



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 March 11, 2026

- 3:00 P.M. CALL TO ORDER – CHAIR LEILA C. LONGCOR
 INVOCATION – CHAIR LEILA C. LONGCOR
 PLEDGE OF ALLEGIANCE – DEPUTY COUNTY ADMINISTRATOR PATRICIA D. DAVIDSON
1. Approval of Minutes – Regular Meeting of February 25, 2026
 2. Recognition – Retirement of Dennis Albertson, Fire & Rescue Department
 3. Report – Virginia Department of Transportation – Residency Administrator Donald F. Komara
 4. Public Hearing – Resolution to approve conveyance of water and wastewater systems and a support agreement in connection with the issuance of a revenue bond by the Massanutten Water and Sewer Authority.

Recess

5. Meeting of Massanutten Water and Sewer Authority
 - a. Call to Order – Chair
 - b. Approval of Minutes – Regular Meeting of January 14, 2026
 - c. Elect Secretary/Treasurer
 - d. Consideration - Resolution authorizing the purchase of water and wastewater systems
 - e. Adjourn
6. 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 Human Resources – Paula A. Greenhagen
 - g. Director of Public Works – Philip S. Rhodes
 - h. Director of Community Development – Rachel A. Salatin
 - i. Director of Engineering – Ross C. Morland
 - j. Director of Technology – Michael L. Bowen
 - k. Fire & Rescue Chief – Jeremy C. Holloway
 - l. Director of Parks & Recreation – Kirby W. Dean
 - m. Director of Court Services – Ann Marie Ritchie

7. 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

Recess

6:00 P.M. 8. Public Hearings – Special Use Permits

SUP25-1909 Highway 81 LLC to exceed the maximum allowed sign area and height of a freestanding sign in the BX zoning district located at 4070 North Valley Pike, Rockingham, VA. Zoned BX-C (Business Interchange District with Conditions). Tax Map # 95-4-1. Election District 2.

SUP25-1876 White Barn Group LLC for an event center, recreation or entertainment outside a building, and recreation or entertainment inside a building located at 18018 Naked Creek Road, Elkton, VA. Zoned A-1 (Prime Agricultural District). Tax Map # 115-A-38F. Election District 5.

SUP25-1922 Evan Bender for a grass flight strip located approximately 0.5 mile southwest of the Harpine Highway (Rt. 42) and Shaver Mill Road (Rt. 780) Intersection. Zoned A-1 (Prime Agricultural District). Tax Map # 79-1-1A. Election District 2.

SUP25-1815 Jose Lopez for a small contractors operation located at 2108 Old Furnace Road, Harrisonburg, VA. Zoned A-2 (General Agricultural District). Tax Map # 110-A-2A. Election District 3.

9. 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 25, 2026

The Regular Meeting of the Rockingham County Board of Supervisors was held on Wednesday, February 25, 2026, at 6:00 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
ROSS C. MORLAND, Director of Engineering
PHILIP S. RHODES, Director of Public Works
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
KAYLA R. YANKEY, Senior Planner
JULIA C. COTTRELL, Planner
MOLLY S. BARNETT, Deputy Clerk
DONALD F. KOMARA, Residency Administrator
Virginia Department of Transportation
JEREMY S. MASON, Assistant Residency Administrator
Virginia Department of Transportation

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CALL TO ORDER
PLEDGE OF ALLEGIANCE
INVOCATION.

Chair Longcor called the meeting to order at 6:00 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 Dale, 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 approved the minutes of the regular meeting of February 11, 2026.

On motion by Supervisor Hensley, seconded by Supervisor Dale, 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 approved the minutes of the work session of February 11, 2026.

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REPORT – VIRGINIA DEPARTMENT OF TRANSPORTATION.

The Board heard Mr. Komara’s report on the activities of the Transportation Department, including updates to recent bridge, road, and rural rustic projects. Mr. Komara spoke about maintenance needs following the recent snowstorm, and answered various questions from Board members.

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COUNTY ATTORNEY.

County Attorney Miller reported staff is in the process of creating a Memorandum of Understanding between the Commonwealth Attorney’s Office and the County Attorney’s Office. This memorandum would state that the County Attorney’s Office would henceforth handle criminal and civil actions that involve building code, erosion and sediment control, and zoning. Mr. Miller said the County Attorney’s Office is more familiar with these types of cases, and said this will provide uniformity and predictability for court proceedings. By consensus, the Board expressed support for the Memorandum of Understanding.

Mr. Miller also said a County property owner requested that his property be taken into the Town of Elkton, and the subject parcel is not included in the Elkton Annexation Agreement. The property owner wishes to connect to the Town water and sewer system. Mr. Miller notified the Board that he would create a briefing, and a petition will be filed with the Circuit Court.

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DIRECTOR OF COMMUNITY DEVELOPMENT.

Director of Community Development Salatin reported that both the Keezletown North and Keezletown South Agricultural and Forestal Districts are scheduled to expire on June 24, 2026. Ms. Salatin said after review, staff recommended combining these into a single Keezletown Agricultural and Forestal District due to their proximity and similar conditions. One condition is

different, but Ms. Salatin indicated it can be incorporated without effect. By consensus, the Board directed staff to move forward with the proposed combination through the required renewal process.

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 recommended Lawrence D. Bowers, Jr. for appointment by the Circuit Court to the Board of Zoning Appeals for District 3 for an unexpired term ending on June 30, 2030.

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COMMITTEE APPOINTMENT.

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 re-appointed Craig Anders and Daniel Barnhardt to the Harrisonburg-Rockingham Community Services Board.

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RECESS.

Chair Longcor recessed the meeting at 6:37 p.m.

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PUBLIC HEARINGS.

ORDINANCE AMENDMENT OA26-0073.

Chair Longcor reconvened the meeting at 7:00 p.m. and Deputy Director of Community Development Nicely reviewed the following ordinance amendment:

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.

Mr. Nicely said the current ordinance contains setback requirements for poultry operations, hog operations, and biomass conversion facilities specifically within the Urban Growth Area (UGA). He said staff had concern because Virginia State Code prohibits localities from restricting agricultural uses in this manner. Mr. Nicely indicated this amendment would remove setback requirements for these uses within the UGA, therefore preventing unreasonable restrictions. All other setbacks still apply.

Chair Longcor opened the public hearing at 7:03 p.m.

Jerry Good stated there is a fine line between growth and farming, and said he appreciated the Board's willingness to consider the request.

Austin Eberly thanked staff for listening to the concerns of farmers. Mr. Eberly said the desire of most farmers in the community is to have clean and orderly farming operations.

At 7:08 p.m., Chair Longcor closed the public hearing.

On motion by Supervisor Dale, seconded by Supervisor Wolfe-Garrison, 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 adopted the following ordinance amendment:

**ORDINANCE AMENDING SECTION TAGLE 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. Residentially zoned districts;

- d. Manufactured home parks;
- e. Manufactured home subdivisions;
- f. Public schools;
- g. County, town and community recreation areas; and
- 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. Residentially zoned districts;
 - ii. Manufactured home parks;
 - iii. Manufactured home subdivisions;
 - iv. Public schools; and
 - 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. Residentially zoned districts;
 - ii. Manufactured home parks;

- iii. Manufactured home subdivisions;
 - iv. Public schools; and
 - 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 adjacentlandowners. 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. 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.

REZ25-0815 WEIDIG FAMILY TRUST AND DR HORTON.

Mr. Nicely presented the following 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.

Mr. Nicely said the applicant submitted a master plan for up to 425 units consisting of single-family dwellings, duplexes, town homes, and apartments. He reviewed details of the request

concerning setbacks and the placement of buildings. Mr. Nicely noted there is an 8-acre section zoned A-2 (General Agricultural) that is proposed to be transferred to the County from the landowner as part of the request, and could possibly serve as a future school site.

Mr. Nicely spoke about the Stone Spring Urban Development Area (UDA), in which this proposal is located. The Stone Spring UDA represents 0.85 percent of total land area in the County and is designated for compact and concentrated development, in order to preserve agricultural areas, he said.

Mac Nichols, Attorney with Flora Pettit, spoke on behalf of the applicant. Mr. Nichols said this request is consistent with the Comprehensive Plan and indicated that concerns raised by local residents throughout the application process have been sufficiently addressed by the applicant. In response to a question from Supervisor Wolfe-Garrison, Mr. Nichols clarified that if nearby wells are affected by blasting, residents could make a claim through the Fire Marshal.

Brian Rowe, representing DR Horton, was present and available for questions.

Chair Longcor opened the public hearing at 7:32 p.m.

Julia Koehler spoke in opposition and said this development would increase traffic, particularly on Port Republic Road, and cause overcrowding.

Airam Lambert opposed the request, and indicated his main concern was about stormwater control. Mr. Lambert said the retention pond that currently exists at Coffman's Corner does not function properly. He pointed out that in 2024, DR Horton agreed to a settlement for failing to properly manage stormwater runoff at construction sites in several states. Mr. Lambert expressed concern that similar problems would arise with this project, if approved.

Neil Dellinger stated his property borders the subject parcel near the proposed stormwater pond, and he spoke in opposition. Mr. Dellinger said while the Urban Development Area is a good plan overall, development is happening too quickly and this is forced growth, not natural growth. If approved, Mr. Dellinger said these units should not be investment properties as that is incompatible with affordable housing.

Jason Fink spoke in opposition. Mr. Fink thanked the Board members for their time, but said local residents know the odds are against them as the developer has enormous resources.

Angela Lambert stated growth in the last ten years has been extreme. Ms. Lambert commented that development is happening so quickly that communities and roads cannot handle it. She questioned when enough is enough, and urged the Board to deny the proposal.

Sierra Lambert spoke in opposition and presented a petition with over 600 signatures opposing the development. Ms. Lambert said nearby detention ponds are currently not maintained and have caused runoff on Autumn Lane, and that developers are not held accountable. She also noted that DR Horton has a history of similar problems. Ms. Lambert remarked that the current growth issues in the County should be resolved before further developments are approved.

Brian Rowe with DR Horton responded to the concerns. He indicated there was a Traffic Impact Analysis completed and approved by the Virginia Department of Transportation, and future effects on traffic have been considered. Regarding stormwater management, Mr. Rowe clarified that the retention ponds would be designed and engineered to slowly discharge runoff in strategic areas and must adhere to all regulations. Mr. Rowe said DR Horton started in 1978, and has since grown to be the largest builder in the country. Mr. Rowe emphasized that residents of Autumn Lane would be taken care of throughout the construction of the development, if approved.

Chair Longcor closed the public hearing at 8:12 p.m.

Supervisor Dale commented that he is the only Board member who resides within the UDA, which adds an extra layer of scrutiny for this proposal. He moved for approval of the request and Supervisor Wolfe-Garrison seconded the motion for purposes of discussion.

Supervisor Wolfe-Garrison thanked the residents who shared their thoughts. She commented that these decisions are not easy and said there must be balance in managing growth. While acknowledging that growth does feel fast at times, Supervisor Wolfe-Garrison pointed out that some development projects completed in the last year were actually approved by the Board as far back as 2007. She stated this is driven by the market, not by the County.

Supervisor Ritchie said this is a good location for development, but shared reservations about runoff and the number of units to be completed in a year. Supervisor Ritchie recommended tabling the proposal and indicated he felt more time is needed for consideration.

Supervisor Hensley provided the following statement to be entered into the record:

"Madam Chair, thank you. I've been thinking about this project for a long time. First I want to acknowledge what many residents are feeling—because I feel it too. Growth has put real pressure on our day-to-day quality of life. It's harder to get doctor's appointments. It took me 9 months to get an appointment with a primary care physician. That is insane, and not something that should be happening in Rockingham County. Traffic is worse than it used to be, and our schools are overcrowded. When I started this job, we committed to slowing the pace of growth down until infrastructure catches up and I still believe that principle is right.

I also want to emphasize something clearly: The current Board has already taken steps to slow growth since the new Board came in. Between 2022-2023 there were between 1,000 and 3,000 new housing units approved. Since 2024, we have kept that number to under 200 each year.

Now, on this specific case, I'm not "in love" with this application. I am not eager to add hundreds more units in an already stressed area. But our job isn't to vote based on what's easy—it's to weigh the facts, the risks and the long-term costs to the County.

Here's what has shifted my position. Early on, I was opposed to this project because of the initial engineering feedback and site concerns. Some of that feedback raised legitimate issues—especially traffic and access. Other critiques, frankly, felt more like "perfect-world"

objections than practical ones—for example, the claim that the school site wouldn't be adequate because it couldn't fit a quarter-mile track, when many of our older elementary schools don't have that either, seemed to be petty.

The key point is this: the meaningful engineering and access issues have been addressed to satisfaction in my opinion. The right-turn lane concerns off Port Republic Road have been worked through and the site plan concerns that matter for safety and operations have been answered.

Second, and this is the major reason—I considered the land proffer for a potential school site to be unprecedented and extremely consequential for the County.

It could save money and time because the area already has water, sewer, and gas connections available—meaning the total cost of delivering a school there may be meaningfully less than a greenfield site elsewhere.

I also want to be crystal clear about something that's been misunderstood: The Board is not forcing the School Board to build a school on this site. The School Board will make that decision. This proffer simply gives them an affordable option—and they can choose to build, hold it for the future, or decide later that a different site is better and potentially sell or repurpose the property consistent with the proffer terms.

So, my vote tonight is a “yes”—not because I'm excited about 400 more units, and not because I think growth is painless, but because the key engineering concerns have been addressed; the proffer provides a rare, practical tool to meet future school needs; and the long-term cost of saying “no” here may be higher than people realize if we later have to scramble to find land at an inflated price.

Finally, let me say this. A “yes” vote on this rezoning is not a blank check for continued rapid growth. I remain committed to slowing growth where we can, matching growth to infrastructure, and holding developers to strong conditions. And we'll continue pushing for the policies that put our residents first—considering traffic, schools and public service delivery. Instead of more volume, for volume's sake. Thank you and that's all I have left to say.”

Supervisor Ritchie moved to amend the motion from approval of the request to tabling the request. Chair Longcor declared the motion dead for lack of a second.

Chair Longcor read the following statement to be entered into the record:

“Having consulted with legal counsel I am confident that I have no conflict of interest according to the Conflict of Interest Act. Furthermore, I am certain that I am able to participate in this decision impartially and objectively. Nevertheless, I am going to abstain from voting on this matter because I am an agent with residential brokerage firm Kline May Realty. Mr. Keith May of Cottonwood Commercial Real Estate, who has been involved in this real estate project, has an ownership interest in Kline May.”

On motion by Supervisor Dale, seconded by Supervisor Wolfe-Garrison, and carried by a roll call vote of 3 to 1 to 1, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – ABSTAIN; RITCHIE – NAY; WOLFE-GARRISON – AYE; the Board approved 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.

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RECESS.

Chair Longcor recessed the meeting at 8:28 p.m.

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PUBLIC HEARINGS.

ORDINANCE AMENDMENT OA26-0033.

Chair Longcor reconvened the meeting at 8:34 p.m. and Planner Cottrell presented the following ordinance amendment:

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.

Chair Longcor opened the public hearing at 8:35 p.m. No comments were received and the public hearing was closed at 8:36 p.m.

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 adopted the following ordinance amendment:

**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.

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ORDINANCE AMENDMENT OA26-0034.

Deputy Zoning Administrator Barnett reviewed the following ordinance amendment:

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.

Mr. Barnett said this amendment would change large solar facilities from being permitted by right in Industrial (I-1) and Planned Industrial Development (PID) districts to being allowed by special-use permit. He explained this gives more solar facilities the opportunity to apply for a special-use permit in these districts, while also allowing the Board to address concerns on a case-by-case basis. Mr. Barnett said the language was clarified so solar facilities that are located in these industrial zones and are approved by special-use permit would not count towards the aggregate cap.

Following a brief discussion, Supervisor Dale moved to table the request for further consideration. Supervisor Hensley seconded the motion.

Supervisor Dale withdrew his motion as it was improperly made prior to a public hearing.

Chair Longcor opened the public hearing at 8:59 p.m.

Kim Sandum stated this ordinance amendment is consistent with the intention of the solar committee. She cautioned the Board to consider the perception from the state surrounding solar ordinances and emphasized that control over the County's agricultural land should remain with the County.

Chair Longcor closed the public hearing at 9:02 p.m.

Supervisor Dale moved to table the ordinance amendment, and directed staff to further examine the language regarding timbering and lumbering, and evaluate the advantages and disadvantages of including industrial-scale zoning in the aggregate cap.

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 tabled 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.

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UNFINISHED BUSINESS.

Supervisor Hensley presented a resolution and read the following statement:

"Madam Chair, members of the Board: I had the fortunate opportunity to take my JMU students to the General Assembly in Richmond today, and I always gain a newfound appreciation for the history of Virginia and the role we played in the founding of this country. We put individual rights and declared what our natural rights were in the beginning of our first Constitution. Even the US Constitution did not do that, the founders put the structure of government first and added the Bill of Rights later.

Being down there, I thought it would be an appropriate time to bring this up. In 2019, the Board adopted a resolution affirming Rockingham County's support for the constitutional rights of our citizens. I'm bringing the same resolution back tonight for one simple purpose: to reaffirm what this Board has already stated and what many of our constituents continue to care deeply about. It's not about symbolism for its own sake—it's about acknowledging rights that are deeply rooted in Virginia and in Rockingham County's culture and history.

Reaffirming tonight simply restates what this Board already adopted and reminds our constituents that we take constitutional rights seriously. I believe it's an appropriate time to reaffirm the resolution, and I'd ask for the Board's support."

Supervisor Ritchie moved to reaffirm the resolution as presented. He commented that the Commonwealth of Virginia is the longest continuous legislative democracy in the world. Supervisor Hensley seconded the motion.

Supervisor Wolfe-Garrison recalled the meeting of December 11, 2019, when this resolution was first presented, and said that meeting was more of a political rally rather than a public hearing. She clarified this was not an inherently bad thing, but that it was a large group of emotionally driven voices. Supervisor Wolfe-Garrison pointed out that owning these guns was not illegal in 2019 and is not currently illegal. She contemplated the use of the word "sanctuary", which may incorrectly give credit to the idea that wrongdoing has occurred. She said the question remains of how helpful and impactful this resolution will be. Supervisor Wolfe-Garrison encouraged Board members to look at the court cases mentioned in the resolution.

