

Department of Community Development



Planning Commission Meeting Agenda

March 3, 2026

Board Meeting Room at 6:00 p.m.

- 1) Call to Order – Chairman Rohrer
- 2) Pledge of Allegiance and Invocation – Commissioner Sheets
- 3) Approval of Minutes of February 3, 2026, Regular Meeting
- 4) Public Hearing

Capital Improvement Program

The annual update to the Rockingham County Capital Improvements Program (CIP) will be conducted for fiscal years 2027-2031. The CIP serves as a five-year plan to guide the construction or acquisition of capital projects.

Rezoning Requests

REZ26-0040 Jerry Dean requests to rezone 2.381 acres from R-2 (Medium Density Residential) to A-2 (General Agricultural). The property is located at 314 Bloomer Springs Road, McGaheysville VA 22840. Tax Map # 128-A-87. Election District 5.

REZ26-0090 The Ponds of Island Ford requests 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). Tax Map # 142-14-23, 142-14-24, 142-14-35, and 142-14-36. Election District 5.

- 5) Unfinished Business – None.
- 6) New Business – None.
- 7) Ongoing Business
 - a. City Planning Commission Liaison Report: February 11 – Commissioner Harvey
 - b. Upcoming City Planning Commission Liaison Report: March 11 – Commissioner Flint
- 8) Staff Report Overview
- 9) Adjournment

PLANNING COMMISSION

MINUTES

February 3, 2026

The Rockingham County Planning Commission met on Tuesday, February 3, 2026, in the Board of Supervisors Room in the Rockingham County Administration Center. The following members were present: Chairman Jordan Rohrer, Commissioner Kevin Flint, and Commissioner Keith Sheets. The following staff members were present: Director of Community Development Rachel Salatin, Deputy Director of Community Development Dylan Nicely, Zoning Administrator Kelly Getz, Deputy Zoning Administrator Daniel Barnett, Senior Planner Kayla Yankey, Planner Julia Cottrell, and Acting Secretary Jackie White.

Chairman Rohrer called the meeting to order at 6:02 p.m.

Commissioner Rohrer provided the Invocation and led the Pledge of Allegiance.

APPROVAL OF MINUTES.

On motion by Commissioner Flint, seconded by Commissioner Sheets, and carried by a roll call vote of 3 to 0, voting recorded as follows, Flint Aye; Rohrer Aye; Sheets Aye; the Planning Commission approved the minutes of the January 6, 2026, regular meeting.

PUBLIC HEARING.

Ordinance Amendments

Ms. Cottrell presented the following request:

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.

Chairman Rohrer opened the public hearing at 6:04 p.m.

Seeing as there was no one to speak in favor or opposition to the ordinance amendment, Chairman Rohrer closed the public hearing at 6:05 p.m.

On motion by Commissioner Flint, seconded by Commissioner Sheets, and carried by a roll call vote of 3 to 0, voting recorded as follows, Flint Aye; Rohrer Aye; Sheets Aye; the ordinance was recommended for approval.

Mr. Barnett presented the following request:

OA26-0034 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.

Commissioner Flint asked if a window of time should be specified for the required community meeting time.

Mr. Barnett stated the proposed ordinance language would allow discretion by staff in determining whether a community meeting is proposed to be held at an appropriate time.

Mr. Getz stated that the language would allow the Zoning Administrator to make the determination.

Commissioner Rohrer requested clarification that acreage approved in industrially zoned districts would not be applied toward the 1,800-acre aggregate cap.

Mr. Barnett confirmed.

Commissioner Sheets asked for clarification that the proposed changes to the supplemental standards would apply to all solar projects and not just those approved in the I-1 zoning district.

Mr. Barnett confirmed that changes made to the supplemental standards would apply to all solar projects proposed in the County, not only the I-1 zoning district.

Chairman Rohrer opened the public hearing at 6:17 p.m.

Kim Sandum, representing the Alliance for the Shenandoah Valley, asked if the area occupied needed to be further clarified to mandate the inclusion of items such as stormwater facilities.

Mr. Barnett stated that the proposed language helps clarify what areas of the subject parcels will be included within the facility footprint. The proposed ordinance changes do not explicitly state which infrastructure should be included within the area occupied; therefore, it would be up to staff and the Board to determine what should be included.

Ms. Salatin stated that the proposed language allows flexibility. Projects may have unique site circumstances, and the proposed language would allow staff and the Board discretion in determining the area occupied.

Mr. Flint stated that the proposed amendments to the Land Use Table would protect industrial land to ensure its highest, best use.

Ms. Salatin stated that the proposed changes allow the Board discretion for each site.

Commissioner Rohrer stated that he appreciated the intent of the ordinance amendment, that I-1 land is an appropriate place for solar facilities, but that it is important to ensure industrial land is utilized to its fullest potential.

Chairman Rohrer closed the public hearing at 6:21 p.m.

On motion by Commissioner Flint, seconded by Commissioner Sheets, and carried by a roll call vote of 3 to 0, voting recorded as follows, Flint Aye; Rohrer Aye; Sheets Aye; the ordinance was recommended for approval.

Mr. Nicely presented the following request:

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.

Chairman Rohrer opened the public hearing at 6:27 p.m.

Jerry Good, a County resident, expressed appreciation to staff for considering the ordinance amendment.

Austin Eberly, a County resident, expressed appreciation to staff for considering the ordinance amendment and asked if the proposed changes would allow the expansion of existing poultry operations within the growth boundary.

Mr. Nicely confirmed that they would.

Commissioner Sheets stated that if the County were to not allow a landowner to construct poultry houses on land designated within the growth boundary and then deny a residential rezoning request on the property, all development potential would essentially be removed from the parcel.

Commissioner Flint asked if staff wanted to pursue a more comprehensive review of the biomass conversion facility supplemental standards or proceed forward with the ordinance amendment as proposed.

Mr. Nicely stated that staff would prefer to move forward with the proposed changes and review the biomass supplemental standards at a later date.

Chairman Rohrer closed the public hearing at 6:30 p.m.

On motion by Commissioner Flint, seconded by Commissioner Sheets, and carried by a roll call vote of 3 to 0, voting recorded as follows, Flint Aye; Rohrer Aye; Sheets Aye; the ordinance was recommended for approval.

NEW BUSINESS.

There was no new business.

ONGOING BUSINESS.

A. City Planning Commission Liaison Report

Commissioner Sheets provided an overview of the agenda items from January 14, 2026, Harrisonburg City Planning Commission Meeting.

B. Upcoming City Planning Commission Liaison Report

Commissioner Harvey is the liaison for the February 11, 2026, Harrisonburg City Planning Commission Meeting.

STAFF REPORT OVERVIEW.

Ms. Salatin reviewed the Department of Community Development's Annual Report for 2025.

Commissioner Flint asked if there were any bills in the General Assembly the Planning Commission should be aware of.

Mr. Nicely shared there are proposed bills addressing items such as housing, housing supply, affordability, and solar and that staff, along with the County Attorney, are monitoring them.

ADJOURNMENT.

Having no further business, the Commission adjourned at 6:40 p.m.

Minutes approved by the Commission on _____, 2026 by:

Jordan Rohrer, Chairman

Jackie White, Acting Secretary

DRAFT

Capital Improvement Program

FISCAL YEARS 2027-2031



ROCKINGHAM COUNTY | VA

Capital Improvement Program Review Members

Advisory Committee Members:

Kevin Flint, Planning Commission Representative
Justin Moyers, School Board Member Representative
Dylan Nicely, Board Member Representative
Ben Craig, Citizen Member
Dennis Driver, Citizen Member

Staff Members:

Patricia Davidson, Deputy County Administrator
Casey Armstrong, County Administrator

Planning Commission:

Kevin Flint, District 1
Jordan Rohrer, District 2
David Curfman, District 3
Michael Harvey, District 4
Keith Sheets, District 5

Board of Supervisors:

Dewey Ritchie, District 1
Sallie Wolfe-Garrison, District 2
Matt Dale, District 3
Leila Longcor, District 4
Joel Hensley, District 5

Purpose of a Capital Improvement Program



A short-term plan based on the County's Comprehensive Plan



Guides the construction or acquisition of capital projects for a rolling 5-year period



Identifies needed projects, estimates costs, prioritizes implementation, and determines the best funding method



Does not bind the BOS to perform any project, does not require the expenditure of money

Benefits of a Capital Improvement Program

Anticipates future capital facility needs

Avoids duplication

Eliminates poorly planned projects

Helps spread the financial impact of
expensive projects over the years

Aligns projects to meet community goals,
financial capabilities, and anticipated growth

Development Process

Department heads identified present and future needs, and submitted project requests

CIP Advisory Committee reviewed, evaluated, and prioritized each project request

Davenport, the County's Financial Advisors review the requests and recommended change to make the plan more affordable

Plan resent to CIP Advisory Committee and proposed to the Planning Commission.

Once the public hearing is complete and the PC approves the CIP it is presented to the County Board of Supervisors for a public hearing, approval and appropriation of year 1 projects.





