COUNTY of ROCKINGHAM
Department of Community Development

Casey B. Armstrong
Director

April 5, 2016

1. Call To Order

2. Pledge Of Allegiance And Invocation- David Rees

3. Approval Of Minutes

4. Public Meeting

4.I. 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.

Documents: REZ16-077 - ADMIN REPORT.PDF, REZ16-077 - AREA MAP.PDF, REZ16-077 - MASTER PLAN.PDF, REZ16-077 - NARRATIVE.PDF, REZ16-077 - PROFFER.PDF

5. Public Hearing

5.I. Rezonings

5.I.i. 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.

Documents: REZ16-069 - ADMIN REPORT.PDF, REZ16-069 - AREA MAP.PDF, REZ16-069 - MASTER PLAN.PDF, REZ16-069 - PLAN DESCRIPTION.PDF, REZ16-069 - PROFFER.PDF

5.II. Ordinance Amendments

5.II.i. 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.

Documents: OA16-062 SEC. 17-201 DUPLEX, ROWHOUSE DEF..PDF

5.II.ii. 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 DEF .PDF

5.II.iii. 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 TABLE 17-606 CRAFT BREWERY.PDF

5.II.iv. 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; settting 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.

Documents: OA16-087 SEC 2-44 PLANNING, SUBDIVISION, AND ZONING FEES FINAL.PDF

6. Unfinished Business

7. Miscellaneous

8. City Planning Commission Liaison Report

8.I. March 9, 2016- Rodney Burkholder

9. Upcoming City Planning Commission Liaison Report

9.I. April 13, 2016- David Rees

10. Site Visit

11. Staff Report Overview

11.I. Staff Report 3-23-16

Documents: STAFF REPORT 3-23-16.PDF

12. Adjournment

Community Development
Rezoning Report
REZ16-077

Planning Commission
April 5, 2016

Board of Supervisors
April 27, 2016

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

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

GENERAL INFORMATION

OVERVIEW / BACKGROUND

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

PROFFERS[1]

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

COMPREHENSIVE PLAN

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

ZONING AND EXISTING LAND USE

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

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

STAFF AND AGENCY ANALYSIS

UTILITIES

Public Works

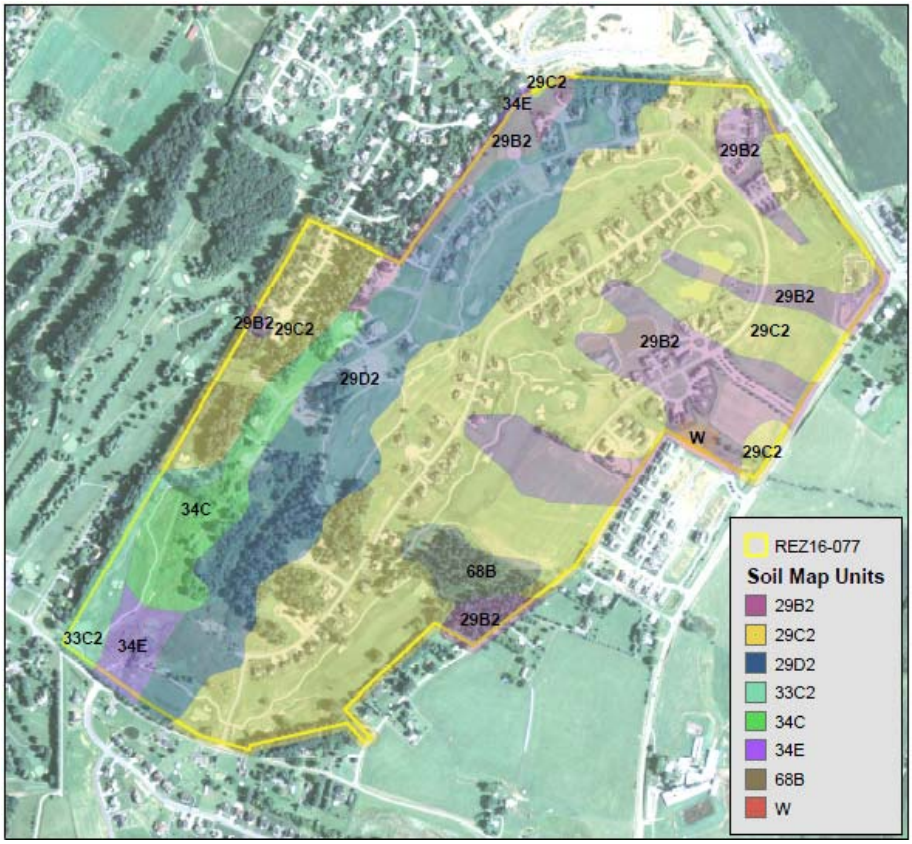
Public works has no issues with the proposed rezoning and master plan amendment. The original water and sewer design was based upon a larger number of residential units than what is being proposed so adequate capacity is available in the water and sewer mains. Extensions of the water and sewer mains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

Health Department

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

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.

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

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

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

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

Environment

No comments submitted by the Environmental Director.

PUBLIC FACILITIES

Schools

No comments submitted by Rockingham County Public Schools.

Fire & Rescue

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

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

Sheriff

No comment submitted by the Office of the Sheriff.

TRANSPORTATION

Traffic Counts

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

* Vehicles Per Day (VPD)

VDOT

1. The Master Plan revision does not appear to be significantly changing the total potential traffic generation. The rezoning does not warrant a Chapter 527 Traffic Impact Analysis (TIA).

2. The streets are proposed to be privately maintained and would not be eligible for addition to the State Secondary System. However, the streets must be designed to VDOT geometrical requirements per County ordinance.

SUMMARY

Considerations

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

Staff Recommendation: Approval March 22, 2016

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

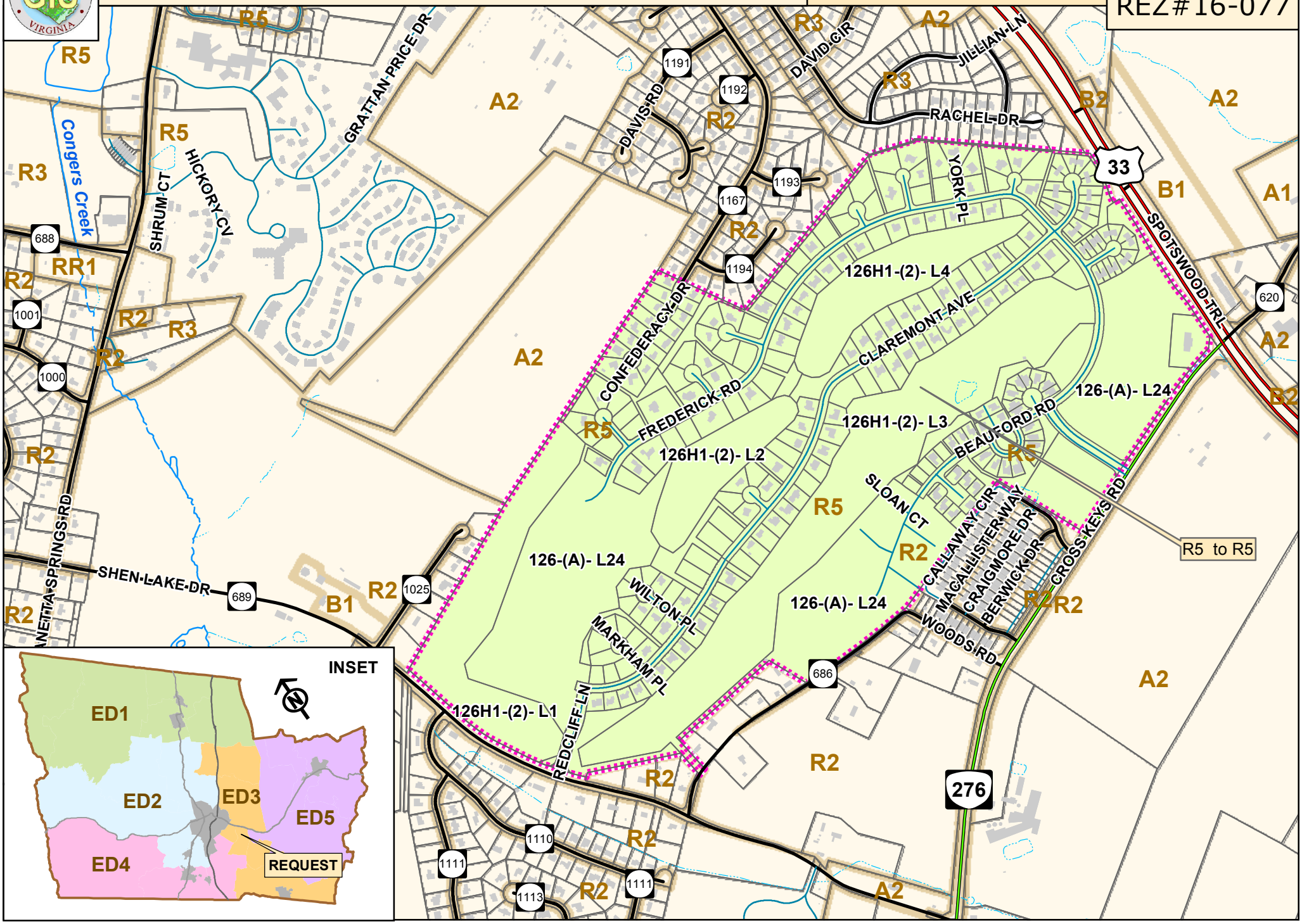
Planning Commission Recommendation:

Board Decision:

SVTB Crossroads LLC Rezoning Request

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

REZ#16-077



BOUNDARY DESCRIPTION:

SEE ATTACHED SURVEY PLAT DATED JUNE 6, 2000 FOR PROPERTY LINE METES AND BOUNDS.

