



CASEY B. ARMSTRONG
County Administrator



ROCKINGHAM COUNTY

BOARD OF SUPERVISORS
DEWEY L. RITCHIE
Election District No. 1
SALLIE WOLFE-GARRISON
Election District No. 2
MATT J. DALE
Election District No. 3
LEILA C. LONGCOR
Election District No. 4
JOEL L. HENSLEY
Election District No. 5

BOARD OF SUPERVISORS MEETING
February 25, 2026

3:00 P.M. BOARD OF SUPERVISORS COMMUNITY WORK SESSION – SCS
PRESENTATION – LANDFILL GAS – COMMUNITY ROOM, ROCKINGHAM
COUNTY ADMINISTRATION CENTER, ENTRANCE C

5:00 P.M. DINNER

6:00 P.M. CALL TO ORDER – CHAIR LEILA C. LONGCOR
INVOCATION – SUPERVISOR SALLIE WOLFE-GARRISON
PLEDGE OF ALLEGIANCE – COUNTY ATTORNEY THOMAS H. MILLER

1. Approval of Minutes – Regular Meeting of February 11, 2026
2. Approval of Minutes – Work Session of February 11, 2026
3. Report – Virginia Department of Transportation – Residency Administrator Donald F. Komara
4. Staff Reports:
 - a. County Administrator – Casey B. Armstrong
 - b. County Attorney – Thomas H. Miller, Jr.
 - c. Deputy County Administrator – Patricia D. Davidson
 - d. Deputy County Administrator – Dwayne L. Martin
 - e. Director of Finance – Rebecca F. Guthrie
 - f. Director of Public Works – Philip S. Rhodes
 - g. Director of Community Development – Rachel A. Salatin

5. Committee Reports:

Chair Longcor	Airport, Buildings & Grounds, Chamber of Commerce, Social Services
Supervisor Ritchie	Buildings & Grounds, Community Criminal Justice Board
Supervisor Wolfe-Garrison	Central Shenandoah Planning District Commission, H-R Metropolitan Planning Organization, Massanutten Regional Library, VACo Liaison
Supervisor Dale	Technology
Supervisor Hensley	Technology
Casey B. Armstrong	Shenandoah Valley Partnership
Philip S. Rhodes	Harrisonburg-Rockingham Regional Sewer Authority

6. Committee Appointments:
 - a. Harrisonburg-Rockingham Community Services Board

Recess

7:00 P.M. 7. Public Hearings

a. Rezoning Request:

REZ25-0185 Weidig Family Trust and DR Horton requests to rezone two parcels totaling approximately 44 acres from A-2 (General Agricultural) to R-5 (Planned Neighborhood). This property is located west of Port Republic Road (Rt. 253), approximately 0.1 mile south of Stone Spring Road (Rt. 280). Tax Map # 125-A-20G and a portion of 125-7-1. Election District 4.

b. Ordinance Amendments

OA26-0033 Staff generated ordinance amendment to Section 17-1003.02 of the Rockingham County Code to allow three years for the commencement of solar projects, energy storage projects, and residential projects approved by Special Use Permit, as mandated by updates to Virginia State Code.

OA26-0034 Staff generated ordinance amendment to Table 17-606 and Section 17-607 of the Rockingham County Code to amend the supplemental standards and land use table for the use Large solar energy facility.

OA26-0073 Staff generated ordinance amendment to Section 17-607 of the Rockingham County Code to amend the setback requirements for agricultural uses in and in the near vicinity to urban growth areas.

8. Unfinished Business

ADJOURN

BOARD OF SUPERVISORS PUBLIC HEARINGS
RULES OF PROCEDURE

1. Public Hearings - the order of presentation shall be as follows, unless varied by the Chairman.
 - a. Staff report.
 - b. Applicant's presentation.
 - c. Comments, statements or presentations from members of the public. If a planning or zoning matter, those who are in support of the matter before the Board will speak first; those who have questions or concerns will speak next; those who are opposed will close the public comment period.
 - d. Questions from members of the Board
2. The initial presentation by the applicant shall be limited to 10 minutes. Additional time will be granted at the discretion of the Chairman.
3. Each speaker shall be limited to 3 minutes, whether speaking on behalf of a group or as an individual. Additional time will be granted at the discretion of the Chairman.
4. When a large group is anticipated, a speakers' sign-up sheet will be located outside the hearing room. Speakers arriving after the commencement of the hearing will be recognized at the discretion of the Chairman.
5. Repetitive testimony is discouraged.
6. All comments shall be directed to the members of the Board of Supervisors. Debate is prohibited.
7. Public remarks shall be confined to the matter under discussion and shall be relevant. The Chairman shall have the authority to end a presentation that violates these rules.
8. Following discussion of all matters considered in the public hearing, the members will consider one of three actions regarding each matter:
 - Approval (with conditions, as applicable);
 - Denial; or
 - Table for further review.
9. Once the public comment period has been closed, no further public input will be permitted unless clarification is requested by a Board member. The response shall address only those questions raised by the member.

Approved by the Board of Supervisors on May 22, 1996.

February 11, 2026

The Regular Meeting of the Rockingham County Board of Supervisors was held on Wednesday, February 11, 2026, at 3:00 p.m., at the Rockingham County Administration Center, Harrisonburg, Virginia.

The following members were present:

DEWEY L. RITCHIE, Election District #1
SALLIE WOLFE-GARRISON, Election District #2
MATT J. DALE, Election District #3
LEILA C. LONGCOR, Election District #4
JOEL L. HENSLEY, Election District #5

Also present:

CASEY B. ARMSTRONG, County Administrator
THOMAS H. MILLER, JR., County Attorney
SHEILA K. PALADINO, Deputy County Attorney
PATRICIA D. DAVIDSON, Deputy County Administrator
DWAYNE L. MARTIN, Deputy County Administrator for Agriculture &
Strategic Project Management
KIRBY W. DEAN, Director of Parks & Recreation
PAULA A. GREENHAGEN, Director of Human Resources
REBECCA F. GUTHRIE, Director of Finance
JEREMY C. HOLLOWAY, Fire & Rescue Chief
ROSS C. MORLAND, Director of Engineering
DUSTY L. MOYER, Deputy Director of Technology
PHILIP S. RHODES, Director of Public Works
ANN MARIE RITCHIE, Director of Court Services
RACHEL A. SALATIN, Director of Community Development
DYLAN L. NICELY, Deputy Director of Community Development
KELLY S. GETZ, Zoning Administrator
DANIEL J. BARNETT, Deputy Zoning Administrator
JOSH R. HAUGH, Zoning & Building Coordinator
JULIA C. COTTRELL, Planner
MOLLY S. BARNETT, Deputy Clerk
JEREMY S. MASON, Assistant Residency Administrator
Virginia Department of Transportation
C. BURGESS LINDSEY, Area Land-Use Engineer
Virginia Department of Transportation

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CLOSED MEETING.

On motion by Supervisor Dale, seconded by Supervisor Hensley, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board held a closed meeting from 2:30 p.m. to 3:00 p.m., pursuant to Section 2.2-3711.A(5), Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business’ or industry’s interest in locating or expanding its facilities in the community.

MOTION: SUPERVISOR DALE
SECOND: SUPERVISOR HENSLEY

RESOLUTION NO: 26-01
MEETING DATE: FEBRUARY 11, 2026

CERTIFICATION OF CLOSED MEETING

WHEREAS, the Rockingham County Board of Supervisors has convened a Closed Meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of The Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by this Board of Supervisors that such Closed Meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED that the Rockingham County Board of Supervisors hereby certifies that, to the best of each member’s knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the Closed Meeting to which this certification resolution applies; and (ii) only such public business matters as were identified in the motion convening the Closed Meeting were heard, discussed, or considered by the Board of Supervisors.

VOTE:
AYES: DALE, HENSLEY, LONGCOR, RITCHIE, WOLFE-GARRISON
ABSTAIN:
NAYS: NONE
ABSENT:

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

Chair Longcor called the meeting to order at 3:00 p.m.

Supervisor Wolfe-Garrison provided the invocation, and County Attorney Miller led the Pledge of Allegiance.

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APPROVAL OF MINUTES.

On motion by Supervisor Hensley, seconded by Supervisor Ritchie, and carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved the minutes of the regular meeting of January 14, 2026.

On motion by Supervisor Hensley, seconded by Supervisor Ritchie, and carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved the minutes of the work session of January 16, 2026.

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RESOLUTION – INTENT TO REIMBURSE.

Deputy County Administrator Davidson presented a reimbursement resolution. She stated that Rockingham County Public Schools (RCPS) intends to issue debt up to \$12.6 million and reimburse any expenses the County has incurred up to this point for McGaheysville Elementary School.

On motion by Supervisor Dale, seconded by Supervisor Hensley, and carried by a vote of 4 to 1, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – NAY; WOLFE-GARRISON – AYE; the Board adopted the following resolution:

RESOLUTION TO DECLARE AN INTENT TO REIMBURSE

WHEREAS, the Board of Supervisors of Rockingham County, Virginia, upon mature consideration, has determined that it is essential for the County of Rockingham, Virginia (the “County”) and the School Board of Rockingham County, Virginia (the “School Board”) to (a) acquire, construct, reconstruct, expand, and equip capital projects for school purposes in the County, including but not limited to construction, renovation, and equipping of McGaheysville Elementary School, and (b) pay costs of issuance in connection with such undertakings (together, the “Project”); and

WHEREAS, the School Board, upon mature consideration, has determined that a vital need exists for the Project; and

WHEREAS, the County reasonably anticipates to obtain long-term financing of all or any portion of the costs of the Project through the County’s participation in the pooled bond program offered from time to time by Virginia Public School Authority (“VPSA”), or other tax-exempt financing(s) as may be necessary or convenient, in one or more financings, and accordingly, the County shall comply with the provisions of the Internal Revenue Code of 1986, as amended, so that interest on any bonds issued by the County, or VPSA on behalf of the County, the proceeds of which are used to fund such loan to the County (the “Loan”), will remain excludible from gross income for Federal income tax purposes in accordance with law; and

WHEREAS, the County now desires to declare its intent to use all or any portion of the proceeds of one or more tax-exempt obligations to be issued, in one or more series, to reimburse certain expenditures in connection with the Project, among other things, all as required by Federal tax laws, including Treasury Regulations § 1.150-2 in the Internal Revenue Code of 1986, as amended, all as further described below.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ROCKINGHAM COUNTY, as follows:

1. The County and/or the School Board has paid or caused to be paid, beginning no earlier than 60 days prior to adoption hereof, and/or will pay or cause to be paid, on and after the date hereof, certain expenditures (the “Expenditures”) in connection with the Project. Further, it has been determined that those moneys previously advanced no more than 60 days prior to the date hereof and to be advanced on and after the date hereof to pay the Project-related Expenditures are available only for a temporary period and it is necessary to reimburse the County and/or the School Board for the Expenditures from the proceeds of such Loan as described above (or otherwise from one or more issues of tax-exempt bonds). Accordingly, the County hereby declares its intent and reasonable expectations to reimburse the County and/or the School Board with all or any portion of the proceeds of the Loan for the Expenditures with respect to the Project made no earlier than 60 days prior to the adoption of this Resolution. The County reasonably expects as of this date that it will reimburse the Expenditures with all or any portion of the proceeds of such Loan.

2. The maximum aggregate principal amount of bond(s) or note(s) to be issued by the County in one or more series (to VPSA, as described above, or other tax-exempt financing(s)) in connection with the Project, as described above, is reasonably anticipated to be approximately \$12,600,000.

3. The County or the School Board, as the case may be, will make a reimbursement allocation, which is a written allocation that evidences the use of proceeds thereof to reimburse the Expenditures, no later than 18 months after the later of the date on which the Expenditures are paid or the Project is placed in service or abandoned, but in no event more than three (3) years after the date on which the Expenditures are paid. This declaration of intent to reimburse, as required by Treasury Regulations Section 1.150-2 and Federal tax laws, shall take effect immediately.

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RETIREMENT RECOGNITION – PAM SIMMONS.

Chair Longcor recognized Pam Simmons, Director of Rockingham/Harrisonburg Alcohol Safety Action Program (ASAP), who retired on January 30, 2026, with over 38 years of service. On behalf of the Board, Chair Longcor expressed gratitude for Ms. Simmons’ dedication and service to the community.

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AWARD OF SERVICE WEAPONS.

On motion by Supervisor Ritchie, seconded by Supervisor Dale, and carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; in accordance with Virginia Code Section 59.1-148.3, the Board declared the following items as surplus: a Glock Model 22 with serial number CAKH470, to be awarded to Deputy Thomas E. Barton, Jr. upon his retirement; and a Glock Model 22 with serial number CAKH436, to be awarded to Deputy Kevin R. Dofflemeyer upon his retirement.

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REPORT – VIRGINIA DEPARTMENT OF TRANSPORTATION.

The Board heard Mr. Mason’s report on the activities of the Transportation Department, including updates to recent bridge, road, and rural rustic projects.

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PRESENTATION & BUDGET REQUEST – OPEN DOORS.

