

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

PLANNING COMMISSIONERS

Kevin Flint—Election District 1

Jordan Rohrer—Election District 2

Matthew Dale—Election District 3

Michael Harvey—Election District 4

Keith Sheets—Election District 5

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

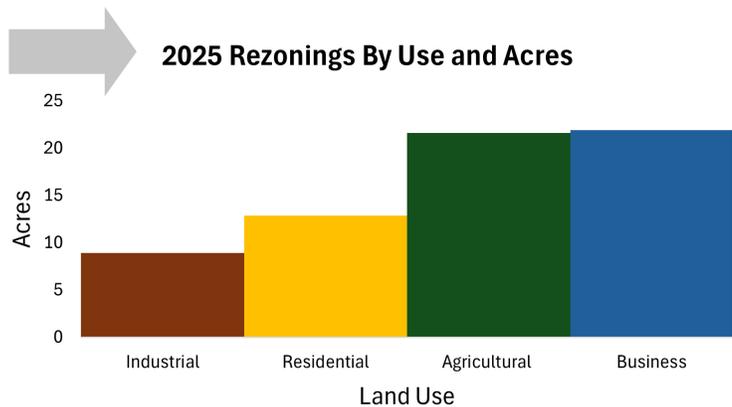
Of the sixteen (16) submitted rezoning requests, six (6) are located within the Stone Spring Urban Development Area (UDA).

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.