R-5 AREA & DENSITY TABULATION:

TOTAL AREA = 292.32 ACRES

OPEN SPACE = 115.44 ACRES (39.5%)

VILLAGE CENTER = 14.27 ACRES (4.9%)

DWELLING UNITS:
- SINGLE FAMILY ATTACHED = 30 UNITS
- SINGLE FAMILY DETACHED = 303 UNITS
- TOWNHOMES = 64 UNITS
- TOTAL DWELLING UNITS = 397 UNITS

MAXIMUM ALLOWED DENSITY = 8 D.U./ACRE
DENSITY SHOWN = 1.36 D.U./ACRE

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: RESIDENTIAL, GOLF COURSE, PASTURE, HAYFIELD WOODED AREAS AND OPEN SPACE.

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 INTERNAL STREETS TO BE PRIVATE AND MEET MINIMUM ROAD DESIGN REQUIREMENTS SET IN COUNTY CODE.

6. NO LAND SHOWN HEREON IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN.

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.

TRIP GENERATION TABULATION:

DEV. TYPE	UNIT	QUANT.	RATE	DAILY TRIPS
SF HOME	EA.	397	9.57	3,800
COMM.	K-GSF	75	42.94	3,220
		DAILY TRIP TOTAL = 7,020		

TYPICAL SECTION:

VALLEY | ENGINEERING
IDEAS MADE REAL

CROSSROADS FARM

MASTER PLAN

ROCKINGHAM COUNTY, VIRGINIA

MARCH 1, 2016

SCALE: 1" = 200'

0' 100' 200' 400'
SCALE: 1" = 200'

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

VALLEY | ENGINEERING
IDEAS MADE REAL

CROSSROADS FARM

EXISTING CONDITIONS

ROCKINGHAM COUNTY, VIRGINIA

MARCH 1, 2016
SCALE: 1" = 200'

0' 100' 200' 400'
SCALE: 1" = 200'

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

PLAN DESCRIPTION ***March 1, 2016***

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

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

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

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

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

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

PROFFER STATEMENT
RE: Crossroads Farm
Owner/Developer: SVTB Crossroads, LLC
March 1, 2016
Rezoning Case No: TBD
Tax Map Numbers: 126-(A)-L24

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

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

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

_____ _____
Signature of Owner's Representative Date

_____
Printed Name, Title

Community Development
Rezoning Report
REZ16-069

Planning Commission
April 5, 2016

Board of Supervisors
April 27, 2016

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

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

GENERAL INFORMATION

OVERVIEW / BACKGROUND

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

PROFFERS[1]

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

COMPREHENSIVE PLAN

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

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

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

[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.

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

ZONING AND EXISTING LAND USE

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

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

Adjoining Properties and Uses

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

STAFF AND AGENCY ANALYSIS

UTILITIES

Public Works

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

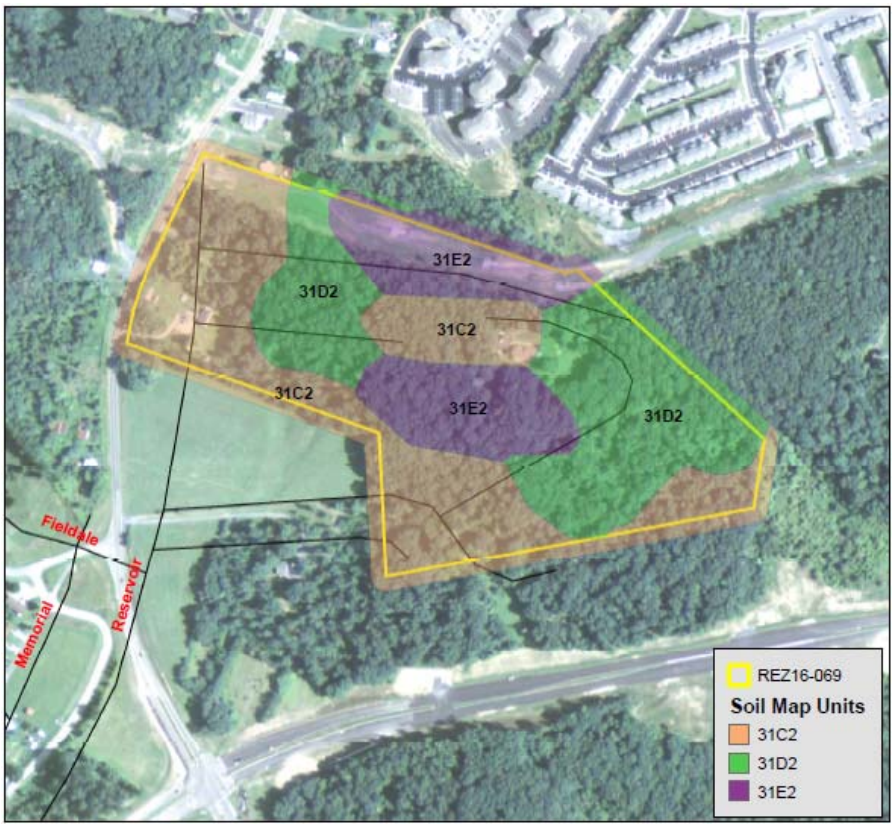
Reservoir Street. All County-owned and County-maintained sewer would need to be gravity systems. Pump stations and force mains are not desirable. Adequate capacity is available in the downstream sewer system and adequate water flow can be provided. Public Works would prefer the water be extended along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

Health Department

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

ENVIRONMENTAL

Soils



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

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

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

Environment

No comment from the Environmental Director.

PUBLIC FACILITIES

Schools

No comment from Rockingham County Public Schools.

Fire & Rescue

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

Sheriff

No comment from the Office of the Sheriff.

TRANSPORTATION

Traffic Counts

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

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

* Vehicles Per Day (VPD)

VDOT

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

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

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

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

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

SUMMARY

Considerations

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

Staff Recommendation: Approval March 22, 2016

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

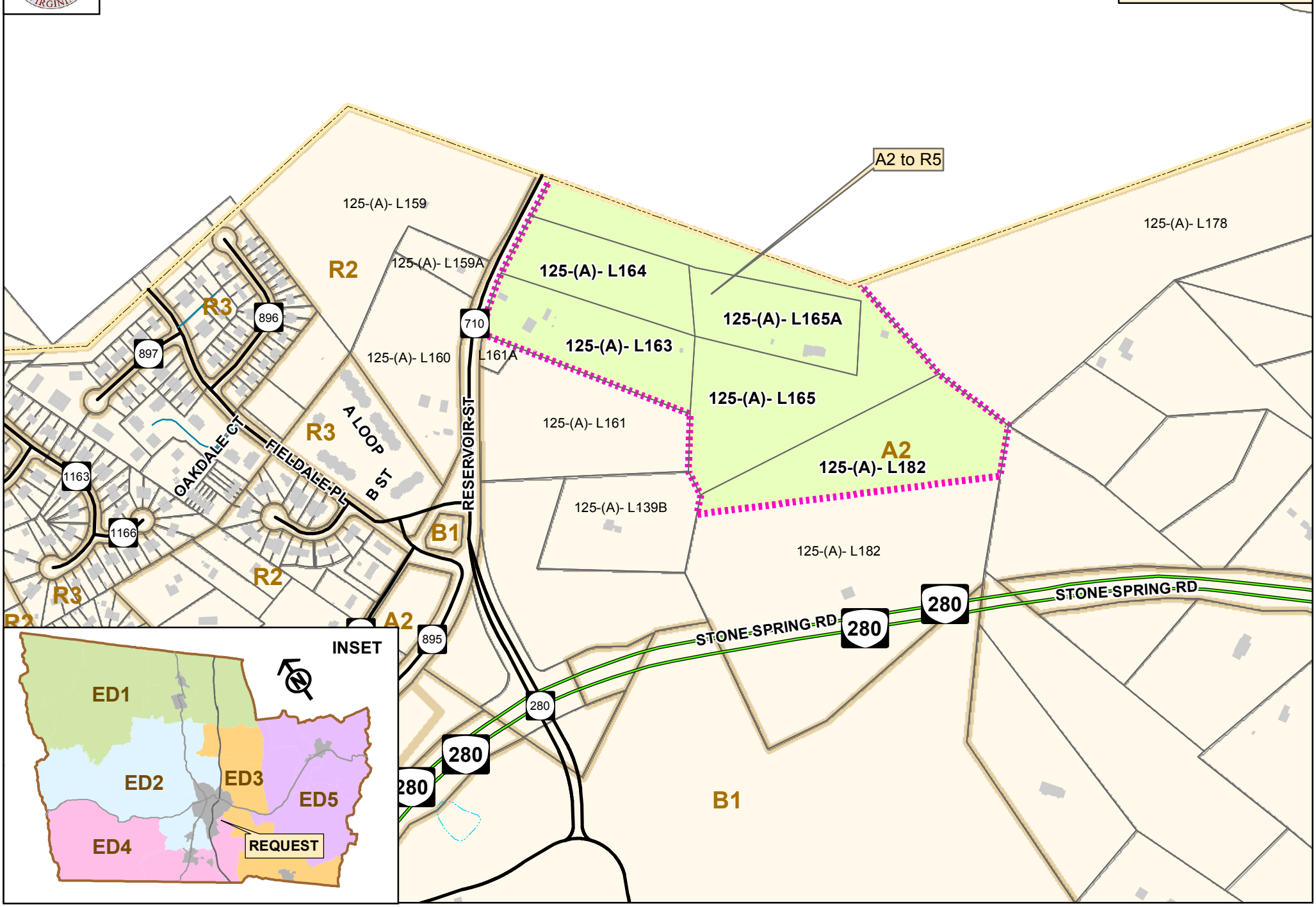
Planning Commission Recommendation:

