



Casey B.
Armstrong
Director

COUNTY of ROCKINGHAM
Department of Community Development

July 5, 2016

1. Call To Order
2. Pledge Of Allegiance And Invocation- Rodney Burkholder
3. Approval Of Minutes
 - 3.I. Minutes From June 7, 2016

Documents: [PC 6-7-16.PDF](#)

4. Public Hearing
 - 4.I. Rezoning

4.I.i. REZ16-160

KKB, LLC, P.O. Box 2037, Harrisonburg, VA 22801, to rezone TM# 125-(A)- L6A, located west of Port Republic Rd (Rt 253), north of Stone Port Blvd (Rt 726), and northeast of Apple Valley Rd (Rt 726), from General Residential District (R-3) to Planned Multifamily District (PMF). The Comprehensive Plan designates this area for Mixed Use. Election District 4.

Documents: [REZ16-160 - ADMIN REPORT.PDF](#), [REZ16-160 - AREA MAP.PDF](#), [REZ16-160 - MASTER PLAN.PDF](#), [REZ16-160 - PLAN DESCRIPTION AND PROFFER.PDF](#)

4.I.ii. REZ16-161

Great Eastern Resort Corporation, P.O. Box 6006, Charlottesville, VA 22901, to amend the Master Plan for Woodstone Meadows on TM# 128-(A)- L122A, L122A1, L122A2, L123, & 129-(A)- L16A, totaling 53.61 acres, located east of Resort Drive (Rt 644) approximately 500 feet north of Bloomer Springs Rd (Rt 646), while retaining the existing Planned Residential District (R-5) zoning. The Comprehensive Plan designates this area for Community Residential. Election District 5.

Documents: [REZ16-161 - ADMIN REPORT.PDF](#), [REZ16-161 - AREA MAP.PDF](#), [REZ16-161 - EXISTING CONDITIONS.PDF](#), [REZ16-161 - MASTER PLAN.PDF](#), [REZ16-161 - PLAN DESCRIPTION.PDF](#)

4.II. Ordinance Amendments

4.II.i. OA16-155

Amendment to the Rockingham County Code, Chapter 17 (zoning), Table 801.06.01 Area, Setback, and Height - Conventional to reduce the minimum rear setback for primary structures and for accessory structures which are more than 580 square feet of floor area from 35 feet to 25 feet, and to increase minimum rear setback for accessory dwellings from 5 feet to 25 feet in the A-1, A-2, and RV zoning districts.

Documents: [TABLE 17-806.01 A-1, A-2, RV REAR SETBACKS.PDF](#)

5. Unfinished Business
6. Miscellaneous
7. City Planning Commission Liaison Report
 - 7.I. June 8, 2016- Steve Pence
8. Upcoming City Planning Commission Liaison Report
 - 8.I. July 13, 2016- Brent Trumbo
9. Site Visit
10. Staff Report Overview
 - 10.I. Staff Report 6-22-16

Documents: [STAFF REPORT 6-22-16.PDF](#)

11. Adjournment

20 E. Gay Street Telephone (540) 564-3030 PO Box 1252
Harrisonburg, VA 22802 Fax (540) 564-2922 Harrisonburg, VA 22803

Web Site: www.rockinghamcountyva.gov

PLANNING COMMISSION

MINUTES

June 7, 2016

The Rockingham County Planning Commission met on Tuesday, June 7, 2016, in the Board of Supervisors Room in the Rockingham County Administration Center. Members present were, 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; and Secretary, Amanda Thomas.

At 6:30 p.m., Mr. Loomis called the meeting to order.

Brent Trumbo offered the Pledge of Allegiance and Invocation.

MINUTES

On motion by Mr. Trumbo, and seconded by Mr. Rees the May 3, 2016, minutes were approved with a 4-0 vote.

PUBLIC HEARING

REZONING REQUEST

REZ16-131 SVEC, P.O. Box 236, 147 Dinkel Avenue, Mount Crawford, VA 22841, to rezone TM # 123-(A)- L85, totaling 18.027 acres, located northeast of South Valley Pike (Rt. 11) and east of Oakwood Drive (Rt. 704), from General Agricultural District (A-2) to General Business District (B-1). The Comprehensive Plan identifies this area as Commercial. It is located in Election District 2.

Mr. May presented the request.

Mr. Rees questioned if the location of the entrance off of Rt. 704 [Oakwood Drive] had been determined. Mr. May stated that according to the concept drawing, there are two entrances; however, no matter where the entrances are located they would have to meet VDOT standards.

In response to a question by Mr. Trumbo, Mr. May stated that if the realignment of Oakwood Drive were to take place, it would only impact the southern portion, which VDOT has reviewed.

Mr. Trumbo questioned if the only unresolved issue with VDOT is the sight distance. Mr. May stated the applicant would not be able to receive site plan approval without an approved entrance. Ms. Cooper added that site plans are not required at the rezoning stage and the details would be worked out at the site plan level.

At 6: 44 p.m., Mr. Loomis opened the public hearing.

Mr. Rees stated for the record that he personally knows several employees, including his brother, who work for SVEC. Mr. Rees stated that he feels he can participate in this decision fairly and objectively, in the public interest.

Mr. John Coffey, Vice President of Engineering and Operations for SVEC, spoke on behalf of the applicant. Mr. Coffey stated that there are two SVEC locations in Rockingham County, located in Mt. Crawford and Dayton. After an acquisition in 2010, resulting in the company growing by 530%, it was decided to look at facilities for current and future operations. Mr. Coffey stated the parcel in question is a central location for the two current Rockingham County locations and would provide a minimal impact on both the member base and the employees. The location of this parcel would provide the needed ready-access to Route 11. Mr. Coffey indicated that a single building is planned to house both the headquarters as well as the Rockingham District Operations. This would hold about one hundred (100) employees. In reference to VDOT's sight distance concerns, Mr. Coffey stated that they have had lengthy conversations with VDOT and he believes this issue is resolved.

Mr. Seth Roderick, Director of Planning and Transportation for Valley Engineering, stated that he has been working with SVEC on this project. Mr. Roderick stated that the aerial survey of the property was recently received which allowed for finishing the analysis of the sight distance triangles that are required for VDOT. It was found that the issue is largely due to the existing topography. With having the topography cut down to allow for a right turn lane and entrances, it will allow enough sight distance to meet VDOT's standards. Mr. Roderick stated that this would be confirmed at the site plan level.

At 6:51 p.m., Mr. Loomis closed the public hearing.

Mr. May presented the staff recommendation of approval.

Mr. Rees stated that he is not always in favor of rezoning agricultural land, but he feels this would be a good fit for the property.

Mr. Trumbo stated that from a land use perspective, this is a good fit, but that he is concerned that the property could be used for a variety of intensive uses.

In response to Mr. Trumbo's concern, Mr. Coffey stated there are no plans to use the property for anything other than the current operations of SVEC.

Mr. Pence stated that he does not believe this rezoning would be as much of an impact on neighbors as it would have been ten (10) to fifteen (15) years ago.

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

On a vote of 4-0, the Commission recommended the approval of this rezoning.

UNFINISHED BUSINESS

The Commission had no unfinished business.

MISCELLANEOUS

The Commission had no miscellaneous items.

CITY PLANNING COMMISSION LIAISON REPORT

Mr. Loomis gave a report for the May 11, 2016 Harrisonburg City Planning Commission Meeting.

Upcoming Harrisonburg City Planning Commission Meeting

The Liaison for the June 8, 2016 Harrisonburg City Planning Commission Meeting is Mr. Pence.

SITE VISIT

The Commissioners determined no site visits needed to be scheduled.

STAFF REPORT OVERVIEW

Ms. Cooper reviewed the staff report.

ADJOURNMENT

At 7: 09 p.m., having no further business, the Commission adjourned

Bill Loomis, Vice Chair

Amanda Thomas, Secretary



Community Development Rezoning Report REZ16-160

Planning Commission
July 5, 2016

Board of Supervisors
July 27, 2016

Applicant	KKB, LLC
Tax Map Id	125-(A)- L6A
Present Zoning	General Density Residential District with Conditions (R-3C)
Proposed Zoning	Planned Multifamily District (PMF)
Location	West of Port Republic Rd (Rt 253), north of Stone Port Blvd (Rt 726), and northeast of Apple Valley Rd (Rt 726)
Acreage	6.1
Election District	4
Comprehensive Plan	Community Residential

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

GENERAL INFORMATION

OVERVIEW / BACKGROUND

In 2012, the Board approved the request by KKB, LLC to rezone this property from General Agricultural District (A-2) to General Residential District with Conditions (R-3C). At that time the applicant proffered a master plan and conditions for the development of a multifamily complex. This property is located south of Aspen Heights within the Urban Development Area. The applicant has revised the Master Plan to bring the structures closer to the street, creating a sense of enclosure in keeping with Traditional Neighborhood Design Standards. The applicant describes this as an “upscale student housing residential community.”

PROFFERS¹

The applicant has submitted a master plan as required for the Planned Multifamily District and a set of proffered conditions. These have been 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. Net densities for particular projects would be somewhat higher than gross densities due to the subtraction of non-residential sites, as well as floodplains and other non-buildable areas. Residential development at the high end of this density range is encouraged in order to make efficient use of the land within the growth areas and to prevent suburban sprawl.

ZONING AND EXISTING LAND USE

Zoning has no concerns with this request as long as all road grades can be met without variances.

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	General Business District (A-2)	Homesite
East	Medium Density Residential District (R-2)	Mt. Sinai United Methodist Church
South	General Business District (B-1)	Stone Port (Undeveloped)
West	General Business District (A-2)	Homesite

STAFF AND AGENCY ANALYSIS

UTILITIES

Public Works

Public water and sewer were extended to the property as part of prior projects and are available for connections. However, sewer approval is needed from the City of Harrisonburg for the project. The previous project at this site was granted approval from the City based upon a specific sewage flow design and the number of units and bedrooms for this proposal differs from the previous. The new flow design needs to be submitted to the City for review and approval.