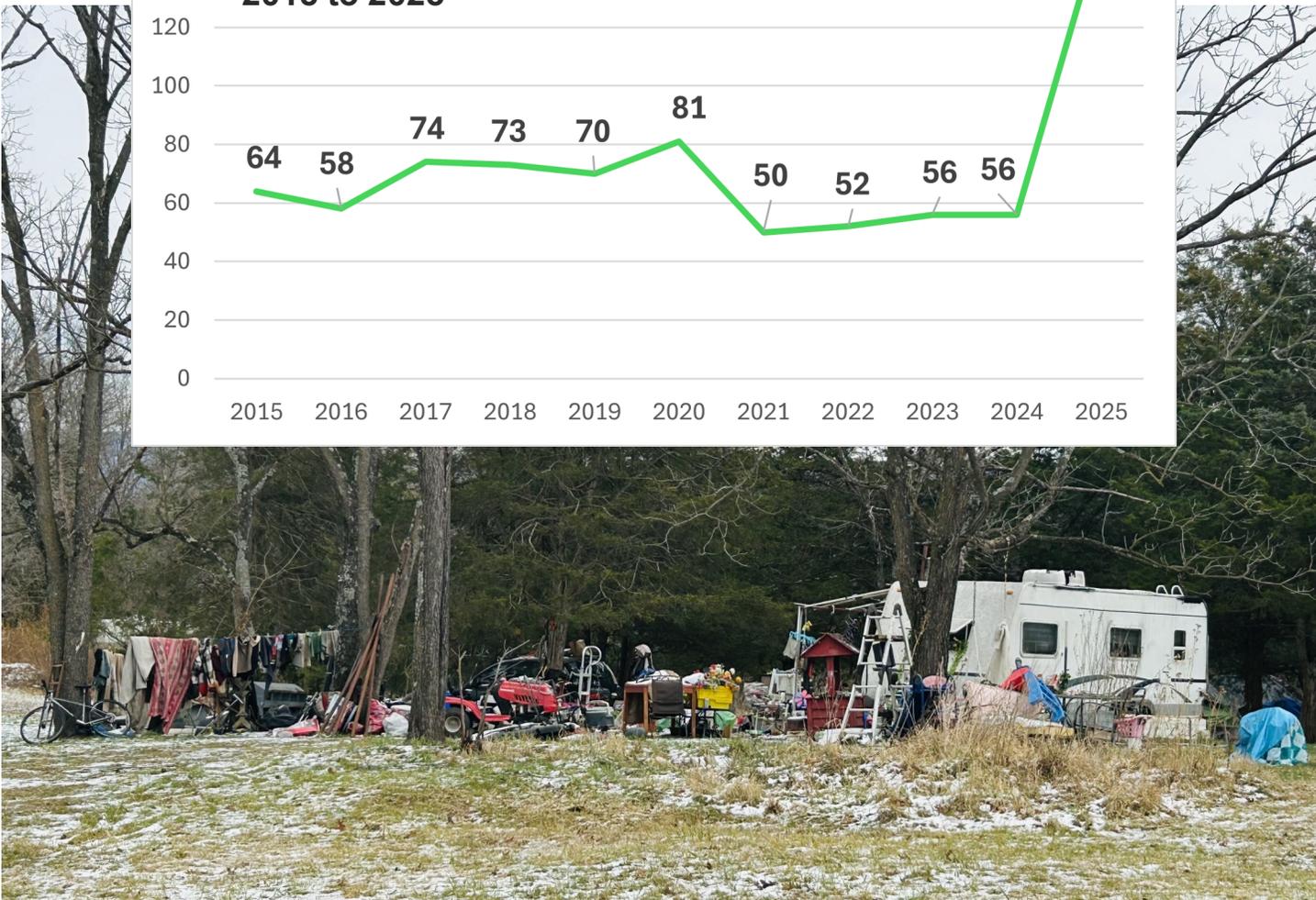
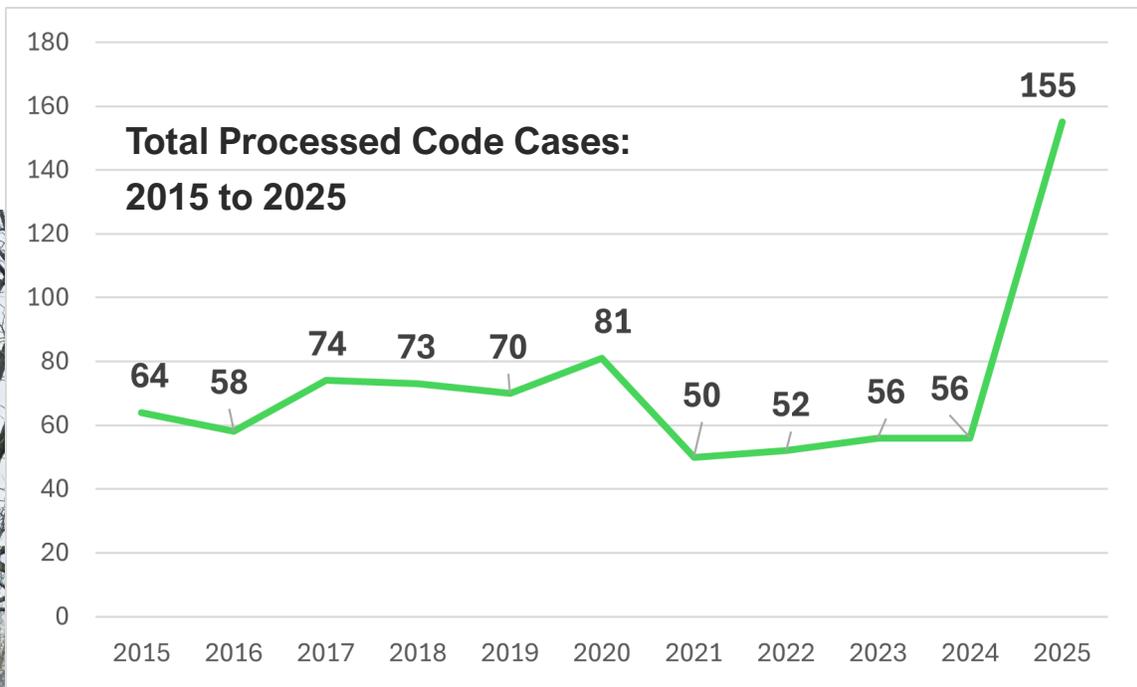