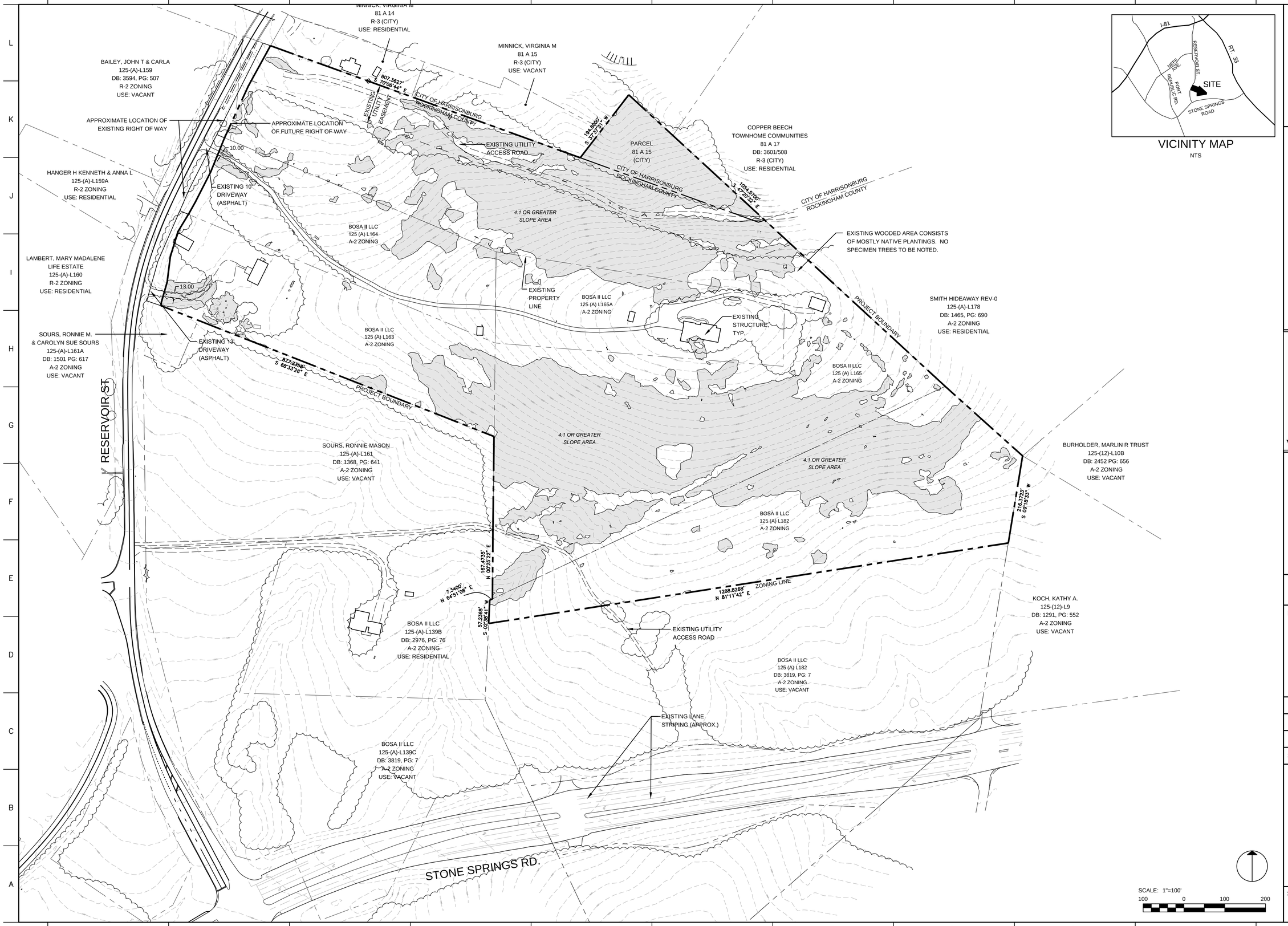
Board Decision:

LCD Acquisitions, LLC Rezoning Request

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

REZ#16-069





VICINITY MAP
NTS

RETREAT at HARRISONBURG

ROCKINGHAM COUNTY, VA

VALLEY | ENGINEERING
IDEAS MADE REAL
3231 PEOPLES DRIVE
HARRISONBURG, VIRGINIA 22801
TELEPHONE (540) 434-6365 OR (800) 343-6365
FAX (540) 432-0685
www.valleyesp.com

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www.gaplanning.com

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS:

DATE: 03/18/16

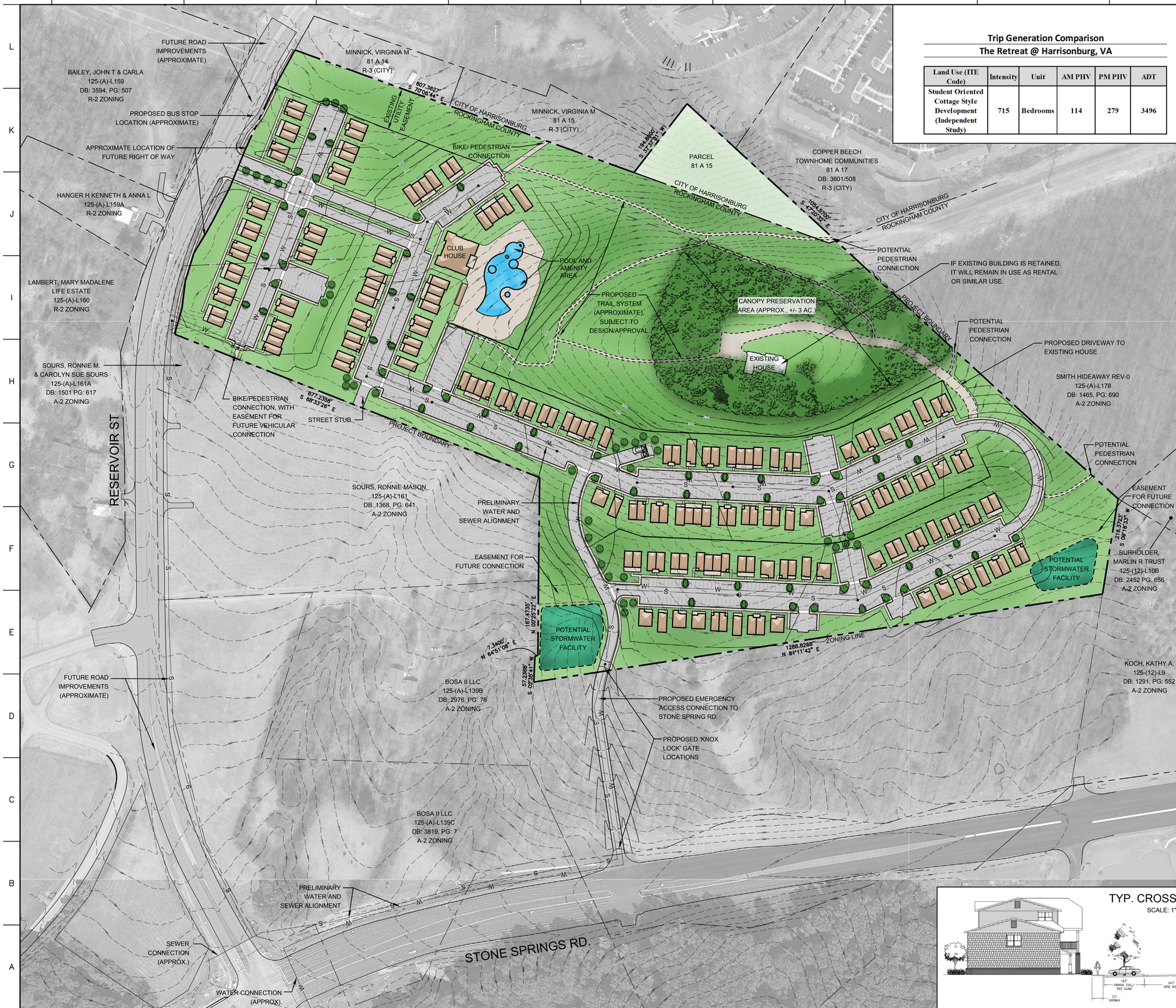
PROJECT No.: 0913-3

EXP./CLIENT No.: 101809

SCALE: 1" = 100'

EXISTING CONDITIONS PLAN

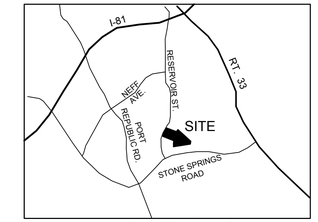
SHEET NO.:
RZ.1



Trip Generation Comparison

The Retreat @ Harrisonburg, VA

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



VICINITY MAP

NTS

DEVELOPMENT DATA:

