

Department of Community Development



Planning Commission Meeting Agenda

February 3, 2026

Board Meeting Room at 6:00 p.m.

- 1) Call to Order – Chairman Rohrer
- 2) Pledge of Allegiance and Invocation – Commissioner Harvey
- 3) Approval of Minutes of January 6, 2025, Regular Meeting
- 4) Public Hearing

Ordinance Amendments

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

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

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.

- 5) Unfinished Business – None.
- 6) New Business – None.
- 7) Ongoing Business
 - a. City Planning Commission Liaison Report: January 14 – Commissioner Sheets
 - b. Upcoming City Planning Commission Liaison Report: February 11 – Commissioner Harvey
- 8) Staff Report Overview
 - a. 2025 Annual Report
- 9) Adjournment

PLANNING COMMISSION

MINUTES

January 6, 2026

The Rockingham County Planning Commission met on Tuesday, January 6, 2026, in the Board of Supervisors Room in the Rockingham County Administration Center. The following members were present: Chairman Jordan Rohrer, Vice Chairman Michael Harvey, Commissioner Kevin Flint, and Commissioner Keith Sheets. The following staff members were present: Director of Community Development Rachel Salatin, Deputy Director of Community Development Dylan Nicely, Zoning Administrator Kelly Getz, Deputy Zoning Administrator Daniel Barnett, Senior Planner Kayla Yankey, Planner Julia Cottrell, and Secretary Dale Gulley.

Chairman Rohrer called the meeting to order at 6:06 p.m.

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

Chairman Rohrer expressed his gratitude to Commissioner Flint for his time and commitment during his tenure as Chairman.

APPROVAL OF MINUTES.

On motion by Commissioner Sheets, seconded by Commissioner Harvey, and carried by a roll call vote of 4 to 0, voting recorded as follows, Flint AYE; Harvey AYE; Rohrer AYE; Sheets AYE; the Planning Commission approved the minutes of the December 2, 2025, regular meeting.

PUBLIC HEARING.

Rezoning Request

Ms. Cottrell presented the following request:

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

Commissioner Flint asked if the property's inclusion in the property owner's association should be considered with this rezoning request.

Mr. Getz stated that the County is interested in well-run owners' associations and seeks to avoid disrupting the operations of an established well-run POA.

Ms. Yankey clarified that the property is still under the ownership of the POA, and the applicant is a contract purchaser; therefore, the POA signed the rezoning application.

Chairman Rohrer opened the public hearing at 6:06 p.m.

John Johnson, applicant, expressed his appreciation of staff and stated that the proposal would be a less intensive use of the land than what would be permitted under the existing proffers.

Renee Conell, Lake Point Village Property Owner’s Association President, stated that the POA has had this property for sale for a while, and the current proffers and zoning have created difficulty with finalizing a sale. She shared that this sale would be beneficial to fund the continued operations of the POA.

Chairman Rohrer closed the public hearing at 6:09 p.m.

On motion by Commissioner Sheets, seconded by Commissioner Flint, and carried by a roll call vote of 4 to 0, voting recorded as follows, Flint AYE; Harvey AYE; Rohrer AYE; Sheets AYE; the rezoning was recommended for approval.

NEW BUSINESS.

There was no new business.

ONGOING BUSINESS.

A. City Planning Commission Liaison Report

Chairman Rohrer provided an overview of the agenda items from the December 10, 2025, Harrisonburg City Planning Commission Meeting.

B. Upcoming City Planning Commission Liaison Report

Commissioner Sheets is the liaison for the January 14, 2026, Harrisonburg City Planning Commission Meeting.

STAFF REPORT OVERVIEW.

Chairman Rohrer, Ms. Salatin, and Supervisor Dale will be conducting interviews for the District 3 Planning Commissioner position.

ADJOURNMENT.

Having no further business, the Commission adjourned at 6:15 p.m.

Minutes approved by the Commission on _____, 2026 by:

Jordan Rohrer, Chairman

Dale Gulley, Secretary

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

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

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

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

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

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

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

All other portions of Section 17-1003.02 are reaffirmed.

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

Aye Nay Abstain Absent

Supervisor Ritchie
District 1

Supervisor Wolfe-Garrison
District 2

Supervisor Dale
District 3

Supervisor Longcor
District 4

Supervisor Hensley
District 5

LEILA LONGCOR,
Chair of the Board of Supervisors

ATTESTE:

CASEY B. ARMSTRONG
County Administrator

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

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

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

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

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

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

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

Solar energy facility, large.

(a) *Ground-mounted:*

(1) Aggregate cap: Commencing on November 17, 2021, and continuing until amended by the board of supervisors, no more than one thousand eight hundred

(1,800) acres, in aggregate, may be approved for large solar energy facilities by special use permit. [Acreage under large solar facilities in industrial zoning districts is not included in the aggregate cap.](#)

(2) Per-site cap: Except as provided immediately below, no more than fifty (50) acres may be approved for an individual large solar energy facility permitted by special use permit on land zoned A-1, A-2, RV, RR-1, PG, B-1, and B-2. This 50-acre per-site cap does not apply to ground-mounted large solar energy facilities proposed to be located in planned development zoning districts, industrial zoning districts, or public service districts. Newly proposed large solar facilities shall be located in near proximity to the demonstrated need based on intended customers. Newly proposed large solar facilities shall be placed no closer to a pre-existing large solar facility than necessary to serve those intended customers. Need may be demonstrated by indicia such as, but not limited to, subscriber interest shown at the community meeting.

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

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

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

- a. When two (2) acres to thirty (30) acres of land, inclusive, are occupied by a solar energy facility, all above-ground infrastructure shall be no less than one hundred (100) feet from property lines and no less than two hundred (200) feet from existing dwellings, reduceable by notarized consent from an adjoining property owner. Setbacks are not required among and between participating landowners' parcels.
- b. When more than thirty (30) acres of land are occupied by a solar energy facility, all above-ground infrastructure shall be no less than one hundred fifty (150) feet from property lines and shall be no less than two hundred fifty (250) feet from any existing dwellings, reduceable by notarized consent from

an adjoining property owner. Setbacks are not required among and between participating landowners' parcels.

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

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

(7) Community meeting:

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

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

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

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

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

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

- a. All plants shall be climate-hardy.
- b. No monoculture shall be permitted; at least five (5) different species of shrubs and six-foot-high trees shall be installed, with preference given to indigenous trees and shrubs.
- c. Selected species shall have mixed leaf- and branch-types of varying mature heights.
- d. Two or three of the same species shall be grouped to ensure a naturalized effect. Uniform, staggered rows of plantings are not permitted.
- e. Existing vegetation in the setback area shall be supplemented with new plantings, and all existing, invasive species shall be removed prior to new plantings being installed.
- f. Land within the setback, not in trees and shrubs, shall have a stabilizing ground cover.
- g. Any fencing shall be located interior to the ~~vegetated~~ vegetative buffer.
- h. Trees and shrubs are not required where utility easements cross the setback.
- i. Ongoing maintenance:
 - 1. All vegetation (trees, shrubs, and ground covers) in the setback areas shall be maintained from installation through decommissioning. Ground covers shall provide continuous coverage for the life of the project.
 - 2. The solar facility operator and landowner shall manage non-invasive species and remove invasive species for the life of the project.
 - 3. Trees and shrubs shall be replaced if needed to maintain intended, camouflage effect.

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

- a. Ground cover shall be climate-hardy, non-invasive, and pollinator-friendly species, with preference given to indigenous plants.
- b. Shade-tolerant plants shall be installed under the solar panels.

c. Ground covers shall meet erosion and sediment control and stormwater management regulations effective at the time of site plan approval.

d. Ongoing maintenance: The solar facility operator and landowner shall manage non-invasive species and remove invasive species for the life of the project.

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

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

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

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

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

(15) Glare and appearance.

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

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

(16) Decommissioning.

a. Decommissioning plan: A decommissioning plan shall be developed by the applicant, owner, or operator prior to the approval of a site plan being issued for a large solar energy facility. If the large solar energy facility is

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

1. Anticipated life of the solar energy facility;
2. The estimated future cost of the decommissioning and repurposing, expressed in current dollars, by a Virginia State-licensed professional engineer;
3. Method used to determine the estimate;
4. The manner in which the project will be decommissioned; and
5. The name and physical address of the person or entity responsible for the decommissioning plan.

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

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

d. Applicant, facility owner and property owner obligation: Within six (6) months after the cessation of use of the large solar energy facility for electrical power generation or transmission, the applicant or its successor, at its sole cost and expense, shall decommission the large solar energy facility

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

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

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

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

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

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

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

1. All above-ground and underground infrastructure shall be removed and recycled or reused, unless a written request is received from the then current property owner proposing the retention of any infrastructure, and the request is approved by the county:
2. Final land surface conditions (grass, trees, cropland, pasture, etc.), including the status of on-site gravel roads, if to remain;
3. Final contours and grades; and
4. Permanent best management practices (BMPs) to remain or to be removed, based on final surface condition, with supportive calculations.

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

(b)Roof-mounted:

- (1) Separate flush or frame-mounted solar energy facilities installed on the roof or structure shall not:
- (2) Project vertically more than one (1) foot above the peak of the sloped roof to which it is attached; or
- (3) Project vertically more than five (5) feet above a flat roof installation.

(4) The combined height of a roof-mounted facility and the primary structure to which it is attached shall not exceed the maximum height for the zoning district in which it is located.

(5) It shall be demonstrated that the placement of the facility shall not adversely affect safe access to the roof, pathways to specific areas of the roof, and safe egress from the roof.

(6) Any glare generated by the system must be mitigated or directed away from adjoining property or road when it creates a nuisance or safety hazard.