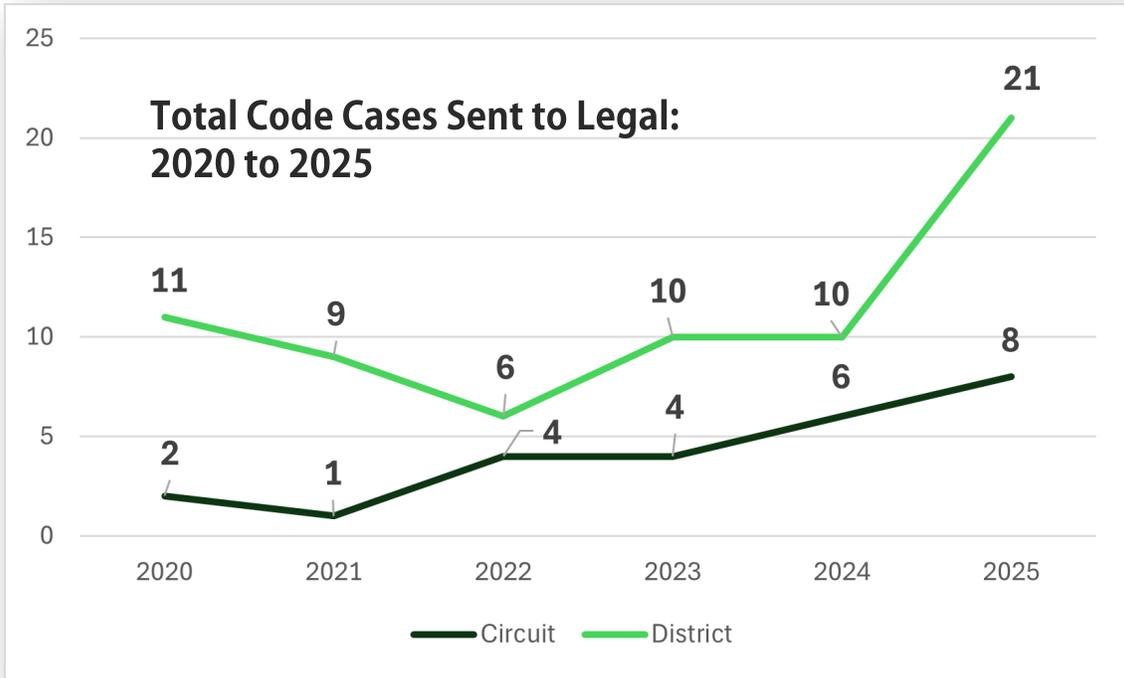
Code Compliance

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.

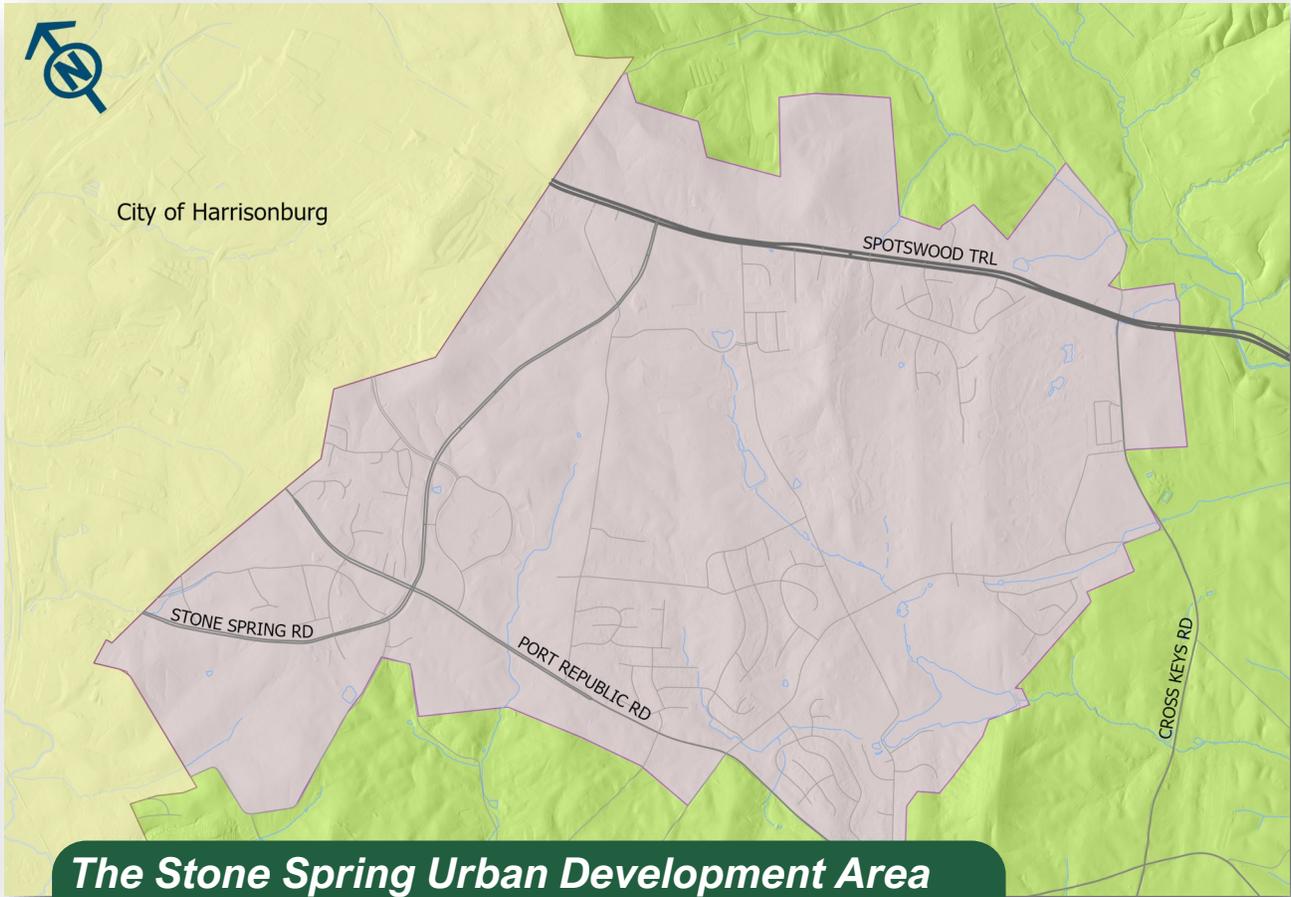
Refuse Violations

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 Preservation & Protection Committee

