COUNTY of ROCKINGHAM
Department of Community Development

Casey B. Armstrong
Director

May 3, 2016
6:30 p.m.

1. Call To Order

2. Pledge Of Allegiance And Invocation- Steve Pence

3. Approval Of Minutes

3.I. Minutes From April 5, 2016

Documents: PC 4-5-16.DOCX

4. Public Hearing

4.I. Rezonings

4.I.i. REZ16-095

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 Comphrehensive Plan identifies this area as Agricultural Reserve. It is located in Election District 4.

Documents: REZ16-095 - ADMIN REPORT.PDF, REZ16-095 - AREA MAP.PDF, REZ16-095 - MASTER PLAN.PDF, REZ16-095 - PROFFER.PDF

4.II. Ordinance Amendments

4.II.i. OA16-104

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.

Documents: OA16-104 SEC. 17-607 SUPPLEMENTALS FOR CRAFT BREWERIES.PDF

4.II.ii. OA16-109

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.

Documents: OA16-109 SEC. 17-701.03 PRIVATE STREETS.PDF

5. Unfinished Business

5.I. 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.

Documents: OA16-080 SEC. 17-201 CRAFT BREWERY WITH CHANGES.PDF

5.II. 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.

Documents: OA16-081 SEC. 17-606 CRAFT BREWERY.PDF

6. Miscellaneous

7. City Planning Commission Liaison Report

7.I. April 13, 2016- David Rees

8. Upcoming City Planning Commission Liaison Report

8.I. May 11, 2016- Bill Loomis

9. Site Visit

10. Staff Report Overview

10.I. Staff Report 4-27-16

Documents: STAFF REPORT 4-27-16.PDF

11. Adjournment

PLANNING COMMISSION

MINUTES

April 5, 2016

The Rockingham County Planning Commission met on Tuesday, April 5, 2016, in the Board of Supervisors Room in the Rockingham County Administration Center. Members present were, Chairman Rodney Burkholder, Vice Chair Mr. Bill Loomis, Mr. Brent Trumbo, Mr. Steven Pence, and Mr. David Rees. Staff members present were Director of Planning, Rhonda Cooper; Senior Planner, James May; Zoning Administrator Diana Stultz; Code Compliance Officer, Kelly Getz; and Secretary, Amanda Thomas.

At 6:30 p.m., Chairman Burkholder called the meeting to order.

Mr. Rees offered the Pledge of Allegiance and Invocation.

MINUTES

On motion by Mr. Loomis, and seconded by Mr. Trumbo the March 1, 2016, minutes were approved with a 5-0 vote.

REZONING REQUEST

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.

Mr. May presented the request.

Mr. Rees questioned if the lots that are affected would be duplexes or single family homes. Mr. Ted Budd, Developer, stated that the lots would be cottage lots, which are individual units with zero lot lines, but would not be attached.

Mr. May presented the staff recommendation of approval.

Mr. Loomis motioned for the Planning Commission to recommend approval of the proposed rezoning; Mr. Pence seconded the motion.

On a vote of 5-0, the Commission recommended the approval of this rezoning.

PUBLIC HEARING

REZONING REQUEST

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, 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.

Mr. May presented the request.

In response to a question by Mr. Pence, Mr. May stated that the existing house will remain. The applicant has not specified what the use of the house will be, but it will be maintained.

Mr. Loomis questioned if the Sheriff's Department submitted any comments. Mr. May stated that he had inquired how this development would relate to the impact that Aspen Heights had on the Sheriff's Department. The Sheriff's Department's comments were that they have had increased call volume across the board in that area after the construction of Aspen Heights. They were working to get the exact numbers.

Mr. Trumbo indicated that there seem to be a lot of issues for VDOT concerning this property. He questioned if the applicant has offered to conduct a Traffic Impact Analysis (TIA). Mr. May responded that the applicant has not offered to do a TIA for this rezoning. Mr. May noted that a TIA would likely be necessary if the neighboring property, which is owned by the same owner, were to rezone to commercial.

In response to a question by Mr. Rees, Mr. May stated that the road grade issue has yet to be resolved by the Board of Zoning Appeals, but is currently in the application process.

Mr. Rees questioned the distance between the utility line and the walking trail and if the steepness is an issue. Mr. May stated that he is unsure of the exact distance, but because of the utility easement there is no availability for building. The steepness will not come into play other than making for a more difficult walking path.

Mr. Pence asked if VDOT had issues with visibility. Mr. May stated that VDOT questioned if they were reviewing this rezoning with the existing Reservoir Street alignment or the proposed alignment. It was decided to use the proposed Reservoir Street alignment, which would reduce the visibility issues.

Mr. Pence questioned; whether the traffic signal would need to be moved if the adjoining property were to be rezoned. Mr. May stated that, from a planning perspective, the number of access points would be limited off of Stone Spring Road. There are intersections that would be available to have a traffic signal, if future rezonings were to occur.

Mr. Loomis questioned if there was a construction timetable. Mr. May responded that the applicant had stated that there would be no phasing and that they would respond to market forces.

In response to a question by Mr. Trumbo, Mr. May reiterated that with the realignment of Reservoir Street, the intersection would meet sight distance requirements.

Mr. Pence questioned which road grades would not meet requirements. Mr. May stated that the two grades in question were sixteen percent (16%) and that would be the limitation for not accepting them into the system. The applicant has not proposed adding them into the system and all roads would be maintained as private.

Mr. Rees questioned if this would be a gated community. Mr. May stated that a gated entrance has not been proffered.

In response to a question by Mr. Loomis, Mr. May stated that, other than an emergency access, the development would only have one entrance until surrounding properties develop.

At 6:57 p.m., Chairman Burkholder opened the public hearing.

Mr. John Williams, with Williams and Associates and representing Landmark Properties, introduced the Retreat Team and gave a presentation on the plans for this proposed development and the company's current projects. Mr. Williams added that keeping the existing house was not proffered, but if the house is kept, it will be maintained. He stated that it is their hope to have the project completed by 2017, with it being a single-phase project.