(7) An ocular-impact study shall be performed for airports within five (5) miles of the project site and for public roads within sight of the system. The analysis shall be performed using FAA solar glare hazard analysis tool (SGHAT) to demonstrate compliance with FAA standards for measuring ocular impact.

(c) Appearance.

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

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

(d) Removal.

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

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

All other portions of Section 17-607 are reaffirmed.

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

Aye Nay Abstain Absent

Supervisor Ritchie
District 1

Supervisor Wolfe-Garrison
District 2

Supervisor Dale
District 3

Supervisor Longcor
District 4

Supervisor Hensley
District 5

LEILA LONGCOR,
Chair of the Board of Supervisors

ATTESTE:

CASEY B. ARMSTRONG
County Administrator

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

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

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

Biomass conversion facility.

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

(1) At least fifty (50) percent of the biomass shall be produced on-site or produced by the owner of the conversion equipment.

~~(2) Hours of operation shall be limited to between 6:00 a.m. and 9:00 p.m.~~

~~(3)~~ (2) -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)~~ (3) Any biomass conversion facility, not to include office or biomass storage space, shall occupy no more than four thousand (4,000) square feet.

~~(5) Each biomass conversion facility shall be set back at least one thousand (1,000) feet, not subject to reduction, from the following:~~

- ~~a. Incorporated town and city boundaries;~~
- ~~b. Public wells, springs, and water resource areas;~~
- ~~c. Designated urban growth areas;~~
- ~~d. Residentially zoned districts;~~
- ~~e. Manufactured home parks;~~
- ~~f. Manufactured home subdivisions;~~
- ~~g. Public schools;~~
- ~~h. County, town and community recreation areas; and~~
- ~~i. Jurisdictional waterways.~~

- (4) Each biomass conversion facility shall have a minimum setback, not subject to reduction except by special use permit, as follows:
- a. At least one thousand (1,000) feet from incorporated town and city boundaries and from public wells, springs, and water intakes; and
 - b. At least six hundred (600) feet from:
 - i. Residentially zoned districts;
 - ii. Manufactured home parks;
 - iii. Manufactured home subdivisions;
 - iv. Public schools;
 - v. County, town and community recreation areas; and
 - c. At least fifty (50) feet from any jurisdictional waterway.

~~(6)~~ (5) A special use permit shall be obtained for facilities that do not meet the requirements listed above.

Hog operation.

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

(1) Setbacks.

- a. Each structure and denuded area associated with the hog operation shall be set back from property lines one hundred fifty (150) feet, except as provided for setbacks from public roadways. The setback from property lines may be reduced by mutual consent of the producer and landowners whose property lines fall within the one hundred fifty (150) foot setback distance. In no case, however, shall such setback from property lines be less than seventy-five (75) feet.
- b. Each structure and denuded area associated with the hog operation shall be set back from the travel surface of public roadways at least one hundred (100) feet. The setback from public roadways shall not be subject to reduction.
- c. Consent of a reduction in setback shall be evidenced by a notarized affidavit presented to the zoning administrator stating the agreed-upon distance.
- d. In the event that a residence is constructed on property adjoining a hog operation or on property for which valid permits for a hog operation has been

obtained, or in the event of annexation or a county rezoning, which makes the hog operation nonconforming, additional structures may be constructed in association with the hog operation provided no new structure(s) will encroach upon the property line, adjoining residence, town, or city boundary or zoning district to a greater extent than the existing structure(s) and provided that all other requirements of this chapter are met.

- e. Each structure and denuded area associated with the hog operation shall have a minimum setback, not subject to reduction, as follows:
 - 1. At least one thousand (1,000) feet from incorporated town and city boundaries and from public wells, springs, and water intakes; and
 - 2. At least six hundred (600) feet from:
 - ~~i.~~ ~~Designated urban growth areas;~~
 - ~~ii.~~ i. Residentially zoned districts;
 - ~~iii.~~ ii. Manufactured home parks;
 - ~~iv.~~ iii. Manufactured home subdivisions;
 - ~~v.~~ iv. Public schools; and
 - ~~vi.~~ v. County, town, and community recreation areas.
 - 3. At least fifty (50) feet from any jurisdictional waterway.

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

- a. The square footage of any replacement structure shall be no greater than one hundred twenty-five (125) percent of the square footage of the structure it replaces;
- b. The replacement structure shall meet all required setbacks of (1)e. above, or shall not encroach upon any setback to a greater extent than the structure it replaces;
- c. A plat prepared and signed by a land surveyor or engineer showing the location, size, and setback from property lines and dwellings on adjoining parcels of both the structure being replaced and the structure being constructed shall be submitted to the zoning administrator.

(3) Each application for a hog operation shall be accompanied by a plat prepared and signed by a land surveyor or engineer certifying that the proposed operation meets all applicable setback requirements of this ordinance.

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

Poultry operation.

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

(1) Setbacks.

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

~~vi.v.~~ County, town, and community recreation areas.

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

- (2) Replacement or reconfiguration of a structure in a poultry operation that existed as of October 1, 2014, but which does not meet these requirements, may be permitted on a parcel provided that:
- a. The square footage of any replacement structure shall be no greater than one hundred twenty-five (125) percent of the square footage of the structure it replaces;
 - b. The replacement structure shall meet all required setbacks of (1)e. above, or shall not encroach upon any setback to a greater extent than the structure it replaces;
 - c. A plat prepared and signed by a land surveyor or engineer showing the location, size, and setback from property lines and dwellings on adjoining parcels of both the structure being replaced and the structure being constructed shall be submitted to the zoning administrator.
- (3) Each application for a poultry operation shall be accompanied by a plat prepared and signed by a land surveyor or engineer certifying that the proposed operation meets all applicable setback requirements of this ordinance.
- (4) Management of litter shall be in compliance with all applicable local, state and federal laws and requirements.
- (5) After October 1, 2014, no operation permit shall be issued until the zoning administrator has received notice from DCR that a nutrient management plan has been approved.
- (6) Poultry operations in operation as of October 1, 2014, which do not have sufficient acreage or do not meet setbacks shall be considered valid non-conforming uses and may be improved by construction of additional poultry operation, provided that:
- a. The total number of poultry houses in operation on the parcel shall not exceed three (3);
 - b. The producer obtains the notarized consent of all adjacent landowners. Consent shall be evidenced by a notarized affidavit specifying the number, size, and location of facilities as agreed upon by the producer and adjacent landowners;
 - c. When the subject parcel is adjacent to any residential district, it shall contain at least five (5) acres for each poultry house in operation on the parcel;
 - d. The proposed facilities shall meet all other requirements of this article.
- (7) Poultry litter that is not immediately land-applied shall be stored according to the following criteria:
- a. If litter is not stored under roof, the storage site shall be at least one hundred (100) feet from surface water, intermittent drainage, wells, sinkholes, and rock outcrops.

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

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

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

Aye Nay Abstain Absent

Supervisor Ritchie
District 1

Supervisor Wolfe-Garrison
District 2

Supervisor Dale
District 3

Supervisor Longcor
District 4

Supervisor Hensley
District 5

LEILA LONGCOR,
Chair of the Board of Supervisors

ATTESTE:

CASEY B. ARMSTRONG
County Administrator



The Department of Community Development Staff Report

January 28, 2026 *(Meeting Cancelled, items moved to 2/11/26)*

BOARD ACTION

Appointment of District 3 Planning Commissioner:

David Curfman to be appointed to complete Matt Dale’s unexpired term, which expires on August 31, 2027. Upon expiration, Mr. Curfman would be eligible for two additional four-year terms.

Appointment of District 4 Board of Zoning Appeals (BZA) Member:

Royce Hylton to be appointed to complete Michael Harvey’s unexpired term, which expires on June 30, 2028. Upon expiration, Mr. Hylton would be eligible for additional five-year term appointments.

Reappointment of Members of the Local Board of Building Code Appeals (LBBCA):

Mike Pugh to be reappointed for a term expiring October 31, 2029, and Dwight Walton to be reappointed for a term expiring October 31, 2030. *It is worth noting that the County’s LBBCA has not convened since 1985, as no appeals have been filed.*

STANDING COMMITTEES

Standing Committee	Staff Lead(s)	Status	Meeting Date
Agricultural & Forestal Advisory Committee	Kayla & Dylan	No new business.	As needed
Bicycle & Pedestrian Advisory Committee	Dylan	No new business.	As needed
Board of Building Code Appeals	Joe	No new business.	As needed
Board of Zoning Appeals	Kelly	No new business.	As needed
Planning Commission	Rachel	Action item(s) listed below.	First Tuesday of each month

At its January 6, 2026, meeting, the Planning Commission acted on the following item:

Project #	Applicant	Request	Location	Status
REZ25-1749	John and Kathryn Jonhson	Requests to amend the proffers on a 2.716-acre portion of a property zoned R-3 C (General Residential with Conditions) of Election District 3.	Portions of Tax Map # 125-A-263 and 125-A-261	PC recommended approval. BOS date 1/28/26.

