

July 26, 2023

The Regular Meeting of the Rockingham County Board of Supervisors was held on Wednesday, July 26, 2023, at 6:00 p.m., at the Rockingham County Administration Center, Harrisonburg, Virginia.

The following members were present:

- DEWEY L. RITCHIE, Election District #1
- SALLIE WOLFE-GARRISON, Election District #2
- RICK L. CHANDLER, Election District #3
- WILLIAM B. KYGER, JR., Election District #4

MICHAEL A. BREEDEN, Election District #5 was absent.

Also present:

- BRYAN F. HUTCHESON, Sheriff
- STEPHEN G. KING, County Administrator
- THOMAS H. MILLER, JR., County Attorney
- CASEY B. ARMSTRONG, Assistant County Administrator for Economic Development
- PATRICIA D. DAVIDSON, Assistant County Administrator for Finance & Operations
- MICHAEL L. BOWEN, Director of Technology
- RHONDA H. COOPER, Director of Community Development
- RACHEL A. SALATIN, Deputy Director of Community Development
- DYLAN L. NICELY, Land-Use Planner
- KAYLA R. YANKEY, Land-Use Planner
- MOLLY S. BARNETT, Deputy Clerk

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

Chairman Ritchie called the meeting to order at 6:00 p.m.

Supervisor Wolfe-Garrison provided the invocation, and Administrator King led the Pledge of Allegiance.

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APPROVAL OF MINUTES.

On motion by Supervisor Chandler, seconded by Supervisor Kyger, and carried by a roll call vote of 4 to 0, voting recorded as follows: BREEDEN – ABSENT; CHANDLER – AYE; KYGER – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved the minutes of the regular meeting of July 12, 2023.

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AWARD OF SERVICE WEAPONS.

On motion by Supervisor Kyger, seconded by Supervisor Chandler, and carried by a roll call vote of 4 to 0, voting recorded as follows: BREEDEN – ABSENT; CHANDLER – AYE; KYGER – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; in accordance with Virginia Code Section 59.1-148.3, the Board declared the following items as surplus: a Glock Model 22 with serial number BDZC482, to be awarded to Deputy Larry Good upon his retirement; and a Glock Model 22 with serial number BMAY390, to be awarded to Sergeant Carroll Knupp upon his retirement.

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COUNTY ADMINISTRATOR.

Administrator King stated the Town of Mount Crawford requested the Board’s support for an application for a Preservation Trust Fund Public Access Grant through the Virginia Outdoor Foundation. Mr. King said if approved, the grant would be used to develop outdoor recreation facilities and a new public park. On behalf of the Board, Chairman Ritchie authorized staff to send a letter of support.

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HORIZONS EDGE SPORTS CAMPUS COMMENTS.

Ryan Waid stated he was speaking on behalf of Horizons Edge Sports Campus, a privately owned indoor sports facility in the County that opened in 2020. Mr. Waid indicated in 2018, Sports Facilities Companies (SFC), a sportsplex consulting company, performed an extensive market analysis on behalf of Horizons Edge. The SFC study concluded that an indoor sports complex could survive financially in the area, if there was not local competition, he said.

In response to a question from Supervisor Wolfe-Garrison, Mr. Waid clarified that he serves as legal counsel for Horizons Edge and is also an investor in the facility.

Mr. Waid indicated that after the SFC analysis, Horizons Edge majority owner John Hall was assured by County staff that the County had no intention of building an indoor recreation facility. He said Mr. Hall was informed that if Horizons Edge did proceed with construction of a facility, then the County would not build a separate facility. Horizons Edge would be put out of business if the County constructs its own facility, said Mr. Waid. Mr. Waid questioned if the County had performed a feasibility analysis.

Mr. Waid said Horizons Edge is comprised of seventeen investors, the majority of whom are County residents and business owners. Rather than construct a new recreation center, Mr. Waid suggested that the County purchase Horizons Edge, since it could not sustain with competition.

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ASSISTANT COUNTY ADMINISTRATOR FOR FINANCE & OPERATIONS.

Ms. Davidson presented a list of vehicles to surplus, along with a request from the Sheriff to surplus a 2014 Ford F150 Animal Control vehicle to be donated to the Rockingham County Fair.