The City of Harrisonburg Department of Public Utilities offers the following comment:

The sanitary sewer will possibly be routed through the Aspen Heights metering station, which discharges into the City public main. On 07/03/2012 the City issued an approval letter to Rockingham County for the Aspen Heights sewer connection. This approval was based on a design flow of 131 gpm; composed of Aspen Heights 184 units (96 gpm) plus reserve for developed and undeveloped lands in the City. On 08/02/2012 the City issued an informal acceptance of the 90 gpm Stone Spring Courtyard; $522 - 431 = 91$ gpm capacity in the City main. Based on recent discussions with designers, their peak flow rate from the proposed rezoning development will be approximately 68 gpm. Per studies from the Department of Public Utilities in 2012, it appears the County may have this capacity available. If the trends show that Aspen Heights' sanitary sewer metering station is not experiencing peak flows above the design rate of 96 gpm, there should not be issues with the proposed rezoning development. However, this

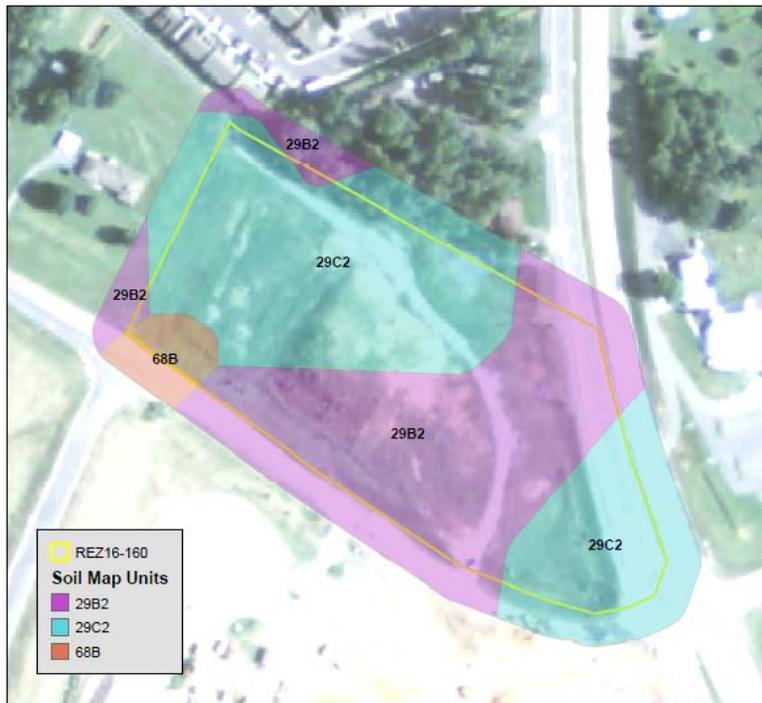
needs to be confirmed by reviewing the trends on the metering station and by possibly installing a temporary flow monitor.

Health Department

If there are any existing private wells located on the parcel that will not be used the applicant should file an application for an abandonment permit with the local health department. If there are any existing onsite sewage disposal systems on the property that will no longer be used the applicant should ensure to abandon properly in place (septic tanks should be pumped, crushed and limed).

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.

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.

PUBLIC FACILITIES

Schools

No comments submitted.

Fire & Rescue

The property is located within the Hose Company #4 Volunteer Fire Departments Port Republic Road Substation and Harrisonburg Volunteer Rescue Squads respective response areas. Our office has no concerns with the rezoning. This project must meet all the requirements of the Rockingham Fire Prevention Code as it moves through the process.

Sheriff

The Sheriff's Office has concern with having the ability to provide the required services for this property.

TRANSPORTATION

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Apple Valley Road (Route 726)	Minor Arterial (Currently)	2-Lane Highway	430 vpd	35 mph
Port Republic Road (Rt. 253)	Minor Arterial	4-lane Divided Highway	11,000 vpd (2014)	45 mph
Stone Port Blvd. (Route tbd, not yet accepted into State System)	Local (Designed to be Collector at build out)	2-Lane Highway	N/A	30 mph (design speed, not posted yet)

* Vehicles Per Day (VPD)

VDOT

1. The proposed rezoning and associated proffer is limiting the development to 140 dwelling units (425 beds). This proposed use will significantly increase traffic on surrounding roadways; however, a Chapter 527 TIA is not warranted. A turn lane warrant analysis has been provided. VDOT concurs with the findings in the analysis; however, depending on when the site develops, the site entrances may need to be re-evaluated with current traffic volumes at that time.
2. Internal Streets will remain private, as proffered.
3. Access to the site will be in accordance to Appendix F of the VDOT Road Design Manual.

Public Transit

Service provided in the area of this development was provided to allow Harrisonburg's citizen's access to Sentara, RMH. Thus those routes do not operate on a JMU schedule and do not provide the type of service necessary for students.

The City of Harrisonburg has taken a position that funding for bus service for housing located in the county must be funded by the developer until such time that the county decides to contribute to funding the system. JMU has indicated that their contribution to the system will not increase for new student housing projects. At this time Harrisonburg would require your project to pay \$118,180 for service to begin fall of 2017. This cost will increase 3% annually. This agreement must be approved by City Council.

HDPT would also require a bus stop location considered safe with adequate room. We will not go into private parking lots. We prefer a stop on with a turn around that provides room and minimal interaction with local traffic. HDPT will provide and install shelters on developer's property on a pad built to our specification. It will be the developer's responsibility to maintain the shelter and keep it presentable.

SUMMARY

Considerations

- The site currently has an approved Master Plan for multi-family structures.
- The applicant has revised the Master Plan to conform to the standards of Traditional Neighborhood Design as called for in the Comprehensive Plan.
- The property is located within the Urban Development Area along a major corridor.
- The property is in close proximity to other student housing developments and commercial developments.
- Public water will be provided by the County and is available to the site.
- Public sewer will be provided by the City of Harrisonburg.
- The applicant must submit a letter of verification from the City of Harrisonburg stating that adequate sewer capacity is available. The applicant has not yet submitted this letter.
- The Sheriff's Office has concerns with having the ability to provide the required services for this property.
- A turn warrant analysis has been submitted, but may need to be revised depending upon traffic levels when the site is developed.
- The applicant has initiated discussions with Harrisonburg Department of Public Transit to provide bus service to the site. This has not been resolved.
- The Master Plan shows approximately 400 parking spaces for the development, surpassing the minimum requirement of 239 spaces for 140 units.

Staff Recommendation: Table

June 28, 2016

The applicant has not submitted a required letter from the City of Harrisonburg stating that public sewer capacity is available for this development. Until the applicant can submit a letter from the City of Harrisonburg, staff recommends tabling this request.

REZ16-
Zoning from

Planning Commission Recommendation:

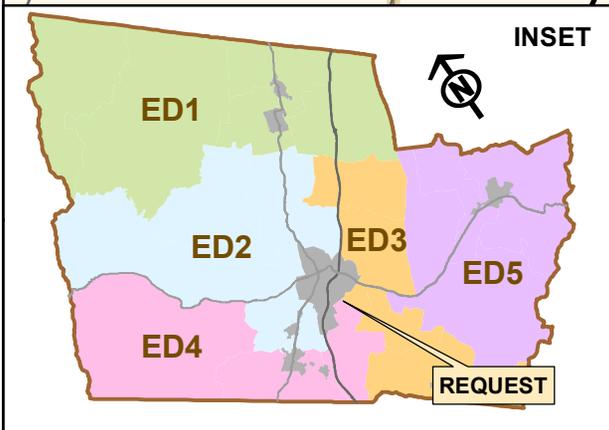
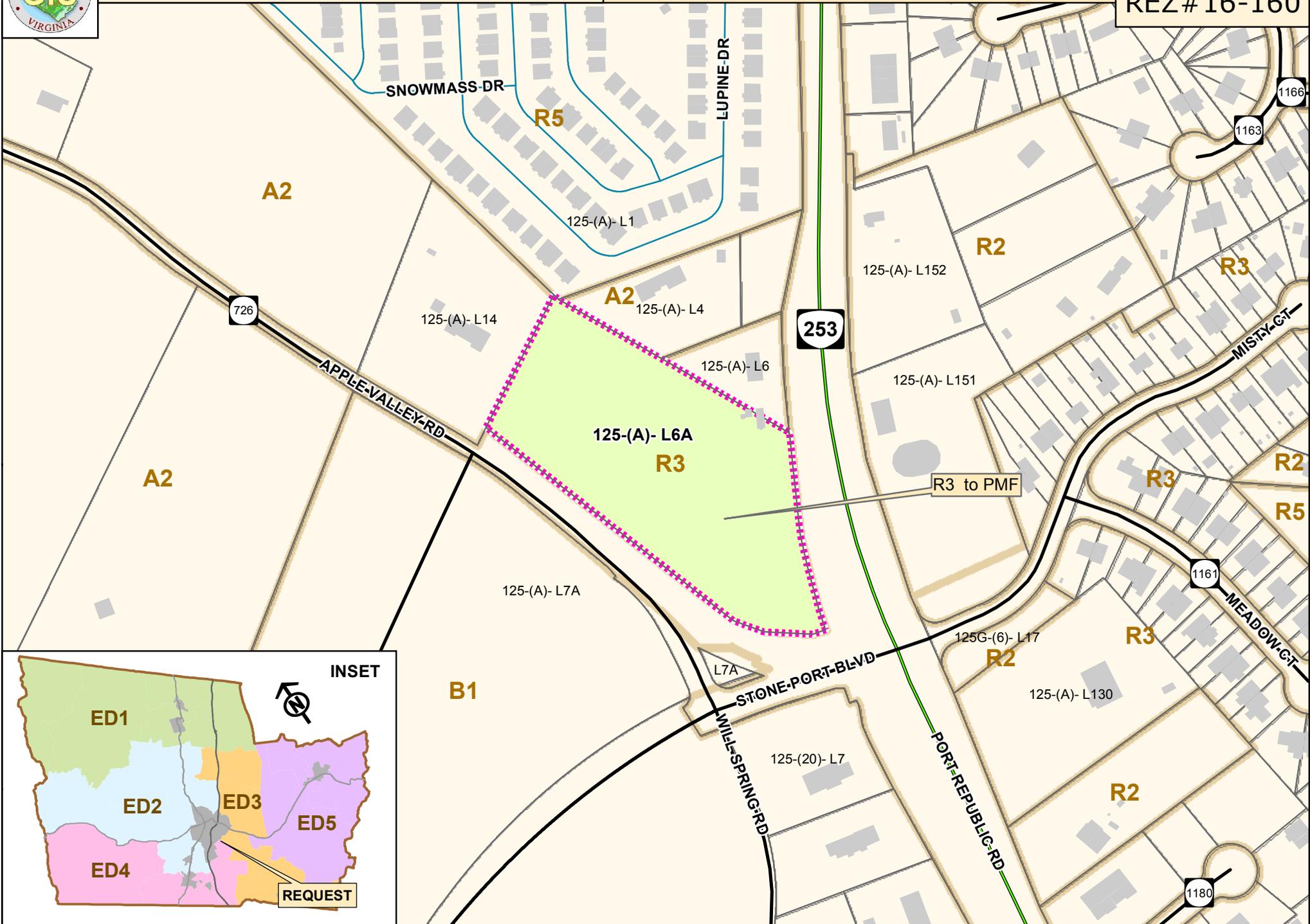
Board Decision:



