



ROCKINGHAM COUNTY

BOARD OF SUPERVISORS

PABLO CUEVAS

Election District No. 1

FREDERICK E. EBERLY

Election District No. 2

RICK L. CHANDLER

Election District No. 3

WILLIAM B. KYGER, JR.

Election District No. 4

MICHAEL A. BREEDEN

Election District No. 5

BOARD OF SUPERVISORS MEETING

December 14, 2016

2:00 P.M. Work Session – Economic Development Year-End Presentation – George K. Anas, II, Assistant County Administrator and Director of Economic Development, and Michele S. Bridges, Economic Development & Tourism Manager – Community Room, Community Development

Closed Meeting - Pursuant to 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.

3:00 P.M. CALL TO ORDER – CHAIRMAN WILLIAM B. KYGER, JR.
INVOCATION – CHAIRMAN WILLIAM B. KYGER, JR.
PLEDGE OF ALLEGIANCE – DIRECTOR OF COMMUNITY DEVELOPMENT
CASEY B. ARMSTRONG

1. Approval of Minutes – Regular Meeting of November 16, 2016
2. Recognition – Sue Armbruster – Deputy II, Treasurer's Office – Recognition for Retirement with 30 Years of Service
3. Consideration – Resolution of Appreciation for 36 Years of Service – Jim Northup – Superintendent – Shenandoah National Park and Cedar Creek and Belle Grove National Historical Park
4. Report – Holiday Food Drive – James William "Bucky" Berry
5. Presentation – Fiscal Year 2015-2016 Comprehensive Annual Financial Report & Audit – Betsy Hedrick, PBMares, LLP
6. Consideration – Acceptance of Abstract of Votes Cast in Rockingham County for the November 8, 2016 General Election – Lisa B. Gooden, Registrar
7. Report – Virginia Department of Transportation – Residency Administrator Donald F. Komara

- a. 2016 Rockingham County Smartscale Applications – Rhonda H. Cooper, Director of Planning
 - b. Whitesel Church Road Comments
8. Intent to Repeal and Re-enact Ordinance Section 7-66 Regarding the Rate of Taxation for the Transportation of Farm Animals or Other Farm Products
9. Staff Reports:
- a. County Administrator – Stephen G. King
 - b. County Attorney – Thomas H. Miller, Jr.
 - 1) Consideration of Revision to Rockingham County Recreation Commission Bylaws
 - c. Assistant County Administrator – George K. Anas, II
 - d. Director of Finance – Patricia D. Davidson
 - e. Director of Human Resources – Jennifer J. Mongold
 - f. Director of Public Works – Barry E. Hertzler
 - g. Director of Community Development – Casey B. Armstrong
 - 1) School Enrollment Projections, James B. May, Senior Planner
 - h. Director of Technology – Terri M. Perry
 - i. Fire & Rescue Chief – Jeremy C. Holloway
 - j. Director of Parks & Recreation – Katharine S. McQuain
 - k. Director of Court Services – Ann Marie Freeman
10. Committee Reports: Airport, Automobile, Buildings and Grounds, Central Shenandoah Planning District Commission, Chamber of Commerce, Community Criminal Justice Board, Finance, Harrisonburg-Rockingham Metropolitan Planning Organization, Harrisonburg-Rockingham Regional Sewer Authority, Massanutten Regional Library, Public Works, Shenandoah Valley Partnership, Social Services, Technology, VACo Liaison, Chairman, Other
11. Committee Appointments:
- a. Building Appeals Board
 - b. Bicycle Advisory Committee
 - c. Community Policy and Management Team
 - d. Social Services Advisory Board for the HRSSD
12. REZ16-331, MLK Preston Lake, 10100 Business Parkway, Lanham, MD 20706 to revise the master plan for Preston Lake, located west of Massanetta Springs Road (Route 687) approximately 0.4 mile south of Spotswood Trail (US 33), converting one large multi-family building, 15 quad-plex buildings, and 6 duplex units into 12 smaller multi-family buildings and 6 townhouse units. Additional flexibility has been added to allow for either single family detached or duplex units in currently undeveloped areas.

Recess for Dinner

6:00 P.M. 13. Public Hearing:

a. Special Use Permits:

SUP16-308, Andrey and Nina Parchuk, 5003 Pleasant Valley Road, Rockingham 22801 for waivers to supplemental standards for accessory dwellings to increase distance between dwellings from 60' to 150', waiver to size of residence to allow for 1800 sq. ft. residence, and waiver to allow existing residence to become the accessory dwelling on property located on the northeast side of Pleasant Valley Road (Route 679) approximately 1300 feet north of Cross Keys Road (Route 276), Election District #3, zoned A-2. Tax Map #139-(A)-123

SUP16-315, James Waddell, 2251 Airport Road, Bridgewater 22812 requesting a waiver for a 684 sq. ft. accessory dwelling (second story of a detached garage) to increase distance between the structures from 25' to 49'4" on property located on the south side of Airport Road (Route 727) approximately 1 mile east of Warm Springs Pike (Route 42), Election District #4, zoned A-2. Tax Map #136-(A)-58B

b. Rezonings:

REZ16-287, The Broadway Group, 216 Westside Sq., Huntsville, AL, 35801, seeks to rezone TM# 142A1-(A)- L28, 29, 30 totaling 1.77 acres from Medium Density Residential (R-2) to General Business (B-1). Property is located east of Judy Lane (Route 647) and south of Spotswood Trail (Route 33). The Comprehensive Plan identifies the area as Village Core, Election District 5

14. Unfinished Business

*** ADJOURN ***

November 16, 2016

The Regular Meeting of the Rockingham County Board of Supervisors was held on Wednesday, November 16, 2016, at 3:00 p.m. at the Rockingham County Administration Center, Harrisonburg, Virginia. The following members were present:

PABLO CUEVAS, Election District #1
FREDERICK E. EBERLY, Election District #2
RICKY L. CHANDLER, Election District #3
WILLIAM B. KYGER, JR., Election District #4
MICHAEL A. BREEDEN, Election District #5

Also present:

LOWELL R. BARB, Commissioner of the Revenue
BRYAN F. HUTCHESON, Sheriff

STEPHEN G. KING, County Administrator
THOMAS H. MILLER, JR., County Attorney
GEORGE K. ANAS, II, Assistant County Administrator
PATRICIA D. DAVIDSON, Director of Finance
ANN MARIE FREEMAN, Director of Court Services
BARRY E. HERTZLER, Director of Public Works
JEREMY C. HOLLOWAY, Fire & Rescue Chief
KATHARINE S. McQUAIN, Director of Parks and Recreation
JENNIFER J. MONGOLD, Director of Human Resources
TERRI M. PERRY, Director of Technology
RHONDA H. COOPER, Director of Planning
JUSTIN S. MOYERS, Deputy Finance Director
DIANA C. STULTZ, Zoning Administrator
TAMELA S. GRAY, Deputy Clerk
DONALD F. KOMARA, Residency Administrator
Virginia Department of Transportation
C. BURGESS LINDSEY, Assistant Residency Administrator
Virginia Department of Transportation

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

Chairman Kyger called the meeting to order at 3:06 p.m. Administrator King gave the Invocation and Assistant County Administrator Anas led the Pledge of Allegiance.

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APPROVAL OF MINUTES.

On motion by Supervisor Chandler, seconded by Supervisor Cuevas, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER - AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; the Board approved the minutes of the regular meeting of October 26, 2016.

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CONSIDERATION – RESOLUTION RECOGNIZING THE BROADWAY-TIMBERVILLE RURITAN CLUB ON 80 YEARS OF SERVICE.

On motion by Supervisor Cuevas, seconded by Supervisor Eberly, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER - AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; the Board adopted the following resolution:

**RESOLUTION
HONORING THE BROADWAY – TIMBERVILLE RURITAN CLUB**

WHEREAS, the Broadway – Timberville Ruritan Club celebrates its 80th anniversary this year; and

WHEREAS, the Club was first chartered December 7, 1936 as the Plains District Ruritan Club with 48 members, and was later renamed the Broadway – Timberville Ruritan Club, and whose first president was Howard S. Zigler, who also served as the National President in 1947; and

WHEREAS, the Broadway – Timberville Ruritan Club works to help others throughout the community, including supporting area schools through scholarships and essay contests; conducting food drives and assisting with the Salvation Army Kettle drive; honoring veterans through Memorial Day and Veteran’s Day programs and displaying flags during patriotic holidays; and

WHEREAS, the Club has been involved in numerous beautification projects in the community, including maintaining five community welcome signs and cleaning six miles of highway; and

WHEREAS, the Ruritan Club supports the Plains Area Day Care Center, Plains District Museum and Village Library; has supported youth through Little League and AAU events, as well as the sponsorship of a Boy Scout Troop since 1947; and

WHEREAS, the Broadway-Timberville Ruritans support local Police, and Fire and Rescue departments, and provide them with Ruritan “Rudy Bears” to comfort children who have suffered traumatic events; and

WHEREAS, the Ruritan Club, through its generous, civic-minded activities helps many facets of our community.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Rockingham County that it does hereby recognize and congratulate the Broadway – Timberville Ruritan Club as they celebrate their 80th anniversary.

Supervisor Cuevas will present the framed resolution to the Broadway-Timberville Ruritan Club during their banquet.

Supervisor Eberly noted that the Linville-Edom Ruritan Club is also celebrating their 80th Anniversary. He requested that a resolution be prepared for him to present to the Linville-Edom Ruritan Club at their December meeting.

On motion by Supervisor Eberly, seconded by Supervisor Breeden, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER - AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; the Board approved the preparation and adoption of the following resolution:

**RESOLUTION
HONORING THE LINVILLE – EDM RURITAN CLUB**

WHEREAS, the Linville – Edom Ruritan Club celebrates its 80th anniversary this year; and

WHEREAS, the Club was first chartered December 7, 1936 as one of the oldest Ruritan clubs in the Rockingham District, with 32 members, and whose first president was J. Owen Beard; and

WHEREAS, the Linville – Edom Ruritan Club works to help others throughout the community by conducting food drives for area food banks; providing food assistance at Christmas for Linville-Edom School families; assisting with the Salvation Army Kettle drive; honoring veterans through Veteran’s Day programs and displaying flags; supporting area schools through scholarships and essay contests, sponsorship of the Regional Spelling Bee, donations of dictionaries and Mad Dog t-shirts, and volunteers; and

WHEREAS, the Club has been involved in numerous beautification projects in the community, including maintaining the grounds around the post office; highway cleanup; and involvement with the United States Forest Service to help maintain camp areas in the National Forest; and

WHEREAS, the Ruritan Club supports the Recycled Teenagers by providing facilities for weekly gatherings; support of Cub Scouts and a Brownie troop; provides a facility for primary and national elections; and has supported area sports teams by helping to build a stadium for County baseball and providing funds for lighting; and

WHEREAS, the Linville – Edom Ruritans support local Fire and Rescue departments, have hosted fundraiser steak suppers for the Fire and Rescue departments as well as fundraisers for St. Jude’s Children’s Hospital; and participated in the American Cancer Society’s Relay for Life; and

WHEREAS, the Ruritan Club, through its generous, civic-minded activities helps many facets of our community.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Rockingham County that it does hereby recognize and congratulate the Linville – Edom Ruritan Club as they celebrate their 80th anniversary.

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TRANSPORTATION DEPARTMENT.

Mr. Komara provided a report on the recent activities of the Transportation Department, which included updates on the Lee Highway/South Valley Pike (Route 11) bridge replacement; the Horeb Church Road (Route 732) rural rustic project; the Airport Road (Route 727) bridge project; and the Ottobine Road (Route 257) bridge replacement.