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 reaffirmed the following resolution:

RESOLUTION OF ROCKINGHAM COUNTY BOARD OF SUPERVISORS

WHEREAS, each member of the Board of Supervisors of Rockingham County, Virginia, made oath at the time of taking office to support the Constitutions of the Commonwealth of Virginia and the United States of America, an oath which they understand obligates them to stand for and defend all individual rights protected therein; and,

WHEREAS, Article 1, Section 1, of the Constitution of Virginia provides “That all men are by nature equally free and independent and have certain inherent rights, of which, when they enter into a state of society, they cannot, by any compact, deprive or divest their posterity; namely, the enjoyment of life and liberty, with the means of acquiring and possessing property, and pursuing and obtaining happiness and safety”; and,

WHEREAS, Article 1, Section 13, of the Constitution of Virginia provides “That a well-regulated militia, composed of the body of the people, trained in arms, is the proper, natural, and safe defense of a free state, therefore, the right of the people to keep and bear arms shall not be infringed”; and,

WHEREAS, the Second Amendment of the United States Constitution provides “A well-regulated militia, being necessary to the security of a free state, the right of the people to keep and bear Arms, shall not be infringed”; and,

WHEREAS, the United States Supreme Court in *District of Columbia v. Heller*, 554 U.S. 570 (2008), restated that the phrase “shall not be infringed” indicates that the right to bear arms is acknowledged in and protected by the Constitution, but is not created by the Constitution. The right to bear arms was pre-existing and emanates from higher authority; and,

WHEREAS, the United States Supreme Court in *District of Columbia v. Heller*, 554 U.S. 570 (2008), affirmed that the term “bearable arms” includes any weapon of offense or thing that a man wears for his defense, or takes into his hands, that is carried for the purpose of offensive or defensive action; and,

WHEREAS, the United States Supreme Court in *United States v. Miller*, 307 U.S. 174 (1939), held that firearms that are part of ordinary military equipment, or with a use that could contribute to the common defense are protected by the Second Amendment; and,

WHEREAS, the United States Supreme Court in *District of Columbia v. Heller*, also affirmed an individual’s right to possess firearms, unconnected with service in a militia, for traditionally lawful purposes, such as self-defense within the home; and,

WHEREAS, the United States Supreme Court in *Caetano v. Massachusetts* 577 U.S. 136 S. Ct. 1027 (2016) affirmed that the Second Amendment extends, *prima facie*, to all instruments that constitute bearable arms, even those that were not in existence at the time of the founding, and that this Second Amendment right is fully applicable to the States; and,

WHEREAS, the United States Supreme Court in *McDonald v. Chicago*, 561 U.S. 742 (2010) held that the right of an individual to “keep and bear arms,” as protected under the Second Amendment, is incorporated by the Due Process Clause of the Fourteenth Amendment against the states; and,

WHEREAS, Article 1, Section 9, of the Constitution of Virginia provides “that the General Assembly shall not pass any bill of attainder, or any ex post facto law”; and,

WHEREAS, Article 1, Section 11, of the Constitution of Virginia provides “that no person shall be deprived of his life, liberty, or property without due process of law”; and,

WHEREAS, the Constitutions of both the Commonwealth and the United States forbid the taking of private property without just compensation; and,

WHEREAS, certain legislation which has been and may be introduced into the Virginia General Assembly would, if adopted, infringe on the rights of law abiding citizens to keep and bear arms as guaranteed by Article 1, Section 13, of the Constitution of Virginia and the Second Amendment of the United States Constitution; and,

WHEREAS, the members of the Rockingham County Board of Supervisors, in carrying out the duties of their office, are concerned about the passage of any bill or execution of any executive order which would infringe on the Constitutional rights of the citizens of Rockingham County; and,

WHEREAS, the Rockingham County Board of Supervisors expresses its opposition to any law that would restrict any constitutional rights, including those protected by Article 1, Section 13, and the Second Amendment; and,

WHEREAS, the Rockingham County Board of Supervisors expresses its intent to stand with others in defense of Virginia Constitution Article 1, Section 13 and U.S. Constitution Second Amendment rights and to oppose, within the limits of the Constitutions of the United States and the Commonwealth, any efforts to unconstitutionally restrict such rights, and to use such legal means at its disposal to protect the right of the citizens to keep and bear arms, including through legal action, and the right to petition for redress of grievances.

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

That the Board of Supervisors hereby expresses its continuing intent to uphold, support and defend all rights protected and guaranteed by the Constitution of the Commonwealth of Virginia and the Constitution of the United States; and in particular:

That the Board of Supervisors hereby expresses its intent to uphold and declares Rockingham County a Sanctuary County, in solidarity with others, for the protection of citizens' rights recognized and protected by Article 1, Sections 1-17 of the Constitution of Virginia; and,

That the Board of Supervisors hereby expresses its intent to uphold and declares Rockingham County a Sanctuary County, in solidarity with others, for the protection of citizens' rights recognized and protected by the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Thirteenth, Fourteenth, Fifteenth, Nineteenth, Twenty-Fourth, and Twenty-Sixth Amendments of the United States Constitution; and,

BE IT FURTHER RESOLVED:

That the Board of Supervisors along with the Rockingham County Sheriff and Commonwealth's Attorney and in solidarity with many other Virginia counties and municipalities does hereby declare Rockingham County, Virginia, a Second Amendment Sanctuary.

Supervisor Dale presented a resolution opposing the proposed congressional redistricting, and he encouraged citizens to vote in the upcoming election.

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 the following resolution:

**RESOLUTION
OPPOSING CONGRESSIONAL REDISTRICTING THAT DILUTES
RURAL AND AGRICULTURAL REPRESENTATION**

WHEREAS, congressional redistricting has significant consequences for the ability of communities to elect representatives who understand and are familiar with their values, priorities, and regional needs; and

WHEREAS, Rockingham County is part of the distinct rural and agricultural region of the Shenandoah Valley whose economic, cultural, and political interests differ substantially from those of urban and suburban areas of the commonwealth; and

WHEREAS, the proposed congressional redistricting plans have raised concerns that rural and agricultural communities may be divided, consolidated, or otherwise reconfigured in ways that diminish their political influence and weaken their representation in the United States House of Representatives; and

WHEREAS, the Board of Supervisors believes that fair representation requires congressional districts that respect regional integrity, and preserve rural and agricultural voices.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Rockingham County, Virginia, that the county formally opposes any congressional redistricting plan that dilutes the representation of rural and agricultural communities, divides natural regions, or undermines the ability of Virginia to elect members of congress familiar with the values and interests of its citizens; and

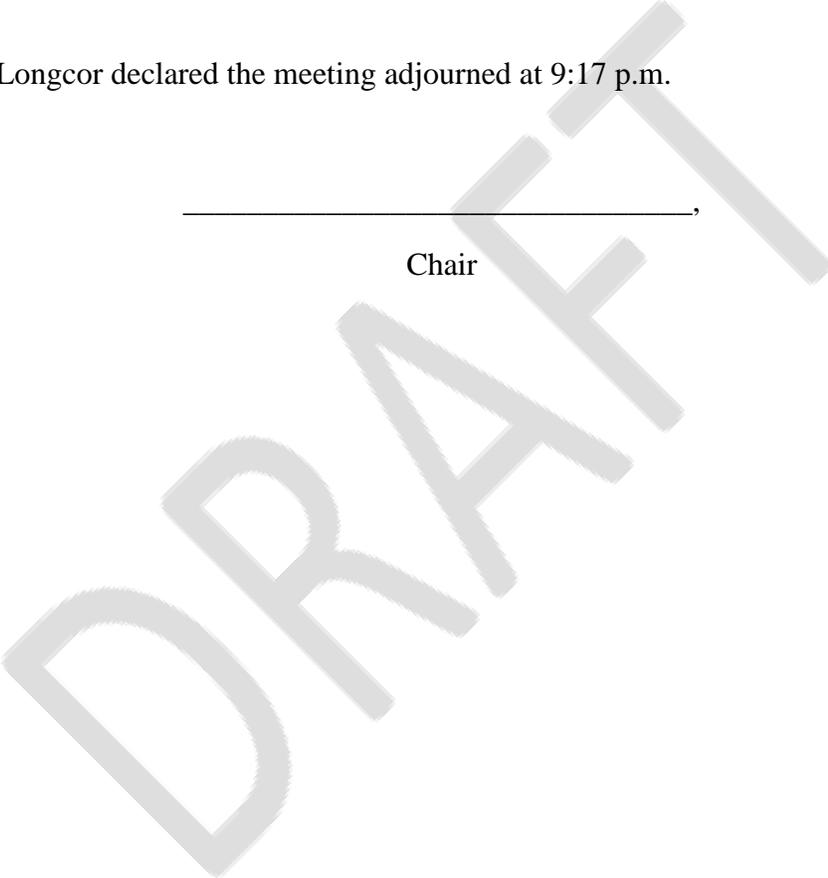
BE IT FURTHER RESOLVED that copies of this resolution shall be transmitted to the Governor, Rockingham County’s legislative delegation to the General Assembly, and the Supreme Court of Virginia.

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ADJOURN.

Chair Longcor declared the meeting adjourned at 9:17 p.m.

Chair



**RESOLUTION TO APPROVE CONVEYANCE OF WATER AND WASTEWATER
SYSTEMS AND A SUPPORT AGREEMENT
IN CONNECTION WITH THE ISSUANCE OF A REVENUE BOND BY
THE MASSANUTTEN WATER AND SEWER AUTHORITY**

WHEREAS, pursuant to Chapter 51, Title 15.2 of the Code of Virginia, 1950, as amended (the “Act”), the Massanutten Water and Sewer Authority (the “Authority”) is empowered to acquire, purchase, lease, construct, reconstruct, improve, extend, operate, maintain and finance a water and wastewater system, and to otherwise have, possess, and exercise the powers granted by the Act and as otherwise authorized or permitted by law; and

WHEREAS, pursuant to the Act, the Authority is empowered to pledge for the payment of principal and interest on its revenue bonds the revenues of such system, or any portion thereof, so long as the full faith and credit of the Commonwealth of Virginia, the County of Rockingham, Virginia (the “County”), or any other political subdivision of the Commonwealth of Virginia are not pledged to the payment of such bonds; and

WHEREAS, the County of Rockingham, Virginia (the “County”) acquired by condemnation the water and wastewater systems in the Massanutten community and desires to sell and convey its rights and interests in such water and wastewater systems to the Authority; and

WHEREAS, the Authority desires to finance all or any portion of the costs to (a) purchase, acquire, construct, and equip water and wastewater systems in the Massanutten community, and (b) pay costs of issuance in connection with financing such undertakings (together, the “Project”); and

WHEREAS, Virginia Resources Authority (“VRA”) has informed the Authority that it is eligible to participate in VRA’s Virginia Pooled Financing Program, Series 2026A (“VPFP”) in order to finance costs in connection with the Project; and

WHEREAS, it is anticipated that the Board of the Authority will meet on March 11, 2026 and authorize the issuance of a not to exceed \$34,750,000 Massanutten Water and Sewer Authority Revenue Bond (the “Authority Bond”) to be sold to VRA in connection with the VPFP; and

WHEREAS, VRA has advised that the County shall be required to approve a support agreement providing for a non-binding obligation of the County to consider certain appropriations as may be requested, if any, in support of the payment obligations of the Authority under the Authority Bond.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Rockingham County Virginia (the “Board”), as follows:

1. The Board, acting as the governing body of the County agrees to sell and convey to the Authority its rights and interests to the water and wastewater systems in the Massanutten community for the amount of \$32,500,000.

2. The Board, acting as the governing body of the County, hereby approves the terms and conditions set forth in the term sheet from VRA to the Authority (the “VRA Term Sheet”), and the Local Bond Sale and Financing Agreement between VRA and the Authority (the “Financing Agreement”).

3. As required under the VRA Term Sheet and the Financing Agreement for the issuance of the Authority Bond, the Board hereby approves the execution and delivery of a Support Agreement by the County, to be executed by and among the County, the Authority, and VRA (the “Support Agreement”), in connection with the Authority’s financing under the Authority Bond. The Chair or Vice Chair of the Board, or the County Administrator, any one or more of whom may act (whether individually or collectively, the “County Representative”), are each hereby authorized and directed to execute and deliver the Support Agreement substantially in the form attached hereto as **Exhibit A**, which form is hereby approved.

To such end, the Board hereby covenants and agrees to undertake a non-binding obligation to appropriate such amounts as may be requested from time to time, if any, in order to pay the debt service on the Authority Bond and other payment obligations of the Authority under the Bond and under the Financing Agreement in accordance with the provisions thereof. Such moral obligation pledge of the County in connection with the Authority Bond is hereby approved and made to the fullest degree and in such manner as is consistent with the Constitution and laws of the Commonwealth of Virginia, *provided, however*, that such pledge shall not be deemed to be a lending of the credit of the County to VRA or to any other person or otherwise deemed to be a pledge of the faith and credit or the taxing power of the County, and such pledge shall not bind or obligate the Board or any future Board to appropriate funds for such purposes or otherwise in connection with the Authority Bond or the Financing Agreement.

4. The County Representative and such officers, employees, and agents of the County as any one or more of them may designate, are each authorized and directed to execute and deliver any and all additional instruments, certificates, and other documents as may be necessary or convenient in order to carry out the purposes of this Resolution, all as may be advised by legal counsel, including any documents to effect the purchase and conveyance to the Authority of the County’s rights and interests in the water and wastewater systems in the Massanutten community.

5. This Resolution shall be effective immediately upon its adoption.

EXHIBIT A

SUPPORT AGREEMENT MASSANUTTEN WATER AND SEWER AUTHORITY

This **SUPPORT AGREEMENT** is made as of May __, 2026, between the **BOARD OF SUPERVISORS OF THE COUNTY OF ROCKINGHAM, VIRGINIA** (the “Board”), acting as the governing body of County of Rockingham, Virginia (the “County”), **MASSANUTTEN WATER AND SEWER AUTHORITY** (the “Authority”), and the **VIRGINIA RESOURCES AUTHORITY** ("VRA"), as purchaser of the Local Bond, as hereinafter defined, pursuant to a Financing Agreement, as hereinafter defined.

RECITALS

WHEREAS, the Authority was created by the Board pursuant to the Virginia Water and Waste Authorities Act (Chapter 51, Title 15.2, Code of Virginia of 1950, as amended) and owns and operates the solid waste system in the County (as more particularly defined in the Financing Agreement, the "System"); and

WHEREAS, the Authority has determined that it is in its best interest to issue and sell its Revenue Bond, Series 2026, in the original principal amount of \$_____ (the “Local Bond”) to VRA pursuant to the terms of a Local Bond Sale and Financing Agreement dated as of March 20, 2026 (the "Financing Agreement"), between the Authority and VRA to finance all or any portion of the costs to (a) purchase, acquire, construct, and equip water and wastewater systems in the Massanutten community, and (b) pay costs of issuance in connection with issuing the Local Bond (together, the “Project”); and

WHEREAS, the Board adopted on March 11, 2026, a resolution authorizing, among other things, the execution of an agreement providing for a non-binding obligation of the Board to consider certain appropriations in support of the Local Bond and the Project; and

AGREEMENT

NOW, THEREFORE, for and in consideration of the issuance of the Local Bond by the Authority the purchase of the Local Bond by VRA and of the mutual covenants herein set forth, the parties hereto agree as follows:

1. Unless otherwise defined, each capitalized term used in this Agreement (this “Agreement”) shall have the meaning given it in the Financing Agreement.
2. The Authority shall use its best efforts to issue the Local Bond and to use the proceeds thereof to finance the costs of the Project.
3. No later than May 15 of each year, beginning May 15, 2027, the Authority shall notify the Board of the amount, if any (the “Annual Deficiency Amount”) by which the Authority reasonably expects the Revenues to be insufficient to pay (i) the debt service obligations under the Financing Agreement, the Local Bond, and any Existing Parity Bonds, (ii) the Operation and

Maintenance Expenses, and (iii) any other payments due and owing by the Authority under the Financing Agreement (the “Additional Payments”), in full as and when due during the County's fiscal year beginning the following July 1.

4. The County Administrator of the County (the “County Administrator”) shall include the Annual Deficiency Amount in his budget submitted to the Board for the following fiscal year as an amount to be appropriated to or on behalf of the Authority. The County Administrator shall deliver to VRA within 10 days after the adoption of the County's budget for each fiscal year, but not later than July 15 of each year, a certificate stating whether the Board has appropriated to or on behalf of the Authority an amount equal to the Annual Deficiency Amount.

5. If at any time Revenues shall be insufficient to make any of the payments referred to in paragraph 3 hereof, the Authority shall notify the County Administrator and VRA of the amount of such insufficiency and the County Administrator shall request a supplemental appropriation from the Board in the amount necessary to make such payment of the Annual Deficiency Amount.

6. The County Administrator shall present each request for appropriation pursuant to paragraph 5 above to the Board, and the Board shall consider such request at the Board's next regularly scheduled meeting at which it is possible to satisfy any applicable notification requirement. Promptly after such meeting, the County Administrator shall notify VRA as to whether the amount so requested was appropriated. If the Board shall fail to make any such appropriation, the County Administrator shall add the amount of such requested appropriation to the Annual Deficiency Amount reported to the County by the County Administrator for the County's next fiscal year.

7. The Board hereby undertakes a non-binding obligation to appropriate such amounts as may be requested from time to time pursuant to paragraphs 4 and 5 above, to the fullest degree and in such manner as is consistent with the Constitution and laws of the Commonwealth of Virginia. The Board, while recognizing that it is not empowered to make any binding commitment to make such appropriations in future fiscal years, hereby states its intent to make such appropriations in future fiscal years and hereby recommends that future Boards of Supervisors do likewise.

8. The Board and the Authority acknowledge that (i) the Local Bond may be payable from and will be secured by amounts derived pursuant to this Agreement, (ii) VRA would not purchase the Local Bond without the security and credit enhancement provided by this Agreement, and (iii) VRA is treating this Agreement as a “local obligation” within the meaning of Section 62.1-199 of the Code of Virginia of 1950, as amended (the “Virginia Code”), which in the event of a nonpayment hereunder authorizes VRA or the Trustee to file an affidavit with the Governor that such nonpayment has occurred pursuant to Section 62.1-216.1 of the Virginia Code. In purchasing the Local Bond, VRA is further relying on Section 62.1-216.1 of the Virginia Code, which provides that if the Governor is satisfied that the nonpayment has occurred, the Governor will immediately make an order directing the Comptroller to withhold all further payment to the County of all funds, or of any part of them, appropriated and payable by the Commonwealth of Virginia to the County for any and all purposes, and the Governor will, while the nonpayment

continues, direct in writing the payment of all sums withheld by the Comptroller, or as much of them as is necessary, to VRA, so as to cure, or cure insofar as possible, such nonpayment.

9. Nothing herein contained is or shall be deemed to be a lending of the credit of the County to the Authority, VRA or to any holder of the Local Bond or to any other person, and nothing herein contained is or shall be deemed to be a pledge of the faith and credit or the taxing power of the County, nor shall anything herein contained legally bind or obligate the Board to appropriate funds for the purposes described herein.

10. Any notices or requests required to be given hereunder shall be deemed given if sent by registered or certified mail, postage prepaid, addressed (i) if to the County, to 20 East Gay Street, Harrisonburg, Virginia 22802, Attention: County Administrator, (ii) if to the Authority to 20 East Gay Street, Harrisonburg, Virginia 22802, Attention: Secretary/Treasurer, and (iii) if to VRA, to 1111 East Main Street, Suite 1920, Richmond, Virginia 23219, Attention: Executive Director. Any party may designate any other address for notices or requests by giving notice.