PARCEL ID #'S:	125 (A) L182 (PARTIAL)
	125 (A) L163
	125 (A) L164
	125 (A) L165
	125 (A) L165A
SITE AREA:	+/- 36.81 AC
PROPOSED USE:	MULTI-FAMILY
EXISTING ZONING:	A-2
PROPOSED ZONING:	R-5
PROPOSED UNITS:	178 UNITS
- 2 BEDROOM UNITS:	12
- 3 BEDROOM UNITS:	32
- 4 BEDROOM UNITS:	75
- 5 BEDROOM UNITS:	59
- TOTAL BEDROOMS:	715
PROPOSED DENSITY:	4.84 UNITS PER AC.
COMMON AREA REQ. (20%):	7.36 AC
COMMON AREA PROVIDED:	7.4 AC (MINIMUM)
- <25% TERRAIN/GRASSY AREAS	*+/- 0.50 AC*
- LANDSCAPED AREAS,/ISLANDS	*+/- 0.25 AC*
- WOODED, NATURAL AREAS	*+/- 3.00 AC*
- TRAILS	*+/- 0.25 AC*
- SWIMMING POOL/CLUB HOUSE	*+/- 0.85 AC*
- SIDEWALKS, EASEMENTS	*+/- 4.00 AC*
- STORMWATER	*+/- 0.50 AC*

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

NOTES:

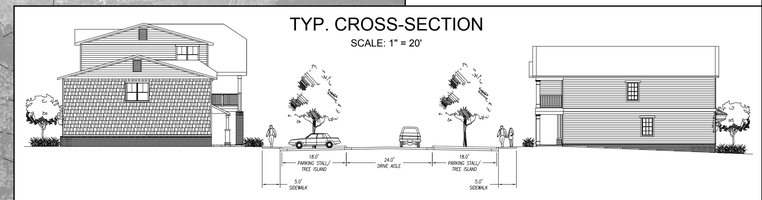
1. PUBLIC WATER & SEWER SERVICE TO BE PROVIDED FOR ALL PROPOSED USES. LOCATION OF PROPOSED WATER & SEWER LINES, MANHOLES, AND OTHER APPURTENANCES IS CONCEPTUAL ONLY. FINAL DESIGN WILL BE SHOWN ON THE FINAL PLANS.
2. PRESENT LAND USE: RESIDENTIAL, RECREATION AND UNOCCUPIED OPEN SPACE.
3. STORM WATER FACILITIES 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 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.
6. NO LAND SHOWN HEREON IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN.
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.

SCALE: 1"=100'

100 0 100 200

TYP. CROSS-SECTION

SCALE: 1" = 20'



RETREAT at HARRISONBURG

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PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS:

DATE: 03/22/16

PROJECT No.: 0913-3

EXP./CLIENT No.: 101809

SCALE: 1" = 100'

MASTER PLAN

SHEET NO.:

RZ.2

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

PLAN DESCRIPTION ***Revised: March 22, 2016***

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

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

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

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

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

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

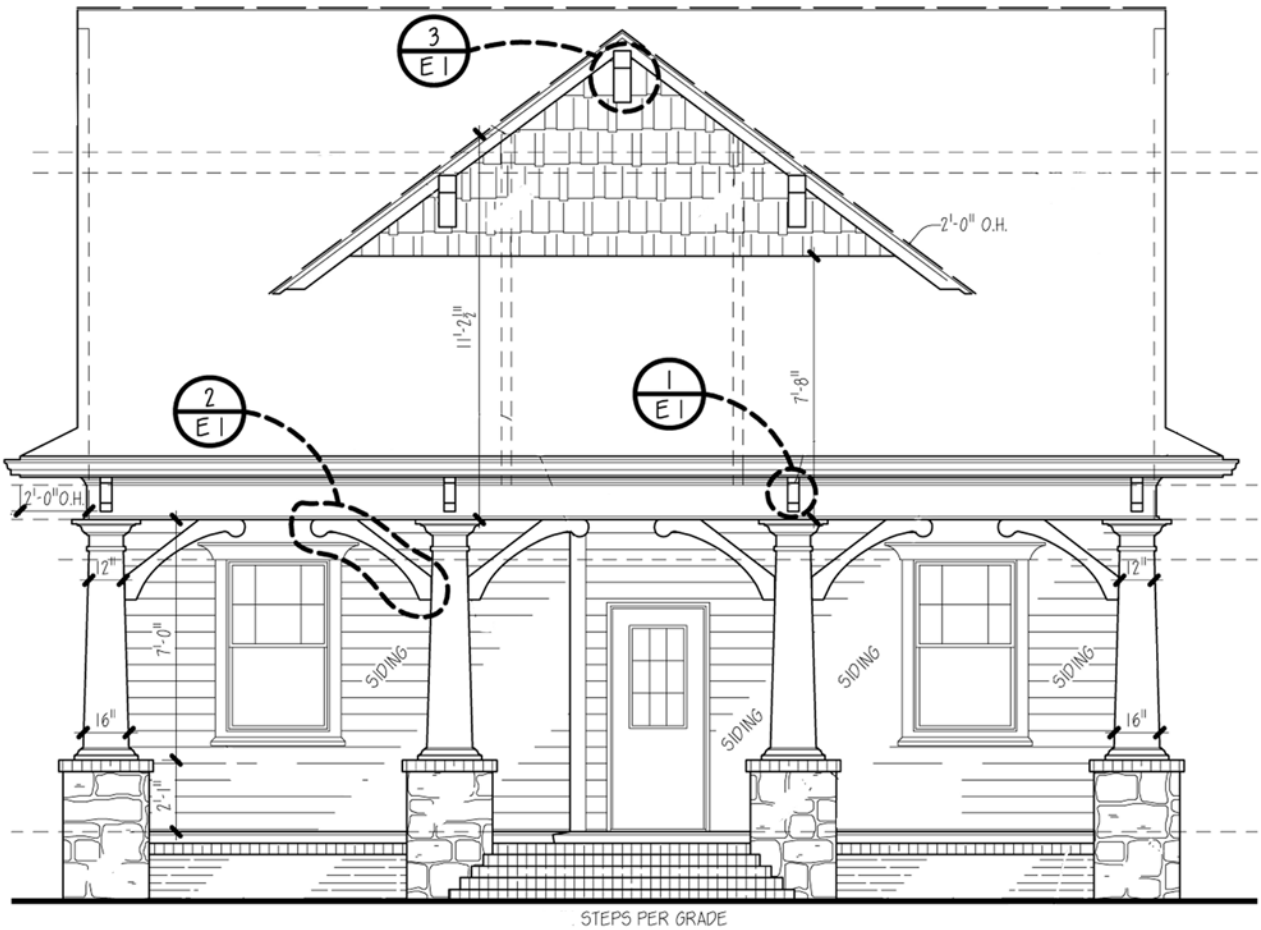
Contributions made to the County's benefit, along with architectural details, project character descriptions, etc., are enumerated in the list of proffered conditions associated with this development. Generally, they include plans to increase pedestrian and vehicular connectivity to adjacent properties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

PROFFER STATEMENT
RE: LCD Acquisitions, LLC
Owner:
March 22,2016
Rezoning Case No: TBD
Tax Map Numbers:

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

1. Density of the development of the Property shall not exceed 178 dwelling units and 715 beds.
2. Internal roadways shall be private, with no public maintenance obligations.
3. Points of access from/to public streets shall be provided in approximate locations depicted in the master plan, subject to County and VDOT approval. Additional points of access shall be provided only if approved by the Owner, the County, and VDOT.
4. Access points for potential future pedestrian and vehicular interconnections to adjacent parcels shall be accommodated as shown on the master plan, or in similar locations.
5. The developer shall enter into a signal agreement with VDOT and the County, for a period of five years from the date of this rezoning application approval, and contribute a proportionally appropriate amount towards the signalization of Reservoir Street at the point of primary access for this development, not to exceed $100,000. Dollar amount contributed shall be proportional to the development's contribution to total, actual traffic measured at the intersection during a normal weekday peak hour. Contribution from the developer shall be delivered to the County/VDOT within 90 days of receipt of formal request by County/VDOT, so long as request is accompanied by an approved signal warrant analysis.
6. Applicant shall provide a bus stop within or adjacent to its property, with the exact location and design of such bus stop to be coordinated with VDOT, the County, and the Harrisonburg Department of Public Transportation (HDPT). Applicant shall use its commercially reasonable efforts to arrange for HDPT bus service to the site to commence at completion of development or to provide a comparable private shuttle service to James Madison University for residents.
7. The applicant shall preserve trees in non-disturbed areas. The applicant shall also preserve trees on the highest point of the property to preserve viewsheds, as approximately represented on the master plan.
8. On-site security patrol shall be provided from 7:00PM until 7:00AM, Thursday evening – Sunday morning, for the initial thirty (30) days that the Property is open to residents.
9. Crime Prevention Through Environmental Design principles shall be utilized in the design of on-site lighting and landscaping with particular focus on all pedestrian activity areas, streets, and proposed structures.
10. Building exteriors shall vary in color and design. All proposed residences shall be a minimum of two stories in height and shall not exceed three stories in height.
11. The architectural style and renderings presented with this application (attached hereto) are proffered as part of the Master Plan, such that dwellings constructed on the Property shall substantially comply with the represented style and standards of quality. No vinyl products shall be used for building cladding.