Mr. Komara noted a citizen expressed concern about the shoulders along Layman Trestle Road (Route 719). He explained that after the contractor overlays the roadway, VDOT Maintenance Crews builds the shoulders back to lesson drop off by dumping gravel and blading the stone over. Mr. Komara said the excess gravel will wash off the pavement.

Recent maintenance includes tree cutting, performing the last mowing for the season, heavy patching and preparing for winter by filling salt barns and finalizing snow removal contracts.

Chairman Kyger expressed appreciation to VDOT for mowing along the interstate, which makes the area look inviting to visitors.

Mr. Komara informed the Board of a safety traveling show to be held in coordination with police, fire and rescue agencies on November 18, 2016. Safety improvement projects funded with safety money will be discussed. He noted several shoulder and turn lane projects in the County have been funded with safety money.

Supervisor Eberly requested that VDOT look at several roads:

- Linhoss Road (Route 735) – Dust control is needed;
- Swope Road (Route 736) – Vehicles bounce on the washboard surface going up the hill;
- Fort Lynne Road (Route 910) – Road markings are needed to improve visibility at night; and
- Greenmount Road (Route 772) – VDOT ended road markings at Greenmount Church; the road should be marked to McMullen Funeral home to improve night visibility

Mr. Komara noted that the dry, fall weather has been tough on gravel roads. Without moisture, the gravel does not pack and creates a washboard effect. It is too late in the year to put anything except water on dusty roads, as calcium for dust reduction will hold the moisture and cause potholes when it rains.

Supervisor Chandler said residents of Spring Oak Subdivision, Sunnyside Retirement Community and Preston Lake have contacted him about the sign informing motorists the traffic light at the intersection of Jim Britt Way and Spotswood Trail (Route 33) might be removed. Those residents have requested that VDOT consider leaving the traffic light due to safety concerns for people entering and exiting the doctor's office along Jim Britt Way.

Supervisor Chandler expressed appreciation to VDOT for paving Layman Trestle Road (Route 719) and mowing along Spotswood Trail (Route 33) to improve sight distance at intersections and crossovers. He also reminded Mr. Komara to look at installing a left turn signal on Cross Keys Road (Route 276) turning onto Port Republic Road (Route 253) heading both west and east, and a full turn lane is needed going south on Cross Keys Road to turn right (west) onto Port Republic Road. Chairman Kyger said Cross Keys Road needs right turn lanes and center turn lanes in both directions at its intersection with Port Republic Road due to increased traffic.

Supervisor Breeden informed Mr. Komara there have been more near car accidents around Frazier Quarry and Homer's Automotive on East Point Road (Route 602) since they last discussed that road. He suggested adding a double-line no passing zone or reducing the speed limit. Supervisor Breeden indicated stumps along Spotswood Trail (Route 33) in front of Elkton Middle School, where trees were cut, could be dangerous if motorists move off the road. Mr. Komara will determine if the stumps are on the school property or the VDOT right-of-way.

Chairman Kyger asked about reducing the speed limit to 25 miles per hour on Tilghman Road (Route 902) and requested Mr. Komara look at the dust problem on Whitesel Church Road (Route 681). He asked if the area, where the equipment to work on the Ottobine Road bridge is placed, can remain gravel and be turned into a pull off and parking area for

bicycle tour groups. He noted that the County owns some of that property where the well site is located and may be able to acquire more land, if needed, for a parking area. Mr. Komara said that might be a possibility.

Chairman Kyger asked that snow removal contractors be reminded that the resident living on the farm on the hill near the Mt. Crawford bridge needs to get out and that they help clear his driveway area. Chairman Kyger noted the Town of Bridgewater is planning road improvements on Oakwood Drive (Route 704). VDOT previously improved the bridge on Oakwood Drive, and he asked that Oakwood Drive from the bridge to South Valley Pike (Route 11) be considered as a potential improvement project because it is narrow and carries a lot of traffic. Mr. Komara agreed that would be a good project, particularly if the Smart Scale Project for the Route 704 (Oakwood Drive and Cecil Wampler Road) alignment is approved.

At the October 26, 2016 Board meeting, Mr. Komara discussed the Revenue Sharing Program and the four projects requested for an allocation of funds of up to \$4,079,105 through the Virginia Department of Transportation Fiscal Year 2017-2018, Revenue Sharing Program. A resolution outlining the requested projects is required.

On motion by Supervisor Breeden, seconded by Supervisor Cuevas, and carried by a roll call vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER - AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; the Board adopted the following resolution:

On motion by Supervisor Eberly, seconded by Supervisor Chandler, and carried by a roll call vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER - AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; the Board adopted the following resolution:

RESOLUTION

WHEREAS, the Board of Supervisors of Rockingham County desires to submit applications involving a total County contribution of \$4,279,105 through the Virginia Department of Transportation Fiscal Year 2017-2018, Revenue Sharing Program; and

WHEREAS, \$2,497,481 of these funds are to replace the two-lane Reservoir Street (Rt. 710) with a four-lane divided facility with a median, bike lanes, and curb and gutter; and \$1,480,103 of these funds are to add a third travel lane on Spotswood Trail (US 33), beginning at Stone Spring Road (VA 280) and ending at Massanetta Springs Road (Rt. 687); both of which are locally administered projects; and

WHEREAS, \$101,521 of these funds, which shall be contributed by Shenandoah Valley Electric Cooperative (\$100,000 plus a right-of-way donation), for a VDOT-administered

project to construct a right turn lane and extend the existing left turn lane on South Valley Pike (US 11) onto Oakwood Drive (Rt. 704); and

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Supervisors of Rockingham County hereby supports these applications for a total contribution of \$4,279,105 through the Virginia Department of Transportation Revenue Sharing Program.

BE IT FURTHER RESOLVED THAT the Board of Supervisors of Rockingham County hereby grants authority for the County Administrator, or his designee, to execute project administration agreements for any approved revenue sharing projects.

Later in the meeting, it was brought to the Board's attention that a Revenue Sharing Project for the Town of Dayton should have been included in the resolution.

The resolution was amended to include the following:

“WHEREAS, \$200,000 of these funds, which shall be contributed by the Town of Dayton, for road and storm sewer improvements to Main and Mill Streets; and”

Pat Holloway, who has lived on Ore Bank Road (Route 708) twenty years, indicated Ore Bank Road is a 3.5-mile road. In 1999, VDOT paved 1.5 miles of Ore Bank Road on the east side of East Side Highway (Route 340) and the remainder of the road was left unpaved. Ms. Holloway lives one-half mile from where the paving ends. Liz Shifflett, who was present, lives another mile past Ms. Holloway's home.

Ms. Holloway provided photographs for the Board to view. She said residents of Ore Bank Road do not spend time in their yards, their windowsills are full of dirt, and children who attend a daycare center on Ore Bank Road do not play outside. Ms. Holloway indicated houses as far as 100 yards off Ore Bank Road have dust issues.

Mr. Komara confirmed for Ms. Holloway that to pave the one-half mile of Ore Bank Road from Browns Gap Road (Route 663) would cost \$225,000.

Ms. Holloway pointed out that some ditches in the photographs are almost two-feet deep. She said the road is tight at some points, making it difficult to pass other vehicles, particularly with ditches along the road. Ms. Holloway stated VDOT has been great to work with, but the dust on Ore Bank Road is a major problem.

In response to a question from Supervisor Breeden, Liz Shifflett indicated there are 25 properties along the half mile of Ore Bank Road from her home to Browns Gap Road. She has lived on Ore Bank Road 28 years; half of that time was close to the road. Her current home is

back off the road, but Ms. Shifflett still gets dirt and dust in her home and cannot open the windows. Ms. Shifflett's three areas of concern are safety, health and quality of life.

Ms. Shifflett noted that the road gets "soupy" when it rains and her two children have fallen in the mud getting to the school bus. Vehicles fish tail on the wet road and create ruts on the road. Since motorists have to watch the road to avoid potholes, they do not pay close attention to surrounding vehicles or wildlife. She said inexperienced drivers, traveling too fast, have rolled their vehicles on Ore Bank Road.

Ms. Shifflett indicated residents frequently have flat tires and scratches on their vehicles from trees and brush along the narrow road. She noted the road has been graded and built up over time causing residents' vehicles to bottom out as they exit their driveways. Rainwater running from the road causes ruts in her driveway. Her children are breathing in the dust and it gets on their clothing when they are playing outside or waiting for the bus.

Supervisor Breeden said he has been in conversations regarding Ore Bank Road since 2010. Mr. Komara noted that VDOT met with residents on Ore Bank Road 16 years ago and planned to pave the entire road, but some residents did not want to give up their property for the 50-foot VDOT right-of-way, particularly those living close to the road. A rural rustic pave-in-place road project is now an option and does not require the 50-foot right-of-way. He said the road needs to be 18-foot wide for two cars to pass each other, and a little extra width for ditches and to blend in the slopes.

Mr. Komara indicated \$225,000 is included in the six-year plan for the half-mile improvement that encompasses most of the homes on Ore Bank Road, but money will not be available until 2020-21. Paving the middle section of the road will cost an additional \$500,000. Mr. Komara said the Board could consider paving the entire road if other projects are delayed.

Chairman Kyger stated there are numerous County residents who live on similar roads and have been on the road improvement list for years. While the Board would like to assist all citizens, VDOT does not have the resources to pave all the dirt roads in the County.

Ms. Shifflett questioned how VDOT sets priorities for paving dirt roads. In comparing roads on the GIS system, she noted there are only six properties on Duck Run Road (Route 674) which is three-quarters of a mile long and has been paved, while Ore Bank Road has 25 residents.

Mr. Komara noted that roads are placed on the road improvement list based on the number of residents along the road. However, if residents are unwilling to donate the needed right-of-way for improvements to their road, VDOT moves on to the next road on the list. He noted that the residents along Duck Run Road immediately agreed to donate the required right-of-way for the improvement. There are 200 miles of unpaved roads in the County and VDOT is currently able to improve two miles of unpaved roads a year. Ore Bank Road has a higher

traffic count because it is a cut-through road. Traffic counts are increasing on many gravel roads in the County due to increasing development, he said.

Chairman Kyger noted Ore Bank Road has been on the Board’s radar over 20 years. When some residents were unwilling to provide necessary right-of-ways for the last half-mile next to Browns Gap Road, the property owners on the other end of the road were willing to donate their property. That is how the first mile and a half became hard-surfaced sixteen years ago.

Ms. Shifflett asked that VDOT make improvements to the half-mile of Ore Bank Road in the six-year plan for 2020-21, and then consider the remainder of the road.

Chairman Kyger expressed appreciation to Ms. Holloway and Ms. Shifflett for expressing their concerns. The Board will continue to consider improvements to Ore Bank Road until the entire road is paved.

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COMMISSIONER OF THE REVENUE – TAX REFUND.

Commissioner of the Revenue Lowell R. Barb presented a refund request from Tiben Limited Company for real estate tax overpayments for tax years 2012, 2013, 2014 and 2015, in the amount of \$116,207.19 plus interest of \$30,865.42 for a total of \$147,072.61.

Mr. Barb reported that in 2014, Tiben Limited Company requested that the County adjust the taxable value of their property starting in 2012. In 2015, they petitioned the court for correction of erroneous assessment of real estate. Based upon information provided, the real estate classification for Tiben Limited Company was corrected from distribution center to mega district center, which resulted in a lower value. Mr. Barb requested that the Board direct the Treasurer to refund \$147,072.61 to Tiben Limited Company for overpayment of real estate taxes in calendar years 2012-2015.