11. It is the intent of the parties hereto that this Agreement shall be governed by the laws of the Commonwealth of Virginia.

12. This Agreement shall remain in full force and effect until the Local Bond and all other amounts payable by the Authority under the Financing Agreement have been paid in full.

13. This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute but one and the same instrument.

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**RESOLUTION AUTHORIZING THE PURCHASE OF WATER AND WASTEWATER
SYSTEMS AND THE ISSUANCE, SALE, AND AWARD OF A NOT
TO EXCEED \$34,750,000 MASSANUTTEN WATER AND SEWER AUTHORITY
REVENUE BOND, SERIES 2026,
AND PROVIDING THE FORM AND DETAILS THEREOF**

WHEREAS, pursuant to Chapter 51, Title 15.2 of the Code of Virginia, 1950, as amended (the “Act”), the Massanutten Water and Sewer Authority (the “Authority”) is empowered to acquire, purchase, lease, construct, reconstruct, improve, extend, operate, maintain, and finance a water and wastewater system, and to otherwise have, possess, and exercise the powers granted by the Act and as otherwise authorized or permitted by law; and

WHEREAS, pursuant to the Act, the Authority is empowered to pledge for the payment of principal and interest on its revenue bonds the revenues of such system, or any portion thereof, so long as the full faith and credit of the Commonwealth of Virginia or any other political subdivision of the Commonwealth of Virginia, are not pledged to the payment of such bonds; and

WHEREAS, the County of Rockingham, Virginia (the “County”) acquired by condemnation the water and wastewater systems in the Massanutten community and desires to sell and convey its rights and interests to such water and wastewater systems to the Authority; and

WHEREAS, the Authority desires to issue and sell a not to exceed \$34,750,000 Massanutten Water and Sewer Authority Revenue Bond (the “Bond”) to finance all or any portion of the costs to (a) purchase, acquire, construct, and equip water and wastewater systems in the Massanutten community, and (b) pay costs of issuance in connection with issuing the Bond (together, the “Project”); and

WHEREAS, Virginia Resources Authority (“VRA”) has informed the Authority that it is eligible to participate in VRA’s Virginia Pooled Financing Program (“VPFP”) in order to finance costs in connection with the Project; and

WHEREAS, VRA has indicated its willingness to purchase the Authority’s Bond in order to provide funds for the Authority to pay the costs to accomplish all or any portion of the Project, and to such end, VRA will purchase the Authority’s Bond with a portion of the proceeds of VRA’s Infrastructure and State Moral Obligation Revenue Bonds (Virginia Pooled Financing Program), in one or more series (the “VRA Bonds”), in accordance with the terms of a Local Bond Sale and Financing Agreement between VRA and the Authority (the “Financing Agreement”), which document shall be in standard form generally required by VRA in connection with its pooled bond financing program; and

WHEREAS, the Authority has indicated that the current amount of proceeds being requested from VRA for the Project and other costs is \$32,630,000 (the “Proceeds Requested”) plus amounts necessary to pay the VRA costs of issuance, or such other amount requested by the Authority in writing and approved by VRA prior to the pricing of the VRA Bonds, provided such sum does not exceed the maximum principal amount of the Bond authorized pursuant to this Resolution; and

WHEREAS, VRA has advised the Authority that VRA’s objective is to pay the Authority as the purchase price for the Bond an amount which, in VRA’s judgment, reflects the market value of the Bond (the “Purchase Price Objective”), taking into consideration such factors as the maximum authorized par amount of the Bond, the Proceeds Requested, the purchase price to be received by VRA for the VRA Bonds, the issuance costs of the VRA Bonds (consisting of the underwriters’ discount and other costs incurred by VRA (collectively, the “VRA Costs”)) and other market conditions relating to the sale of the VRA Bonds; and

WHEREAS, such factors may result in the Authority receiving an amount other than the Proceeds Requested and consequently (i) the principal amount of the Bond may be greater than the Proceeds Requested in order to receive an amount of proceeds that is substantially equal to the Proceeds Requested, or (ii) if the maximum authorized amount of the Bond set forth in this Resolution does not exceed the Proceeds Requested by at least the amount of the VRA Costs and any original issue discount, the amount to be paid to the Authority, given the VRA Purchase Price Objective and market conditions, will be less than the Proceeds Requested; and

WHEREAS, the Board now desires to authorize the issuance, sale, and award of a not to exceed \$34,750,000 revenue bond obligation to VRA in order to accomplish and provide for the financing of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE MASSANUTTEN WATER AND SEWER AUTHORITY (the “Board”), as follows:

1. **Purchase of Systems.** The Board hereby agrees to purchase and acquire the County’s rights and interests in the water and wastewater systems in the Massanutten community for the amount of \$32,500,000.
2. **Authorization of Bond and Use of Proceeds.** The Board hereby determines that it is in the best interest of the Authority to obtain a loan and issue and sell the Bond to VRA, in one or more series, for the purposes of financing the Project, as described in this Resolution. Accordingly, the Board hereby authorizes the issuance, sale, and delivery of the Bond in the form and upon the terms established pursuant to this Resolution, and further, approves and authorizes the Project, including all transactions contemplated by this Resolution. The proceeds from the issuance and sale of the Bond shall be used, along with other lawfully available funds of the Authority appropriated therefor, if any, to provide funds to pay the costs of the Project, as further described in the Financing Agreement.
3. **VRA Term Sheet; Financing Agreement.** The Authority hereby authorizes the issuance, sale, and delivery of the Bond pursuant to the terms and conditions set forth in the VRA

Term Sheet and Financing Agreement. The Authority hereby accepts the provisions of the VRA Term Sheet and VRA's offer to purchase the Bond at a price determined by VRA to be fair and accepted by the Chair or Vice Chair of the Authority (whether collectively or individually, any one or more of whom may act, the "Authority Representative"), upon the terms established pursuant to this Resolution and the Financing Agreement.

4. **Details of the Bond.** The Authority shall issue the Bond in fully registered form and shall designate the Bond as the not to exceed \$34,750,000 "Massanutten Water and Sewer Authority Revenue Bond, Series 2026," or such other series designation as appropriate. The Authority Representative is authorized and directed to determine and approve all of the final details of the Bond, including without limitation, the date of issuance and the dated date of the Bond, the maximum principal amount authorized to be issued thereunder, the stated interest rate(s) therein, the payment dates and amounts and the final maturity date thereof; *provided however*, that (i) the maximum par amount of the Bond shall not exceed the amount of \$34,750,000 (ii) the aggregate taxable "true" interest cost of the Bond shall not exceed six percent (6.0%) (exclusive of Supplemental Interest as defined in the Financing Agreement), (iii) the Bond shall be sold to VRA at a price not less than 95% of the principal amount of the Bond, and (iv) the final maturity date of the Bond shall not be later than December 31, 2056.

Given the VRA Purchase Price Objective and market conditions, it may become necessary to issue the Bond in an aggregate amount greater than the Proceeds Requested. If the limitation on the maximum aggregate principal amount of the Bond set forth in this Section restricts VRA's ability to generate the Proceeds Requested, taking into account the VRA Costs, the VRA Purchase Price Objective and market conditions, the purchase price of the Bond will result in an amount less than the Proceeds Requested. Subject to the foregoing limitations, the Authority authorizes VRA to establish the final principal amount of the Bond, the final interest rate(s) on the Bond, and the final maturity date, and the final principal amortization schedule (including principal installment dates and amounts) for the Bond. No further action or approval of such financing terms shall be necessary on the part of the Authority. The principal of and premium, if any, and interest on the Bond shall be payable on the dates and in the amounts set forth in the Bond and the Financing Agreement.

The acceptance and approval of the Authority Representative of such purchase price and final terms of the Bond shall be evidenced conclusively by the due execution and delivery of the Bond on the Authority's behalf to, or at the direction of, VRA. It is to be understood, that the actions of the Authority Representative in determining the purchase price and final terms of the Bond, as described in this Resolution, shall be conclusive and no further action shall be necessary on the part of the Authority.

The Bond shall be initially in the form of a single, registered typewritten bond substantially in the form attached to this Resolution as **Exhibit A**. There may be endorsed on the Bond such legend or text as may be necessary or appropriate to conform to any applicable rules and regulations of any governmental authority or any usage or requirement of law with respect to the Bond.

5. **Authorization of Documentation in Connection with the Project and Bond.**

The Chair or the Vice Chair of the Board (either of whom may act) are each authorized and directed to execute and deliver the Bond on the Authority's behalf to, or at the direction of, VRA, in such form as may be required by VRA in order for the Authority to finance the Project and to reflect, facilitate, and give effect to the transactions contemplated by, and within the parameters and intent of, this Resolution. The Secretary/Treasurer or any assistant secretary or designee of the Board is authorized to affix the Authority's seal on such Bond and any other documentation in connection with the Project, all as may be requested, and to attest or counter-sign the same.

The Authority's execution and delivery of the Financing Agreement, any documents to effect the purchase and conveyance of the County's rights and interests in the water and wastewater systems, and any other documentation in connection with the Project as may be requested by the County Attorney or bond counsel, or as otherwise required by VRA in furtherance of the purposes set forth in this Resolution (collectively, the "Financing Documents") are hereby approved in all respects. The Authority Representative, and such officers of the Authority as any of them may designate, are each hereby authorized and directed to execute and deliver the Financing Documents on behalf of the Authority, and the Secretary/Treasurer or any assistant secretary or designee of the Board are authorized to attest or counter-sign the same and attach the Authority's seal thereon, with such changes as any one or more of them shall approve, as may be requested by VRA or advised by the Authority's general counsel or bond counsel.

However, upon advice of the Authority's financial advisor regarding market conditions, the Authority Representative is authorized to make a final determination not to sell the Bond to VRA, and in such event is authorized to not execute and deliver the Financing Agreement to VRA by the deadline for such submission, and to withdraw the Authority's application from the VPPF. It is understood and agreed that the Authority will be responsible for all reasonable out-of-pocket fees and expenses incurred by VRA in connection with the proposed financing in the event that the Authority executes and delivers the Financing Agreement and the parameters in this Resolution can be achieved through VRA's VPPF Series 2026A pooled bond issuance, but the Authority opts not to move forward with the financing. Such VRA costs have a not to exceed amount of \$7,500.

6. **Redemption or Prepayment.** The Authority may defease, redeem, prepay or refund the Bond only in accordance with the Financing Agreement or other requirements of VRA.

7. **Pledge of Revenues.** The Bond shall be a revenue bond of the Authority for the payment of principal and interest on which the Revenues (as further described in the Financing Agreement) of the water and wastewater systems (the "System," as further defined in the Financing Agreement) shall be pledged, subject to the Authority's right to apply the revenues to the payment of operation and maintenance expenses of the System. Such pledge of the Revenues shall be valid and binding from and after the date of delivery of the Bond to VRA. The Revenues, as received by the Authority, shall immediately be subject to the lien of this pledge without any physical delivery of them or further act, and shall be valid and binding against all parties having claims of any kind against the Authority regardless of whether such parties have notice of such pledge.

In addition, as required by the VRA Term Sheet, the Board hereby requests the Board of Supervisors of Rockingham County, Virginia to covenant and agree to undertake a non-binding

obligation to appropriate such amounts as may be requested from time to time, if any, in order to pay the debt service on the Bond in accordance with the provisions of the Financing Agreement, and further to approve the execution and delivery to VRA of support agreements with respect to such moral obligation pledges in connection to the payment of the Authority's obligations under the Bond.

8. **Payment of Bond and Related Amounts.** The Authority agrees to pay all amounts required by the Financing Agreement, including the "supplemental interest" and "late charges," as provided in the Financing Agreement and required by VRA.

9. **Registration, Transfer, and Exchange.** The Board hereby appoints the Authority Secretary/Treasurer as its registrar and transfer agent to keep books for the registration and transfer of the Bond and to make such registrations and transfers on such books under such reasonable regulations as the Authority may prescribe. Upon surrender for transfer or exchange of the Bond at the office of the Authority Secretary/Treasurer, the Authority shall cause the execution and delivery in the name of the applicable transferee or registered owner of a new Bond for a principal amount equal to the Bond surrendered and of the same date and tenor as the Bond surrendered, subject in each case to such reasonable regulations as the Authority may prescribe. If surrendered for transfer, exchange, redemption, or payment, the Bond shall be accompanied by a written instrument of transfer or authorization for exchange in form and substance reasonably satisfactory to the Authority Secretary/Treasurer, duly executed by the registered owner or by his or her duly authorized attorney-in-fact or legal representative. The new Bond delivered upon any transfer or exchange shall be a valid revenue obligation of the Authority, evidencing the same debt as the Bond surrendered and shall be entitled to all of the security and benefits of this Resolution to the same extent as the Bond. No charge shall be made for any exchange or transfer of the Bond, but the Authority's Secretary/Treasurer may require payment by the holder of the Bond of a sum sufficient to cover any tax or any other governmental charge that may be imposed in relation thereto.

10. **Essentiality Matters.** The Board hereby affirms and declares that the transactions contemplated in this Resolution constitute the financing of an essential water and wastewater system for local government purposes, and the Authority anticipates that all such capital projects being financed in connection with the Project will continue to be essential to the local governmental purposes of the Authority and its ownership of the System and facilities related thereto, during and beyond the terms of the Bond.

11. **Official Statement.** The Authority authorizes and consents to the inclusion of information with respect to the Authority in VRA's Preliminary Official Statement and final Official Statement, both to be prepared in connection with the sale of the Bond. The Authority Representative is authorized and directed to take whatever actions are necessary and/or appropriate to ensure compliance by VRA and the Authority, if any, with Securities and Exchange Commission Rule 15c2-12, as may be required by the VRA in connection with the issuance of the VRA Bonds and any continuing disclosure requirements thereafter, all as set forth in the Financing Agreement.

12. **Filing of Authorizing Resolution.** The appropriate officers or agents of the Authority are each hereby authorized and directed to cause a certified copy of this Resolution to be filed with the Circuit Court of Rockingham County, all in accordance with the Code of Virginia.

13. **Further Actions; Authorized Representatives.** The Authority Representative, and all officers, employees, and agents of the Authority as may be designated, are each hereby authorized and directed to take all such further actions as they or any one or more of them may consider necessary or desirable in connection with the issuance of the Bond, the purchase and conveyance of the water and wastewater systems and related rights and interests from the County, and the execution, delivery, and performance of the Financing Documents, including, without limitation, the execution and delivery of closing documents and certificates. All such actions previously taken in connection with this Resolution are hereby ratified and confirmed and all such further actions consistent within the terms and provisions of this Resolution shall be conclusively deemed as having been accepted and approved as authorized by this Resolution without any further acts or approvals.

14. **Effective Date.** This Resolution shall take effect immediately.

Approved: March 11, 2026

Chair
Massanutten Water and Sewer Authority

Exhibit A: Form of Bond

R-1

REGISTERED

UNITED STATES OF AMERICA
COMMONWEALTH OF VIRGINIA
MASSANUTTEN WATER AND SEWER AUTHORITY
REVENUE BOND, SERIES 2026

MATURITY DATE

_____, 20__

DATED DATE

April 12, 2026

REGISTERED OWNER: VIRGINIA RESOURCES AUTHORITY

PRINCIPAL AMOUNT: _____ DOLLARS
(\$ _____)

The MASSANUTTEN WATER AND SEWER AUTHORITY (the “Authority”), for value received, promises to pay to the registered owner of this Bond or legal representative, the principal sum stated above, together with interest thereon at the rate(s) stated below, solely from the sources described below and pledged to the payment of this Bond, as set forth below.

Principal on this Bond shall be due and payable in annual installments in the amounts and on the dates set forth in Schedule I attached to this Bond; *provided, however*, if the Authority shall cease to exist as a legal entity pursuant to applicable statutes of the Commonwealth of Virginia prior to such time, then this Bond shall be fully and finally payable on the effective date of such expiration or cessation of the legal existence of the Authority, unless this Bond and the obligations hereunder are duly assumed as provided by Virginia law.

Interest on this Bond shall be calculated from April 12, 2026 and shall be computed on the basis of a year of 360 days and twelve 30-day months.

Interest shall be due and payable in semi-annual installments commencing on October 1, 2026 and continuing on each April 1st and October 1st thereafter, until this Bond shall be paid in full, in the amounts and at the rates set forth in Schedule I attached to this Bond.

Subject to the provisions of the Local Bond Sale and Financing Agreement, dated as of March 20, 2026 (the “Financing Agreement”), between Virginia Resources Authority (“VRA”) and the Authority, so long as this Bond is held by VRA or the Trustee (as defined in the Financing Agreement), interest is payable by check or draft mailed to or at the direction of the registered owner of this Bond at the address that appears on the 15th day of the month preceding each interest payment date on the registration books kept by the Authority Secretary/Treasurer, as Registrar. Principal of and premium, if any, and interest on this Bond are payable in lawful money of the United States of America. In case the date fixed for the payment of principal of or interest on or the redemption of this Bond shall not be a Business Day (as defined below), then payment of principal, premium, if any, and interest need not be made on such date, but may be made on the next succeeding Business Day, and, if made on such next succeeding Business Day, no additional interest shall accrue for the period after such maturity date or date fixed for the payment of interest or redemption. “Business Day” means any Monday, Tuesday, Wednesday, Thursday or Friday on which commercial banking institutions generally are open for business in New York and Virginia.

If any installment of principal of and interest on this Bond is not paid to the registered owner of this Bond within five days (5) after its due date, the Authority shall pay to VRA a late payment charge in an amount equal to five percent (5.0%) of the overdue installment.

If any failure of the Authority to pay all or any portion of any required payment of the principal of, or premium, if any, or interest on this Bond results in a withdrawal from or a drawing on any VRA Reserve (as defined in the Financing Agreement), the interest rate(s) applicable to this Bond shall be increased to interest rate(s) sufficient to reimburse the VRA Reserve for any foregone investment earnings on the funds withdrawn therefrom and pay any interest, fees, or penalties assessed as a result of the withdrawal from or drawing on the VRA Reserve. The increment of interest payable pursuant to the increase in rates shall be referred to as “Supplemental Interest.” The Authority’s obligation to pay Supplemental Interest shall commence on the date of the withdrawal or drawing of funds from the VRA Reserve occasioned by the Authority’s failure to pay a required payment or portion thereof as described above (the “Supplemental Interest Commencement Date”). The Authority’s obligation to pay Supplemental Interest shall terminate on the date on which the Authority makes all payments required but outstanding since the date of the initial failure to pay (the “Supplemental Interest Termination Date”). From the Supplemental Interest Commencement Date to the Supplemental Interest Termination Date, Supplemental Interest shall be due and payable on the regularly scheduled interest payment dates provided for in this Bond. As soon as reasonably possible after the Supplemental Interest Commencement Date and before the next regularly scheduled interest payment date provided for in this Bond, VRA shall deliver to the Authority a certificate as to the increase in interest rates and the amount of Supplemental Interest. The certificate shall set forth in reasonable detail the basis for the increase in the interest rates and the manner of calculation of the increase and the amount of Supplemental Interest. Such certificate shall be conclusive (absent manifest error) as to the interest rate increase and amount of Supplemental Interest set forth therein. In determining the interest rate increase and the amount of Supplemental Interest, VRA may use any reasonable averaging and attribution methods.