KKB, LLC Rezoning Request

PC Hearing Date: 7/05/2016
BOS Hearing Date: 7/27/2016

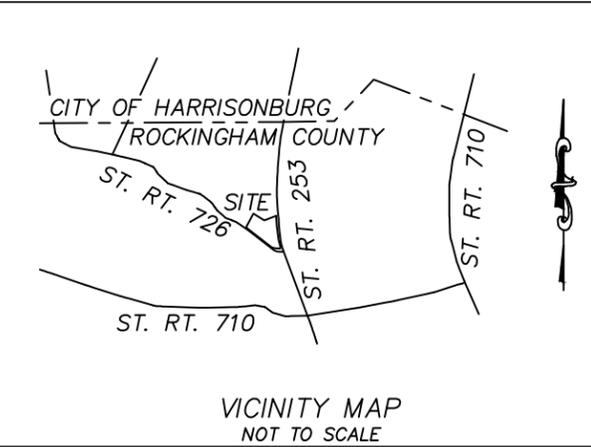
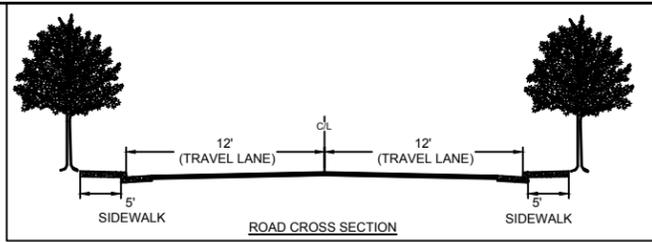
REZ# 16-160





CONCEPT RENDERING

LAND USE	ITE CODE	AMOUNT	UNITS	ADT	WEEKDAY			PM PEAK HOUR		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Apartment (Multi-Family)	220	140	DU	972	14	58	72	62	33	95



VICINITY MAP
NOT TO SCALE

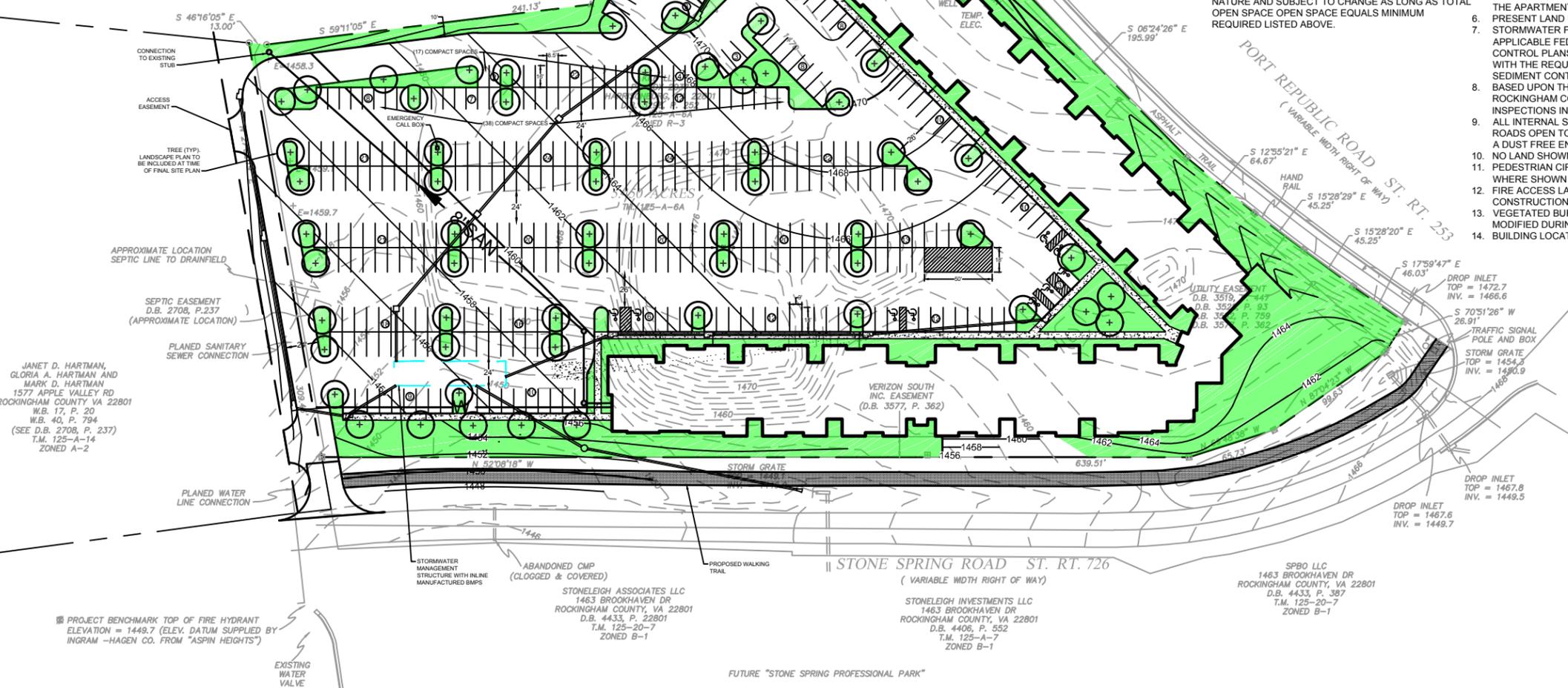
DEVELOPMENT DATA:
 PARCEL ID: 125-A-6A
 SITE AREA: 6.1 ACRES
 PROPOSED USE: APARTMENT COMPLEX
 EXISTING ZONING: R-3
 PROPOSED ZONING: PMF
 PROPOSED UNITS: 140 UNITS
 1 BED ROOM UNITS: 29
 2 BED ROOM UNITS: 24
 4 BED ROOM UNITS: 87
 TOTAL BEDROOMS: 425
 PARKING REQUIRED: 239 SPACES
 PARKING PROVIDED: 402 SPACES
 PROPOSED DENSITY: 22.95 UNITS/ACRE
 OPEN SPACE REQ (15%): 39,857 SF
 OUTSIDE OPEN SPACE REQUIRED: 29,893 SF
 SIDEWALK, 69,430SF GRASSY AREA)
 INDOOR OPEN SPACE PROVIDED: 10,000 SF
 *OPEN SPACE CALCULATIONS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AS LONG AS TOTAL OPEN SPACE OPEN SPACE EQUALS MINIMUM REQUIRED LISTED ABOVE.

- NOTES:
- NO NATURAL SLOPES IN EXCESS OF 25% EXIST ON SITE.
 - NO HISTORIC STRUCTURES EXIST ON SITE.
 - FOR TRAFFIC INFORMATION SEE ATTACHED REPORT
 - 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.
 - THE HARRISONBURG WATER AND SEWER DESIGN STANDARDS SPECIFY A FLOW FACTOR OF 300 GPD PER APARTMENT UNIT. BASED ON THIS, 140 UNITS WILL CONTRIBUTE 42,000 GPD, OR ABOUT 29.1 GPM ON AVERAGE. THEIR DESIGN STANDARDS ALSO SPECIFY USING 250% OF THE AVERAGE FLOW RATE TO DETERMINE PEAK SANITARY FLOWS IN FOR "MAIN" SEWERS. THIS PUTS THE MAXIMUM SANITARY FLOW RATE CONTRIBUTION FROM THE PROPOSED DEVELOPMENT AT 72.9 GPM. BECAUSE THE DAILY FLOW CONTRIBUTION WILL BE OVER A 24-HOUR PERIOD FOR THE APARTMENTS, NO FURTHER "PEAKING" IS NECESSARY.
 - PRESENT LAND USE: RESIDENTIAL AND UNOCCUPIED OPEN SPACE.
 - STORMWATER 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.
 - BUILDING LOCATIONS SHOWN ARE APPROXIMATE IN NATURE.

BRECKENRIDGE GROUP HARRISONBURG LLC
 BUILDING B, SUITE 20
 AUSTIN TX 78746
 D.B. 2745, P. 743
 T.M. 125-A-3
 ZONED R-5

RALPH L. & PATRICIA D. HOUSDEN
 3669 SHEN LAKE DR
 ROCKINGHAM COUNTY, VA 22801
 D.B. 1634, P. 655
 T.M. 125-A-4
 ZONED A-2

FUTURE "ASPIN HEIGHTS"



JANET D. HARTMAN, GLORIA A. HARTMAN AND MARK D. HARTMAN
 1577 APPLE VALLEY RD
 ROCKINGHAM COUNTY VA 22801
 W.B. 17, P. 20
 W.B. 40, P. 794
 (SEE D.B. 2708, P. 237)
 T.M. 125-A-14
 ZONED A-2

STONELEIGH ASSOCIATES LLC
 1463 BROOKHAVEN DR
 ROCKINGHAM COUNTY, VA 22801
 D.B. 4433, P. 387
 T.M. 125-20-7
 ZONED B-1

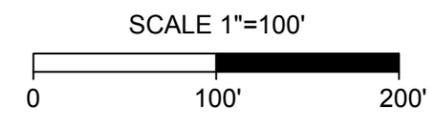
STONELEIGH INVESTMENTS LLC
 1463 BROOKHAVEN DR
 ROCKINGHAM COUNTY, VA 22801
 D.B. 4406, P. 552
 T.M. 125-A-7
 ZONED B-1

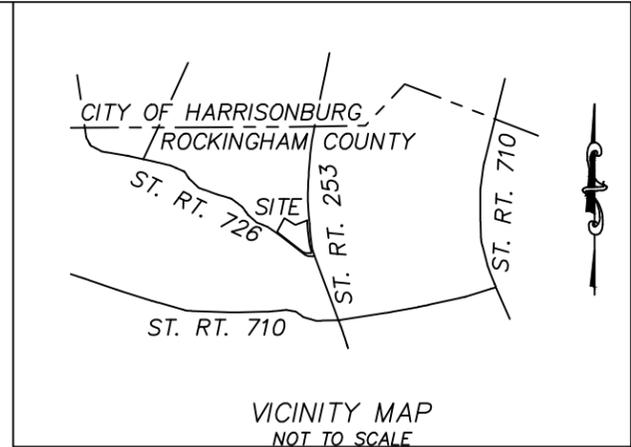
SPBO LLC
 1463 BROOKHAVEN DR
 ROCKINGHAM COUNTY, VA 22801
 D.B. 4433, P. 387
 T.M. 125-20-7
 ZONED B-1

VALLEY COMMONWEALTH PROPERTIES LLC
 1885 PORT REPUBLIC RD
 ROCKINGHAM COUNTY, VA 22801
 D.B. 4179, P. 494
 T.M. 1250-6-17
 ZONED R-2