Nate Riddle, Executive Director of Open Doors, provided a presentation and update regarding the first year of the Navigation Center in the City of Harrisonburg. Mr. Riddle reviewed the services and amenities offered and detailed usage statistics for the center. He pointed out that the Navigation Center is a community resource used by County residents as well.

Mr. Riddle also presented a formal budget request to the Board for \$30,000 in FY2027 and \$50,000 in FY2028. He explained Open Doors desires a formalized relationship with the County, and said investments from local government are more effective and would provide stability for this important community project.

A copy of the Open Doors presentation and budget request is attached to and made a part of these minutes.

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COUNTY ADMINISTRATOR.

On motion by Supervisor Ritchie, seconded by Supervisor Hensley, and carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board adopted the following resolution:

**Resolution for Local Support of the
Utilization of Industrial Access Railroad Track Funds**

WHEREAS, Virginia Poultry Growers Cooperative has expressed its intent and desire to the Rockingham County Board of Supervisors to continue its commercial, business, or industrial operations Rockingham County; AND,

WHEREAS, Virginia Poultry Growers Cooperative and its operation will require rail access; AND,

WHEREAS, the Officials of Virginia Poultry Growers Cooperative, have reported to the Rockingham County Board of Supervisors, their intent to apply for Industrial Access Railroad Track Funds from the Commonwealth of Virginia's Department of Rail and Public Transportation in the amount of \$750,000; AND,

WHEREAS, Virginia Poultry Growers Cooperative, has requested that the Rockingham County Board of Supervisors provide a Resolution supporting its application for said funds which are administered by the Virginia Department of Rail and Public Transportation.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors Rockingham County hereby endorses and supports the application of Virginia Poultry Growers Cooperative, for \$750,000 in Industrial Access Railroad Track Funds; AND,

BE IT FURTHER RESOLVED, that Rockingham County hereby makes known its desire and intent to support the Commonwealth Transportation Board in providing the maximum financial assistance to Virginia Poultry Growers Cooperative through the Industrial Access Railroad Track Fund Program, for the purpose of locating its Feed Mill in Linville/Rockingham County, VA.

County Administrator Armstrong stated that a regular meeting of the Board of Supervisors was erroneously scheduled for Wednesday, November 11, 2026, which is Veteran's Day, a holiday observed by the County. Mr. Armstrong recommended moving the meeting to Thursday, November 12, 2026.

Supervisor Ritchie made a motion to reschedule the meeting for November 12, 2026. Supervisor Hensley seconded the motion.

Supervisor Wolfe-Garrison pointed out that Board meetings are always held on Wednesdays, and said for consistency, the meeting should be moved to the following Wednesday, which is November 18, 2026. Supervisor Wolfe-Garrison moved to amend the motion to adjust the meeting date to November 18, 2026, instead of November 12, 2026.

Chair Longcor declared the motion dead for lack of a second.

On motion by Supervisor Ritchie, seconded by Supervisor Hensley, and carried by a vote of 4 to 1, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE;

RITCHIE – AYE; WOLFE-GARRISON – NAY; the Board rescheduled the regular meeting of Wednesday, November 11, 2026, to Thursday, November 12, 2026.

Mr. Armstrong noted Kevin Flint’s term on the Economic Development Authority expired on December 31, 2025. Mr. Flint is eligible for reappointment and has expressed interest, said Mr. Armstrong.

On motion by Supervisor Dale, seconded by Supervisor Wolfe-Garrison, and failed by a vote of 2 to 3, voting recorded as follows: DALE – AYE; HENSLEY – NAY; LONGCOR – NAY; RITCHIE – NAY; WOLFE-GARRISON – AYE; the motion to reappoint Kevin Flint to the Economic Development Authority was denied.

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DEPUTY COUNTY ADMINISTRATOR.

On motion by Supervisor Dale, seconded by Supervisor Ritchie, and carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved the following supplemental appropriation:

Department of Behavioral Health and Developmental Services

Court Services received a grant from the Department of Behavioral Health and Developmental Services to support comprehensive, wraparound recovery services for justice-involved individuals with substance use and co-occurring disorders. Funds will be used to hire a Peer Support Specialist along with the procurement of office supplies and the cost of professional services related to this program. The supplement below will allow for a new position to be advertised.

Supplemental Appropriation: \$151,998.54

GL Code: 1001-02110-10268-000-501100-000	Salaries & Wages Full-time	\$ 50,985.00
GL Code: 1001-02110-10268-000-502100-000	FICA	\$ 3,895.66
GL Code: 1001-02110-10268-000-502202-000	Retirement-Hybrid	\$ 3,568.95
GL Code: 1001-02110-10268-000-502300-000	Health Insurance	\$ 9,487.90
GL Code: 1001-02110-10268-000-502400-000	Group Life	\$ 356.90
GL Code: 1001-02110-10268-000-502703-000	Workers Compensation	\$ 535.34
GL Code: 1001-02110-10268-000-503100-000	Professional Services	\$ 47,442.90
GL Code: 1001-02110-10268-000-506014-000	Other Operating Supplies	\$ 35,725.89
GL Code: 1001-00000-13900-000-339484-000	DBHS-Recovery Services	\$151,998.54

On motion by Supervisor Hensley, seconded by Supervisor Dale, and carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved the following Carryforward Appropriation for FY2025-2026:

Community Development
Property Clean Up Funds

A transfer of \$20,000 to be transferred from the Inspection Services Department to the Planning Department. The funds were appropriated for dilapidated structure cleanup and will not be used in FY26. Instead, there is a need to use these funds for property refuse cleanup.

Transfer: \$20,000

(\$20,000) 1001-03400-00000-000-503109-000 Inspection Services: Other Professional Services
\$20,000 1001-08101-00000-000-503109-000 Planning: Other Professional Services

Deputy County Administrator Davidson recalled that in December 2025, the Board adopted the Short-Term Rental (STR) Ordinance. As a result, Ms. Davidson said there is a need for a full-time employee in Community Development to handle administrative work pertaining to the STR Ordinance.

Supervisor Hensley asked if this new position could be combined with the Network Administrator position in the Department of Technology in order to save money. Ms. Davidson clarified that the STR position would be part of the Zoning team within Community Development, and she said the skill set and job responsibilities are completely separate from the Network Administrator.

On motion by Supervisor Dale, seconded by Supervisor Wolfe-Garrison, and carried by a vote of 4 to 1, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – NAY; WOLFE-GARRISON – AYE; the Board approved the following Carryforward Appropriation for FY2025-2026:

Community Development
Short-Term Rental Ordinance

Community Development has requested permission to hire a full-time employee to develop and administer the Short-Term Rental Ordinance. If the position were approved to be filled by March 1, funding in the amount of \$24,000 would be needed in fiscal year 2026. Staff requests permission to add one position to the position control chart and to increase the Community Development budget to fund the cost of salaries and benefits.

Carryforward Appropriation: \$24,000

\$24,000 1001-08101-00000-000-501001-000 Planning: Salaries
 \$24,000 1001-00000-15201-000-352000-000 General Fund: Fund Reserve

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DIRECTOR OF FINANCE.

Director of Finance Guthrie requested approval for an amendment to the contract with Partners Excavating for Innovation Village Pad Site 2. Ms. Guthrie indicated the original contract was a lump sum and did not include the quantities of mass rock to be removed from the site.

On motion by Supervisor Ritchie, seconded by Supervisor Hensley, and carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved an amendment to the contract with Partners Excavating for the Innovation Village Pad Site 2 in the amount of \$927,600 for removal of mass rock.

On motion by Supervisor Ritchie, seconded by Supervisor Hensley, and carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved the following item for surplus:

Department	Description	Quantity	Declared To
Utilities	1998 Ford F800	1	Website

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DIRECTOR OF COMMUNITY DEVELOPMENT.

On motion by Supervisor Dale, seconded by Supervisor Wolfe-Garrison, and carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board appointed David Curfman to serve on the Planning Commission for District 3 for an unexpired term ending on August 31, 2027.

On motion by Supervisor Hensley, seconded by Supervisor Dale, and carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board recommended Royce Hylton, Jr. for appointment by the Circuit Court to the Board of Zoning Appeals for District 4 for an unexpired term ending on June 30, 2028.

On motion by Supervisor Hensley, seconded by Supervisor Ritchie, and carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board appointed Dwight Walton to serve on the Local Board of Building Code Appeals for a term ending on October 31, 2030; and Micah Branson to serve on the Local Board of Building Code Appeals for a term ending on October 31, 2029.

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FIRE & RESCUE CHIEF.

On motion by Supervisor Wolfe-Garrison, seconded by Supervisor Hensley, and carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board adopted the following resolution:

**RESOLUTION DECLARING A LOCAL EMERGENCY
TO EXIST IN ROCKINGHAM COUNTY, VIRGINIA**

WHEREAS, the Board of Supervisors of Rockingham County, Virginia, does hereby find as follows:

1. That due to the occurrence of the Winter Storm in January 2026, Rockingham County is facing a condition of extreme peril to the lives, safety and property of the residents of the County;
2. That as a result of this extreme peril, the proclamation of the existence of an emergency is necessary to permit the full powers of government to deal effectively with this condition of peril.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of Rockingham County, Virginia, that a local emergency now exists throughout Rockingham County; and

BE IT FURTHER RESOLVED AND ORDERED that during the existence of this emergency the powers, functions, and duties of the Director of Emergency Management and the Emergency Management organization and functions of Rockingham County shall be those prescribed by the laws of the Commonwealth of Virginia and the ordinances, resolutions, and approved plans of Rockingham County in order to mitigate the effects of said emergency.

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PUBLIC HEARINGS.

SUP25-1671 WESLEY HARPER.

Zoning & Building Coordinator Haugh presented the following request:

SUP25-1671 Wesley Harper for an additional dwelling located at 769 Whitmore Shop Road, Rockingham, VA 22802. Zoned A-1 (Prime Agricultural District). Tax Map # 91-A-7. Election District 2.

Wes Harper, applicant, stated he intends to build a 2,600 square foot home on his property.

Chair Longcor opened the public hearing at 4:12 p.m.

No comments were received from the public, and Chair Longcor closed the public hearing at 4:13 p.m.

On motion by Supervisor Wolfe-Garrison, seconded by Supervisor Dale, and carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved, with the following conditions, SUP25-1671 Wesley Harper for an additional dwelling located at 769 Whitmore Shop Road, Rockingham, VA 22802. Zoned A-1 (Prime Agricultural District). Tax Map # 91-A-7. Election District 2.

Conditions:

1. The use shall be in substantial accordance with the preliminary site plan approved by the Rockingham County Board of Supervisors.
2. The use and structure must comply with all applicable federal, state, and local regulations.

REZ25-1293 YASIN SOUFI NEJAD.

Senior Planner Yankey presented the following request:

REZ25-1293 Yasin Soufi Nejad requests to rezone 1.6 acres from RR-1 (Residential or Recreational District) to A-2 (General Agricultural District). Tax Map # 95-A-83F. Election District 3.

Ms. Yankey stated the number of fowl currently on the property exceeds the limit, but would be permitted with approval of this rezoning request.

Chair Longcor opened the public hearing at 4:17 p.m.

No comments were received from the public, and Chair Longcor closed the public hearing at 4:18 p.m.

On motion by Supervisor Dale, seconded by Supervisor Hensley, and carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved REZ25-1293 Yasin Soufi Nejad requests to rezone 1.6 acres from RR-1 (Residential or Recreational District) to A-2 (General Agricultural District). Tax Map # 95-A-83F. Election District 3.

REZ25-1749 JOHN AND KATHRYN JOHNSON.

Planner Cottrell reviewed the following request:

REZ25-1749 John and Kathryn Johnson request to amend the proffers on a 2.716-acre portion of Tax Map # 125-A-263 and 125-A-261, zoned R-3 C (General Residential District with Conditions). Election District 3.

Planner Cottrell stated this request is to amend the proffers to restrict the use to no more than two single family detached dwelling units. The remaining acreage will remain common area for the Lakepointe Property Owners Association, she said.

John Johnson, applicant, said this request is a less intensive use that is consistent with the neighborhood.

Chair Longcor opened the public hearing at 4:22 p.m.

Renee Conell, president of the Lakepointe Village Homeowners Association, spoke in favor of the request.

At 4:24 p.m., Chair Longcor closed the public hearing.

On motion by Supervisor Dale, seconded by Supervisor Hensley, and carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved REZ25-1749 John and Kathryn Johnson request to amend the proffers on a 2.716-acre portion of Tax Map # 125-A-263 and 125-A-261, zoned R-3 C (General Residential District with Conditions). Election District 3.

SUP25-1718 RELIANT DEVELOPMENT LLC.

Mr. Haugh reviewed the following request:

SUP25-1718 Reliant Development, LLC for a retail use not otherwise listed (U-Haul rental service) located at 4 Rockingham Park Way, Penn Laird, VA 22846.

Zoned B-1 (General Business District). Tax Map # 126-2-A4A1. Election District 3.

Mr. Haugh stated the applicant intends to add seven parking spaces which will accommodate three box trucks, three trailers and a van to rent to the general public.