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

Project #	Applicant	Request	Location	Status
OA26-0033	Staff Generated	Staff generated ordinance amendment to Section 17-1003.02 of the Rockingham County Code to allow three years for the commencement of solar projects, energy storage projects, and residential projects approved by Special Use Permit, as mandated by updates to Virginia State Code.	-	To be heard by PC on 2/3/26. BOS date TBD
OA26-0034	Staff Generated	Staff generated ordinance amendment to Table 17-606 and Section 17-607 of the Rockingham County Code to amend the supplemental standards for the use Large solar energy facility, and to amend the land use table for the uses Large solar energy and Large solar energy installed over impervious surfaces.	-	To be heard by PC on 2/3/26. BOS date TBD
OA26-0073	Staff Generated	Staff generated ordinance amendment to Section 17-607 of the Rockingham County Code to amend the setback requirements for agricultural uses in and in the near vicinity to urban growth areas.	-	To be heard by PC on 2/3/26. BOS date TBD

PROJECTS

Special Projects	Staff Lead(s)	Description/Status
Agricultural Preservation & Protection Committee	Kelly	The APP Committee, which includes Supervisor Longcor and Supervisor Hensley, met in July and December 2024, and on October 2, 2025. Discussion topics in October included the County’s subdivision ordinance and conservation easements. The next meeting is tentatively scheduled for February, 2026. This project is ongoing.
Hydrogeological Study Research		Dwayne Martin, Deputy County Administrator for Agriculture and Strategic Project Management, will now be overseeing this project and will be incorporating it into his staff report.
Briery Branch Community Center	Kayla & Rachel	On February 6, 2025 Governor Youngkin announced that Rockingham County received a \$100,000 Planning Grant through the Community Development Block Grant (CDBG) program to support the revitalization of the Briery Branch Community Center. Environmental testing, including assessments for asbestos, lead, and water quality, have been completed. Septic system evaluations are currently underway. The next Project Management Team (PMT) meeting is scheduled for January 26 at 4:00 p.m.

North Route 11 Corridor	Julia & Kayla	At the July 9, 2025, Board of Supervisor meeting, staff was directed to continue in long range planning and code compliance efforts in the North Route 11 Corridor area. This project is ongoing.
-------------------------	---------------	---

Monthly Summary	Staff Lead(s)	Monthly Status: as of December 31, 2025
Deed/Plat Review	Donna	12 deeds/plats submitted 4 of which are awaiting revisions
Code Compliance	Kelly, Brittany & Josh	71 active code cases 21 of which are pending legal action and 9 are pending action by the magistrate
Building Inspections & Plan Review	Joe, Ben, & Matt	1832 building/other inspections (averaged 91.6 daily) 41 residential plans under review 23 commercial plans under review 223 permits issued
Planning & Zoning Applications (Excludes items tabled by BOS)	Kelly, Daniel, Kayla & Dylan	11 special use permits under review 5 rezonings under review

TRANSPORTATION PROJECT APPLICATIONS

Revenue Sharing

The VDOT Revenue Sharing Program’s full applications were due on September 15. Revenue Sharing (VDOT’s 50/50 matching grant) funds can be used for eligible rural additions and to construct, reconstruct, improve, or maintain roads.

Staff, with VDOT assistance, submitted the following projects:

- Shoulder widening on a section of Airport Road
- Improving a vertical curve on Friedens Church Road, 0.1 mile east of Oakridge Road, to increase sight distance
- Requesting additional allocation for the Cross Keys Road and Port Republic Road turn lane project

LARGE SCALE SOLAR ENERGY FACILITIES

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

REQUESTS TABLED BY BOARD OF SUPERVISORS

Special Use Permit Application(s):

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

Rezoning Request(s):

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

Ordinance Amendment(s):

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

STAFFING AND ACHIEVEMENTS

Number of Staff	22	Number of Vacancies	1	Number of Job Postings	1
Recent Staff Changes & Achievements	Building Inspector Devin Miller successfully completed his residential building certification through the Department of Housing and Community Development (DHCD).				

2025

2025 Annual Report



Rockingham County, Va
COMMUNITY DEVELOPMENT

Building | GIS | Planning | Zoning



ADMINISTRATIVE

Rachel Salatin—Director

Dylan Nicely—Deputy Director

BUILDING

Joe Shifflett—Building Official

Ben Terry—Deputy Building Official

Matthew Schultz—Residential Plan Reviewer

Dale Gulley—Permit Specialist

Royce Poletti—Permit Specialist

Jackie White—Permit Specialist

James Riddel—Building Inspector

Rick Davis—Building Inspector

Danny Mason—Building Inspector

Devin Miller—Building Inspector

Walden Hatton—Building Inspector

GIS

Mark Rathke—GIS Manager

Kendrick Smith—GIS Specialist

PLANNING

Kayla Yankey—Senior Planner

Julia Cottrell—Planner

ZONING

Kelly Getz—Zoning Administrator & Subdivision Agent

Daniel Barnett—Deputy Zoning Administrator

Josh Haugh—Zoning & Building Coordinator

Donna Jenkins—Deed & Subdivision Reviewer

Brittany Jarvis—Zoning Inspector

22 STAFF

Zoning Ordinance Amendments

Of the nine (9) ordinance amendments reviewed by the Planning Commission, eight (8) were recommended for approval and subsequently approved by the Board of Supervisors, and one (1) was recommended for denial and subsequently tabled by the Board of Supervisors.

Requests to amend Chapter 17 of the County Code may be initiated by the public, the Planning Commission, the Board of Supervisors, or by staff, if support for consideration is given by the Board of Supervisors. If a proposed ordinance amendment is given support, Zoning staff assists to draft amendment language that is clear, consistent with the existing ordinance, and technically accurate.

Once drafted, the amendment is presented to the Planning Commission at a public hearing. The Commission may recommend approval, approval with modifications, recommend denial, or may table the proposal for additional study. After the Planning Commission issues its recommendation, the amendment proceeds to a public hearing before the Board of Supervisors, who may vote to approve, approve with modifications, deny, or table the amendment for additional study.

A list of ordinance amendments is included at the end of this report.



Planners Kayla Yankey and Julia Cottrell perform a site visit.

Data Center Ordinance

Rockingham County's data center ordinance and policy, approved in September 2025 after extensive staff development, aims to address identified concerns related to visual impacts, water use, power consumption, and noise from data center projects. Rather than designate specific areas or properties for data centers, the County's ordinance relies on the special use permit process to evaluate each proposal individually, guided by the Comprehensive Plan and its priorities. The adopted policy encourages developers to use sustainable technologies, including closed-loop cooling systems, and to install new power lines underground.

Mixed-Use Structure Ordinance

In November 2025, the Board of Supervisors approved a staff-initiated ordinance amendment adding mixed-use structures as a permitted land use within the Zoning Ordinance. The amendment increases flexibility for mixed-use development, ensures compatibility between commercial and residential uses, and allows residential uses in certain districts—such as B-1 and B-2—where they were previously prohibited. The amendment aligns the Zoning Ordinance, and the goals of the Stone Spring Urban Development Area Plan's compact development policies, while introducing an additional housing option.

Rezoning

A rezoning is the reclassification of a piece of land from one zoning district to another. Rezoning of land, an eight-to-twelve-week process, is often requested when a property owner wants to use their land for a purpose that is not permitted by the current zoning. Applications are reviewed by county staff and outside agencies. These comments are consolidated into a Case Report that is presented to the Planning Commission and then the Board of Supervisors who ultimately make the determination.

In 2025, sixteen (16) rezoning requests were submitted for staff and agency review. By the end of the year, fourteen (14) of these requests had been heard by the Planning Commission. Of those, twelve (12) received a recommendation for approval and two (2) received a recommendation for denial. One (1) request was withdrawn by the applicant prior to consideration by the Board of Supervisors. Of the eleven (11) requests heard by the Board of Supervisors, nine (9) were approved, one (1) denied, and one (1) tabled. Two (2) requests are scheduled to be heard by the Board of Supervisors in 2026.

2025 Rezoning	
Use	Acres
Industrial	8.913
Business	21.885
Residential	12.85
Agricultural	21.6

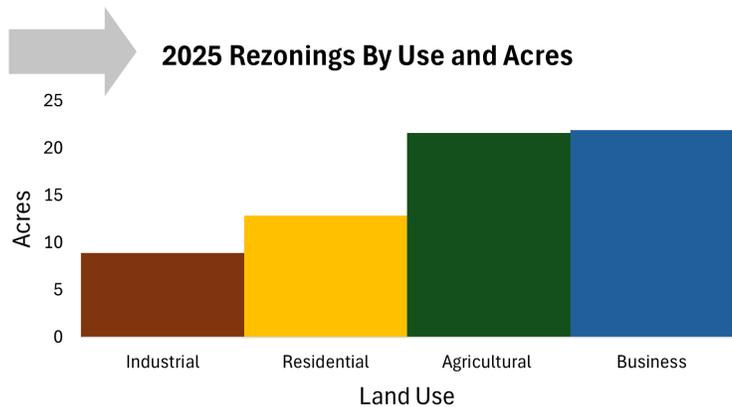
Of the sixteen (16) submitted rezoning requests, six (6) are located within the Stone Spring Urban Development Area (UDA).

In 2025, a total of 65.248 acres were rezoned. Of this amount, 8.913 acres were rezoned for industrial use, 12.85 acres for residential use, 21.6 acres for agricultural use, and 21.885 acres for business use.

Special Use Permits

Table 17-606 of the County Code lists uses in each zoning district that are permitted by right and uses that are permitted only by Board approval of a special use permit. Uses listed by special use permit are considered to have a potentially greater impact upon neighboring properties, roads, or utilities, than uses permitted by right and are considered by the Board on a case-by-case basis. Unlike the voluntary proffers of rezonings, conditions can be placed on a special use permit by the Board of Supervisors.

Special use permits are not heard by the Planning Commission. They are presented to the Board of Supervisors at a public hearing where the Board may approve, approve with conditions, deny, or table the permit for further study. Out of twenty-nine (29) special use permit requests submitted for staff and agency review, twenty-two (22) were approved, four (4) were denied, and three (3) were withdrawn by the applicant.