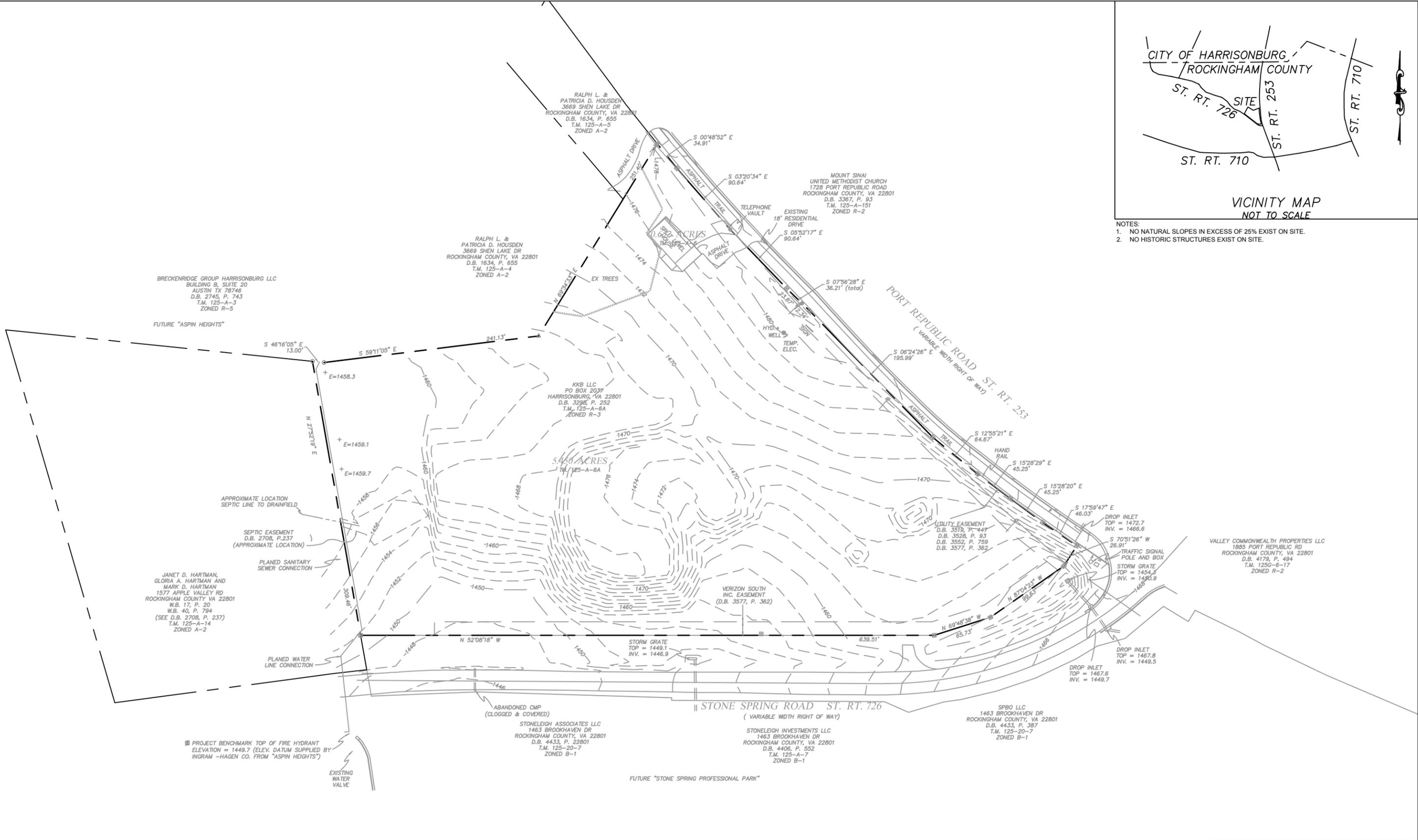
ALTITUDE AT STONE PORT

LAYOUT PLAN 2016-06-02



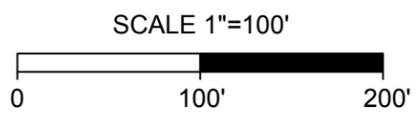


NOTES:
 1. NO NATURAL SLOPES IN EXCESS OF 25% EXIST ON SITE.
 2. NO HISTORIC STRUCTURES EXIST ON SITE.



ALTITUDE AT STONE PORT

EXISTING CONDITIONS 2016-06-02



KKB, LLC – PLAN DESCRIPTION

June 2, 2016

Rezoning Case No: TBD

Tax Map Numbers: 125-(A)-L6 and 125-(A)-L6A – Currently zoned R-C3 and seeking PMF designation

Altitude at Stone Port is a planned upscale student housing residential community to be located in Rockingham County, adjacent to the Harrisonburg City limits in the northwest quadrant of the Port Republic Road/Stone Spring Road intersection which is within a designated high density urban growth area. Altitude at Stone Port will not be phased but rather all units will be delivered during the same general timeframe and all unit rents will be considered “market” rents, i.e., no affordable rents will be offered.

The community will comprise of a centrally connected 2-3 story clubhouse with roof top deck flanked by 2 buildings – the apartment building along Port Republic Road will be 5-stories in height and the building along Apple Valley Road will be a split 4/5 stories in height (due to topography); the highest point for any of the 5-story portions will be 70’ (55’ for the five floors plus 15’ for stairs to roof and architectural/cap feature) which is less than the maximum 75’ allowance per the PMF zoning standard. The layout is shown conceptually on the preliminary Layout Plan dated June 2, 2016 and prepared by Timmons Group.

The “urban” development concept includes, but is not limited to, amenities such as secured building entrances (key-fob access), elevators, a community clubhouse with fitness center and study/computer facilities, roof top deck, outdoor courtyard, storage units, bicycle storage room and additional study rooms with smart technology features. The residential development shall be capped at 140 residential units and 425 bedrooms. A tally of units by type is shown on the Preliminary Site Plan, however, these counts may change provided that the total number of units does not exceed 140, and the total number of bedrooms does not exceed 425. Overall density has been set at approximately 22.95 dwelling units per gross acre, which is considerably less than the current R-3C zoning which allows for approximately 36 units per acre and less than the PMF density which allows for 32 units per acre. The total preliminary parking count will be approximately 402 spaces which far exceeds the required 239 spaces although the Applicant will request waiver of the requirements to provide a minimum of 3% landscaping of the total parking area and one landscaped island every 12 parking spaces in an effort to create additional parking spaces.

As depicted on the preliminary Layout Plan dated June 2, 2016 and prepared by Timmons Group, the building’s exterior will include, but limited to, a combination of upscale veneers such as faux stone, Exterior Insulation Finishing System (EFIS), metal panels, and cement panels. Vinyl siding products will not be utilized. Final curb appeal/aesthetics and color palates have yet to be finalized but the preliminary design is representative.

Primary vehicular access will be provided by a right in/right out on Port Republic Road and a full access driveway on Apple Valley Road. No signalization is currently planned or anticipated as needed at these locations. As neighboring development is expected to occur to the Northwest, i.e., the “Hartman”

parcel, the Applicant and Hartman will enter into a shared access easement agreement (prior to Site Plan approval) for the driveway entrance on Apple Valley Road. The precise locations of the easements will be determined as to best accommodate connection design and construction.

Per the PMF zoning designation, at least 15% of the gross 6.1 acres will be reserved for "Open Space Requirements". This equates to approximately 39,857 sf of which 75% or 29,893 sf must be "Outside Open Space" and the remaining 9,964 sf must be "Indoor Open Space"; preliminary layouts provide approximately 76,230 sf of Outside Open Space and 10,000 sf of Indoor Open space and both of which meet its respective requirements. This outside area will be consist of courtyard area(s) near the clubhouse and vegetative buffers to adjoining properties in keeping with sound landscaping practices.

Overall site grading and layout has been planned to facilitate pedestrian traffic. With the exception of possible 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. 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 the "urban" architectural details, project character descriptions, etc., are itemized in the list of proffered conditions associated with this development.

KKB, LLC – PROFFER STATEMENT

June 2, 2016

Rezoning Case No: TBD

Tax Map Numbers: 125-(A)-L6 and 125-(A)-L6A – Currently zoned R-C3 and seeking PMF designation

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

1. The community shall have secured building entrances, i.e., key fob access and an adequate number of elevators to service the intended uses;
2. A centralized clubhouse with a roof top deck amenity will be offered; adequate indoor bicycle racks shall be provided;
3. Density of the development of the Property shall not exceed 140 dwelling units and 425 beds;
4. The construction shall consist of interconnected, contiguous framed buildings with fire separations (per Code) consisting of a combination of upscale veneers such as faux stone, Exterior Insulation Finishing System (EFIS), metal panels, and cement panels. Vinyl siding products will not be utilized.
5. Internal roadways and parking lot shall be private, with no public maintenance obligations;
6. There shall be two entrances to the Property which shall be constructed according to applicable VDOT standards. The entrances may vary in location and scope from what is shown on the attached Preliminary Site Layout if approved by VDOT and the County as part of the site plan approval process;
7. As part of development of the project, Developer shall construct at its own expense a ten foot (10') wide shared use path along the perimeter of the Stone Spring Road/Apple Valley Road side; this path will be contiguous to the current shared path along Port Republic Road;
8. Landscaped areas shall be oriented to provide vegetative buffers to adjoining properties in keeping with sound landscaping practices. These Landscaped areas shall be installed within sixty (60) days after issuance of certificate of occupancy for the first dwelling in the project.
9. The Developer shall provide one (1) emergency call box in the parking lot; other crime prevention design principles shall be utilized in the design of onsite lighting and landscaping;
10. Any proffers that require improvements to land will be maintained in reasonably good repair at the Developer's expense, except improvements dedicated to and accepted by public agencies.



Community Development Rezoning Report REZ16-161

Planning Commission
July 5, 2016

Board of Supervisors
July 27, 2016

Applicant	Great Eastern Resort Corporation
Tax Map Id	128-(A)- L122A, L122A1, L122A2, 128-(A)- L123, 129-(A)- L16A
Present Zoning	Planned Residential District (R-5)
Proposed Zoning	Planned Residential District (R-5)
Location	South of Resort Dr (Rt 644) approximately 500 feet west of Bloomer Springs Rd (Rt 646)
Acreage	53.61
Election District	5
Comprehensive Plan	Community Residential

Staff Recommendation:	Approval	June 28, 2016
Planning Commission:		
Board of Supervisors:		

GENERAL INFORMATION

OVERVIEW / BACKGROUND

Located on the eastern edge of the Massanutten Resort Area, Woodstone Meadows is an established timeshare community with Planned Residential District (R-5) zoning. This request amends the existing master plan for the Woodstone Meadows community to realign the street network and reduces the number of approved buildings from 79 to 76.

PROFFERS¹

As required for the Planned Residential District (R-5) designation, the applicant has submitted a Master Plan and has proffered a set of conditions. These have been attached to this report.

COMPREHENSIVE PLAN

Community Residential Areas will encompass the primary future urban residential neighborhoods in Rockingham County. This includes Massanutten Resort community.

ZONING AND EXISTING LAND USE

From a zoning standpoint, there are no concerns with this request.

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	General Agricultural District (A-2), Recreational and Residential District (RR-1)	Homesites, Pastures
East	General Agricultural District (A-2), Prime Agricultural District (A-1)	Homesites, Wooded
South	General Agricultural District (A-2), Planned Commercial District (PCD)	Homesites, Massanutten Water Park
West	General Agricultural District (A-2), Planned Resort District (R-4)	Homesite, Massanutten Resort

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.