Chair Longcor opened the public hearing at 4:25 p.m.

Kaleb Orndorff of Valley Engineering appeared on behalf of the applicant and was available for questions.

Chair Longcor closed the public hearing at 4:26 p.m.

On motion by Supervisor Dale, seconded by Supervisor Hensley, and carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board denied SUP25-1718 Reliant Development, LLC for a retail use not otherwise listed (U-Haul rental service) located at 4 Rockingham Park Way, Penn Laird, VA 22846. Zoned B-1 (General Business District). Tax Map # 126-2-A4A1. Election District 3.

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RECESS.

Chair Longcor recessed the regular meeting at 4:26 p.m.

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PUBLIC HEARINGS.

SUP25-1689 COLTON MONGOLD.

At 6:00 p.m., Chair Longcor reconvened the regular meeting and Deputy Zoning Administrator Daniel Barnett reviewed the following request:

SUP25-1689 Colton Mongold for a motor vehicle repair shop and machinery and equipment center located at 15925 Little Man Lane, Timberville, VA 22853. Tax Map # 39-A-137J. Zoned A-2 (General Agricultural District). Election District 1.

Mr. Barnett noted this request is to bring an existing operation into compliance, and said the applicant would need to be in compliance with the proposed conditions within one year.

Colton Mongold, applicant, stated the operation has grown over time.

Chair Longcor opened the public hearing at 6:07 p.m.

No comments were received from the public, and Chair Longcor closed the public hearing at 6:08 p.m.

On motion by Supervisor Ritchie, seconded by Supervisor Dale, and carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved, with the following conditions, SUP25-1689 Colton Mongold for a motor vehicle repair shop and machinery and equipment center located at 15925 Little Man Lane, Timberville, VA 22853. Tax Map # 39-A-137J. Zoned A-2 (General Agricultural District). Election District 1.

Conditions:

1. The use shall be in substantial accordance with the preliminary site plan approved by the Rockingham County Board of Supervisors.
2. The use and structure must comply with all applicable federal, state, and local regulations.
3. No agricultural machinery or equipment shall be sold or rented by the business.
4. The use must be in compliance with all applicable federal, state, and local regulations within one year of the special use permit approval.

SUP25-1768 NETWORK TOWERS II LLC.

Mr. Haugh presented the following request:

SUP25-1768 Network Towers II, LLC for a wireless telecommunications facility located on the southwest side of Spotswood Trail (US 33), approximately 1 mile northwest of Beldor Road (Rt. 628). Tax Map # 145-A-51. Zoned A-2 (General Agricultural District). Election District 5.

Mr. Haugh stated the applicant intends to construct a 199-foot tower made up of a 195-foot monopole and 4-foot lightning rod. The project would also include a fenced area to house all equipment. Mr. Haugh noted this is adjacent to land owned by the National Park Service (NPS), and an NPS representative confirmed they do not have any concerns with the proposal.

Drew Patterson, Director of Network Towers, reviewed details of the project and was available for questions.

At 6:18 p.m., Chair Longcor opened the public hearing.

A neighboring property owner questioned if construction of the tower would disrupt the water system. Mr. Patterson confirmed water systems would not be disturbed with this project.

Chair Longcor closed the public hearing at 6:20 p.m.

Supervisor Hensley moved for approval and Supervisor Ritchie seconded the motion.

Deputy Director of Community Development Nicely stated that after consultation with the County Attorney's Office, staff recommend adding the condition that if approved, the Board of Supervisors hereby finds this special use permit request to be in substantial accordance with the County Comprehensive Plan.

Supervisor Hensley amended his motion to include the condition as presented by Mr. Nicely. Supervisor Ritchie seconded the amended motion.

Carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved, with the following conditions, SUP25-1768 Network Towers II, LLC for a wireless telecommunications facility located on the southwest side of Spotswood Trail (US 33), approximately 1 mile northwest of Beldor Road (Rt. 628). Tax Map # 145-A-51. Zoned A-2 (General Agricultural District). Election District 5.

Conditions:

1. The use shall be in substantial accordance with the preliminary site plan approved by the Rockingham County Board of Supervisors.
2. The use and structure must comply with all applicable federal, state, and local regulations.
3. In accordance with Section 15.2-2232 of the Code of Virginia, the Board of Supervisors hereby finds this special use permit request to be in substantial accordance with the County Comprehensive Plan.

SUP25-1532 VALLEY SOLAR FARM LLC.

Mr. Barnett reviewed the following request:

SUP25-1532 Valley Solar Farm, LLC, for a large solar energy facility located at 2494 Kratzer Road, Rockingham, VA 22802. Zoned A-2 (General Agricultural District). Tax Map # 94-A-99B. Election District 2.

Mr. Barnett said the applicant is requesting 50 acres of a 113-acre parcel for a solar energy facility. The buildable area would be approximately 21.4 acres. To the north of the buildable area, about 19.3 acres would be designated as a tree reserve area to remain undeveloped during the life of this project, said Mr. Barnett. The remaining 10 acres of the buildable area would not be used. He noted the applicant indicated that a new battery storage system or electrical substation are not currently required.

Don Giecek, Director of Planning for CEP Solar, said they are a Virginia-based company and introduced several team members.

Paul Cozens, Senior Project Development Manager for CEP Solar, provided a presentation detailing the proposal, solar panel technology, and their community benefits program. Mr. Cousins said CEP Solar partnered with the JMU Center for the Advancement of Sustainable Energy and Rockingham County Public Schools to sponsor the recent District Solar Competition for middle school students.

At 6:46 p.m., Chair Longcor opened the public hearing.

Janet Trettner spoke in support. Ms. Trettner appreciated that there is no tree clearing or water impact caused by this proposal.

Joy Loving spoke in support and said smaller scale projects like this one make sense. She said there is a rising demand for energy, and solar is faster and cheaper.

Earl Zimmerman stated that due to the rising cost of electricity, solar is the cheapest and cleanest form of energy. He spoke in favor of the request.

Meghan Mooney said more energy is needed to meet the demands of data centers. Ms. Mooney expressed excitement and support for the proposal.

Jonathan Miles, a resident of Albemarle County who owns property in the City of Harrisonburg, spoke in favor. As Executive Director for the JMU Center for the Advancement of Sustainable Energy, Mr. Miles said CEP Solar has been a notable company to work with.

Dillon Taylor spoke in favor. Mr. Taylor said this project is local generation in the truest sense and puts electricity into the local grid instead of elsewhere.

Jared Stoltzfus agreed with previous support and stated this solar facility would be a great neighbor as it does not produce traffic or destroy land.

Watt Bradshaw spoke in support and said this is a perfect location and an appropriately sized project.

Andy Hershberger of Linville spoke in favor of the request.

In response to questions from Kim Sandum, Director of Public Works Rhodes said there is a water main available at the front of the property, but sewer is not readily available.

Tyson Utt, Cofounder of CEP Solar, confirmed that CEP Solar owns and operates the project, which is powered through Dominion.

Chair Longcor closed the public hearing at 7:10 p.m.

Supervisor Wolfe-Garrison remarked that this was by far the most thorough and community-oriented responsive solar group that staff has worked with, and she commended the applicant for their responsiveness and engagement. Supervisor Wolfe-Garrison moved for denial

of the request as it does not comply as a long-term economic use. Supervisor Dale seconded the motion.

Supervisor Dale commented that the Comprehensive Plan specifically designates the buildable portion of the parcel as Industrial (I-1) and that manufacturing uses are to be in industrial areas. Supervisor Dale said the proposed use in this location is inconsistent with the Comprehensive Plan.

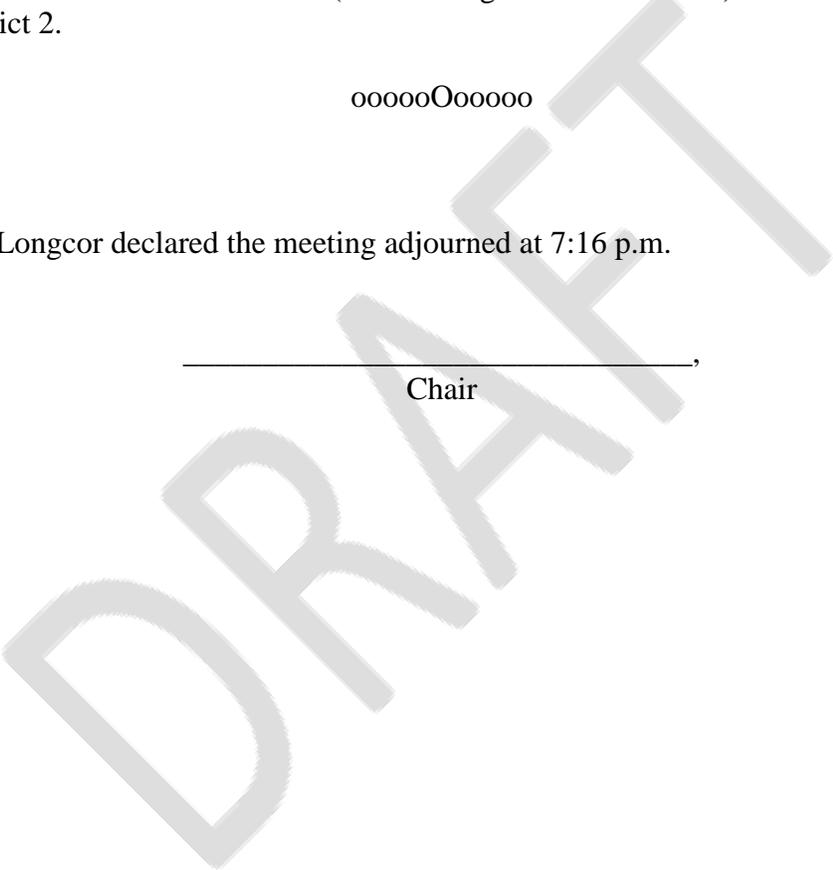
Carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board denied SUP25-1532 Valley Solar Farm, LLC, for a large solar energy facility located at 2494 Kratzer Road, Rockingham, VA 22802. Zoned A-2 (General Agricultural District). Tax Map # 94-A-99B. Election District 2.

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ADJOURN.

Chair Longcor declared the meeting adjourned at 7:16 p.m.

_____,
Chair



February 11, 2026

A Work Session of the Board of Supervisors was held at 2:00 p.m. on Wednesday, February 11, 2026, at the Rockingham County Administration Center, Harrisonburg, Virginia.

Present:

DEWEY L. RITCHIE, Election District #1
SALLIE WOLFE-GARRISON, Election District #2
MATT J. DALE, Election District #3
LEILA C. LONGCOR, Election District #4
JOEL L. HENSLEY, Election District #5

Also present:

CASEY B. ARMSTRONG, County Administrator
THOMAS H. MILLER, JR., County Attorney
PATRICIA D. DAVIDSON, Deputy County Administrator
DWAYNE L. MARTIN, Deputy County Administrator for Agriculture &
Strategic Project Management

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CALL TO ORDER.

Chair Longcor called the meeting to order at 2:00 p.m.

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COMMUNITY GRANT PROGRAM APPLICATIONS.

By consensus, the Board approved the following list of Community Grant Program Applications:

Applicant	Project	Amount	District	Matching Funds Available?	Tourism Amount	General Fund Amount
Broadway Lions Club	Broadway Lions Park – new commercial entrance, walking trail, parking, rest stations, picnic pavilion, restrooms, recreation field	\$200,000	1	Yes, \$250,000	\$24,500	
Town of Grottoes	John E. Painter Park, update the parking lot, replace roof at 5 picnic shelters, repair tennis courts	\$171,000	3	Yes, 20%, \$34,200	\$34,500	\$70,500
Buck Bowman	Grandstand roof replacement	\$10,500	4	Yes	\$10,500	

Park – Clover Hill						
Town of Bridgewater	Bright Nights in Bridgewater Phase II	\$49,754	4	Yes, \$10,000		\$24,500
Town of Mount Crawford	Complete the Town Park – need excavation and site work	\$67,000	4	\$303,000 grant	\$67,000	
Town of Timberville	Sidewalk to link Plains CC to the Plains Park	\$84,000	1	Yes, \$21,000	\$0	\$0
Town of Elkton	Crosswalk and Stage Lighting	\$48,200	5	Yes	\$6,000	\$0
Total Requests		\$630,454			\$142,500	\$95,000

ADJOURN.

Chair Longcor declared the meeting adjourned at 2:30 p.m.

_____,
Chair

DRAFT



ROCKINGHAM COUNTY

FINANCE DEPARTMENT

Rebecca Guthrie, CPA
Director of Finance

20 E Gay Street
Harrisonburg, VA 22802

Ph. 540-564-3010
Fax 540-564-1433
rguthrie@rockinghamcountyva.gov

FINANCE STAFF REPORT

February 25, 2026

Procurement

NO ACTION:

- Administration Building Design-Build RFP: The County has issued a Request for Proposals from qualified contractors Harman Construction, KBS Inc., Lantz Construction, Nielsen Builders Inc., and Warfel Construction, to serve as the Design-Builder for the construction of a new County Administration Building to be located in the County's Tech Park, Innovation Village at Rockingham. The new building will be constructed next to the current SRI Building located at 140 Research Dr, Harrisonburg VA 22802.