In response to a question from Chairman Kyger, Mr. Barb confirmed that the Town of Bridgewater is aware of the erroneous assessment and will need to refund the overpayment of real estate taxes paid to the Town.

On behalf of Chairman Kyger, on motion by Supervisor Chandler, seconded by Supervisor Breeden and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER - AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; the Board directed the Treasurer to refund \$147,072.61 to Tiben Limited Company for overpayment of real estate taxes in calendar years 2012 - 2015.

County Attorney Miller explained that a number of County staff visited the Tiben Limited facility and determined the need for a recalculation of how floor space was used.

Chairman Kyger asked that the record note the assessment refund is due to a reporting error in information provided to the County, and that the County calculates taxes based on the information provided; this is not an over taxation by the County. The tax records have been corrected to reflect the proper use of the floor space.

Discussion ensued regarding the requirement for the County to pay ten percent interest on overpayments, even when the company provides the incorrect information. Commissioner Barb said he has talked with legislators about the interest requirement and the General Assembly has killed the interest rate bill twice. Lobbyists for large companies indicate companies deserve interest on their overpayments.

Supervisor Cuevas said the ten percent interest is an unfair amount of money being paid at the expense of taxpayers. He suggested that Commissioner Barb and Administrator King talk with Senator Hanger, who is Chair of Senate Finance, other Senators and Delegates, the Virginia Association of Counties, Virginia Municipal League and Speaker of the House William J. Howell about the bill.

Administrator King noted that during the upcoming reassessment process, Commissioner Barb plans to provide a Statement of Fact that contains the square footage and building parameters on which the County bases the assessment. Taxpayers will be asked to acknowledge the information is accurate before the Commissioner's office proceeds with the assessment. If taxpayers do not sign and return the Statement of Fact, the Commissioner's office will assume the information is accurate.

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COUNTY ADMINISTRATOR'S STAFF REPORT.

The Board received and reviewed Administrator King's staff report dated November 10, 2016.

The Finance Committee planned to discuss the Paid Time Off (PTO) Policy and provide recommendations to the Board, but did not have a chance to discuss the policy at their committee meeting. The Finance Committee will be prepared to present the PTO Policy to the Board on December 14, 2016.

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COUNTY ATTORNEY'S STAFF REPORT.

Mr. Miller reported that he performed a preliminary review of numerous documents regarding the Bergton stream remediation project so he could inform the Board of the County's

obligations. While his comments are not to be interpreted as advice, he noted the documents propose that the County take on the stream remediation project and be in a contractual relationship with the Department of Environmental Quality (DEQ). The County will be obligated with the contractor who performs the work on the stream, making the County responsible to the private property owners. The County would need to negotiate easements with property owners to be able to access their properties to alter their land. The County will also assume responsibility for continued maintenance and operation of the stream remediation project in perpetuity. Staff originally thought the County would operate as fiscal agent, but the obligations go beyond that and the County will be responsible for the stream remediation project, he said.

Mr. Miller explained that the grant documents indicate a local government entity needs to apply for the grant that matches the funds the locality has set aside. Those funds can come from another source, and some of the other participants in this project believe they may have sources for funds. The anticipated cost of the 1100-foot stream remediation project is \$250,000. Therefore, the County would need to have \$125,000 set aside for the project before the grant match is provided. Any cost overruns, repairs or other expenses will be the County's responsibility.

Ms. Cooper indicated Community Development Director Armstrong believes no monetary involvement is needed by the County. The County's match can be met through in-kind services provided through staffing and waiving administrative permitting fees, according to Mr. Armstrong.

The 1100-foot project will result in the removal of approximately 75-pounds of nutrients, which amounts to 75 credits on the open market. The current value of one-pound of nutrients in the Shenandoah Valley watershed is \$25,000 or \$1.5 to \$1.875 million for 75 pounds. Because this is a grant-funded project, the County cannot sell credits to a nutrient trading bank. For that to occur, the landowner on whose property the restoration project would occur, would need to agree to create a nutrient bank, which may not be feasible.

It is estimated that the 75 credits will constitute two to five percent of what the County is required to remove as part of the Chesapeake Bay total maximum daily load (TMDL) in the next five to seven years. The County will likely be required to address nitrogen and phosphorous across the County. This project will put the County on the right track with no negatives for water quality and many positives because the County will be ahead on credits. The project has local value for flood management. As part of the Reservoir Street project, the County needs to offset five pounds of phosphorous. Ms. Cooper indicated the County enlarged a basin to accommodate four pounds and will have to purchase the remaining pound. Administrator King noted that another small bio-retention area is being added to the Reservoir Street project to accommodate the remaining pound of phosphorous.

Ms. Cooper said community development staff reviewed the Bergton steam restoration project, and is confident the department can assume the administrative responsibilities without neglecting other projects and staffing.

Brian Wagner with Ecosystem Services, LLC indicated the summation by Mr. Miller and Ms. Cooper was very good. He indicated a presentation was provided at the October 26, 2016 Board meeting and Supervisor Cuevas has visited the project site to see the portion already constructed.

A lengthy discussion was held regarding concerns about the stream remediation project, including liability issues, the County serving as the grant recipient and being responsible for management of the project, as well as long-term maintenance.

Since there were unanswered questions to be resolved, Chairman Kyger asked if a decision could be delayed until the December 14, 2016 Board meeting. Mr. Wagner indicated that would not be an issue since DEQ will not submit a Request for Proposal (RFP) until after that date.

Chairman Kyger requested that the stream remediation project be included on the December 14, 2016 Board meeting agenda to allow more discussion and a possible resolution. He suggested Board members provide staff with questions to be addressed at the December meeting.

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ASSISTANT COUNTY ADMINISTRATOR'S STAFF REPORT.

Mr. Anas informed the Board that staff will provide a year-end report on economic development and tourism activities in the County during the December 14, 2016 meeting. Details will be discussed during a closed meeting that evening. [It was later decided to hold a Work Session at 2:00 p.m. on December 14, 2016 to allow ample time for the presentation and discussion].

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FINANCE DIRECTOR'S STAFF REPORT.

The Board received and reviewed Mrs. Davidson's staff report dated November 16, 2016.

Mrs. Davidson introduced Justin Moyers, who joined the County on October 24, 2016 as Deputy Finance Director. She said Mr. Moyers will attend Board meetings in her absence, and he has been a great addition to the Finance Department.

Mrs. Davidson requested authorization to award a bid to replace a generator flue pipe at the jail. The only bid received was from Blauch Brothers, Inc. for \$16,100, which is within budget for the project.

On motion by Supervisor Eberly, seconded by Supervisor Chandler, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER - AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; the Board approved the bid from Blauch Brothers, Inc. for a generator flue pipe replacement at the jail, at a cost not to exceed \$16,100.

On motion by Supervisor Cuevas, seconded by Supervisor Breedon, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; CUEVAS – AYE; EBERLY – AYE; KYGER – AYE; the Board declared the following items surplus to be disposed of through the public surplus auction, and authorized staff to discard of items as listed below:

Items to Declare Surplus – November 2016

Description	Quantity
Desk Chairs	10
Canon Electric Calculator	1
18-Sheet Crosscut Paper Shredder	1
Two-Drawer File; Solid Wood	1
Electric Typewriter and Ribbons	1
Sharp Electric Calculator	1

Items to Discard – November 2016

Old Cubicles that have been auctioned several times and cannot be used by the County.

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HUMAN RESOURCES DIRECTOR’S STAFF REPORT.

The Board received and reviewed Mrs. Mongold’s staff report dated November 16, 2016.

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PUBLIC WORKS DIRECTOR'S STAFF REPORT.

The Board received and reviewed Mr. Hertzler’s staff report dated November 16, 2016.

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COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT.

The Board received and reviewed Mr. Armstrong's staff report dated November 16, 2016.

Ms. Cooper reported that Brian Goldstein plans to submit a request to amend the proffers for Preston Lake. Since the amendment will not impact use or density, pursuant to Code of Virginia §15.2-2302.B, the Board may waive the requirement for a public hearing. If the Board waives the public hearing, the proposed amendment will be presented to the Planning Commission for a recommendation before consideration by the Board.

The Preston Lake proposal will replace the large multi-family building on the same side of Stonespring Road as Preston Lake with up to 12 smaller buildings, which will utilize more space than the multi-family building. The number of other housing types will be revised but the maximum total number of housing units will not exceed what is currently approved.

On motion by Supervisor Chandler, seconded by Supervisor Breeden, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER - AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; per §15.2-2302.B of the Code of Virginia, the Board waived the public hearing requirement for Preston Lake since the proposed amendment to the proffers will not affect the use or density.

On motion by Supervisor Eberly, seconded by Supervisor Chandler, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER - AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; the Board removed from the table REZ16-245, Dove, Chad E., 129 Windy Knoll Drive, Rockingham, VA 22802, to rezone TM# 94B-(5)- L1, L2, and L3, totaling 0.69 acre, located east of Harpine Highway (Route 42) and south of Harman Road (Route 1151), from Medium Density Residential District (R-2) to General Business District (B-1). The Comprehensive Plan identifies this area as Community Residential. Election District 2

Supervisor Eberly tabled Mr. Dove's rezoning request on October 26, 2016, pending the City's decision on a utilities hookup. Mr. Dove received a letter from the City of Harrisonburg approving his request to connect to the City of Harrisonburg's sanitary sewer system.

On motion by Supervisor Eberly, seconded by Supervisor Chandler, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER - AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; the Board approved REZ16-245, Dove, Chad E., 129 Windy Knoll Drive, Rockingham, VA 22802, to rezone TM# 94B-(5)- L1, L2, and L3, totaling 0.69 acre, located east of Harpine Highway (Route 42) and south of Harman Road

(Route 1151), from Medium Density Residential District (R-2) to General Business District (B-1). The Comprehensive Plan identifies this area as Community Residential. Election District 2

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TECHNOLOGY DIRECTOR'S STAFF REPORT.

The Board received and reviewed Mrs. Perry's staff report dated November 2016.

Mrs. Perry said the draft Social Media Policy provided in the Board packet is a simple policy created by staff. It outlines the responsibilities of staff and states posts to a County social media site are considered a matter of public record.

On motion by Supervisor Chandler, seconded by Supervisor Eberly, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER - AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; the Board accepted the following Social Media Policy.

ROCKINGHAM COUNTY SOCIAL MEDIA POLICY

The County of Rockingham recognizes that social media and other forms of civic engagement are essential tools in communicating with residents, businesses and employees. They are means through which the County can deliver timely information.

This policy regulates the establishment, use and retention of social media, in compliance with Freedom of Information Act and Library of Virginia guidelines, and in accordance with other previously established County policies on internet and email use.

Establishment and Maintenance of Social Media:

Departments may review social media tools to determine how to best serve the County and departmental needs for civic engagement. If they determine that there is a need to establish and maintain a social media presence, they will notify the Director of Technology for assistance in planning and review of consistency of theme, and continuity of County civic communication goals. Any social media presence will reference the County website, departmental contact information, and the County seal or other symbol identifying the site as being an official communication outlet of the County. The following statement shall be visible: "This social media site is an official site produced by Rockingham County government, and as such is subject to provisions of the Virginia Public Records Act."

The plan for the site will then go to the County Administrator for approval.

If approved, the department will designate staff responsible for content management of site, and give them the authority to provide timely social media content, and provide general

maintenance of the site within regular work hours. Designated staff will also review information from any other content providers before posting of such information.

The archiving and storage of social media is subject to limitations of the site provider, however, all communication on social media sites must adhere to the Virginia Public Records Act and the Virginia Freedom of Information Act. Therefore, content managers must ensure that documentation of all posts is maintained. They should consider any posts to be a public record, and that there is no consideration of privacy in anything posted to a County social media site.