General Fund



Fund Reserves



Sale of Bonds



Contributions from Outside Sources



Federal and State Funds

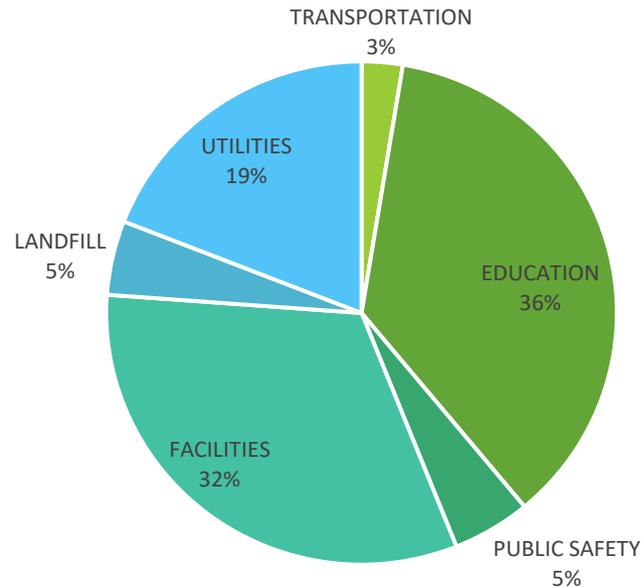


Grants

Project Funding Sources

Capital Improvement Program Expenditure Summary

53 projects requested in
FY27-31 totaling
\$445,316,487



Utilities \$85M; Facilities \$143M; Education \$162M; Landfill \$21M;
Public Safety \$22M; Transportation \$11.6M

Update FY26 Projects

Education

- McGaheysville Elementary School Renovation
 - Renovate the 1939 and 1972 area of the building to include HVAC, flooring, windows
 - The renovation project was awarded to Lantz Construction
 - School Fund reserves will be used to fund the total project budget of \$18,720,000
 - Project is set to be complete by August 2027
- Pleasant Valley Elementary Addition is moving quickly and set for completion in August of 2026
- Massanutten Technical Center Design & Engineering
 - Currently in the design phase, should be complete and out to bid by late summer of 2026
 - Expected completion in May 2028

Update FY26 Projects

Facilities

- Old Courthouse HVAC Upgrades
- Administration Building
- Social Services Complex Study

Public Safety

- Dayton Emergency Response Station

Recommended Projects (FY27)

Transportation

- Runions Creek and Brocks Gap Road Improvements
- Stone Spring Road and Boyers Road Traffic Signal
- Cross Keys Road and Port Republic Road Improvements

Education (Continue from FY26)

- Massanutten Technical School
- McGaheysville Elementary School Renovation and Addition
- Pleasant Valley Elementary School Renovation and Addition

Recommended
Projects (FY27)
Continued

Public Safety

- Burn Building
 - Acquire Land \$3M

Facilities

- Administration Building \$25M
- Singers Glen \$2.2M

Recommended
Projects (FY27)
Continued

Utilities

- Route 11 North Sewer Extension (begin design)

Landfill

- Continue Closure of Landfill Cells 1-4 \$4M
- Recycle Storage Building \$750,000

		FY2027
General Fund Debt		\$ 12,500,000
General Fund - Fund Reserve		\$ 7,385,744
General Fund - Pay Go		\$ 510,000
Debt Service Fund - Fund Reserve		\$ 12,500,000
Tourism Funds - Revenue		\$ -
Share with the City		\$ -
Water/Sewer Fund Reserve		\$ 500,000
Water/Sewer Fund Debt		\$ -
Landfill Fund Reserve		\$ 750,000
Landfill Fund Debt		\$ 8,000,000
VDOT/Developer		\$ 935,744
TOTAL SOURCES		\$ 43,081,487

FY27 Funding Sources

Sources of Funds for FY27- FY31 CIP

Sources of Funds for FY27-FY31 CIP

	FY2027	FY2028	FY2029	FY2030	FY2031	Total FY2027-31	Beyond FY2031
General Fund Debt	\$ 12,500,000	\$ 78,000,000	\$ 40,000,000	\$ 36,000,000	\$ -	\$ 166,500,000	\$ 125,300,000
General Fund - Fund Reserve	\$ 7,385,744	\$ -	\$ -	\$ 1,410,000	\$ 4,377,772	\$ 13,173,516	\$ -
General Fund - Pay Go	\$ 510,000	\$ 2,380,000	\$ 1,285,000	\$ -	\$ 2,802,228	\$ 6,977,228	\$ -
Debt Service Fund - Fund Reserve	\$ 12,500,000	\$ -	\$ 5,000,000	\$ -	\$ -	\$ 17,500,000	\$ -
Tourism Funds - Revenue	\$ -	\$ -	\$ -	\$ 5,075,000	\$ -	\$ 5,075,000	\$ -
Share with the City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water/Sewer Fund Reserve	\$ 500,000	\$ 2,625,000	\$ 2,975,000	\$ 770,000	\$ 2,500,000	\$ 9,370,000	\$ -
Water/Sewer Fund Debt	\$ -	\$ 15,000,000	\$ 12,500,000	\$ 18,500,000	\$ 24,300,000	\$ 70,300,000	\$ 5,250,000
Landfill Fund Reserve	\$ 750,000	\$ -	\$ -	\$ 1,200,000	\$ -	\$ 1,950,000	\$ -
Landfill Fund Debt	\$ 8,000,000	\$ -	\$ 11,300,000	\$ -	\$ -	\$ 19,300,000	\$ -
VDOT/Developer	\$ 935,744	\$ -	\$ 275,000	\$ 310,000	\$ -	\$ 1,520,744	\$ 300,000
TOTAL SOURCES	\$ 43,081,487	\$ 98,005,000	\$ 73,335,000	\$ 63,265,000	\$ 33,980,000	\$ 311,666,487	\$ 130,850,000

Uses of Funds for FY27-FY31 CIP

PUBLIC SAFETY

Burn Building

Massanutten Emergency Center

ECC Projects

FACILITIES

Historic Courthouse Expansion

District Courts HVAC Controls Upgrade

District Courts Expansion

PDCC Roof Replacement

Singers Glen Site Improvements

HRC Jail Sewer Discharge Management

Rockingham Motor Co Exterior Repairs

Social Services Complex, Phase 1

Social Services Complex, Phase 2

Administration Building, Phase 1

Administration Building, Phase 2

Old Courthouse HVAC Upgrades

TRANSPORTATION

Runions Creek Road (VA 612) and Brocks Gap Road (VA 259)

Turn Lane -Resort Drive (VA 644) and Spotswood Trail (US 33)

North Valley Pike (US11) Transportation Improvement

Cross Keys and Port Road

Stone Spring Road and Boyers Road Traffic Signal

N Valley Pike Corridor Study

Stone Spring UDA Sidewalks

Airport Road Shoulder Widening

Friedens Church (Rt 682) at Oak Ridge Rd (Rt 680) Intersections

EDUCATION

Spotswood High School

Montevideo Middle School

Elkton Middle School Addition

New Elementary School (Eastside)

LANDFILL

Closure of Landfill Cells 1-4, Phase A

Closure of Landfill Cells 1-4, Phase B

Recycle Storage Building

Elkton Container Site

Uses of Funds for FY27-FY31 CIP (Cont.)

UTILITIES

20 inch Waterline Stone Spring Road

20 inch Waterline Montevideo to Watertower Road

20 inch Waterline Peak Tank to Route 33

24 inch Waterline Three Springs to Route 11 South

Chestnut Ridge Water Tank Construction

Dave Berry Road Waterline Replacement

Jacob Burner Road Waterline Replacement

McGaheysville Water Tank

Rt. 11 North 2nd Water Connection

Rt. 11 North Smith Creek Water Extension

Three Springs Paving

Bargain Corner Sewage Pump Station Upgrades

Barrington Sewage Pump Station Upgrades

Cross Keys Sewage Pump Station Upgrades

Lawyer Road Sewage Pump Station Upgrades

McGaheysville Sewage Pump Station Upgrades

Monte Vista Sewer Pump Station #1 and #2 Upgrades

Rt. 11 North Sewer Extension - Smith Creek Debt



Questions & Comments

**Rockingham County
CIP Projects
CIP Committee Recommendation, All Projects
FY2027-2031**

	FY2027	FY2028	FY2029	FY2030	FY2031	Total FY2027-31	Beyond FY2031
General Fund Debt	\$ 12,500,000	\$ 78,000,000	\$ 40,000,000	\$ 36,000,000	\$ -	\$ 166,500,000	\$ 125,300,000
General Fund - Fund Reserve	\$ 7,385,744	\$ -	\$ -	\$ 1,410,000	\$ 4,377,772	\$ 13,173,516	\$ -
General Fund - Pay Go	\$ 510,000	\$ 2,380,000	\$ 1,285,000	\$ -	\$ 2,802,228	\$ 6,977,228	\$ -
Debt Service Fund - Fund Reserve	\$ 12,500,000	\$ -	\$ 5,000,000	\$ -	\$ -	\$ 17,500,000	\$ -
Tourism Funds - Revenue	\$ -	\$ -	\$ -	\$ 5,075,000	\$ -	\$ 5,075,000	\$ -
Share with the City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water/Sewer Fund Reserve	\$ 500,000	\$ 2,625,000	\$ 2,975,000	\$ 770,000	\$ 2,500,000	\$ 9,370,000	\$ -
Water/Sewer Fund Debt	\$ -	\$ 15,000,000	\$ 12,500,000	\$ 18,500,000	\$ 24,300,000	\$ 70,300,000	\$ 5,250,000
Landfill Fund Reserve	\$ 750,000	\$ -	\$ -	\$ 1,200,000	\$ -	\$ 1,950,000	\$ -
Landfill Fund Debt	\$ 8,000,000	\$ -	\$ 11,300,000	\$ -	\$ -	\$ 19,300,000	\$ -
VDOT/Developer	\$ 935,744	\$ -	\$ 275,000	\$ 310,000	\$ -	\$ 1,520,744	\$ 300,000
TOTAL SOURCES	\$ 43,081,487	\$ 98,005,000	\$ 73,335,000	\$ 63,265,000	\$ 33,980,000	\$ 311,666,487	\$ 130,850,000

