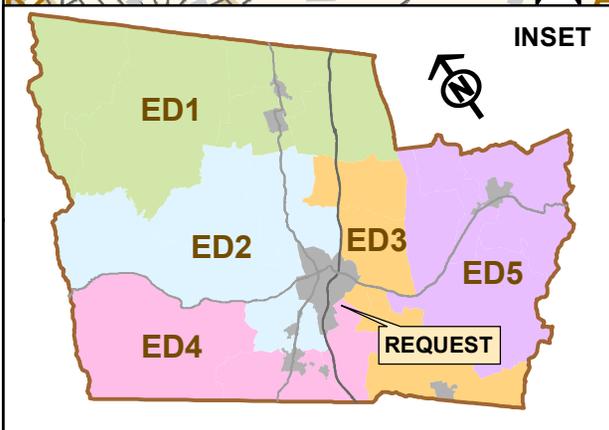
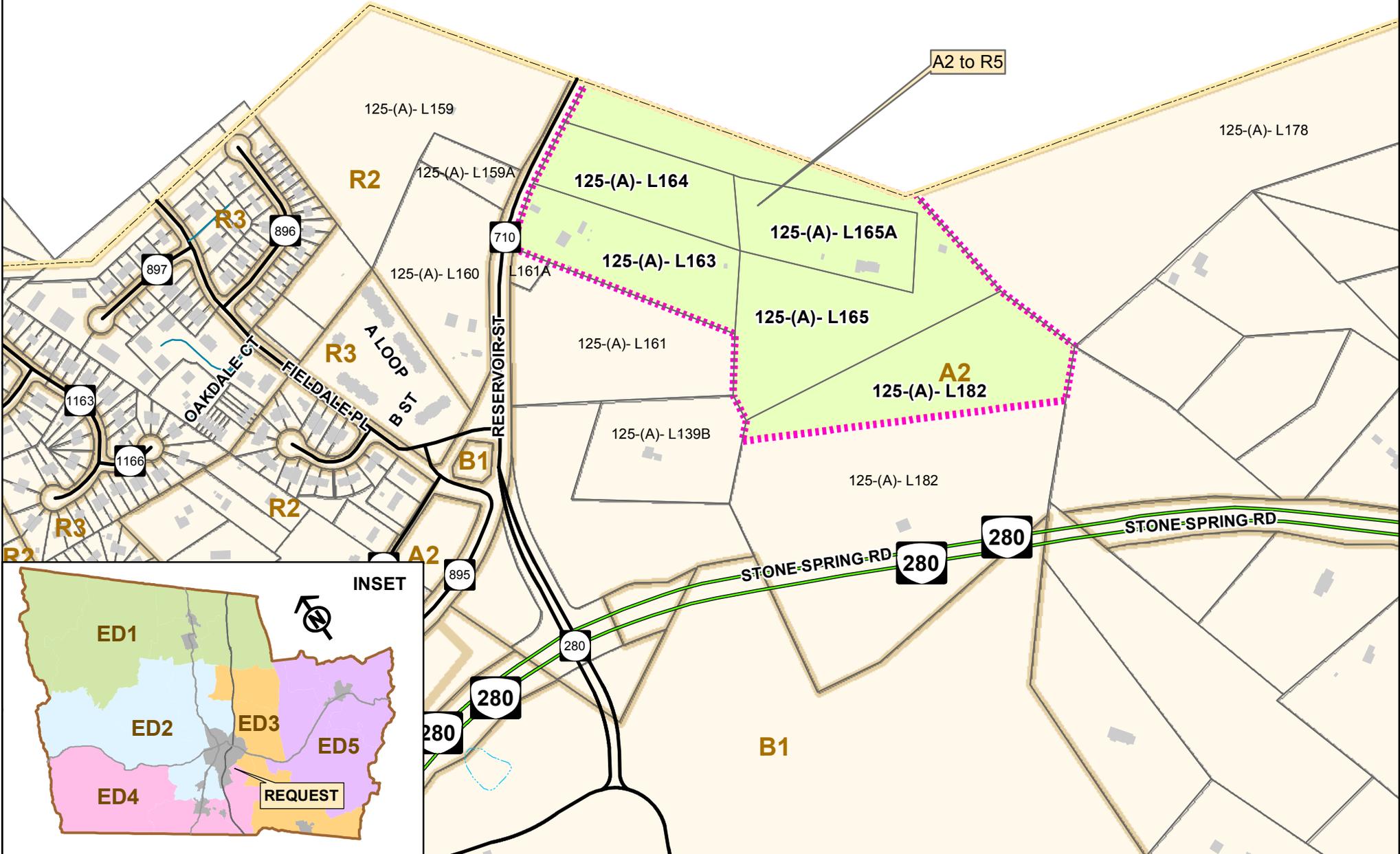


# LCD Acquisitions, LLC Rezoning Request



PC Hearing Date: 4/05/2016  
BOS Hearing Date: 4/27/2016

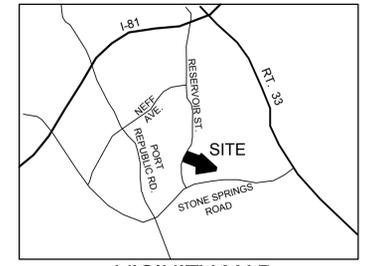
REZ# 16-069





**Trip Generation Comparison**  
The Retreat @ Harrisonburg, VA

Land Use (ITE Code)	Intensity	Unit	AM PHV	PM PHV	ADT
Student Oriented Cottage Style Development (Independent Study)	715	Bedrooms	114	279	3496



**VICINITY MAP**  
NTS

**DEVELOPMENT DATA:**

PARCEL ID #'S: 125 (A) L182 (PARTIAL), 125 (A) L163, 125 (A) L164, 125 (A) L165, 125 (A) L165A

SITE AREA: +/- 36.81 AC

PROPOSED USE: MULTI-FAMILY

EXISTING ZONING: A-2

PROPOSED ZONING: R-5

PROPOSED UNITS: 178 UNITS

- 2 BEDROOM UNITS: 12
- 3 BEDROOM UNITS: 32
- 4 BEDROOM UNITS: 75
- 5 BEDROOM UNITS: 59

- TOTAL BEDROOMS: 715

PROPOSED DENSITY: 4.84 UNITS PER AC.