If the public is allowed to post comments on the Department's social media site, then content managers must monitor the sites at least once every business day to review all posted comments. The site must clearly show the following disclaimer:

"Posts that are not allowed and are subject to immediate removal:

- a. Comments not topically related to the particular site or to Rockingham County business;
- b. Profane language or content;
- c. Content that constitutes personal attacks or threats against others, including libelous, harassing or abusive statements;
- d. Sexual content or links to sexual content;
- e. Solicitations of commerce, spam, or other unrelated solicitations;
- f. Conduct or encouragement of illegal activity;
- g. Information that may tend to compromise the safety or security of the public or public systems;
- h. Content that violates a legal ownership interest of any other party;
- i. Promotions of political campaigns or candidates; or
- j. Submissions of personal information or likenesses of other persons without their consent.

If a post is removed, a copy of said post and any responses to the post will be made and retained, and documentation must be submitted to the Department Director, Technology Director and County Administrator stating why the post was removed. The documentation will be retained in accordance to provisions of the Virginia Public Records Act.

Mrs. Perry presented a request to increase bandwidth for the County internet connection. Mrs. Perry indicated the County currently pays Shentel \$15 per Mbps. Shentel offered the County three upgrade options. The Technology Committee recommends moving to 5 Gbps, which would provide a more cost-efficient, realistic solution for the County for the life of the five-year contract required for the pricing. With this option, the annual charge will increase from \$18,000 to \$72,000, to be split between all departments that utilize the internet. The contract will begin July 1, 2017 but the speed will be increased when the contract is

signed; therefore, the County will receive increased speed until July 1, 2017 at no additional cost. Mrs. Perry noted the Technology and Finance committees have reviewed the request.

Chairman Kyger said the upgrade is expensive but broadband is a utility that needs to be kept current. It was noted this request does not include the Schools.

On behalf of the Finance Committee, on motion by Supervisor Cuevas, seconded by Supervisor Eberly, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER - AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; the Board authorized the Technology Committee to upgrade the current bandwidth service with Shentel from 100 Mbps to 5 Gbps at an annual increase of \$54,000, with the understanding that Shentel will provide the increased bandwidth to the County upon receipt of the signed contract, but the price increase will not go into effect until July 1, 2017; and that Mrs. Perry will work with the County Administrator and Director of Finance to distribute the cost between the State, City and departments within the County government.

In response to questions from Supervisor Cuevas, Mrs. Perry said the State has increased internet traffic by using secure connections across the County's network.

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FIRE AND RESCUE CHIEF'S STAFF REPORT.

The Board received and reviewed Chief Holloway's staff report dated November 2016.

Chief Holloway reported the East Rockingham Emergency Response Station will open on November 21, 2016 with one crew. The second crew will start in January 2017. He will schedule a time for the Board to tour the facility.

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PARKS & RECREATION DIRECTOR'S STAFF REPORT.

The Board received and reviewed Mrs. McQuain's staff report dated November 2016.

Mrs. McQuain reported that the Rockingham County Recreation Foundation, Inc. would like to name the clover baseball/softball fields The Albert Long Complex after the late Mr. Albert Long to honor his contributions to the County. The Recreation Foundation would like to use a more inclusive community name for the overall park, which will feature walking trails, playgrounds, shelters, an amphitheater and multi-purpose fields.

Suggested names for the park were included in the Board packet, but Mrs. McQuain said the Rockingham Recreation Foundation, Inc. Board is open to suggestions and there is no urgency to change the name. However, if the name is changed, a sign with the new name for the future park will be erected.

Chairman Kyger asked that consideration of the name change be included on the December 14, 2016 agenda.

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COURT SERVICES DIRECTOR'S STAFF REPORT.

The Board received and reviewed Mrs. Freeman's staff report dated November 16, 2016.

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RECESS.

At 4:58 p.m., Chairman Kyger recessed the meeting for dinner.

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OPEN MEETING.

Chairman Kyger opened the evening portion of the Board meeting at 5:53 p.m.

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COMMITTEE REPORTS.

The Board heard committee reports from Board members and staff.

FINANCE

On behalf of the Finance Committee, Supervisor Cuevas made a motion, seconded by Supervisor Breeden, to approve the following carryover and supplemental appropriation:

FY2015-2016 Carryover Funds to FY2016-2017

GENERAL FUND AND CAPITAL PROJECTS FUND

Sheriff

A carryover of unencumbered FY 2015-2016 funds in the amount of \$21,998. These funds will be used for the replacement of a vehicle that was totaled during FY2015-2016. A supplemental appropriation was requested and approved in March 2016. The vehicle was not received or paid for until FY2016-2017.

Carryover Appropriation: \$21,998

\$ 21,998 GL Code: 1001-03102-00000-000-508005-000 Vehicles

\$ 21,998 GL Code: 1001-00000-15201-000-352000-000 General Fund Reserve

FY2016-2017 Supplemental Appropriation

GENERAL FUND

Sheriff

A supplemental appropriation in the amount of \$25,912 to replace a 2013 Ford Taurus that was totaled in an accident. Insurance proceeds in the amount of \$8,750 have been received. The remaining \$17,162 will be provided by the General Fund Reserve.

Supplemental Appropriation: \$25,912

\$ 25,912 GL Code: 1001-03102-00000-000-508005-000 Vehicles

\$ 8,750 GL Code: 1001-00000-14101-000-341100-000 Insurance Recoveries

\$ 17,162 GL Code: 1001-00000-15201-000-352000-000 General Fund Reserve

Supervisor Cuevas asked the County Administrator and Finance Director to obtain a report from the Virginia Association of Counties Group Self-Insurance Risk Pool (VACORP) regarding the final insurance settlement.

Carried by a vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; CUEVAS – AYE; EBERLY – AYE; KYGER – AYE; the Board approved the carryover and supplemental appropriation.

VIRGINIA ASSOCIATION OF COUNTIES (VACo) LIAISON

Chairman Kyger reported that the Annual VACo Conference went well. Speaker of the House Howell provided positive comments for local government, particularly regarding the proffers bill that was approved last year. He believes there is an opportunity for localities to recommend major amendments to the bill that will help local zoning issues and clarify some difficulties created by the bill. He also noted that jurisdictions should be aware of pending Air B&B bills that will significantly affect local zoning decisions. He indicated local government would have his favor in both areas.

In response to a comment by Supervisor Cuevas regarding funding, Chairman Kyger said a report was provided that indicates income tax collection increased in September and October, so State funding may be more favorable than originally anticipated.

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COMMITTEE APPOINTMENTS.

On motion by Supervisor Breeden, seconded by Supervisor Eberly, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER - AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; the Board made the following committee appointments:

- William O'Brien, to the Shenandoah Valley Regional Airport Commission for a term to expire December 31, 2019;
- Eric Fitzgerald to the Rockingham-Harrisonburg Alcohol Safety Action Program (ASAP) for a term to expire December 31, 2021;
- Faye Smith, Lois Moyers and Norma Campbell to the Bergton Book Station for terms to expire December 31, 2019;
- Dane Byers as a Community Policy and Management Team Private Provider Representative for a term to expire December 31, 2017;
- Kurt Holsopple as a Community Policy and Management Team Private Provider Alternate for a term to expire December 31, 2017;
- Kim Hartzler-Weakley, M.S. as a Community Policy and Management Team Association of Providers Representative for a term to expire December 31, 2017;
- Michael Maurice as a Community Policy and Management Team Association of Providers Alternate for a term to expire December 31, 2017;
- Paul Wiseman (District 2) and Nathan Miller (District 4) to the Economic Development Authority for terms to expire December 31, 2020;
- Supervisor Rick Chandler and Glenn Wayland to the Rockingham Recreation Foundation, Inc. Board of Directors for terms to expire December 31, 2018; and
- Kevin Flint (District 1) and Jim Elmore (District 3) to the Social Services Advisory Committee for terms to expire June 30, 2020.

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PUBLIC HEARING - SPECIAL-USE PERMTS.

At 6:01 p.m., Chairman Kyger opened the public hearing and Ms. Stultz reviewed the following requests.

SUP16-246 Shenandoah Valley Electric Cooperative, 147 Dinkel Avenue, Mt. Crawford, 22841 for a 199' self-support telecommunications facility (196' tower with 3' lightning rod) within a 65' x 70' fenced compound on property located on the northeast side of South Valley Pike (Route 11) and Oakwood Drive (Route 704), Election District #2, zoned B-1. Tax Map #123-(A)-85. Property address: 70 Oakwood Drive

Ms. Stultz indicated since Shenandoah Valley Electric Cooperative (SVEC) wants to allow other companies to co-locate on the telecommunications tower, a special use permit is required. A special use permit would not be necessary if the tower is only used by SVEC.

In response to a question from Administrator King, Ms. Stultz confirmed that the telecommunications tower is on the back corner of the property. There is an agreement between SVEC and the adjacent property owner for the tower to be located closer to the adjacent property than allowed otherwise.

Greg Rogers, SVEC Vice President of Engineering and Operations, and Ron Shickel, SVEC Manager of Technical Services, were in attendance.

Supervisor Eberly questioned whether the telecommunications tower could be located off-site. Mr. Rogers stated the tower has to be located at the SVEC control building in order for technical operations to control the electric system from that location.

No one spoke in opposition to the request.

SUP16-285 Robert B. Walker, 1720 Maplewood Drive, Edgewater, FL 32132 for a motor vehicle repair shop with waiver to supplemental standards to be permitted to work on tractor trailers in the B-1 zoning district on property located on the south side of McGaheysville Road (Route 996) approximately 425' west of Cemetery Road (Route 843), Election District #5, zoned B-1. Tax Map #142A1-(4)-2B

Ms. Stultz indicated the applicant is the contract purchaser of the property and the request is the result of a zoning violation. Mr. Walker contacted the County as soon as he was aware of the zoning violation.

Jim Anderson has owned the property 15 years. He said the building was originally constructed in the 1950s as a service station with two automobile bays and two larger bays for trucks or tractors. The building was later used by Burner Well Drilling as a maintenance center for their drill rigs and trucks. Mr. Anderson manufactured and repaired signs in the building, and serviced bucket trucks and a crane. When Mr. Walker contacted him about the building, Mr. Anderson confirmed with Community Development that the property was zoned B-1, but he was not aware of an amendment excluding road tractors and recreational vehicles from the definition of a repair facility.

Mr. Anderson said Mr. Walker is not planning to operate a commercial truck repair center. His company transports beer for MillerCoors Shenandoah Brewery and he will use the building to work on his personal vehicles.

Robert Walker owns Walker Transportation in Grottoes and has been transporting Coors beer for 30 years. He thought the old gas station would be a good place to work on his 16 trailers since it is near MillerCoors. After Mr. Walker put \$50,000 into the building, he learned trucks are not allowed on property zoned B-1. Mr. Walker lives in Florida. When he comes to the Valley in the spring and summer, he would like to work on his personal vehicles to save money on maintenance. In the winter, the building will only be used as an office.

Mr. Walker will not hire employees to work on his vehicles and he will not work on vehicles other than his own. In reviewing the uses allowed in a B-1 district in Rockingham County, he believes his use of the building will make less noise than what is currently allowed (auto repair or body shop, laundry mat, entertainment center, motorcycle shop) in a B-1 district. He also learned he could not park trucks on the lot. Mr. Walker apologized to the community for any disturbance he has caused. He is willing to have set hours of operation, possibly from 8 a.m. to 9 p.m.