STAFF AND AGENCY ANALYSIS

UTILITIES

Public Works

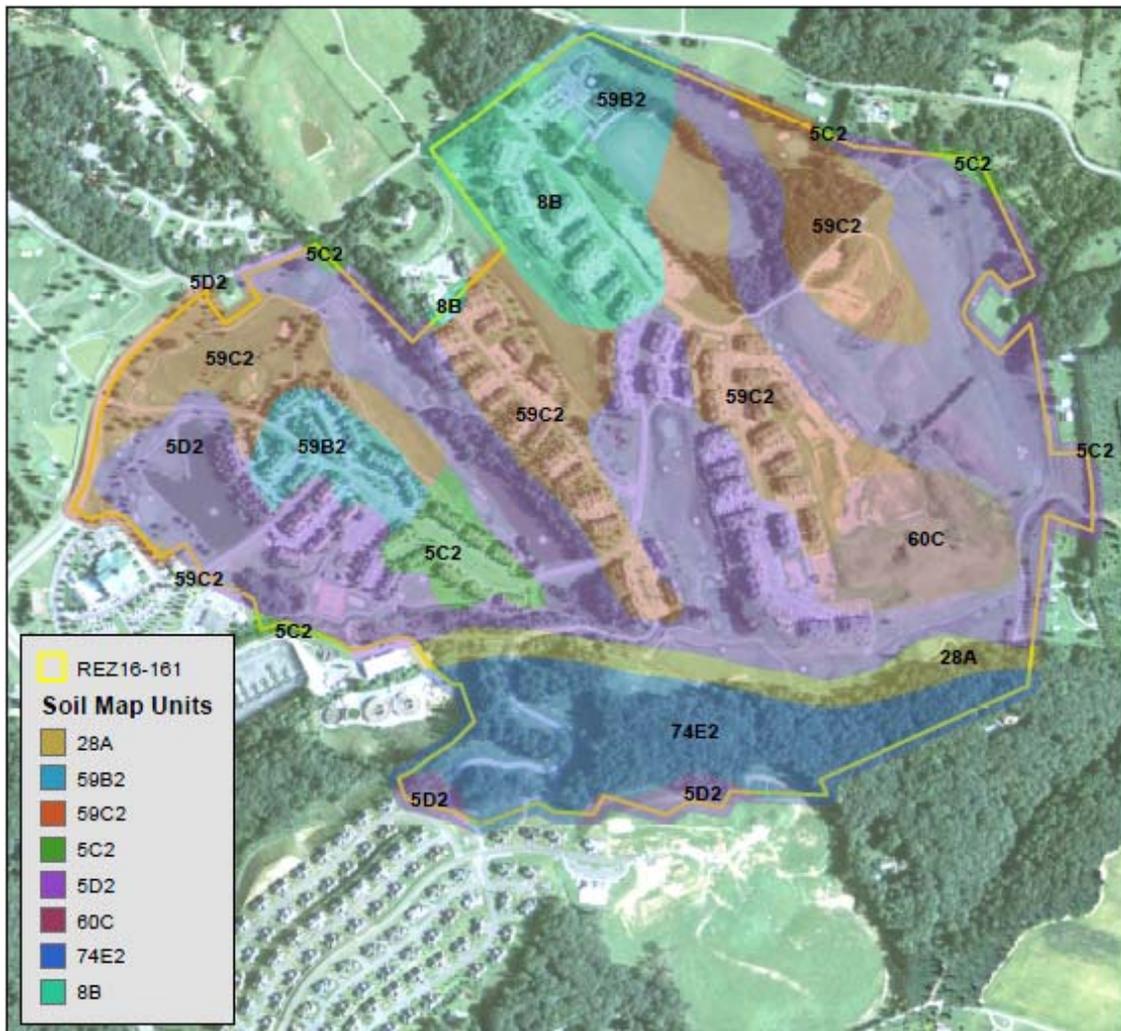
Public Works has no comments on the rezoning. Water and sewer service are provided by Massanutten Public Service Corporation.

Health Department

No comment from the local health department. Public water and sewer will serve.

ENVIRONMENTAL

Soils



5D2 – Slopes are 15 to 25 percent. Depth to a root restrictive layer, bedrock, is 10 to 40 inches. The natural drainage class is well drained to somewhat excessively drained. Water movement in the most restrictive layer is moderately high to high. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. 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.

59C2, 5C2, 60C – Slopes are 7 to 15 percent. Depth to a root restrictive layer, bedrock, is 10 to 40 inches. The natural drainage class is well drained to somewhat excessively drained. Water movement in the most restrictive layer is moderately high to high. Available water to a depth of 60 inches is very low to low. Shrink-swell potential is low to 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.

59B2 – Slopes are 2 to 7 percent. Depth to a root restrictive layer, bedrock, is 20 to 40 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 very low to low. Shrink-swell potential is low to 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.

28A – Slopes are 0 to 2 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly 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 frequently flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, March, April, May, November, December. This soil meets hydric criteria.

74E2 – Slopes are 25 to 45 percent. Depth to a root restrictive layer, bedrock, is 10 to 40 inches. The natural drainage class is well drained to somewhat excessively drained. Water movement in the most restrictive layer is moderately high to high. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. 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.

8B – Slopes are 2 to 7 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 high. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. This soil is not flooded. It is not

ponded. A seasonal zone of water saturation is at 21 inches during January, February, March, November, December. This soil does not meet hydric criteria.

Environment

No comments received.

PUBLIC FACILITIES

Schools

No comments received.

Fire & Rescue

The property is located within the McGaheysville Volunteer Fire Department and Elkton Emergency Squad McGaheysville Sub-station respective first due areas. Our office has no concerns with either rezoning request.

Sheriff

No comments received.

TRANSPORTATION

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Resort Drive (Route 644)	Major Collector	2-Lane Highway	8,000 VPD	35 mph

* Vehicles Per Day (VPD)

VDOT

1. The proposed layout changes appear to be reducing the total expected traffic generation. VDOT does not expect any negative traffic impacts by this rezoning.

SUMMARY

Considerations

- The Woodstone Meadows Master Plan was last reviewed and approved in 2011.

- This revision to the Master Plan retains the existing use for this phase of Woodstone Meadows, timeshare structures.
- The revision reduces the number of permitted structures from 79 to 76.
- The revised road network provides more fluid traffic movement through this phase of the development.
- Water and sewer service are provided by Massanutten Public Service Corporation.
- The proposed layout changes appear to be reducing the total expected traffic generation. VDOT does not expect any negative traffic impacts by this rezoning.

Staff Recommendation: Approval

June 28, 2016

Planning Commission Recommendation:

Board Decision:

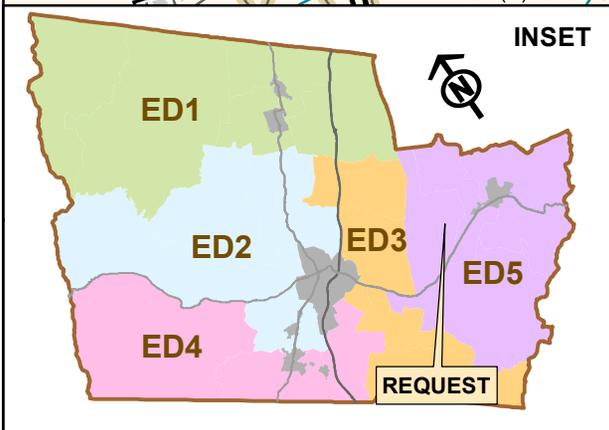
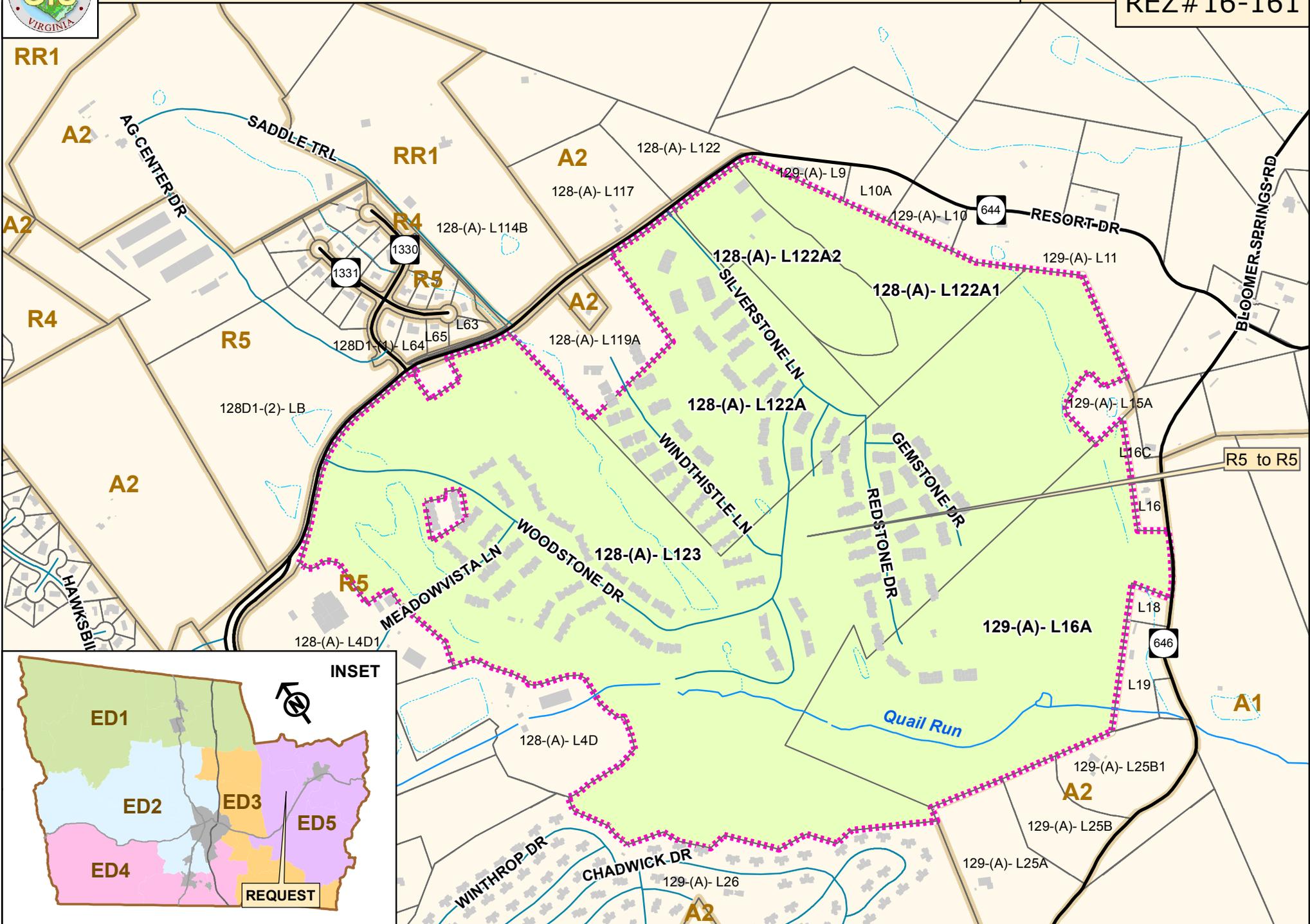