	FY2027	FY2028	FY2029	FY2030	FY2031	Total FY2027-31	Beyond FY2031
TRANSPORTATION							
Runions Creek Road (VA 612) and Brocks Gap Road	\$ 243,789	\$ -	\$ -	\$ -	\$ -	\$ 243,789	\$ -
Turn Lane -Resort Drive (VA 644) and Spotswood 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000
North Valley Pike (US11) Transportation Improvements	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000	\$ 6,000,000	\$ -
Cross Keys and Port Road	\$ 1,627,698	\$ -	\$ -	\$ -	\$ -	\$ 1,627,698	\$ -
Stone Spring Road and Boyers Road Traffic Signal	\$ 1,600,000	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000	\$ -
N Valley Pike Corridor Study	\$ 160,000	\$ -	\$ -	\$ -	\$ -	\$ 160,000	\$ -
Stone Spring UDA Sidewalks	\$ -	\$ -	\$ -	\$ -	\$ 180,000	\$ 180,000	\$ -
Airport Road Shoulder Widening	\$ -	\$ -	\$ 550,000	\$ -	\$ -	\$ 550,000	\$ -
Friedens Church (Rt 682) at Oak Ridge Rd (Rt 680)	\$ -	\$ -	\$ -	\$ 620,000	\$ -	\$ 620,000	\$ -
Transportation Subtotal	\$ 3,631,487	\$ -	\$ 550,000	\$ 620,000	\$ 6,180,000	\$ 10,981,487	\$ 600,000

	FY2027	FY2028	FY2029	FY2030	FY2031	Total FY2027-31	Beyond FY2031
EDUCATION							
Spotswood High School	\$ -	\$ 70,000,000	\$ -	\$ -	\$ -	\$ 70,000,000	\$ -
Montevideo Middle School	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,000,000
Elkton Middle School Addition	\$ -	\$ -	\$ -	\$ 26,000,000	\$ -	\$ 26,000,000	\$ -
New Elementary School (Eastside)	\$ -	\$ -	\$ 40,000,000	\$ -	\$ -	\$ 40,000,000	\$ -
Education Subtotal	\$ -	\$ 70,000,000	\$ 40,000,000	\$ 26,000,000	\$ -	\$ 136,000,000	\$ 26,000,000

	FY2027	FY2028	FY2029	FY2030	FY2031	Total FY2027-31	Beyond FY2031
PUBLIC SAFETY							
Burn Building	\$ 3,000,000	\$ 8,000,000	\$ -	\$ -	\$ -	\$ 11,000,000	\$ -
Massanutten Emergency Center	\$ -	\$ -	\$ -	\$ 5,075,000	\$ -	\$ 5,075,000	\$ -
ECC Projects	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 4,000,000	\$ -
Public Safety Subtotal	\$ 3,000,000	\$ 9,000,000	\$ 1,000,000	\$ 6,075,000	\$ 1,000,000	\$ 20,075,000	\$ -

	FY2027	FY2028	FY2029	FY2030	FY2031	Total FY2027-31	Beyond FY2031
FACILITIES							
Historic Courthouse Expansion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000,000
District Courts HVAC Controls Upgrade	\$ -	\$ 400,000	\$ 350,000	\$ -	\$ -	\$ 750,000	\$ -
District Courts Expansion	\$ -	\$ -	\$ -	\$ 10,000,000	\$ -	\$ 10,000,000	\$ -
PDCC Roof Replacement	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ -
Singers Glen Site Improvements	\$ 2,200,000	\$ -	\$ -	\$ -	\$ -	\$ 2,200,000	\$ -
HRC Jail Sewer Discharge Management	\$ -	\$ 330,000	\$ -	\$ -	\$ -	\$ 330,000	\$ -
Rockingham Motor Co Exterior Repairs	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000	\$ -
Social Services Complex, Phase 1	\$ -	\$ 500,000	\$ 4,500,000	\$ -	\$ -	\$ 5,000,000	\$ -
Social Services Complex, Phase 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,000,000
Administration Building, Phase 1	\$ 25,000,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000,000	\$ -
Administration Building, Phase 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,000,000
Old Courthouse HVAC Upgrades	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ 200,000	\$ -
Facilities Subtotal	\$ 27,200,000	\$ 1,380,000	\$ 5,010,000	\$ 10,100,000	\$ -	\$ 43,690,000	\$ 99,000,000

	FY2027	FY2028	FY2029	FY2030	FY2031	Total FY2027-31	Beyond FY2031
LANDFILL							
Closure of Landfill Cells 1-4, Phase A	\$ 8,000,000	\$ -	\$ -	\$ -	\$ -	\$ 8,000,000	\$ -
Closure of Landfill Cells 1-4, Phase B	\$ -	\$ -	\$ 11,300,000	\$ -	\$ -	\$ 11,300,000	\$ -
Recycle Storage Building	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ -
Elkton Container Site	\$ -	\$ -	\$ -	\$ 1,200,000	\$ -	\$ 1,200,000	\$ -
Landfill Subtotal	\$ 8,750,000	\$ -	\$ 11,300,000	\$ 1,200,000	\$ -	\$ 21,250,000	\$ -

	FY2027	FY2028	FY2029	FY2030	FY2031	Total FY2027-31	Beyond FY2031
UTILITIES							
20 inch Waterline Stone Spring Road	\$ -	\$ -	\$ -	\$ 100,000	\$ 3,500,000	\$ 3,600,000	\$ -
20 inch Waterline Montevideo to Watertown Road	\$ -	\$ -	\$ -	\$ 150,000	\$ 3,700,000	\$ 3,850,000	\$ -
20 inch Waterline Peak Tank to Route 33	\$ -	\$ -	\$ 75,000	\$ 3,500,000	\$ -	\$ 3,575,000	\$ -
24 inch Waterline Three Springs to Route 11 South	\$ -	\$ -	\$ 500,000	\$ 15,000,000	\$ 15,000,000	\$ 30,500,000	\$ -
Chestnut Ridge Water Tank Construction	\$ -	\$ -	\$ 4,500,000	\$ -	\$ -	\$ 4,500,000	\$ -
Dave Berry Road Waterline Replacement	\$ -	\$ -	\$ -	\$ 10,000	\$ 700,000	\$ 710,000	\$ -
Jacob Burner Road Waterline Replacement	\$ -	\$ -	\$ -	\$ 25,000	\$ 1,400,000	\$ 1,425,000	\$ -
McGaheysville Water Tank	\$ -	\$ -	\$ -	\$ 110,000	\$ 2,100,000	\$ 2,210,000	\$ -
Rt. 11 North 2nd Water Connection	\$ -	\$ 1,350,000	\$ -	\$ -	\$ -	\$ 1,350,000	\$ -
Rt. 11 North Smith Creek Water Extension	\$ -	\$ 250,000	\$ 8,000,000	\$ -	\$ -	\$ 8,250,000	\$ 5,250,000
Three Springs Paving	\$ -	\$ -	\$ 325,000	\$ -	\$ -	\$ 325,000	\$ -
Bargain Corner Sewage Pump Station Upgrades	\$ -	\$ 25,000	\$ 300,000	\$ -	\$ -	\$ 325,000	\$ -
Barrington Sewage Pump Station Upgrades	\$ -	\$ -	\$ 25,000	\$ 350,000	\$ -	\$ 375,000	\$ -

Cross Keys Sewage Pump Station Upgrades	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -
Lawyer Road Sewage Pump Station Upgrades	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000	\$ -
McGaheysville Sewage Pump Station Upgrades	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ 750,000	\$ -
Monte Vista Sewer Pump Station #1 and #2 Upgra	\$ -	\$ -	\$ -	\$ 25,000	\$ 400,000	\$ 425,000	\$ -
Rt. 11 North Sewer Extension - Smith Creek Debt	\$ 500,000	\$ 15,000,000	\$ -	\$ -	\$ -	\$ 15,500,000	\$ -
Utilities Subtotal	\$ 500,000	\$ 17,625,000	\$ 15,475,000	\$ 19,270,000	\$ 26,800,000	\$ 79,670,000	\$ 5,250,000
TOTAL USES	\$ 43,081,487	\$ 98,005,000	\$ 73,335,000	\$ 63,265,000	\$ 33,980,000	\$ 311,666,487	\$ 130,850,000

Rockingham County Capital Improvement Plan Project Descriptions

CIP FY27-FY31

The project descriptions supplied below are derived from the project request form submitted to the CIP Committee for the project.

Public Safety

Burn Building Training Facility - Rockingham Fire and Rescue along with Massanutten Technical Center train and certify approximately 40-50 new firefighters per year, while also continuing to offer and provide specialized and advanced fire training. Since 2018 the fire training (burn) building that we currently use, has only been utilized approximately eight times due to the building being out of service. This facility is currently owned and operated by the city of Harrisonburg. During these out of service times our personnel have traveled as far away as two hours to perform the state certified burns and we have not been able to do any local burns with our already certified staff. This poses several issues with the most significant being not being able to conduct our yearly continuing education burns as required by the Insurance Service Organization (ISO). Our proposal is to construct a Rockingham County owned Fire Training building that we would own and maintain, thus allowing us to meet the needs of our community and firefighters. The facility would be open to our career and volunteer firefighters, along with the MTC program, and allow us to conduct the training locally in a centralized location.