The issuance of this Bond has been duly authorized by the Board of the Authority pursuant to an Authorizing Resolution duly adopted on March 11, 2026 at a regular public meeting of the

Board of the Authority (the “Authorizing Resolution”). The Authority is issuing this Bond in order to finance all or any portion of the costs to (a) purchase, acquire, construct, and equip water and wastewater systems in the Massanutten community, and (b) pay costs of issuance in connection with issuing this Bond (together, the “Project”); and

This Bond shall be a water and wastewater system revenue bond obligation of the Authority for the payment of principal of, premium, if any, and interest on which the Revenues (as defined in the Financing Agreement) shall be pledged, subject to the terms of the Financing Agreement and this Bond. The pledge of the Revenues to secure the payment and performance of this Bond shall have priority over all subsequent obligations and liabilities of the Authority. The lien of the pledge of the Revenues in connection with this Bond shall be valid and binding from and after the date of delivery of this Bond. Further, the Revenues shall immediately be subject to the lien of such parity pledge without any physical delivery of them or further act, and shall be valid and binding against all parties having claims of any kind against the Authority regardless of whether such parties have notice thereof.

In addition, the Board of Supervisors, acting on behalf of the County of Rockingham, Virginia (the “County”) duly approved a resolution on March 11, 2026, in which the County covenanted and agreed to undertake a non-binding obligation to appropriate such amounts as may be requested from time to time, if any, in order to pay the debt service on this Bond and the other payment obligations of the Authority hereunder (together, the “Moral Obligation Pledges”), all in accordance with the provisions of the Financing Agreement and as set forth in that certain Support Agreement by and among the Authority, the County, and VRA, respectively (together, the “Support Agreement”). Such Moral Obligation Pledges of the County in connection with this Bond, as set forth in the Support Agreement, have been made to the fullest degree and in such manner as is consistent with the Constitution and statutes of the Commonwealth of Virginia, *provided, however*, that such Moral Obligation Pledges shall not be deemed to be a lending of the credit of the County to VRA or to any other person, or otherwise deemed to be a pledge of the faith and credit or the taxing power of the County, and the Moral Obligation Pledges shall not bind or obligate the current or any future Board of Supervisors of the County to appropriate funds for the purposes described in this Bond or in connection with the Support Agreement or otherwise. Reference is hereby made to the Support Agreement regarding the terms and provisions of the respective Moral Obligation Pledges of the County in connection with the Authority’s payment obligations under this Bond.

THIS BOND, THE PREMIUM, IF ANY, AND THE INTEREST ON THIS BOND ARE LIMITED OBLIGATIONS OF THE AUTHORITY PAYABLE SOLELY FROM THE REVENUES, AS DESCRIBED IN THIS BOND, SUBJECT TO THE TERMS OF THE FINANCING AGREEMENT, WHICH REVENUES HAVE BEEN PLEDGED AND ASSIGNED BY THE AUTHORITY TO SECURE PAYMENT OF THIS BOND. THIS BOND, THE PREMIUM, IF ANY, AND THE INTEREST ON THIS BOND (INCLUDING SUPPLEMENTAL INTEREST AS DESCRIBED IN THIS BOND), AND THE MORAL OBLIGATION PLEDGES OF THE COUNTY SHALL NOT BE DEEMED TO CONSTITUTE A GENERAL OBLIGATION DEBT OR A PLEDGE OF THE FULL FAITH AND CREDIT OF THE COMMONWEALTH OF VIRGINIA OR ANY POLITICAL SUBDIVISION THEREOF, INCLUDING THE COUNTY, AND THE AUTHORITY.

NEITHER THE COMMONWEALTH OF VIRGINIA NOR ANY POLITICAL SUBDIVISION THEREOF, INCLUDING THE COUNTY, AND THE AUTHORITY, SHALL BE OBLIGATED TO PAY THE PRINCIPAL OF OR PREMIUM, IF ANY, OR INTEREST (INCLUDING SUPPLEMENTAL INTEREST) ON THIS BOND OR OTHER COSTS RELATED TO THIS BOND EXCEPT FROM THE REVENUES OF THE SYSTEM PLEDGED THEREFOR, SUBJECT TO THE TERMS OF THE FINANCING AGREEMENT. NEITHER THE FULL FAITH AND CREDIT NOR THE TAXING POWER OF THE COMMONWEALTH OF VIRGINIA, NOR ANY POLITICAL SUBDIVISION THEREOF, INCLUDING THE COUNTY AND THE AUTHORITY, IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR PREMIUM, IF ANY, OR INTEREST (INCLUDING SUPPLEMENTAL INTEREST) ON THIS BOND OR OTHER COSTS RELATED TO THIS BOND. THE AUTHORITY HAS NO TAXING POWERS UNDER VIRGINIA LAW.

This Bond is issued pursuant to the terms of the Authorizing Resolution, the Financing Agreement, and the Constitution of Virginia and statutes of the Commonwealth of Virginia, including Chapter 51, Title 15.2 of the Code of Virginia of 1950, as amended. The obligations of the Authority under this Bond shall terminate when all amounts due and to become due pursuant to this Bond and the Financing Agreement have been paid in full.

This Bond is subject to defeasance, prepayment, redemption, and refunding only in accordance with the terms of the Financing Agreement.

If an Event of Default (as defined in the Financing Agreement) occurs, the principal of this Bond may be declared immediately due and payable by the registered owner of this Bond by written notice to the Authority.

This Bond may be transferred only by an assignment duly executed by the registered owner hereof or such owner's attorney or legal representative in form satisfactory to the Authority's Secretary/Treasurer, as Registrar. Such transfer shall be made in the registration books kept by the Registrar, upon presentation and surrender thereof.

It is hereby certified and recited that all acts, conditions, and things required by the Constitution of Virginia and statutes of the Commonwealth of Virginia to happen, exist, or be performed precedent to the issuance of this Bond have happened, exist, or have been performed in due time, form, and manner as so required, and that the indebtedness evidenced by this Bond is within every debt and other limit prescribed by the Constitution of Virginia and statutes of the Commonwealth of Virginia.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(PLEASE PRINT OR TYPEWRITE NAME AND ADDRESS, INCLUDING ZIP CODE OF ASSIGNEE.)

PLEASE INSERT SOCIAL SECURITY OR OTHER IDENTIFYING NUMBER OF ASSIGNEE: _____

the within Bond and does hereby irrevocably constitute and appoint _____, attorney, to transfer said Bond on the books kept for registration of said Bond, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(NOTICE: Signature(s) must be guaranteed by an Eligible Guarantor Institution such as a Commercial Bank, Trust Company, Securities Broker/Dealer, Credit Union or Savings Association which is a member of a medallion program approved by The Securities Association, Inc.)

Registered Owner (Notice: The signature above must correspond with the name of the Registered Owner as it appears on the books kept for registration of this Bond in every particular, without alteration or change.)

January 14, 2026

A Meeting of the Board of Directors of the Massanutten Water and Sewer Authority was held at 4:46 p.m. on Wednesday, January 14, 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, Assistant County Administrator
- PHILIP S. RHODES, Director of Public Works
- ALLISON ACERO, Deputy Clerk

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CALL TO ORDER.

Chair Longcor called the meeting to order at 4:46 p.m.

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APPROVAL OF MINUTES.

On motion by Supervisor Hensley, seconded by Supervisor Dale, and carried by a roll call vote of 3 to 0 to 2, voting recorded as follows: DALE – ABSTAIN; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – ABSTAIN; the Board approved the minutes of the meeting held on November 3, 2025.

NEW BUSINESS.

Supervisor Wolfe-Garrison questioned whether it would be beneficial to consider the Massanutten Water and Sewer Authority’s budget projections during the County’s budget process.

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2026 REORGANIZATION OF THE BOARD.

ELECTION OF CHAIR AND VICE CHAIR.

On motion by Supervisor Hensley, seconded by Supervisor Ritchie, 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 elected the Chair and Vice-Chair of the Rockingham County Board of Supervisors to serve as the respective Chair and Vice-Chair of the Massanutten Water and Sewer Authority during 2026.

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ADJOURN.

Chair Longcor declared the meeting adjourned at 4:48 p.m.

Chairman

Human Resources Staff Report

March 2026

Recruiting

Department	Open Position	New/Replacement/Other
Clerk of the Court	Deputy Clerk I – Criminal Division	Replacement
Commonwealth Attorney	Victim/Witness Specialist Advocate	Replacement
Community Development	Short-Term Rental Coordinator	New
Community Development	Building Inspector	Replacement
Commissioner of Revenue	Real Estate Assessor	Replacement
Court Services	Court Services Officer	Replacement
Court Services	Peer Support Specialist (Grant Funded)	New
Fire & Rescue	Captain, Training Division	Replacement
Information Technology	Network & Infrastructure Administrator	New
Public Works	Crew Leader	Replacement
Public Works	Utility Worker I	Replacement
Public Works	Maintenance Tech II	Replacement
Public Works	Landfill Truck Driver	Replacement
Sheriff's Office	Licensed Practical Nurse	Replacement
Sheriff's Office	Jail Deputy, Patrol Deputy, Criminal Investigator	Replacement

Benefits

Whole Life Insurance

The County is launching a new voluntary whole life insurance benefit for employees. Employees will be able to purchase guaranteed issue coverage for themselves and eligible family members. This benefit is offered through New York Life.

Mental Health Benefit

Rockingham County is working with Anthem and Aspire365 to provide an expanded and comprehensive mental health benefit for employees that includes a free mental health check up and covers all employees and their families. The holistic health model provides individualized at home support services for both the individual and the family.

New Wellness Program

The County is replacing its existing Wellness program effective October 1, 2026. The program will allow employees to earn rewards for completing various preventative care activities. The platform and the rewards will be administered by Anthem.



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

March 11, 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.

1. Personnel

Vacancies:

Public Works Office: No vacancies.

Utilities: 4 vacancies (Crew leader, Utility worker – 2 full-time, 1 part-time)

Landfill: 2 vacancies (Truck Driver, Landfill Worker)

Refuse & Recycling: 2 vacancies (Part-time truck driver, Part-time container site worker)

Facilities Maintenance: 1 vacancy (Maintenance Technician)

2. Utilities

Three Springs water plant production – February 2025 – 86,108,000 gallons
February 2026 – 88,441,000 gallons
(approximately 58,769,000 gallons commercial,
29,672,000 residential)

Total water connections (Three Springs system) - January 2025 –5,972
January 2026 –6,364

-A project for a well building to serve the new well and piping between the well and water plant is being designed with construction anticipated for the Winter of 2025/2026. Littleton & Associates was awarded the bid for the project and the contract has been signed.

Update: Littleton has mobilized and work on the pump building has started. The project is approximately 20% complete.

-A project for relocation of the Lakewood sewage pump station is under design with anticipated construction for the Fall/Winter of 2023. The project involves abandonment of the existing station along Massanetta Springs Road, installing new gravity and force main lines through a portion of LakeView Golf Course and construction of a new pump station on golf course property near Lake Shenandoah.

Update: An easement plat was submitted to the Virginia Department of General Services (DGS) for review.

Revisions to the plat have been made and resubmitted to DGS. The easement will allow for access to the pump station site along an existing road around Lake Shenandoah.

-A project to construct a gravity sewer line and decommission the Taylor Springs sewage pump station has been advertised and bids are due November 7. The project consists of approximately 700’ of 8” sewer main and 1 road bore and includes demolition of the existing station.

Update: Pleasant View Developers was awarded the project and they mobilized on 3/4/2026

Massanutten Water and Sewer Authority

Total water connections – December 2025 - 2,288

Water plant production – February 2026 – 484,700 gallons per day

Wastewater plant production – February 2026 – 588,794 gallons per day

Harrisonburg Rockingham Regional Sewer Authority

Authority capacity – 23 million gallons per day

January average flow – 11.59 million gallons per day

Rockingham County capacity – 5.6 million gallons per day

January average flow – 2.69 million gallons per day

3. Landfill

Tons of waste landfilled – February 2025 – 12,426 tons

February 2026 – 12,928 (residential 3,561, commercial 9,367)

- SCS Engineers, on behalf of the County, submitted a grant application on DEQ as part of the Landfill Methane Capture and/or Beneficial Reuse Program for \$6,605,000. Staff is hoping for notice of an award by April 1, 2026.
- The Phase B cell expansion has been awarded to A&J Excavating.
Update: A&J Excavating has completed the sub-base layers and is finishing up the various membrane layers and cover materials. Precipitation has caused delays with some of the liner material. The project is complete and all documentation has been submitted to the Department of Environmental Quality. Staff is waiting for the DEQ to schedule a site visit and then acceptance of the project.
- The evaluation and design for the closure of Phases 1-4 has started. Staff is working with DEQ for clarification on the design. Bid documents are anticipated to be ready May 2026.

4. Facilities

Administration – Five contractors, Harman Construction, KBS Inc, Lantz Construction, Nielsen Builders Inc, and Warfel Construction have been pre-qualified to be included in the Request for Proposal process for construction a new Administration Building.

Update: A pre-proposal meeting was held on Nov 21st and proposals are due 3/6/26. Only Harman, Lantz, and Nielsen decided to pursue the project and interviews with each of them have been scheduled for March 17.

- Southern Air has been contracted to upgrade the HVAC controls for the building with an anticipated start date of mid-July.

Update: The project is approximately 95% complete.

Circuit Court – Estimates are being obtained from contractors for renovations to the basement of the building. The work will include bathroom remodeling and conversion of old storage areas into a break area.

Singers Glen - Staff met with representatives of Valley Engineering to discuss the property and options for a new building. Valley will be preparing a preliminary site layout for review and discussion.

Update: Staff met with the citizen committee to review the proposed layout for the site and will now works towards a rezoning for the property to allow for reduced setbacks for the new building.

Respectfully Submitted,
Philip S. Rhodes
Director of Public Works



The Department of Community Development Staff Report

March 11, 2026

BOARD ACTION

No action items at this time.

STANDING COMMITTEES

Standing Committee	Staff Lead(s)	Status	Meeting Date
Agricultural & Forestal Advisory Committee	Kayla & Julia	Keezletown Ag Forestal District is currently under review.	May 2026
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 appointments approved on 2/11/26 and 2/25/26.	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
VAR26-0817	City of Harrisonburg	Front setback reduction and a reduction of the minimum fall zone setback for a wireless telecommunications facility	Approximately 1.6 miles northwest of the Rawley Springs Road (Rt. 847) and Rawley Pike (Rt. 33) intersection.	Under Review

At its March 3, 2026, meeting, the Planning Commission acted 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.	PC recommended approval. 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.	PC recommended denial. Applicant withdrew the application on 3/4/26.
--	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.	--	PC recommended approval.

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, on October 2, 2025, and on 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, building and site designs are currently underway. The next PMT meeting is scheduled for March 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. A meeting is scheduled for March 24 at 10 a.m. to further discuss the project.

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	49 active code cases 17 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	4 rezonings under review
Special Use Permits (Excludes items tabled by BOS)	Daniel Barnett	8 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 opened 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

Knights 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.
OA26-0034	Staff Generated	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 use Large solar energy.

STAFFING AND ACHIEVEMENTS

Number of Staff	21	Number of Vacancies	1	Number of Job Postings	2
Recent Staff Changes & Achievements	Permit Specialist, Jackie White, successfully completed her Permit Specialist I certification with the International Code Council.				

March 11, 2026

**STAFF REPORT:
ENGINEERING DEPARTMENT**

BOARD ACTION REQUESTED

None as of March 4, 2026.

BOARDS AND COMMISSIONS

Name	Staff Leads	Status	Other Notes
Lake Shenandoah Stormwater Control Authority	Ross	Site inspected on 3/3. Property is in very good condition overall.	None to report.
Harrisonburg/Rockingham Railroad Crossing Elimination and Relocation Study	Ross and Logan	Shareholders meeting scheduled bi-weekly to review project progress and assign tasks.	Begin work on Project Management Plan and conducting site visits.

SHENANDOAH VALLEY SOIL AND WATER CONSERVATION DISTRICT (SWCD)

Staff Lead(s)	Description	Status
Ross and Megen Dalton, District Manager	2026 Annual Dam Inspections.	Inspections scheduled for 4/6 and 4/8.
Projects with the County		
<ul style="list-style-type: none"> • SWCD to provide updated dam inundation map files for County’s GIS website. • SWCD to coordinate with County Fire & Rescue staff to update Emergency Action Plan and contact list. • SWCD pursuing grants for dam maintenance projects at Dry Run, Union Springs, Dry River, and Briery Branch. • SWCD wanting to purchase and install remaining remote monitoring system for Hone Quarry. 		

CAPITAL PROJECT MANAGEMENT *(full project reports available upon request)*

Project	Staff Leads	Description	Status
County Groundwater Study	CD, Eng, and PW	Comprehensive monitoring and analysis of groundwater usage and availability.	Staff met with U.S. Geological Society on 2/26 to learn what a study would include, cost estimates, timelines, and how data could be used for development planning.
Innovation Village Pad Ready Site #1	Ross and Josh	40-acre pad-ready site for future development.	Mass earthwork completed per contract. Dominion Energy has relocated all power poles and is currently running new wire.
Innovation Village Pad Ready Site #2	Ross and Josh	27-acre pad-ready site for future development.	Mass earthwork nearly finished. Topsoil being applied. Project to be completed by month’s end.
Massanutten Water Model	Nathan	Creation of a water model to simulate system pressures, flows, and setpoints.	Staff evaluating existing infrastructure maps and field data to design modeling software.
Singers Glen Community Center	Ross and Dwayne	Construction of a multi-use community center.	Site layout drafted and presented to residence on 2/26.
Public Works Utility Office	Adam and Ross	Construction of new offices and storage bays.	Site plans under review. Architect completing building designs.

Taylor Spring Sewer Extension	Nathan and Ross	Installation of gravity sewer main to replace lift station.	Equipment mobilized. Work to begin week of 3/9.
Taylor Spring Park	Ross	Masterplan to convert the stormwater detention basin property into a passive park.	Staff prepared master plan and sample design features. Consulting with civic groups and applying for grants for construction materials, plantings, and volunteers. Community meeting to gain feedback and support scheduled for 3/17.