On motion by Supervisor Wolfe-Garrison, seconded by Supervisor Chandler, and carried by a roll call vote of 4 to 0, voting recorded as follows: BREEDEN – ABSENT; CHANDLER – AYE; KYGER – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board declared the following items surplus:

Department	Description	Quantity
Sheriff’s Office	2015 Ford Taurus	1
Sheriff’s Office	2014 Ford Taurus	5
Sheriff’s Office	2013 Ford Taurus	1
Sheriff’s Office	2011 Ford Explorer	1
Sheriff’s Office	2007 Ford Explorer	1
Court Services	2002 Ford Bus	1
Sheriff’s Office	2014 Ford F150	1

FINANCE COMMITTEE.

On motion by Supervisor Wolfe-Garrison, seconded by Supervisor Chandler, and carried by a roll call vote of 4 to 0, voting recorded as follows: BREEDEN – ABSENT; CHANDLER – AYE; KYGER – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved the following supplemental appropriation:

Cash Proffers

The County did not receive or expend cash proffers in FY23. The general cash proffers received in the past were \$3,500 per house and were designated to go towards education and public safety. Since no proffers were expended for the year, a carryforward will allow expenditure in FY24.

Port Road Fire Station – Capital Project – \$54,250
 School Capital Project (Spotswood Division) – \$19,250

A supplemental appropriation in the amount of \$73,500 to account for cash proffers received prior to FY24.

Supplemental Appropriation: \$73,500

\$54,250	1101-09401-00000-000-508388-000	Port Road Fire Station
\$54,250	1101-00000-15201-000-352000-000	Capital Fund Reserve
\$19,250	2103-66600-00000-303-608010-000	School Capital Projects
\$19,250	2103-00000-25201-000-400091-000	School Capital Fund Reserve

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REMOVAL FROM THE TABLE.

On motion by Supervisor Chandler, seconded by Supervisor Kyger, and carried by a roll call vote of 4 to 0, voting recorded as follows: BREEDEN – ABSENT; CHANDLER – AYE; KYGER – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board removed from the table REZ22-2527 Valley View Village LLC.

Land-Use Planner Yankey recalled this request was tabled at the May 24, 2023, meeting. Ms. Yankey indicated staff worked with the applicant to clarify language in the plan description regarding improvements on Reservoir Street (Route 710). She stated a Signal Warrant Analysis shall be completed under the site plan at the discretion of the Virginia Department of Transportation (VDOT). If a signal is warranted, the applicant will pay the full cost, said Ms. Yankey. She added any improvements necessary to Reservoir Street would also be paid by the applicant.

County Attorney Miller noted that what is being proffered are all land-use issues, stating that exact locations of proposed streets and entrances will be based on topography and determinations from VDOT. He remarked that staff can approve necessary changes at the site plan level that do not alter the zoning nature of the project.

On motion by Supervisor Chandler, seconded by Supervisor Kyger, and carried by a roll call vote of 4 to 0, voting recorded as follows: BREEDEN – ABSENT; CHANDLER – AYE; KYGER – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved REZ22-2527 Valley View Village LLC, 520 Springdale Road, Great Falls VA, to rezone to PMF (Planned Multi-Family a total of 18.125 acres: 12.825 acres currently R-2 (Medium Density Residential) and 5.3 acres currently PMF (5.3 acres). The existing 5.3-acre PMF Master Plan would be replaced with a Master Plan that incorporates all 18.125 acres. Located on the west side of Reservoir Street (Route 710), approximately 100’ north of Fieldale Place.

A copy of the Reservoir Heights Master Plan and Plan Description are attached to and made a part of these minutes.

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COMMITTEE REPORTS.

VIRGINIA ASSOCIATION OF COUNTIES (VACo)

Supervisor Kyger reminded Board members of the upcoming County Officials Summit in Richmond on August 17, 2023, and the VACo Annual Conference on November 12-13, 2023, in

Bath County. He encouraged his colleagues to pay close attention to current federal and state budgets, which may affect the Farm Bill and thus local farmers.

Supervisor Kyger requested the County’s participation in Operation Green Light from November 6-12, 2023. During this week, local governments show support to veterans by lighting buildings green at night, he said.

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CLOSED MEETING.