Proposals will be received until 2:30pm, local time, Friday March 6, 2026. Timeline is shown below:

Cutoff for Questions	February 6, 2026
Proposals Due – at least 120 days	March 6, 2026
Evaluation Period	March 9 – March 13, 2026
Interviews	March 17, 2026 (times TBD)
RFP Discussion	April 8, 2026
Board of Supervisors Consideration for Approval	April 22, 2026

- Rockingham Park at the Crossroads Concession Operator RFP: The County has issued a Request for Proposals from concession operators authorized to do business in the State of Virginia, to provide food services at Rockingham Park at the Crossroads located at 1 Rockingham Pk Wy, Penn Laird, VA 22846.

Proposals will be received until 2:30pm, local time, Friday March 13, 2026 and a recommendation will be brought to the Board at the March 25th Board Meeting.



The Department of Community Development Staff Report

February 25, 2026

BOARD ACTION

Agricultural and Forestal District - Keezletown

Both the Keezletown North and Keezletown South Agricultural and Forestal Districts were renewed on June 24, 2019, and are scheduled to expire on June 24, 2026.

After reviewing both districts, staff recommends combining them into a single Keezletown Agricultural and Forestal District due to their close proximity and similar conditions (only one condition is different and can be incorporated without effect). Staff is seeking Board approval to move forward with this proposed combination through the required renewal process.

STANDING COMMITTEES

Standing Committee	Staff Lead(s)	Status	Meeting Date
Agricultural & Forestal Advisory Committee	Kayla & Dylan	No new business.	As needed
Bicycle & Pedestrian Advisory Committee	Dylan	No new business.	As needed
Board of Building Code Appeals	Joe	No new business. New appointments approved on 2/11/26.	As needed
Board of Zoning Appeals	Kelly	Action item(s) listed below. New appointment approved on 2/11/26.	3/17/2026
Planning Commission	Rachel	Action item(s) listed below. New appointment approved on 2/11/26.	First Tuesday of each month

At its March 17, 2026, meeting the Board of Zoning Appeals will act on the following items:

Project #	Applicant	Request	Location	Status
VAR25-1850	Jerry & Felicia Martin	Requesting a zoning variance for a reduction of the front setback.	5270 Singers Glen Road, Rockingham	Under Review
VAR25-1931	Jonathan & Danielle Donahue	Requesting a zoning variance for a reduction of the side setback.	430 Freedom Court, Rockingham	Under Review

At its February 3, 2026, meeting, the Planning Commission acted on the following items:

Project #	Applicant	Request	Location	Status
OA26-0033	Staff Generated	Staff generated ordinance amendment to Section 17-1003.02 of the Rockingham County Code to allow three years for the commencement of solar projects, energy storage projects, and residential projects approved by Special Use Permit, as mandated by updates to Virginia State Code.	-	PC recommended approval. BOS date 2/25/26.
OA26-0034	Staff Generated	Staff generated ordinance amendment to Table 17-606 and Section 17-607 of the Rockingham County Code to amend the supplemental standards for the use Large solar energy facility, and to amend the land use table for the uses Large solar energy.	-	PC recommended approval. BOS date 2/25/26.
OA26-0073	Staff Generated	Staff generated ordinance amendment to Section 17-607 of the Rockingham County Code to amend the setback requirements for agricultural uses in and in the near vicinity to urban growth areas.	-	PC recommended approval. BOS date 2/25/26.

At its March 3, 2026, meeting, the Planning Commission will act on the following items:

Project #	Applicant	Request	Location	Status
REZ26-0040	Jerry Dean	Request to rezone 2.381 acres from R-2 (Medium Density Residential) to A-2 (General Agricultural). Election District 5.	Located at 314 Bloomer Springs Road, McGaheysville 22840. Tax Map # 128-A-87.	To be heard by PC 3/3/26. Tentative BOS date 3/25/26.
REZ26-0090	The Ponds of Island Ford LLC	Request to amend the proffers that are currently imposed on a 1.384-acre portion of The Ponds Subdivision in McGaheysville, zoned R-2 C (Medium Density Residential with Conditions). Election District 5.	Tax Map # 142-14-23, 142-14-24, 142-14-35, and 142-14-36.	To be heard by PC 3/3/26. Tentative BOS date 3/25/26.
--	Capital Improvements Program (CIP)	The Rockingham County Capital Improvements Program (CIP) will be presented to the Planning Commission for fiscal years 2027-2031. The CIP serves as a five-year plan to guide the construction or acquisition of capital projects.	--	To be heard by PC 3/3/26.

PROJECTS

Special Projects	Staff Lead(s)	Description/Status
Agricultural Preservation & Protection Committee	Kelly	The APP Committee, which includes Supervisor Longcor and Supervisor Hensley, met in July and December 2024, and on October 2, 2025. Discussion topics in October included the County's subdivision ordinance and conservation easements. The next meeting is tentatively scheduled for March 2, 2026. This project is ongoing.
Briery Branch Community Center	Kayla & Rachel	On February 6, 2025 Rockingham County was awarded a \$100,000 Planning Grant through the Community Development Block Grant (CDBG) program to support the revitalization of the Briery Branch Community Center. Environmental testing, including assessments for asbestos, lead, and water quality, have been completed. Septic system evaluations are currently underway. On January 26, the Project Management Team (PMT) met with Valley Engineering and Mathers Architects to discuss building and site details. The next PMT meeting is scheduled for February 23 at 4:00 p.m.
North Route 11 Corridor	Julia & Kayla	At the July 9, 2025, Board of Supervisor meeting, staff was directed to continue in long range planning and code compliance efforts in the North Route 11 Corridor area. This project is ongoing.

Monthly Summary	Staff Lead(s)	Monthly Status: as of January 30, 2026
Deed & Plat Review	Donna Jenkins	11 deeds/plats submitted 3 of which are awaiting revisions
Zoning Code Compliance	Brittany Jarvis	60 active code cases 14 of which are pending legal action and 8 are pending action by the magistrate
Building Code Compliance	Josh Haugh	23 active code case – building without permits
Building Inspections, Permits, & Plan Review	Joe Shifflett & Ben Terry	1,958 building inspections (averaged 103 daily) 39 residential plans under review 18 commercial plans under review 177 permits issued
Rezoning Applications (Excludes items tabled by BOS)	Kayla Yankey	7 rezonings under review
Special Use Permits (Excludes items tabled by BOS)	Daniel Barnett	11 special use permits under review

TRANSPORTATION PROJECT APPLICATIONS

Smart Scale

Smart Scale is a transportation project grant program fully funded by VDOT. Smart Scale scores and potentially funds projects that meet one or more transportation needs identified in Virginia's Transportation Plan (VTrans) based on key factors that address improving safety, reducing congestion, increasing accessibility, contributing to economic development, and promoting efficient land use. The anticipated benefits are calculated, and the projects are scored and ranked by VDOT staff. This information is used by the Commonwealth Transportation Board (CTB) to help guide and inform its project selection decisions.

The pre-application period opens for Smart Scale on March 1, 2026. County staff is currently in discussions with VDOT Residency and Staunton District staff regarding potential projects to submit for pre-application review.

LARGE SCALE SOLAR ENERGY FACILITIES

Project Name	Location	Projects of 50 Acres or Less (in acres)	Projects of 50 to 150 Acres (in acres)
SolAmerica (Scenic L Farms)	South of Rockingham Pike & 50' east of Eagle Rock Road	18	
Caden Energix Endless Caverns, LLC	South of Craney Island Road		149
Sun Ridge Solar	10276 South East Side Highway (old quarry site)		150
Knight Solar	West of intersection of East Point Road & Freeze Farm Lane		149
TOTAL		18	448

REQUESTS TABLED BY BOARD OF SUPERVISORS

Special Use Permit Application(s):

Date	Case #	Applicant	Request	Location	Election District
12/9/20	SUP20-297	Todd White	Two additional dwellings	728 Fellowship Road	3
6/9/21	SUP21-075	Hank Hensley	Small contractors business	4765 Pleasant Valley Road	3
8/23/23	SUP23-0921	Aleksandr Bogdanov	Large utility building	Runkles Gap Road	5
11/15/23	SUP23-1304	Robert Long	Additional dwelling	Doe Hill Road	5
11/13/24	SUP24-1424	Marlen Showalter	Two additional dwellings	17449 Runions Creek Road	1

Rezoning Request(s):

Date	Case #	Applicant	Request	Location	Election District
11/12/25	REZ22-2203	B&A Group LLC	Request to rezone 4.19 acres from B-1 C (General Business with Conditions) to I-1 C (Industrial with Conditions). Tax Map # 94-A-91.	On the west side of Kratzer Road (Rt. 753), approximately 0.10 mile north of Friendship Drive (Rt. 901)	2

Ordinance Amendment(s):

Case #	Applicant	Request
OA24-1387	Staff-generated	Chapter 17 (Zoning Ordinance), Section 17-306, Low-Density Residential District (R-1), Section 17-307, Medium Density Residential District (R-2), and Section 17-308, General Residential District (R-3), to limit the number of building permits that may be issued within a development project during any rolling twelve (12) month period. The allowed number of building permits issued within a rolling twelve (12) month period may only be exceeded by special use permit.

STAFFING AND ACHIEVEMENTS

Number of Staff	21	Number of Vacancies	1	Number of Job Postings	2
Recent Staff Changes & Achievements	Advertised positions: Building Inspector and STR Administrator				

Department of Community Development



Rezoning Case Report: REZ25-0185

Applicant	D.R. Horton and Weidig Family Trust
Location	West side of Port Republic Road (Route 253), approximately 0.2 mile south of the intersection of Port Republic Road and Stone Spring Road (Route 280).
Stone Spring Urban Development Area Plan	Neighborhood Center within the Stone Port Area
Tax Map #	125-A-20G and a 19-acre portion of 125-7-1
Present Zoning	A-2 – General Agricultural District
Proposed Zoning	R-5 – Planned Neighborhood District
Acreage	43.8
Election District	4
Planning Commission Action	Recommendation of Approval, December 2, 2025
Board of Supervisors Action	Scheduled for February 25, 2026

General Information

Overview and Background

D.R. Horton and Weidig Family Trust requests to rezone 43.8 acres from A-2 (General Agricultural) to R-5 (Planned Neighborhood). This property is located on the west side of Port Republic Road (Route 253), approximately 0.2 mile south of the intersection of Port Republic Road and Stone Spring Road (Route 280). The Master Plan proposes a maximum of 425 total units, consisting of approximately 15 single-family dwellings, 32 duplex units, 149 townhomes, and 228 apartment units. The Plan Description states that no more than 72 building permits for single family detached, townhome, or duplex units shall be issued within any rolling 12-month period.

Common areas and open space will be provided and include amenities such as a dog park, clubhouse, pool, and accessory storage and garage units for use by residents. The project proposes to include a 4.7-acre commercial area (Neighborhood Center as designated within the R-5 zoning district) located along the site's southeastern corner, fronting Port Republic Road. No commercial uses have been specified at this time, and all R-5 commercial uses would be available. Additionally, an 8-acre site, zoned A-2 (General Agricultural), is proposed to be transferred to Rockingham County by the owner.

Staff and Agency Analysis

Planning and Zoning

Stone Spring Urban Development Area Plan

This site is located within the Stone Port area of the Stone Spring Urban Development Area Plan, designated as a T-4 Neighborhood Center transect zone. Of the four transect zones within the Plan, T-4 Neighborhood Center Zones are intended to consist of the highest density permissible in the UDA, consisting of mixed-use development within attached buildings. Neighborhood Centers are intended to have a compact network of neighborhood streets, with consistent sidewalks, street tree planting, and buildings placed close to the sidewalks and streets with parking placed behind the buildings.

Zoning Ordinance

The R-5 district provides a variety of housing types and affordability; services and neighborhood-oriented businesses; parks and open space for recreation, conservation, or other common benefits; preservation of natural landscape features and amenities; transportation networks within the development that accommodate vehicles, bicycles, pedestrians, and, where appropriate, transit; and streets, sidewalks, and paths that interconnect internally and to adjoining properties. While allowing for a variety of uses, the R-5 district is primarily residential with commercial uses that are compatible with the residential nature of the district.

Building Services

If this request is approved, building plans will be reviewed separately. Any future construction must comply with the Virginia Uniform Statewide Building Code.

Fire & Rescue

This request is located within the Port Republic Road Emergency Response Station and the Harrisonburg Volunteer Rescue Squad's response areas. The Fire Marshal's Office has no immediate concerns with the proposed plan layout or description.

Public Works

The County attorney has accepted a letter agreement provided by the project developer as evidence of the future availability of water and gravity sewer to the proposed rezoning and development project. If this rezoning request is approved an easement will be conveyed. Previous concerns of a private sewer pump station have therefore been resolved.