Mr. Rees questioned the length of the proffered security. Mr. Williams stated that from his understanding the most issues that a similar property faced came during the period of move-in and the first thirty (30) days after. He indicated that there would be increased security for the first thirty (30) days and the leases are also very strict, with rules such as three-strikes-and-you're-out and gatherings larger than fifteen (15) people required to be registered with management a day in advance help to keep their developments controlled. Mr. Rees asked how many individuals would be on the security staff. Mr. Williams stated that for the first thirty (30) days there would likely be one (1) or two (2) security staff along with managers, assistant managers, full time and part time staff. There is also an entire team that travels to the new developments to help. Mr. Rees questioned who would fulfill the security duties once that team has left. Mr. Williams stated that the internal property management company owned by Landmark will continue to manage the project and deal with any issues. He added that a member of the property management team will live on the site and there is always a property management team member on call.

Mr. Loomis questioned if the regulation of registering a gathering of more than fifteen (15) people only applied to common areas. Mr. Williams stated that it was required no matter the location. He added that someone would not be going around counting the number of individuals in each residence, but if an issue arose and the gathering was not registered with the management team, all individuals who lived in that unit would be given a strike. In previous cases it normally only takes one strike and the issue does not occur again.

Mr. Rees stated that he does not necessarily understand the student housing market and questioned if there was a need for this project. Mr. Williams stated that Landmark Properties makes a business out of predicting the need for this housing market. He added that he does not believe there has been a Retreat built that did not fully lease.

In response to a question by Mr. Loomis, Mr. Williams stated that the units are a mix of two (2), three (3), four (4), and five (5) bedrooms.

Mr. Loomis questioned how three and a half (3.5) parking spaces per unit will work for the five (5) bedroom units. Mr. Williams indicated that they are providing more parking than the County's

requirement, which is two (2) spaces. Mr. Loomis added that he finds this requirement to be questionable, being there are not a lot of student housing developments in the County. Mr. Williams stated that, if he had to guess, the average number of bedrooms would be a little below four (4) per unit and have a three and a half (3.5) parking space requirement. Mr. Williams added that different situations call for more or less parking. Mr. Williams believes that looking at the layout of the proposed development; it will be one (1) bedroom to one (1) parking space; not every individual will have a vehicle, which will allow for guest parking. Mr. Williams stated that he does not have a problem proffering a one (1) to one (1) for parking spaces. It will, however, take away some of the planned green space.

Mr. Burkholder commented that the three (3)-strike policy is interesting and questioned if that was something that worked. Mr. Williams stated that it is very rare for a management team to get to the third strike. Being that around ninety five percent (95%) of the renters have to have parental signatures on the lease, the parents receive a strike notification. Mr. Williams stated that the management team does not want issues either so this policy helps. Mr. Williams added that most of the complaints on noise come from other individuals renting within the development, not from outside. The company does not want a reputation of not being able to control noise.

Mr. Rees questioned if the properties that were mentioned earlier were still owned by the company. Mr. Williams stated that some of them were and some were not. The majority of the developments that are currently being built will be held by the company for several years. If a property is sold, the proffers remain with the property so the new owners will have to continue to abide by them.

Mr. Trumbo stated that Mr. Williams mentioned several things that have not been proffered including: the one (1) on one (1) parking, and change of grade on the access road. Mr. Williams stated that the original proffer was for three and a half (3.5) parking spaces per one (1) unit, and that they will be requesting the rest of the road in the variance, but it is not something that has been proffered. Ms. Cooper added that proffer number twelve (12) is a minimum, but the number can change as needed as the development is being constructed. She also added that the change in the grade of the road is a site plan issue. It will require either a granted variance or a change in the road grade.

Mr. Dale Lam, a representative of the current landowner, BOSA, stated that he would be happy to answer any questions about the history of the property. He stated that his brother, Bill Lam, currently lives in the house. Mr. Lam mentioned that there have been many inquiries about the property. The applicant seems to be the most knowledgeable and professional in the industry and it is felt that they are making the right decision with this applicant. Mr. Lam also mentioned that they are not trying to avoid conducting a TIA.

Mr. Ronnie Sours, an adjoining property owner, stated that the proposed project will impact two sides of his properties. Mr. Sours stated that he understands that this type of zoning, or commercial zoning would be a reasonable request for his two (2) properties that are adjoining. He would like to know how water and sewer will come into this project, as he would like his property to be accommodated with the option of an easement. Mr. Sours also questioned the street stub that would come near his property and stated that it is his understanding that this could be used for interconnection to his property if the need arises and believes this to be a good concept. He questioned, if anything were to develop on his property, if the possible interconnection would remain open. He would like to see a better layout of the proposed parking and roadway in case of the possible future traffic that could be caused by his property. Lastly Mr. Sours stated that he believes the proffered escrow for a traffic signal is needed, however, the unfortunate issue is that with it only being a five (5)-year term, he worries that any development on his

property will cause him to have to pay for a traffic signal. He would like to see the proffer extended. Mr. Sours did state that he is "very much willing" to work with the applicant.

In response to Mr. Sours, Mr. Williams stated that it is planned to run water and sewer up Reservoir Street so it will be located in front of the adjoining property. As far as the street stub, the twenty four feet (24') is what is required by the ordinance. Finally Mr. Williams stated that the five (5)-year escrow is a standard amount of time with VDOT; it is his inclination that, no matter the amount of money contributed by this applicant, it will not change the amount of money that will need to be contributed by another applicant at a later date. If his property were to trigger the need for a traffic signal, it will be his responsibility to contribute his share.

Mr. Loomis questioned if the five (5)-year period has worked for past projects and what the likelihood of needing a signal would be. Mr. Williams stated that the traffic generated by this project will likely never trigger the need for a traffic signal. He stated that the $100,000 contribution would be if another development were to go in and cause the need for a traffic signal. Mr. Williams noted that their company does their own traffic study and it has been found that the average daily trips from one of their developments closely match those of a single family development when comparing the number of beds to beds. The peak hour trips are spread out through a longer period of time than the average single family dwelling.

In response to a question by Mr. Rees, Mr. Williams stated that the number of students using the bus system ranges from development to development.

Mr. Loomis questioned if the Harrisonburg City bus would come to this property and if there would be a bus stop built. Mr. Williams responded that there is a proposed bus stop which will be built to the standards. It cannot be guaranteed that Harrisonburg City buses will run there, but the applicant will do all they can to insure that or will provide a private shuttle service to and from James Madison University.