COMMON AREA REQ. (20%): 7.36 AC

COMMON AREA PROVIDED: 7.4 AC (MINIMUM)

- <25% TERRAIN/GRASSY AREAS +/- 0.50 AC
- LANDSCAPED AREAS, ISLANDS +/- 0.25 AC
- WOODED, NATURAL AREAS +/- 3.00 AC
- TRAILS +/- 0.25 AC
- SWIMMING POOL/CLUB HOUSE +/- 0.85 AC
- SIDEWALKS, EASEMENTS +/- 4.00 AC
- STORMWATER +/- 0.50 AC

\*COMMON AREA CALCULATIONS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AS LONG AS TOTAL COMMON AREA EQUALS MINIMUM REQUIRED LISTED ABOVE (20%).

**NOTES:**

- PUBLIC WATER & SEWER SERVICE TO BE PROVIDED FOR ALL PROPOSED USES. LOCATION OF PROPOSED WATER & SEWER LINES, MANHOLES, AND OTHER APURTENANCES IS CONCEPTUAL ONLY. FINAL DESIGN WILL BE SHOWN ON THE FINAL PLANS.
- PRESENT LAND USE: RESIDENTIAL, RECREATION AND UNOCCUPIED OPEN SPACE.
- STORM WATER FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. EROSION AND SEDIMENT CONTROL PLANS SHALL BE PROVIDED FOR ALL CONSTRUCTION, IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK.
- BASED UPON THE IMPLIED DEFINITION OF THE CURRENT COMPREHENSIVE PLAN OF ROCKINGHAM COUNTY, VIRGINIA, AVAILABLE GEOLOGIC MAPS AND FIELD INSPECTIONS INDICATE THE ABSENCE OF "SIGNIFICANT GEOLOGIC DATA."
- ALL INTERNAL STREETS TO BE PRIVATELY OWNED & MAINTAINED. ALL STREETS AND ROADS OPEN TO PUBLIC ACCESS SHALL BE SURFACED AND MAINTAINED TO CREATE A DUST FREE ENVIRONMENT.
- NO LAND SHOWN HEREON IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN.
- PEDESTRIAN CIRCULATION ROUTES TO COINCIDE WITH THE ROAD SYSTEM, EXCEPT WHERE SHOWN OTHERWISE.
- FIRE ACCESS LANES SHALL BE DETERMINED BY THE FIRE MARSHALL DURING THE CONSTRUCTION DOCUMENT / SITE PLAN & CONSTRUCTION STAGE.
- VEGETATED BUFFER AREAS SHOWN ARE CONCEPTUAL IN NATURE AND MAY BE MODIFIED DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS / SITE PLAN.

**RETREAT at HARRISONBURG**

ROCKINGHAM COUNTY, VA

**VALLEY ENGINEERING**  
IDEAS MADE REAL

3231 PEOPLES DRIVE  
HARRISONBURG, VIRGINIA 22801  
TELEPHONE (540) 434-6365 OR (800) 343-6365  
FAX (540) 433-0685  
www.valleyesp.com

**Williams & Associates**

ENGINEERING • SURVEYING  
LANDSCAPE ARCHITECTURE

2470 Daniels Bridge Road, Suite 161  
Athens, Georgia 30606  
P. 706.310.0400  
F. 706.310.0411

www.gapanning.com

PRELIMINARY ISSUE  
NOT FOR CONSTRUCTION

REVISIONS:

DATE: 04/12/16

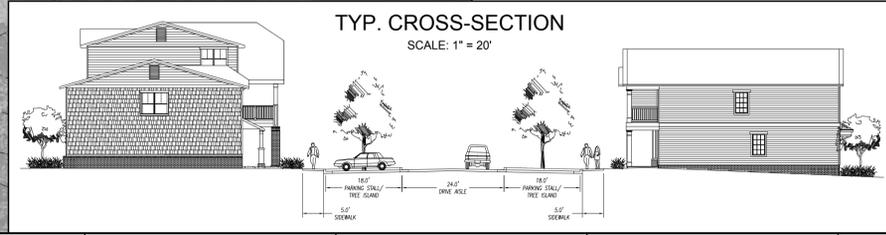
PROJECT No.: 0913-3

EXP./CLIENT No.: 101809

SCALE: 1" = 100'

**MASTER PLAN**

SHEET NO.: **RZ.2**



**RETREAT AT HARRISONBURG ZONING AMENDMENT REQUEST (R-5)  
LCD ACQUISITIONS, LLC**

***PLAN DESCRIPTION***

*Revised: March 22, 2016*

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The Retreat at Harrisonburg is a planned residential community to be located in Rockingham County, adjacent to the Harrisonburg City limits on the east side of Reservoir St, just north of Stone Spring Rd . The community will comprise a mix of housing types, including detached homes, duplexes, and quads, as shown conceptually on the Master Plan. The development concept includes, but is not limited to, amenities such as a community clubhouse with fitness center and study facilities, outdoor swimming pool, outdoor gaming courts, and extensive walking and biking trails.

The residential development shall be capped at 178 residential units and 715 bedrooms. A tally of units by type is shown on the Master Plan, however, these counts may change provided that the total number of units does not exceed 178, and the total number of bedrooms does not exceed 715. Overall density has been set at approximately 4.84 dwelling units per gross acre, which is considerably less than the maximum density allowable by County Code. Development of The Retreat at Harrisonburg will not be limited by any particular phasing, as to better allow market-driven development practices and ensure the financial success of the project as a whole.