12. Parking shall be provided at a minimum ratio of 3.5 spaces per dwelling unit.
13. A clubhouse and outdoor amenity area to be used by residents of The Retreat and their guests shall be constructed and completed concurrently with the construction and completion of all residential buildings. A centrally-located outdoor amenity area shall be provided concurrently with the development and shall include amenities such as a pool and grilling areas.

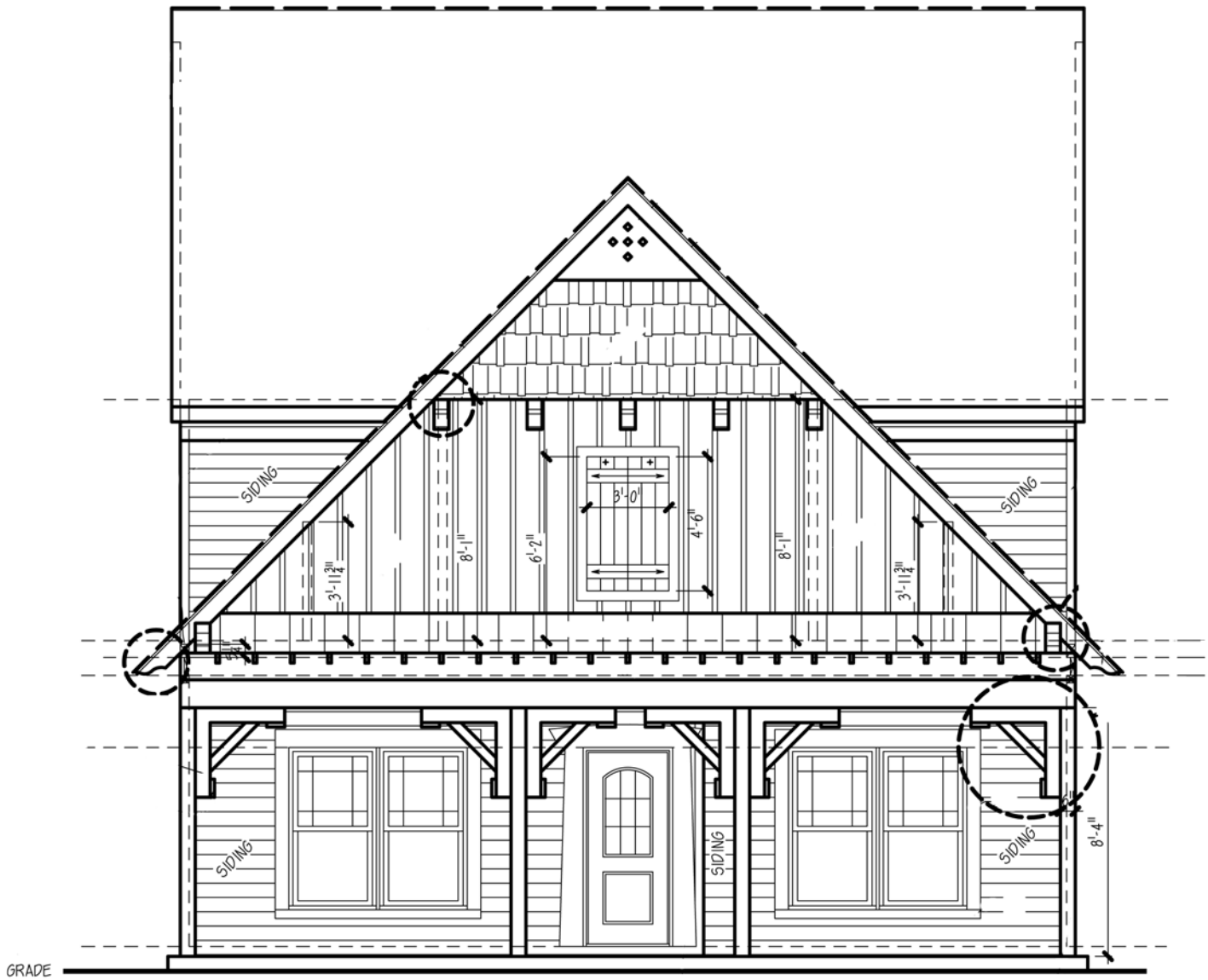


NOTE: ELEVATIONS ARE REPRESENTATIVE.
MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.

THE RETREAT™

UNIT 2
THORNBERRY

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

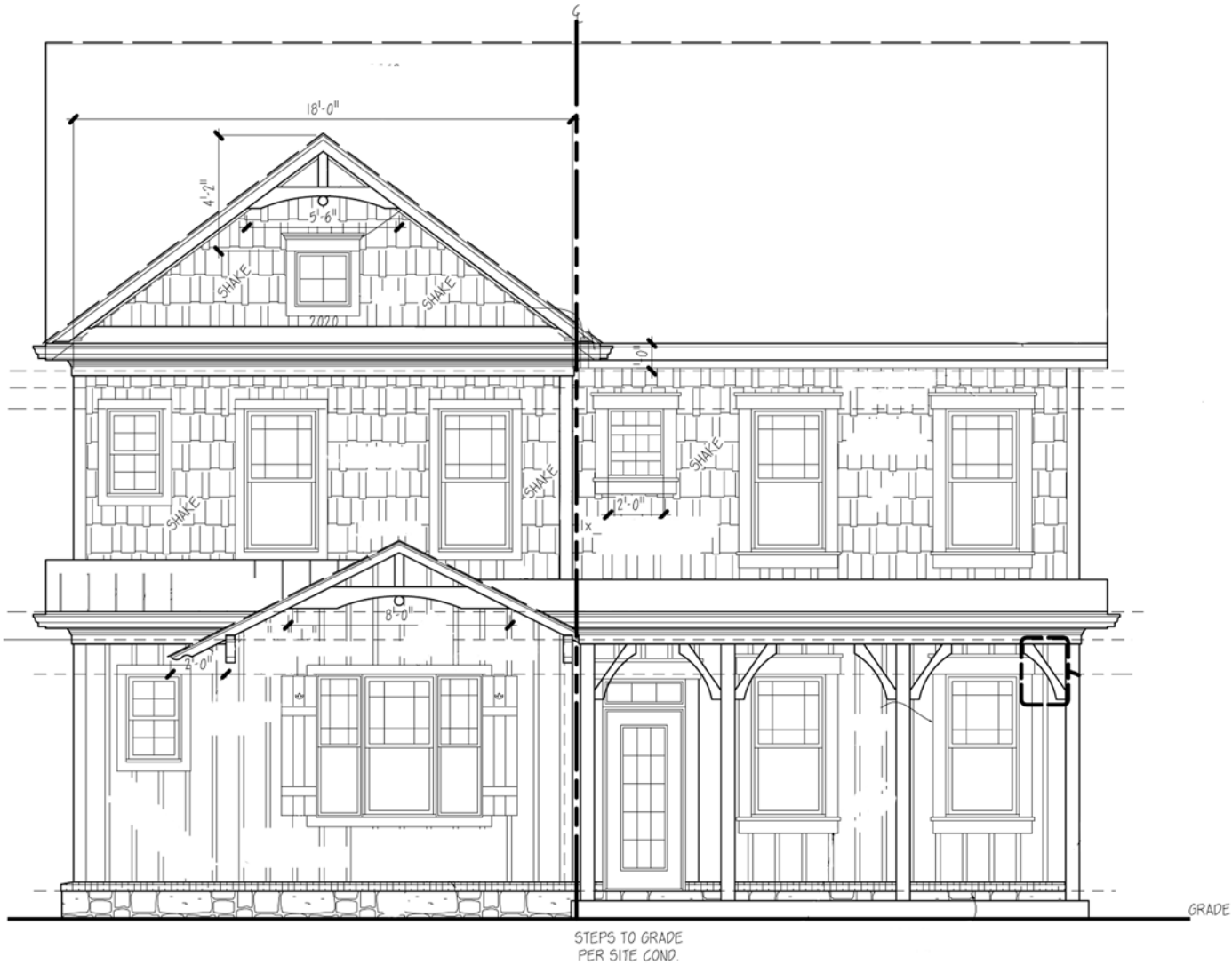


NOTE: ELEVATIONS ARE REPRESENTATIVE.
MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.