On motion by Supervisor Kyger, seconded by Supervisor Chandler, and carried by a roll call vote of 4 to 0, voting recorded as follows: BREEDEN – ABSENT; CHANDLER – AYE; KYGER – ABSENT; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board recessed the meeting from 6:38 p.m. to 7:15 p.m., for a closed meeting pursuant to Section 2.2-3711.A(3), Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body; Section 2.2-3711.A(5), Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business’ or industry’s interest in locating or expanding its facilities in the community; Section 2.2-3711.A(6), Discussion or consideration of the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the governmental unit would be adversely affected; and Section 2.2-3711.A(7), Consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body.

MOTION: SUPERVISOR KYGER
SECOND: SUPERVISOR CHANDLER

RESOLUTION NO: 23-14
MEETING DATE: July 26, 2023

CERTIFICATION OF CLOSED MEETING

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

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

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

VOTE:
AYES: CHANDLER, RITCHIE, KYGER, WOLFE-GARRISON
NAYS: NONE
ABSENT: BREEDEN

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PUBLIC HEARINGS.

REZ23-0681 CSJ FAMILY FARM LLC

At 7:17 p.m., Chairman Ritchie reconvened the regular meeting and Land-Use Planner Nicely reviewed the following request:

REZ23-0681 CSJ Family Farm, LLC (c/o Rebecca S. Bowman) to rezone 12.647 acres from R-2 (Medium Density Residential) to A-2 (General Agricultural). The property is

located on the north side of Longs Pump Road (Route 721), approximately 0.2 mile east of Kratzer Road (Route 753). Tax Map # 79-A-162. Election District 2.

Chairman Ritchie opened the public hearing at 7:19 p.m.

Rebecca Bowman, applicant, stated she purchased the subject parcel from neighbors and then realized it was zoned R-2. Ms. Bowman said she intends to use it for livestock.

At 7:22 p.m., Chairman Ritchie closed the public hearing.

On motion by Supervisor Wolfe-Garrison, seconded by Supervisor Chandler, and carried by a roll call vote of 4 to 0, voting recorded as follows: BREEDEN – ABSENT; CHANDLER – AYE; KYGER – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved REZ23-0681 CSJ Family Farm, LLC (c/o Rebecca S. Bowman), to rezone 12.647 acres from R-2 (Medium Density Residential) to A-2 (General Agricultural). The property is located on the north side of Longs Pump Road (Route 721), approximately 0.2 mile east of Kratzer Road (Route 753).

OA23-0700 GREAT EASTERN RESORT CORPORATION

Mr. Nicely reviewed the following request:

OA23-0700 Great Eastern Resort Corporation. This is a citizen-generated ordinance amendment to the Rockingham County Code, Chapter 17 (Zoning Ordinance), Section 17-404 Planned Resort district (R-4), Subsection 17-404.05 (d) and Table 17-606, Land Use and Zoning Table to amend the maximum area allowed for Village Centers and add the following five uses as Permitted within the R-4 zoning district: Animal Hospital, Antique or Craft Shop, Farm Market, Group Home, and Nursing Home.

Mr. Nicely stated Great Eastern is requesting the ordinance amendment to the R-4 district to increase the maximum area allowed for Village Centers from 20 percent to 50 percent of the total project area. He said Village Centers are designated for residential accommodations, commercial uses, and recreation facilities that cater to resort residents and guests. Mr. Nicely indicated the minimum acreage required to rezone to R-4 is 500 contiguous acres, unless the proposed addition forms a logical extension or joins an existing R-4 parcel. Currently, he said, Massanutten Resort is the only land within the County that is R-4.

Chairman Ritchie opened the public hearing at 7:27 p.m. No public comments were received, and Chairman Ritchie closed the public hearing at 7:28 p.m.

On motion by Supervisor Wolfe-Garrison, seconded by Supervisor Kyger, and carried by a roll call vote of 4 to 0, voting recorded as follows: BREEDEN – ABSENT; CHANDLER – AYE; KYGER – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board adopted the following ordinance amendment:

**ORDINANCE AMENDING SECTION 17-404 OF THE CODE OF ORDINANCES
OF
ROCKINGHAM COUNTY, VIRGINIA**

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

That Section 17-404. Planned Resort district (R-4), Subsection 17-404.05 (d) is hereby amended as follows:

17-404. Planned Resort district (R-4).

Sec. 17-401.01. Definition.

The R-4 district permits master-planned, and generally self-contained, development that includes a variety of light commercial facilities within village

centers, residential accommodations, and recreational facilities that cater to resort visitors and residents.