Primary vehicular access will be provided on Reservoir Street, at a planned crossover to be constructed as part of the pending road improvements. No signalization is currently planned or anticipated as needed at this location, though proper, VDOT-mandated spacing exists should other, off-site development drive the need for such measures. Emergency access is to be provided via Stone Spring Road, through an access easement on the adjacent site. As neighboring development occurs, additional inter-parcel access points may be incorporated. The Retreat will include stubbed roadway connections to two such points (including point of initial emergency management access), while 40'-wide (min.) easements will be preserved in an additional two locations, as indicated approximately on the Master Plan. The precise locations of the preserved easements will be determined after adjoining development is planned, as to best accommodate connection design and construction.

At least 20% of the net development area will be preserved as common area. This area will be largely connected by walking trails, and landscaped with various shade and screening trees in many locations. Overall site grading and layout has been planned to facilitate pedestrian traffic to adjoining residential uses, as well as any future commercial uses on the portion of the property adjacent to Stone Spring Road. Bike and pedestrian accommodations will connect to adjoining uses at points indicated on the Master Plan, unless future off-site development dictates more appropriate locations. The central clubhouse, the primary amenity of the development, will serve as indoor common area and allow for a multitude of uses. An outdoor amenity area with pool and other features is proposed adjoining the clubhouse.

If an existing residence is preserved in the location noted on the Master Plan, it will continue to serve in a residential capacity, or some other low-volume, utilitarian role. Due to fire and rescue concerns, this structure will *not* serve any significant, high-volume activities.

With the exception of irrigation wells, all water and sanitary sewer services will be connected to County-owned and County-maintained supply mains. No sanitary sewer pump stations are anticipated as necessary to serve this development. Strictly on-site measures are anticipated to meet stormwater management requirements of both water sheds (one draining toward the County, the other draining toward the City).

Contributions made to the County's benefit, along with architectural details, project character descriptions, etc., are enumerated in the list of proffered conditions associated with this development. Generally, they include plans to increase pedestrian and vehicular connectivity to adjacent properties and measures to provide additional security for the project's opening.



**PROFFER STATEMENT  
APRIL 11, 2016**

RE: LCD Acquisitions, LLC  
Owner: Bosa II, LLC  
Rezoning Case No: REZ16-069  
Tax Map Numbers: 125-(A)-L163, L165, L165A and L182 (portion)

LCD Acquisitions, LLC hereby proffer(s) that the use and development of this property shall be in strict accordance with the following conditions:

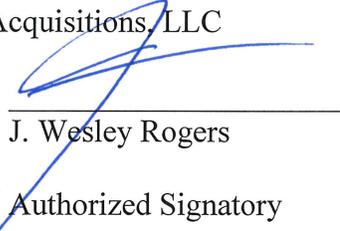
1. Density of the development of the Property shall not exceed 178 dwelling units and 715 beds.
2. Internal roadways shall be private, with no public maintenance obligations.
3. Points of access from/to public streets shall be provided in approximate locations depicted in the master plan, subject to County and VDOT approval. Additional points of access shall be provided only if approved by the Owner, the County, and VDOT.
4. Access points for potential future pedestrian and vehicular interconnections to adjacent parcels shall be accommodated as shown on the master plan, or in similar locations.
5. The developer shall enter into a signal agreement with VDOT and the County, for a period of five years from the date of this rezoning application approval, and contribute a proportionally appropriate amount towards the signalization of Reservoir Street at the point of primary access for this development, not to exceed \$100,000. Dollar amount contributed shall be proportional to the development's contribution to total, actual traffic measured at the intersection during a normal weekday peak hour. Contribution from the developer shall be delivered to the County/VDOT within 90 days of receipt of formal request by County/VDOT, so long as request is accompanied by an approved signal warrant analysis.
6. Applicant shall provide a bus stop within or adjacent to its property, with the exact location and design of such bus stop to be coordinated with VDOT, the County, and the Harrisonburg Department of Public Transportation (HDPT). Applicant shall use its commercially reasonable efforts to arrange for HDPT bus service to the site to commence at completion of development or to provide a comparable private shuttle service to James Madison University for residents.
7. The applicant shall preserve trees in non-disturbed areas. The applicant shall also preserve trees on the highest point of the property to preserve viewsheds, as approximately represented on the master plan.
8. On-site security patrol shall be provided from 7:00PM until 7:00AM, Thursday evening – Sunday morning, for the initial thirty (30) days that the Property is open to residents.

9. Crime Prevention Through Environmental Design principles shall be utilized in the design of on-site lighting and landscaping with particular focus on all pedestrian activity areas, streets, and proposed structures.
10. Building exteriors shall vary in color and design. All proposed residences shall be a minimum of two stories in height and shall not exceed three stories in height.
11. The architectural style and renderings presented with this application (attached hereto) are proffered as part of the Master Plan, such that dwellings constructed on the Property shall substantially comply with the represented style and standards of quality. No vinyl products shall be used for building cladding.
12. Parking shall be provided at a minimum ratio of 3.5 spaces per dwelling unit, with one additional parking space provided for each dwelling unit that contains five (5) bedrooms.
13. A clubhouse and outdoor amenity area to be used by residents of The Retreat and their guests shall be constructed and completed concurrently with the construction and completion of all residential buildings. A centrally-located outdoor amenity area shall be provided concurrently with the development and shall include amenities such as a pool and grilling areas.