Agricultural & Forestal Districts

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).

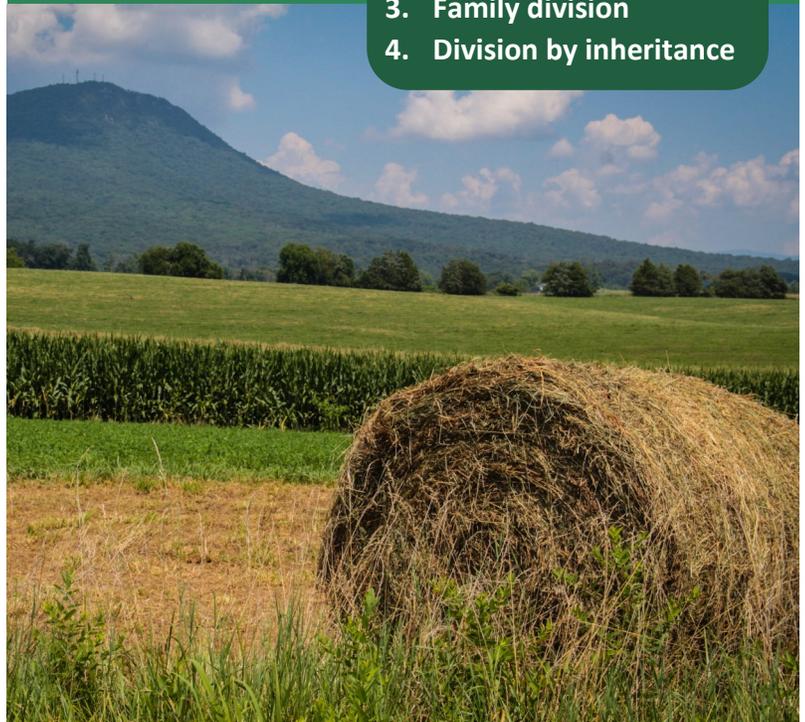
2025 Subdivision Activity

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.

THE QUARTERLY BUILD
Rockingham County Building Division Quarterly Newsletter
October/December 2025

Seasonal Reminders:

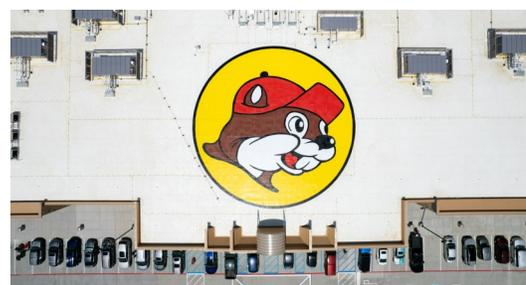
- Keep gutters clear of leaves and obstructions to ensure proper water flow and prevent blockages that can affect drainage.
- Close foundation vents as cold weather sets in to help protect pipes and utilities beneath your home or business from freezing. These vents remain open in warmer months to provide necessary ventilation and moisture control.
- Disconnect exterior water hoses to prevent freezing and potential bursting of pipes as temperatures drop.

Building Buc-ee's
County staff from multiple departments and divisions worked closely with Texas-based firm L.A. Architects on this extensive project, which spanned more than four years—from the initial rezoning application to the issuance of the final certificate of occupancy in June 2025.
Specifically, the building staff collaborated with Buc-ee's design team to complete the initial plan review and manage several design revisions throughout construction. The building inspections team, led by Building Official Joe Shifflett and Deputy Building Official Ben Terry, conducted hundreds of inspections and numerous site visits to ensure full compliance with building codes and successful project completion.
Located along Interstate 85, the Rockingham Buc-ee's is the brand's first location in Virginia. The facility includes more than 500 fuel pumps, 74,703 square feet of retail space, and the company's recognizable seven mascot. In addition to providing food and fuel services, Buc-ee's has contributed to local economic growth by creating employment opportunities and establishing a new commercial destination within 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.



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



Wentworth Townhomes

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