A list of rezonings and special use permit requests is included at the end of this report.

Pre-Application Meetings

In 2025, planning staff facilitated 19 pre-application meetings covering 34 projects. Held on the first and third Wednesdays each month, these meetings bring together review staff and partner agencies to help applicants address questions and concerns before submitting a formal application.

Land Use Related Ordinance Amendments

Any chapter of the Rockingham County Code of Ordinances may be amended using the same process as amendments to Chapter 17 of the Zoning Ordinance. In 2025, two ordinance amendments—one from Chapter 9 and one from Chapter 14—were presented by Community Development staff and reviewed by the Planning Commission and the Board of Supervisors. Both were ultimately approved.

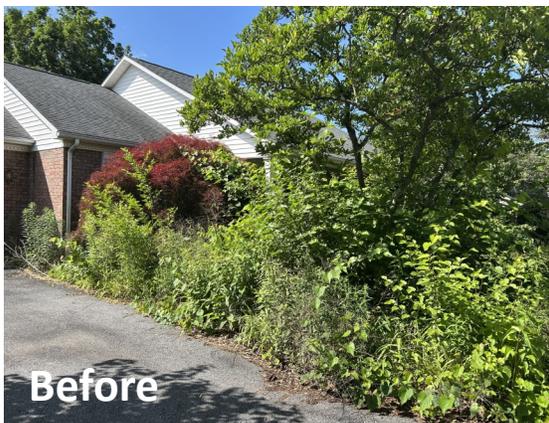
Chapter 9: Health and Sanitation — Short-Term Rental (STR) Ordinance

In January 2024, the Board of Supervisors directed staff to study short-term rentals and their potential impacts. A subcommittee comprised of Board and Planning Commission members met on August 1, 2024, and January 31, 2025. On May 6, 2025, the Planning Commission tabled a draft ordinance focused on health, safety, and welfare. To gather public input, a community survey was conducted, closing on June 13. Over 90 responses were collected. The results were reviewed at a Planning Commission work session on July 1. Following revisions, the Planning Commission recommended approval on August 5. The draft ordinance—which proposed an annual permitting process—was presented to the Board of Supervisors on October 22, tabled for further study, and subsequently approved on December 10. Implementation of the STR regulations will begin in 2026.

2 Subcommittee Meetings
2 Public Hearings
90 Survey Responses
1 Public Work Session

Chapter 14: Refuse, Garbage, and Weeds

In May 2025, the Board of Supervisors approved amendments to the Refuse, Garbage, and Weeds Ordinance. The ordinance requires residential properties to maintain grass, weeds, and similar vegetation at a height of 10 inches or less, and business, commercial, and industrial properties at 12 inches or less. Agriculturally zoned properties are exempt.

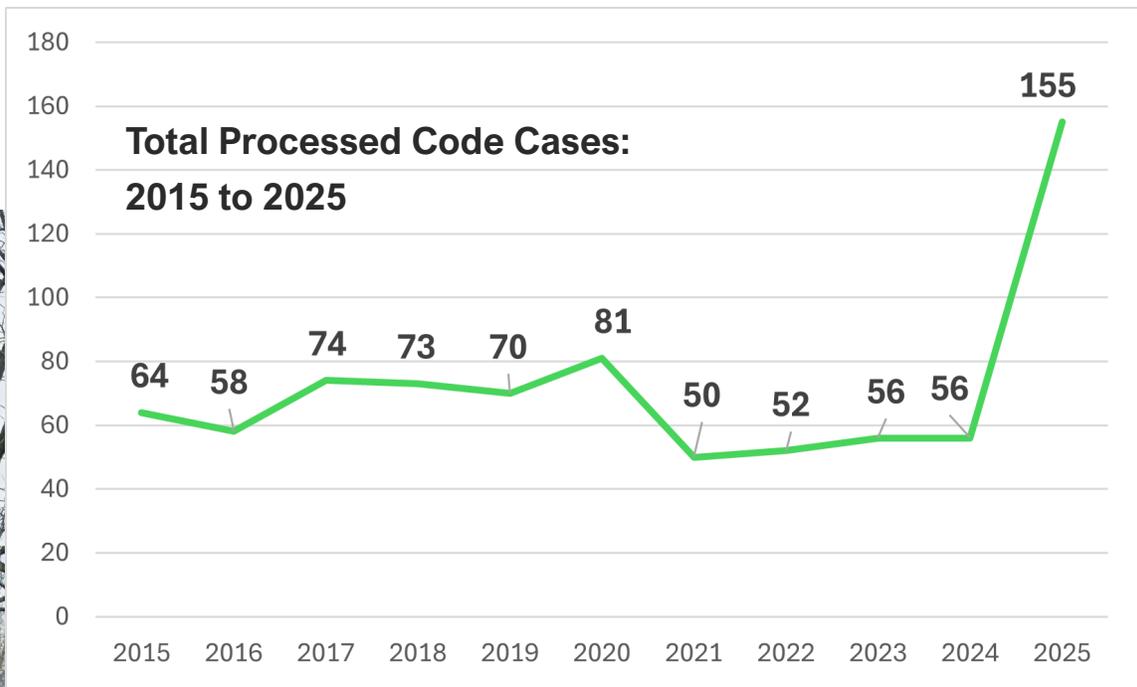


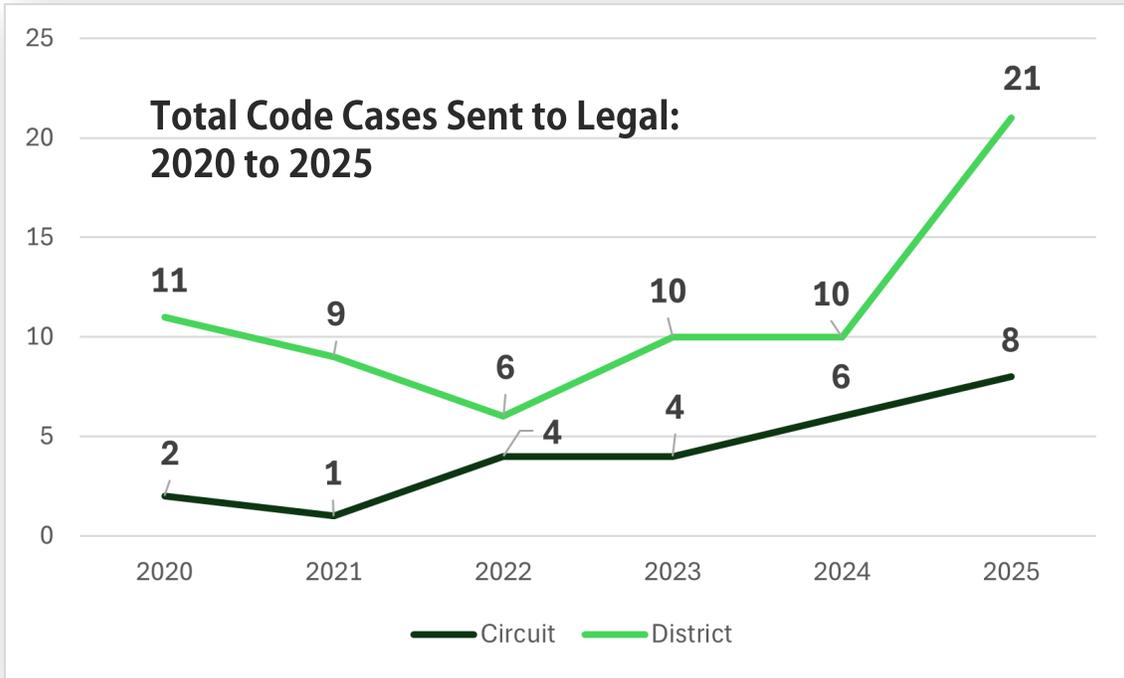
Code Compliance

The Zoning division enforces the County’s Zoning Ordinance (Chapter 17), portions of the Refuse, Garbage, and Weeds Ordinance (Chapter 14), and portions of Health and Sanitation (Chapter 9). The office investigates potential violations identified by County staff during routine duties and complaints received from the public. Common complaints include unpermitted businesses, illegal occupancies, and the accumulation of refuse.

Staff conduct site visits to contact property owners and document potential violations. When no imminent threat to health, safety, or welfare exists, staff work with responsible parties to establish a compliance schedule prior to pursuing legal action. If necessary, an official notice of violation is issued.

In 2025, the Zoning division continued to work closely with the County Attorney’s Office to streamline code compliance procedures and address long-standing violations. As a result, case activity increased significantly, with a total of 155 cases processed, compared to 56 in 2024.





Zoning Violations

Property owners have 30 days from the date of a notice of zoning violation to appeal to the Rockingham County Board of Zoning Appeals (BZA). If a case is not appealed and compliance is not achieved within the established timeframe, it is referred to the County Attorney’s Office for filing in Circuit Court.

In 2025, 98 zoning violation cases were opened. Of these, 44 remain active, 12 were determined not to be violations, 21 were brought into compliance, and 21 were referred for legal action.