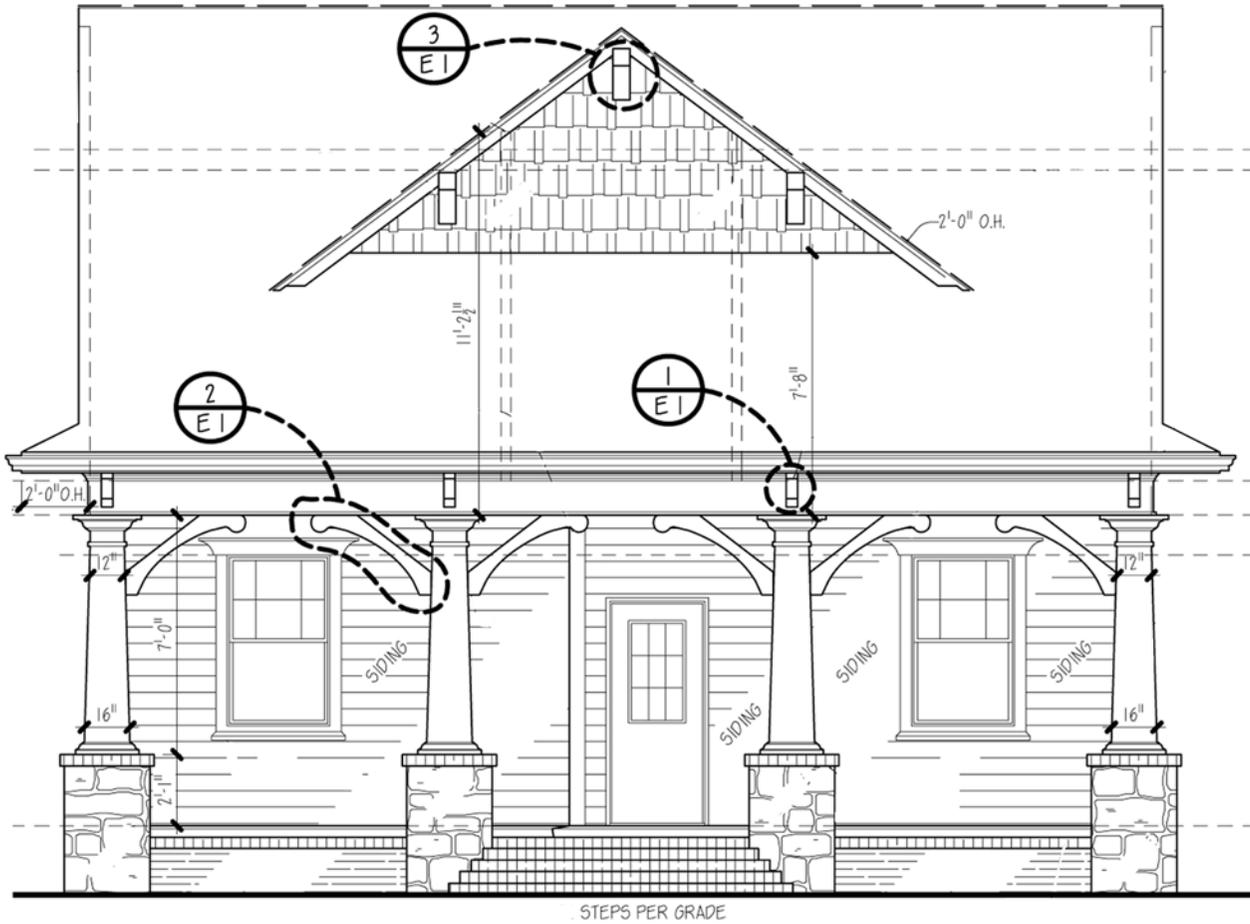
The conditions set forth in this proffer statement supersede all conditions set forth in previous proffer statements submitted as part of this application.

LCD Acquisitions, LLC

By:

  
\_\_\_\_\_  
J. Wesley Rogers

Title: Authorized Signatory



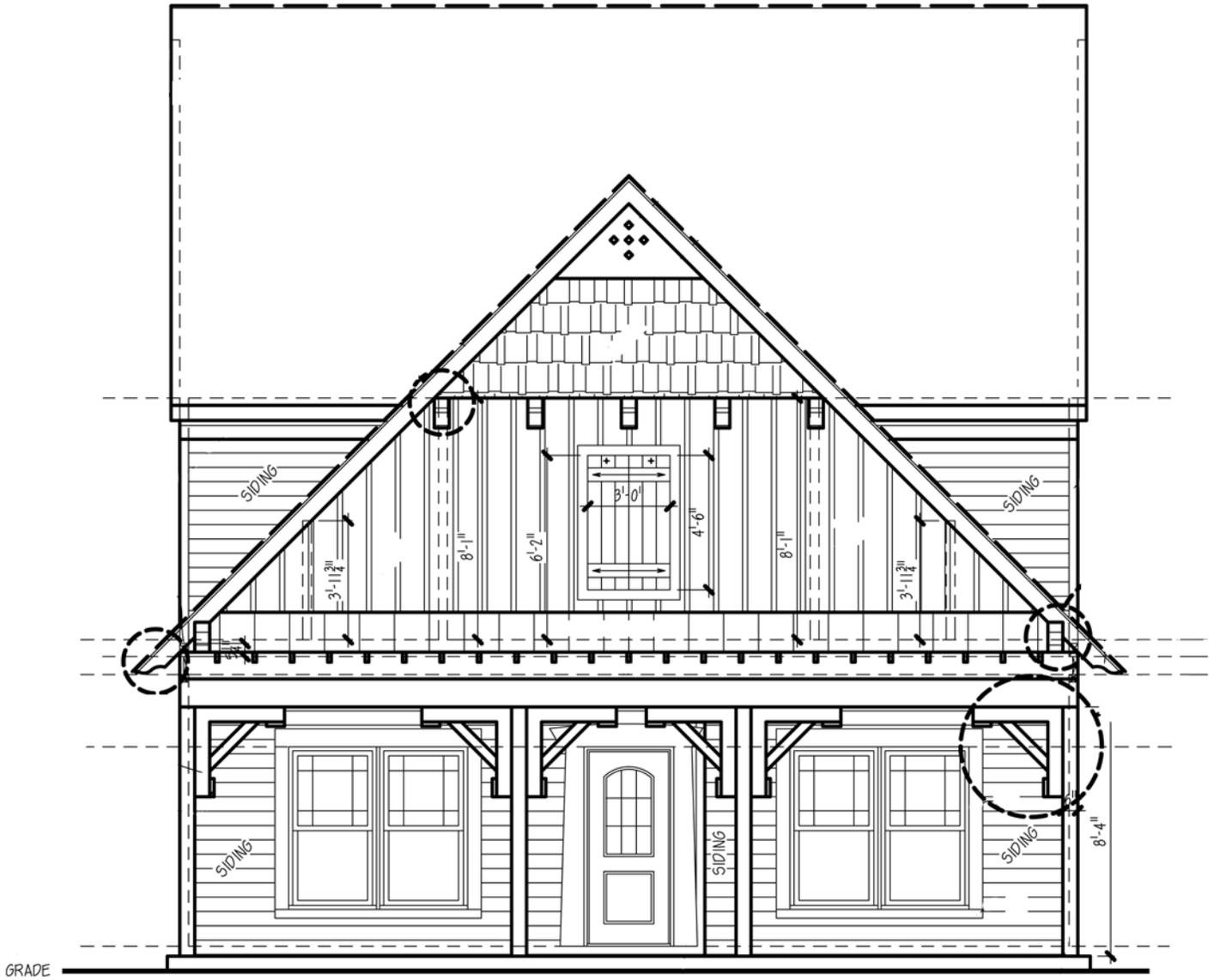
NOTE: ELEVATIONS ARE REPRESENTATIVE.  
 MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.