OTHER DEPARTMENT PROJECTS			
Project	Staff Leads	Description	Status
Design and Construction Standards Manual	Ross and Logan	Evaluation of and revisions to the County's Utility Design and Construction Standards Manual.	Material and construction specification language currently being reviewed by County staff.
Performance Bonds for Development Projects	CD, Eng, and PW	Evaluation of and revisions to the County's bonding policy, procedures and values for construction projects.	Staff met with Attorney's Office to finalize bonding procedures for adoption by BOS.
County Site Plan Archives	Ross	Assessment and organization of hardcopy site plan archives as maintained by the department.	Hardcopy site plans being inventoried and cataloged.

FLOODPLAIN MANAGEMENT			
FEMA Requested Project	Staff Leads	Description	Status
Adoption of a Substantial Improvement/ Substantial Damage Policy	Ross and Joe	Creation of a policy for significant improvements and/or repairs to structures within the floodplain.	Program policy and documents being finalized by staff for adoption by BOS.
Development Application Review			Other Actions or Notes
Number of Floodplain Development Permit Applications Under Review		1	None to report.
Number of Floodplain Development Permits Issued Year to Date		2	
Number of Variances Issued Year to Date		0	

ENVIRONMENTAL			
Staff Lead	Plans Under Review	38	Currently
	Land Disturbance Permits Awaiting Issuance	137	Currently
Adam	Land Disturbance Permits Issued	6	Year to Date
	Development Acres Permitted (<i>not including single-family homes</i>)	96	Year to Date
	Total Land Disturbance Permits Open (<i>under construction</i>)	223	Currently
	Inspections Conducted	167	Between 2/5/26 and 3/4/26
	Violations Issued Year to Date	1 Notices to Comply 1 Notice of Permit Requirement 0 Stop Work Orders	

MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4)		
Staff Lead	Description	Status
Owen	Development of the County's regulatory framework for stormwater systems.	<ul style="list-style-type: none"> Language for MS4 Program's first two Minimum Control Measures has been drafted and internally approved. (There are six (6) minimum control measures in total, along with a TMDL special condition that must be prepared as part of the County's MS4 program.) Mapping of stormwater systems in the County was started in December. Staff estimate that roughly 70% of stormwater outfalls have been identified. Staff are currently developing Stormwater Pollution Prevention Plans and Illicit Discharge Detection and Elimination procedures for County operations within the MS4 service area and within the City of Harrisonburg to satisfy permit requirements.

SITE PLAN REVIEW					
Number of First Submittals Under Review		24	Average Time to Review Plans and Issue Comments		29 days
Number of Revised Submittals Under Review		14			
Number of Amended Approved Plans Under Review		8			
Number of Agricultural Plans Under Review		11	Average Time to Fully Approve Plans		65 days
Number of Plans Approved Year To Date		19			
Project Name	Location	Proposed Use	Description	Status	Election District
RBP Material Storage Building	17018 Spar Mine Road (VA 617), Timberville	Warehouse	8,400 sf litter/material storage building	Awaiting corrections and resubmittal	1 & Town
Timberville Walmart - Fuel Station Addition	375 South Main Street, Timberville	Gas Station	1,618 sf convenience store with 16 fuel pumps	Awaiting corrections and resubmittal	1 & Town
Broadway Lions Park	Southside of Turner Avenue, across from Heritage Park, Broadway	Municipal	Driveway and parking lot	APPROVED	1 & Town
Turkey Knob - Bowman Fruit Sales Office Addition	17581 Mechanicsville Road (VA 614)	Manufacturer	1,800 sf office addition	Under review	1
OSC Truck Shop	North of Friendship Drive (VA 901)	Truck Repair Center	4,200 sf garage	Awaiting corrections and resubmittal	2 & City
Horst Egg Packing Building	East of Horeb Church Road (VA 732), 0.58 miles north of Hinton Road (VA 752)	Egg Facilities	3,400 sf egg packing building and 5,880 sf barn	Awaiting corrections and resubmittal	2
Granite Farm - Phase 1	East of Switchboard Road (VA 910) between Eversole Road and Market Street (US 33)	Single-Family	100 single-family homes	Awaiting corrections and resubmittal	2

Helmuth Builders Warehouse	Northside of Cecil Wampler Road (VA 704), 1,000 feet west of Valley Pike (US 11)	Contractor Business	28,200 sf warehouse and office space	Awaiting corrections and resubmittal	2
A&J Fill Site	Northwest intersection of Cecil Wampler Road (VA 704) and I-81	Earthwork	Earthwork to expand equipment storage lot	Awaiting corrections and resubmittal	2
Thomas Funk & Sons Store	9674 Singers Glen Road (VA 613)	Retail	Remodel of existing building and parking lot	Awaiting corrections and resubmittal	2
Power Acceleration - Tire Storage	3432 North Valley Pike (US 11)	Auto Repair	2,000 sf tire storage building	Under review	2
Helmuth Builders Warehouse	Southeast intersection of Valley Pike (US 11) and Cecil Wampler Road (VA 704)	Warehouse and Offices	28,200 sf warehouse and office space	Awaiting corrections and resubmittal	2
Stoneway Construction	2821 North Valley Pike (US 11)	Contractor Business	Renovation of existing building and property	Awaiting corrections and resubmittal	2
Virginia Poultry Growers Coop - Wastewater Addition	6349 Rawley Pike (US 33)	Commercial Addition	Wastewater equipment building addition	Under review	2
Virginia Poultry Growers Cooperative - GUS Mill Addition	3955 Virginia Poultry Drive (VA 939)	Industrial	Expansion of feed mill operations	APPROVED	2
Port Place Townhomes	Northeast intersection of Port Republic Road (VA 253) and Boyers Road (VA 704)	Multi-Family	68 townhome units	Awaiting corrections and resubmittal	3
Church of the Lamb – Phase 1	362 Indian Trail Road (VA 620), Penn Laird	Religious	1,008sf Sunday school classroom and conversion of barn to assembly hall	Under review	3
Church of the Lamb – Utility Extension	362 Indian Trail Road (VA 620), Penn Laird	Utility	Extension of 1,100 lf private waterline to serve property	Awaiting corrections and resubmittal	3
Reservoir Heights - Phase 2	Westside of Reservoir Street at City line	Multi-Family	11 apartment buildings with 248 units and 3,000 sf recreational building	Awaiting corrections and resubmittal	3
Kroger 319 Marketplace	Southeast intersection of Spotswood Trail (US 33) and Stone Spring Road (VA 280)	Grocery	99,000 sf grocery store and fuel center	Awaiting corrections and resubmittal	3

James Morgan Event Center	3436 Buffalo Drive	Roadway Improvements	Driveway improvements for event center	Awaiting corrections and resubmittal	3
Greenport Subdivision	Southwest intersection of Greenport Drive and Albert Long Drive (VA 895)	Multi-Family	16 townhome units	Under review	3
Congers Creek - Phase 4	Westside of Boyers Road (VA 704), between Locust Grove Court and Congers Creek Road	Multi-Family	57 townhome units	APPROVAL	3
Rockingham County PW Utility Office	965 Pleasant Valley Road (VA 679)	Utility Operations	7,550 sf offices, training area, and equipment storage	Under review	4 & City
North River Intake Screen Improvements	611 East Riverside Drive, Bridgewater	Utility	Raw water intake facility improvements	Under review	4 & Town
Shickel Building Additions	115 Dry River Road, Bridgewater	Industrial	8,100 sf office, 8,755 sf metal fabrication, and 7,630 sf storage space	APPROVAL	4 & Town
Prestige Auto	831 Cottontail Road (VA 705)	Site Improvements	Additional business, parking, and screening	Under review	4
Shed Solutions Woodworking Shop	3168 West Dry River Road (VA 738)	Woodworking	2,300 sf manufacturing shop	Under review	4
Blue Mountain Cantina	14025 Spotswood Trail (US 33), Elkton	Restaurant	3,600 sf restaurant	Awaiting corrections and resubmittal	5 & Town
Elkton Dairy Queen	250 South Stuart Ave (US 340)	Restaurant	2,500 sf fast food restaurant	Under review	5 & Town
Massanutten Active Adult Neighborhood - Phase 2	Northside of Resort Drive (VA 644) across from Woodstone Meadows	Multi-Family	120 residential homes with single family, townhomes, duplexes, and apartments	Awaiting corrections and resubmittal	5
Jim Defnall - Coffee Roaster Shop & Workshop	9796 McGaheysville Road (VA 996)	Food Processing	Renovation of existing building to roast coffee with workshop space	Under review	5
Kings Harbor Christian Fellowship	West intersection of East Side Highway (US 340) and Oviedo Drive	Religious	6,264 sf church building	Awaiting corrections and resubmittal	5
Old Spotswood Estate	Northeast intersection of Old Spotswood Trail (BUS 33) and Spotswood Trail (US 33)	Multi-Family	17 duplex units	APPROVED	5

DEPARTMENT PERSONNEL					
Number of Staff	8	Number of Vacancies	0	Recent Hiring(s)	0
Staff Anniversaries	<ul style="list-style-type: none"> • March 17th: Owen Ferguson, 1 year 				
Other Staff Achievements and Announcements	<ul style="list-style-type: none"> • None 				

Respectfully submitted,
 Ross C. Morland, P.E.
 Director of Engineering

Technology Department – Staff Report

March 2026

Help Desk Ticketing and Projects

- **Tickets Completed (March):** 305
- **After-Hours Calls:** 8
- **Open Projects:** 49
 - Policy: 2
 - Hardware: 7
 - Infrastructure: 8
 - IT Operations: 4
 - Maintenance: 1
 - Software: 18
 - Tyler: 9
- **Projects Closed in last 3 months:** 8

Monthly Highlights

ADA Title II Compliance:

Groundwork has been laid to meet the upcoming April 24, 2026, deadline for ADA compliance. DocAccess is live on the County website. Additional software and training resources have been sent to staff who manage social media to ensure accessibility across all platforms.

Station 14 (Dayton):

Staff received the green light to begin assembling the data rack at Station 14. County IT will begin physically assembling the network components and coordinating with the cabling contractor, access control vendor, and Shentel. This coordination and installation process typically takes about 30 days.

All Points Broadband Update

The Fiber Service Areas ROCK2 and ROCK7 are expected to be activated any day. About 200 residents are signed up and awaiting service installation. All Points Broadband plans to send the next round of marketing to about 2,500 locations by the end of April. Staff met with the Fulks Run and Mt. Crawford Ruritans to give an update on the Broadband Project.

Respectfully Submitted,

Michael L. Bowen
Director of Technology

1. Personnel

The department currently has 2 open positions.

2. Fire & Life Safety: Division Chief Joe Mullens, Capt. Todd Spitzer, Lt. Tyler Jessup, Fire and Life Safety Specialist Fiona Albertson, and Assistant Fire Marshal Brent Powell, Part-Time Assistant Marshal Cameron Delawder, and Fire and Life Safety Technician Ryan Pettit

- A. Plan Review
 - 1. Total Number of Plans Reviewed – 30
 - 2. Community Development Fees Generated for Fire/Rescue - \$5,564.75
- B. Inspections
 - 1. Total Number of Inspections – 103
 - 2. Inspection Fees Generated - \$410.00
- C. Operational Permits Issued
 - 1. Operational Permits Issued -39
 - 2. Permit Fees Generated – \$0.00
- D. Incident Responses and Disposition
 - 1. Fire Marshal’s Office Total Incident Responses - 22
 - 2. Structure Fires - 10
 - 3. Vehicle Fires - 0
 - 4. Brush/Grass/Woods Fires - 3
 - 5. Open Burning -4
 - 6. Fire Lane Warnings - 0
 - 7. Fire Lane Tickets - 0
 - 8. On Going Investigations - 1
 - 9. Number of Open-Air Burning Notice of Violations Issued – 0
 - 10. Number of Court Summons Issued – 0
 - 11. Number of Arrest Warrants Obtained – 0
- E. Public Education
 - 1. Prevention Programs
 - a. Alarms Installed
 - i. Smoke Alarms Installed – 29
 - ii. Batteries Replaced - 32
 - iii. CO Alarms Installed – 5
 - iv. Hearing Impaired Smoke Alarms Installed – 0
 - b. Home Safety Visits – 7
 - c. Social Media Posts – 33
 - d. Fire Extinguisher Presentations – 0
 - i. Number of Participants – 0

- e. School Program Presentations - 18
 - i. Number of Participants – 617
- f. Presentation of Education Materials Events – 1
 - i. Number of Participants – 126
- F. Comments

3. Training Division: Division Chief Dustin Gladwell, Capt. Dennis Albertson, Lt. Chris Thompson, Laura Clark, and Lt. Stephanie Brown

- A. Continued Education Training Provided
 - 1. Monthly EMS Training
- B. Certification Training Provided
 - 1. Instructor I
 - a. Number of Participants - 14
 - b. Number of Instructional Hours – 112
 - 2. MTC Firefighter I
 - a. Number of Participants – 17
 - b. Number of Instructional Hours – 36
 - 3. EMT Vehicle Extrication and Special Equipment
 - a. Number of Participants – 10
 - b. Number of Instructional Hours – 3
 - 4. Hose Lines, Supply Lines, and Water Supply
 - a. Number of Participants – 9
 - b. Number of Instruction Hours – 36
 - 5. TECC
 - a. Number of Participants – 16
 - b. Number of Instruction Hours – 19
 - 6. EMT Class
 - a. Number of Participants – 14
 - b. Number of Instruction Hours – 3.5
- C. Meetings and Trainings Attended
 - 1. JMU Course Curriculum & Instruction
 - 2. Staff Meetings
 - 3. EMS Training
 - 4. Protocol Modification Update
 - 5. ISO Training
 - 6. Chief's Meeting
 - 7. Skywarn Flooding Class
 - 8. NOVA FM CEU Hours
 - 9. VDEM Search

- D. Other Activities
 - 1. Skills USA Practice
 - 2. Prepped for EMT Class
 - 3. EMTA Medication Update Presentation
 - 4. Flashover Recognition

4. Call Report for February 2026

Consolidated Call Report
Rockingham County
February 2026

<u>Agency</u>	<u>Monthly Calls</u>	<u>% of Monthly Calls</u>	<u>Year To Date Calls</u>	<u>% of Year To Date Calls</u>
<u>Fire</u>				
<u>Bergton</u>	<u>8</u>	<u>0.34%</u>	<u>16</u>	<u>0.29%</u>
<u>Bridgewater</u>	<u>85</u>	<u>3.65%</u>	<u>179</u>	<u>3.29%</u>
<u>Broadway</u>	<u>33</u>	<u>1.42%</u>	<u>101</u>	<u>1.86%</u>
<u>Clover Hill</u>	<u>32</u>	<u>1.37%</u>	<u>59</u>	<u>1.09%</u>
<u>Elkton</u>	<u>71</u>	<u>3.05%</u>	<u>158</u>	<u>2.91%</u>
<u>Grottoes</u>	<u>28</u>	<u>1.20%</u>	<u>75</u>	<u>1.38%</u>
<u>Hose Company #4</u>	<u>5</u>	<u>0.21%</u>	<u>14</u>	<u>0.26%</u>
<u>McGaheysville</u>	<u>65</u>	<u>2.79%</u>	<u>151</u>	<u>2.78%</u>
<u>New Market</u>	<u>4</u>	<u>0.17%</u>	<u>14</u>	<u>0.26%</u>
<u>Rockingham County</u>	<u>76</u>	<u>3.26%</u>	<u>227</u>	<u>4.18%</u>
<u>Shenandoah</u>	<u>9</u>	<u>0.39%</u>	<u>27</u>	<u>0.50%</u>
<u>Singers Glen</u>	<u>17</u>	<u>0.73%</u>	<u>37</u>	<u>0.68%</u>
<u>Station 10</u>	<u>63</u>	<u>2.70%</u>	<u>145</u>	<u>2.67%</u>
<u>Station 12</u>	<u>17</u>	<u>0.73%</u>	<u>46</u>	<u>0.85%</u>
<u>Station 41</u>	<u>79</u>	<u>3.39%</u>	<u>181</u>	<u>3.33%</u>
<u>Timberville</u>	<u>21</u>	<u>0.90%</u>	<u>78</u>	<u>1.44%</u>
<u>Weyers Cave</u>	<u>21</u>	<u>0.90%</u>	<u>32</u>	<u>0.59%</u>
<u>Rescue</u>				
<u>Bergton</u>	<u>8</u>	<u>0.34%</u>	<u>16</u>	<u>0.29%</u>
<u>Bridgewater</u>	<u>145</u>	<u>6.22%</u>	<u>312</u>	<u>5.74%</u>
<u>Broadway</u>	<u>146</u>	<u>6.26%</u>	<u>415</u>	<u>7.64%</u>
<u>Clover Hill</u>	<u>75</u>	<u>3.22%</u>	<u>170</u>	<u>3.13%</u>
<u>Elkton</u>	<u>132</u>	<u>5.66%</u>	<u>277</u>	<u>5.10%</u>
<u>Grottoes</u>	<u>72</u>	<u>3.09%</u>	<u>173</u>	<u>3.18%</u>
<u>Harrisonburg</u>	<u>744</u>	<u>31.92%</u>	<u>1673</u>	<u>30.78%</u>
<u>McGaheysville</u>	<u>137</u>	<u>5.88%</u>	<u>323</u>	<u>5.94%</u>
<u>New Market</u>	<u>13</u>	<u>0.56%</u>	<u>37</u>	<u>0.68%</u>
<u>Shenandoah</u>	<u>17</u>	<u>0.73%</u>	<u>35</u>	<u>0.64%</u>
<u>Singers Glen</u>	<u>15</u>	<u>0.64%</u>	<u>36</u>	<u>0.66%</u>
<u>Station 10</u>	<u>117</u>	<u>5.02%</u>	<u>257</u>	<u>4.73%</u>
<u>Station 12</u>	<u>36</u>	<u>1.54%</u>	<u>89</u>	<u>1.64%</u>
<u>Weyers Cave</u>	<u>40</u>	<u>1.72%</u>	<u>82</u>	<u>1.51%</u>
<u>Total</u>	<u>2331</u>	<u>100.00%</u>	<u>5435</u>	<u>100.00%</u>

Respectfully Submitted by:
Chief Jeremy Holloway



Rockingham County

PARKS & RECREATION

February 2026 STAFF REPORT February 3, 2026

Agenda Item#

Staff & Title

Kirby Dean- Director of Parks & Recreation	Marco Knorr- Deputy Director
Denise Dean- Administrative Assistant	Taylor May- Social Media & Rec. Coordinator
John Marshall-Turf & Park Grounds Supervisor	Tucker Thigpen- Outdoor Athletics & Facilities
Kevin Jones- Indoor Athletics & Facilities	Andrew Kipps- Recreation Programmer
Riley Kingsley- Park Coordinator	John Dofflemeyer- Park Maintenance Tech
Sherrill Wright-Park Grounds	Wyn Coleman- Athletic Tech

Parks and Rec Athletic Staff Work Summary – February 2026

Park Staff:

- Equipment Maintenance
- Trash removal throughout Park
 - Snow & Ice removal
- Misc. Repairs on equipment
- Assist with Set-up/Take-down of Indoor Events

Recreation Staff:

Administration of Athletic Programs etc.:

- Indoor Track Series Program
- Youth Bowling
- Youth Volleyball Clinic
- Women's VB
- Pole Vault Clinic

Prep work for additional upcoming Spring Activities

Assisted in set-up & take down for Athletic Events

Rockingham Park at the Crossroads

Estimated Visitors:

- February: 3400 (estimated)

Activities:

- Fields Shut down
- Playground remains open
- Walking Trail Open (weather depended)

Rockingham Recreation Center

Estimated Visitors:

- February:
 - Visitors: 8,900 (est) – Visits: 12,400 (est)
- Totals Visits since opening: 98,400 (est.)