Mr. Loomis questioned if the proffers that were made are standard for all of the company's facilities. Mr. Williams stated that some states do not allow proffers while others have different names for proffers. There are a few proffers that the company tries to stick to from development to development.

At 7:47 p.m., Chairman Burkholder closed the public hearing.

Mr. Pence noted that he engages in Mr. Dale Lam's financial services, but does not feel that this will alter his decision.

Mr. May presented the staff recommendation of approval.

Mr. Rees stated that he would like to know how the Sheriff's Department feels about this development. He does feel like this is the right location, being within the Urban Development Area, for student housing in the County.

Mr. Loomis stated that he has concerns over the amount of parking and being sure that every student has a place to park, as well as visitors.

Mr. Pence stated that he feels that the strongest point made by the applicant was that they do not plan to sell the property, but will continue to maintain it.

Mr. Rees stated that with a project this size, handicap parking will be needed. Mr. Williams stated that according to the standards it is one (1) handicap space per every twenty five (25) spaces, up to a certain amount of spaces, which would then go to a specific percentage.

Mr. Loomis stated that he understood there would be a loss of some green space and questioned how difficult it would be to add additional parking. Mr. Williams stated that one of the issues of adding parking is that a parking area must have a grade of no more than five percent (5%); however there is the possibility to add parking.

Mr. Loomis motioned for the Planning Commission to recommend approval of the proposed rezoning, with the applicant's modification of the proffer to add one (1) additional parking space for every five (5) bedroom unit; Mr. Pence seconded the motion.

On a vote of 5-0, the Commission recommended the approval of this rezoning with the applicant's modification to the parking proffer.

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.

Mrs. Stultz presented the request.

At 7:56p.m., Chairman Burkholder opened the public hearing.

At 7:57 p.m., seeing as there was no one to speak in favor of or opposition to the ordinance amendment, Chairman Burkholder closed the public hearing.

Mrs. Stultz presented the staff recommendation of approval.

Mr. Loomis motioned for the Planning Commission to recommend approval of the proposed ordinance amendment; Mr. Trumbo seconded the motion.

On a vote of 5-0, the Commission recommended the approval of this ordinance amendment.

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.

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 and as a special use in the A-1 and A-2 zoning districts.

Mrs. Stultz presented the requests.

In response to a question by Mr. Pence, Mrs. Stultz stated that the brewery would not have to grow any of their ingredients, but according to state legislation, a farm brewery must grow some of its product. Being that a craft brewery would not have to grow any of its products it could go into a business district or planned community.

Mr. Loomis questioned if there was another craft brewery to compare to the 250,000 barrels. Mr. May stated that Devils Backbone Brewery, which is among the largest in the state, has a capacity to go to 250,000 barrels but are at 112,000 barrels at the time.

Mr. Trumbo questioned if staff wanted to accommodate a brewery of that size. Mr. May stated that a brewery of that size would need distribution and other amenities. Staff did not want to impose a new definition once a brewery became so large.

Mr. Loomis questioned the size of the Coors brewing plant. Mr. May responded that it was several million.

Mr. Pence questioned if the legal counsel recommends A-1 and A-2 zones for individuals who were not growing the product on their farm. Mrs. Stultz stated that with Rockingham County being largely agricultural, this amendment would not give anyone the opportunity to grow their own products in the business and residential zones. Ms. Cooper added that part of the ambiance of going to a craft brewery is a rural setting; this would allow the County to keep with that trend.

In response to a statement by Mr. Pence, Mrs. Stultz stated that it will be the individuals who really want to grow some of their product that would apply for a special use permit to have a craft brewery on A-1 or A-2.

Mr. Pence stated that he feels a facility of maximum size would be overwhelming in an agricultural setting.

Mr. Trumbo questioned the size of the Devils Backbone Brewery facility. Mr. May stated the major production facility is in Lexington, Virginia. The restaurant and brewing facility in Nelson County only produces 8,000 barrels. Mr. Trumbo added that it would be helpful to know what the footprint of the major production facility is. Mr. May stated that the facility in Lexington is zoned industrial. Mrs. Stultz added that the proposed 250,000 barrels is half of what the state code will allow.

At 8: 11 p.m., Chairman Burkholder opened the public hearing.

Mr. Nathan Blackwell stated that he feels this is a great idea for Rockingham County.

At 8: 12 p.m., Chairman Burkholder closed the public hearing.

Mrs. Stultz presented the staff recommendation of tabling these ordinance amendments as staff would like to come back with supplemental standards in A-1 and A-2.

Mr. Trumbo stated that it would be helpful to know what the footprint of these large facilities would be as he has concerns over the appearance of them. Mr. Loomis added that he believes parking could be an issue with these large facilities. Mrs. Stultz stated that, out of the interested businesses, one proposed a

5,000 sq. ft. facility for a restaurant and brewing area, with the event center would being at a different location. Mrs. Stultz added that the reasoning for a special use permit would be so that they could not expand beyond their maximum without getting another special use permit. She stated that in most cases it would be likely that a facility would choose to move to a more accommodating zoning district if they outgrew their location.

Mr. Trumbo questioned if the maximum barrel amounts could be more comparable to the square footage of a building. Ms. Cooper added that those issues could be resolved with supplemental standards.

Mr. Pence stated that he is concerned with not requiring a portion of the product being grown on A-1 or A-2 properties, and the 250,000 barrels could feel more like an industrial facility than a craft brewery.

Mr. Pence motioned for the Planning Commission to table the proposed ordinance amendments; Mr. Trumbo seconded the motion.

On a vote of 5-0, the Commission tabled these ordinance amendments.

OA16-087 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.

Ms. Cooper presented the request.

In response to a question by Mr. Rees, Ms. Cooper stated that an example of a Temporary Family Health Care Structure would be a separate facility on the same parcel as a home, which would be used for a family member who is in need of a facility that meets their medical needs.

Mr. Loomis questioned if a ramp would qualify as a Temporary Family Health Care Structure. Ms. Cooper stated a ramp could be part of the health care structure. Ms. Cooper added that this type of structure has been in the state code, but we do not have an existing one in Rockingham County.