## UNIT 2 THORBERRY

PLAN TYPE:  
 Elevation  
 SCALE:  
 n.t.s.

PROJECT NO:  
 16003  
 DATE:  
 3.22.16



NOTE: ELEVATIONS ARE REPRESENTATIVE.  
 MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.



## UNIT 4 MAGNOLIA

PLAN TYPE:  
 Elevation  
 SCALE:  
 n.t.s.

PROJECT NO:  
 16003  
 DATE:  
 3.22.16





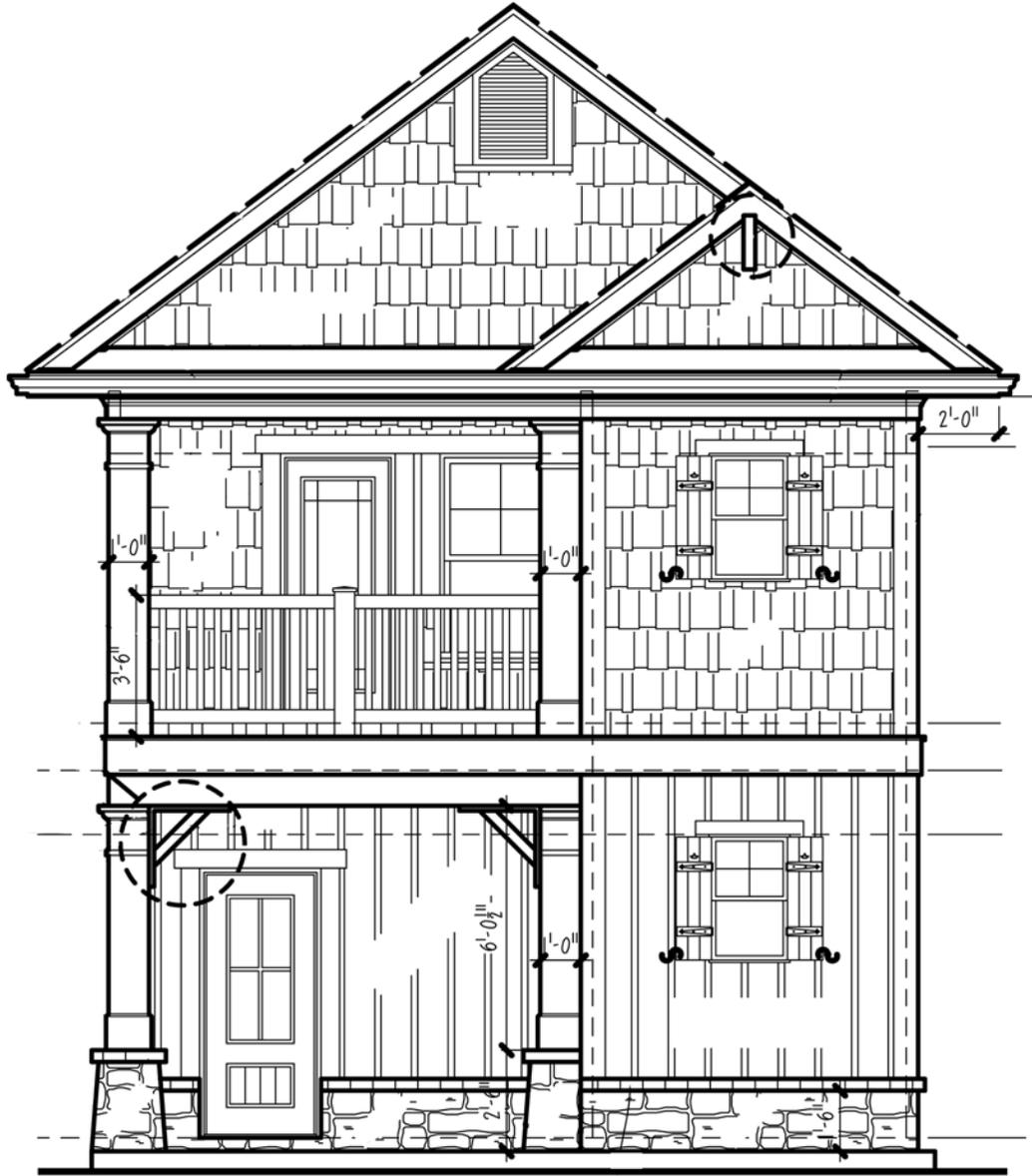
NOTE: ELEVATIONS ARE REPRESENTATIVE.  
 MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.