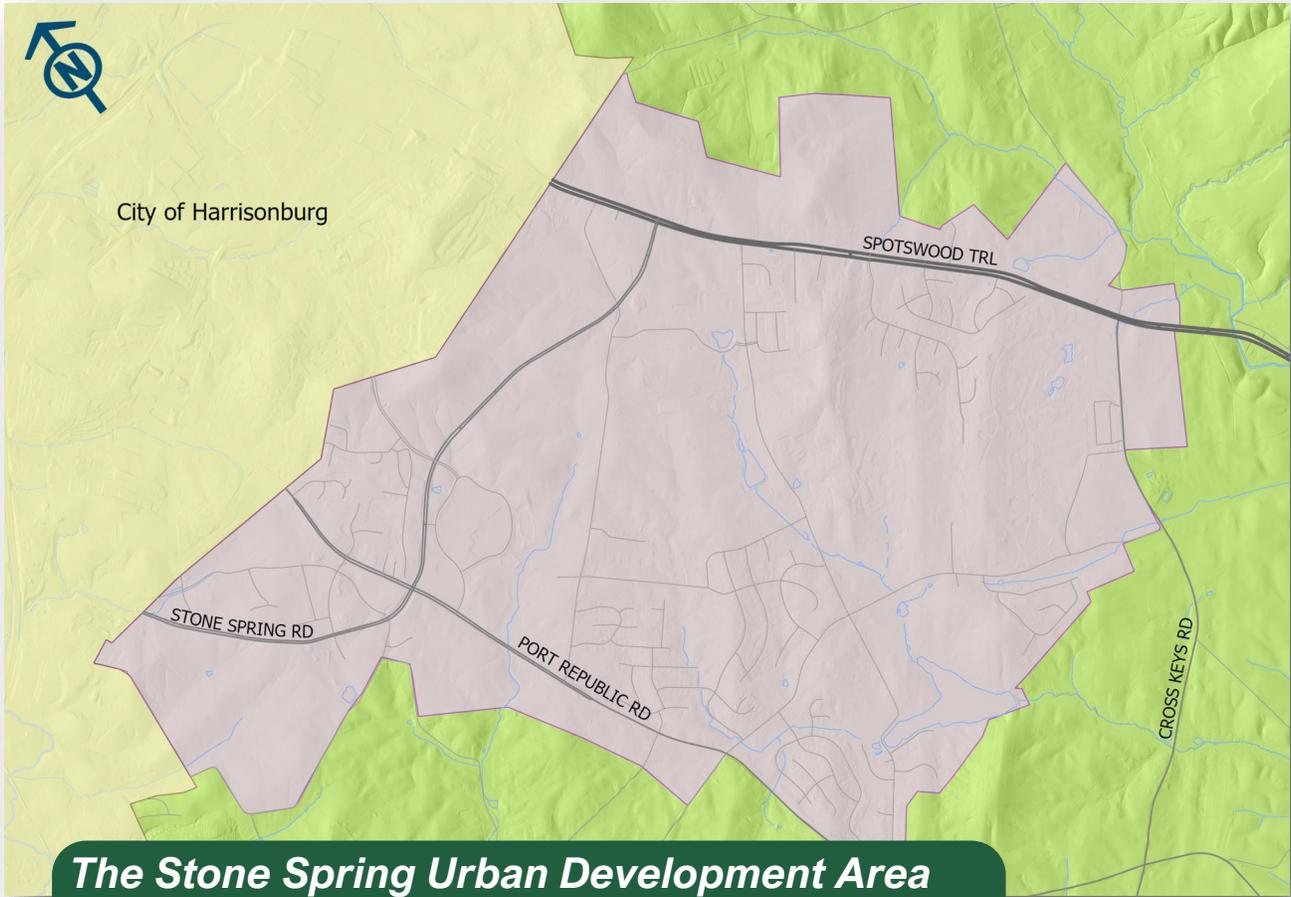
Refuse Violations

Refuse violations not corrected within 15 days are presented to the magistrate’s office for a hearing in General District Court. In 2025, 36 refuse violation cases were opened. Of these, 4 remain active, 3 were not found to be violations, 21 were brought into compliance, and 8 were referred for legal action.

Grass and Weed Violations

Grass and weed violations not corrected within 10 days may be remedied by the County.

In 2025, 14 grass and weed cases were opened. Of these, 4 remain active, 9 were brought into compliance, and 1 was remedied by the County.



The Stone Spring Urban Development Area (UDA) Plan establishes guidelines for compact development aimed at preserving rural and agricultural land.

The Urban Development Area (UDA) encompasses 4,635 acres, representing approximately 0.85% of the County’s total land area. As of 2025, an estimated 2,112 acres of the UDA are developed, leaving 2,523 acres undeveloped.

Currently, the UDA contains 5,840 residential units. In 2025, development activity within the UDA included the construction of 131 new residential units and one commercial structure. Additionally, 22 residential units and four commercial structures were approved but not constructed.

Area	Square Miles	Acreage
UDA	7.25	4,635
County	853	545,920

The Stone Spring UDA Plan promotes predictable development patterns through the application of Traditional Neighborhood Design (TND) principles, which support higher densities, increased walkability, and the preservation of agricultural land by concentrating growth in more compact forms.

The Stone Spring UDA Plan was adopted in 2020 as a component of the Comprehensive Plan and aims to balance a variety of density and unit types, while encouraging compact, walkable alternatives that preserve land while allowing for healthy economic growth.

Urban Development Area

Revenue Sharing

The Revenue Sharing Program is a dollar-for-dollar, cash match state funding program for use by localities to construct, improve, or maintain the primary, secondary, or urban roadways for qualifying projects. In 2025, Planning Staff submitted three projects through this program. In June of 2026, the Commonwealth Transportation Board (CTB) will determine which projects from across the state will receive funding and adopt the VDOT Six-Year Improvement Program.

Intersection of Port Republic Road (VA 253) and Cross Keys Road (VA 276) Turn Lane Improvements:

This application requested additional funds to supplement an earlier Revenue Sharing award that will install left turn lanes on Cross Keys Road for east and westbound Port Republic Road traffic. This project will begin construction in 2027.

Airport Road (Rt 727) Shoulder Widening:

This project would install shoulders to a 0.45-mile section of Airport Road (Rt 727) from Wise Hollow Road (Rt 698) to 0.45 mile west of Wise Hollow Road (Rt 698). If funded, this project would begin construction in 2029.

Intersection of Friedens Church Road (Rt 682) and Oakridge Road (Rt 680) Improvements:

This project would improve a vertical curve on Friedens Church Road, 0.1 mile east of Oakridge Road, to increase sight distance. If funded, this project would begin construction in 2029.

Transportation Studies

In 2025, Planning Staff, in conjunction with VDOT, conducted two transportation studies.

Gravels Road Study:

The County commissioned VDOT to evaluate roadway capacity and identify potential improvements in the area north of the City of Harrisonburg, bounded by North Valley Pike (US 11), Harpine Highway (VA 42), Gravels and Buttermilk Creek Road, and the Harrisonburg city limits. Conducted from Spring 2024 to early 2025, the study reviewed current zoning and land use, assessed existing traffic patterns, and explored new connectivity options to better separate commercial and residential traffic.

Route 259 (Mayland Road) STARS Study:

The Route 259 (Mayland Road) STARS (Strategically Targeted and Affordable Roadway Solutions) study is a joint effort by VDOT, Rockingham County, and the Town of Broadway to assess transportation needs along a 4-mile segment of Route 259, from Broadway Avenue in the Town of Broadway to Route 11 in Rockingham County. The study, which began in 2025 and will conclude in 2026, aims to identify crash hotspots, recommend cost-effective safety improvements, and enhance mobility for all users. It will evaluate existing and projected conditions, and its final recommendations may be advanced through state transportation funding programs.

3 Applications
2 Studies

Transportation



Radar Speed Sign Installation

In 2025, Community Development staff, with assistance from VDOT staff, installed two radar speed signs. One sign was installed on Gravels Road (Rt 765), eastbound; another was installed on Oakwood Drive (Rt 704), westbound. These signs are intended to improve safety by reducing speeds to better accommodate multiple modes of transportation traveling at various speeds.



Rockingham Park Safety Improvements

In 2025, Community Development staff, with assistance from VDOT and the Department of Engineering, installed temporary traffic delineators in the US 33 median crossover at Rockingham Park Way which included roadway striping on Rockingham Park Way. This temporary improvement restricts left turns from Rockingham Park Way. Vehicles needing to travel east on US 33 must turn right onto US 33 and make a U-turn at Jessica Drive. Vehicles needing to travel east on US 33 are encouraged to use the Park's back gate entrance to access Indian Trail Road. A future VDOT-funded project will install permanent median curbing and a dedicated U-turn crossover near Valley View Golf Carts on US 33.



Agricultural & Forestal Districts

Rockingham County promotes land conservation through its nine Agricultural and Forestal Districts—voluntarily created by landowners under Section 15.2-4300 of the Code of Virginia — to assist in the protection of farmland, timberland, and open space for economic and environmental benefit.

While no districts were due for renewal in 2025, at the property owners’ request, the Board approved the removal of two parcels totaling 189.112 acres from the Mauzy District.

9

Agricultural & Forestal Districts

Agricultural Preservation & Protection Committee

Preserving the agricultural industry is a key objective of the County’s Comprehensive Plan. By establishing designated growth boundaries, the County directs development around the City of Harrisonburg, the seven incorporated towns, Massanutten Resort, and McGaheysville, helping to safeguard the County’s agricultural areas.

The Agricultural Preservation and Protection Committee (APPC) was established on April 24, 2024, by the Board of Supervisors as an ad hoc committee to investigate the loss of farmland reported in the 2022 USDA Census of Agriculture and to explore strategies for supporting the agricultural economy in Virginia’s leading agricultural county. The Committee is comprised of Supervisor Hensley as Chair, Supervisor Longcor, local agricultural professionals, and is staffed by Community Development. The APPC met twice in 2024 and twice in 2025, and its work is scheduled to continue in 2026.

In 2024, Rockingham County had 326,762 acres zoned A-1 and A-2. By 2025, this total had increased slightly to 326,818 acres. While approximately 425 acres were rezoned from A-1 and A-2 to non-agricultural districts between 2020 and 2025, this loss was offset by other countywide rezonings. As a result, when all zoning changes are considered, rezonings approved in 2024 and 2025 produced a net gain of approximately 56 acres countywide.