THE RETREAT™

UNIT 4
MAGNOLIA

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



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

THE RETREAT™

UNIT 5
BIRCHMORE

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

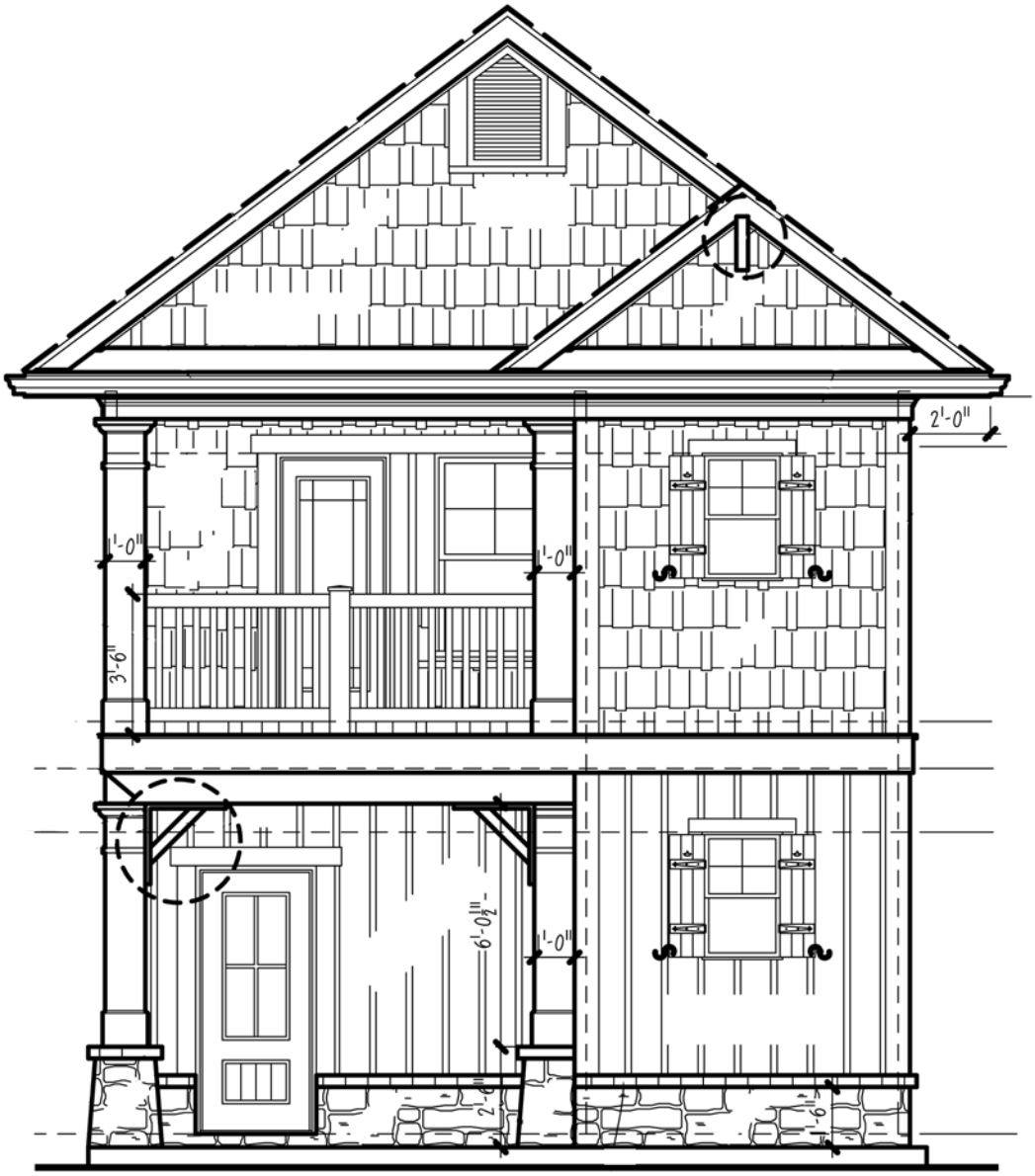
NOTE: ELEVATIONS ARE REPRESENTATIVE.
MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.

THE RETREAT™

UNIT 7

BLOOMFIELD

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



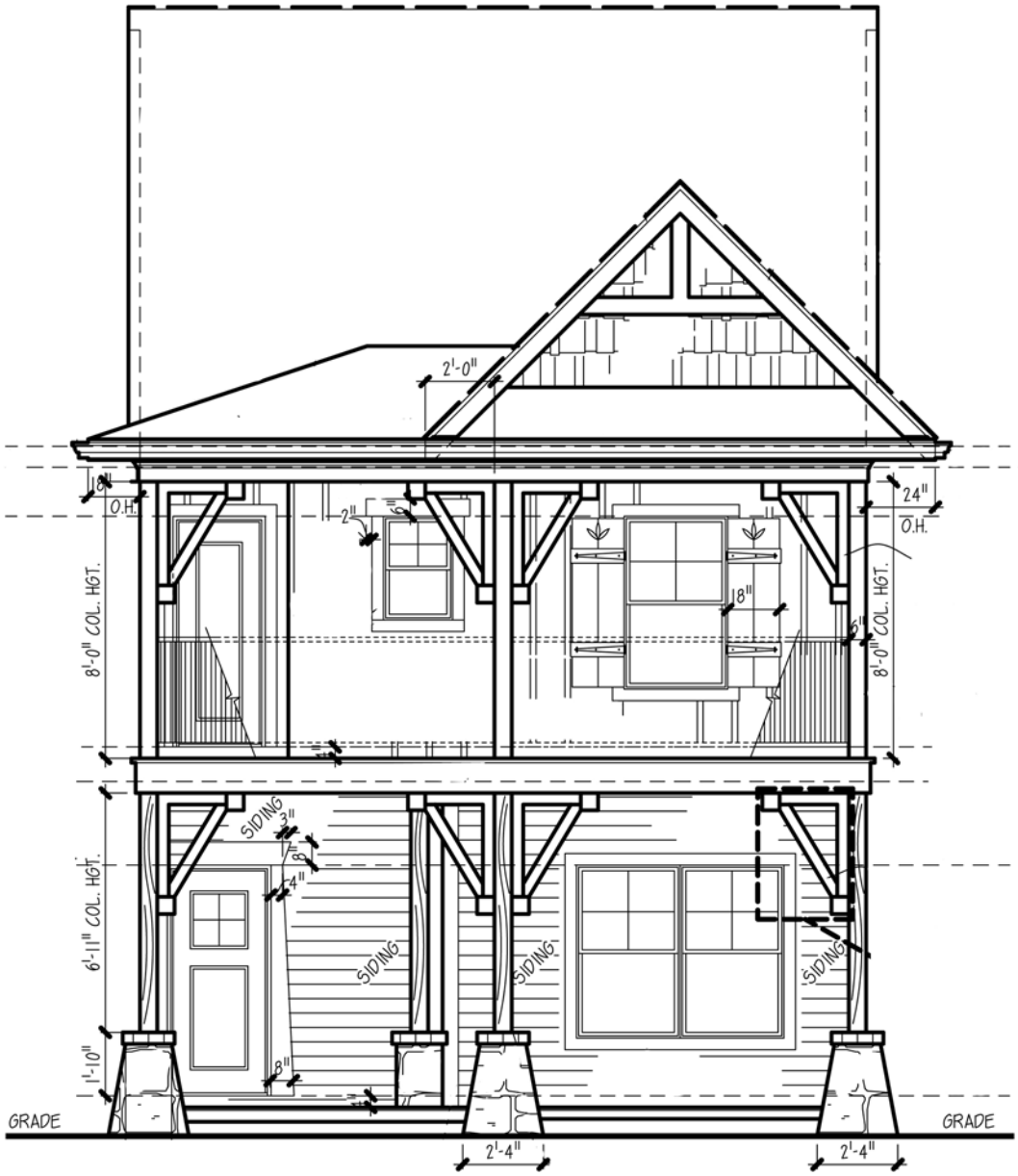
NOTE: ELEVATIONS ARE REPRESENTATIVE.
MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.

THE RETREAT™

UNIT 8

SPRINGMORE

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



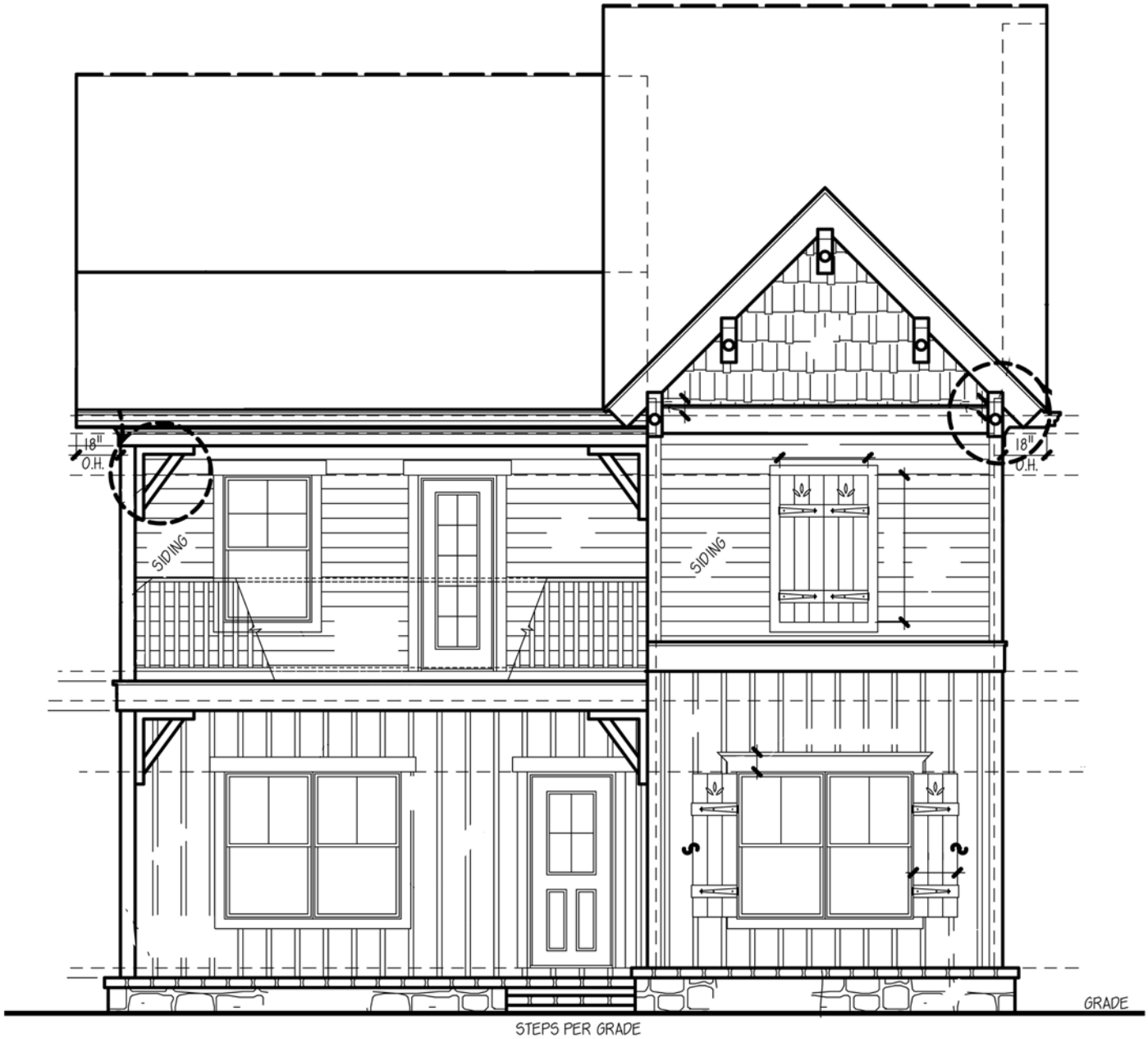
NOTE: ELEVATIONS ARE REPRESENTATIVE.
MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.