Massanutten Emergency Response Station - A Massanutten Emergency Response station will be needed to handle the future growth anticipated in the Massanutten response area. Currently the Massanutten area is served by the East Rockingham Emergency Response station backed up by the Elkton Emergency Response Station. Both of these stations continue to see an increase in emergency responses. With the current increase in calls and the future growth in McGaheysville, Elkton, and Massanutten an additional station will be needed to provide service to this area

The strategic placement of the station will drastically reduce response times to a growing population, resulting in improved protection of lives and property. Earlier this year, there was a proposal for an increase of up to 1800 new housing units in this area, combining commercial spaces, hotels, and short-term residences. The station will also improve service to a growing tourism area with unique demands, including short-term residents, sports and recreation-related injuries, increased vehicular traffic, and ski-related incidents. The landscape of that area, with sloping elevations and grades surrounding hotel structures with forested areas, also creates additional demands. These affect the current system. Response times to wildland or brush fires significantly impact the community's

safety in addition to those who reside or visit this area of the county. During discussions over the past year, the risk has been recognized with the proposal of the urban-wildlands buffer plan.

There is also a proposal for a Village Commercial Core, which will include introducing over 200 independent, assisted, and memory care living facilities to the area, which will significantly impact emergency medical and fire service responses. This results in medical responses pulling resources from surrounding stations due to the increased need for medical services from this type of development. In addition, there is a possibility for approximately 600 housing units for residents restricted to age 55 and over.

Facilities

Historic Courthouse Expansion – The current circuit courthouse was built in 1896 with changes made in the early 1930’s and later in early 1990. This is a very important structure to the community, but internal access, security, ADA and other matters need to be addressed. This request is to maintain our historic and structural decorum by expanding on both the east and west sides. This could then allow for the oldest section to be property redone with services continuing.

District Courts HVAC Controls Upgrade - The District Courts HVAC controls system is made up of three different brands and types of controls. Some are old pneumatic, some are electronic proprietary which we have no control of. There are also some newer as of the 2018 building renovations. The goal is to consolidate all the controls to one brand (Honeywell) and integrate them into our network supervisor.

District Courts Expansion – Current court facilities will not adequately accommodate anticipated growth in Rockingham County and Harrisonburg City over the next 5 to 10 years.

Goals and Objectives: To provide adequate facilities for county and State employees. To maintain these county buildings in a state of repair and good condition. To satisfy occupant’s request for upgrades, reconditioning and improvements. To minimize or if possible eliminate any threats to the safety of the public and of the resident employees.

PDCC Roof Replacement – This project will eventually need to take place, however recent roof inspections still show good integrity and we are not having any current problems with water leaks. We suggest putting this project off until at least FY 2028.

Singers Glen Site Improvements – The Singer’s Glen Community Center is in poor repair. Discussions and direction has been set to demo the existing facility together with

appropriate site work to build a new community center. Feasibility studies have been initiated by Valley Engineering.

HRC Jail Sewer Discharge Management – The City of Harrisonburg Public Works has reported non-compliance with the Jail’s sewer discharge into the city’s main line. Inmates have been known to flush contraband and other materials, which the City believes is a major cause of downstream sewer backups. The County is now required to implement a filtration or grinding solution before discharge enters the city system. Efforts are underway to identify the best equipment and design to achieve compliance.

Rockingham Motor Co Exterior Repairs - Rockingham County recently purchased the Rockingham Motor Company building for additional office space. The interior of the building has been maintained quite well, however the exterior is in poor repair. Finances should be allocated to repair and paint the stucco exterior, resealing windows and repairing the stain glass front.

Social Services Complex - A space needs assessment conducted by Moseley Architects has determined that the Department of Social Services will need to expand their space by year 2030 if not prior to that. The location of the expanded facilities has been determined to be at the existing County Administration complex at 20 E. Gay street. This DSS facility expansion will be achieved by the renovation of the existing Administration complex to fit DSS needs which includes construction of a two story addition. The renovation will not be initiated until the existing administration building has been vacated. Money for engineering services should be allocated for this project in FY2027, if not before and money for project allocated in 2030.

Administration Building - Administrative Offices Building Project. Space Needs studies have shown significant need for DSS space expansion in order to maintain effective operations. Studies have also confirmed that the 20 E Gay street location is the most feasible site for the expanded DSS facilities. This confirmation elevates the urgency for administration operations to be relocated so that DSS renovations can begin as soon as possible. Discussions have favored the 140 Research Drive location as the most practical site for the new administration office complex. Design build efforts should begin as soon as possible and RFP Decision is scheduled for March of 2026.

Old Courthouse HVAC Equipment - HVAC Controls and Chiller has been replaced. Within the next couple of years, the air-handling units will likely need to be rebuilt as well as replacing heating and cooling coils along with new fans and motors.

Transportation

Runions Creek Road and Brocks Gap Road – Construct 200' turn lane with 200' taper from westbound VA 259 onto northbound Rt 612, Runions Creek Rd.

This project is proposed to be completed in FY 2027 and will be funded with a 50-50 match between the County and VDOT through the Revenue Sharing program. Replacing a narrow taper that does not accommodate the full width of a vehicle with a full-width right turn lane will reduce rear-end crashes and sudden stops and will improve traffic flow, safety, and enhance corridor reliability on an important east-west connector road in the northern part of the County for trucks traveling between the County and West Virginia, and local, commuter, and tourist traffic.

Turn Lane – Resort Drive and Spotswood Trail - Construct a second eastbound left turn lane on US 33 at Rt 644, Resort Dr, consisting of an 800' left turn lane with 100' taper.

This project is proposed to be completed in FY2028 and will be funded with a 50-50 match between the County and VDOT through the Revenue Sharing program. The installation of an additional left turn lane will improve traffic flow and safety, and enhance corridor reliability by resolving back-ups caused by truck deliveries to the Massanutten Resort, and local, commuter, and tourist traffic waiting to make left turns from US 33. US 33 is the County's major east-west connector, and is classified as a Corridor of Statewide Significance in VDOT's statewide transportation plan, VTrans.

North Valley Pike Transportation Improvement – This project would set aside \$6 million toward the recommendations of the 'North Valley Pike (US 11) Comprehensive Corridor Study,' currently in the CIP and slated for funding in fiscal year 2026. The US 11 North Corridor has long been recognized as a critical area in need of roadway improvements, particularly to accommodate heavy industrial truck traffic. This funding request is intended to support the design and construction of specific improvements identified through that study. These may include enhancements to traffic safety, access management, intersection functionality, bicycle and pedestrian infrastructure, and other corridor-wide upgrades necessary to support current and future transportation needs. Additional funds may be provided by VDOT and future and existing developments along the corridor. A detailed scope of work and cost estimate is currently unknown and will be further evaluated as part of the study.

Cross Keys and Port Road - VDOT has determined the cost of this previously awarded Revenue Sharing project will exceed the cost of the awarded amount of \$1.5M. An additional allocation of \$500,000, which is \$250,000 from the County, is needed.

The project will widen existing VA 276 to accommodate through/right turn lanes and new dedicated left turn lanes at intersection with VA 253. This project is proposed to be completed in FY2026 and will be funded with a 50-50 match between the County and VDOT through the Revenue Sharing program. The installation of left turn lanes will reduce the congestion at the intersection of two regionally important primary roads for local, commuter, and tourist traffic.

Stone Spring Road and Boyers Road Traffic Signal – This project would construct a traffic signal at the intersection of Stone Spring Road (Rt. 280) and Boyers Road (Rt. 704). Estimated project cost provided by VDOT Staunton Traffic Engineering (9/23) is \$800,000. This project is proposed to be completed in FY27. The County should consider funding this project on its own or with a 50-50 match between the County and VDOT through the Highway Revenue Sharing program, understanding that the total project cost estimate through Revenue Sharing is likely higher than \$800,000 due to increased contingency and inflation factors. Timeline for completion is also delayed by approximately 4 years through Revenue Sharing.

Improvements at this intersection will improve traffic flow, safety, and enhance corridor reliability along Stone Spring Road and Boyers Road. This project is located within the Stone Spring Urban Development where growth is expected to continue in the years to come. Per a traffic signal warrant analysis conducted in 2023, a traffic signal is warranted at this intersection today, prior to the construction of additional commercial and residential developments zoned accordingly and expected to develop in the near future. Continued residential and commercial development on Stone Spring Road, as well as continued residential development on Boyers Road, will increase the need for this traffic signal, already warranted today. This traffic signal would be a major safety improvement as all turns at this intersection are currently unprotected with left turns onto Stone Spring Road from both sides of Boyers Road being especially dangerous without the protection a traffic signal provides to eliminate conflicting, unprotected movements.

N Valley Pike Corridor Study – The Route 11 North Corridor has long been recognized as a critical area in need of roadway improvements, particularly to accommodate heavy truck traffic generated by local industry. While a separate Capital Improvement Program (CIP) project is underway to complete a comprehensive corridor study, this funding request is intended to support the design and construction of specific improvements identified through that study. These may include enhancements to traffic safety, access management, intersection functionality, bicycle and pedestrian infrastructure, and other corridor-wide upgrades necessary to support current and future transportation needs.

Stone Spring UDA Sidewalks – This project would construct four sidewalk segments within the Stone Port area of the Stone Spring Urban Development Area to fill in sidewalk gaps between existing development. As the Stone Spring Urban Development Area continues to develop these sidewalk segments will become crucial to foster pedestrian accessibility throughout the area. A connected pedestrian network in this area will help attract future development.