Great Eastern Resort Corporation Rezoning Request



PC Hearing Date: 7/05/2016
BOS Hearing Date: 7/27/2016

REZ# 16-161



ADJACENT LAND OWNERS

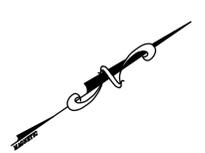
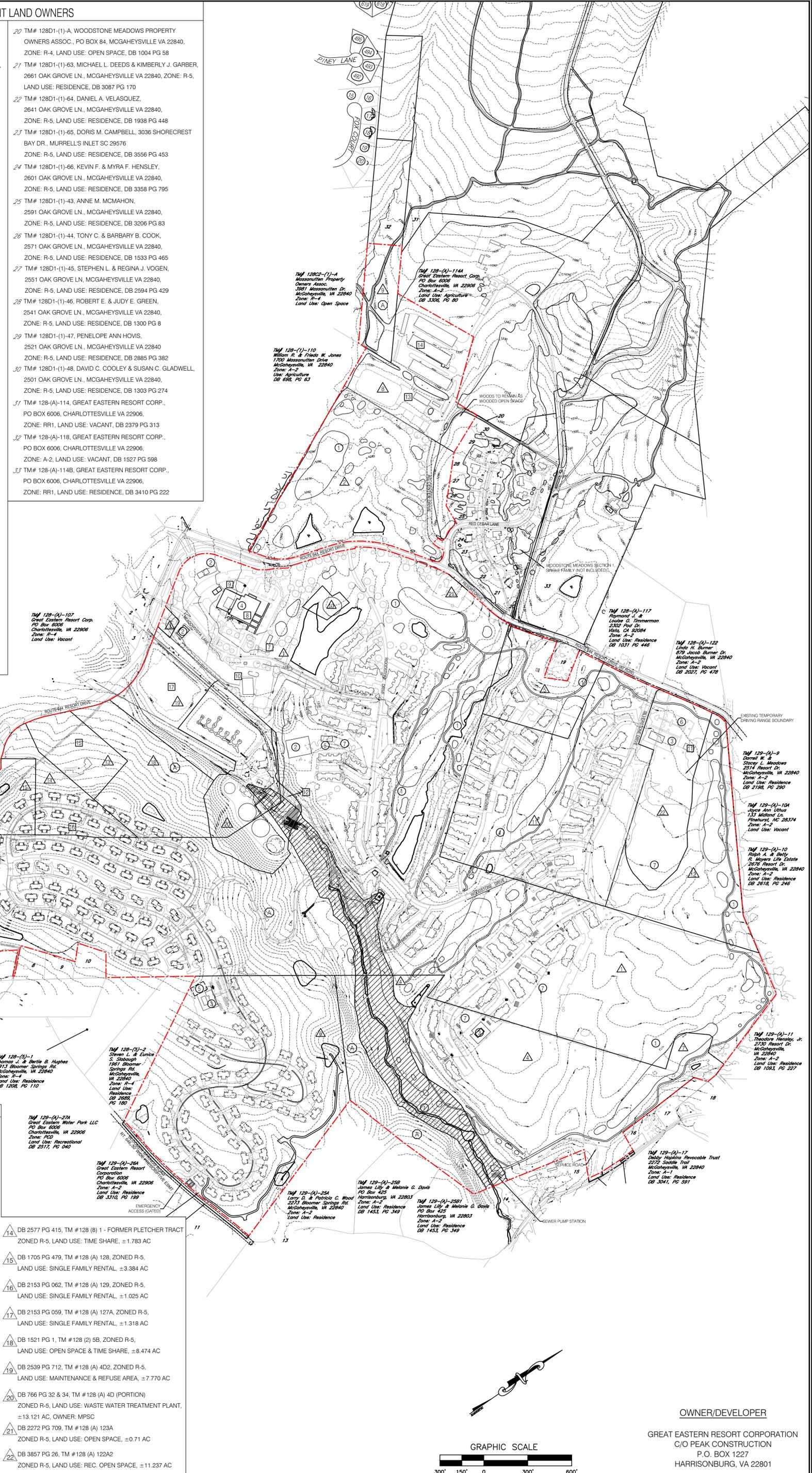
- 1 TM# 128-(A)-109, MASSANUTTEN PROPERTY OWNERS ASSOCIATION, 3981 MASSANUTTEN DR., MCGAHEYSVILLE VA 22840, ZONE: R-4, LAND USE: OPEN SPACE
- 2 TM# 128-(S)-D, MASSANUTTEN PROPERTY OWNERS ASSOCIATION, 3981 MASSANUTTEN DR., MCGAHEYSVILLE VA 22840, ZONE: R-4, LAND USE: OPEN SPACE, DB 2072 PG 789
- 3 TM# 128C3-(1)-A1, MASSANUTTEN PROPERTY OWNERS ASSOCIATION, 3981 MASSANUTTEN DR., MCGAHEYSVILLE VA 22840, ZONE: R-4, LAND USE: OPEN SPACE
- 4 TM# 128C3-(2)-A, MASSANUTTEN PROPERTY OWNERS ASSOCIATION, 3981 MASSANUTTEN DR., MCGAHEYSVILLE VA 22840, ZONE: R-4, LAND USE: OPEN SPACE
- 5 TM# 128-(A)-130A, GREAT EASTERN RESORT CORPORATION, PO BOX 6006, CHARLOTTESVILLE VA 22906, ZONE: A-2, LAND USE: VACANT, DB 1521 PG 1
- 6 TM# 128-(A)-130, DOUGLAS R. & LINDA C. LIFE, 1711 BLOOMER SPRINGS RD., MCGAHEYSVILLE VA 22840, ZONE: A-2, LAND USE: VACANT, DB 723 PG 680
- 7 TM# 128-(A)-130B, DOUGLAS R. & LINDA C. LIFE, 1711 BLOOMER SPRINGS RD., MCGAHEYSVILLE VA 22840, ZONE: A-2, LAND USE: RESIDENCE, DB 723 PG 670
- 8 TM# 128-(A)-126, MARVIN LESTER MERICA, 1779 BLOOMER SPRINGS RD., MCGAHEYSVILLE VA 22840, ZONE: A-2, LAND USE: RESIDENCE
- 9 TM# 128-(A)-126B, CHARLES E. & CATHY N. WILSON, 1797 BLOOMER SPRINGS RD., MCGAHEYSVILLE VA 22840, ZONE: A-2, LAND USE: RESIDENCE, DB 2286 PG 670
- 10 TM# 128-(A)-124A, VAN ALAN & STACY TYREE SCHUMACHER, 1801 BLOOMER SPRINGS RD., MCGAHEYSVILLE VA 22840, ZONE: A-2, LAND USE: RESIDENCE, DB 1201 PG 145
- 11 TM# 129-(A)-26A1, JUDD E. HENSLEY, 4160 WOODLAND DR., HARRISONBURG VA 22801, ZONE: A-2, LAND USE: OPEN SPACE, DB 1305 PG 149
- 12 TM# 129-(A)-25D, FERNANDO ALONSO ROSALES & MARIA ERIKA JIMENIZ, 3006 BUTTERFLY LN., MCGAHEYSVILLE VA 22840, ZONE: A-2, LAND USE: RESIDENCE, DB 2465 PG 681
- 13 TM# 129-(A)-24, ELTON L. & DEBBIE D. LAM, 1045 EAST POINT RD., ELKTON VA 22827, ZONE: A-1, LAND USE: AGRICULTURE, DB 1400 PG 707
- 14 TM# 129-(A)-19, GREAT EASTERN RESORT CORP., PO BOX 6006, CHARLOTTESVILLE VA 22906, ZONE: A-2, LAND USE: RESIDENCE, DB 3068 PG 16
- 15 TM# 129-(A)-18, BEATRICE VIRGINIA KYGER LIFE ESTATE, 18102 WINDSOR HILL DR., OLNEY MD 20832, ZONE: A-2, LAND USE: RESIDENCE, DB 2034 PG 225
- 16 TM# 129-(A)-16, LINDA BURNER, 879 JACOB BURNER DR., MCGAHEYSVILLE VA 22840, ZONE: A-2, LAND USE: RESIDENCE, DB W 04 PG 54
- 17 TM# 129-(A)-16C, LINDA H. BURNER, 879 JACOB BURNER DR., MCGAHEYSVILLE VA 22840, ZONE: A-2, LAND USE: RESIDENCE, DB 2027 PG 481
- 18 TM# 129-(1)-1, MT. ZION UNITED METHODIST CHURCH, 6439 EAST POINT RD., ELKTON VA 22827, ZONE: A-2, LAND USE: CHURCH
- 19 TM# 128-(A)-119A1, EDWARD M. & CATHERINE T. DENT, 2236 RESORT DR., MCGAHEYSVILLE VA 22840, ZONE: A-2, LAND USE: RESIDENCE, DB 1284 PG 703

- 20 TM# 128D1-(1)-A, WOODSTONE MEADOWS PROPERTY OWNERS ASSOC., PO BOX 84, MCGAHEYSVILLE VA 22840, ZONE: R-4, LAND USE: OPEN SPACE, DB 1004 PG 58
- 21 TM# 128D1-(1)-63, MICHAEL L. DEEDS & KIMBERLY J. GARBER, 2661 OAK GROVE LN., MCGAHEYSVILLE VA 22840, ZONE: R-5, LAND USE: RESIDENCE, DB 3087 PG 170
- 22 TM# 128D1-(1)-64, DANIEL A. VELASQUEZ, 2641 OAK GROVE LN., MCGAHEYSVILLE VA 22840, ZONE: R-5, LAND USE: RESIDENCE, DB 1938 PG 448
- 23 TM# 128D1-(1)-65, DORIS M. CAMPBELL, 3036 SHORECREST BAY DR., MURRELLS INLET SC 29576, ZONE: R-5, LAND USE: RESIDENCE, DB 3556 PG 453
- 24 TM# 128D1-(1)-66, KEVIN F. & MYRA F. HENSLEY, 2601 OAK GROVE LN., MCGAHEYSVILLE VA 22840, ZONE: R-5, LAND USE: RESIDENCE, DB 3358 PG 795
- 25 TM# 128D1-(1)-43, ANNE M. MCMAHON, 2591 OAK GROVE LN., MCGAHEYSVILLE VA 22840, ZONE: R-5, LAND USE: RESIDENCE, DB 3206 PG 83
- 26 TM# 128D1-(1)-44, TONY C. & BARBARY B. COOK, 2571 OAK GROVE LN., MCGAHEYSVILLE VA 22840, ZONE: R-5, LAND USE: RESIDENCE, DB 1533 PG 465
- 27 TM# 128D1-(1)-45, STEPHEN L. & REGINA J. VOGEN, 2551 OAK GROVE LN., MCGAHEYSVILLE VA 22840, ZONE: R-5, LAND USE: RESIDENCE, DB 2594 PG 429
- 28 TM# 128D1-(1)-46, ROBERT E. & JUDY E. GREEN, 2541 OAK GROVE LN., MCGAHEYSVILLE VA 22840, ZONE: R-5, LAND USE: RESIDENCE, DB 1300 PG 8
- 29 TM# 128D1-(1)-47, PENLOPE ANN HOVIS, 2521 OAK GROVE LN., MCGAHEYSVILLE VA 22840, ZONE: R-5, LAND USE: RESIDENCE, DB 2885 PG 382
- 30 TM# 128D1-(1)-48, DAVID C. COOLEY & SUSAN C. GLADWELL, 2501 OAK GROVE LN., MCGAHEYSVILLE VA 22840, ZONE: R-5, LAND USE: RESIDENCE, DB 1303 PG 274
- 31 TM# 128-(A)-114, GREAT EASTERN RESORT CORP., PO BOX 6006, CHARLOTTESVILLE VA 22906, ZONE: RR1, LAND USE: VACANT, DB 2379 PG 313
- 32 TM# 128-(A)-118, GREAT EASTERN RESORT CORP., PO BOX 6006, CHARLOTTESVILLE VA 22906, ZONE: A-2, LAND USE: VACANT, DB 1527 PG 598
- 33 TM# 128-(A)-114B, GREAT EASTERN RESORT CORP., PO BOX 6006, CHARLOTTESVILLE VA 22906, ZONE: RR1, LAND USE: RESIDENCE, DB 3410 PG 222