Deed & Subdivision Review

A subdivision is defined as the division of any tract of land into two or more lots. Rockingham County regulates subdivisions under Chapter 16, Subdivision of Land, which governs the review of new parcels and changes to existing property lines. The Subdivision Agent is responsible for interpreting these ordinances and ensuring compliance with Chapter 17, Zoning.

Commercially or Residentially Zoned Properties

For commercially or residentially zoned properties, a subdivision plat is submitted to the Department of Community Development's Subdivision Office for review of compliance with the zoning ordinance and Section 16-37 of the subdivision ordinance. Final plats are also reviewed by the Virginia Department of Transportation (VDOT), the Virginia Department of Health (VDH), and the County's Departments of Public Works and Engineering to ensure entrances, easements, and utilities meet all state and local requirements.

Agriculturally Zoned Properties

Proposed changes to agriculturally zoned properties are classified in Section 16-9 of the subdivision ordinance as one of four division types: (a) adjoining transfer, (b) non-family division, (c) family division, or (d) division by inheritance. A deed and survey are submitted to the Subdivision Office for review. Documentation from VDOT confirming an approved entrance and from VDH confirming an approved or permitted septic system may also be required.

In 2023, the subdivision ordinance was amended to establish a seven-year waiting period for non-family divisions of agriculturally zoned property, a change that has helped preserve agricultural land. Previously, no waiting period was required. Additionally, A-1 zoned parcels may apply for non-family divisions only once every five years, and A-2 parcels once every three years.

Although a proposed agricultural division may meet the technical requirements of the code, the Subdivision Agent retains discretion to deny a division if it is determined to circumvent the intent of the ordinance (see Interpretation 09-01 of Section 16-9).

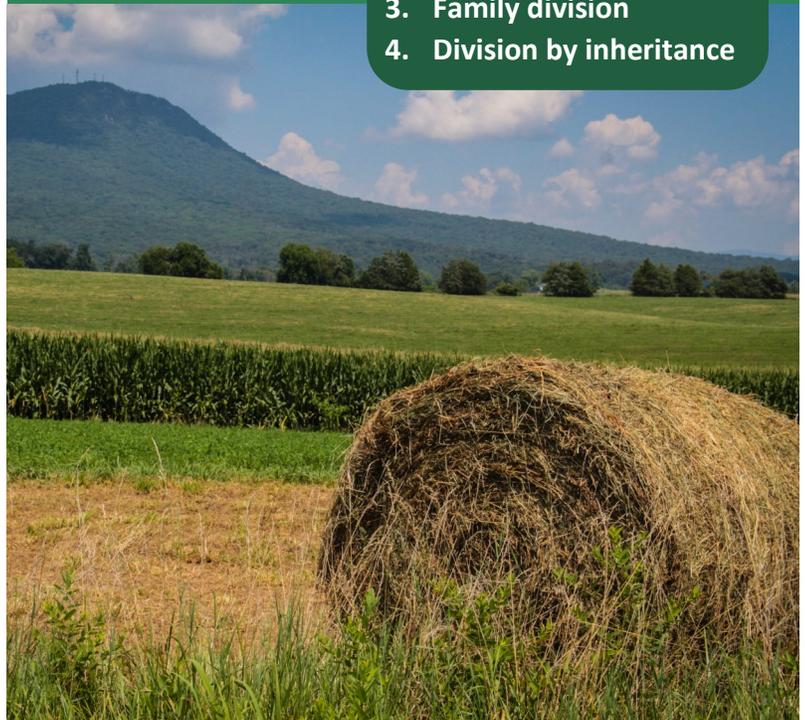
2025 Subdivision Activity

In 2025, the office reviewed 139 subdivision applications, including:

- 63 adjoining land transfers
- 13 non-family divisions
- 15 non-family Grantor to Self divisions
- 26 family divisions
- 2 divisions by inheritance
- 18 subdivision plats (typically creating multiple lots)
- 2 denied

4 Types of Land Divisions:

1. Adjoining transfer
2. Non-family division
3. Family division
4. Division by inheritance



Impacts of Development

In 2025, the Board of Supervisors approved a Comprehensive Plan amendment (CPA24-1394) to add guidance to the land use chapter's objectives and strategies. The amendment emphasizes that, when reviewing future residential rezoning requests, both the County and developers should consider the potential impacts of a development on public services, facilities, and infrastructure, including public schools. A majority of the six residential rezoning requests received in 2025 have voluntarily included proffers such as phased unit construction and land dedication, to help mitigate the development's impacts.

Evolve Support & Use

As part of an ongoing initiative, GIS staff have made numerous updates and improvements this year to permitting software, Evolve. These procedural enhancements have increased efficiency for both internal workflows and public users. The public portal—launched in March 2023— has been active for almost three years.

Increased Digital Activity: In 2025, approximately 40% of building permit applications and 70% of site plan applications were submitted through the Evolve online portal. In the month of November, about 80% of building inspections were scheduled online.

52 Drone Videos

In 2025, the Geographic Information System (GIS) division captured 52 aerial videos that were used by staff to present rezoning and special use permit requests to the Planning Commission and Board of Supervisors. Videos were also used in large-scale project management reports.



GIS

Two New GIS Applications

This year, improvements have been made to existing applications—the Development Tracker and the Election Polling Locator— in addition to introducing two new applications:

Launched in May 2025, the Virginia Rescue Challenge application maps Fire and Rescue training locations across Rockingham and Augusta counties for use in the statewide training challenge.

Launched in July 2025: The Technology Support Locations application maps the buildings and structures serviced by the Department of Information Technology (IT). Future enhancements will allow it to track computers, servers, phones, and other IT-supported equipment.

Both applications are user-friendly and easy to navigate. They provide specialized services within the departments for training and to better serve the organization.

GIS

Data Support

The GIS division uses advanced computer technology to collect, manage, analyze, and display County data. This information is organized into layered datasets—such as parcels, roads, and boundaries—within an interactive map that serves both internal users and the public.

Although housed within the Department of Community Development, GIS resources are used widely across County departments and by outside agencies. One key user is Rockingham County Public Schools (RCPS), particularly for the annual update of the student generation rate table. By combining student enrollment data with housing unit types, RCPS and County staff can better predict how many students a proposed development may generate and what infrastructure improvements may be needed. Current and historic generation rates are evaluated with each applicable land-use application.

A long-term goal of the GIS division is to base parcel data on recorded surveys and plats, improving accuracy with each newly mapped record. In 2009, approximately 14,000 of the County's 45,000 parcels (31%) were mapped from surveys or plats. By 2013, that number rose to 16,962 of 47,475 parcels (35%), and by 2025 it reached 23,925 of 51,647 parcels (46%), showing a steady increase of precision. Data accuracy for emergency services also remains a focus. In 2025,

615 new address points and 47 new road centerlines have been created. As of July 2025, Rockingham County has maintained a verification accuracy of 97% in address points and 98% in road centerlines.

As of July 2025, Rockingham County has maintained a verification accuracy of 97% in address points and 98% in road centerlines.

The GIS division continues to provide substantial data and reporting support for several Community Development initiatives, including identifying and analyzing County-owned property and evaluating undeveloped Rural Village (RV)-zoned parcels.



The Quarterly Build

In fall 2025, the Building division launched *The Quarterly Build*, a newsletter designed to inform and assist residents and contractors with building-related topics and permitting. It will assist the community in avoiding common building and maintenance issues, staying updated on building code changes, and highlighting construction projects—both ongoing and completed—throughout Rockingham County.

BUILDING PLAN REVIEW	NUMBER OF REVIEWS	
	2024	2025
Commercial-Initial	218	273
Commercial-Revisions	201	350
Residential-Initial	905	824
Residential-Revisions	622	593
Total	1,946	2,040

Building Buc-ee's

County staff from multiple departments worked closely with Texas-based company Buc-ee's to support the development of the brand's first location in Virginia. The process of developing this property took over four years—from rezoning to the final certificate of occupancy in June 2025. Drone footage captured throughout construction documented the scale of this project.



Residential Plan Reviewer,
Matt Schultz



BUILDING PERMITS ISSUED—RESIDENTIAL	2024	2025
Single-Family Detached Dwellings	336	234
Duplex Units	99	64
Townhouse Units	263	304
Apartment Units (not buildings)	159	261
Manufactured Homes	27	23
Additions/Remodels	317	301
Storage/Accessory Structures	66	111
Miscellaneous (deck, retaining wall, tank, garage, pool)	198	247
Individual Electrical/Plumbing/Mechanical (service upgrade, water heater installation, HVAC replacement)	428	424
Solar Facilities (roof- and ground-mounted)	72	89
Demolitions	28	34
Residential Total	1,993	2,092

BUILDING PERMITS ISSUED—COMMERICAL	2024	2025
New Construction	48	47
Additions/Remodels	66	65
Miscellaneous (deck, retaining wall, tank, construction trailer, tent, elevator, sign)	73	64
Individual Electrical/Plumbing/Mechanical (above ceiling, outdoor lighting, HVAC replacement)	66	136
Solar Facilities (small- and large-scale)	5	6
Demolitions	4	5
Collocations (antennas and equipment located on existing cell towers)	5	3
Amusements (carnival rides, ski lifts, zip lines)	10	12
Commercial Total	277	338



Building Inspector, Rick Davis, was recognized for his 20 years of service during Rockingham County's annual service award ceremony.