Rockingham County Public Schools (RCPS)

This property is located in the Spotswood High School attendance district. RCPS estimates this development would generate an additional 81 students at Peak View Elementary School, 41 students at Montevideo Middle School, and 54 students at Spotswood High School. The cumulative impact of this project, combined with other developments approved in recent years, is expected to place additional strain on RCPS facilities and resources; particularly at the elementary level.

The 8-acre site that is proposed to be transferred to Rockingham County could serve as a future school site, which will be necessary if this, and other future developments, were approved in this area. While RCPS may use redistricting to alleviate enrollment growth, a new elementary school will be required to accommodate the projected increase in student population.

Virginia Department of Transportation (VDOT)

- 1) VDOT recommends all road improvements listed in the approved Traffic Impact Analysis (TIA), dated February 12, 2025, be completed by the developer prior to the first certificate of occupancy. Each of these improvements have been proposed in the Plan Description except for the recommended improvements at Stone Spring Road (Route 280) and Reservoir Street (Route 710), described in the TIA as: "Install an additional eastbound left turn lane within the existing median to alleviate the projected queueing challenges, creating a dual left turn lane movement at this approach."

The proposal within the Plan Description of \$20,000 is only 5% of the estimated cost of these improvements. VDOT has no funding to pay for the remaining 95% of the cost. As indicated in the TIA, this development necessitates this improvement.

- 2) The proposed street design within the development appears to meet all current VDOT standards for secondary street acceptance requirements (SSAR). The developer has addressed all VDOT concerns for the entrances to the townhouse units. The proposed design for the internal street system has the townhouse units being accessed via private alleys. This will improve safety and the traffic flow of the public streets.

Engineering

If this rezoning request is approved, site plans will need to be submitted to the Department of Engineering.

Considerations

Stone Spring Urban Development Area Plan

This site is located within the Stone Port Focus Area of the Stone Spring Urban Development Area (UDA) Plan and is designated as a T-4 Neighborhood Center transect zone. Out of the four transect zones within the Plan, the T-4 zone is intended to support the highest density permissible in the UDA, consisting of mixed-use development within attached buildings. Buildings are intended to be placed close to the sidewalks and streets with parking placed behind the buildings. Because this Master Plan proposes moderate density and depicts suburban-style setbacks, it is most consistent with the characteristics of the neighboring T-3 transect zone.

Commercial Uses

The project proposes to include a 4.7-acre commercial area (Neighborhood Center) located along the site's southeastern corner, fronting Port Republic Road. No commercial uses have been specified at this time, and all R-5 commercial uses would be available. To align with the planning concepts within the Stone Spring Urban Development Area (UDA) Plan, a 50-foot maximum setback is proposed from the Port Republic Road right-of-way line.

Rockingham County Public School (RCPS) Capacity

RCPS provided comment that the cumulative impact of this development, and all others approved and scheduled to be built in this area, is expected to place additional strain on RCPS facilities and resources, particularly at the elementary level. The 8-acre site that is proposed to be transferred to Rockingham County could serve as a future school site, which may be necessary in the future if this, and other developments, were approved.

Site to be Transferred to Rockingham County

An 8-acre site, zoned A-2 (General Agricultural), is proposed to be transferred to Rockingham County by the owner.

On-Street Parking and Street Widths

The Plan Description states that all main throughfares shall be public streets and shall be a minimum of 24 feet wide. No on-street parking will be provided, except in areas shown on the Master Plan, where the street width will be increased to 33 feet to accommodate parking and travel lanes.

Roadway Connectivity

The T-4 Neighborhood Center transect zone calls for a compact network of neighborhood streets in the Stone Spring

Urban Development Area (UDA) Plan. The UDA Plan conceptually exhibits the extension of M&N Drive (shown below), creating a parallel street grid along Port Republic Road. Consistent with the UDA Plan, the Master Plan proposes two roadway connections to the southeast towards Tax Map Number 125-7-2A, creating a parallel street grid along Port Republic Road. One of these connections includes the extension of M&N Drive.

Additionally, the Master Plan proposes a neighborhood street, extending from Pleasant Run Drive (Site Entrance A) to the southwest property line, as conceptually exhibited in the UDA Plan (shown below).

In summary, each of these roadway connections are consistent with the UDA Plan and establish a compact street grid network able to accommodate future growth in this area.



Transportation Improvements

As part of this rezoning request, the developer offers to complete all transportation improvements referenced on page 2 of the Plan Description (provided below) prior to the first certificate of occupancy. Each of these improvements was recommended in the Traffic Impact Analysis, dated February 12, 2025.

Additionally, the TIA recommends installing an additional eastbound left turn lane on Stone Spring Road at the Reservoir Street intersection to create a dual left turn lane at this approach. The developer has offered to contribute \$20,000 toward these improvements. VDOT provided comment that this proposed \$20,000 is 5% of the estimated total cost of these improvements.

Plan Description, Page 2:

"Rt. 253 (Port Republic Road) at Site Entrance A and Pleasant Run Drive

- Install a southbound right turn lane on Port Republic Road with 200 feet of storage and 100 feet of taper.
 - (**Staff note:** The TIA recommended 100 feet of storage and 100 feet of taper for the turn lane on Port Republic Road; however, the developer is proposing 200 feet of storage and 100 feet of taper, thereby exceeding the TIA's recommended turn lane length.)
- Construct the eastbound approach to the intersection with one (1) left turn lane and one (1) shared through/right turn lane to accommodate traffic leaving the site. Construct all traffic signal modifications such as new traffic signal pole and arm that are needed for the new eastbound approach.
- Upgrade the phasing for the northbound and southbound lefts to have permitted + protected operations (with a flashing yellow arrow).
- Re-stripe the westbound approach to have one (1) left turn lane and one (1) shared through/right turn lane.

M&N Drive

- Extend existing M&N Drive to Site Entrance A, as depicted on the Master Plan.

Rt 280 (Stone Spring Road) and Rt. 710 (Ridgedale Road)

- Modify the northbound approach to a right-in/right-out/left-in configuration. At the site plan phase a vehicle turn model analysis will need to be completed to determine if a bump-out is needed for southbound Rt. 280 for the U-Turn movement at Stone Spring Road and Port Republic Road."

Private Pump Station

Per Public Works comment, if this rezoning request is approved a utility easement will be conveyed. Previous concerns of a private sewer pump station have been resolved.

Planning Commission Action

On December 2, 2025, the Planning Commission made a recommendation of approval with a roll call vote of 4-0.

Weidig Property Master Plan

Rockingham County, Virginia

October 29, 2025 Rev. November 25, 2025

SITE DATA:

Tax Map Parcels: 125-A-20G & a portion of 125-7-1
 Current Zoning: A2 - General Agricultural
 Overlay District: Designated as Neighborhood Center within the Stone Port Focus Area of the Stone Spring Urban Development Area

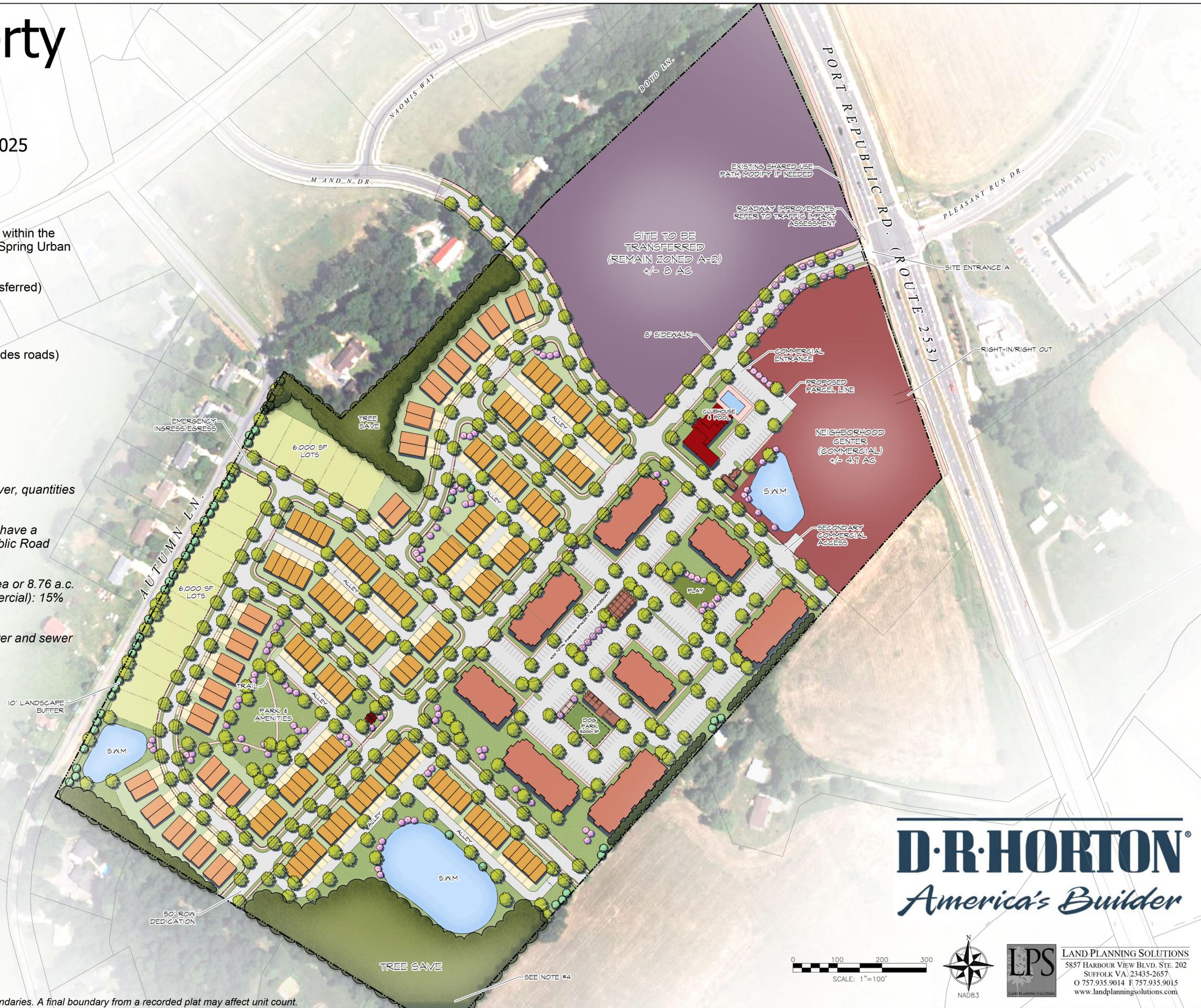
Total Site Area: +/-51.8 a.c.
 Area of Rezoning: +/-43.8 a.c. (excludes Site to be Transferred)
 Proposed Zoning: R-5, Planned Neighborhood

Proposed Site to be Transferred: +/-8.0 a.c.
 Proposed Neighborhood Center Area: +/-4.7 a.c.
 Proposed Residential Area ("C"): +/-39.1 a.c. (includes roads)

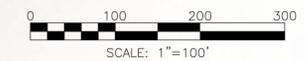
Apartments:	228
Subtotal of SFD & SFA:	197
Single-Family Lots (60'x100'):	15
Duplexes (24'x58' product):	42
Rear Loaded Rowhouses (20'x45'):	140
Total Residential Units:	425 units

Notes:

- The unit count shall not exceed 425 total units; however, quantities of each unit type may vary slightly.
- Buildings within the Neighborhood Center Area shall have a maximum building setback of 50' from the Port Republic Road right-of-way line.
- Overall Common Area Required: 20% of total site area or 8.76 a.c. Common Area Req. in Neighborhood Center (Commercial): 15% or 0.70 a.c.
- Conceptual offsite utility extension (20' combined water and sewer easement).