In response to questions from Supervisor Breeden, Mr. Walker indicated his trailers are 48 feet long and do not fit in the bays with the doors closed. Since he does not want to back trailers off the road into the bays, he pulls into the driveway and performs trailer repairs in front of the building. Mr. Walker removed the gas island to make it easier to pull in. He noted that the repairs do not take long and the air impact gun is used outside.

Kim Sandum suggested adding a proffer indicating the shop is for Mr. Walker's personal use. She asked if there is a problem performing repairs outside based on the zoning ordinance. Ms. Stultz indicated that when someone applies for a permit for a vehicle repair shop, the person usually intends to perform the work in the shop. She had not previously heard that Mr. Walker was working on his trailers outside.

Roger Herring indicated the old gas station is in a residential area with three schools and four expanding subdivisions. He said McGaheysville Road is a bypass for Merck and Coors to avoid traffic lights on Route 33. Mr. Herring is against the special use permit because the lot is too small for trailers and repairs will be done along the road.

Tamara Korvaleski, who lives across the road from the site, said she hears trucks running when she is in the shower or with the windows closed. There is no noise buffer and she is concerned about the sizable tractor-trailers traveling on McGaheysville Road. She said there are many children in the area with the schools, and residents ride bikes and walk on the road. Her primary concern is noise and traffic.

Joyce Bandzak said she can hear a lot of noise with her kitchen window open, and did not experience that with previous businesses in the building. If Ms. Bandzak sits on her back porch, she will see the trailers and hear noise.

Angie Kyger, who has lived on McGaheysville Road 52 years, said when Mr. Anderson had his business there, it was open from 9 a.m. to 5 p.m. and created no noise. Ms. Kyger said since Mr. Walker moved into the building, she hears air brakes all day long. After

Mr. Walker excavated the lot to create additional room for trailers, she counted six trailers on the lot one day, as well as vans, a recreational vehicle and cars. Ms. Kyger asked the Board to deny the special use permit request.

Chairman Kyger provided a public disclosure that Angie Kyger's husband is his cousin, but they are not in daily communication so he has no interest in the special use permit request.

SUP16-289 Daniel H. Wylie, PO Box 1021, Broadway 22815 for a contractor's operation including a waiver to increase number of employees from 5 to 15 and to increase number of vehicles and pieces of equipment from 5 to 15 on property located on the east side of Daphna Road (Route 803) approximately 120' south of E. Springbrook Road (Route 1421), Election District #1, zoned A-2C. Tax Map #52-(A)-114 and Tax Map #52-(A)-115. Property address: 12430 Daphna Road

Ms. Stultz said during the rezoning, Mr. Wylie proffered hours of operation for any business from March 1 through October 31 from 7:30 a.m. to 5:30 p.m.; and from November through February from 9 a.m. to 4:30 p.m. She indicated these hours were not included as proffered conditions in the rezoning make them binding with the property. If the Board desires, a condition can be added with hours of operation, Ms. Stultz said.

The special use permit approval is contingent upon septic approval. Ms. Stultz requested comments from the Town of Broadway. No comments were received but the Town thanked her for notifying them. Ms. Stultz received an email earlier in the day asking for a barrier or buffer between the residence and Route 259, extending along the front of the business property.

Applicant Daniel Wylie does not mind adding a natural barrier. He wants a large shop so he does not have too much equipment sitting outside, because he does not think it looks nice. There will be a shop with mulch on the property. Equipment will be parked on the property at night.

In response to a question from Supervisor Cuevas, Ms. Stultz said there are a few trees along Mayland Road at the front of the house, but not enough to create a barrier to seclude the house and landscaping business. There are more trees on the Daphna Road side of the property, she said.

Mr. Wylie indicated there are emerald greens in front of the house that grow 12 to 15-foot tall and four-foot wide. He can plant green giant trees that grow 30-foot tall along Mayland Road (Route 259) to seclude the landscaping shop.

Supervisor Cuevas asked Ms. Stultz to allow Mr. Wylie a year to plant the landscaping barrier between Mayland Road and the business property. Ms. Stultz will word the condition so that Mr. Wylie can plant the type of trees he desires for the buffer.

In response to a question from Mr. Wylie regarding widening Mayland Road, Chairman Kyger said if Mr. Wylie places the trees on his property instead of the state right-of-way, the State will replace any trees they remove to widen the road.

No one spoke in opposition to the request.

SUP16-293 Jonathan B. Meadows, PO Box 386, Elkton for a motor vehicle repair shop on property located on the northeast side of Spotswood Trail (Route 33) approximately 1800' north of Sapling Ridge Road (Route 634), Election District #5, zoned A-2. Tax Map #131-(A)-125. Property Address: 17749 Spotswood Trail

Mr. Meadows started his family business during high school. He indicated he works hard, but makes a decent living. He lives on the same property and works mostly on vehicle engines.

No one spoke in opposition to the request.

SUP16-294 Karen Rinald Mast, 1968 Mountain Valley Road, Keezletown for pet dog and cat training: private lessons and small group classes; dog daycare, and occasional dog or cat-care related special events on property located on the west side of Spotswood Trail (Route 33) approximately 1800' north of Lawyer Road (Route 655), Election District #5, zoned A-2, tax map #126-(A)-71. Property address: 5702 Spotswood Trail

The Applicant, Karen Mast, stated she currently teaches pet classes at the SPCA and hopes to open a facility on the east side of Harrisonburg since most similar businesses are located on the other side of Harrisonburg. Her mission is to educate people to help their pets have a better quality of life.

In response to questions from Supervisor Breeden, Ms. Mast indicated she owns the property on Spotswood Trail, but does not live there. If she provides dog daycare in the future, people will be on the property with the dogs. Animals will not be housed overnight. She primarily plans to conduct classes in an indoor classroom facility with a fenced area for outings. A building has not been constructed yet but an engineer prepared a plan.

Attorney Ken Moran represents Darlene Wolfe, an adjacent landowner that shares a driveway with Ms. Mast. The two parcels are cut off by Spotswood Trail (Route 33) and Cub Run. One standard according to the County Code is that the proposed use is compatible with surrounding uses. As far as Mr. Moran knows, there are no compatible surrounding uses as all the surrounding parcels are agricultural.

Mr. Moran indicated Ms. Wolfe has a nice home and Ms. Mast does not plan to build a home on the property. He said the proposed business could include up to 30 cars a day and Ms. Mast hopes to enlarge the business; it sounds like a commercial enterprise that she intends to expand. Because of how Cub Run affects the topography, other commercial enterprises cannot be established on that side of the road, he said.

Mr. Moran noted another standard is that the business is not detrimental to the character of adjacent land, but he believes the business will destroy Ms. Wolfe's quiet enjoyment of her home. He said Ms. Wolfe's ability to access her property will be affected, as vehicles will create a nuisance when they arrive and depart. Mr. Moran indicated Ms. Wolfe has renovated her home and her property value would decrease by having a commercial enterprise next door.

Mr. Moran said the lights of vehicles entering the pet training facility at night will shine directly into Ms. Wolfe's home. He noted there should not be an entrance without a dedicated turning lane from the road. Motorists have to prepare to turn into the property a long way from the proposed site. Motorists wanting to travel west have to go east when they leave the property, and then decelerate to merge into the passing lane and turn around to go west. He stated this would add to the current congestion on Route 33.

Mr. Moran reiterated that the pet training center is not compatible with surrounding uses, and will not maintain the character of adjacent land. He thinks approval will establish an unnecessary business in this area, considering the traffic and safety. Mr. Moran asked the Board to deny the special use permit request.

Chairman Kyger provided an opportunity for the applicants to respond to questions or concerns regarding their respective special use permit request.

Regarding special use permit SUP16-285 for a motor vehicle repair shop, Mr. Walker said people expressed concern about the noise but an automobile repair center with air guns, or a motorcycle shop with motorcycle shows would create more noise. Additionally, since he will only work one day a week during the spring, summer and fall; and will not be there at all in the winter, he believes his business is less intrusive. He can barely hear the trucks so he does not understand neighbors saying the trucks made a loud noise. Mr. Walker noted he hears children on the school playground and hears the school intercom system when the doors are closed. Mr. Walker thinks they make more noise than he does working on the trailers. He believes his business is less intrusive than other businesses allowed in a B-1 district. Mr.

Walker indicated he works on one trailer at a time, not six, and trucks do not idle more than two minutes.

Mr. Anderson reiterated that he has owned the property 15 years and tried to be proactive by finding out his property was in a B-1 district. He said Ms. Stultz informed him there was a major group effort to redefine the McGaheysville corridor. As the owner of the property, he received a letter via mail for the public hearing but was not informed when uses changed in the B-1 district. Chairman Kyger asked Mr. Anderson to send his concerns to the County Administrator.

Regarding special use permit SUP-294 for a pet dog and cat training facility, Ms. Mast indicated the evening classes will begin at 7:30 or 8 p.m. and should conclude by 9 p.m., but she put 10 p.m. on the application to allow for people filtering out of the building after the classes. After 8 p.m., vehicles would be leaving so their lights would not be shining toward Ms. Wolfe's house. Ms. Mast said she will be the only pet trainer for now and will not be working 60 to 80 hours a week. She noted the classes will be sporadic during the day. Ms. Mast said her neighbors in Keezletown who are non-dog owners complement her on how well she manages her dogs. She intends to carry the responsibility she has for her dogs to her business.

In response to a question from Supervisor Breeden, Ms. Mast stated she owns the property with the driveway. Ms. Wolfe has a right-of-way and has a 35-foot easement on her property prohibiting Ms. Mast from using the area within that easement.

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RECESS.

At 7:00 p.m., Chairman Kyger declared a short recess.

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RESUME MEETING.

At 7:03 p.m., Chairman Kyger resumed the meeting and closed the public hearing.

Supervisor Eberly stated he is pleased Shenandoah Valley Electric Cooperative located in Rockingham County.

On motion by Supervisor Eberly, seconded by Supervisor Chandler, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER - AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; the Board, with the following conditions, approved SUP16-246, Shenandoah Valley Electric Cooperative, 147 Dinkel Avenue, Mt. Crawford, 22841 for a 199' self-support telecommunications facility (196' tower with 3' lightning rod) within a 65' x 70' fenced compound on property located on the northeast side of South Valley

Pike (Route 11) and Oakwood Drive (Route 704), Election District #2, zoned B-1. Tax Map #123-(A)-85. Property address: 70 Oakwood Drive

CONDITIONS:

1. Use shall be located in substantial accordance to plot plan submitted with the application.
2. All Building Code requirements shall be met.
3. Telecommunications facility shall be constructed in accordance with the Virginia Uniform Statewide Building Code, and the proper permits shall be obtained.
4. The telecommunications tower as approved under this permit shall not exceed 199' (including the lightning rod).
5. Approval shall not constitute or imply support for or approval of the location of additional telecommunication towers, antennas, etc., even if they may be a part of the same network or system as any antenna approved under this permit.
6. Should use of this facility be discontinued, applicant shall remove the tower from the property within ninety (90) days from the date it is last used. If ownership of the tower changes hands, the owner at the time use is discontinued shall be responsible for its removal.
7. Should the ownership of the tower change hands, the Community Development Department shall be given written notice that the ownership has changed and stating who the new owner is.
8. The owner or operator of the telecommunications facility shall meet all requirements of the supplemental standards for Telecommunications Facilities in the Rockingham County Code.
9. This permit is contingent upon a fully signed agreement of reduced setback between GSW Investors and Shenandoah Valley Electric Cooperative.

Supervisor Breeden said he considered tabling the motor vehicle repair shop request to allow Mr. Walker the opportunity to talk with the neighbors who have opposition, but he has to decide if the use is compatible with the surrounding area and if there is a safety concern. Supervisor Breeden has a Class A combination driver's license and thinks he would have a difficult time navigating in and out of the lot without blocking McGaheysville Road.