ISSUED BUILDING PERMITS	
2024	2,270
2025	2,430

PERFORMED INSPECTIONS	
2024	22,869
2025	23,022

Briery Branch Community Center

In Spring 2025, Rockingham County received a \$100,000 Community Development Block Grant (CDBG) Planning Grant for the revitalization of the Briery Branch Community Center.

In partnership with the Central Shenandoah Planning District Commission (CSPDC) and the Briery Branch Community Club, the County is exploring options to expand childcare access in the Briery Branch community. A Project Management Team—comprised of County staff, District 4 Supervisor Leila Longcor, Community Club members, and CSPDC staff—has met monthly to guide the project.

As part of the CDBG grant application, a survey was conducted in 2024 that identified childcare needs. In 2025, as part of the planning grant, an additional survey helped to refine preferred age ranges and pricing ranges.

In 2025, environmental testing (asbestos, lead, and water quality) was completed to assess renovation feasibility. Septic system evaluations are ongoing, with next steps anticipated in 2026. Grant funding remains available through June 2026.

Updated playground equipment was installed in 2024 at the Briery Branch Community Center



Capital Improvement Program

A Capital Improvement Program (CIP) is a plan that identifies, prioritizes, and budgets for capital projects over a set period of five years. The 2027 to 2031 CIP update began in fall 2025. The Planning Commission established a five-member CIP Advisory Subcommittee comprised of Deputy Director of Community Development Dylan Nicely, representing the Board of Supervisors; County Schools Chief Financial Officer Justin Moyers, representing the County School Board; Planning Commissioner Kevin Flint; and citizen representatives Dennis Driver and Ben Craig. Deputy County Administrator for Finance and Operations Trish Davidson and the subcommittee reviewed requests and made recommendations for inclusion. The updated CIP will be presented with the annual budget to the Planning Commission and Board in early 2026.

2025 SPECIAL USE PERMIT REQUESTS

Special Use Permit #	Description	Outcome
SUP24-1991	Bradley Flynn for an accessory structure to be placed closer to the property's front setback than the primary dwelling. Located at 9517 Singers Glen Road, Singers Glen. Zoned R-1 (Low-density Residential). Tax Map # 63A-3-6. Election District 2.	Approved by the Board of Supervisors
SUP24-1547	Gray Fox Design Works for a woodworking shop and an off premise sign. The off premise sign is located on 2383 Fort Lynne Road, Rockingham and the woodworking shop is located directly west of this property. Zoned A-2 (General Agricultural). Tax Map # 93-A-79A & 93-A-79. Election District 2.	Approved by the Board of Supervisors
SUP24-1929	Timber Ridge Construction LLC for a small contractors operation located at 6372 Faughts Road, Mount Crawford. Zoned A-2 (General Agricultural). Tax Map # 150-A-73B. Election District 3.	Approved by the Board of Supervisors
SUP25-0089	Sherri Guyer for a bed and breakfast, retreat center, and event center located at 3214 Old Furnace Road, Rockingham. Zoned A-2 (General Agricultural). Tax Map # 110-A-99B. Election District 3.	Approved by the Board of Supervisors
SUP25-0086-2	Intercept Youth Services (IYS XXIII LC) for a substance abuse treatment facility located at 16056 Elderly Lane, Timberville. Proposed rezoning (REZ25-0086) from A-1 (Prime Agricultural) to A-2 C (General Agricultural with Conditions). Tax Map # 41-A-54A. Election District 1.	Approved by the Board of Supervisors
SUP25-0117	Rocktown Power LLC for an energy storage system located directly east of 335 Hulings Lane, Timberville. Zoned A-1 (Prime Agricultural). Tax Map # 54-A-58. Election District 1.	Denied by the Board of Supervisors
SUP25-0267	BPG Holdings for a mini-storage facility located at the intersection of North Valley Pike (Rt. 11) and Vine Street. Zoned A-2 (General Agricultural). Tax Map # 94-4-2. Election District 2.	Withdrawn by applicant
SUP25-0273	Stone Haven for an emergency and protective facility located at 4692 Port Republic Road, Rockingham. Zoned A-2 (General Agricultural). Tax Map # 139-A-111A. Election District 3.	Approved by the Board of Supervisors
SUP24-1743	VPGC LLC for the expansion of an existing feed mill and to exceed the maximum allowed building height in the A-2 zoning district, located at 3955 Virginia Poultry Drive, Rockingham, VA 22802. Zoned A-2 (General Agricultural). Tax Map # 79-A-103B. Election District 2.	Approved by the Board of Supervisors
SUP25-0339	Christopher Coppiano for a CDL motor vehicle repair shop and impound lot located at 3570 North Valley Pike. Zoned B-1 (General Business). Tax Map # 95-11-1. Election District 2.	Withdrawn by applicant
SUP23-0516-2	Rockingham AD1 LLC for the expansion of a biomass conversion facility and to exceed the maximum building height in the A-1 zoning district. Located at 7076 Lawyer Road, Rockingham, VA. Zoned A-1 (Prime Agricultural). Tax Map # 152-A-91. Election District 3.	Approved by the Board of Supervisors
SUP25-0668	BPG Holdings for a mini-storage facility located at the intersection of North Valley Pike (Rt. 11) and Vine Street. Zoned A-2 (General Agricultural). Tax Map # 94-4-2. Election District 2.	Denied by the Board of Supervisors

Special Use Permit #	Description	Outcome
SUP25-0428	Horizon Church for a church expansion and to exceed the maximum building height in the R-2 zoning district. Located at 3591 Izaak Walton Drive, Rockingham. Zoned R-2 (Medium Density Residential). Tax Map # 125-A-263A. Election District 3.	Approved by the Board of Supervisors
SUP25-0755	Ray Showalter for an additional dwelling located at 5296 Mole Hill Road, Dayton. Zoned A-2 (General Agriculture). Tax Map # 107-A-98. Election District 2.	Approved by the Board of Supervisors
SUP25-0619	Osiel Bravo for a small contractors operation located at 3404 Friedens Church Road, Mount Crawford. Zoned A-2 (General Agricultural). Tax Map # 138-A-75B. Election District 4.	Approved by the Board of Supervisors
SUP25-0808	Douglas Beale for a cemetery located at 11388 Hollow Road, Fulks Run. Zoned A-2 (General Agricultural). Tax Map # 37-A-62. Election District 1.	Approved by the Board of Supervisors
SUP25-0646	Gas City LLC for a convenience store located at 112 Cowan Lane, Broadway. Zoned A-2 (General Agricultural). Tax Map # 67-A-66 and 67-A-67A. Election District 1.	Denied by the Board of Supervisors
SUP25-0885	Cosner Construction Inc for two single-family dwellings to be served by private well and septic within an urban growth area. Located at 12204 Daphna Road, Broadway. Zoned R-1 (Low-Density Residential). Tax Map # 52-A-119. Election District 1.	Approved by the Board of Supervisors
SUP25-0540	Cedar Hill Estates II for a wastewater treatment facility located on Layman Trestle Road, approximately 0.4 mile southeast of the Old Furnace Road and Layman Trestle Road intersection. Zoned A-1 (Prime Agricultural). Tax Map # 110-A-27 and 110-A-31. Election District 3.	Approved by the Board of Supervisors
SUP25-1036	Tracy Moats for a child daycare located at 9918 Jacksons Way, Port Republic. Zoned A-2 (General Agricultural). Tax Map # 152-A-95A. Election District 5.	Approved by the Board of Supervisors
SUP25-1117	Melissa Sager for an additional dwelling located at 5525 Cross Keys Road, Mount Crawford. Tax Map # 151-A-9C. Zoned A-2 (General Agricultural). Election District 3.	Approved by the Board of Supervisors
SUP25-1123	JG Pallets LLC for a like use to a woodworking shop located at 1838 Buffalo Drive, Harrisonburg. Zoned A-2 (General Agricultural). Tax Map # 95-A-67A. Election District 3.	Denied by the Board of Supervisors
SUP24-1977	Roland Showalter Jr. for the expansion of a woodworking shop located on the west side of West Dry River Road, approximately 0.2 mile north of the West Dry River Road and Koogler Road intersection. Zoned A-1 (Prime Agricultural District). Tax Map # 105-A-163A and 105-A-163B. Election District 4.	Approved by the Board of Supervisors
SUP25-1315	Randall Knicely for a large utility building located at 515 Second Mountain Trail, Hinton, VA. Zoned RR-1 (Residential or Recreational). Tax Map # 74-1-22. Election District 2.	Approved by the Board of Supervisors
SUP25-1277	Massanutten Presbyterian Church for an electronic message center located at 50 Indian Trail Road, Penn Laird, VA. Zoned A-2 (General Agricultural). Tax Map # 126-A-58A. Election District 3.	Approved by the Board of Supervisors

Special Use Permit #	Description	Outcome
SUP25-0528	George Williams for an outdoor shooting range located at 9614 Steamboat Hollow Road, Dayton. Zoned A-2 (General Agricultural). Tax Map # 89-A-95A. Election District 4.	Denied by the Board of Supervisors
SUP25-1396	Weldon Maust for a small contractor's operation located at 2383 Fort Lynn Road, Rockingham. Zoned A-2 (General Agricultural). Tax Map # 93-A-78 and 93-A-79. Election District 2.	Approved by the Board of Supervisors
SUP25-1415	Roger Turner for a cemetery located at 14280 Stanford Lane, Fulks Run. Zoned A-2 (General Agricultural). Tax Map # 37-A-40. Election District 1.	Approved by the Board of Supervisors
SUP25-1594	Dustin Knicely for two off premise signs one located at 6683 West Dry River Road and the other located directly north of the Ottobine Road (Rt 257) and Dry River Road (Rt 738) intersection. Zoned A-1 (Prime Agricultural). Tax Map # 122-A-85B and 122-A-150C. Election District 2.	Approved by the Board of Supervisors