## UNIT 7 BLOOMFIELD

PLAN TYPE:  
 Elevation  
 SCALE:  
 n.t.s.

PROJECT NO:  
 16003  
 DATE:  
 3.22.16



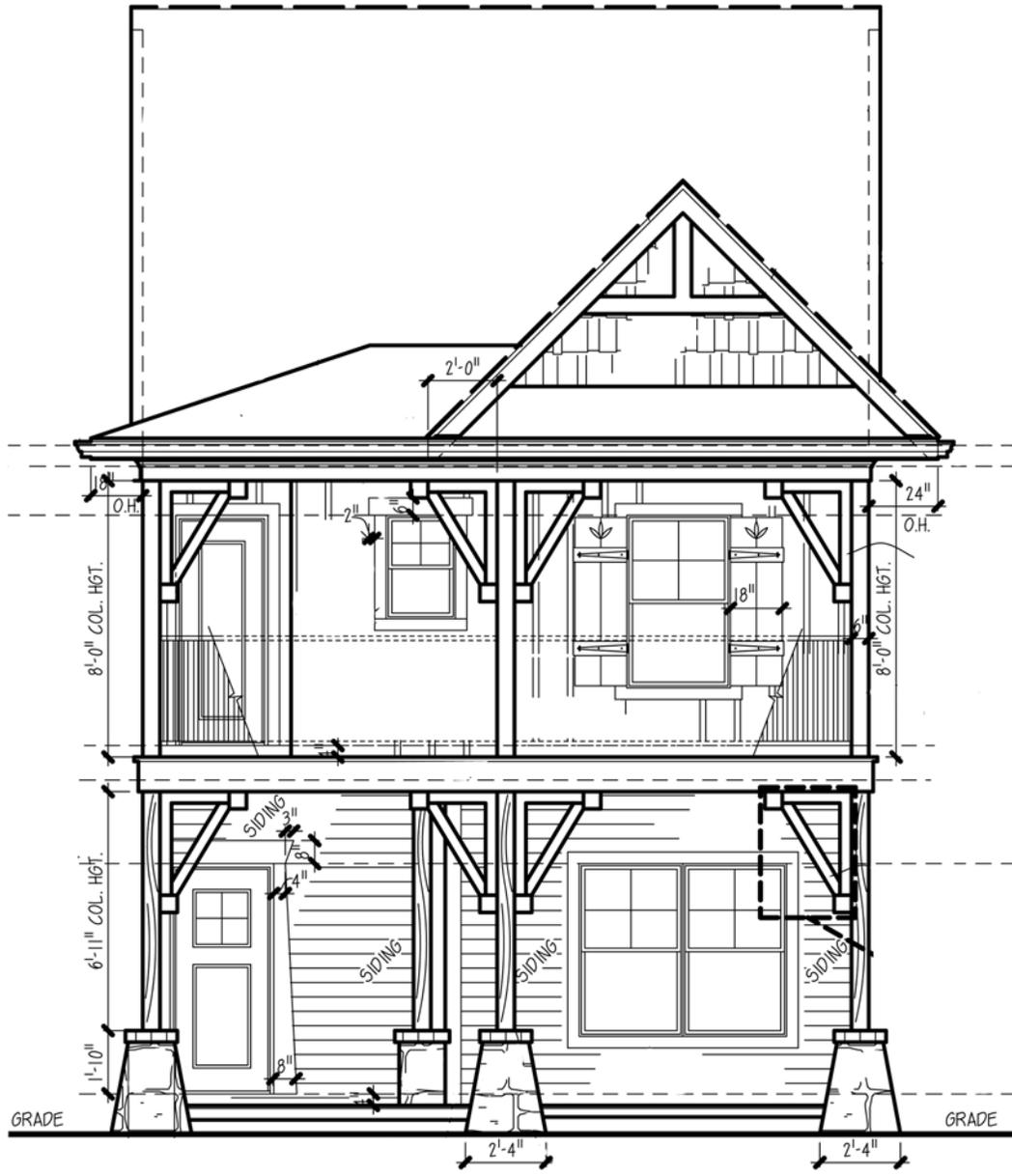
NOTE: ELEVATIONS ARE REPRESENTATIVE.  
 MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.



## UNIT 8 SPRINGMORE

PLAN TYPE:  
 Elevation  
 SCALE:  
 n.t.s.