Sec. 17-404.02. Requirements

- (a) Lot design, arrangement, and shape shall be such that lots will provide satisfactory and desirable sites for buildings, be properly related to topography, and provide convenient and safe access.
- (b) Uses in the R-4 district shall be permissible only in the general location shown on the approved master plan.
- (c) The use of any area within the R-4 district shall be shown on the site plan.

Sec. 17-404.03. Minimum area.

- (a) The minimum acreage required for the R-4 district shall be five hundred (500) contiguous acres of land.
- (b) No minimum acreage shall be required for additions that form a logical extension of or adjoin an existing R-4 district.

Sec. 17-404.04. Water and sewer.

All uses requiring water service shall be served by public water in the R-4 district, all uses requiring sewage treatment shall be served by public sewer.

Sec. 17-404.05. District areas.

- (a) Within the district, five (5) types of development areas shall be permitted.
 - (1) "A" area: Single-family detached, accessory dwelling;
 - (2) "B" area: Single-family detached, accessory dwelling, duplexes, rowhouses;
 - (3) "C" area: Single-family detached, accessory dwelling, duplexes, rowhouses, apartments;
 - (4) "D" area: Timeshare: Single-family detached, accessory dwelling, duplexes, rowhouses, apartments;
 - (5) "Village center" area: Hotel or motel units, commercial uses, apartments;
- (b) Village centers shall be light commercial and office areas within which neighborhood- and resort-related commercial uses are located.
- (c) Village centers contain public uses which serve the social, cultural, and service needs of the community.
- (d) Village centers shall not exceed fifty (50) percent of the total project area.

Sec. 17-404.06. Common areas.

- (a) Common area shall comprise a minimum of twenty-five (25) percent of the total project area.
- (b) A minimum of fifteen (15) percent of the village center shall be common area.
- (c) The village center shall have at least twenty thousand (20,000) square feet in greens or plazas, with the primary or central green or plaza being at least ten thousand (10,000) square feet, and all others required to meet this minimum being at least two (2), twenty-five hundred (2,500) square feet.
- (d) The common area within the village center shall be considered a portion of the twenty-five (25) percent common area required for the total project.

Sec. 17-404.07. Land uses.

See article VI, land uses.

Sec. 17-404.08. Development standards.

See article VII, development standards.

Sec. 17-404.09. Area, setback, and height standards.

See article VIII, area, setback, and height standards.

All other parts of Section 17-404 are re-affirmed.

That Table 17-606. Land Use and Zoning Table be and hereby is amended by adding the following land uses in the R-4 zoning district, as permitted (P) uses:

P: Permitted; SU: Special Use; A: Permitted Accessory; Asterisk*: Supplemental 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	
Animal hospital											P													
Antique or craft shop											P													
Farm market											P													
Group home											P													
Nursing home											P													

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

This ordinance shall be effective from the 26th day of July, 2023.

Adopted the 26th day of July, 2023.

REZ23-0698 GREAT EASTERN RESORT CORPORATION (MASSANUTTEN STATION)

Mr. Nicely reviewed the following request:

REZ23-0698 Great Eastern Resort Corporation (Massanutten Station) to rezone a total of 224.6 acres to R-4 (Planned Resort); approximately 145 acres currently PCD (Planned Commercial Development) and 80 acres currently A-2 (General Agricultural). All existing master plans within this area would be replaced with a R-4 Master Plan that incorporates all 224.6 acres. The property is located on the east side of Resort Drive (Route 644), south of Bloomer Springs Road (Route 646), and west of East Point Rd (Route 602). Election District 5.

Mr. Nicely recalled Massanutten Station Master Plan was approved in 2008 and amended in 2013, but never built out. If approved, the proposed development would include residential units, hotel and apartment units, and timeshare units, said Mr. Nicely. He indicated 230 of the proposed residential units would be age restricted to those aged 55 years and over. The addition of this development would include two Village Centers intended for mixed-use commercial services and hotels.

Mr. Nicely reviewed recommendations from the Traffic Impact Analysis (TIA) completed by the VDOT in June of 2023. He said two new access points are proposed on East Point Road (Route 602), which would be fully constructed and paid for by the developer. Additionally, the TIA recommended improvements to the intersection of Spotswood Trail (Route 33) and Resort Drive (Route 644). Mr. Nicely recalled that staff presented improvements at this intersection as a potential SmartScale project in 2022. Any future improvements would come in

the form of VDOT and County submitted transportation projects. Mr. Nicely said the TIA provided trigger points for when improvements would be warranted.