The four sidewalk segments include the following:

- Along Stone Spring Rd (280) and a portion of Ridgedale Rd (710) at the Farmers Merchant Bank and Shenandoah Oral & Facial Surgery.
- Along the northern side of Stone Spring Rd (280) at The Shops at Stone Spring (Verizon Strip Mall).
- Along the north side of Stone Spring Rd (280) and west side of Port Hills Drive at the "Bellaire at Stone Port Assisted Living & Memory Care".
- Along Moe's Grill frontage on Apple Valley Rd (726)

Airport Road Shoulder Widening – This project would install shoulders to a 0.45 mile section of Airport Road (Rt 727) from Wise Hollow Road (Rt 698) to 0.45 mile west of Wise Hollow Road (Rt 698). The project is proposed to be completed in FY29 and will be funded with a 50-50 match between the County and VDOT through the Revenue Sharing program. Widening this section of Airport Road to install shoulders will improve traffic flow, safety, and enhance corridor reliability along this important connector between US 11 and VA 42, which includes the location of a major employer, Dynamic Aviation.

Friedens Church at Oak Ridge Road Intersections – This project would lower a vertical curve on Friedens Church Road (Rt 682) from Oak Ridge Road (Rt 680) to 0.1 mile east of Oak Ridge Road (Rt 680) to improve sight distance. The project is proposed to be completed in FY30 and will be funded with a 50-50 match between the County and VDOT through the Revenue Sharing program. Lowering this vertical curve will improve sight distance at the intersection of Friedens Church Road and Oak Ridge Road, thereby improving traffic flow and safety along Friedens Church Road.

Education

Spotswood High School - Renovation of a 40 year old building an addition to meet the increase in enrollment because of the growth on the eastside.

Montevideo Middle School - Addition to the school to meet the capacity needs of the eastside. This project is no longer in the 5 year Capital Improvement Plan but will need to be completed in the next 8 years.

Elkton Middle School - Elkton Middle School is currently almost at capacity. As we have redistricted kids from Montevideo Middle School to handle the increase of students due to the Urban Growth Area we have increased enrollment at Elkton Middle. We have plenty of capacity at Elkton Elementary and East Rockingham High School. This addition will give Elkton Middle capacity to match the elementary schools and high schools in its attendance area.

New Elementary School - In order to alleviate capacity of schools in the Urban Growth Area a new elementary school will eventually be needed. RCPS is currently in the process of redistricting but based on current growth, redistricting will be a short-term solution. It is feasible that within the next 10 years a new elementary school will be necessary. This project is beyond the 5 year Capital Improvement Plan but we wanted to put it on the radar.

Landfill

Closure of Landfill Cells 1-4 - Currently the landfill is under phase 5 cell filling following the previous cell phases 1 - 4 reaching full capacity. As part of DEQ requirements, once cells have not received waste for a period of 1 year, a closure plan needs to be designed and constructed that permanently covers the waste and addresses future gas, storm-water, and environmental issues in that area. Rockingham County has been working with SCS Engineers to ensure the DEQ requirements and timeline is met.

Recycle Storage Building - Currently, roll-off trucks and containers that are staged at the County landfill are parked on a concrete pad at the site with no cover The project would construct a building that would allow the drivers to pull vehicles and containers into the building and allow them to perform minor maintenance on the equipment and not be exposed to the weather. The building would also be utilized to store parts and materials used for both the trucks as well as equipment located at the container sites.

Elkton Container Site - Rockingham County Public Works currently operates a waste and recycling container site at 173 W Spotswood Avenue. This container site is one of the County's most visited container sites with a high volume of traffic and waste disposal. The current site is located within the FEMA 100-year floodway which poses a risk to County

assets and the public if a flood were to occur. The request is to acquire land and construct a new container site that is better suited for the amount of daily trips and waste volume along with removing the liability of being located in the floodway.

Utilities

20 inch Waterline Stone Spring Road - A secondary waterline between Rt. 33/Spotswood Trail and the area near the hospital is desired for redundancy as well as improved flows for this area. It was expected that the properties along Stone Spring would develop as a faster rate than they have. As part of their development, the water main would be installed along the roadway. This project would install approximately 6,500' of 20" main to provide that interconnection between the two areas if development does not occur within the next few years.

20 inch Waterline Montevideo to Water tower Road - Rockingham County currently has a single 16" water main that extends from the Three Springs water plant to the area of Rt. 33 and Cross Keys Road. Any break in this section can cause service outages over a large part of the system including the hospital and the Danone plant in Mt. Crawford, our largest customer. The line has experienced several failures during the past year and a replacement/parallel line needs to be installed. This would be a multiphase project. This phase would include approximately 11,000' of pipe.

20 inch Waterline Peak Tank to Route 33 - Rockingham County currently has a single 16" water main that extends from the Three Springs water plant to the area of Rt. 33 and Cross Keys Road. Any break in this section can cause service outages over a large part of the system including the hospital and the Danone plant in Mt. Crawford, our largest customer. The line has experienced several failures during the past year and a replacement/parallel line needs to be installed. This would be a multiphase project. This phase would include approximately 5,500' of pipe.

24 inch Waterline Three Springs to Route 11 South - Rockingham County currently has a single 16" water main that extends from the Three Springs water plant to the area of Rt. 33 and Cross Keys Road. This causes potential issues on two fronts. 1. Any break in this section can cause service outages over a large part of the system including the hospital and the Danone plant in Mt. Crawford, our largest customer. 2. This line can only carry approximately 5,000,000 gallons per day. Any higher and transmission costs become too costly to sustain. With the proposed growth shown in the Comprehensive Plan, this line will not be adequate to handle those increased flows. A new, separate line is needed to handle the increased flow while also providing an backup in case of an emergency. This

project would not be built in one fiscal year but would need to be spread out over multiple years.

Chestnut Ridge Water Tank Construction - Public Works had previously submitted a project for construction of a new tank in the vicinity of the County's Peak Tank which would allow for renovation of the existing tank. After further discussions, locating a new tank closer to the City of Harrisonburg would provide better back-up storage in this area while also allowing the Peak Tank rehabilitation to take place which is greatly needed. There are options for various size tanks but one option that has been discussed is a joint tank between the County and the City of Harrisonburg. The City has a need for a tank in this area as well. Preliminary discussions have been held with their Public Utilities department and they indicated interest in the project.

Dave Berry Road Waterline Replacement - The waterline along Dave Berry Road was installed in the 1960's as part of the McGaheysville Water System and includes a mix of 6" asbestos concrete pipe and 2" PVC pipe. The length is approximately 2,700'. The line needs to be replaced due to its age and at the same time upgraded to an 8" line to accommodate future growth in this area as well as provide the ability to install fire hydrants along this section of roadway.

Jacob Burner Road Waterline Replacement - The waterline along Jacob Burner Road was installed in the 1960's as part of the McGaheysville Water System and includes a mix of a short section of 6" asbestos concrete pipe and the remaining section as 2" PVC pipe. The line needs to be replaced due to its age and at the same time upgraded to an 8" line to accommodate future growth in this area. The approximate length is 5,600' and would allow for the installation of fire hydrants which are not currently along this section of roadway due to the 2" line size.

McGaheysville Water Tank - The McGaheysville water system was upgraded in 2018-2019 to improve fire flow to the area. A new tank in this area would increase those flows while also providing a reliable backup to the system in case of a waterline break at any point east of Power Dam Road in McGaheysville. The Comprehensive Plan calls for additional growth in this area and this project would provide additional storage and service for any developments.

Rt 11 North 2nd Water Connection - The Rt. 11 north/Smith Creek area of Rockingham County is served by a single water-main along Kratzer Road. There is no secondary feed into this area so this project would provide water in case of any break or other interruption in the Kratzer Road line. An evaluation was performed by Wiley/Wilson that identified another connection point with the City. There has also been discussion on concerns of low

available fire flow in this area. This project could potentially address this issue as well but an additional evaluation will be needed.

Rt 11 North Smith Creek Water Extension - The Smith Creek water and sewer system currently serves the area generally located along Rt. 11 north of the City of Harrisonburg. The water to this system is supplied by and purchased from the City. This project would extend a 16" line from Albert Long Park on Rt. 33 east of the City around the northeast edge of the City and connect to the existing waterline along Rt. 11 north. This project would eliminate the need to purchase water from the City of Harrisonburg and not rely on any potential restrictions on use.

Three Springs Paving - The existing gravel parking and delivery area at the Rockingham County Water Treatment Plant spans approximately 38,000 square feet. Paving this area will enhance efficiency in accessing and navigating the facility for delivery trucks and staff. Furthermore, this improvement is expected to minimize the maintenance associated with loose gravel on the site.

Bargain Corner Sewage Pump Station Upgrades - The existing stations was constructed in 1990 and no major renovations have been required. Recently there have been some pump repairs required and the station should be considered for upgrades, including bypass and emergency back up. The station was also constructed with submersible pumps and may be better suited as a suction-lift station for ease of maintenance.

Barrington Sewage Pump Station Upgrades - The existing stations was constructed in 1999 and the existing equipment is nearing the end of useful life. The station was built in a low lying area that required the need for retaining walls around the station to reduce flooding. The station will need to be upgraded as well as provide site improvements around the area.

Cross Keys Sewage Pump Station Upgrades - The existing station was constructed in 2009 and it has been determined that part of the design created inefficiencies in the station along with loss of capacity. Flow from this station comes from Penn Laird and the McGaheysville area of the County. The Comprehensive Plan lists McGaheysville, as well as water and sewer facilities, as a future growth area. This requires additional capacity at the station.

Lawyer Road Sewage Pump Station Upgrades - The existing station was constructed in 2009 and it has been determined that part of the design created inefficiencies in the station along with loss of capacity. Flow from this station comes from Penn Laird and the McGaheysville pump station discharges to this station. The Comprehensive Plan lists

several growth areas where the sewage discharges to this station. This requires additional capacity at the station.