Recreation Center Income (Classes, Programming & Rentals):

- February: \$19,155.50
- FY (July 1) to Date: \$151,127.44
- Since Opening: \$220,403.44

Track Meets February:

- 5 High School Meets
 - 2 District Championships
 - Jefferson District
 - Valley District
 - 3 Regional Championships
- 1 College Meet (Bridgewater College)

Daily use/rentals:

- Redeemer Classical School Basketball & Volleyball Teams
- Individuals
- Teams
- RCPS Indoor Track Teams
 - Turner Ashby
 - Broadway
 - East Rockingham
 - Spotswood
- Open Gym
 - Pickleball
 - Basketball
 - Walking
- Senior Classes & Programming
 - Bingo
 - Fitness Classes
 - General Education Classes
 - Snapology Classes
 - Private Classroom Use/rentals
- RCPR Use
 - Staff & Coaches Meetings
- Sensory Room
 - RCPS Classes
 - Individual/Family uses

General Programs and Trips

Trips

- Air and Space Museum
- Hollywood Casino

- Botanical Gardens
- Cass Scenic Rail Train Ride

Programs

- Toddler Open Gym
- Painting Classes
- Senior Wellness Day
- Senior Group Fitness
- Youth Volleyball Clinic
- Youth Bowling League
- Snapology
- Pole Vault Sessions
- High Jump Sessions

Community Center Rentals

- Bergton Community Center-8
- PDCC paid rentals-68
- PDCC non-paying rentals-14

Recreation Department Emphasized Items of Interest:

1. Rockingham County Parks & Recreation recently completed the 2026 indoor track season by hosting 16 indoor meets (November-February). Highlights include:
 - The first ever Edward S. Long Jr. track meet was hosted by RCPR at the center on January 17th and was a resounding success with 16 teams represented and over 400 athletes in attendance.
 - Three regional championship meets will be hosted at the Center with four regions participating totaling 57 high schools represented.
 - Two Bridgewater College Meets
 - The First ever 'Ed Long Invitational' hosted by Rockingham County
 - Two Virginia Track Coaches Association indoor meets
 - East Rockingham High School Invitational
 - Henley Middle School (Albemarle County) Invitational
2. The Rec Center hosted the Va-57th USA Archery national qualifier: Feb 27-March 1, **695 participants** from the following states: Alabama, Arizona, California, Colorado, Delaware, DC, Florida, Georgia, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Michigan, Mississippi, Missouri, New Jersey, New Mexico, New York, North Carolina, Ohio, Pennsylvania, South Carolina, Tennessee, Texas, Utah, Virginia, Washington, West Virginia, & Wisconsin!!
3. The Rockingham Rec Center's preliminary projections for income from rentals during our first year of operation were predicted to be **\$100,000**. At almost exactly the one-year mark of operation and having hosted over 84,000 visits during that time frame, the actual figure for rental income is **\$200,482.94**. This has been achieved while still maintaining the following community friendly parameters:
 - Maintaining extremely user-friendly prices on all activities
 - offering numerous **free space opportunities** to Rockingham County Schools administration as well as students
 - avoiding financial hardship to similar local facilities by openly communicating

with them to avoid programming conflicts when possible

- offering our state-of-the-art sensory room free of charge to all participants
- allowing free walking to hundreds of exercise enthusiasts daily on our indoor track
- providing a plethora of senior programming (weekly) free of charge to our seniors.

We are also proud to say that these standards have led to over 20% of our visitors coming from low-income homes (as documented by Placer AI technology).

4. You can officially mark your calendar for the last weekend in February 2027 and 2028 as the Old Dominion Athletic Conference Indoor Track Championships will be hosted at the Rockingham Recreation Center!! Schools participating will include:

Hampden Sydney College
Averett University
Washington & Lee University
Virginia Wesleyan University
University of Lynchburg
Guilford College

Hollins University
Bridgewater College
Eastern Mennonite University
Shenandoah University
Randolph College

5. Numerous camps & clinics are coming to the Center this summer. More information will be provided on these as clarity and details are worked out.
6. Sponsorship opportunities are heating up at the Center. Presently, we have eight 'gold' sponsorship commitments which equate to \$35,000 (\$5,000 each) per year over the next two years (totaling \$70,000 over the two-year life of the sponsorship). Our gold sponsors are:

LDD Blueline
Preston Lake
Myers Ford
Massanutten

Dick Myers
Branner Concrete/Construction
Pendleton Community Bank
Shenandoah Valley Eagles



Court Services

Staff Report – March 11, 2026

Reporting Period: July 1, 2025 – February 28, 2026

I. Organizational Structure

Director

- Deputy Director
- Administrative Assistant

Pretrial Services

- Pretrial Officer – Supervisor
- Pretrial Officers (4 Full-Time)
- Pretrial Evaluator

Probation Services

- Probation Officers (3 Full-Time, 1 Part-Time)

Drug Court Program

- Drug Court Coordinator – *Vacant*
-

II. Program Updates

A. Probation Services

Note: Data is still pending due to DCJS software upgrade issues.

FY26 Activity

Total Placements	110
Total Offenders	195
Total Closed	<i>Data Pending</i>

Program Overview:

Probation supervision provides structured sentencing alternatives for the courts. Offenders are held accountable through community service work, screening and assessments, substance abuse testing and treatment, and compliance with all conditions imposed by the judiciary.

B. Pretrial Services

Note: Data is still pending due to DCJS software upgrade issues.

FY26 Activity

Total Screenings	<i>Data Pending</i>
Total Placements	252
Total Defendants	244
Pending Intakes	23

Program Overview:

Pretrial Services provides investigative reports and supervision recommendations to assist judicial officers in determining defendant release conditions. Staff utilize the validated Virginia Pretrial Risk Assessment Instrument (VPRIA) to evaluate both flight risk and community safety risk.

C. Rockingham/Harrisonburg Adult Recovery Court

FY26 Activity (as of February 28, 2026)

Total Participants	40
Total Graduates	15

Program Overview:

The Adult Recovery Court is a fifteen-month program designed for eligible offenders with substance use and/or mental health disorders. It delivers intensive treatment, structured accountability, and evidence-based interventions aimed at reducing recidivism and promoting sustained recovery.

D. Electronic Monitoring

FY26 (as of February 28, 2026)

GPS 17
TAD / SoberLink
3

E. Day Reporting / Residential Program

Total Participants: 0

F. CRT Crisis Response Team

New Consumer Contacts in FY26: 202

G. Work Program – Litter Control

FY26 Totals

- 1052 bags of trash collected
 - Locations: 33W, Valley Pike, Martz Rd, Athlone Rd, 33E, RCSO, HRSS, Singers Glenn Community Center.
-

H. Crisis Intervention Team (CIT) Program

Next Training: June 2026 (January class cancelled due to weather)

CIT-Trained Personnel (Cumulative Totals)

- Rockingham County Sheriff's Office/Jail – 203
- Harrisonburg Police Department – 136
- James Madison University Police Department – 67
- Timberville PD – 8
- Broadway PD – 10
- Bridgewater PD – 16
- Dayton PD – 7

- Elkton PD – 5
 - Grottoes PD – 7
 - Virginia State Police – 17
 - EMU Public Safety – 1
 - Bridgewater College PD – 2
 - Norfolk Police Department – 3
 - Magistrates – 3
 - Community Services Board – 14
 - Rockingham–Harrisonburg Court Services Unit – 7 (1 new)
 - Emergency Communications Center – 88
 - Rockingham County Fire & Rescue – 3
 - Harrisonburg Fire Department – 12
 - State Probation & Parole – 18
 - Federal Probation – 1
 - Sentara RMH – 1
 - USDA Forest Service – 2
 - VDOC Augusta Correctional Center – 3
 - Social Services – 2
 - National Park Service – Shenandoah – 13
 - CCAP DOC – 2
 - Other (Alleghany County) – 2
-

III. Summary

The Court Services Unit continues to provide community-based supervision, treatment, and pretrial support across multiple programs. Additional services include crisis response, recovery housing support, and other essential interventions that strengthen community safety and stability. Although some data remains pending due to the statewide DCJS software upgrade, all services continue to operate effectively and consistently to meet both community and judicial needs.



Special Use Permit Case Report: SUP25-1909

Applicant	Highway 81, LLC
Location	4070 North Valley Pike, Rockingham, VA 22802
Comprehensive Plan	Commercial and Environmental Resource Area within the Agricultural Reserve
Tax Map #	95-4-1
Present Zoning	BX – Business Interchange District
Requested Use	An increase of the maximum area and height of a freestanding sign.
Acreage in Parcel	20.885
Acres in Request	1
Election District	2
Board of Supervisors	Scheduled for March 11, 2026

General Information

Overview and Background

The applicant is requesting to exceed the permitted sign height and sign area in the BX zoning district.

Section 17-707.04(4) of the Rockingham County Code allows for the maximum freestanding sign area in the BX zoning district to be exceeded by Special Use Permit.

FREESTANDING SIGN IN BX ZONING	Permitted	Requested
Sign Height	25 feet	80 feet
Sign Area	80 square feet*	550 square feet

*= This includes the permitted 25% increase in sign area when bordering a primary highway.

The sign will replace an existing sign located on the southern boundary, facing the Interstate 81 interchange, as shown on the submitted site proposal.

Conditions

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. 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 (Sec. 17-1003.02.(c)).

The applicant has not proposed any conditions for this request.

All approved special use permits include the following 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.

Staff and Agency Analysis

Building Services

If the Special Use Permit is approved, the structure will be required to be built in accord with the most current Virginia Building Code. Building plans must be reviewed and approved prior to the issuance of a building permit. More information can be obtained by contacting the Rockingham County Building Division.

Engineering

The proposed project is located outside of FEMA's Special Flood Hazard Area ("100-Year Floodplain") as currently shown on the submitted site proposal. No specialized construction or further floodplain permitting is required. If the special use permit is approved, and should development plans or location change, please contact the County Floodplain Administrator (Ross Morland – Rmorland@rockinghamcountyva.gov) to review for compliance and approval prior to construction.

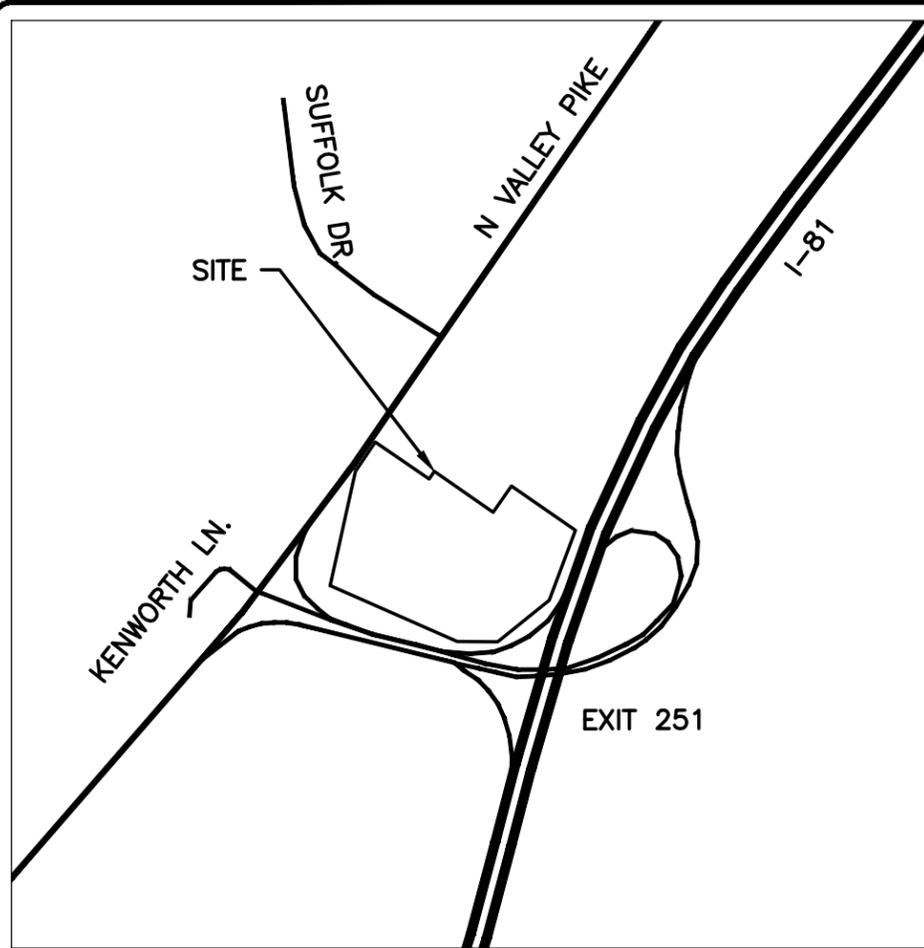
Fire and Rescue

This request is located within the North Valley Pike Emergency Response Station's response area. The Fire Marshal's Office has no concerns with the request.

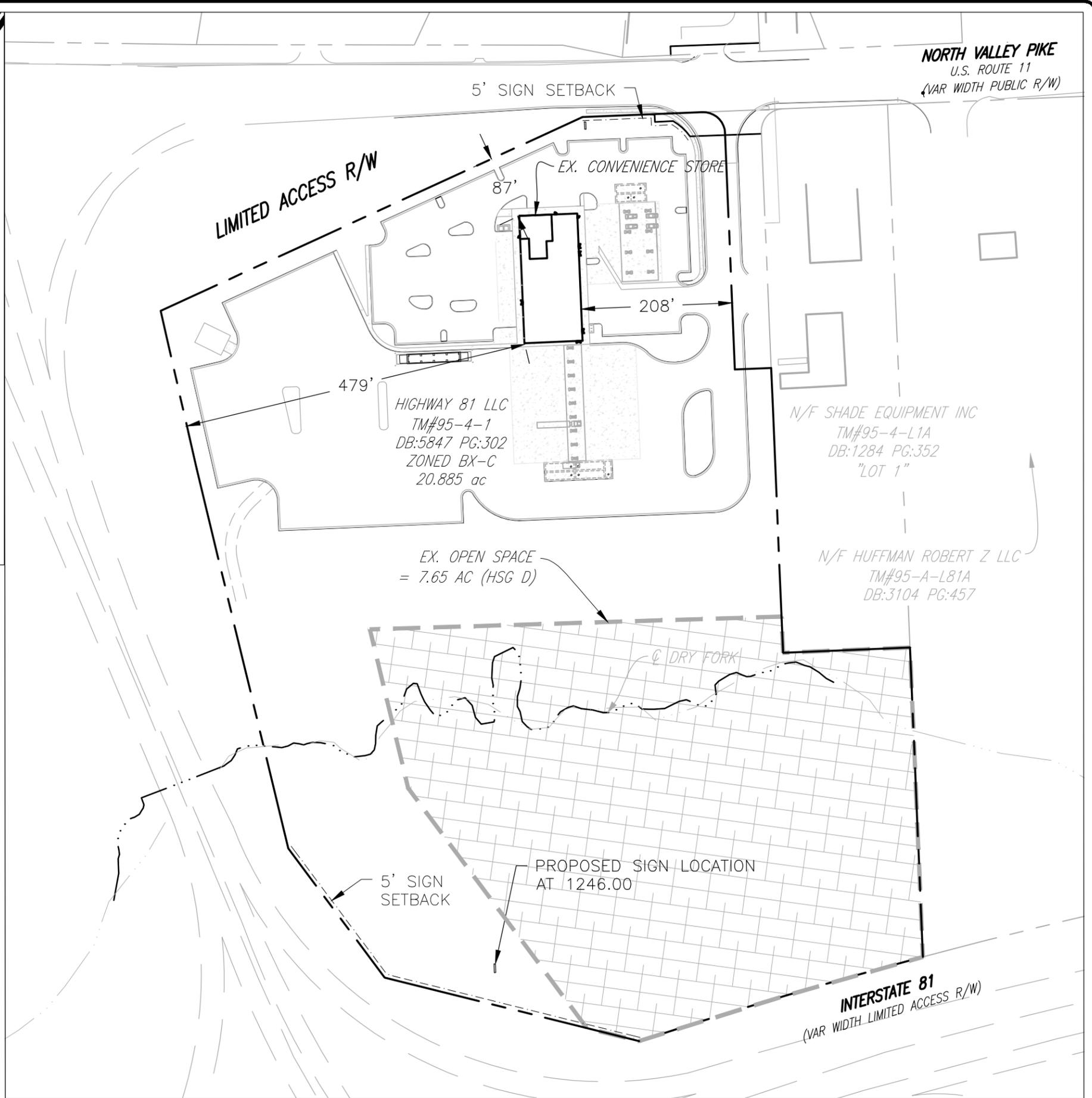
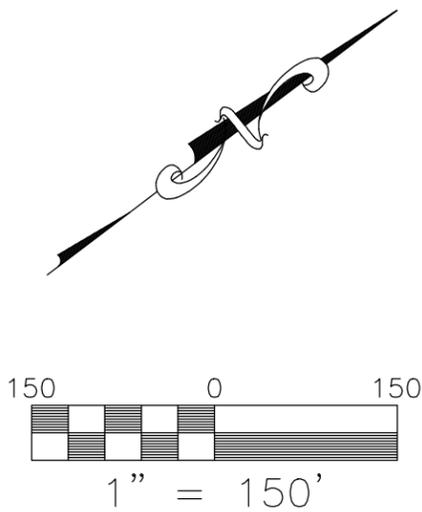
Planning

The frontage of the property along US-11 is designated in the Rockingham County Comprehensive Plan as Commercial within an Urban Growth Boundary. These areas are comprised of existing community retail, professional offices, and retail/office mixed use areas, as well as planned expansion of such areas along the County's primary roads. They also include commercial areas oriented towards serving the traveling public and located at interstate interchanges and major intersections.

The rear portion of the property, along Interstate 81, is designated as Environmental Resource Area within the Agricultural Reserve.