- TM# 128C3-(1)-A1
Massanutten Property Owners Assoc.
3981 Massanutten Dr.
McGaheysville, VA 22840
Zone: R-4
Land Use: Open Space
- TM# 128-(A)-107
Great Eastern Resort Corp.
PO Box 6006
Charlottesville, VA 22906
Zone: R-4
Land Use: Vacant
- TM# 128-(A)-125
Massanutten Property Owners Assoc.
3981 Massanutten Dr.
McGaheysville, VA 22840
Zone: A-2
Land Use: Agriculture
DB 2072, PG 789
- TM# 128-(S)-1
Thomas J. & Berlie B. Hughes
1313 Bloomer Springs Rd.
McGaheysville, VA 22840
Zone: R-4
Land Use: Residence
DB 1206, PG 110
- TM# 128-(A)-22A
Great Eastern Water Park LLC
PO Box 6006
Charlottesville, VA 22906
Zone: R-2
Land Use: Recreational
DB 2517, PG 040
- TM# 128-(A)-25A
Great Eastern Resort Corporation
PO Box 6006
Charlottesville, VA 22906
Zone: A-2
Land Use: Residence
DB 3310, PG 189
- TM# 128-(A)-25A
James Lily & Melanie G. Davis
PO Box 425
Harrisonburg, VA 22803
Zone: A-2
Land Use: Residence
DB 1453, PG 349
- TM# 128-(A)-25B1
James Lily & Melanie G. Davis
PO Box 425
Harrisonburg, VA 22803
Zone: A-2
Land Use: Residence
DB 1453, PG 349

TRACT SCHEDULE

1	DB 1363 PG 544, TM #128 (A) 123, ZONED R-5, LAND USE: RESORT P.U.D., 138.498 AC
2	DB 1378 PG 785, TM #128D1 (2) B, ZONED R-5, LAND USE: RECREATIONAL OPEN SPACE, ±23.439 AC
3	DB 3857 PG 29, TM #128 (A) 4D1, ZONED R-5, LAND USE: OPEN SPACE, ±13.674 AC
4	DB 2414 PG 572, TM #129 (A) 16A, ZONED R-5, LAND USE: RESORT P.U.D., ±47.86 AC
5	DB 1910 PG 325, TM #128 (A) 119A, ZONED R-5, LAND USE: RESORT P.U.D., ±8.358 AC
6	DB 3857 PG 32, TM #129 (A) 26, ZONED R-5, LAND USE: RESORT P.U.D., ±77.205 AC
7	DB 1952 PG 394, TM #129 (A) 15A, ZONED R-5, LAND USE: RECREATIONAL OPEN SPACE, ±2 AC
8	DB 2389 PG 672, TM #128D1 (2) A, ZONED R-5, LAND USE: RIDING STABLE, MAINTENANCE, STORAGE & OFFICES, ±11.72 AC
9	DB 1527 PG 598, TM #128 (A) 119, ZONED R-5, LAND USE: VACANT, ±4.233 AC
10	DB 1772 PG 55, TM #128 (A) 123B, ZONED R-5, LAND USE: TIME SHARE, ±0.900 AC
11	DB 1527 PG 591, TM #128 (A) 122A, ZONED R-5, LAND USE: RESORT P.U.D., ±33.587 AC
12	DB 1684 PG 501, TM #128 (A) 122A1, ZONED R-5, LAND USE: RESORT P.U.D., ±14.21
13	DB 3082 PG 142, TM #128 (B) 2 - FORMER FREDERICK TRACT, ZONED R-5, LAND USE: ADMINISTRATIVE OFFICE, ±4.765 AC
14	DB 2577 PG 415, TM #128 (B) 1 - FORMER PLETCHER TRACT, ZONED R-5, LAND USE: TIME SHARE, ±1.783 AC
15	DB 1705 PG 479, TM #128 (A) 128, ZONED R-5, LAND USE: SINGLE FAMILY RENTAL, ±3.384 AC
16	DB 2153 PG 062, TM #128 (A) 129, ZONED R-5, LAND USE: SINGLE FAMILY RENTAL, ±1.025 AC
17	DB 2153 PG 059, TM #128 (A) 127A, ZONED R-5, LAND USE: SINGLE FAMILY RENTAL, ±1.318 AC
18	DB 1521 PG 1, TM #128 (2) 5B, ZONED R-5, LAND USE: OPEN SPACE & TIME SHARE, ±8.474 AC
19	DB 2539 PG 712, TM #128 (A) 4D2, ZONED R-5, LAND USE: MAINTENANCE & REFUSE AREA, ±7.770 AC
20	DB 766 PG 32 & 34, TM #128 (A) 4D (PORTION), ZONED R-5, LAND USE: WASTE WATER TREATMENT PLANT, ±13.121 AC, OWNER: MPSC
21	DB 2272 PG 709, TM #128 (A) 123A, ZONED R-5, LAND USE: OPEN SPACE, ±0.71 AC
22	DB 3857 PG 26, TM #128 (A) 122A2, ZONED R-5, LAND USE: REC. OPEN SPACE, ±11.237 AC



OWNER/DEVELOPER
GREAT EASTERN RESORT CORPORATION
C/O PEAK CONSTRUCTION
P.O. BOX 1227
HARRISONBURG, VA 22801



VICINITY MAP

- KEY TO IMPROVEMENTS & AMENITIES**
- RECREATIONAL:
- ① GOLF COURSE
 - ② TENNIS/BASKETBALL COURTS
 - ③ SWIMMING POOL COMPLEX
 - ④ CLUBHOUSE
 - ⑤ PICNIC AREA & SHELTER
 - ⑥ CLUBHOUSE, TENNIS/BASKETBALL COURTS, COMMUNITY COMPLEX
 - ⑦ PLAYGROUND AREA
- COMMERCIAL:
- ⑦ GOLF PRO SHOP
 - ⑧ TIME SHARE SALES
 - ⑨ CLUB HOUSE EXPANSION
 - ⑩ GENERAL STORE
 - ⑪ GOLF COURSE MAINTENANCE AREA
 - ⑫ WASTE WATER TREATMENT EXPANSION
 - ⑬ HORSEBACK RIDING STABLES
 - ⑭ MAINTENANCE AREA, STORAGE FACILITIES, ACTIVITY CENTER & OFFICE SPACE
 - ⑮ ADMINISTRATIVE OFFICE
 - ⑯ TEMPORARY RENTAL
 - ⑰ MAINTENANCE & REFUSE AREA
- ⑱ EXISTING WOODED AREA - TO REMAIN IN NATURAL UNDISTURBED STATE TO FULLEST EXTENT POSSIBLE

SCALE 1" = 2000'

SITE AREA & DENSITY TABULATION

AREA:	433.695 AC
MINIMUM ALLOWABLE OPEN SPACE:	108.424 AC (25%)
PERMANENT OPEN SPACE:	109 AC (25%)
RECREATIONAL OPEN SPACE:	101 AC (23%)
VILLAGE CENTER/COMMERCIAL:	30 AC (7%)
DWELLING UNITS:	TIMESHARE
MAXIMUM ALLOWABLE UNITS:	8 UNITS/AC
TOTAL ALLOWABLE UNITS:	3108 UNITS
TOTAL APPROVED UNITS:	1700 UNITS
BEDROOMS PER UNIT:	4 BEDROOMS (75%) 2 BEDROOMS (25%)
GROSS DENSITY ALLOWED:	3.9 UNITS/AC

REZONE LIMITS DENSITY TABULATION

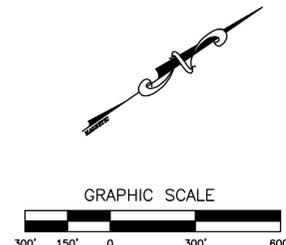
AREA:	53.61 AC
DWELLING UNITS:	TIMESHARE
2011 BUILDINGS APPROVED:	79 BUILDING PADS
CURRENT BLDGS PROPOSED:	76 BUILDING PADS

- PROJECT LEGEND:**
- SYMBOLS**
- E—E— EXISTING WATER LINE
 - S—S— EXISTING SEWER LINE
 - CLUSTER LINES
 - PROPOSED SAN. SEWER
 - PROPOSED WATER
 - WOODED AREAS TO REMAIN
 - STRUCTURE
 - 100 YEAR FLOOD PLAIN



- NOTES:**
- PUBLIC WATER & SEWER SERVICE TO BE PROVIDED FOR ALL COMMERCIAL USES AND FOR ALL DWELLING UNITS. LOCATION OF PROPOSED WATER & SEWER LINES, MANHOLES, FORCE MAINS AND PUMP STATIONS IS CONCEPTUAL ONLY. FINAL DESIGN WILL BE SHOWN ON THE FINAL PLANS.
 - PRESENT LAND USE: PASTURE, HAYFIELD, WOODED AREAS AND EXISTING RECREATION, SERVICE AND TIMESHARE DEVELOPMENT.
 - FUTURE STORM WATER DRAINAGE PLAN AND 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 ON 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.
 - A PORTION OF THE LAND SHOWN HEREON IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN. ALL LAND SHOWN IS DESIGNATED ON THE FEMA FLOOD INSURANCE RATE MAPS DATED SEPTEMBER 29, 1986, ON MAP #510133 0056B AND IS SHOWN AS ZONE "A2" (AREAS OF 100 YEAR FLOOD PLAIN).
 - PEDESTRIAN CIRCULATION ROUTES TO COINCIDE WITH THE ROAD SYSTEM, EXCEPT WHERE SHOWN OTHERWISE.
 - SEE ATTACHED SURVEY PLATS FOR PROPERTY LINE METES AND BOUNDS.
 - THE BOUNDARY AND DESCRIPTION FOR TRACT 9 WAS GENERATED FROM DEED DESCRIPTION RECORDED IN DB 1527 PG 598 AND ADJUSTED AND ROTATED TO MATCH CURRENT WOODSTONE MEADOWS SURVEY.