THE RETREAT™

UNIT 10

RUTHERFORD

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



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

THE RETREAT™

UNIT 11
HAWTHORNE

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

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

THE RETREAT™

UNIT 15

Stafford

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

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

THE RETREAT™

UNIT 16

Milledge

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

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

THE RETREAT™

UNIT 17

Lumpkin

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

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

THE RETREAT™

UNIT 26
OAKVIEW

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

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

THE RETREAT™

UNIT 27

TALMADGE

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

OA16-062

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

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

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

Article 2 DEFINITION OF TERMS

SEC. 17-201. Definitions generally

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

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

All other definitions remain the same.

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

Adopted the __ day of _____, 201_.

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

_____
Chairman of the Board of Supervisors

ATTESTE:

_____
Clerk

<u>STAFF RECOMMENDATION</u> **APPROVAL** **FEBRUARY 22, 2016**

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

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. 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 in the R-4, R-5, MXU, B-1, B-2, PCD, and PMR 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.

OA16-087

ORDINANCE REPEALING AND RE-ENACTING

AS FOLLOWS:

SECTION 2-44

OF THE CODE OF ORDINANCES

OF

ROCKINGHAM COUNTY, VIRGINIA

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

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

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

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

(a) Site plan review—Full review, including Fire Marshal's review:

(1) Residential—$450.00 plus $25.00 per unit.

(2) Agricultural—No fee.

(3) Business, industrial, institutional—$450.00 plus $25.00 per acre.

(4) Mixed development - $450 + $25/residential or non-residential unit and $25/acre of project area

(b) Site plan review—Administrative review, including Fire Marshal's review:

(1) Minor site plan review—$250.00.

(c) Subdivision plats:

(1) Preliminary—$450.00 plus $25.00 per lot.

(3) Final—$325.00.

(4) Single lot (Sec. 16-9 deed exception)—$100.00.

(5) Resubmittal (Sec. 16-9 deed exception)—$75.00.

(6) Vacation of plat:

a. Before sale of any lot—$50.00.

b. After sale of any lot, instrumental—$75.00.

c. After sale of any lot, ordinance—$150.00.

d. Vacation of boundary lines—$25.00 per line.

(7) Variance under section 16-10—$350.00

(d) Planned development district (Sec. 17-400 *et seq*) rezoning requests, including Fire Marshal's review:

(1) Fee—$750.00 plus $25.00 per acre.

(2) Amendments involving a public hearing—$750.00 plus $25.00 per acre of affected area.

(3) Proffer amendments not involving a public hearing – $750.00

(e) Conventional district (Sec. 17-301 *et seq*) rezoning requests, including Fire Marshal's review:

(1) Agricultural (for agricultural uses)—$150.00.

(2) Single- or two-family residential—$525.00 plus $25.00 per acre or $10.00 per unit.

(3) Residential for more than two families—$525.00 plus $25.00 per acre or $10.00 per unit.

(4) Commercial/industrial—$525.00 plus $25.00 per acre.

(5) Other—$525.00 plus $25.00 per acre or $10.00 per unit.

(6) Proffer amendments not involving a public hearing – $525.00

(f) Home occupation permit review:

(1) Fee – $25.00

(g) Home business permit review:

(1) Fee – $50.00

(h) Special use permit review:

(1) When traffic impact analysis is not required—$550.00.

(2) When traffic impact analysis is required—$800.00.

(i) Telecommunications facilities:

(1) Towers (special use permit process), including consultant review fees—$5,500.00.

(2) Stealth structure (special use permit process), including consultant review fees —$5,500.00.

(3) Adapted support structure, including consultant review fees —$1,500.00.

(4) Collocation—$500.00.

(j) Wind energy conversion systems:

(1) Large wind energy conversion system requiring a special use permit – &550.00, plus consultant review fees.

(2) Large wind energy conversion system not requiring a special use permit – any consultant review fees

(3) Small wind energy conversion system – any consultant fees.

(k) Solar energy facilities:

(1) Large solar energy facility, requiring a special use permit – $550.00, plus any consultant fees;

(2) Large solar energy facility, permitted by zoning district– any consultant fees.

(2) Small solar energy facility – any consultant fees.

(l) Zoning ordinance text amendment:

(1) Fee—$500.00.

(m) Comprehensive plan amendment:

(1) Map amendment—$350.00 plus $25.00 per acre.

(2) Text amendment—$300.00.

(n) Board of zoning appeals:

(1) Variance—$350.00.

(2) Appeals—$250.00.

(o) Agricultural and forestal districts:

(1) New district—$500.00 per application.

(2) Adding parcels—$250.00 per application.

(3) Removing parcels—$500.00 per application plus postage.

(p) Other applications:

(1) Zoning verification letter—$50.00.

(2) Temporary family health care structure – $100.00.

This ordinance shall be effective from the __ day of _____, 2016.

Adopted the __ day of _____, 2016.

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

_____

Chairman of the Board of Supervisors

ATTESTE:

_____

Clerk

CONTENTS/SUMMARY

Page

1. PERSONNEL
   a. Authorized Positions, Staffing Levels and Highlights 2
2. BOARD ACTION REQUESTED
   a. None 3
3. PROJECTS/REPORTS
   a. Proposed Voluntary Conservation Easement Ordinance 3
   b. Land Use- Related Fee Schedule 3
   c. Rockingham Bicycle Advisory Committee 3
   d. MPO & Non-MPO Bicycle And Pedestrian Plans 3
   e. Port Republic Rural Village Grant Project 4
   f. House Bill 2 Transportation Project Applications 4
   g. MPO South Regional Corridor Study 4
   h. E-911 to Next Generation 911 Transition 5
4. PROJECTS AND REPORTS TABLED BY THE BOARD OF SUPERVISORS
   a. North Valley Pike Corridor Strategic Plan 5
5. PLANNING COMMISSION ACTIONS 5
6. COUNTY INITIATED AMENDMENTS 7
7. UPCOMING PUBLIC HEARINGS
   a. Agricultural & Forestal District Additions- None 7
   b. Special Use Permits- None 7
   c. Rezonings- One 7
   d. Ordinance Amendments- Seven 7
   e. Capital Improvements Program 8
8. PRIORITY PROJECTS UNDERWAY BY STAFF 8
9. REQUESTS TABLED BY THE BOARD OF SUPERVISORS
   a. Special Use Permits- None 9
   b. Rezonings- None 9
   c. Plans- One 9
   d. Ordinance Amendments- None 9
10. STAFF DIRECTORY 10
11. BUILDING PERMIT ACTIVITY- DETAILED REPORT ..... Attached

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

PROPOSED VOLUNTARY CONSERVATION EASEMENT ORDINANCE (Rhonda Cooper)

The Board requested staff to prepare a draft ordinance to enable the County to consider co-holding voluntary conservation easement in the Cross Keys and Port Republic Battlefield Study Areas. The ordinance was recommended for approval by the Planning Commission on March 1, and will be heard by the Board on March 23.

Following a presentation to the Board on January 13, the Board requested staff to provide additional research to them at its February 10 meeting. Staff met with John Hutchinson of the Shenandoah Valley Battlefields Foundation (SVBF) and Kim Sandum of the Community Alliance for Preservation (CAP), to determine an alternative to a countywide approach to the Voluntary Conservation Easement Ordinance. A presentation and maps were presented at the February 10 meeting.

A Voluntary Conservation Easement Ordinance, initially drafted by an advisory committee in 2009, was revised in 2015 by the Shenandoah Valley Battlefields Foundation (SVBF) for consideration by the Board. The SVBF has encountered a number of opportunities to conserve land in the battlefields, but the conservation of these properties would necessitate the establishment of a local government as a co-holder of the easement. At the request of County staff, in June 2015, John Hutchinson of the SVBF provided an explanation of this need and outlined the differences between the 2009 and 2015 drafts. That information was provided to the Board in the department's January 13 staff report.

LAND USE-RELATED FEE SCHEDULE (Rhonda Cooper)

Section 2-44 is under review to bring it into compliance with the 2014 Zoning Ordinance terminology and to evaluate the fees, which were last revised about five years ago.

ROCKINGHAM BICYCLE ADVISORY COMMITTEE (RBAC) (Rhonda Cooper)

The next regularly scheduled meeting of the RBAC is March 17. The Committee will 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.