Mr. Nicely stated according to Rockingham County Public Schools (RCPS), this development is estimated to generate 130 elementary, 45 middle, and 60 high school students. The elementary school district line separating McGaheysville and River Bend currently runs through the middle of the development, however, RCPS would shift the line in the future so the entire development would go to River Bend, said Mr. Nicely. He indicated that RCPS provided comments stating Elkton Middle School is an area of concern regarding over-capacity, however, the school is not currently seeing significant growth, and even with the additional projected students, could function until the capacity issue could be addressed through Capital Improvement Planning or other solutions in the attendance area.

With the exception of a 17-acre parcel that could be served by County water and sewer, Mr. Nicely said all remaining parcels fall within the service area of Massanutten Public Service Corporation and would require connection.

REZ23-0711 GREAT EASTERN RESORT CORPORATION (WOODSTONE MEADOWS)

Ms. Yankey reviewed the following request:

REZ23-0711 Great Eastern Resort Corporation (Woodstone Meadows) to amend approximately 11 acres of the Woodstone Meadows R-5 Master Plan for the redesign of the commercial uses and the addition of a multi-purpose trail. The property is located at the intersection of Meadowvista Lane and Resort Drive (Route 644). Election District 5.

Ms. Yankey said Great Eastern is requesting to amend the current master plan to reorganize resort amenities and establish a neighborhood center area. She displayed the proposed layouts and indicated the reconfiguration provides more publicly visible uses along a promenade and increased recreational opportunities. Ms. Yankey said this amendment includes a multipurpose trail system for interconnectivity with the other proposed developments. The TIA recommended the crossing between Woodstone Meadows and the Active Adult community be examined for traffic control, which would be reviewed as part of the site plan, said Ms. Yankey.

REZ23-0712 GREAT EASTERN RESORT CORPORATION (ACTIVE ADULT)

Ms. Yankey reviewed the following request:

REZ23-0712 Great Eastern Resort Corporation (Active Adult) to rezone a total of approximately 197.26 acres to R-5 (Planned Neighborhood); 67.5 acres currently A-2 (General Agricultural), 125.25 acres currently RR-1 (Residential or Recreation), and 4.25 acres currently R-5 (Planned Neighborhood). The property is located on the north side of Resort Drive (Route 644), approximately 0.5-mile northeast of Massanutten Drive. Election District 5.

Ms. Yankey stated the proposed master plan consists of no more than 625 residential units, all age-restricted by covenants to full-time residents aged 55 years and over. It includes a designated neighborhood center with small-scale commercial development and HOA amenities that would solely serve the Active Adult community, said Ms. Yankey. She said Rockingham County Fire & Rescue requested the developer put in place a Wildland-Urban Interface Plan to mitigate the risks of wildfire to life and property. The applicant proffered to develop the plan no later than December 31, 2024, stated Ms. Yankey.

In closing, Ms. Yankey said the three rezoning requests are designated as existing or future resort-related development in the McGaheysville Area Plan, and are not inconsistent with the plan and zoning requirements. She noted that any future development within these three master plans must receive site plan review and approval from staff and state agencies prior to construction.

Steve Krohn, President of Great Eastern Resort Corporation, indicated the proposed plans reflect community input gained from many public sessions held by Great Eastern. He said this is a very long-range master plan designed by Urban Design Associates (UDA) with a primarily residentially focused development approach. Mr. Krohn stated the residential plans have three unique qualities, the first being the Active Adult community which assists the County by removing cost burdens from schools. The plans also include publicly available services and amenities. Lastly, Mr. Krohn said the Massanutten Station area includes a large elder care component that is greatly needed in the area.

Rob Robinson from Urban Design Associates reviewed the firm's approach and research behind the proposals. He said UDA's design process concentrated on connectivity, market expansion to focus on seniors, safe walkable neighborhoods, and more daily services. Mr. Robinson indicated UDA made efforts to design the plans to fit into the topography and provide more access to natural areas.

Chairman Ritchie opened the public hearing at 8:18 p.m.