Mr. Trumbo questioned the reasoning for the price difference in removing parcels from and adding parcels to Ag Forestals. Ms. Cooper stated that the state code requires that the removal of parcels from an Ag Forestal district be only for a good and reasonable cause.

In response to a question by Mr. Pence, Ms. Cooper indicated that the cost of postage and advertising for large rezonings could consume most of the cost of the application fee.

At 8: 35 p.m., Chairman Burkholder opened the public hearing.

At 8: 35 p.m., seeing as there was no one to speak in favor of or opposition to the ordinance amendment, Chairman Burkholder closed the public hearing.

Ms. Cooper presented the staff recommendation of approval.

Mr. Trumbo questioned if, over-all, the prices were similar to where they were before. Ms. Cooper stated that fees were set for submittals that did not already exist; most fees were reduced or stayed the same.

Mr. Loomis motioned for the Planning Commission to recommend approval of the proposed ordinance amendment; Mr. Rees seconded the motion.

On a vote of 5-0, the Commission recommended the approval of this ordinance amendment.

UNFINISHED BUSINESS

There was no unfinished business.

MISCELLANEOUS

There were no miscellaneous items.

CITY PLANNING COMMISSION LIAISON REPORT

Chairman Burkholder gave a report for the March 9, 2016 Harrisonburg City Planning Commission Meeting.

Upcoming Harrisonburg City Planning Commission Meeting

The liaison for the April 13, 2016 Harrisonburg City Planning Commission Meeting is Mr. Rees

SITE VISIT

A site visit was scheduled for April 8, 2016, at 1:00 p.m.

STAFF REPORT OVERVIEW

Ms. Cooper reviewed the staff report.

DRAFT

ADJOURNMENT

At 8: 49 p.m., having no further business, the Commission adjourned

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Rodney Burkholder, Chair

_____

Amanda Thomas, Secretary

DRAFT

Community Development
Rezoning Report
REZ16-095

Planning Commission
May 3, 2016

Board of Supervisors
June 8, 2016

Applicant	Pleasant Run, LC
Tax Map Id	124-(A)- L98
Present Zoning	Medium Density Residential District with Conditions (R-2C)
Proposed Zoning	Medium Density Residential District with Conditions (R-2C)
Location	West of Pleasant Valley Rd (Rt 679) approximately 500 feet north of Spaders Church Rd (Rt 689)
Acreage	71.492
Election District	4
Comprehensive Plan	Agricultural Reserve

Staff Recommendation:	Table	April 28, 2016
Planning Commission:		
Board of Supervisors:		

GENERAL INFORMATION

OVERVIEW / BACKGROUND

In 2009, the Board approved the rezoning of 282.86 acres of land from General Agricultural District (A-2) to Medium Density Residential District with Conditions (R-2C). The conditions to this development, known as the Springs at Osceola, included a phasing plan as well as a condition that limited the minimum size of each lot to no less than 1.2 acres. Since that time, the Springs at Osceola has not developed as quickly as the phasing plan would have permitted. The applicant requests an amendment to the proffered conditions to revise the development plan for the 71-acre portion located on the west side of Pleasant Valley Road to provide smaller lot sizes and a diversity of unit types.

PROFFERS[1]

The applicant has submitted a list of proffered conditions, which has been attached to this report.

COMPREHENSIVE PLAN

The Comprehensive Plan identifies this area as Agricultural Reserve. One of the primary goals of the Comprehensive Plan is to preserve the agricultural industry and economy. The Agricultural Reserve is planned for agricultural uses and uses that support agriculture as a viable way of life and economic enterprise.

ZONING AND EXISTING LAND USE

The Zoning Administrator has expressed concern over the speed in which these lots are developed, noting that other proffers accepted by the Board have allowed only for a certain number per year. Due to the amount of development in the County at this time, the Zoning Administrator is concerned with the impact on emergency services (fire, rescue, and law enforcement) and impacts on schools and roads with no plan for development of the lots.

[1] 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)	Undeveloped
East	General Agricultural District (A-2)	Home Site, Pasture
South	General Agricultural District (A-2)	Home Site, Pasture
West	General Agricultural District (A-2)	Home Site, Pasture