February 18	RBAC recommended approval of draft County Plan
February 19-March 1	Rockingham County Board of Supervisors received draft County Plan
March 17	HRMPO BP Subcommittee receives final draft of HRMPO Plan
March 31	HRMPO BP Subcommittee final review of draft HRMPO Plan
April 5	Rockingham County Planning Commission receives copy of County Plan
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, will hold the last of three community workshops on April 7 at 7 p.m. 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) this month. 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 developed potential revisions to recommended projects
- April to May- Public hearings to be held on recommended projects and any revisions
- May- CTB revises funding scenario
- June- CTB adopts Six-Year improvement Program

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

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 March 1 public hearing:

Item	Description	Comments/ Recommendations
REZ16-018	Sentara RMH Medical Center, 2010 Health Campus Dr., Harrisonburg, VA 22801, 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. The property is located in Election District 3.	Approval; to be heard by Board on 3/23.
OA16-026	Amendment to the Rockingham County Code, Chapter 17 (Zoning), Article 2, Definition of Terms, Section 17-201 Definitions generally to amend the definitions of camp and event center and to add a definition for retreat center.	Approval; to be heard by Board on 3/23.

OA16-029	Amendment to the Rockingham County Code, Chapter 17 (Zoning), Table 17-606 Land Use and Zoning Table to add retreat center as a permitted use (P) in the R-4 zoning district and as a special use (SU) in the A-1, A-2, and RV zoning districts; and to add camp as a permitted use (P) in the R-4 zoning district and as a special use with supplemental standards (SU*) in the A-1, A-2, and RV zoning districts.	Approval; to be heard by Board on 3/23.
OA16-039	Amendment to the Rockingham County Code, Chapter 17 (Zoning), Section 17-607 Supplemental Standards for Certain Land Uses to add supplemental standards for camp in the A-1, A-2, and RV zoning districts. Supplemental standards would allow for infilling of an existing camp by right but would require special use permit for expansion onto land not currently used for camp and for any new camp.	Approval; to be heard by Board on 3/23.
OA16-040	Amendment to the Rockingham County Code, Zoning Ordinance (Chapter 17), Section 17-201 Definition of Terms. Modify definition of "Contractor's operation" to include landscapers and remove the definition "Landscaping service."	Approval; to be heard by Board on 3/23.
OA16-042	Amendment to the Rockingham County Code, Zoning Ordinance (Chapter 17), 17-607 Supplemental Standards for Certain Land Uses. Remove Landscaping service from the supplemental standards. (Landscaping service to be included under the use and standards for Contractor's operation.) Add supplemental standards for the uses 'Greenhouse' and "Nursery."	Approval; to be heard by Board on 3/23.
OA16-044	Amendment to the Rockingham County Code, Zoning Ordinance (Chapter 17), Table 17-606 Land Use and Zoning Table. Remove 'Landscaping service' from the use table, add "Greenhouse" under agricultural uses and "Nursery" under retail uses.	Approval; to be heard by Board on 3/23.
OA16-046	Amendment of the Rockingham County Code, Chapter 17 (Zoning), Article 5, Overlay Districts, to adopt Sections 17-520, Rockingham County Voluntary Conservation Easement Ordinance, and all attending sub-parts of Section 17-520.	Approval; to be heard by Board on 3/23.
CIP	The County proposes the adoption of the Capital Improvements Program (CIP), a five-year plan to guide the construction or acquisition of capital projects, for fiscal year 2017 through fiscal year 2021. A CIP is an important fiscal planning tool that helps a locality replace or repair existing major facilities or meet new capital improvement needs. A CIP is a form of short-term planning.	Forwarded; to be heard by Board on 3/23.

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.

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

March 23, 2016 **Board of Supervisors** **7:00 p.m.**

Agricultural & Forestal Districts

None.

Special Use Permit

None.

Rezonings

REZ16-018 Sentara RMH Medical Center, 2010 Health Campus Dr., Harrisonburg, VA 22801, 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. The property is located in Election District 3.

Ordinance Amendments

OA16-026 Amendment to the Rockingham County Code, Chapter 17 (Zoning), Article 2, Definition of Terms, Section 17-201 Definitions generally to amend the definitions of camp and event center and to add a definition for retreat center.

OA16-029 Amendment to the Rockingham County Code, Chapter 17 (Zoning), Table 17-606 Land Use and Zoning Table to add retreat center as a permitted use (P) in the R-4 zoning district and as a special use (SU) in the A-1, A-2, and RV zoning districts; and to add camp as a permitted use (P) in the R-4 zoning district and as a special use with supplemental standards (SU*) in the A-1, A-2, and RV zoning districts.

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OA16-044 Amendment to the Rockingham County Code, Zoning Ordinance (Chapter 17), Table 17-606 Land Use and Zoning Table. Remove 'Landscaping service' from the use table, add 'Greenhouse' under agricultural uses and 'Nursery' under retail uses.

OA16-046 Amendment ot the Rockingham County Code, Chapter 17 (Zoning), Article 5, Overlay Districts, to adopt Sections 17-520, Rockingham County Voluntary Conservation Easement Ordinance, and all attending sub-parts of Section 17-520.

Capital Improvements Program

The County proposes the adoption of the Capital Improvements Program (CIP), a five-year plan to guide the construction or acquisition of capital projects, for fiscal year 2017 through fiscal year 2021. A CIP is an important fiscal planning tool that helps a locality replace or repair existing major facilities or meet new capital improvement needs. A CIP is a form of short-term planning.

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 3/17/16.	Ongoing

Ongoing Review/Tasks	Lead Person	Status
Deed Review	Diane	24 deeds in process as of 3/1/15: 8 pending review, 16 awaiting revisions
Violations	Kelly	55 active complaints, 19 cases pending legal action as of 3/1/16
Site Plans & Subdivisions	Pete	9 site plans and 1 subdivisions under review as of 3/14/16
Subdivision Ordinance Variances	Diana	0 requests under review, as of 3/14/16
Zoning Ordinance Variances	Diana	0 requests under review, as of 3/14/16
Zoning Appeals	Diana	0 requests under review, as of 3/14/16
Home Occupation Permits	Diana	0 permit requests under review, as of 3/14/16
Home Business Permits	Diana	0 permit requests under review, as of 3/14/16

Special Use Permits	Diana	4 permit requests under review, as of 3/14/16
Rezonings	Rhonda	2 rezoning requests under review, as of 3/17/16
Comprehensive Plan Amendments	Rhonda	0 request under review, as of 3/17/16
Permits and Fees Processed	Joe	515 total transactions for month of February 2016
Building Inspections	Joe	888 inspections conducted during February 2016 (averaged 44.4 inspections per day)
Building Plans	Joe	31 Plans under review, as of 3/15/16
Environmental (E&S/Stormwater) Plan Review	Lisa	15 plans under review as of 03/15/16, 17 awaiting permit issuance
Environmental Inspections	Lisa	329 inspections conducted in March as of 3/15/16
Addressing Commercial/Residential Structures	Kendrick	42 new structures addressed in February 2016
Naming of New Roads	Kendrick	1 new private lane named in February 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

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 - February 2016

	Permits Issued					Fees Collected				
	Feb-16	Feb-15	One Year Change	Jan-Feb 2016	Jan-Feb 2015	Feb-16	Feb-15	One Year Change	Jan-Feb 2016	Jan-Feb 2015
Building										
Commercial/Industrial	14	7	100.0 %	26	14	$ 11,086.82	$ 18,055.04	-38.6 %	$ 26,647.83	$ 25,265.23
Manufactured	4	2	100.0 %	7	6	$ 434.88	$ 280.50	55.0 %	$ 694.78	$ 694.01
Single Family	20	15	33.3 %	41	28	$ 22,916.21	$ 14,772.79	55.1 %	$ 44,620.71	$ 28,770.92
Subtotal	38	24		74	48	$ 34,437.91	$ 33,108.33		$ 71,963.32	$ 54,730.16
Plumbing										
	1	1	0.0 %	1	1	$ 103.79	$ 51.84	100.2 %	$ 103.79	$ 51.84
Subtotal	1	1		1	1	$ 103.79	$ 51.84		$ 103.79	$ 51.84
Electrical										
	24	30	-20.0 %	39	48	$ 1,173.05	$ 2,271.23	-48.4 %	$ 1,974.16	$ 3,123.94
Subtotal	24	30		39	48	$ 1,173.05	$ 2,271.23		$ 1,974.16	$ 3,123.94
Mechanical										
	5	4	25.0 %	11	10	$ 229.50	$ 255.00	-10.0 %	$ 918.00	$ 459.00
Subtotal	5	4		11	10	$ 229.50	$ 255.00		$ 918.00	$ 459.00
Other										
	29	43	-32.6 %	48	86	$ 5,980.77	$ 47,521.00	-87.4 %	$ 12,402.61	$ 59,723.80
Subtotal	29	43		48	86	$ 5,980.77	$ 47,521.00		$ 12,402.61	$ 59,723.80
Land Use Related										
Erosion and Sediment Permit	2	6	-66.7 %	6	12	$ 2,394.00	$ 40,198.00	-94.0 %	$ 6,228.00	$ 48,042.00
Subtotal	2	6		6	12	$ 2,394.00	$ 40,198.00		$ 6,228.00	$ 48,042.00
Total	**99**	**108**		**179**	**205**	**$ 44,319.02**	**$ 123,405.40**		**$ 93,589.88**	**$ 166,130.74**