Revision	Date	Requested By
1	3/30/01	CLIENT
2	3/31/03	CLIENT
3	5/29/03	ROCKINGHAM COUNTY
4	12/24/03	CLIENT
5	2/27/04	CLIENT
6	3/10/04	ROCKINGHAM COUNTY
7	6/16/05	CLIENT
8	4/27/07	CLIENT
9	6/28/07	ROCKINGHAM COUNTY
10	8/3/07	ROCKINGHAM COUNTY
11	04/07/09	CLIENT
12	04/16/09	CLIENT
13	07/05/11	CLIENT
14	05/25/16	CLIENT



OWNER/DEVELOPER
 GREAT EASTERN RESORT CORPORATION
 C/O PEAK CONSTRUCTION
 P.O. BOX 1227
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WOODSTONE MEADOWS
 STONEWALL DISTRICT, McGAHEYSVILLE, VIRGINIA

R-5 MASTER PLAN

PROJECT No 6092-9
 SCALE: 1" = 300'
 DATE: 3/5/01
 DRAFT: 05/25/16
 SHEET 2 OF 2

**WOODSTONE MEADOWS MASTER PLAN AMENDMENT REQUEST
GREAT EASTERN RESORT CORPORATION**

PLAN DESCRIPTION

MAY 25, 2016

Woodstone Meadows continues to represent the primary focus for time-share development at Massanutten Resort. For years it has drawn the attention of purchasers with a six- to twelve-unit building consisting of two-bedroom and four-bedroom lockouts. In 2011, Woodstone Meadows went through its latest Rezone approval with the expansion to the very popular Regal Vista units. Today, the desire and opportunity to introduce new Deluxe-style units is both apparent and feasible. The objective of this application is to offer a more community designed development and revise road networks per the Deluxe-style building. The revision to this section (See Master Plan ‘Rezone Limits’) will increase open space, reduce buildings (79 to 76), and offer a more functional and aesthetic layout for the overall community. Upon approval, this section of Woodstone Meadows will benefit greatly regarding adherence to the County’s updated and approved Ordinance. Pedestrian connectivity will allow this section to be a safe and pleasing space for all site users.

Water and Sewer

Water and sewer services for Woodstone Meadows will be provided by Massanutten Public Service Corporation (MPSC) systems, which is the current provider. All required lines, pump stations, treatment facilities, and other components of the systems will be installed by the developer and owned and maintained by MPSC.

Land Area Sales and Leasing

The only sales anticipated are of time-share units, subject to the Virginia Timeshare Act. No land is expected to be leased, although commercial or service facilities may be leased to and operated by one or more subsidiaries of Great Eastern Resort Corporation or under third party contracts.

**ORDINANCE REPEALING
AND
RE-ENACTING
PORTIONS OF
TABLE 17-806.01
OF THE CODE OF ORDINANCES
OF
ROCKINGHAM COUNTY, VIRGINIA**

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

That portions of Table 17-806.01 be and hereby are repealed and re-enacted as follows:

Table 17-806.01. Area, Setback, and Height – Conventional

In the A-1, A-2, and RV zoning districts, reduce minimum rear setback for primary structures from 35 feet to 25 feet.

In the A-1, A-2, and RV zoning districts, increase minimum rear setback for accessory dwellings from 5 feet to 25 feet.

In the A-1, A-2, and RV zoning districts, reduce minimum rear setback for accessory structures which are more than 580 square feet of floor area from 35 feet to 25 feet.

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

June 9, 2016

In reducing the setbacks for primary dwellings and larger accessory buildings, it reduces the amount of agricultural land used up for dwelling lots and yet maintains the distance that Fire & Rescue considers a safe distance between dwellings. Additionally, it was determined by Community Development staff and Fire & Rescue that allowing the accessory dwellings to be only 5 feet from property lines does not allow for safety in fighting fires.

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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

HOUSE BILL 2 TRANSPORTATION PROJECT APPLICATIONS: ROUNDS 1 & 2 (Rhonda Cooper)

Round 1:

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 voted on by the Commonwealth Transportation Board (CTB) in June. The Rawley Pike (U.S. 33) and South Valley Pike (U.S. 11) projects are included in the list of recommended projects.

Round 2:

Staff will resubmit an application in the upcoming round for the Mayland Road (VA 259) project. Additional projects to be submitted are:

- Bicycle lanes on Dinkel Avenue (Rt. 257) from Town of Bridgewater to US 11, lane improvements on Dinkel Avenue west of US 11, and road improvements on Friedens Church Road (Rt. 682) from US 11 to the railroad crossing project;
- Alignment of intersection of Route 704 (Oakwood Drive and Cecil Wampler) with South Valley Pike (US 11)

USDA RURAL DEVELOPMENT: ADDITIONAL WORKSHOP OFFERED (Rhonda Cooper)

Anne Herring, USDA's Virginia Rural Development Coordinator, has offered to hold a targeted workshop(s) for the Departments of Fire and Rescue and Economic Development.

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's next meeting is July 21. The committee met April 21 to update its 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.

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 early summer. 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 by autumn.

PORT REPUBLIC RURAL VILLAGE GRANT PROJECT (Rhonda Cooper)

Paradigm Design is expected to have a draft Rural Village Plan by mid-summer. 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.

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.

CITYVIEW RE-ADOPTION PROJECT MANAGEMENT PLAN (James May)

At the beginning of 2016, Community Development staff began meeting regularly with members of Technology staff to review the various issues that had arisen over ten years of CityView as the tracking software for the Department. This review generated a list of seven projects to improve the internal processes of the Department as a whole. These projects include improving the tracking of all internal processes through CityView, standardizing the file organization system, converting historic files and data for storage and analysis, opening the CityView Portal, and standardizing all letters and reports. The completion of this Project Management Plan will provide a path forward for addressing these issues. The outcome of this project will be a more efficient and coordinated administrative process fully utilizing the available tools through improved integration of multiple software packages and staff responsibilities.

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 following items were heard by the Commission on June 7:

Item	Description	Comments/ Recommendations
REZ16-131	SVEC, P.O. Box 236, 147 Dinkel Avenue, Mount Crawford, VA 22841, to rezone TM # 123-(A)- L85, totaling 18.027 acres, located northeast of South Valley Pike (Rt. 11) and east of Oakwood Drive (Rt. 704), from General Agricultural District (A-2) to General Business District (B-1). The Comprehensive Plan identifies this area as Commercial. It is located in Election District 2.	Approval, to be heard by Board June 22

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: 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.

Status: Staff is reviewing the best way to work with the accessory dwellings as well as other supplemental standards.

2. Request and Reason: Due to the increasing number of requests for waivers to supplemental standards, at its meeting on April 27, the Board directed staff to study the supplemental standard process.

Status: This is work that will take some time, but staff will begin working with the County Attorney in an endeavor to develop better criteria for supplemental standards.

3. Request and Reason: After receiving several inquiries about enclosing decks, adding a room on a concrete patio, etc., (in old ordinance, decks, patios, etc. could encroach 50%) in rear yards of agricultural districts, the Board, at its May 18th meeting, authorized staff to review the rearyard setbacks in the agricultural districts and draft an ordinance if determined they should be changed.

Status: An ordinance amendment reducing rearyard setbacks to 25' for primary structures and for accessory structures over 580 sq. ft. and for increasing setbacks for accessory dwellings from 5' to 25' in the A-1, A-2, and RV zoning districts will be taken to the Planning Commission on July 5.

UPCOMING PUBLIC HEARINGS

June 8, 2016

Board of Supervisors

6:00 p.m.

Agricultural & Forestal Districts

None.

Special Use Permit

SUP16-132 SVEC, PO Box 236, Mt. Crawford, 22841 for an increase in building height from 45' to 65' on property located on the northeast side of S. Valley Pike (Route 11) and Oakwood Drive (Route 704), Election District #2, zoned A-2 (pending B-1 zoning), Tax Map #123-(A)-85.

Rezoning- Not involving a public hearing

None.

Rezoning- Requiring a public hearing

REZ16-131 SVEC, P.O. Box 236, 147 Dinkel Avenue, Mount Crawford, VA 22841, to rezone TM # 123-(A)- L85, totaling 18.027 acres, located northeast of South Valley Pike (Rt. 11) and east of Oakwood Drive (Rt. 704), from General Agricultural District (A-2) to General Business District (B-1). The Comprehensive Plan identifies this area as Commercial. It is located in Election District 2.

Ordinance Amendments

None.

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 7/21/16.	Ongoing

Ongoing Review/Tasks	Lead Person	Status
Deed Review	Diane	20 deeds in process as 5/31/16: 9 pending review, 11 awaiting revisions
Violations	Kelly	49 active complaints, 21 cases pending legal action as of 6/14/16
Site Plans & Subdivisions	Pete	10 site plans and 2 subdivisions under review as of 6/13/16
Subdivision Ordinance Variances	Diana	0 requests under review, as of 6/13/16
Zoning Ordinance Variances	Diana	0 request under review, as of 6/13/16
Zoning Appeals	Diana	0 requests under review, as of 6/13/16
Home Occupation Permits	Diana	0 permit requests under review, as of 6/13/16
Home Business Permits	Diana	0 permit requests under review, as of 6/13/16
Special Use Permits	Diana	6 permit requests under review, as of 6/13/16
Special Entertainment Permits	Diana	2 permit requests under review, as of 6/13/16
Rezoning	Rhonda	4 rezoning requests under review, as of 6/14/16
Comprehensive Plan Amendments	Rhonda	0 request under review, as of 6/14/16
Permits and Fees Processed	Joe	688 total transactions for month of May 2016
Building Inspections	Joe	879 inspections conducted during May 2016 (averaged 41.86 inspections per day)
Building Plans	Joe	27 Plans under review, as of 6/13/16
Environmental (E&S/Stormwater) Plan Review	Lisa	18 plans under review as of 06/14/16, 20 awaiting permit issuance
Environmental Inspections	Lisa	195 inspections conducted as of 06/14/16
Addressing Commercial/Residential Structures	Kendrick	26 new structures addressed in May 2016
Naming of New Roads	Kendrick	1 new private lane named in May 2016

REQUESTS TABLED BY BOARD OF SUPERVISORS

SPECIAL USE PERMIT APPLICATION(S)					
Year Tabled	Date Tabled	File	Applicant	Request	Election District
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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