VICINITY MAP SCALE: 1"=1000'



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg

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104 Industry Way
Suite 102
Staunton, VA 24401
540.248.3220

**EXIT 251 CONVENIENCE STORE
BOUNDARY MAP**

NORTH VALLEY PIKE
ROCKINGHAM COUNTY, VA

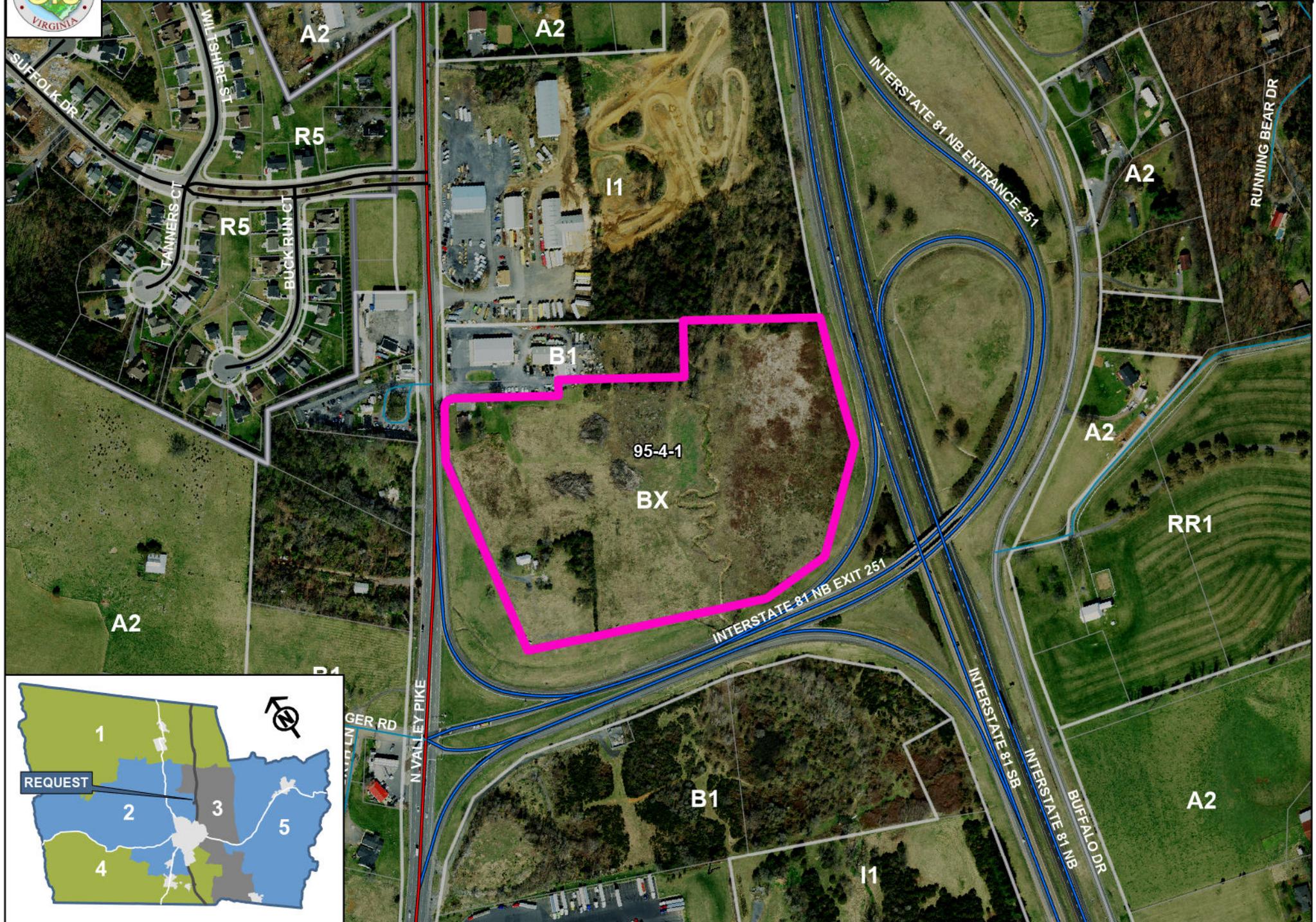
DATE 10-08-2025
SCALE 1" = 150'
REVISIONS



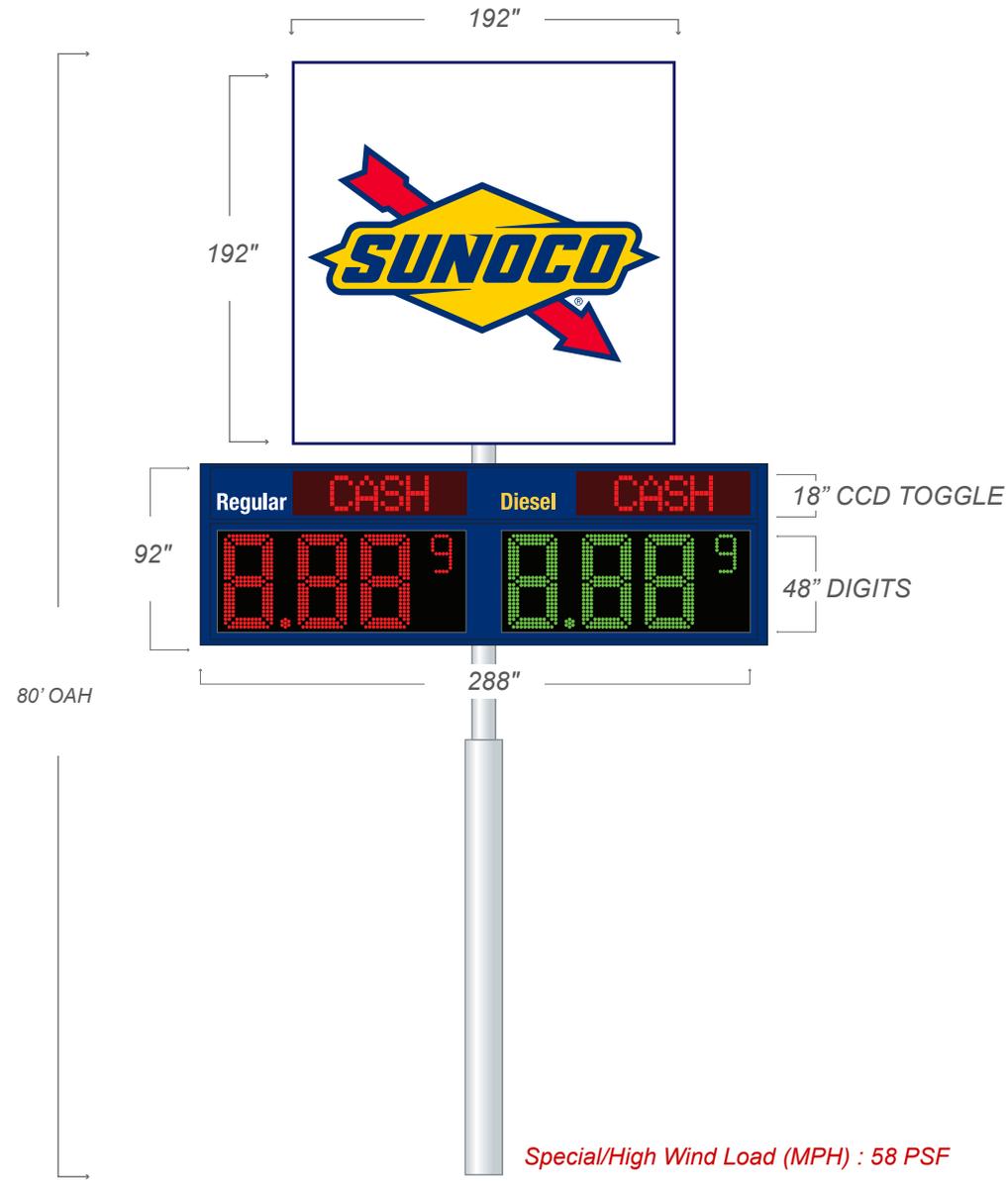
Highway 81, LLC Special Use Permit Request



SUP#25-1909



Rendering
 ...for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to final engineering specifications and install drawings.



Special/High Wind Load (MPH) : 58 PSF

NOTE: Final dimensions to be determined by Final Engineering



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings.
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Customer: SUNOCO		Description: Centennial 2.0 Hi Rise 16' Flex ID 2P 48RG	Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.	
Project No: 518387	Scale: 1/8"=1'		CUSTOMER SIGNATURE _____	DATE _____
Date: 02/27/25	Drawn By: AK	Revised: 02/13/26	LANDLORD SIGNATURE _____	DATE _____
Location & Site No: 10951 US 69 POLLOK, TX 75969	#52605	Revised:		



EXIT 251 TRAVEL CENTER

HARRISONBURG, VIRGINIA

VIEW FROM I-81 NORTHBOUND

NOT TO SCALE
NOT FOR CONSTRUCTION

2026-03-04

Shenandoah Valley Office

006318.00

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EXIT 251 TRAVEL CENTER

HARRISONBURG, VIRGINIA

VIEW FROM I-81 NORTHBOUND

NOT TO SCALE
NOT FOR CONSTRUCTION

2026-03-04

Shenandoah Valley Office

006318.00

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EXIT 251 TRAVEL CENTER

HARRISONBURG, VIRGINIA

VIEW FROM I-81 SOUTHBOUND

NOT TO SCALE
NOT FOR CONSTRUCTION

2026-03-04

Shenandoah Valley Office

006318.00

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EXIT 251 TRAVEL CENTER

HARRISONBURG, VIRGINIA

VIEW FROM RTE-11 SOUTHBOUND

NOT TO SCALE
NOT FOR CONSTRUCTION

2026-03-04

Shenandoah Valley Office

006318.00

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EXIT 251 TRAVEL CENTER

HARRISONBURG, VIRGINIA

VIEW FROM RTE-11 NORTHBOUND

NOT TO SCALE
NOT FOR CONSTRUCTION

2026-03-04

Shenandoah Valley Office

006318.00

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Department of Community Development



Special Use Permit Case Report: SUP25-1876

Applicant	White Barn Group LLC
Address	18018 Naked Creek Road, Elkton, VA 22827
Comprehensive Plan	Agricultural Reserve
Tax Map #	115-A-38F
Present Zoning	A-1 - Prime Agricultural District
Requested Use	Event Center, Recreation or Entertainment Outside a Building, and Recreation or Entertainment Inside a Building.
Acreage in Parcel	16.351
Acres in Request	16.351
Election District	5
Board of Supervisors Public Hearing	Scheduled for March 11, 2026

General Information

Overview and Background

The applicant is requesting to operate an event center with indoor and outdoor entertainment located at 18018 Naked Creek Road, Elkton. The applicant intends to construct a 720-square-foot covered addition to an approximately 2,000-square-foot existing barn as well as construct an approximately 5,000-square-foot pavilion, each to be used as event space.

Event parking would be accommodated in an approximately 5-acre field located to the west of the event entrance as noted on the preliminary site sketch included in this report.

Conditions

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. 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 (Sec. 17-1003.02.(c)).

The applicant has proposed the following conditions.

1. There shall be no fireworks discharged or displayed from the property.
2. No more than 50 vehicles (100 vehicle trips) per day shall be allowed, except for four events a year shall be allowed up to 100 vehicles (200 vehicle trips) per day.
3. Restroom facilities shall remain mobile and in proper operating condition when located within the flood plain.

All approved special use permits include the following 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.

Staff and Agency Analysis

Building Services

If the special use permit request is approved, new structures or structures/facilities to be altered, will require building plans to be prepared by an RDP (architect/engineer). Building plans and a site visit to evaluate existing structures will be reviewed prior to the issuance of a building permit. Please contact the Rockingham County Building Division (540-564-3040) to discuss further.

Engineering

If the special use permit request is approved, the proposed project will require a fully engineered site plan to be submitted for review and approval prior to issuance of building permits. The proposed project is located within FEMA's Special Flood Hazard Area ("100-Year Floodplain"). Additional information and design criteria shall be required for review by the County Floodplain Administrator prior to the issuance of any site or building permits. Please contact the County Engineer (Ross Morland - rmorland@rockinghamcountyva.gov) to discuss further.

Environmental

Any land disturbance which exceeds 10,000 square feet will require an erosion & sediment control plan and land disturbance permit; land disturbance equal to or greater than one (1) acre requires an engineered stormwater management plan and Construction General Permit.

Fire and Rescue

This request is located within the Elkton Response Station's response area. The project will need to meet the requirements of the Rockingham County Fire Prevention Code which includes an evaluation to ensure the structures meet ISO fire flow needs, and driveways and access points that are adequate for emergency apparatuses. The Fire Marshal's Office has no concerns with the special use permit request and can work with the applicant during the site plan review process.

Planning

The property is designated as Agricultural Reserve in the Comprehensive Plan. The Agricultural Reserve is planned for agricultural uses and uses that support agriculture as a viable way of life and economic enterprise. With the changing economics of agriculture, other uses may be appropriate within the Agricultural Reserve that could provide supplemental income to the farm. These uses could include bed and breakfast enterprises, country inns, rural retreats, riding academies and camps, farm camps, history camps, demonstration farms, crop mazes, battlefield re-enactment parks, and similar uses.

Public Works

County utilities are not available in this area.

Virginia Department of Transportation (VDOT)

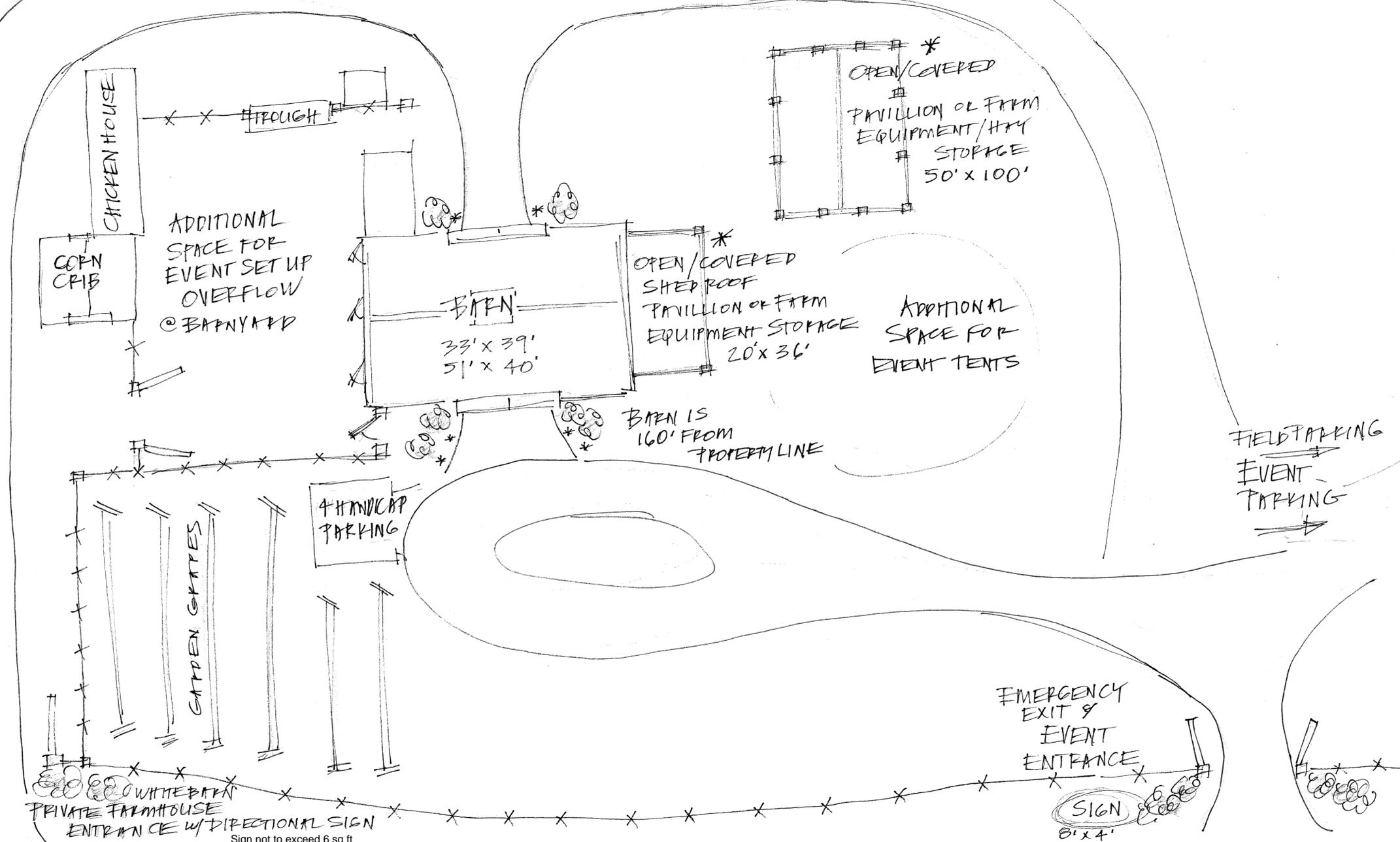
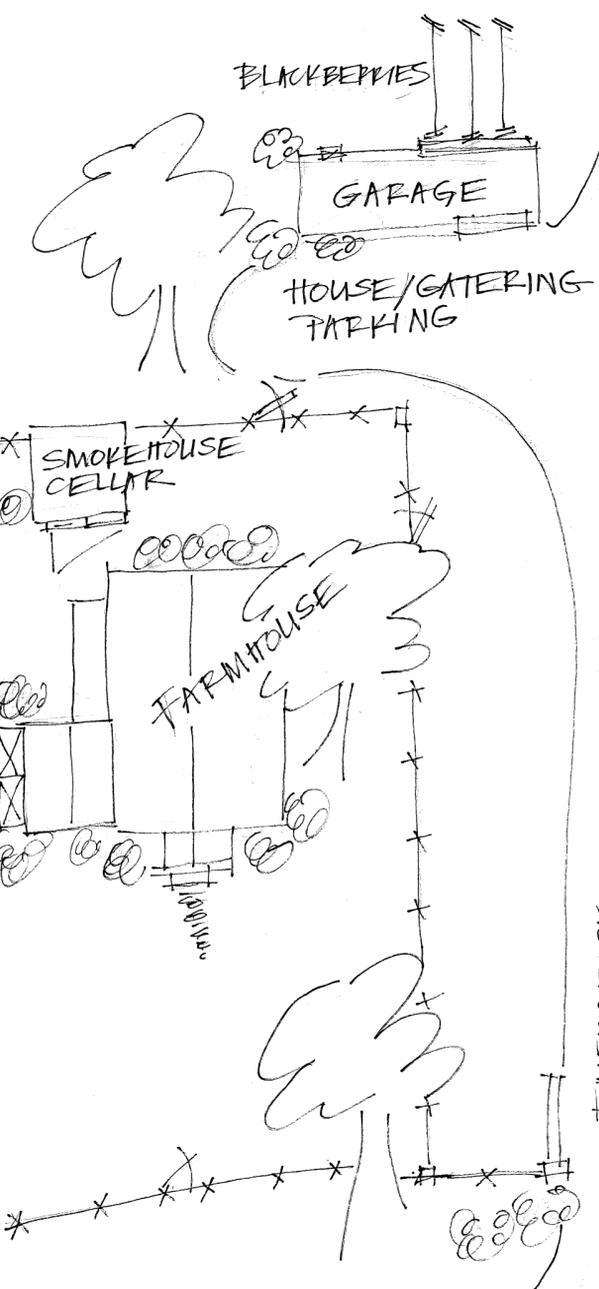
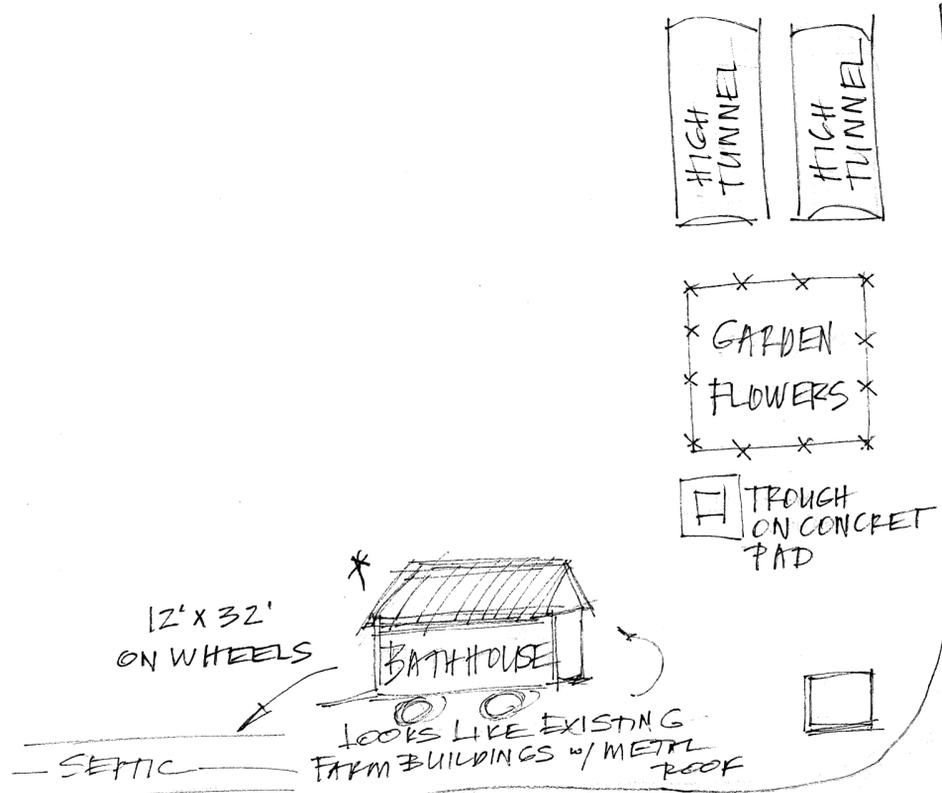
The proposed special use permit request and expected increase in traffic generation will require the existing low volume commercial entrance to be improved to a moderate volume commercial entrance. A portion of the existing fence will need to be relocated in each direction to gain the required increase in intersection sight distance for the moderate volume commercial entrance. The entrance is required to be paved to the back of the radius. VDOT can meet with the applicant at the time of the VDOT land use permit process to discuss the required improvements.