STAFF AND AGENCY ANALYSIS

UTILITIES

Public Works

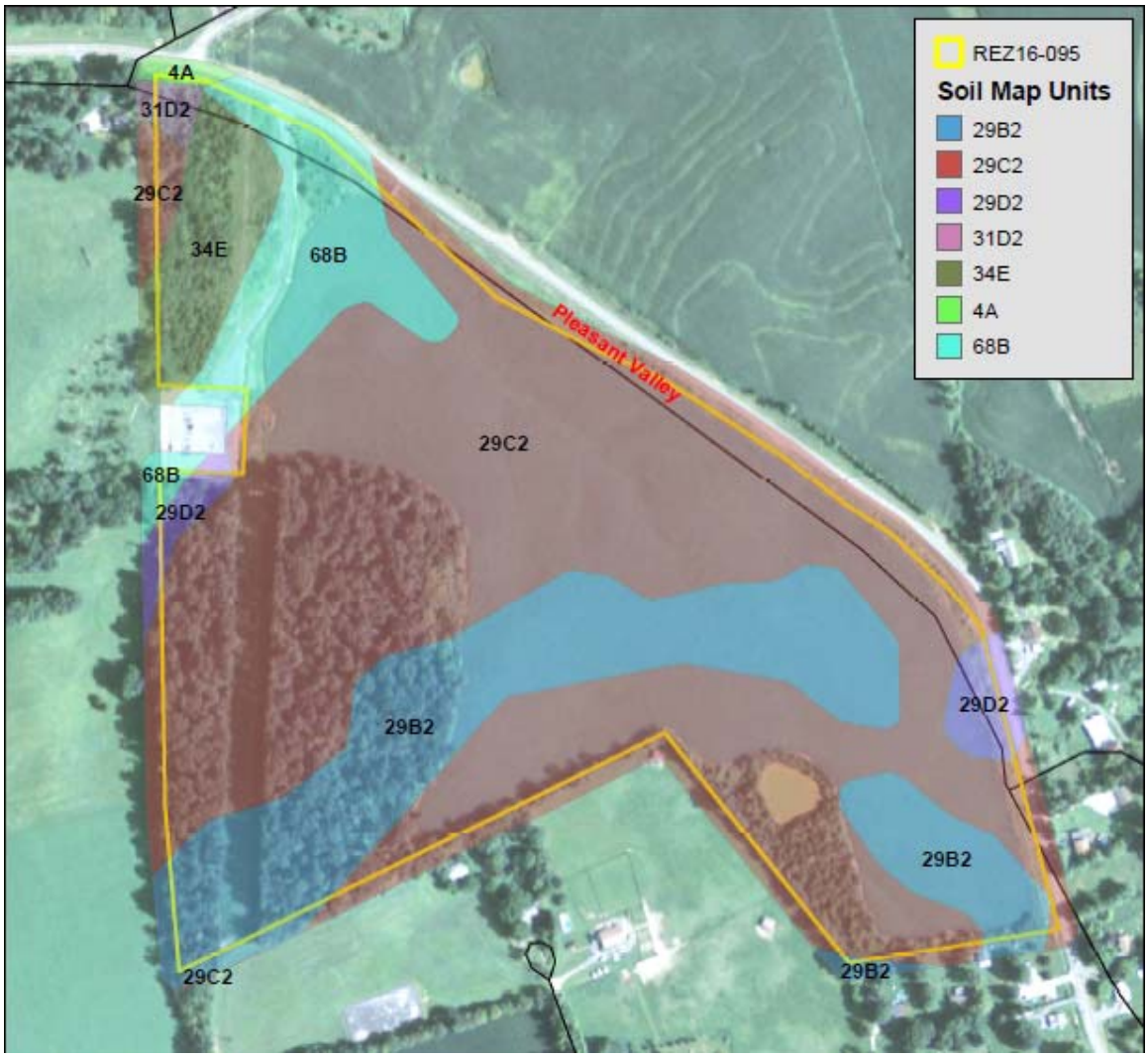
Rockingham County has adequate capacity in both the water and sewer systems in this area to handle the proposed increase in lots. As stated in the conditions and proffers, the applicant will be responsible for running/extending all water and sewer mains and services to adequately serve the development.

Health Department

No comment from the health department; public utilities to serve. If there are any existing wells that need to be abandoned application(s) should be filed at the local health department.

ENVIRONMENTAL

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.

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.

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.

4A

Slopes are 0 to 2 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 30 inches during January, February, March, April, December. This soil meets 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

The Environmental Manager has offered no comments.

PUBLIC FACILITIES

Schools

Rockingham County Public Schools offers the following comments regarding the proposed amendments to the proffers from Pleasant Run LC.

- Students in this development would attend Pleasant Valley Elementary, Pence Middle, and Turner Ashby High School.
- In a development such as this we would plan to have group stops at intersections and possibly at mid-block on longer streets. Therefore I was happy to hear from the developer that sidewalks are planned. We would request that this remain part of the plan.
- The proposed layout showing two connections to Peasant Valley Road is advantageous to the schools. We would be able to serve the development without the need to turn around. We support this layout.
- It was stated at the pre-application meeting that the developer would expect to develop 25 lots per year. I believe this was proffered in the original development. For planning purposes it would be a benefit if the number of lots per year was to be included in the amended proffers as well.

Fire & Rescue

REZ16-095 is located within the Hose Company #4 Volunteer Fire Departments Port Republic Road Substation and Harrisonburg Volunteer Rescue Squads respective response 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. This project will have to meet the requirements of the Rockingham County Fire Prevention Code once started.

Sheriff

The Sheriff’s Office has offered no comments on this application.

TRANSPORTATION

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Pleasant Valley Road (Route 679)	Collector	2-Lane Divided Highway	2,600 vpd	Unposted (55 mph)

* Vehicles Per Day (VPD)

VDOT

1. The change in zoning will increase the allowable density from 36 units to 166 units, a difference of 130 single family homes. This change would increase the potential traffic generation by more than 1,000 vpd. A Traffic Statement dated 4-6-2016 from Valley Engineering has been provided and is included in this memorandum by reference. The memorandum provides justification for not amending the previously submitted 2007 Traffic Impact Analysis.

2. VDOT has received complaints in the past in regards to the safety of the curves on the adjacent roadways as well as the volume and speed of traffic. This development is expected to worsen the existing concerns along the roadways and at nearby major intersections such as Osceola Springs/Port Republic Road and Spaders Church/Port Republic Road. The applicant has not offered to provide any improvements to the adjacent roadway network at time of this letter. The increased volume could contribute to the need for future public improvement projects.

3. Access Management requirements will apply to any access to Pleasant Valley Road. All entrances must meet the requirements found in Appendix F of the VDOT Road Design Manual.

SUMMARY

Considerations

- The amended conditions permit single-family attached units as well as single-family detached units.
- The number of units in this section of the development has been increased from approximately 40 units to 166 units.
- The applicant has proffered that all lots shall be served by public utilities, which are available.

- Rockingham County Public Schools would benefit from a phasing plan or a commitment from the developer to limit the number of new units to no more than 25 per year. The Zoning Administrator also raised this concern.
- The Comprehensive Plan identifies this area as Agricultural Reserve. Staff's original recommendation on the 2007 rezoning was for denial for this reason.
- The applicant has proffered a Plan of Development, showing pedestrian trails and a tentative road network. The applicant is required to provide pedestrian accommodations on at least one side of the street or comparable accommodations; these are not shown on the Plan of Development.
- Rockingham County Public Schools anticipates group stops at intersections and mid-block on longer streets, making sidewalks a serious concern.
- The applicant has submitted, and VDOT has accepted a Traffic Statement to justify not amending the original Traffic Impact Analysis from 2007.
- VDOT has concerns that this development will worsen the existing concerns along the roadways and at nearby major intersections such as Osceola Springs/Port Republic Road and Spaders Church/Port Republic Road, contributing the need for future public improvement projects.
- The Plan of Development shows no turn lanes on Pleasant Valley Road.