Supervisor Breeden made a motion, seconded by Supervisor Eberly, to deny SUP16-285 for Robert B. Walker.

Supervisor Chandler stated he would recuse himself from the vote because he has a concern of being too close with the parties on both sides.

Carried by a vote of 4 to 0 to 1, voting recorded as follows: BREEDEN - AYE; CHANDLER – ABSTAIN; CUEVAS - AYE; EBERLY – AYE; KYGER - AYE; the Board denied SUP16-285, Robert B. Walker, 1720 Maplewood Drive, Edgewater, FL 32132 for a motor vehicle repair shop with waiver to supplemental standards to be permitted to work on tractor trailers in the B-1 zoning district on property located on the south side of McGaheysville Road (Route 996) approximately 425' west of Cemetery Road (Route 843), Election District #5, zoned B-1. Tax Map #142A1-(4)-2B

Supervisor Cuevas reminded the Board that the location for Mr. Wylie's contractor's operation was previously approved for this type of use. Mr. Wylie wants to increase the number of employees and pieces of equipment allowed on the property, but most of the employees will be working at other locations.

Supervisor Cuevas made a motion, seconded by Supervisor Eberly, to approve SUP-16-289 for Daniel H. Wylie.

In response to a question from Ms. Stultz, Supervisor Cuevas asked that a condition requiring a tree barrier be added.

Carried by a vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER – AYE; CUEVAS - AYE; EBERLY – AYE; KYGER - AYE; the Board, with the following conditions (including a condition requiring a tree barrier), approved SUP-16-289, Daniel H. Wylie, PO Box 1021, Broadway 22815 for a contractor's operation including a waiver to increase number of employees from 5 to 15 and to increase number of vehicles and pieces of equipment from 5 to 15 on property located on the east side of Daphna Road (Route 803) approximately 120' south of E. Springbrook Road (Route 1421), Election District #1, zoned A-2C. Tax Map #52-(A)-114 and Tax Map #52-(A)-115. Property address: 12430 Daphna Road

CONDITIONS:

1. Use shall be located in substantial accordance to plot plan submitted with the application.
2. Building shall comply with the Statewide Building Code and the proper permits shall be obtained.

3. This permit is contingent upon a site plan being submitted to and approved by the County. No work shall be done on the property and the business shall not begin operation until such time as the site plan is approved.
4. The entrance to the property shall be off of Daphna Road and shall meet VDOT's commercial entrance standards. Permits shall be obtained from VDOT and submitted to the Community Development Department prior to issuance of building permits.
5. This permit is contingent upon applicant obtaining a permit for a sewage disposal system. Said permit shall be submitted to the Community Development Department prior to issuance of building permits.
6. This use shall comply with all applicable Fire Prevention Codes.
7. Any on-premise advertising sign associated with this business shall comply with the Rockingham County Code.
8. There shall be no off-premise signs permitted unless all County and State regulations are met.
9. Parking shall comply with the Rockingham County Code.
10. The business shall not begin operation until a certificate of occupancy is issued by the County. No certificate of occupancy shall be issued until all other conditions of this permit are met.
11. A buffer between Mayland Road and the business portion of the property shall be planted within one (1) year from date business begins operation.

On motion by Supervisor Breeden, seconded by Supervisor Cuevas, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER – AYE; CUEVAS - AYE; EBERLY – AYE; KYGER - AYE; the Board, with the following conditions, approved SUP-293, Jonathan B. Meadows, PO Box 386, Elkton for a motor vehicle repair shop on property located on the northeast side of Spotswood Trail (Route 33) approximately 1800' north of Sapling Ridge Road (Route 634), Election District #5, zoned A-2. Tax Map #131-(A)-125. Property Address: 17749 Spotswood Trail

CONDITIONS:

1. Use shall be located in substantial accordance to plot plan submitted with the application.

2. Building shall comply with the Statewide Building Code and the proper permits shall be obtained to convert to a commercial garage.
3. This permit is contingent upon a site plan being submitted to and approved by the County. No work shall be done on the property and no building permits shall be issued until such time as a site plan is approved.
4. As required by VDOT, there shall be no more than 50 vehicle trips per day (25 in and 25 out).
5. This permit is contingent upon the operator of the business being the only employee associated with the business.
6. Any on-premise advertising sign associated with this business shall comply with the Rockingham County Code.
7. There shall be no off-premise signs permitted unless all County and State regulations are met.
8. Parking shall comply with the Rockingham County Code.
9. All work shall be done inside of the building, and there shall be no outside storage of parts.
10. There shall be no more than six (6) vehicles awaiting repair or waiting to be picked up.
11. Hours of operation shall be limited to 6 a.m. until 9:00 p.m.
12. There shall be no junk or debris, including but not limited to junked or inoperable vehicles allowed to accumulate on the property.
13. The business shall not begin operation until a certificate of occupancy is issued by the County. No certificate of occupancy shall be issued until all other conditions of this permit are met.

Being an animal lover, Supervisor Breeden stated he has a great admiration for what Ms. Mast wishes to do and believes she would do a good job. However, he is concerned about the proximity to Ms. Wolfe's house. He said if Ms. Mast lived at the site of the pet training facility, it would be different.

On motion by Supervisor Breeden, seconded by Supervisor Cuevas, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER - AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; the Board denied SUP-294, Karen Rinald Mast,

1968 Mountain Valley Road, Keezletown for pet dog and cat training: private lessons and small group classes; dog daycare, and occasional dog or cat-care related special events on property located on the west side of Spotswood Trail (Route 33) approximately 1800' north of Lawyer Road (Route 655), Election District #5, zoned A-2, tax map #126-(A)-71. Property address: 5702 Spotswood Trail

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CLOSED MEETING.

On motion by Supervisor Chandler, seconded by Supervisor Eberly, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN - AYE; CHANDLER - AYE; CUEVAS - AYE; EBERLY - AYE; KYGER - AYE; the Board recessed the meeting from 7:09 p.m. to 7:30 p.m., for a closed meeting pursuant to 2.2-3711. A(3), Discussion or consideration of the acquisition of real property for a public purpose, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body and (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.

MOTION: SUPERVISOR BREEDEN RESOLUTION NO: 16-15
SECOND: SUPERVISOR CHANDLER MEETING DATE: NOVEMBER 16, 2016

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: BREEDEN, CHANDLER, CUEVAS, EBERLY, KYGER
NAYS: NONE
ABSENT:

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ADJOURNMENT.

Chairman Kyger declared the meeting adjourned at 7:30 p.m.

Chairman

DRAFT

RESOLUTION

WHEREAS, Jim Northup, Superintendent of Shenandoah National Park and Cedar Creek and Belle Grove National Historical Park will retire on January 2, 2017, after thirty-six years of dedicated service with the United States National Park Service, including work at numerous National Parks throughout the United States and international conservation work in Mexico, Canada, the Republic of Georgia, and China; and

WHEREAS, Mr. Northup worked as an interpretive and protection ranger, natural resources specialist, wildland fire and aviation specialist, and chief ranger prior to being named superintendent, and has managed programs involving high profile and controversial natural, cultural and visitor use management issues; and

WHEREAS, Mr. Northup has also served as an Operations Section Chief and an Incident Commander for the National Park Service (NPS); held a NPS Type I Law Enforcement Commission; was a park medic and certified NPS SCUBA diver; was certified in heli-rappel and short haul; was active in technical rescue work and held numerous qualifications in wildland fire and all-risk incident management; and

WHEREAS, in 2013, Mr. Northrup was appointed Superintendent of Shenandoah National Park and has worked tirelessly with the Blue Ridge Committee to facilitate positive relationships and communication between the Park and its eight adjacent counties, sharing his wealth of knowledge of park operations, park wildlife and environmental conditions, and the scientific research within the park, thereby helping to foster a greater appreciation and respect for Shenandoah National Park; and

WHEREAS, Mr. Northup was instrumental during the Rocky Mount fire that originated in the Shenandoah National Park in the spring of 2016, by providing information about the terrain of the park with citizens during community meetings, attending briefings with command staff, and assisting the Southern Type 1 Red Incident Management Team and local fire and rescue departments through his extensive knowledge concerning the park; and

WHEREAS, in working with the County, Mr. Northup displayed the highest level of professionalism and genuine care and compassion for residents and property owners in the County, particularly during the Rocky Mount fire incident when he made clear his two primary goals were to protect firefighters and citizens, and keep the fire within the Park boundaries.

NOW, THEREFORE, BE IT RESOLVED that the Rockingham County Board of Supervisors hereby recognizes Mr. Northup, Superintendent of the Shenandoah National Park, in his retirement, and expresses its sincere gratitude for his thirty-six years of dedicated service to the National Park Service, and most recently to Rockingham County and its citizens.

Given under our hand this fourteenth day of December
in the year two thousand sixteen, A.D.

ABSTRACT of REFERENDUM VOTES

Cast in ROCKINGHAM COUNTY, VIRGINIA
at the 2016 November General Election held on November 08, 2016 for,

Proposed Constitutional Amendment Question 1

Should Article I of the Constitution of Virginia be amended to prohibit any agreement or combination between an employer and a labor union or labor organization whereby (i) nonmembers of the union or organization are denied the right to work for the employer, (ii) membership to the union or organization is made a condition of employment or continuation of employment by such employer, or (iii) the union or organization acquires an employment monopoly in any such enterprise?

QUESTION RESPONSE

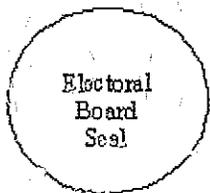
TOTAL VOTES RECEIVED (IN FIGURES)

Total YES votes	19844
Total NO votes	15231
Total Number of Overvotes for Question	0

We, the undersigned Electoral Board, upon examination of the official records deposited with the Clerk of the Circuit Court of the election held on November 08, 2016, do hereby certify that the above is a true and correct Abstract of Votes cast at said election for the proposed referendum.

PASSED

Given under our hands this 16th day of November, 2016



Linda B. Shuler, Chairman
Lois Philon, Vice Chairman
Susan C. Theewitte, Secretary
Susan C. Theewitte, Secretary, Electoral Board

ABSTRACT of REFERENDUM VOTES

Cast in ROCKINGHAM COUNTY, VIRGINIA
at the 2016 November General Election held on November 08, 2016 for,

Proposed Constitutional Amendment Question 2

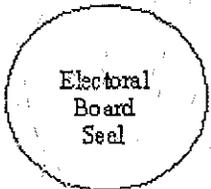
Shall the Constitution of Virginia be amended to allow the General Assembly to provide an option to the localities to exempt from taxation the real property of the surviving spouse of any law-enforcement officer, firefighter, search and rescue personnel, or emergency medical services personnel who was killed in the line of duty, where the surviving spouse occupies the real property as his or her principal place of residence and has not remarried?

QUESTION RESPONSE	TOTAL VOTES RECEIVED (IN FIGURES)
Total YES votes	29182
Total NO votes	6399
Total Number of Overvotes for Question	0

We, the undersigned Electoral Board, upon examination of the official records deposited with the Clerk of the Circuit Court of the election held on November 08, 2016, do hereby certify that the above is a true and correct Abstract of Votes cast at said election for the proposed referendum.