Virginia Department of Health Environmental (VDH)

The applicant will need to submit a completed application for a sewage disposal system construction permit, including supporting evaluation and design from the private sector to the local Health Department for review and permit approval. The applicant may need water supply approval from the Office of Drinking Water-Lexington Field Office if they intend to serve 25 or more people 60 days or more a year. The applicant should contact the Office of Drinking Water-Lexington Field Office (540-463-7136) to determine if their oversight of the water supply is warranted based on the intended use of the property. If the Office of Drinking Water regulation is not warranted, it is recommended to test a private well for bacteria and nitrate annually.

WHITE BARN
 18018 NAKED CREEK ROAD
 ELKTON, VIRGINIA 22827
 NOVEMBER 2025

* PROPOSED
 NEW STRUCTURES



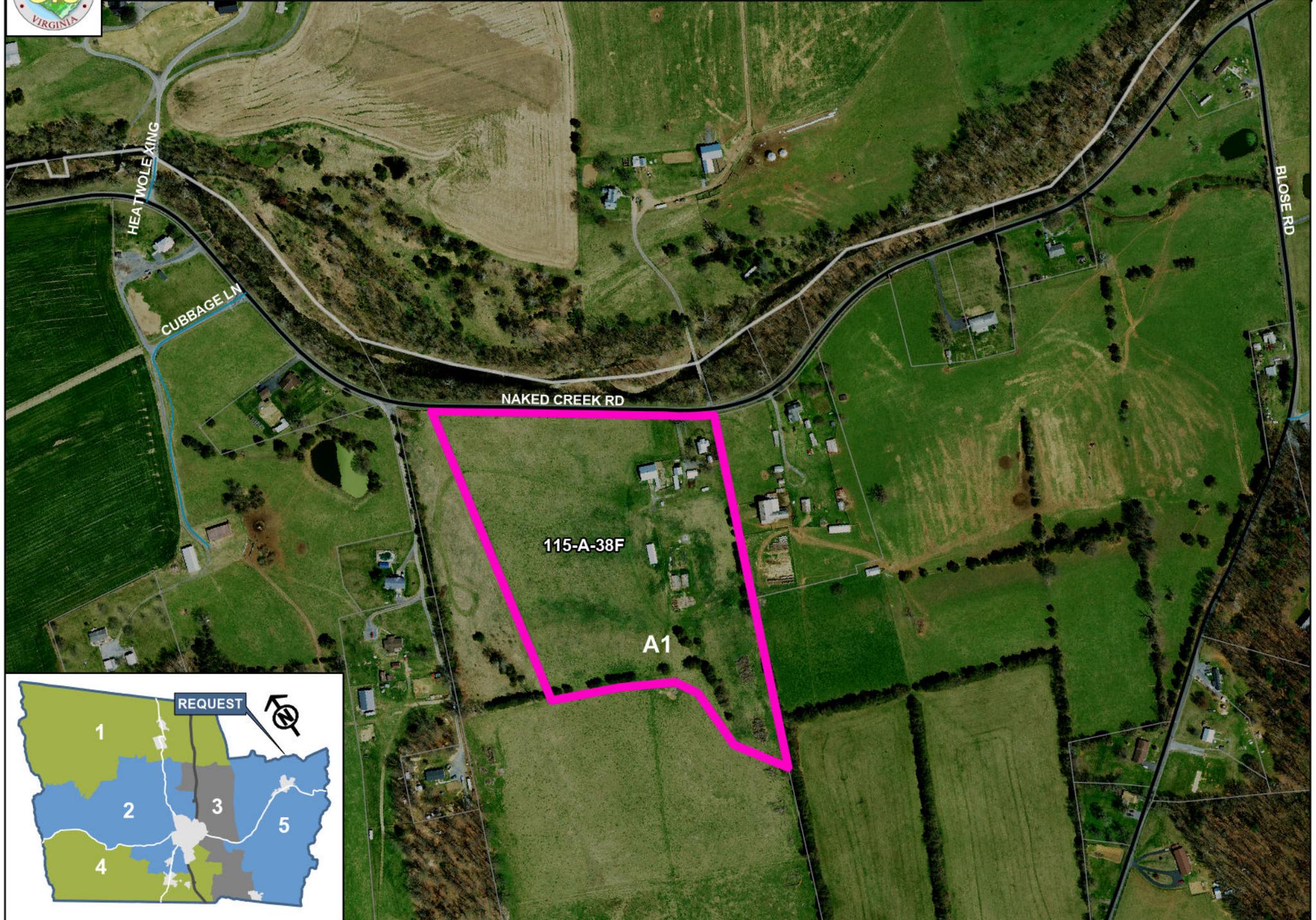
PRIVATE FARMHOUSE ENTRANCE w/ DIRECTIONAL SIGN
 Sign not to exceed 6 sq ft



White Barn Group LLC Special Use Permit Request



SUP#25-1876



Department of Community Development



Special Use Permit Case Report: SUP25-1922:

Applicant	Evan Bender
Location	5597 Harpine Highway, Linville, VA 22834
Comprehensive Plan	Agricultural Reserve
Tax Map #	79-1-1A
Present Zoning	A-1 Prime Agricultural District
Requested Use	Flight Strip
Acreage in Parcel	25.2
Acres in Request	2
Election District	2
Board of Supervisors	Scheduled for March 11, 2026

General Information

Overview and Background

The applicant is requesting a special use permit for a private grass flight strip approximately 1,250 feet in length by 70 feet in width. Along with the proposed flight strip, a 2,250-square-foot storage hanger will be constructed on the property. Rockingham County Code allows for an airport, helipad, or flight strip in the A-2 zoning district by special use permit.

Conditions

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. 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 (Sec. 17-1003.02.(c)).

The applicant has not proposed conditions for this request.

All approved special use permits include the following 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.

Staff and Agency Analysis

Building Services

If the special use permit request is approved, the structure will be required to be built in accord with the most current Virginia Residential Code. Building plans must be reviewed and approved prior to the issuance of a building permit. Please contact the Rockingham County Building Division (540-578-3030), to discuss further.

Engineering

If the special use permit request is approved, the proposed project will require a fully engineered site plan to be submitted for review and approval prior to issuance of a building permit. Please contact the County Engineer, (Ross Morland rmorland@rockinghamcountyva.gov), to discuss further.

Environmental

If the special use permit request is approved, the proposed project will require engineered Erosion and Stormwater Management Plans. Contact the Environmental Manager, (Adam Hancock ahancock@rockinghamcountyva.gov), to discuss further.

Fire and Rescue

This request is located within the North Valley Pike Emergency Response Station's response area. The storage of aviation equipment and fuel shall be in accordance with the Rockingham County Fire Prevention Code.

Planning

The property is designated as Agricultural Reserve in the Comprehensive Plan. Agricultural Reserve is planned for agricultural uses and uses that support agriculture as a viable way of life and economic enterprise.

Public Works

Public Works has no comment. County water and sewer are not available in this area.

Virginia Department of Transportation (VDOT)

VDOT has no issue with the proposed special use permit request.

Virginia Department of Health Environmental (VDH)

The applicant is advised not to allow construction of the airstrip to encroach upon any existing or proposed sewage disposal system or private well. If the proposed building is plumbed an approved sewage disposal system will be required.



Proposed 1,250 ft X 70 ft
Grass Flight Strip

Proposed 2,250 sq ft Hanger

1B

5530

5528

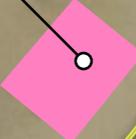
1

4C

75'

140'

1A



5597

75

5

61A2A

HARRINE HWY

42

ROW

42

71

70

69

5653

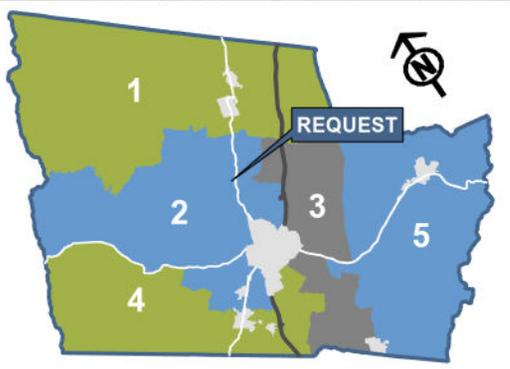
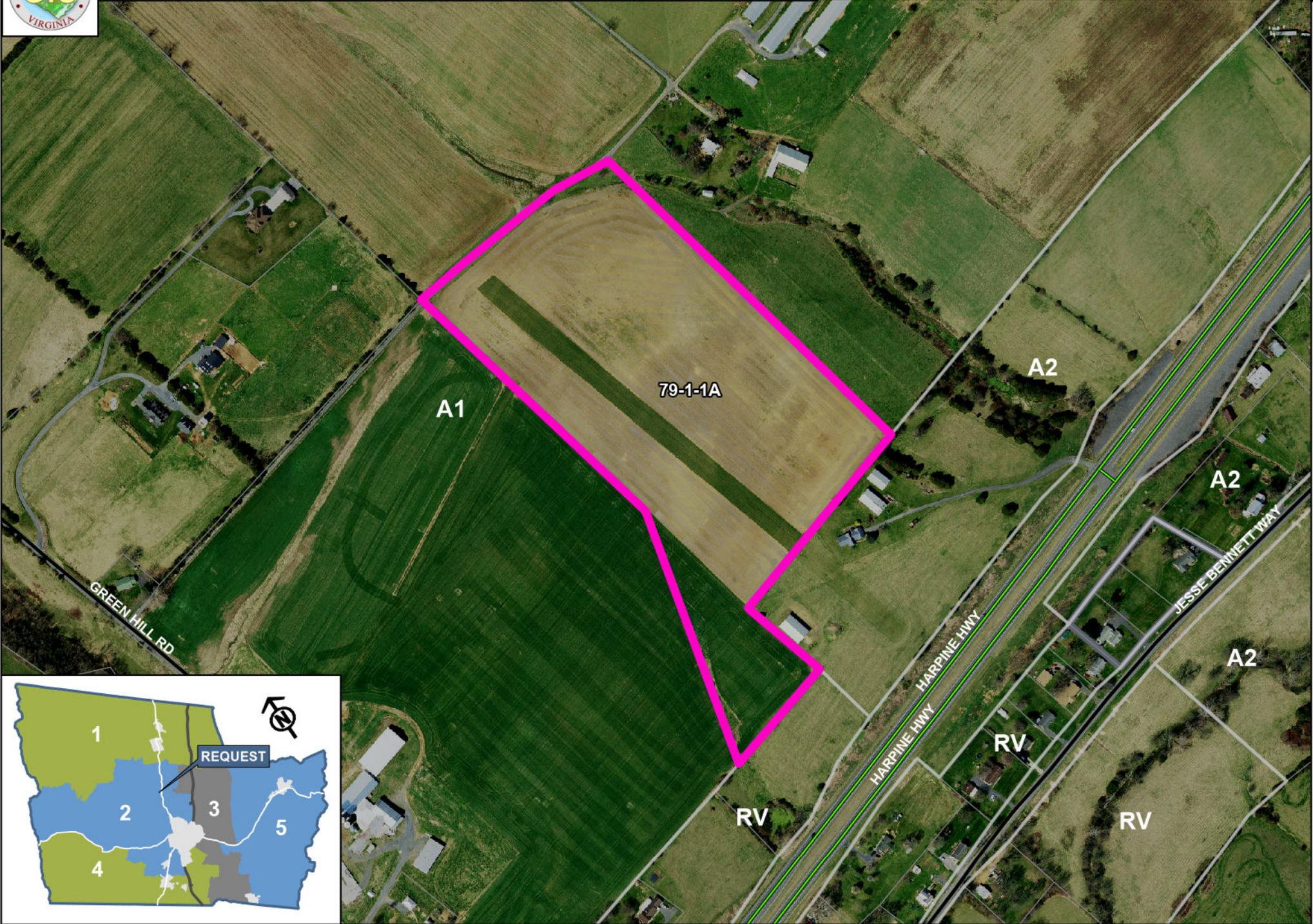
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Evan Bender Special Use Permit Request



SUP#25-1922



Department of Community Development



Special Use Permit Case Report: SUP25-1815

Applicant	Jose Lopez
Address	2108 Old Furnace Road, Harrisonburg, VA 22801
Comprehensive Plan	Agricultural Reserve
Tax Map #	110-A-2A
Present Zoning	A-2 - General Agricultural District
Requested Use	Small Contractors Operation
Acreage in Parcel	2.869
Acres in Request	0.320
Election District	3
Board of Supervisors	Scheduled for March 11, 2026

General Information

Overview and Background

The applicant has been operating 2 Amigos Moving Express from this location without the required special use permit. The business generates an average of twelve vehicular trips per week and utilizes four box trucks and one utility trailer for the moving operation.

Conditions

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. 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 (Sec. 17-1003.02.(c)).

The applicant has proposed the following conditions:

1. A vegetative screen consisting of two staggered rows of Green Giant Arborvitae, a minimum of five (5) feet in height, planted ten (10) feet on center, or other landscaping approved by the Zoning Administrator, shall be installed and maintained along Old Furnace Road.
2. Hours of operation shall be Monday through Saturday, 8:00 am until 6:00 pm.
3. There shall be a maximum of one (1) employee parking space on the site.

Adjoining jurisdiction, Harrisonburg City, recommended condition:

A vegetative screen consisting of two staggered rows of Green Giant Arborvitae, a minimum of five (5) feet in height, planted ten (10) feet on center, or other landscaping approved by the Zoning Administrator, shall be installed and maintained along the rear property line adjoining Smithland Park.

All approved special use permits include the following 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.

Staff Note:

Because the business is currently in operation, staff recommends any conditioned vegetative screens be installed by December 31, 2026.

Staff and Agency Analysis

Building Services

No structures are proposed to be used with the operation. Building has no comment on the current request.

Engineering

If the special use permit is approved, the proposed project will require a minor (possibly a fully engineered) site plan to be submitted for review and approval prior to issuance of building permit. Please contact the County Engineer (Ross Morland – rmorland@rockinghamcountyva.gov) to discuss further.

Environmental

Environmental has no comment on the current request.

Fire and Rescue

This request is located within the North Valley Pike Emergency Response Station's response area. The Fire Marshal's Office has no concerns with the request.

Planning

The property is designated Agricultural Reserve in the Comprehensive Plan. The Agricultural Reserve is planned for agricultural uses and uses that support agriculture as a viable way of life and economic enterprise.

Public Works

Public Works has no comment on the current request. Please note that private force main and water laterals run along Old Furnace Road providing service to the Harrisonburg/Rockingham SPCA.

Virginia Department of Transportation (VDOT)

Rt. 718 – Old Furnace Road

Functional Classification – Major Collector Posted Speed Limit - Unposted

Traffic Count – 3321 vehicles per day

The existing private residential entrance is required to be improved to a low volume commercial entrance. A VDOT Land Use Permit is required for this work and may be obtained at the Harrisonburg VDOT office.

Virginia Department of Health Environmental (VDH)

The sewage disposal system approval reflects a two-bedroom home only. If employees work on-site and are not residents of the home, the applicant will need to account for their sewage flows and strength to determine if the system can be used. The private sector must be used for evaluation and design services.

City of Harrisonburg Planning

The City requests a condition be placed on the special use permit requiring vegetative screening along the rear property line adjoining Smithland Park.



OLD FURNACE RD

ROW

Entrance

Proposed Screening

Existing Gravel Parking Area

Utility Trailer Parking

Employee Parking Space

Box Truck Parking

Existing Single Family Dwelling
(not to be used with business)

2B

2A



Jose Antonio Lopez-Montiel Special Use Permit Request



SUP#25-1815