McGaheysville Sewage Pump Station Upgrades - The existing station was constructed in 2009 and it has been determined that part of the design created inefficiencies in the station along with loss of capacity. Flow from this station comes from the McGaheysville area of Rockingham County. The Comprehensive Plan lists several growth areas where the sewage discharges to this station which will require additional capacity at the station.

Monte Vista Sewer Pump Station #1 and #2 Upgrades - The existing stations were constructed in 2004 and the designs did not provide for any type of by-pass operations/emergency pumping or back-up power. The stations were also constructed with submersible pumps and may be better suited as suction-lift stations for ease of maintenance. Future growth in this area may require relocation of the stations or possible conversion to a gravity system.

Rt 11 North Sewer Extension - The Smith Creek water and sewer system currently serves the area generally located along Rt. 11 north of the City of Harrisonburg. The sewer in this area is pumped through a series of pump stations that ultimately discharge into the City of Harrisonburg collection system which includes the City's Smithland Road pump station. The system is near capacity and the ability to increase capacity through the current infrastructure is limited due to restrictions in both the pump station and gravity lines. This project would extend a County sewer main either south through the City/Interstate 81 or around the northeast edge of the City and connect to an existing County or sewer authority main. This project would reduce sewer capacity issues as well as reliance on the City for sewer in this area.

Department of Community Development



Rezoning Case Report REZ26-0040

Applicant	Jerry Dean
Address/Location	314 Bloomer Springs Road, McGaheysville, Virginia 22840
Comprehensive Plan	Community Residential
Tax Map #	128-A-87
Present Zoning	R-2 - Medium Density Residential District
Proposed Zoning	A-2 - General Agricultural District
Acreage	2.381
Election District	5
Planning Commission Action	Scheduled for March 3, 2026
Board of Supervisors Action	Tentatively Scheduled for March 25, 2026

General Information

Overview and Background

The applicant is requesting to rezone 2.381 acres from R-2 (Medium Density Residential) to A-2 (General Agricultural). The applicant intends to pursue a land division; however, additional road frontage is needed to comply with the current R-2 zoning district requirements.

Staff and Agency Analysis

Planning and Zoning

Comprehensive Plan

The property is designated as Community Residential in an Urban Growth Area in the Comprehensive Plan. Community Residential areas encompass existing suburban neighborhoods and future urban residential neighborhoods. These areas are planned for a variety of housing types. Residential development should make efficient use of the land within the Urban Growth Areas to prevent suburban sprawl.

Zoning Ordinance

Section 17-303: The A-2 district is designed to implement the Comprehensive Plan goals related to the preservation of the County's agricultural industry, economy, and rural character. This is achieved by giving preference to uses that conserve agricultural and forestal land, protect water and air quality, and conserve water and other natural resources.

The minimum acreage required for the A-2 district shall be six (6) contiguous acres. No minimum acreage shall be required for additions that form a logical extension of or adjoin an existing A-1 district or A-2 district. **Staff Note:** *this property is eligible to be considered for rezoning to A-2 because it adjoins an existing A-2 zoned parcel.*

Building Services

Building Services has no comment. Any structures placed on a newly created lot will require all applicable permits.

Fire

This request is located within the McGaheysville Volunteer Fire Department and the East Rockingham Emergency Services Station's response area. The Fire Marshal's Office has no concerns with this rezoning request.

Public Works

The property is served by Rockingham County water and sewer. Please note that any future subdivision of this lot will require the recordation of any private water and sewer easements that may be needed to connect to Rockingham County utilities. The Subdivision Agent will require the installation of private water and sewer infrastructure prior to subdivision approval.

Virginia Department of Transportation (VDOT)

VDOT has no concerns with this rezoning request. VDOT reserves the right to evaluate the entrance should the use or safety change in the future. A VDOT Land Use Permit is required for any work to be completed within the VDOT right of way and can be obtained at the VDOT Harrisonburg Residency.

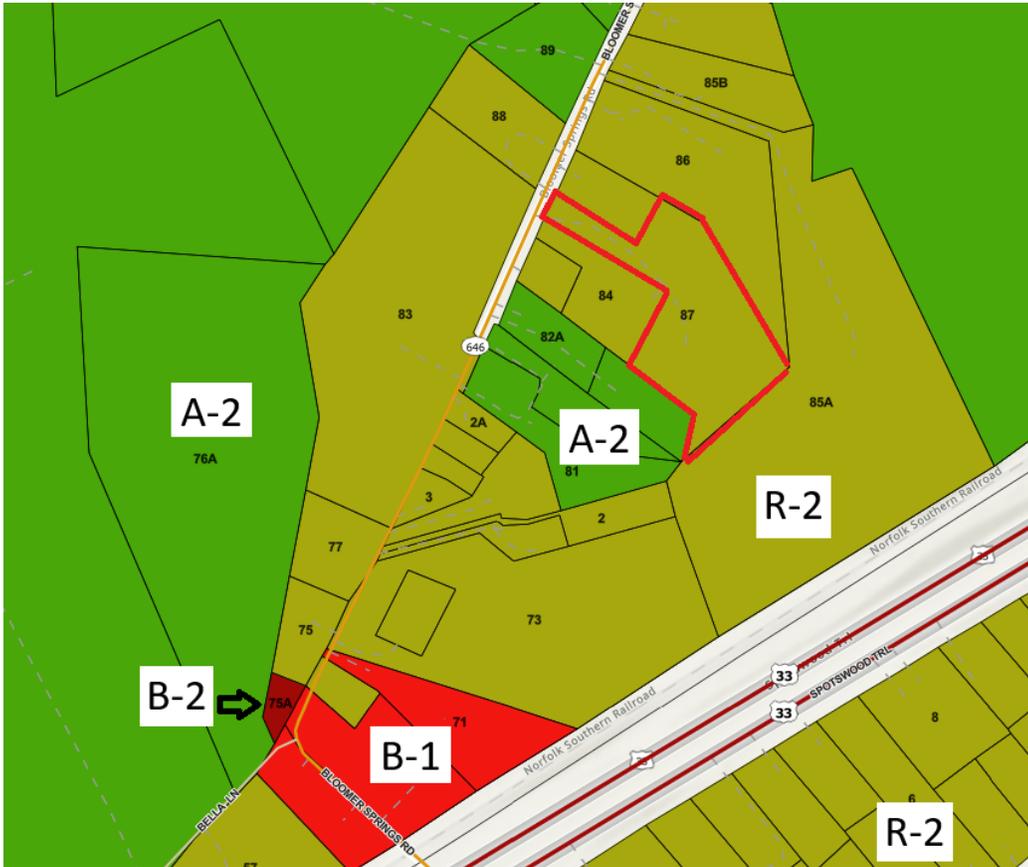
Virginia Department of Health (VDH)

The property will be served by public sewer and water; therefore, the Virginia Department of Health has no comment regarding this rezoning request.

Considerations

Surrounding Uses

The property adjoins R-2 zoned land to the north, south, and east, and A-2 zoned land to the southwest.

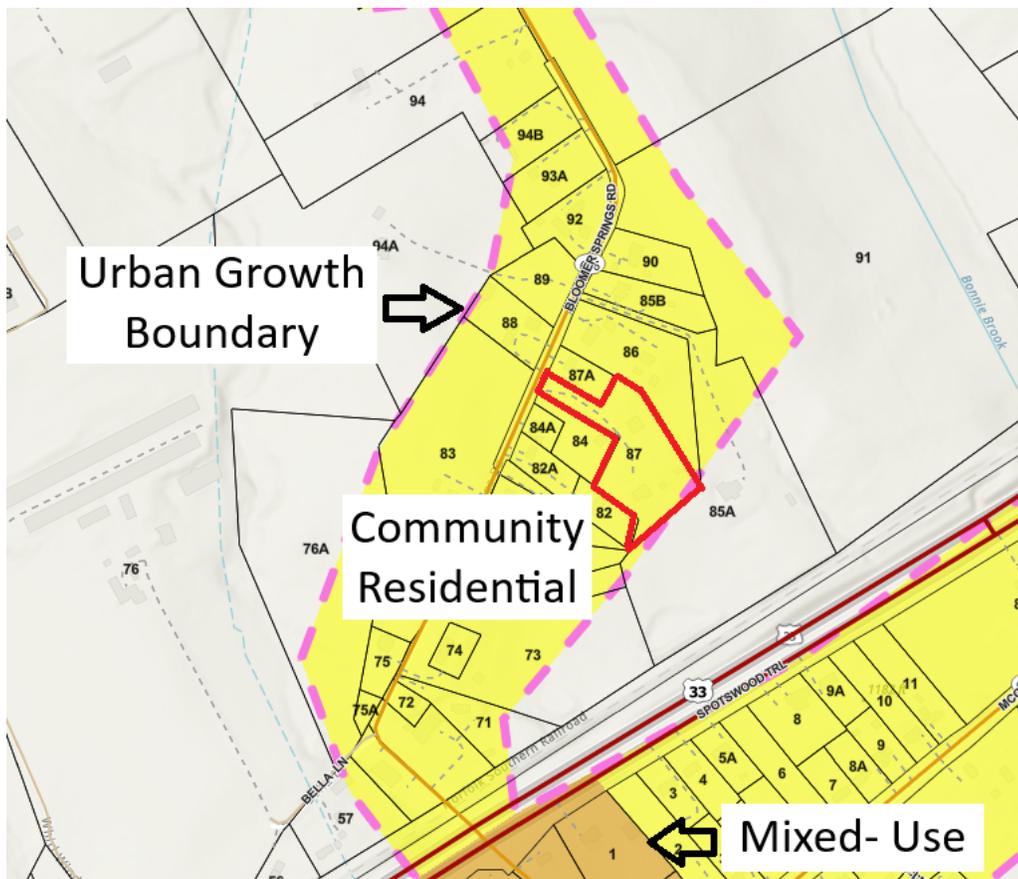


Zoning Ordinance

The applicant intends to subdivide the property if this rezoning request is approved. This would not be permitted under the existing R-2 zoning designation as the Zoning Ordinance requires all R-2 parcels to front on a public street with a minimum lot width of 90 feet at the road frontage. The existing parcel has a lot width of approximately 60 feet at the road frontage, making it nonconforming in the current R-2 zoning district. The A-2 zoning district, however, does not require that parcels front on a public street or that the minimum lot width be met at the road frontage and, therefore, would provide additional flexibility to the parcel and bring it into compliance with the minimum lot width requirements of the A-2 district.