2025 REZONING REQUESTS

Rezoning Case #	Description	Outcome
REZ24-1343	Redwing LLC (Port Place Townhomes) requested to rezone a 6.63-acre parcel from A-2 (General Agricultural) to PMF (Planned Multi-Family). This property is located on the northeast side of Port Republic Road (Rt 253), approximately 0.15-mile northwest of Boyers Road (Rt 704). Tax Map # 125-A-20 and 125-A-20D. Election District 3.	Planning Commission recommended approval; Board Approved.
REZ24-1564	William and Norma Koogler requested to rezone 0.448 acre of a 65.45-acre parcel from A-2 (General Agricultural) to I-1 (Industrial). The property is located directly east of 2433 Silver Lake Road. Portion of Tax Map # 107-4-1. Election District 2.	Planning Commission recommended approval; Withdrawn by applicant prior to Board hearing.
REZ25-026	Rockingham Redi-Mix Inc requested to rezone two parcels totaling 8.913 acres from I-1 C (Industrial with Conditions) to PID (Planned Industrial Development). The property is located directly south of the intersection of John Wayland Highway (Rt 42) and Garbers Church Road (Rt 910). Tax Map # 108-A-123 & 107-A-208. Election District 2.	Planning Commission recommended approval; Board Approved
REZ25-086	Intercept Youth Services (IYS XXIII LC) requested to rezone a 2.225-acre parcel from A-1 (Prime Agricultural) to A-2 C (General Agricultural with Conditions). The property is located at 16056 Elderly Lane, Timberville. Tax Map # 41-A-54A. Election District 1.	Planning Commission recommended approval; Board Approved
REZ25-0137	Greenport Group LLC requested to amend approximately 1.3 acres of the R-5 (Planned Neighborhood) Master Plan for Phase V of Greenport Subdivision. Tax Map # 125G-A-133B, 125G-A-133A, and 125G-14-A. Election District 3.	Planning Commission recommended approval; Board Approved
REZ25-0240	Townes at Congers Creek LLC requested to establish a master plan for a 4.92-acre portion of a parcel zoned R-5 (Planned Neighborhood), to include no more than 57 townhouse units. Portion of Tax Map # 125-8-8. Election District 3.	Planning Commission recommended approval; Board Approved
REZ25-0363	STNL Development, LLC requested to amend the proffers on an approximately 1.00-acre parcel, zoned B-2 C (Neighborhood Business with Conditions), to add the use, Animal Hospital. The property is located at 29 Titus Drive, Penn Laird. Tax Map # 126F-11-1. Election District 3.	Planning Commission recommended approval; Board Approved

Rezoning Case #	Description	Outcome
REZ25-0671	Hunter Armentrout requested to rezone approximately 18.2 acres from RR-1 (Residential or Recreational) to A-2 C (General Agricultural with Conditions). Tax map # 95-A-84E. Election District 3.	Planning Commission recommended approval; Board Approved
REZ25-0704	B&A Group LLC requested to rezone 3.9 acres of a 7.0-acre parcel from B-1 (General Business) to R-3 C (General Residential with Conditions). Portion of Tax Map # 95-9-1B. Election District 2.	Planning Commission recommended denial; Board Denied
REZ25-0948	Highway 81 LLC requested to rezone 20.885 acres from B-1 (General Business) to BX C (Business Interchange with Conditions). The property is located at 4070 North Valley Pike, Rockingham. Tax Map # 95-4-1. Election District 2.	Planning Commission recommended approval; Board Approved
REZ25-1101	Christopher Dove requested to rezone 1.175 acres from R-2 (Medium Density Residential) to A-1 (Prime Agricultural). The property is located at 3519 North Eastside Highway, Elkton. Tax Map # 115-A-13. Election District 5.	Planning Commission recommended approval; Board Approved
REZ22-2203	B&A Group LLC requested to rezone 4.19 acres from B-1 C (General Business with Conditions) to I-1 C (Industrial with Conditions). The property is located on the west side of Kratzer Road (Rt. 753), approximately 0.10 mile north of Friendship Drive (Rt. 901). Tax Map # 94-A-91. Election District 2.	Planning Commission recommended denial; Board tabled on November 12, 2025
REZ25-0185	Weidig Family Trust and DR Horton requested 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.	Planning Commission recommended approval; to be heard by Board in January 2026
REZ25-1293	Yasin Soufi Nejad requested to rezone 1.6 acres from RR-1 (Residential or Recreational) to A-2 (General Agricultural). Tax Map # 95-A-83F. Election District 3.	Planning Commission recommended approval; to be heard by Board in January 2026
REZ25-037	Cobblers Valley Development Inc requested to amend 10.7 acres of an existing R-5 (Planned Neighborhood) Master Plan. The property is located west of Wingtip Way (Private), adjoining Cobblers Valley Subdivision. Tax Map # 108D-6-B and 108-13-3. Election District 2.	Under staff review
REZ25-1303	Legacy Land LLC (Walnut Grove) requested to rezone 82.905 acres from A-2 (General Agricultural) to R-5 (Planned Neighborhood). Tax Map # 124-A-130. Election District 4.	Under staff review

2025 COMPREHENSIVE PLAN AMENDMENT

Amendment	Chapter	Reason/Scope	Outcome
CPA24-1394	Chapter 7	Staff generated amendment to the Comprehensive Plan Land Use Chapter to include guiding language that when reviewing future residential rezoning requests, the County and the developer shall account for a development's impact on public services, facilities, and infrastructure, including public schools, to mitigate development impact to public facilities and infrastructure.	Planning Commission tabled; action to be taken in 2026

2025 ORDINANCE AMENDMENTS

Amendment	Section	Reason/Scope	Outcome
OA24-1387	Section 17-306, 17-308	Staff generated amendment to limit the number of building permits that may be issued within a development project during any rolling twelve (12) month period. The number of building permits issued within a rolling twelve (12) month period may only be exceeded by special use permit.	Planning Commission recommended denial; Board tabled.
OA24-1681	Section 17-806, 17-700.03, 17-400.02 (e)	Staff generated amendment to amend the setbacks and property owner’s association requirements in the Planned Industrial District (PID) and the Planned Commercial District (PCD) and to allow structures with engineered foundations and elevation certificates to be built in the 100-year floodplain.	Planning Commission recommended approval; Board approved.
OA25-0118	Section 17-606	Staff generated ordinance amendment to make the use, Electronic Data Storage or Processing Center, available by special use permit in the I-1 (Industrial) District.	Planning Commission recommended approval; Board approved.
OA25-0297	Section 17-701.03	Staff generated ordinance amendment to amend the private street requirements.	Planning Commission recommended approval; Board approved.
OA25-0476	Section 17-306.04, 17-307.04, 17-606, 17-607	Citizen generated ordinance amendment to allow single-family detached dwellings on private well or septic systems in the R-1 and R-2 zoning districts by special use permit within an urban growth area.	Planning Commission Recommended approval; Board approved.
OA25-0046	Section 17-315	Staff generated Ordinance Amendment to require that all uses in the BX District requiring water service be served by public water and that any use requiring sewage treatment shall be served by public sewer. Additionally, this ordinance amended the requirements of this section whereas any new BX district shall be located in an urban growth areas as designated in the comprehensive plan or any other plan adopted by the County.	Planning Commission recommended approval; Board approved.
OA25-1006	Section 17-201, 17-606, 17-607	Staff generated ordinance amendment to amend the definition of Electronic Data Storage or Processing Center, create supplemental standards for Data Centers, and amend the land use and zoning table for the uses of Data Center and Central Energy Plant.	Planning Commission recommended approval; Board approved
OA25-1067	Section 17-607	Staff generated ordinance amendment to amend the supplemental standards for single-family detached dwelling with independent living quarters.	Planning Commission recommended approval; Board approved.
OA25-1355	Section 17-201, 17-606, 17-607, 17-702.05	Staff generated Ordinance Amendment to amend the definition of Dwelling, live/work, create supplemental standards for Mixed Use Structure, and the land use, zoning table for the uses of Dwelling, live/work and Mixed Use Structure, and create parking requirements for Mixed Use Structure.	Planning Commission recommended approval; Board approved.

2025 CHAPTER 9 & 14 ORDINANCE AMENDMENTS

Amendment	Section	Reason/Scope	Outcome
OA25-0672	Section 14-23	Staff generated ordinance to enact Article IV, Grass, Weeds, and Similar Vegetation of Chapter 14, Refuse, Garbage and Weeds of the Code Of Ordinances of Rockingham County, Virginia.	Approved by the Board of Supervisors
OA25-0486	Section 9-3 through 9-9	Staff generated ordinance to enact sections 9-3 through 9-9 to Chapter 9 (Health and Sanitation Ordinance) of the Rockingham County Code. The proposed ordinance would add health, safety, and welfare standards to the operation of short-term rentals and establish an administrative permit process through which the standards would be enforced.	Planning Commission recommended approval; Board approved.

2025 AGRICULTURAL & FORESTAL AMENDMENTS

Amendment	Chapter	Reason/Scope	Outcome
AFD24-1829	Sec 17-509	John and Christine Grace requested to withdraw two parcels totaling 189.112 acres from the Mauzy Agricultural and Forestal District. This property is located east of US 11 (N Valley Pike) along Graceland Drive (private), approximately 0.5 mile south of the intersection of US 11 and Arkton Road (Rt 798). Tax Map # 67-2-1 & 67-2-2. Election District 1.	Planning Commission recommended approval; Board Approved