PROJECT NO:  
 16003  
 DATE:  
 3.22.16

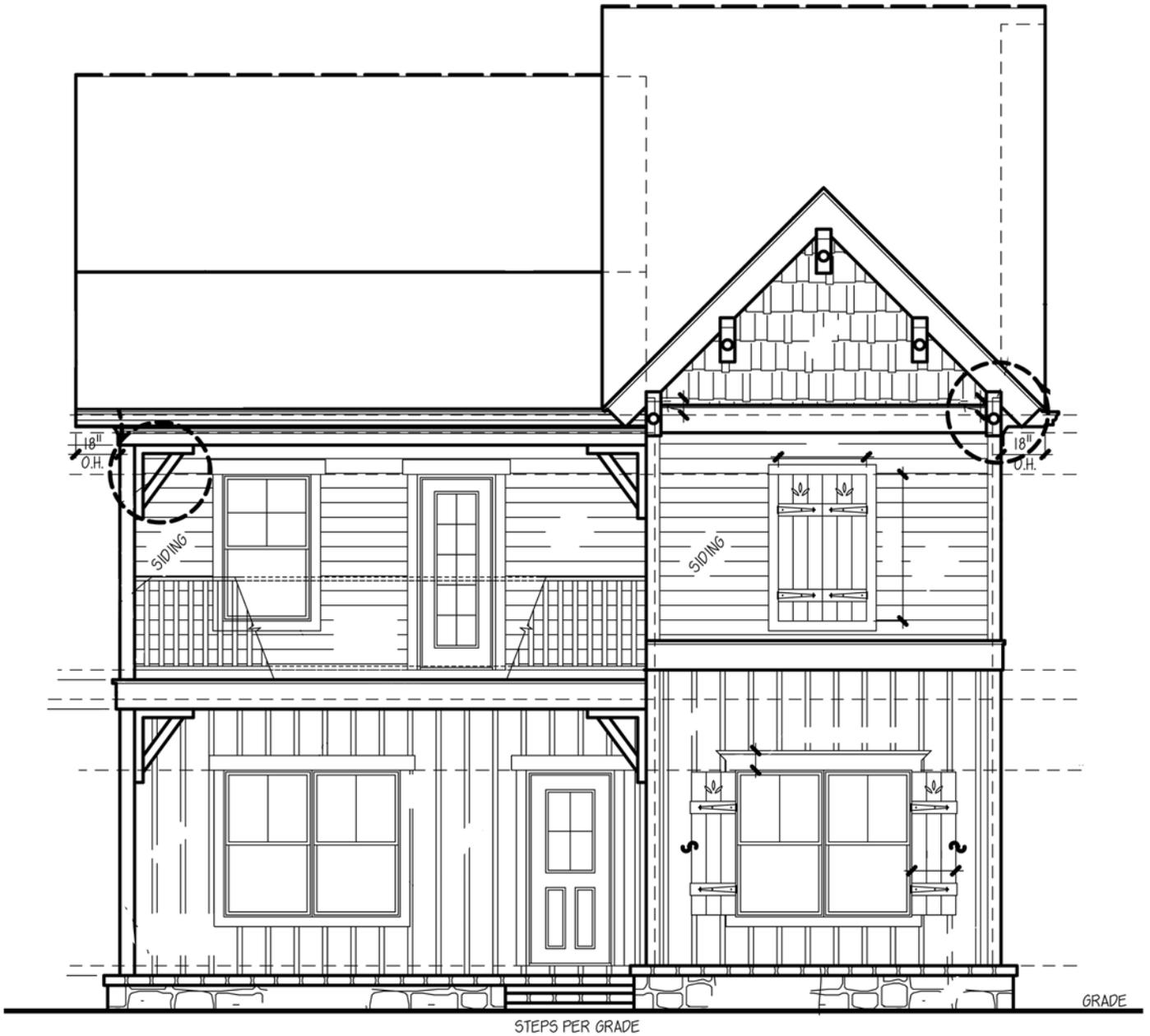


NOTE: ELEVATIONS ARE REPRESENTATIVE.  
 MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.



# UNIT 10 RUTHERFORD

PLAN TYPE: Elevation	PROJECT NO: 16003
SCALE: n.t.s.	DATE: 3.22.16



NOTE: ELEVATIONS ARE REPRESENTATIVE.  
 MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.



## UNIT 11 HAWTHORNE

PLAN TYPE:  
 Elevation  
 SCALE:  
 n.t.s.

PROJECT NO:  
 16003  
 DATE:  
 3.22.16



NOTE: ELEVATIONS ARE REPRESENTATIVE.  
MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.



## UNIT 15

### Stafford

PLAN TYPE:  
Elevation  
SCALE:  
n.t.s.

PROJECT NO:  
16003  
DATE:  
3.22.16



NOTE: ELEVATIONS ARE REPRESENTATIVE.  
MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.



## UNIT 16

### Milledge

PLAN TYPE:  
Elevation  
SCALE:  
n.t.s.

PROJECT NO:  
16003  
DATE:  
3.22.16



NOTE: ELEVATIONS ARE REPRESENTATIVE.  
MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.



## UNIT 17

### Lumpkin

PLAN TYPE:  
Elevation  
SCALE:  
n.t.s.

PROJECT NO:  
16003  
DATE:  
3.22.16



NOTE: ELEVATIONS ARE REPRESENTATIVE.  
MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.



## UNIT 26 OAKVIEW

PLAN TYPE:  
Elevation  
SCALE:  
n.t.s.

PROJECT NO:  
16003  
DATE:  
3.22.16



NOTE: ELEVATIONS ARE REPRESENTATIVE.  
 MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.



## UNIT 27 TALMADGE

PLAN TYPE:  
 Elevation  
 SCALE:  
 n.t.s.

PROJECT NO:  
 16003  
 DATE:  
 3.22.16

ORDINANCE REPEALING AND RE-ENACTING  
CERTAIN DEFINITIONS TO  
SECTION 17-201  
OF THE CODE OF ORDINANCES  
OF  
ROCKINGHAM COUNTY, VIRGINIA

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF ROCKINGHAM COUNTY,  
VIRGINIA:

That the definitions of "Dwelling, duplex" and Dwelling, rowhouse" in Section 17-201 are hereby repealed and re-enacted as follows:

**Article 2 DEFINITION OF TERMS**

**SEC. 17-201. Definitions generally**

**Dwelling, duplex.** Two (2) dwelling units constructed as side-by-side units, which may be on separate lots, or upper and lower units. Each dwelling unit shall be occupied by one (1) family. Also known as two-unit attached dwellings.

**Dwelling, rowhouse.** Three (3) or more attached units, each of which shall be a A dwelling unit for a single family, on its own lot, separated from adjoining units by a vertical wall with no openings; and having separate, direct access to the outside. Also known as townhouse.

All other definitions remain the same.

This ordinance shall be effective from the \_\_ day of \_\_\_\_\_, 201\_\_.

Adopted the \_\_ day of \_\_\_\_\_, 201\_\_.