Comprehensive Plan

The property is located within the Urban Growth Area and is designated as Community Residential in the Comprehensive Plan. While the A-2 zoning district does not directly align with the Community Residential Comprehensive Plan designation, the applicant's intention to subdivide the parcel to allow for an additional dwelling is consistent with the Comprehensive Plan strategy 7.1.2 which states that the County should "continue to direct new development to designated growth areas to make efficient use of existing infrastructure and protect rural areas from development." As mentioned previously, due to the unique characteristics of this parcel, a division would not be permitted in the existing R-2 zoning district.



Uses

The applicant has not proposed proffers; therefore, all A-2 uses would be available to the parcel if this request is approved. The size of the parcel would naturally limit some available A-2 uses. All R-2 and A-2 land use permissions are listed below.

R-2 Uses, asterisk denotes a Special Use Permit is required:

- | | |
|---|---|
| Cemetery* | Dwelling, temporary family healthcare structure |
| Cemetery adjoining a church or other place of worship* | Electrical substation* |
| Church or other place of worship* | Home occupation |
| Community center | Park, government owned |
| Community pool/sport court | Park, non-government owned* |
| Cultural center* | School |
| Daycare, adult* | Solar energy, small |
| Daycare, child* | Storage container |
| Dwelling, accessory | Temporary structure |
| Dwelling, duplex | Utility building, small |
| Dwelling, single family detached | Utility building, large* |
| Dwelling, single family detached with independent living quarters | Wind energy system, small-scale* |
| | Wireless telecommunications facility* |
| | Yard sales |

A-2 Uses, asterisk denotes a Special Use Permit is required:

Agriculture
Agriculture related business, not otherwise listed*
Airport, heliport, or flight strip*
Animal hospital*
Animal shelter*
Animal, domestic
Antique or craft shop*
Auction facility*
Bed and breakfast inn*
Biomass conversion facility*
Buggy and harness shop, repair and sales
Bulk storage of liquid petroleum gas*
Cabinet, furniture, woodworking, upholstery shop*
Camp*
Campground*
Cemetery*
Cemetery adjoining a church or other place of worship
Church or other place of worship
Community center*
Community garden
Confined feedlot/loafing lot
Contractor's operation, small*
Convenience store*
Craft brewery*
Cultural center*
Daycare, adult*
Daycare, child*
Dwelling, accessory
Dwelling, additional*
Dwelling, manufactured home
Dwelling, single family detached
Dwelling, single family detached with independent living quarters
Dwelling, temporary family healthcare structure
Electrical substation*
Emergency and protective facility*
Energy storage system*
Event center*
Fairgrounds*
Farm brewery
Farm building
Farm cider mill
Farm distillery
Farm market*
Farm winery
Feed mill*
Flea market*
Funeral home, crematory*
Golf course*
Greenhouse
Group home*
Halfway house*
Hog operation
Home business
Home occupation
Horse stable, commercial
Impound lot*
Kennel operation, commercial*
Livestock sales facility*
Machinery and equipment center*
Meat processing facility*
Medical office or clinic*
Metal-working facility*
Mini-storage facility*
Motor vehicle repair shop*
Nursery*
On-farm activities
Park, government owned
Park, non-government owned*
Parking facilities*
Pit privies
Poultry operation
Produce stand
Public safety facility
Quarry operation*
Rail siding*
Recreation or entertainment, inside a building and not otherwise listed*
Recreation or entertainment, outside a building and not otherwise listed*
Recreational lodge*
Refuse collection and recycling center*
Research facility
Residential facility, children*
Restaurant*
Retreat center*
Sawmill or lumber mill*
School*
Seasonal worker housing*
Seed and feed store*
Shooting range, indoor*
Small appliance or small engine repair shop*
Solar energy, large*
Solar energy, small
Storage container
Substance abuse treatment facility*
Taxidermy*
Temporary structure
Utility building, small
Utility building, large*
Uses determined by the Zoning Administrator to be a like use to either a listed permitted use or listed special use*
Warehouse*
Water storage tank
Water/wastewater treatment facility*

Wind energy system, large-scale*
Wind energy system, small scale

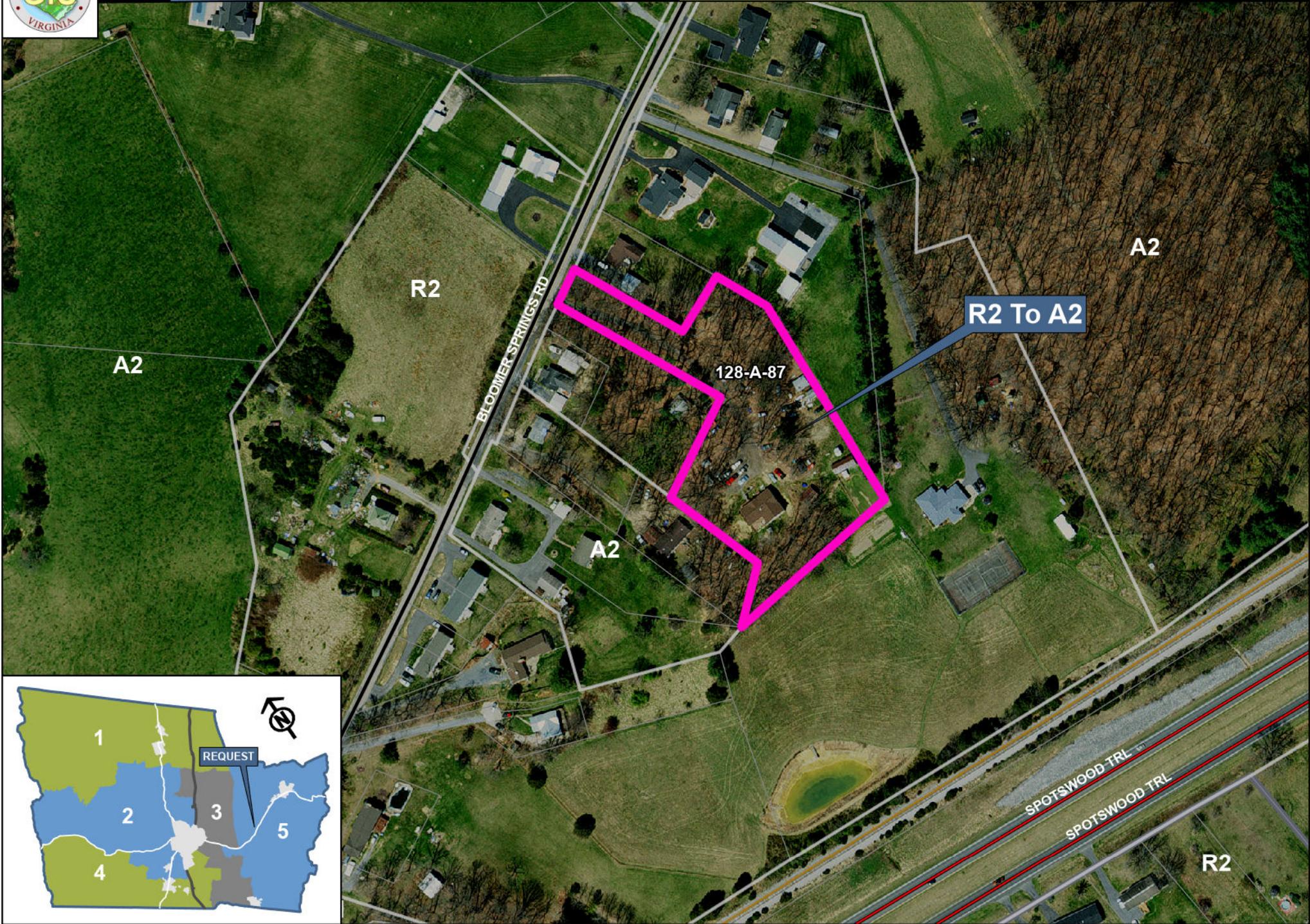
Wireless telecommunications facility*
Yard sales



Jerry Dean Rezoning Request



REZ#26-0040



Department of Community Development



Rezoning Case Report: REZ26-0090

Applicant	The Ponds of Island Ford
Location	Retriever Lane, McGaheysville
Comprehensive Plan Designation	Community Residential within the Urban Growth Boundary
Tax Map #	142-14-23, 142-14-24, 142-14-35, and 142-14-36
Present Zoning	R-2 C - Medium Density Residential District with Conditions
Proposed Zoning	R-2 C - Medium Density Residential District with Conditions (Proffer Amendment)
Acreage	1.384
Election District	5
Planning Commission Action	Scheduled for March 3, 2026
Board of Supervisors Action	Tentatively Scheduled for March 25, 2026

General Information

On January 12, 2011, the approximately 68-acre property now known as The Ponds Subdivision in McGaheysville was rezoned from A-2 (General Agricultural) to R-2 C (Medium Residential with Conditions). The approved proffers limit development to single-family detached and duplex dwellings, with a maximum of 135 units. On January 25, 2012, an additional 0.7 acres was rezoned and incorporated into the total project area.