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O:\Projects\DR_Horton\DRH030 - Weidig-Rockingham\Cadd\Prelim\Rockingham Co.- Weidig_Rockingham Co.- Prelim_18.dwg, Plotted By: Amy, Plotted: Nov 25, 2025 - 12:30pm

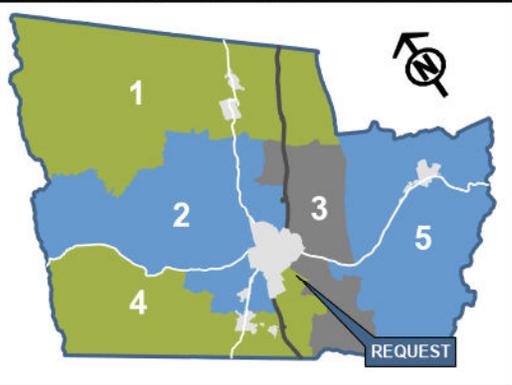
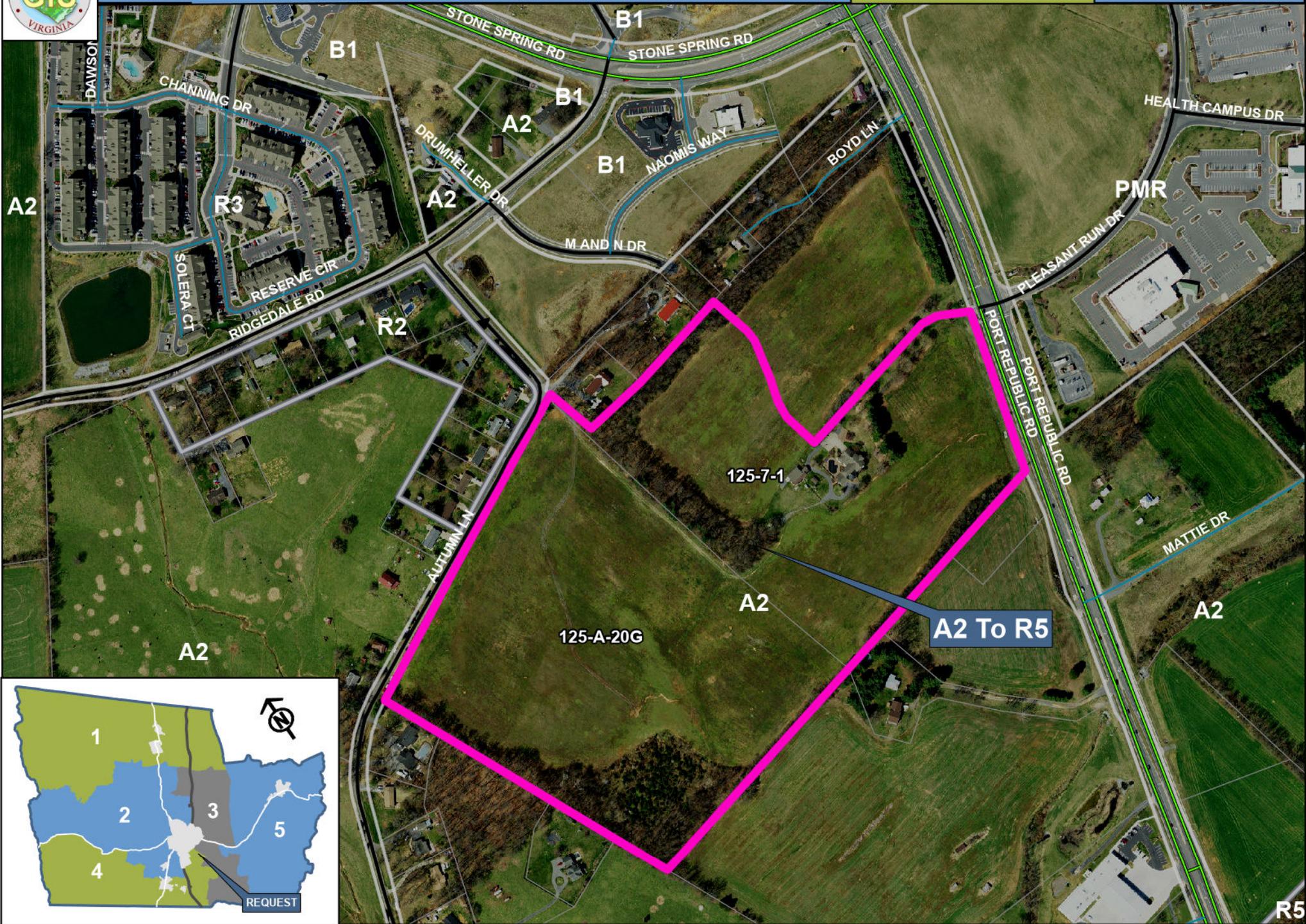
*This conceptual layout was prepared using city GIS data for property boundaries. A final boundary from a recorded plat may affect unit count.



Weidig Family Trust Rezoning Request

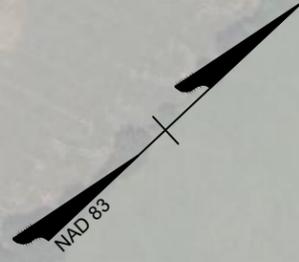


REZ#25-0185



R5

L:\2016\3040-Weidig_Property\DWG\Sheet\Exhibit\63040 - Sewershed Delineation.dwg | Plotted on 11/25/2025 11:33 AM | by Jeremy Fox



SCALE 1"=300'
0 300' 600'



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DATE	REV	DESCRIPTION
11/25/2025	1	1st Rev/ISOT

TIMMONS GROUP

WEIDIG PROPERTY DUE DILIGENCE
ROCKINGHAM COUNTY - VIRGINIA
SEWER BASINS EXHIBIT

JOB NO.
63040
SHEET NO.
X

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WEIDIG PROPERTY DEVELOPMENT
PLAN DESCRIPTION
February 24, 2026

PROJECT OVERVIEW:

The proposed development consists of rezoning approximately forty-four acres from A-2 to R-5 off Port Republic Road (TMP 125-A-20G & portion of 125-7-1). The project will not exceed 425 total units, consisting of a mix of single family detached lots, townhomes, duplexes and apartments, as generally depicted on the master plan, dated November 25, 2025. Additionally, the project will include an approximate 4.7-acre neighborhood center consisting of commercial uses, and a site of approximately 8 acres to be transferred to Rockingham County by the owner and remain zoned A-2. No more than 72 building permits for single family detached, townhome, or duplex units shall be issued within any rolling (12) month period. The townhomes shall be no less than 1,500 square feet of habitable floor area. Common areas and open space will be provided throughout the community and include amenities such as, but not limited to, a dog park, clubhouse and pool area, and outdoor recreation areas, all to be maintained by the property owner's association (POA). Stormwater management regulations will be addressed using non-proprietary best management practice (BMP) measures in conjunction with offsite nutrient credits as needed. The developer will coordinate with Rockingham County, to the maximum extent practicable, regarding stormwater management design necessary to accommodate future development on the approximately 8-acre site to be transferred to Rockingham County.

STREETScape:

The proposed development shall adhere to current VDOT standards for secondary street acceptance requirements (SSAR). All main thoroughfares shall be public streets with a minimum street width of 24 feet from face of curb to face of curb except for where on-street parking is depicted on the master plan, in which case the street width will be increased to 33 feet to accommodate parking and travel lanes. On-street parking will be limited to the areas shown on the master plan. Public streets will be turned over to VDOT apart from alleys and private parking for the apartments. Street trees will be provided throughout the development as depicted on the master plan. Sidewalks shall be a minimum of 5 feet in width and shall be provided throughout the development and on both sides of all public streets as depicted on the master plan. A 10-foot-wide landscaped buffer shall be installed and maintained along the property boundaries adjacent to Autumn Lane, as generally depicted on the Master Plan. The buffer shall include a mix of



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evergreen and deciduous plantings designed to provide year-round visual appeal. Plantings shall be installed in two staggered rows with

a maximum spacing of 20 feet on center. Trees must be at least 6 feet tall at the time of planting. The landscaped buffer must be installed in conjunction with the construction of adjacent development. Additionally, the developer will relocate the existing shared use path, necessitated by the construction of the southbound turn lane by the developer. The developer will dedicate the necessary right-of-way for the final configuration of the shared use path to be within the VDOT right-of-way.

TRAFFIC:

The following site improvements are offered and will be installed by the developer prior to the first certificate of occupancy:

Rt. 253 (Port Republic Road) at Site Entrance A and Pleasant Run Drive

- Install a southbound right turn lane on Port Republic Road with 200' of storage and 100' of taper.
- Construct the eastbound approach to the intersection with one (1) left turn lane and one (1) shared through/right turn lane to accommodate traffic leaving the site. Construct all traffic signal modifications such as new traffic signal pole and arm that are needed for the new eastbound approach.
- Upgrade the phasing for the northbound and southbound lefts to have permitted + protected operations (with a flashing yellow arrow).
- Re-stripe the westbound approach to have one (1) left turn lane and one (1) shared through/right turn lane.

M&N Drive

- Extend existing M&N Drive to Site Entrance A, as depicted on the Master Plan.

Rt 280 (Stone Spring Road) and Rt. 710 (Ridgedale Road)

- Modify the northbound approach to a right-in/right-out/left-in configuration. At the site plan phase a vehicle turn model analysis will need to be completed to determine if a bump-out is

needed for southbound Rt. 280 for the U-Turn movement at Stone Spring Road and Port Republic Road. If the analysis warrants a bump-out, the improvement will be installed by the developer.

The developer will contribute \$20,000 toward improvements to the eastbound approach of the intersection of Stone Spring Road and Reservoir Street— specifically, to install an additional eastbound left turn lane within the existing median to alleviate the projected queueing challenges, creating a dual left turn lane movement for the eastbound approach – within ninety (90) days of such intersection improvement funding request. The design and timeline of the improvements will be determined by VDOT and the County. In the event VDOT and/or the County does not request funding for such intersection improvements within 72-months of the date of engineered site plan approval for this Project, this proffer will automatically terminate.

The Developer will coordinate with the County and VDOT, to the maximum extent practicable, regarding the location of entrances to access the approximately 8-acre site to be transferred to Rockingham County, provided that such entrance locations are known and identified by the County at the time of site plan development for the D.R. Horton project.

WATER AND SEWER INFRASTRUCTURE:

Two water connections will be required to loop the water system. Water connections are required on the 12" waterline located along M&N Drive and the 16" waterline located along Pleasant Run. The development will require two sanitary sewer connections due to the site topography. Sanitary connections are required on the 8" gravity sewer line along Port Republic Road and the 21" gravity sewer interceptor that runs along the southern portion of the site located on the adjacent Sours property. Additionally, a 20' combined water and sanitary utility extension easement has been secured across the Sours property to connect the proposed development to existing utilities. The developer will install the required waterline and sanitary connections described herein. In addition to the installation of water mains necessary to serve the development, the developer will install at least one 8-inch water main stub to Autumn Lane to allow for future water connections and include a fire hydrant on the stub. The location of this water main stub will be determined at the site plan phase of development in consultation with Rockingham County Public Works and Fire Marshall's Office.



BUILDING DESIGN:

The exterior of all structures within the development shall be of like-kind, complimentary, and compatible materials and architectural style.

No 4-bedroom (or more) apartment units shall be permitted within this development. None of the apartments will be designed or rented by the "room" with lockout features within a dwelling unit.

Applicant Date

Owner Date

4906-1291-5345, v. 2

Ordinance Summary: In 2024, State Code sections 15.2-2209.1:2 and 15.2-2286 were updated to require localities to allow residential projects, solar projects, and energy storage system projects a minimum of three years to commence when approved by Special Use Permit. This ordinance amendment brings Rockingham County Code into compliance with this requirement.

ORDINANCE AMENDING
SECTION 17-1003.02 OF THE CODE OF ORDINANCES
OF ROCKINGHAM COUNTY

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

That Section 17-1003.02. Board of supervisors hearing and action is hereby amended as follows:

Sec. 17-1003.02. Board of supervisors hearing and action.

- (a) When considering whether to grant a special use permit, the Board of Supervisors considers, among other issues:
 - (1) Good zoning practices and principles;
 - (2) Compatibility with surrounding land uses;
 - (3) Whether the proposed use is detrimental to the character of adjacent land;
 - (4) Public convenience, necessity and interest;
 - (5) The requirements of this chapter; and
 - (6) The comprehensive plan.
- (b) Reserved.
- (c) Conditions:
 - (1) The applicant for a special use permit may voluntarily offer particular conditions related to the proposed use, which can be adopted by the board of supervisors to accompany the application.
 - (2) All plans, drawings, or maps submitted with the application or presented during any public hearing shall be considered conditions.
 - (3) In approving a special use, the board of supervisors may also impose conditions relating to the use as it may deem necessary, including limiting the duration of a permit.
 - (4) Such conditions shall be consistent with the intent and purposes of this chapter and in conformity with the standards set forth in this chapter.
 - (5) No certificate of occupancy will be issued until all conditions placed upon the special use permit are met.

- (6) All conditions shall be binding. Any expansion or addition shall require an additional special use permit approval.
- (d) Operation of the building or use of the land shall be commenced within two (2) years of the date of approval unless otherwise provided in the conditions of the permit. **In the case of residential projects, solar facilities, and energy storage facilities approved by Special Use Permit, the operation of the building or use of the land shall be commenced within three (3) years of the date of approval unless otherwise provided in the conditions of the permit.** For the purposes of this section, commencement is considered as the inspection and approval of the footers and foundation of a new or enlarged structure or, for renovations, the inspection and approval of the framing, wiring, and plumbing, of an existing structure. A certificate of occupancy must be obtained within two (2) years of the commencement date. For uses not involving a structure, the use shall be commenced within two (2) years from the date of approval of the special use permit. The zoning administrator may grant a one-time extension of two (2) years. Failure to meet these requirements results in the voiding of the permit, and reapplication shall be required.
- (e) No application for a special use permit shall be considered by the board of supervisors within one (1) year from the date that the board acted on an application for the same or substantially the same use on the same parcel of land, except by motion of the board of supervisors to rehear.
- (f) If the board of supervisors determines that there has not been compliance with the terms and conditions of a special use permit granted by the board of supervisors, it may revoke the special use permit.
- (1) No special use permit may be revoked except after public notice and hearing as provided by the Code of Virginia.
- (2) The right to revoke a special use permit, as provided in this subsection, shall be cumulative to any other remedy allowed by law.
- (g) An approved special use permit which has been put into use in accordance with the provisions of this section shall become void if the use ceases activity for more than two (2) consecutive years, unless approval of the permit specifically provides otherwise.