PASSED

Given under our hands this 16th day of November, 2016



Linda B. Skuler, Chairman

Lois Pilton, Vice Chairman

Dusan C. Thecarrillo, Secretary

Dusan C. Thecarrillo, Secretary, Electoral Board

ABSTRACT of VOTES

Cast in ROCKINGHAM COUNTY, VIRGINIA
at the 2016 November General Election held on November 08, 2016 for,

President and Vice President

NAMES OF CANDIDATES ON THE BALLOT	TOTAL VOTES RECEIVED (IN FIGURES)
Donald J. Trump - Republican	25990
Hillary Clinton - Democratic	9366
Gary Johnson - Libertarian	1088
Evan McMullin - Independent	610
Jill Stein - Green	208
Total Write-In votes [From Write-Ins Certifications] [Valid Write-Ins + Invalid Write_ins = Total Write In Votes]	225
Total Number of Overvotes for Office	0

We, the undersigned Electoral Board, upon examination of the official records deposited with the Clerk of the Circuit Court of the election held on November 08, 2016, do hereby certify that the above is a true and correct Abstract of Votes cast at said election for the President and Vice President.

Donald J. Trump - Republican

Given under our hands this 16th day of November, 2016

Linda B. Skuler, Chairman

Lois Philon, Vice Chairman

Dusan C. McQuitt, Secretary

Dusan C. McQuitt, Secretary, Electoral Board



ABSTRACT of VOTES

Cast in ROCKINGHAM COUNTY, VIRGINIA
at the 2016 November General Election held on November 08, 2016 for,

Member House of Representatives

District: 06

NAMES OF CANDIDATES ON THE BALLOT

TOTAL VOTES RECEIVED
(IN FIGURES)

Robert W. "Bob" Goodlatte - Republican	26847
Kai E. Degner - Democratic	9999
Total Write-In votes [From Write-Ins Certifications] [Valid Write-Ins + Invalid Write_ins = Total Write In Votes]	102
Total Number of Overvotes for Office	0

We, the undersigned Electoral Board, upon examination of the official records deposited with the Clerk of the Circuit Court of the election held on November 08, 2016, do hereby certify that the above is a true and correct Abstract of Votes cast at said election for the Member House of Representatives.

Robert W. "Bob" Goodlatte - Republican

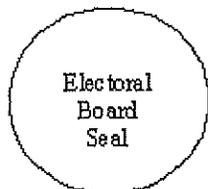
Given under our hands this 16th day of November, 2016

Linda B. Shuler, Chairman

Lisa Philon, Vice Chairman

Susan C. Sheemitt, Secretary

Susan C. Sheemitt, Secretary, Electoral Board



ABSTRACT of VOTES

Cast in the Town of BRIDGEWATER in ROCKINGHAM COUNTY, VIRGINIA
at the 2016 November General Election held on November 08, 2016 for,

Mayor - Bridgewater

District: BRIDGEWATER

NAMES OF CANDIDATES ON THE BALLOT

TOTAL VOTES RECEIVED
(IN FIGURES)

Theodore W. "Ted" Flory	2244
Total Write-In votes [From Write-Ins Certifications] [Valid Write-Ins + Invalid Write_ins = Total Write In Votes]	70
Total Number of Overvotes for Office	0

We, the undersigned Electoral Board, upon examination of the official records deposited with the Clerk of the Circuit Court of the election held on November 08, 2016, do hereby certify that the above is a true and correct Abstract of Votes at the said election and do, therefore, determine and declare that the following person(s) has received the greatest number of votes cast for the Mayor - Bridgewater.

Theodore W. "Ted" Flory

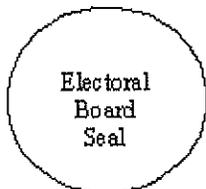
Given under our hands this 16th day of November, 2016

Raula B. Skulcu, Chairman

Lois Philon, Vice Chairman

Susan C. Sheemitt, Secretary

Susan C. Sheemitt, Secretary, Electoral Board



ABSTRACT of VOTES

Cast in the Town of DAYTON in ROCKINGHAM COUNTY, VIRGINIA
at the 2016 November General Election held on November 08, 2016 for,

Mayor - Dayton

District: DAYTON

NAMES OF CANDIDATES ON THE BALLOT

TOTAL VOTES RECEIVED
(IN FIGURES)

Charles T. Long	538
Philip F. Way	238
Total Write-In votes [From Write-Ins Certifications] [Valid Write-Ins + Invalid Write_ins = Total Write In Votes]	4
Total Number of Overvotes for Office	0

We, the undersigned Electoral Board, upon examination of the official records deposited with the Clerk of the Circuit Court of the election held on November 08, 2016, do hereby certify that the above is a true and correct Abstract of Votes at the said election and do, therefore, determine and declare that the following person(s) has received the greatest number of votes cast for the Mayor - Dayton.

Charles T. Long

Given under our hands this 16th day of November, 2016

Linda B. Shuler, Chairman

Lois Philon, Vice Chairman

Susan C. Sheeritt, Secretary

Susan C. Sheeritt, Secretary, Electoral Board



ABSTRACT of VOTES

Cast in the Town of ELKTON in ROCKINGHAM COUNTY, VIRGINIA
at the 2016 November General Election held on November 08, 2016 for,

Mayor - Elkton

District: ELKTON

NAMES OF CANDIDATES ON THE BALLOT

TOTAL VOTES RECEIVED
(IN FIGURES)

Wayne E. Printz	769
Randell L. Snow	583
Total Write-In votes [From Write-Ins Certifications] [Valid Write-Ins + Invalid Write_ins = Total Write In Votes]	13
Total Number of Overvotes for Office	0

We, the undersigned Electoral Board, upon examination of the official records deposited with the Clerk of the Circuit Court of the election held on November 08, 2016, do hereby certify that the above is a true and correct Abstract of Votes at the said election and do, therefore, determine and declare that the following person(s) has received the greatest number of votes cast for the Mayor - Elkton.

Wayne E. Printz

Given under our hands this 16th day of November, 2016

Linda B. Shuler, Chairman

Lris Philon, Vice Chairman

Susan C. Sheeritto, Secretary

Susan C. Sheeritto, Secretary, Electoral Board



ABSTRACT of VOTES

Cast in the Town of GROTTTOES in ROCKINGHAM COUNTY, VIRGINIA
at the 2016 November General Election held on November 08, 2016 for,

Mayor - Grottoes

District: GROTTTOES

NAMES OF CANDIDATES ON THE BALLOT

TOTAL VOTES RECEIVED
(IN FIGURES)

Emily R. Holloway	1079
Total Write-In votes [From Write-Ins Certifications] [Valid Write-Ins + Invalid Write_ins = Total Write In Votes]	45
Total Number of Overvotes for Office	0

We, the undersigned Electoral Board, upon examination of the official records deposited with the Clerk of the Circuit Court of the election held on November 08, 2016, do hereby certify that the above is a true and correct Abstract of Votes at the said election and do, therefore, determine and declare that the following person(s) has received the greatest number of votes cast for the Mayor - Grottoes.

Emily R. Holloway

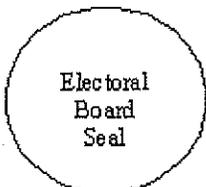
Given under our hands this 16th day of November, 2016

Linda B. Shuler, Chairman

Lisa Philon, Vice Chairman

Susan C. Sheeritts, Secretary

Susan C. Sheeritts, Secretary, Electoral Board



ABSTRACT of VOTES

Cast in the Town of MT CRAWFORD in ROCKINGHAM COUNTY, VIRGINIA
at the 2016 November General Election held on November 08, 2016 for,

Mayor - Mt Crawford

District: MT CRAWFORD

NAMES OF CANDIDATES ON THE BALLOT

TOTAL VOTES RECEIVED
(IN FIGURES)

Alfred L. Cook	191
Total Write-In votes [From Write-Ins Certifications] [Valid Write-Ins + Invalid Write_ins = Total Write In Votes]	5
Total Number of Overvotes for Office	0

We, the undersigned Electoral Board, upon examination of the official records deposited with the Clerk of the Circuit Court of the election held on November 08, 2016, do hereby certify that the above is a true and correct Abstract of Votes at the said election and do, therefore, determine and declare that the following person(s) has received the greatest number of votes cast for the Mayor - Mt Crawford.

Alfred L. Cook

Given under our hands this 16th day of November, 2016

Linda B. Shuler, Chairman

Lisa Philon, Vice Chairman

Susan C. Theewitt, Secretary

Susan C. Theewitt, Secretary, Electoral Board



ABSTRACT of VOTES

Cast in the Town of TIMBERVILLE in ROCKINGHAM COUNTY, VIRGINIA
at the 2016 November General Election held on November 08, 2016 for,

Mayor -Timberville

District: TIMBERVILLE

NAMES OF CANDIDATES ON THE BALLOT

TOTAL VOTES RECEIVED
(IN FIGURES)

Don P. Delaughter Jr.	826
Total Write-In votes [From Write-Ins Certifications] [Valid Write-Ins + Invalid Write_ins = Total Write In Votes]	37
Total Number of Overvotes for Office	0

We, the undersigned Electoral Board, upon examination of the official records deposited with the Clerk of the Circuit Court of the election held on November 08, 2016, do hereby certify that the above is a true and correct Abstract of Votes at the said election and do, therefore, determine and declare that the following person(s) has received the greatest number of votes cast for the Mayor -Timberville.

Don P. Delaughter Jr.

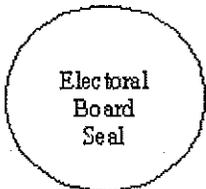
Given under our hands this 16th day of November, 2016

Linda B Shuler, Chairman

Lois Philon, Vice Chairman

Dusan C. Sheewitt, Secretary

Dusan C. Sheewitt, Secretary, Electoral Board



ABSTRACT of VOTES

Cast in the Town of BRIDGEWATER in ROCKINGHAM COUNTY, VIRGINIA
at the 2016 November General Election held on November 08, 2016 for,

Member Town Council - Bridgewater

District: BRIDGEWATER

NAMES OF CANDIDATES ON THE BALLOT

TOTAL VOTES RECEIVED
(IN FIGURES)

Travis L. Bowman	1775
Steven A. Schofield	1675
William D. Miracle	892
Total Write-In votes [From Write-Ins Certifications] [Valid Write-Ins + Invalid Write_ins = Total Write In Votes]	125
Total Number of Overvotes for Office	0

We, the undersigned Electoral Board, upon examination of the official records deposited with the Clerk of the Circuit Court of the election held on November 08, 2016, do hereby certify that the above is a true and correct Abstract of Votes at the said election and do, therefore, determine and declare that the following person(s) has received the greatest number of votes cast for the Member Town Council - Bridgewater.

1. Travis L. Bowman
2. Steven A. Schofield
3. William D. Miracle

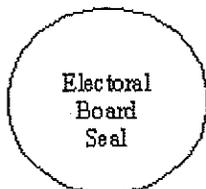
Given under our hands this 16th day of November, 2016

Linda B. Shuler, Chairman

Lois Philon, Vice Chairman

Dusan C. Theewitte, Secretary

Dusan C. Theewitte, Secretary, Electoral Board





COMPLETE THIS FORM **ONLY** IF (i) TOTAL NUMBER OF WRITE-INS IS 5% OR MORE OF THE TOTAL NUMBER OF VOTES CAST FOR OFFICE **OR** (ii) A WRITE-IN CANDIDATE WAS ELECTED TO THE OFFICE.

WRITE-INS CERTIFICATION

ROCKINGHAM

COUNTY CITY TOWN

Member Town Council – Bridgewater

OFFICE TITLE

DISTRICT NAME OR NUMBER, IF APPLICABLE

General **Special Election**

November 8 , 2016

ELECTION DATE

Page 1 of 1

TOTAL VOTES
RECEIVED
(IN FIGURES)

WRITE-INS - SUMMARY

- 1. **Invalid Write-Ins**
 - 2. **Valid Write-Ins**
 - 3. **Total Write-Ins**
- [ENTER THIS FIGURE ON LINE FOR TOTAL WRITE-IN VOTES ON ABSTRACT FOR THIS OFFICE.]