This current request seeks to amend the proffers currently affecting a 1.384-acre portion of The Ponds Subdivision, which consists of four tax map parcels: 142-14-23, 142-14-24, 142-14-35, and 142-14-36. All other previously approved proffers will remain in place.

Proffer #7 currently applies to this portion of the subdivision and states:

“So long as the existing private airstrip on the parcel adjoining the project is in use and the existing special use permit for that use remains in effect, no residences will be constructed within the two-hundred-foot (200') wide strip of land aligned with the trajectory of the existing private airstrip, as shown on the attached layout. In addition, the covenants for the community will disclose the existence of the private airstrip on the adjoining parcel, as well as the potential for the future construction of additional homes within the 200-foot strip.”



The referenced private airstrip (shown in the above aerial) was granted a special use permit on February 28, 1990, and remains in operation today. While the developer of The Ponds Subdivision acknowledges the continued use of the airstrip, they are requesting an amendment to Proffer #7 to allow construction of four residential units on the four platted parcels (circled in red above).

The proposed amendment would revise Proffer #7 to state:

“The covenants for the community disclose the existence of the private airstrip on the adjoining parcel.”

This amendment would continue to inform future buyers of the airstrip while permitting the developer to construct four additional residential units on the four platted parcels.

Staff and Agency Analysis

Planning and Zoning

Comprehensive Plan

This area is designated as Community Residential, which is concentrated around the village of McGaheysville. The Community Residential designation encompasses existing suburban neighborhoods, typically consisting of single-family

detached dwellings and occasionally duplexes. As these areas develop, innovative development designs, such as patio homes and zero lot line development with pedestrian accommodations and interconnectivity are expected.

Zoning Ordinance

The R-2 zoning district provides medium-density residential development opportunities including smaller lot sizes for single family detached dwellings and duplexes.

Building Services

If this rezoning were approved, building plans would be reviewed and approved prior to the issuance of building permits.

Fire

This request is located within the McGaheysville Volunteer Fire Department and the East Rockingham Emergency Services Station's response areas. The Fire Marshal's Office has no concerns with the rezoning request.

Public Works

Water and sewer services are available to the subject parcels.

Rockingham County Public Schools (RCPS)

RCPS has no concerns with the proposed proffer amendment.

Virginia Department of Transportation (VDOT)

VDOT has no concerns with the proposed proffer amendment.

Virginia Department of Health (VDH)

Public utilities to serve. If there are any existing private wells on the parcel(s), a permit from the health department is needed to abandon them.

Consideration

This proffer amendment does not propose changes to the use or approved density of the development. The four platted parcels would be limited to single family detached or duplex dwellings, with no more than four total units, per the approved 2012 proffers.

January, 15, 2026

Ms. Kayla Yankey
Rockingham County
Senior Planner
20 East Gay Street
Harrisonburg, VA 22802

RE: The Ponds – TM 142-14-23, 24, 35 & 36 1.384 acres of the 153.33 acres
Rezone from R-2C to R-2C

Dear Ms. Yankey:

Along with the rezoning request for the above referenced property, the following revised proffers are voluntarily submitted, in lieu of any and all other proffers submitted:

1. Entrances and roadways shall be constructed according to applicable VDOT requirements.
2. The attached layout showing the proposed lots, roads and ponds shall generally be followed. Adjustments during the design phase may be necessary, but the basic layout shall be maintained. A total of one hundred thirty five (135) dwelling units shall be the maximum number of units in the development. However, based on market demands, the combination and location of two unit attached and single family detached units may vary. The four detached lots on the west side of Road 2 numbered 22-25 shall be single family detached units. No more than thirty units shall be developed during any calendar year. All units shall have a minimum foundation footprint of 1,200 square feet.
3. Two large ponds shall be constructed in the general locations as shown on the attached layout.
4. Road connections to neighboring properties and to Dave Berry Road (Rt. 648) shall be made generally as shown on the attached layout.
5. At least twenty percent (20%) of the total area to be rezoned shall be open space (including the ponds) and an effort will be made to preserve as many trees as possible but not less than 100 trees of 2 inch in diameter shall remain. In addition, one shade and one ornamental tree shall be planted on each lot without existing trees. The open spaces shall be defined by fences, plantings and/or well marked property corners. Walking paths around the perimeter shall be provided.
6. A homeowners association shall be established with covenants to regulate uses and maintenance of open spaces.
7. The covenants for the community disclose the existence of the private airstrip on the adjoining parcel.
8. A livestock-approved fence shall be installed, by and at the expense of Cave Hill Farm, LLC along the common property line between the proposed development and TM parcel 143-A-L4, presently listed as owned by Janet and Robert Wayland, Jr. Prior to the issuance of a Certificate of Occupancy for the first dwelling, on which the subdivided lot is adjacent to the common property line, the entire length of the fence along the common property line shall be installed.

Sincerely,



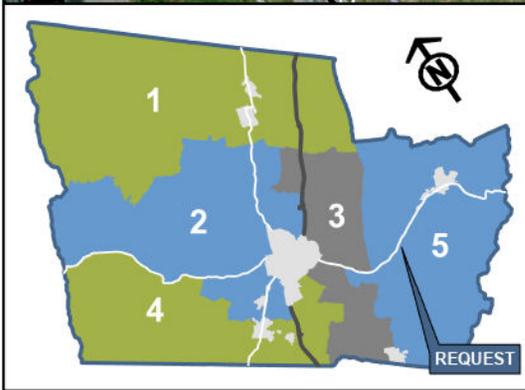
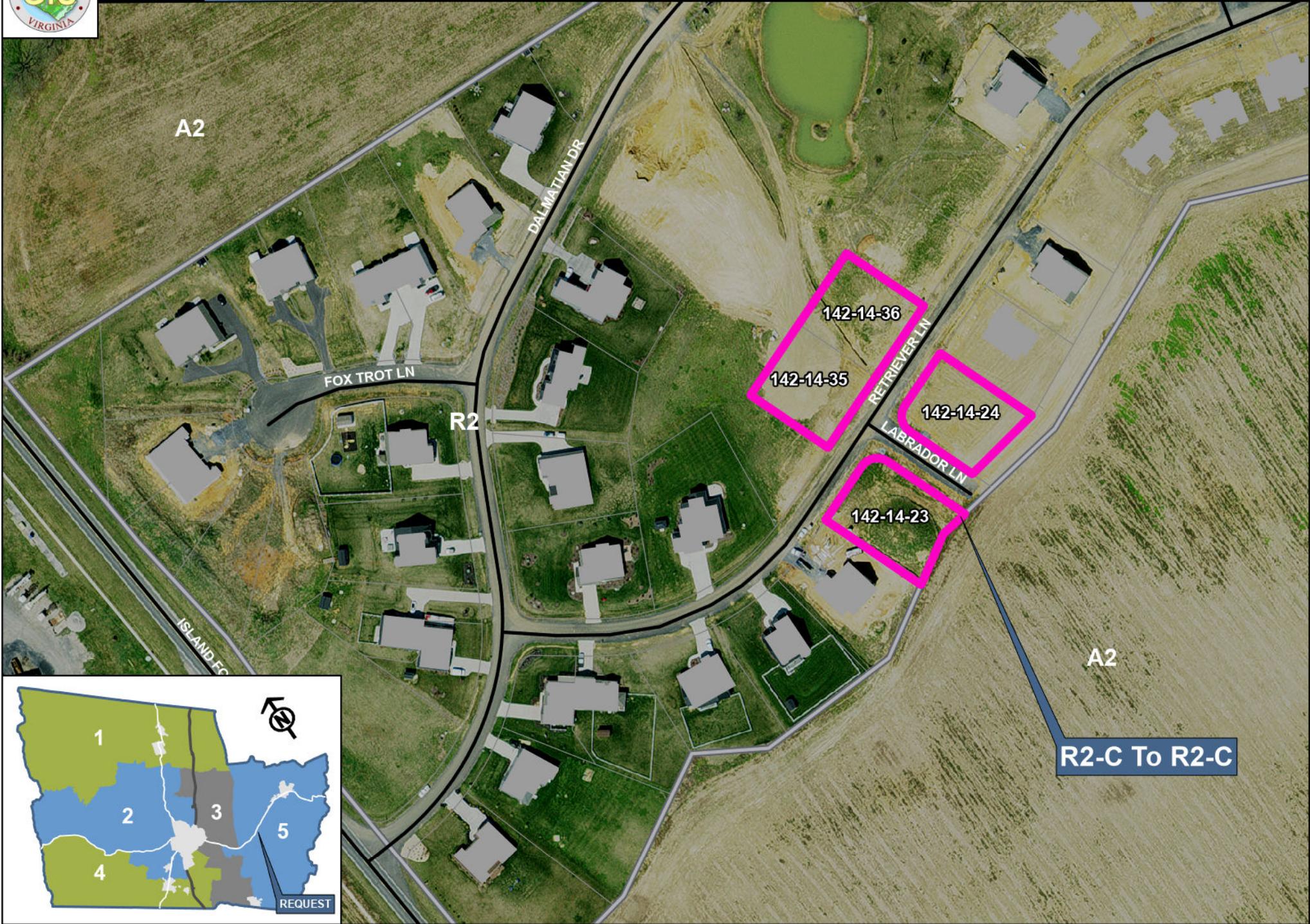
The Ponds of Island Ford, LLC
By Nathan W. Blackwell P.E., Managing Member



The Ponds of Island Ford Rezoning Request



REZ#26-0090





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				