Staff Recommendation: Table April 28, 2016

Whereas County staff has been instructed to review the impact on the provision of services for proposed developments within and surrounding the Urban Development Area, staff recommends tabling this request until this review can be completed.

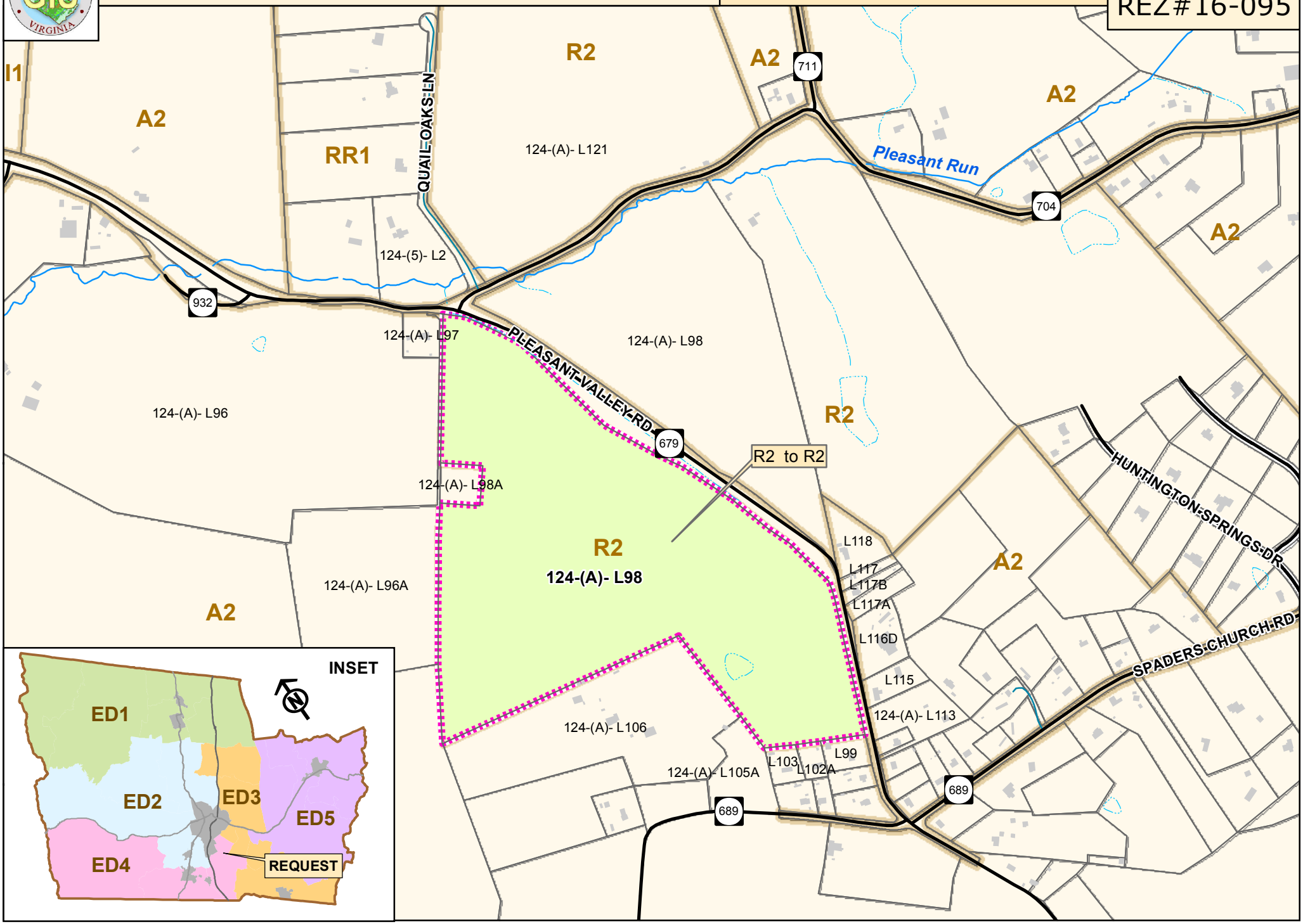
Planning Commission Recommendation:

Board Decision:

Pleasant Run LC Rezoning Request

PC Hearing Date: 5/03/2016
BOS Hearing Date: 6/08/2016

REZ#16-095



SITE QUANTITIES:

RESIDENTIAL

- SINGLE FAMILY ATTACHED:
  - 96 DWELLING UNITS (MINIMUM 6,000 SF)*
- SINGLE FAMILY DETACHED:
  - 70 DWELLING UNITS (MINIMUM 12,000 SF)*

MAXIMUM DENSITY*

- 166 PROPOSED D.U. = 2.32 D.U./AC

**QUANTITIES OF INDIVIDUAL UNIT TYPES ARE SUBJECT TO CHANGE; MAXIMUM DENSITY IS NOT.*

NOTES:

1. PUBLIC WATER & SEWER SERVICE TO BE PROVIDED FOR ALL PROPOSED USES. LOCATION OF PROPOSED WATER & SEWER LINES, MANHOLES, AND OTHER APPURTENANCES IS CONCEPTUAL ONLY. FINAL DESIGN WILL BE SHOWN ON THE FINAL PLANS.
2. PRESENT LAND USE: PASTURE, HAYFIELD AND WOODED AREAS.
3. 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.
4. 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."
5. ALL PUBLIC STREETS WILL HAVE A MINIMUM OF 50' ROW WIDTH. ALL STREETS, EXCEPT PRIVATE STREETS, WILL BE CONSTRUCTED TO VDOT STANDARDS.
6. A PORTION OF THE LAND SHOWN HERON IS LOCATED WITHIN FLOOZ ZONE A2 - AREAS OF 100 YEAR FLOOD (BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED). ALL REMAINING LAND SHOWN IS DESIGNATED ON THE FEMA FLOOD INSURANCE RATE MAPS AS ZONE "C" (AREAS OF MINIMAL FLOODING). FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, VIRGINIA COMMUNITY PANEL NUMBER 520133 0085B, EFFECTIVE DATE: SEPTEMBER 29, 1986.
7. PEDESTRIAN CIRCULATION ROUTES TO COINCIDE WITH THE ROAD SYSTEM, EXCEPT WHERE SHOWN OTHERWISE.
8. FIRE ACCESS LANES SHALL BE DETERMINED BY THE FIRE MARSHALL DURING THE CONSTRUCTION DOCUMENT / SITE PLAN & CONSTRUCTION STAGE.
9. VEGETATED BUFFER AREAS SHOWN ARE CONCEPTUAL IN NATURE AND MAY BE MODIFIED DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS / SITE PLAN.