	Aye	Nay	Abstain	Absent
Supervisor Cuevas				
Supervisor Eberly				
Supervisor Chandler				
Supervisor Kyger				
Supervisor Breeden				

\_\_\_\_\_  
Chairman of the Board of Supervisors

ATTESTE:

\_\_\_\_\_  
Clerk

**STAFF RECOMMENDATION      APPROVAL      FEBRUARY 22, 2016**

Due to some confusion among developers, legal profession, etc. as to whether a duplex could be on separate lots or on the same lot; and if it was two units on separate lots, are the duplex units or rowhouse units, staff and the County Attorney conferred and determined clarification was needed. This amendment is, therefore, just to clarify the difference between duplex units and rowhouse units. Staff recommends approval.

**PLANNING COMMISSION      APPROVAL      APRIL 5, 2016**

Concurring with staff's recommendation, with a vote of 5 to 0 the Planning Commission recommended approval.

**ORDINANCE REPEALING AND RE-ENACTING**

**AS FOLLOWS:**

**SECTION 2-44**

**OF THE CODE OF ORDINANCES**

**OF**

**ROCKINGHAM COUNTY, VIRGINIA**

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF ROCKINGHAM COUNTY, VIRGINIA:

That the following section of Chapter 2, Administration, are repealed and re-enacted:

Sec. 2-44. Planning, subdivision, and zoning fees.

The fees for services administered by the department of community development shall be as follows:

- (a) Site plan review—Full review, including Fire Marshal’s review:
  - (1) Residential—\$450.00 plus \$25.00 per unit.
  - (2) Agricultural—No fee.
  - (3) Business, industrial, institutional—\$450.00 plus \$25.00 per acre.
  - (4) Mixed development - \$450 + \$25/residential or non-residential unit and \$25/acre of project area
- (b) Site plan review—Administrative review, including Fire Marshal’s review:
  - (1) Minor site plan review—\$250.00.
- (c) Subdivision plats:
  - (1) Preliminary—\$450.00 plus \$25.00 per lot.
  - (2) Construction plans—\$450.00 plus \$25.00 per lot.
  - (3) Final—\$325.00.
  - (4) Single lot (Sec. 16-9 deed exception)—\$100.00.
  - (5) Resubmittal (Sec. 16-9 deed exception)—\$75.00.

- (6) Vacation of plat:
  - a. Before sale of any lot—\$50.00.
  - b. After sale of any lot, instrumental—\$75.00.
  - c. After sale of any lot, ordinance—\$150.00.
  - d. Vacation of boundary lines—\$25.00 per line.
- (7) Variance under section 16-10—\$350.00
- (d) R4 and R5Planned development district (Sec. 17-400 *et seq*) rezoning requests, including Fire Marshal's review:
  - (1) Master planFee—\$750.00 plus \$25.00 per acre.
  - (2) Final plan—\$500.00.
  - (32) Amendments involving a public hearing (based on affected area)—\$750.00 plus \$25.00 per acre of affected area.
  - (3) Proffer amendments not involving a public hearing – \$750.00
- (e) RezoningConventional district (Sec. 17-301 *et seq*) rezoning requests, including Fire Marshal's review:
  - (1) Agricultural (for agricultural uses)—\$150.00.
  - (2) Single- or two-family residential—\$525.00 plus \$25.00 per acre or \$10.00 per unit.
  - (3) Multi-family residentialResidential for more than two families—\$525.00 plus \$25.00 per acre or \$10.00 per unit.
  - (4) Commercial/industrial—\$525.00 plus \$25.00 per acre.
  - (5) Other—\$525.00 plus \$25.00 per acre or \$10.00 per unit.
  - (6) Proffer amendments not involving a public hearing – \$525.00
- (f) Home occupation permit review:
  - (1) Initial issuance—\$50.00.
  - (2) Recertification—\$50.00.Fee – \$25.00
- (g) Home business permit review:
  - (1) Fee – \$50.00
- (gh) Special use permit review:
  - (1) When traffic impact analysis is not required—\$550.00.
  - (2) When traffic impact analysis is required—\$800.00.
- ((hi) Telecommunications facilities:
  - (1) Towers (special use permit process), including consultant review fees—\$5,500.00.
  - (2) Stealth structure (special use permit process), including consultant review fees —\$5,500.00.
  - (3) Adapted support structure, including consultant review fees —\$1,500.00.
  - (4) Collocation—\$500.00.
- (j) Wind energy conversion systems:
  - (1) Large wind energy conversion system requiring a special use permit – &550.00, plus consultant review fees.

- (2) Large wind energy conversion system not requiring a special use permit – any consultant review fees
- (3) Small wind energy conversion system – any consultant fees.
- (k) Solar energy facilities:
  - (1) Large solar energy facility, requiring a special use permit – \$550.00, plus any consultant fees;
  - (2) Large solar energy facility, permitted by zoning district – any consultant fees.
  - (2) Small solar energy facility – any consultant fees.
- (il) Zoning ordinance text amendment:
  - (1) Fee—\$500.00.
- (mj) Comprehensive plan amendment:
  - (1) Map amendment—\$350.00 plus \$25.00 per acre.
  - (2) Text amendment—\$300.00.
- (nk) Board of zoning appeals:
  - (1) Variance—\$350.00.
  - (2) Appeals—\$250.00.
- (ol) Agricultural and forestal districts:
  - (1) New district—\$500.00 per application.
  - (2) Adding parcels—\$250.00 per application.
  - (3) Removing parcels—\$500.00 per application plus postage.
- (pm) Other applications:
  - (1) Comfort or Zoning verification letter—\$50.00.
  - (2) Temporary family health care structure – \$100.00.

This ordinance shall be effective from the \_\_\_ day of \_\_\_\_\_, 2016.

Adopted the \_\_\_ day of \_\_\_\_\_, 2016.

Aye	Nay	Abstain	Absent
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Supervisor Cuevas

Supervisor Eberly

Supervisor Chandler

Supervisor Kyger

Supervisor Breeden

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Chairman of the Board of Supervisors

ATTESTE:

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Clerk