Bradford Dyjak, Administrator for Massanutten Property Owners Association (MPOA), spoke on behalf of the MPOA Board of Directors in favor of the proposals. He indicated the rezonings are compatible with the McGaheysville Area Plan.

Chris Quinn, President of Harrisonburg-Rockingham Chamber of Commerce, expressed support and said housing is a priority issue for the Chamber. Mr. Quinn stated he was impressed with the due diligence and thorough review of the project.

Cory Davies and Susan Ribelin from the RMH Foundation spoke on behalf of Sentara RMH in support of the requests. Mr. Davies said Sentara must look outside the walls of the health system for ways to improve community health. Ms. Ribelin indicated social isolation increases risk for dementia in older adults, and the Active Adult community proposal in particular is appealing.

Gary Sandridge spoke in favor of the proposals, indicating Great Eastern has done well and he expects the same in future development.

Bob Hensley spoke in opposition to the proposals, saying he would be surrounded by development. Mr. Hensley shared concerns about increased traffic and people trespassing on his property.

Speaking in opposition, Donna Sefczek, a homeowner in Woodstone Meadows, said Massanutten is an ecologically sensitive area and questioned if the mountain is the right place for further commercial and residential development.

Bob Sefczek was opposed and questioned if MPSC has the ability to handle an additional 1,800 housing units. He feared utility rate increases would result from additional development. Mr. Sefczek felt more development would not help preserve the beauty of the valley.

David Werner shared concerns of traffic issues on Route 33. He added that wait times for law enforcement on Massanutten are already long, and more development is a public safety concern.

Chairman Ritchie closed the public hearing at 8:41 p.m.

Supervisor Wolfe-Garrison remarked that this plan will change the look of the area for generations to come, as it did when building occurred in the 1970s and 1980s. She continued by saying there has been a concerted effort from the Board that proposed growth which is deemed more appropriate occur in areas where it has already happened. Areas that are farther out remain consistent with what the County is known for, she said. Supervisor Wolfe-Garrison concluded by noting the requests, while requiring separate votes, must be considered comprehensively as the infrastructure is interconnected.

Supervisor Kyger stated that Great Eastern has always been forthright in providing information to the public. He remarked that while development may not be desired by all, Massanutten is a four-seasons resort, and this plan has been well-vetted and thoroughly considered.

On motion by Supervisor Kyger, seconded by Supervisor Wolfe-Garrison, and carried by a roll call vote of 4 to 0, voting recorded as follows: BREEDEN – ABSENT; CHANDLER – AYE; KYGER – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved REZ23-0698 Great Eastern Resort Corporation (Massanutten Station) request to rezone a total of 224.6 acres to R-4 (Planned Resort); approximately 145 acres currently PCD (Planned Commercial Development) and 80 acres currently A-2 (General Agricultural). All existing master plans within this area would be replaced with a R-4 Master Plan that incorporates all 224.6 acres. The property is located on the east side of Resort Drive (Route 644), south of Bloomer Springs Road (Route 646), and west of East Point Road (Route 602).

On motion by Supervisor Kyger, seconded by Supervisor Chandler, and carried by a roll call vote of 4 to 0, voting recorded as follows: BREEDEN – ABSENT; CHANDLER – AYE; KYGER – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved REZ23-0711 Great Eastern Resort Corporation (Woodstone Meadows) request to amend approximately 11 acres of the Woodstone Meadows R-5 Master Plan for the redesign of the commercial uses and the addition of a multi-purpose trail. The property is located at the intersection of Meadowvista Lane and Resort Drive (Route 644).

On motion by Supervisor Kyger, seconded by Supervisor Chandler, and carried by a roll call vote of 4 to 0, voting recorded as follows: BREEDEN – ABSENT; CHANDLER – AYE; KYGER – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved REZ23-0712 Great Eastern Resort Corporation (Active Adult) request to rezone a total of approximately 197.26 acres to R-5 (Planned Neighborhood); 67.5 acres currently A-2 (General Agricultural), 125.25 acres currently RR-1 (Residential or Recreation), and 4.25 acres currently R-5 (Planned Neighborhood). The property is located on the north side of Resort Drive (Route 644), approximately 0.5-mile northeast of Massanutten Drive.

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ADJOURN.

Chairman Ritchie declared the meeting adjourned at 8:55 p.m.

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Chairman