WESTERN SPRINGS

ROCKINGHAM COUNTY, VA

VALLEY | ENGINEERING
IDEAS MADE REAL
3231 PEOPLES DRIVE
HARRISONBURG, VIRGINIA 22801
TELEPHONE (540) 434-5972 OR (800) 343-6365
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PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS:

DATE: 03/25/2016

PROJECT NO: 10994-1

EXP./CLIENT NO: 8917-1

SCALE: 1"=120'

R-2
PLAN OF
DEVELOPMENT

SHEET NO.:
1

Pleasant Run, LLC

2340 South Main Street
Harrisonburg, VA 22801
Phone: (540) 433-2454

3/21/2016

Mr. James May
Community Development
Rockingham County
20 East Gay Street
Harrisonburg, VA 22802

RE: Pleasant Run LLC Property

Dear Mr. May:

Pleasant Run, LLC property located on the south side of Pleasant Valley Road, identified on the Tax Map of Rockingham County, Virginia, as Parcel No. 124-(A-)- L98 ("the property").

The following conditions and proffers are made part of the rezoning application:

1. Land use is restricted to **single family attached and single-family detached units** within the current R-2 zoning.

2. A minimum of 25% common area shall be included in the development scheme.

3. All lots shall be served by public water and sewer; individual sewage disposal systems and/or wells are prohibited. Developer shall install all water and sewer lines necessary to serve the development.

4. The development's roadway network shall be within substantial conformance to the attached "R-2 Plan of Development" prepared by Valley Engineering and dated March 25th 2016, with the understanding that minor deviations may be necessary during the engineering process.

5. The total number of residential units shall be 166. The developer reserves the option to modify the attached site layout of product mix not to exceed 166 units total, (detached and attached).

6. An impact fee of $730 per lot shall be paid to Rockingham County at the sale of each lot to a homeowner.

7. A homeowners association shall be established to provide for maintenance of the common areas and restrictive covenants shall be placed on record to ensure the compatibility of all proposed improvements.

Sincerely,

Michael Pugh, Member
Pleasant Run, LLC

OA16-104

ORDINANCE
ENACTING
CERTAIN CHANGES TO CHAPTER 17, ARTICLE 6
SECTION 17-607
OF THE CODE OF ORDINANCES
OF
ROCKINGHAM COUNTY, VIRGINIA

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

That a portion of Article 6 Land Uses, Section 17-607 Supplemental standards for certain land uses generally be and hereby is amended as follows:

Article 6. Land Uses

Section 17-607. Supplemental standards for certain land uses

ADD:

Craft Brewery:

A. In the R-4, R-5, MXU, B-1, B-2, PCD, and PMR zoning districts, annual production shall be no more than 250,000 barrels of beer or ale.

B. In the A-1 and A-2 zoning districts, the annual production shall be no more than 15,000 barrels of beer or ale.

AMEND:

Event center.

In the A-1~~,~~ and A-2 districts, unless associated with a craft brewery, and in the RV districts:

A. The event center shall be located within a residence or in a building on the same parcel as a residence.

B. The owner or manager shall live on the property and shall provide full-time management of the establishment.

C. Hours of operation shall be limited to 6 a.m. to 11:00 p.m.

Restaurant

In the A-2 zoning district unless associated with a craft brewery:

A. The use shall be located within a residence.

B. The owner or manager shall live on the property and shall provide full-time management of the establishment.

C. Customer service areas, including all seating and waiting areas as well as restroom facilities, shall comprise no more than thirty percent (30%) of the living space of the residence.

D. Hours of operation shall be limited to 6 a.m. to 11:00 p.m.

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** **April 11, 2016**

This amendment would allow the craft breweries in a business district or planned district to produce more beer or ale than would be permitted in the agricultural districts. In all districts, the amendment would permit the restaurants and event centers with those in the agricultural district requiring special use permit while in a business or planned district, they would be by right.

OA16-109

ORDINANCE REPEALING
AND
RE-ENACTING
SECTION 17-701.03(b)
OF THE CODE OF ORDINANCES
OF
ROCKINGHAM COUNTY, VIRGINIA

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

That Section 17-701.03(b) be and hereby is repealed and re-enacted as follows:

Section 17-701.03. Private streets

(b) ~~No private street shall exceed ten (10) percent grade.~~ Private streets shall not exceed the maximum grades for local rural roads as defined in the AASHTO manual. Fire & Rescue shall inspect any private streets with grades greater than ten (10) percent grade.

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** **April 11, 2016**

With increased requests for variances to the road grades for private roads in subdivisions, staff held discussions with both VDOT and Fire & Rescue. It was found that VDOT does use the AASHTO manual with regards to road grades for local rural roads. Approval of this amendment would allow maximum grades for private streets to comply with the AASHTO manual with Fire and Rescue inspecting any private street with a grade greater than 10% to assure that emergency apparatus could maneuver the roads.

OA16-080

ORDINANCE ENACTING
CERTAIN CHANGES TO CHAPTER 17, ARTICLE 2
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 a portion of Article 2 Definition of terms, Section 17-201. Definitions generally be and hereby is amended as follows:

Article 2, DEFINITION OF TERMS
Section 17-201. Definitions

REMOVE:

~~**Microbrewery.** A facility which produces or packages less than 10,000 barrels of beer or ale annually for wholesale distribution and/or retail sales, and which meets all Virginia Alcohol Beverage Control laws and regulations. Retail sales may occur directly to the consumer through a tap room, attached restaurant, or off-premise sales.~~

ADD:

Craft Brewery. An independent brewery ~~with an annual production~~ of less than 250,000 barrels of beer or ale, a majority of which shall derive its flavor from traditional or innovative brewing ingredients and their fermentation. The product may be available for wholesale distribution, and for retail sales made directly to the consumer through an on-premise tap room or an associated on-site restaurant. This use may include an event

center. All applicable Virginia Alcohol Beverage Control laws and regulations shall be met.