All other portions of Section 17-1003.02 are reaffirmed.

**This ordinance shall be effective from the ____ day of _____ 2026. Adopted the
__ day of ____, 2026.**

Aye Nay Abstain Absent

Supervisor Ritchie
District 1

Supervisor Wolfe-Garrison
District 2

Supervisor Dale
District 3

Supervisor Longcor
District 4

Supervisor Hensley
District 5

LEILA LONGCOR,
Chair of the Board of
Supervisors

ATTESTE:

CASEY B. ARMSTRONG
County Administrator

**ORDINANCE AMENDING
PORTIONS OF TABLE 17-606
AND SECTION 17-607
OF THE CODE OF ORDINANCES
OF ROCKINGHAM COUNTY, VIRGINIA**

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

That table 17-706. Land Use and Zoning Table be and hereby is amended as follows:

P: Permitted; SU: Special Use; A: Permitted Accessory; Asterisk *: Supplementa I Standards Apply	Table 17-606. Land Use and Zoning Table																						
	A-1	A-2	RV	RR-1	R-1	R-2	R-3	PSF	PMF	PG	R-4	R-5	MH-1	MHP	MXU	B-1	B-2	BX	PCD	PMR	I-1	PID	S-1
Solar energy, large	SU*	SU*	SU*	SU*						SU*	P*	P*			P*	SU*	SU*		P*	P*	P*	SU*	SU*

All other portions of Table 17-606 continue as they were, reaffirmed and unaffected.

That the following land use in Section 16-607. Supplemental standards for certain land uses be and hereby are repealed and enacted as follows:

Section 17-607. Supplemental standards for certain land uses.

Solar energy facility, large.

(a) Ground-mounted:

(1) Aggregate cap: Commencing on November 17, 2021, and continuing until amended by the board of supervisors, no more than one thousand eight hundred (1,800) acres, in aggregate, may be approved for large solar energy facilities by special use permit. [Acreage under large solar facilities in industrial zoning districts is not included in the aggregate cap.](#)

(2) Per-site cap: Except as provided immediately below, no more than fifty (50) acres may be approved for an individual large solar energy facility permitted by special use permit on land zoned A-1, A-2, RV, RR-1, PG, B-1, and B-2. This 50-

acre per-site cap does not apply to ground-mounted large solar energy facilities proposed to be located in planned development zoning districts, industrial zoning districts, or public service districts. Newly proposed large solar facilities shall be located in near proximity to the demonstrated need based on intended customers. Newly proposed large solar facilities shall be placed no closer to a pre-existing large solar facility than necessary to serve those intended customers. Need may be demonstrated by indicia such as, but not limited to, subscriber interest shown at the community meeting.

(3) Exception: Up to twenty-five (25) percent of the one thousand eight hundred (1,800) acre aggregate cap, or four hundred fifty (450) acres, may be occupied by large solar facilities that are comprised of more than fifty (50) acres per site, up to a maximum per-site acreage of one hundred fifty (150) acres.

(4) The acreage "occupied" by a large solar facility shall be as shown on the site plan approved by the board as part of the special use permit. [The site plan submitted with the application shall show a perimeter line around the area proposed to be occupied by the facility and shall include an acreage calculation for the area within the perimeter. Area calculations shall not be based upon the size of individual panels multiplied by the number of panels.](#)

(5) Setbacks for a large solar energy facility requiring a special use permit:

a. When two (2) acres to thirty (30) acres of land, inclusive, are occupied by a solar energy facility, all above-ground infrastructure shall be no less than one hundred (100) feet from property lines and no less than two hundred (200) feet from existing dwellings, reduceable by notarized consent from an adjoining property owner. Setbacks are not required among and between participating landowners' parcels.

b. When more than thirty (30) acres of land are occupied by a solar energy facility, all above-ground infrastructure shall be no less than one hundred fifty (150) feet from property lines and shall be no less than two hundred fifty (250) feet from any existing dwellings, reduceable by notarized consent from an adjoining property owner. Setbacks are not required among and between participating landowners' parcels.

c. Transformers shall be set back one hundred fifty (150) feet from property lines.

(6) Setbacks for a large solar energy facility installed over impervious surfaces, shall be set back ten (10) feet from public and private roads and streets.

(7) Community meeting:

a. No more than six (6) months prior to the submittal of a special use permit application for a large solar energy facility, the applicant shall hold a meeting to inform the community about the proposed facility. [This meeting shall be open to the public and held at such a time and day as to maximize attendance from the public.](#)

b. Notice of the date, time, and location of the meeting; a contact name and phone number of the project representative; and a summary of the proposed facility shall be delivered by first-class mail to all property owners located within one (1) mile of the parcel boundary of the proposed facility, as noted in the Rockingham County tax records. Such notice shall be mailed not less than fourteen (14) working days prior to the community meeting.

c. The meeting shall be held within the one (1) mile radius or at the nearest location open to the public with adequate parking and seating facilities which may accommodate persons with disabilities.

d. The meeting shall give members of the public the opportunity to review application materials, ask questions of the applicant, and provide feedback including an indication of willingness to be a subscriber or customer of the proposed facility, if appropriate.

e. Upon conclusion of the community meeting, a certified mailing list of property owners notified, a sign-in sheet from the meeting, and a written summary of the meeting shall be included with the application.

(8) ~~Vegetated~~ [Vegetative](#) buffer: If needed to mitigate off-site visual impact, as determined by the Board of Supervisors at the time of issuance of a special use permit or rezoning, a ~~vegetated~~ [vegetative](#) buffer of year-round effectiveness shall be installed and maintained within the setback area by the solar facility operator or landowner as follows:

a. All plants shall be climate-hardy.

b. No monoculture shall be permitted; at least five (5) different species of shrubs and six-foot-high trees shall be installed, with preference given to indigenous trees and shrubs.

c. Selected species shall have mixed leaf- and branch-types of varying mature heights.

d. Two or three of the same species shall be grouped to ensure a naturalized effect. Uniform, staggered rows of plantings are not permitted.

- e. Existing vegetation in the setback area shall be supplemented with new plantings, and all existing, invasive species shall be removed prior to new plantings being installed.
- f. Land within the setback, not in trees and shrubs, shall have a stabilizing ground cover.
- g. Any fencing shall be located interior to the ~~vegetated~~ vegetative buffer.
- h. Trees and shrubs are not required where utility easements cross the setback.
- i. Ongoing maintenance:
 - 1. All vegetation (trees, shrubs, and ground covers) in the setback areas shall be maintained from installation through decommissioning. Ground covers shall provide continuous coverage for the life of the project.
 - 2. The solar facility operator and landowner shall manage non-invasive species and remove invasive species for the life of the project.
 - 3. Trees and shrubs shall be replaced if needed to maintain intended, camouflage effect.

(9) Ground cover: Ground cover shall be installed and maintained throughout the site, including the setback area, as follows:

- a. Ground cover shall be climate-hardy, non-invasive, and pollinator-friendly species, with preference given to indigenous plants.
- b. Shade-tolerant plants shall be installed under the solar panels.
- c. Ground covers shall meet erosion and sediment control and stormwater management regulations effective at the time of site plan approval.
- d. Ongoing maintenance: The solar facility operator and landowner shall manage non-invasive species and remove invasive species for the life of the project.

(10) ~~Vegetated~~ Vegetative buffers and ground covers shall be addressed in the SUP application and on the site plan.

(11) Wildlife corridors: The establishment of wildlife corridors shall be as determined by the Virginia Department of Wildlife Resources.

(12) Historic sites: No facility shall be located on a property in the Virginia Department of Historic Resources (VDHR) Landmarks Registry, National Registry, or within the Core Area and Field of Fire Area as designated in the Cross Keys and Port Republic Battlefields Preservation Plan.

(13) Viewshed: A viewshed simulation, from points selected by the county, shall be included in the SUP application.

(14) Tree cover: No facility shall be permitted on land that would require the property to be clear-cut or heavily lumbered. No facility shall be permitted on land that has been clear-cut or heavily ~~timbered~~ lumbered in the five (5) years immediately preceding the date of the application.

(15) Glare and appearance.

a. All large solar energy facility structures, racks, and associated facilities shall have a non-reflective finish or appearance. Solar collectors shall be designed to maximize absorption and minimize glare outward toward adjoining properties and upward toward aircraft. Vehicles travelling on adjoining interstate and state-maintained roads shall also be protected from potential glare, including tractor trailer cabs.

b. The design of support buildings and related structures shall use materials, colors, textures, and landscaping that will camouflage the large solar energy facility from surrounding residences.

(16) Decommissioning.

a. Decommissioning plan: A decommissioning plan shall be developed by the applicant, owner, or operator prior to the approval of a site plan being issued for a large solar energy facility. If the large solar energy facility is completely inactive or has substantially discontinued the delivery of electricity to a grid for a continuous six-month period it shall be considered an inactive solar energy facility. The applicant, owner of the real estate, or owner or operator of the facility shall provide notice to Rockingham County in writing once the property becomes an inactive large solar energy facility. The decommissioning of the site shall commence within six (6) months of receipt of such notice by Rockingham County. The decommissioning plan shall include:

1. Anticipated life of the solar energy facility;
2. The estimated future cost of the decommissioning and repurposing, expressed in current dollars, by a Virginia State-licensed professional engineer;

3. Method used to determine the estimate;
4. The manner in which the project will be decommissioned; and
5. The name and physical address of the person or entity responsible for the decommissioning plan.

b. Repurposing: All material removed from the site shall be transferred to a reclamation or repurposing facility that specializes in recycling, reclaiming, or repurposing solar facility materials.

c. Surety: Unless the large solar energy facility project is owned by a public utility within the Commonwealth of Virginia, the gross costs of decommissioning shall be secured by an adequate surety in a form agreed to by the county attorney, including but not limited to cash or a letter of credit, bond or other guarantee issued by an entity whose debt is rated as investment grade by either Standard and Poor's or by Moody's, and posted prior to the project receiving its certificate of completion, or equivalent, from Rockingham County to operate the use. If an adequate surety is required, the cost estimates of the decommissioning shall be updated at least every five (5) years by the applicant, owner, or operator, and provided to the county. "Gross costs" shall not include a deduction for salvage value.

d. Applicant, facility owner and property owner obligation: Within six (6) months after the cessation of use of the large solar energy facility for electrical power generation or transmission, the applicant or its successor, at its sole cost and expense, shall decommission the large solar energy facility in accordance with the decommissioning plan approved by the county. If the applicant or its successor fails to commence decommissioning in a timely manner so that decommissioning may be completed within six (6) months of the facility becoming an inactive large solar energy facility, the property owner shall conduct the decommissioning in accordance with the plan and may use bonded resources to do so, as approved and released by the county. Following completion of decommissioning of the entire large solar energy facility, the bond shall be released and, if the county has called upon the bond and taken control of bond resources, any remaining resources held by the county shall be distributed to the property owners in proportion to their ownership interests.

e. Applicant, owner default; decommissioning by the county.

1. If the applicant, its successor, and the property owners fail to decommission the solar energy facility within six (6) months, the county shall have the right, but not the obligation, to commence decommissioning activities and shall have access to the property, access to the full amount of the decommissioning surety, and the rights to the solar energy equipment and materials on the property. The applicant, and property owners, or successors, shall be responsible for reimbursing the county for all costs and expenses of decommissioning in excess of the decommissioning surety, and all such excess amounts shall attach to the real estate as a tax lien until paid in full.

2. Any excess decommissioning surety funds shall be released to the then owners of the property after completion of decommissioning.

3. Prior to the issuance of any permits, the applicant and the property owners shall deliver a legal instrument to the county granting the county the right to access the property and the solar energy facility equipment and materials so the county can complete the decommissioning, should it choose to do so, upon the applicant's and property owners' default. Such instrument shall bind the applicant and property owners and their successors, heirs, and assigns. Nothing herein shall limit other rights or remedies that may be available to the county to enforce the obligations of the applicant, operator, or property owner, including remedies under the county's zoning powers.

f. Equipment, structure, and building removal: Unless otherwise approved by the county, all physical improvements, materials, and equipment related to solar energy generation, both surface and subsurface components, regardless of depth underground, shall be removed in the removal process.

g. A reclamation plan shall be required as a part of the decommissioning plan and included for site plan approval for all large solar facilities. The reclamation plan shall be included in the cost estimate for the decommissioning bond. The reclamation plan shall include, at a minimum:

1. All above-ground and underground infrastructure shall be removed and recycled or reused, unless a written request is received from the then current property owner proposing the

retention of any infrastructure, and the request is approved by the county:

2. Final land surface conditions (grass, trees, cropland, pasture, etc.), including the status of on-site gravel roads, if to remain;
3. Final contours and grades; and
4. Permanent best management practices (BMPs) to remain or to be removed, based on final surface condition, with supportive calculations.

h. Partial decommissioning: Any reference to decommissioning the large solar energy facility shall include the obligation to decommission all or a portion of the facility, whichever is applicable with respect to a particular situation. If decommissioning is triggered for a portion, but not the entire solar energy facility, then the partial decommissioning shall be completed in accordance with the decommissioning plan and this section for the applicable portion of the large solar energy facility.