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 March 7, 2016

Several people have been interested in opening craft breweries in Rockingham County. Under State law, craft breweries allow for greater production than farm breweries or microbreweries. Additionally, some of these breweries, while located on larger acreages, would not be on an active farm so even with a smaller amount of production, they would not qualify as a farm brewery. With this ordinance, microbrewery would be replaced by craft brewery. Primarily the difference would be in the number of barrels that could be produced each year. The Code would allow for farm brewery, craft brewery, and industrial brewery.
With the encouragement of agri-tourism in the County, this could be beneficial to Rockingham County, and staff recommends approval.

PLANNING COMMISSION TABLED APRIL 5, 2016

With questions regarding whether in the A-1 and A-2 zoning districts, there should be a certain amount of product grown and questions regarding the size buildings that would be placed on A-1 and A-2 zoned land, with a vote of 5 to 0, the Planning Commission tabled the request.

STAFF RECOMMENDATION APPROVAL APRIL 11, 2016

Determining that since the State does not allow localities to require a certain amount of product to be grown for farm breweries, the County could not set amounts on craft breweries. Due to the concern, however, of the size buildings in the agricultural districts, staff has changed the amendment to state that in the business districts and planned districts, no more than 250,000 barrels may be produced per year and in the agricultural districts, no more than 15,000 barrels may be produced per year. Proposed change is attached.

OA16-080

ORDINANCE ENACTING
CERTAIN CHANGES TO CHAPTER 17, ARTICLE 2
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 a portion of Article 2 Definition of terms, Section 17-201. Definitions generally be and hereby is amended as follows:

Article 2, DEFINITION OF TERMS

Section 17-201. Definitions

REMOVE:

~~**Microbrewery.** A facility which produces or packages less than 10,000 barrels of beer or ale annually for wholesale distribution and/or retail sales, and which meets all Virginia Alcohol Beverage Control laws and regulations. Retail sales may occur directly to the consumer through a tap room, attached restaurant, or off-premise sales.~~

ADD:

Craft Brewery. An independent brewery ~~with an annual production of less than 250,000 barrels~~ of beer or ale, a majority of which shall derive its flavor from traditional or innovative brewing ingredients and their fermentation. The product may be available for wholesale distribution, and for retail sales made directly to the consumer through an on-premise tap room or an associated on-site restaurant. This use may include an event

center. All applicable Virginia Alcohol Beverage Control laws and regulations shall be met.

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 March 7, 2016

Several people have been interested in opening craft breweries in Rockingham County. Under State law, craft breweries allow for greater production than farm breweries or microbreweries. Additionally, some of these breweries, while located on larger acreages, would not be on an active farm so even with a smaller amount of production, they would not qualify as a farm brewery. With this ordinance, microbrewery would be replaced by craft brewery. Primarily the difference would be in the number of barrels that could be produced each year. The Code would allow for farm brewery, craft brewery, and industrial brewery.
With the encouragement of agri-tourism in the County, this could be beneficial to Rockingham County, and staff recommends approval.

OA16-081

ORDINANCE ENACTING
CERTAIN CHANGES TO TABLE 17-606
OF THE CODE OF ORDINANCES
OF
ROCKINGHAM COUNTY, VIRGINIA

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

That Table 17-606 "Land Use and Zoning Table" be and hereby is amended as follows:

Table 17-606 Land Use and Zoning Table
Assembly Uses.
REMOVE:
Microbrewery and the districts in which it is allowed from the table.

ADD (in alphabetical order)**:**
Craft brewery as a permitted use (P) in the R-4, R-5, MXU, B-1, B-2, PCD, and PMR zoning districts and as a special use (SU) in the A-1 and A-2 zoning districts.

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 March 7, 2016

With the on-premise tap room and on-premise restaurant that could be a part of a craft brewery, the zones in which they would be permitted should have a commercial aspect. Staff has suggested this be a permitted use as B-1 and B-2 are commercial, and with the Planned Districts, they would be a part of the master plan. Staff recommends approval.

AMENDED RECOMMENDATION APPROVAL March 29, 2016

In reviewing State Code requirements for farm breweries vs. craft breweries, and as a result of interest in craft breweries, it appears a better alternative would be to allow craft breweries by special use permit in the agricultural districts. A couple of different entities have expressed interest in putting in a craft brewery, but they want to grow part of the products. That would not be permitted in the business districts or the planned districts. Additionally, allowing the craft brewery in the agricultural districts, would allow the restaurant without requiring waivers to the restaurant requirements for agricultural districts. It would assist someone wishing to do the combination brewery, restaurant, event center, etc. to request everything under one application with the County having the ability to place conditions on the request to fit the location, if approved. Staff recommends approval.

PLANNING COMMISSION TABLED APRIL 5, 2016

With questions regarding whether in the A-1 and A-2 zoning districts, there should be a certain amount of product grown and questions regarding the size buildings that would be placed on A-1 and A-2 zoned land, with a vote of 5 to 0, the Planning Commission tabled the request.

STAFF RECOMMENDATION APPROVAL APRIL 11, 2016

Determining that since the State does not allow localities to require a certain amount of product to be grown for farm breweries, the County could not set amounts on craft breweries. Due to the concern, however, of the size buildings in the agricultural districts, staff has changed the amendment to state that in the business districts and planned districts, no more than 250,000 barrels may be produced per year and in the agricultural districts, no more than 15,000 barrels may be produced per year. There would be no change to this amendment as it was tabled because of questions regarding overall amendments for craft breweries.

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PERSONNEL

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	HRMPO TAC Final Approval
July 27	Rockingham County Board of Supervisors Public Hearing
July 21	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
REZ16-095	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
OA16-104	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
OA16-109	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 3rd.

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
Rezonings	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	**REZ16-018**	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
Building										
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
Electrical										
	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
Mechanical										
	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
Other										
	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
Land Use Related										
Erosion and Sediment Permits	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
Total	**124**	**114**		**302**	**318**	**$ 73,221.12**	**$ 90,071.68**		**$ 169,459.69**	**$ 256,550.58**