(b)Roof-mounted:

- (1) Separate flush or frame-mounted solar energy facilities installed on the roof or structure shall not:
- (2) Project vertically more than one (1) foot above the peak of the sloped roof to which it is attached; or
- (3) Project vertically more than five (5) feet above a flat roof installation.
- (4) The combined height of a roof-mounted facility and the primary structure to which it is attached shall not exceed the maximum height for the zoning district in which it is located.
- (5) It shall be demonstrated that the placement of the facility shall not adversely affect safe access to the roof, pathways to specific areas of the roof, and safe egress from the roof.
- (6) Any glare generated by the system must be mitigated or directed away from adjoining property or road when it creates a nuisance or safety hazard.
- (7) An ocular-impact study shall be performed for airports within five (5) miles of the project site and for public roads within sight of the system. The analysis shall be performed using FAA solar glare hazard analysis tool (SGHAT) to demonstrate compliance with FAA standards for measuring ocular impact.

(c) Appearance.

(1) The solar energy facility shall be maintained in the color or finish that was originally applied by the manufacturer.

(2) All signs, other than the manufacturer's identification, installer's identification, appropriate warning signs, or owner's identification shall be prohibited.

(d) Removal.

(1) At such time that a solar energy facility is scheduled to be abandoned or discontinued, the owner of the facility shall notify the county by certified U.S. mail of the expected date of abandonment or discontinuation of operations.

(2) Within three hundred sixty-five (365) days of the date of abandonment or discontinuation, the owner of the system shall physically remove all components of the solar energy facility. If not removed within the allotted time, the county may have it removed at the expense of the property owner.

All other portions of Section 17-607 are reaffirmed.

This ordinance shall be effective from the ____ day of _____ 2026. Adopted the __ day of ____, 2026.

Aye Nay Abstain Absent

Supervisor Ritchie
District 1

Supervisor Wolfe-Garrison
District 2

Supervisor Dale
District 3

Supervisor Longcor
District 4

Supervisor Hensley
District 5

LEILA LONGCOR,
Chair of the Board of
Supervisors

ATTESTE:

CASEY B. ARMSTRONG
County Administrator

**ORDINANCE AMENDING SECTION TABLE 17-607 OF THE CODE OF
ORDINANCES
OF
ROCKINGHAM COUNTY, VIRGINIA**

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

That Section 17-607. Supplemental standards for certain land uses, is hereby amended as follows:

Biomass conversion facility.

In the A-1 or A-2 zoning district:

- (1) At least fifty (50) percent of the biomass shall be produced on-site or produced by the owner of the conversion equipment.
- (2) Hours of operation shall be limited to between 6:00 a.m. and 9:00 p.m.
- (3) No structure used for storage of biomass and no outside storage of biomass shall be located closer than one hundred fifty (150) feet to any property line and no closer than one hundred (100) feet from the travel surface of public roadways.
- (4) Any biomass conversion facility, not to include office or biomass storage space, shall occupy no more than four thousand (4,000) square feet.
- (5) Each biomass conversion facility shall be set back at least one thousand (1,000) feet, not subject to reduction, from the following:
 - a. Incorporated town and city boundaries;
 - b. Public wells, springs, and water resource areas;
 - ~~c.~~ ~~Designated urban growth areas;~~
 - ~~d.~~c. Residentially zoned districts;
 - ~~e.~~d. Manufactured home parks;
 - ~~f.~~e. Manufactured home subdivisions;
 - ~~g.~~f. Public schools;
 - ~~h.~~g. County, town and community recreation areas; and
 - ~~i.~~h. Jurisdictional waterways.

- (6) A special use permit shall be obtained for facilities that do not meet the requirements listed above.

Hog operation.

Any hog operation started after October 1, 2014, shall be located on a farm, as defined in section 17-201.

(1) Setbacks.

- a. Each structure and denuded area associated with the hog operation shall be set back from property lines one hundred fifty (150) feet, except as provided for setbacks from public roadways. The setback from property lines may be reduced by mutual consent of the producer and landowners whose property lines fall within the one hundred fifty (150) foot setback distance. In no case, however, shall such setback from property lines be less than seventy-five (75) feet.
- b. Each structure and denuded area associated with the hog operation shall be set back from the travel surface of public roadways at least one hundred (100) feet. The setback from public roadways shall not be subject to reduction.
- c. Consent of a reduction in setback shall be evidenced by a notarized affidavit presented to the zoning administrator stating the agreed-upon distance.
- d. In the event that a residence is constructed on property adjoining a hog operation or on property for which valid permits for a hog operation has been obtained, or in the event of annexation or a county rezoning, which makes the hog operation nonconforming, additional structures may be constructed in association with the hog operation provided no new structure(s) will encroach upon the property line, adjoining residence, town, or city boundary or zoning district to a greater extent than the existing structure(s) and provided that all other requirements of this chapter are met.
- e. Each structure and denuded area associated with the hog operation shall have a minimum setback, not subject to reduction, as follows:
 1. At least one thousand (1,000) feet from incorporated town and city boundaries and from public wells, springs, and water intakes; and
 2. At least six hundred (600) feet from:

- ~~i.~~ ~~Designated urban growth areas;~~
- ~~ii.~~i. _____ Residentially zoned districts;
- ~~iii.~~ii. _____ Manufactured home parks;
- ~~iv.~~iii. _____ Manufactured home subdivisions;
- ~~v.~~iv. _____ Public schools; and
- ~~vi.~~v. _____ County, town, and community recreation areas.

3. At least fifty (50) feet from any jurisdictional waterway.

- (2) Replacement or reconfiguration of a structure in a hog operation that existed as of October 1, 2014, but which does not meet these requirements, may be permitted on a parcel provided that:
- a. The square footage of any replacement structure shall be no greater than one hundred twenty-five (125) percent of the square footage of the structure it replaces;
 - b. The replacement structure shall meet all required setbacks of (1)e. above, or shall not encroach upon any setback to a greater extent than the structure it replaces;
 - c. A plat prepared and signed by a land surveyor or engineer showing the location, size, and setback from property lines and dwellings on adjoining parcels of both the structure being replaced and the structure being constructed shall be submitted to the zoning administrator.
- (3) Each application for a hog operation shall be accompanied by a plat prepared and signed by a land surveyor or engineer certifying that the proposed operation meets all applicable setback requirements of this ordinance.
- (4) Management of manure shall be in compliance with all applicable local, state and federal laws and requirements.
- (5) After October 1, 2014, no operation permit shall be issued until the zoning administrator has received notice that a state-approved nutrient management plan has been obtained.
- (6) Hog operations in operation as of October 1, 2014, which do not have sufficient acreage or do not meet setbacks shall be considered valid nonconforming uses and may be improved by construction of additional structures, provided that:
- a. The total number of structures in operation on the parcel shall not exceed three (3);
 - b. The producer obtains the notarized consent of all adjacent landowners.

Consent shall be evidenced by a notarized affidavit specifying the number, size, and location of structures as agreed upon by the producer and adjacent landowners;

- c. When the subject parcel is adjacent to any residential district, it shall contain at least five (5) acres for each structure in operation on the parcel;
- d. The proposed structures shall meet all other requirements of this article.

(7) Manure that is not immediately land-applied shall be stored according to the following criteria:

- a. If manure is not stored under roof, the storage site shall be at least one hundred (100) feet from surface water, intermittent drainage, wells, sinkholes, and rock outcrops.
- b. If stored outside longer than fourteen (14) days, the manure shall be protected with a waterproof cover.
- c. Manure shall not be stored where the water table is less than one (1) foot below the surface.
- d. If manure is stored in areas where the groundwater table is less than two (2) feet below the surface, an impermeable barrier shall be installed under the manure. Impermeable barriers shall be constructed using at least twelve (12) inches of compacted clay, at least four (4) inches of reinforced concrete, or another material of similar structural integrity which has a minimum permeability rating of 0.0014 inches per hour.
- e. Manure shall be protected from stormwater runoff accumulating on or under it.

Poultry operation.

Any poultry operation started after October 1, 2014, shall be located on a farm, as defined in section 17-201.

(1) Setbacks.

- a. Each structure and denuded area associated with the poultry operation shall be set back from property lines one hundred fifty (150) feet, except as provided for setbacks from public roadways. The setback from property lines may be reduced by mutual consent of the producer and landowners whose property lines fall within the one

hundred fifty (150) foot setback distance. In no case, however, shall such setback from property lines be less than seventy-five (75) feet.

- b. Each structure and denuded area associated with the poultry operation shall be set back from the travel surface of public roadways at least one hundred (100) feet. The setback from public roadways shall not be subject to reduction.
- c. Consent of a reduction in setback shall be evidenced by a notarized affidavit presented to the Zoning Administrator stating the agreed-upon distance.
- d. In the event that a residence is constructed on property adjoining a poultry operation or on property for which valid permits for a poultry operation has been obtained, or in the event of annexation or a county rezoning, which makes the poultry operation nonconforming, additional structures may be constructed in association with the poultry operation provided no new structure(s) will encroach upon the property line, adjoining residence, town, or city boundary or zoning district to a greater extent than the existing structure(s) and provided that all other requirements of this chapter are met.
- e. Each structure and denuded area associated with the poultry operation shall have a minimum setback, not subject to reduction, as follows:

- 1. At least one thousand (1,000) feet from incorporated town and city boundaries and from public wells, springs, and water intakes; and
- 2. At least six hundred (600) feet from:
 - ~~i.~~ ~~Designated urban growth areas;~~
 - ~~ii.~~ i. Residentially zoned districts;
 - ~~iii.~~ ii. Manufactured home parks;
 - ~~iv.~~ iii. Manufactured home subdivisions;
 - ~~v.~~ iv. Public schools; and
 - ~~vi.~~ v. County, town, and community recreation areas.
- 3. At least fifty (50) feet from any jurisdictional waterway.

(2) Replacement or reconfiguration of a structure in a poultry operation that existed as of October 1, 2014, but which does not meet these requirements, may be permitted on a parcel provided that:

- a. The square footage of any replacement structure shall be no greater than one hundred twenty-five (125) percent of the square footage of the structure it replaces;
- b. The replacement structure shall meet all required setbacks of (1)e. above, or shall not encroach upon any setback to a greater extent than the structure it replaces;

- c. A plat prepared and signed by a land surveyor or engineer showing the location, size, and setback from property lines and dwellings on adjoining parcels of both the structure being replaced and the structure being constructed shall be submitted to the zoning administrator.
- (3) Each application for a poultry operation shall be accompanied by a plat prepared and signed by a land surveyor or engineer certifying that the proposed operation meets all applicable setback requirements of this ordinance.
- (4) Management of litter shall be in compliance with all applicable local, state and federal laws and requirements.
- (5) After October 1, 2014, no operation permit shall be issued until the zoning administrator has received notice from DCR that a nutrient management plan has been approved.
- (6) Poultry operations in operation as of October 1, 2014, which do not have sufficient acreage or do not meet setbacks shall be considered valid non-conforming uses and may be improved by construction of additional poultry operation, provided that:
- a. The total number of poultry houses in operation on the parcel shall not exceed three (3);
 - b. The producer obtains the notarized consent of all adjacent landowners. Consent shall be evidenced by a notarized affidavit specifying the number, size, and location of facilities as agreed upon by the producer and adjacent landowners;
 - c. When the subject parcel is adjacent to any residential district, it shall contain at least five (5) acres for each poultry house in operation on the parcel;
 - d. The proposed facilities shall meet all other requirements of this article.
- (7) Poultry litter that is not immediately land-applied shall be stored according to the following criteria:
- a. If litter is not stored under roof, the storage site shall be at least one hundred (100) feet from surface water, intermittent drainage, wells, sinkholes, and rock outcrops.
 - b. If stored outside longer than fourteen (14) days, the litter shall be protected with a waterproof cover.
 - c. Litter shall not be stored where the water table is less than one (1) foot below the surface.
 - d. If litter is stored in areas where the ground water table is less than two (2) feet below the surface, an impermeable barrier shall be installed under the litter. Impermeable barriers shall be constructed using at least twelve (12) inches of compacted clay, at least four (4) inches of reinforced concrete, or another material of similar structural integrity which has a minimum permeability rating of 0.0014 inches per hour.

- e. Poultry litter shall be protected from stormwater runoff accumulating on or under it.

All other parts of Section 17-607 continue as they were, reaffirmed and unaffected.

This ordinance shall be effective from the ____ day of _____ 2026. Adopted the __ day of _____, 2026.

Aye Nay Abstain Absent

Supervisor Ritchie
District 1

Supervisor Wolfe-Garrison
District 2

Supervisor Dale
District 3

Supervisor Longcor
District 4

Supervisor Hensley
District 5

LEILA LONGCOR,
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CASEY B. ARMSTRONG
County Administrator