23
ENTER TOTAL INVALID

994
ENTER TOTAL VALID

1017
ADD LINES 1 AND 2

VALID WRITE-INS - DETAIL

LIST VALID WRITE-INS IN ALPHABETICAL ORDER BELOW AND ON CONTINUATION PAGES, AS NEEDED. ALL VALID WRITE-INS WHEN ADDED TOGETHER MUST EQUAL TOTAL ENTERED ON LINE 2 ABOVE.

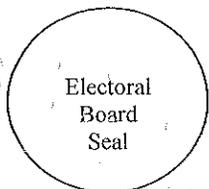
TOTAL VOTES
RECEIVED
(IN FIGURES)

<u>See attached sheets</u>
.....
.....

CONTINUED ON PAGES _____ THROUGH _____

We, the undersigned Electoral Board, upon examination of the official records deposited with the Clerk of the Circuit Court of the election held on November 8, 2016, do hereby certify that, with the continuation pages indicated, the above is a true and correct certification of the write-in votes cast at said election for the office indicated above. Given under our hands this 16 day of November, 2016.

A copy tests:



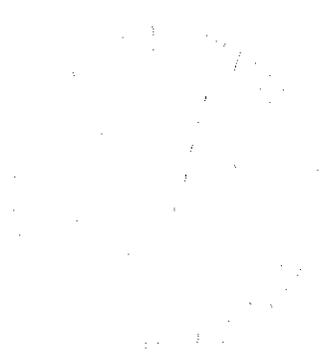
Linda B. Shuler , Chairman

Jois Philon , Vice Chairman

Susan C. Sheen , Secretary

Susan C. Sheen Secretary, Electoral Board

Write In - Town Council (Bridgewater) Nov. 8, 2016				
Anderlite, Harold	1			
Bailey, Eric	1			
Baren, Mary	1			
Baughner, Donna	2			
Bell, Don	1			
Bowen, Bill	1			
Bowen, Michael	10			
Bowen, Richard L.	1			
Butler, Jim	1			
Canada	1			
Chevalier, Gregg	1			
Clark, Gregory	1			
Clinton, Hilliary	1			
Collier, Mark	1			
Collier, Marti	1			
Curry, Jackson	1			
Daff, Daniel	1			
Davis, Nolan	1			
Disheroun, Grant	1			
Eggleston, Bob	1			
Elkins, Larry	1			
Farley, Stacy	2			
Fletcher, M.	1			
Ford, Karen	1			
Gaines, Kellie	1			
Gerald, Brent	1			
Griffin, Wes	1			
Hanlon, Mary	1			
Harper, Dick	1			
Heatwole, Dale	1			
Higgs, Jim	3			
Hill, Bobby	1			
Huffer, Boyd	1			
Huffer, Rebecca	1			
Huffman, David	1			
Jahne, Dave	1			
Johnson, J. Robert	1			
Jones, Michael	1			
Kern, Dawn	2			
Kerns, Jackie	1			
Kyger, Bill	1			
L, Jacob	1			
L, Robert	1			
Lamb, Carolyn	1			
Lambert, Paige	1			



Write In - Town Council (Bridgewater) Nov. 8, 2016			
Laprade, Joe	2		
Layman, Ellen	1		
Layman, Jeff	1		
Lent, Robert H.	1		
Lloyd, Robert J.	1		
Mar, Bill	1		
Marshall, Kathy	1		
Matthew	1		
McCoy, Kathleen	1		
Metz, Daryl	1		
Miller, Nathan	2		
Miller, Robert S.	1		
Moyers, Alan	1		
Overman, Michael	1		
Price, June	1		
Reedy, Dale	1		
Ryf, Colleen	1		
Sandum, Evelyn	1		
Shull, Ervin	1		
Silva, Maureen	1		
Stavbus, Phil	1		
Stickley, Dilianna	1		
Swink, Sarah	1		
Tesh, Ray Franklin	1		
Vance, Amanda	1		
Vought, Lynda	1		
Weisman, Taylor	1		
Whitelow, Carlyle	2		
Wilfong, Dale	9		
Williams, Chuck	1		
Williams, Cindy	1		
Wine, Jeff	1		
	102		

ABSTRACT of VOTES

Cast in the Town of DAYTON in ROCKINGHAM COUNTY, VIRGINIA
at the 2016 November General Election held on November 08, 2016 for,

Member Town Council - Dayton

District: DAYTON

NAMES OF CANDIDATES ON THE BALLOT

TOTAL VOTES RECEIVED
(IN FIGURES)

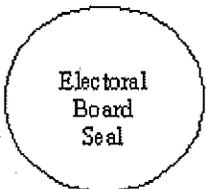
Shelley P. Newman	491
Laura J. Daily	411
Jeffrey S. Daly	408
L. Todd Collier	393
Zachary W. Fletchall	303
John D. Crim	297
Total Write-In votes [From Write-Ins Certifications] [Valid Write-Ins + Invalid Write_ins = Total Write In Votes]	7
Total Number of Overvotes for Office	0

We, the undersigned Electoral Board, upon examination of the official records deposited with the Clerk of the Circuit Court of the election held on November 08, 2016, do hereby certify that the above is a true and correct Abstract of Votes at the said election and do, therefore, determine and declare that the following person(s) has received the greatest number of votes cast for the Member Town Council - Dayton.

1. Shelley P. Newman
2. Laura J. Daily
3. Jeffrey S. Daly
4. L. Todd Collier

Given under our hands this 16th day of November, 2016

Linda B. Shuler, Chairman
Lois Philon, Vice Chairman
Susan C. Sheerette, Secretary
Susan C. Sheerette, Secretary, Electoral Board



ABSTRACT of VOTES

Cast in the Town of DAYTON in ROCKINGHAM COUNTY, VIRGINIA
at the 2016 November General Election held on November 08, 2016 for,

Member Town Council - Special

District: DAYTON

NAMES OF CANDIDATES ON THE BALLOT

TOTAL VOTES RECEIVED
(IN FIGURES)

Tara L. Worthy	589
Total Write-In votes [From Write-Ins Certifications] [Valid Write-Ins + Invalid Write_ins = Total Write In Votes]	6
Total Number of Overvotes for Office	0

We, the undersigned Electoral Board, upon examination of the official records deposited with the Clerk of the Circuit Court of the election held on November 08, 2016, do hereby certify that the above is a true and correct Abstract of Votes at the said election and do, therefore, determine and declare that the following person(s) has received the greatest number of votes cast for the Member Town Council - Special.

Tara L. Worthy

Given under our hands this 16th day of November, 2016

Linda B. Shuler, Chairman

Lois Philon, Vice Chairman

Susan C. Mcewitt, Secretary

Susan C. Mcewitt, Secretary, Electoral Board



ABSTRACT of VOTES

Cast in the Town of ELKTON in ROCKINGHAM COUNTY, VIRGINIA
at the 2016 November General Election held on November 08, 2016 for,

Member Town Council - Elkton

District: ELKTON

NAMES OF CANDIDATES ON THE BALLOT

TOTAL VOTES RECEIVED
(IN FIGURES)

Joshua J. Gooden	991
Margaretta Dean Isom	672
Steve T. America	636
Total Write-In votes [From Write-Ins Certifications] [Valid Write-Ins + Invalid Write_ins = Total Write In Votes]	75
Total Number of Overvotes for Office	0

We, the undersigned Electoral Board, upon examination of the official records deposited with the Clerk of the Circuit Court of the election held on November 08, 2016, do hereby certify that the above is a true and correct Abstract of Votes at the said election and do, therefore, determine and declare that the following person(s) has received the greatest number of votes cast for the Member Town Council - Elkton.

1. Joshua J. Gooden
2. Margaretta Dean Isom
3. Steve T. America

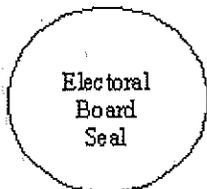
Given under our hands this 16th day of November, 2016

Linda B. Shuler, Chairman

Lisa Philon, Vice Chairman

Susan C. Sheeritt, Secretary

Susan C. Sheeritt, Secretary, Electoral Board



ABSTRACT of VOTES

Cast in the Town of GROTTTOES in ROCKINGHAM COUNTY, VIRGINIA
at the 2016 November General Election held on November 08, 2016 for,

Member Town Council - Grottoes

District: GROTTTOES

NAMES OF CANDIDATES ON THE BALLOT

TOTAL VOTES RECEIVED
(IN FIGURES)

Mark F. Keeler	790
Tim Y. Leeth	727
Joshua K. Bailey	577
John J. Funk	546
Total Write-In votes [From Write-Ins Certifications] [Valid Write-Ins + Invalid Write_ins = Total Write In Votes]	29
Total Number of Overvotes for Office	0

We, the undersigned Electoral Board, upon examination of the official records deposited with the Clerk of the Circuit Court of the election held on November 08, 2016, do hereby certify that the above is a true and correct Abstract of Votes at the said election and do, therefore, determine and declare that the following person(s) has received the greatest number of votes cast for the Member Town Council - Grottoes.

1. Mark F. Keeler
2. Tim Y. Leeth
3. Joshua K. Bailey

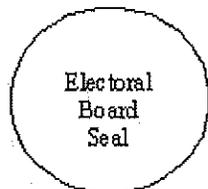
Given under our hands this 16th day of November, 2016

Lucretia B. Shuler, Chairman

Lois Philon, Vice Chairman

Dusan C. Theeritts, Secretary

Dusan C. Theeritts, Secretary, Electoral Board



ABSTRACT of VOTES

Cast in the Town of MT CRAWFORD in ROCKINGHAM COUNTY, VIRGINIA
at the 2016 November General Election held on November 08, 2016 for,

Member Town Council - Mt Crawford

District: MT CRAWFORD

NAMES OF CANDIDATES ON THE BALLOT

TOTAL VOTES RECEIVED (IN FIGURES)

Shane D. Stevens	172
J. C. Smythers Sr.	150
James N. Dillard Jr.	7
Total Write-In votes [From Write-Ins Certifications] [Valid Write-Ins + Invalid Write_ins = Total Write In Votes]	22
** Please submit a Write-Ins Certification **	
Total Number of Overvotes for Office	0

We, the undersigned Electoral Board, upon examination of the official records deposited with the Clerk of the Circuit Court of the election held on November 08, 2016, do hereby certify that the above is a true and correct Abstract of Votes at the said election and do, therefore, determine and declare that the following person(s) has received the greatest number of votes cast for the Member Town Council - Mt Crawford.

1. Shane D. Stevens
2. J. C. Smythers Sr.
3. James N. Dillard Jr.

Given under our hands this 16th day of November, 2016

Linda B. Shuler, Chairman

Lisa Philon, Vice Chairman

Susan C. McQuitt, Secretary

Susan C. McQuitt, Secretary, Electoral Board





COMPLETE THIS FORM **ONLY** IF (i) TOTAL NUMBER OF WRITE-INS IS 5% OR MORE OF THE TOTAL NUMBER OF VOTES CAST FOR OFFICE **OR** (ii) A WRITE-IN CANDIDATE WAS ELECTED TO THE OFFICE.

WRITE-INS CERTIFICATION

ROCKINGHAM

COUNTY CITY TOWN

Member Town Council – Mt Crawford

OFFICE TITLE

DISTRICT NAME OR NUMBER, IF APPLICABLE

General **Special Election**

November 8 , 2016

ELECTION DATE

Page 1 of 1

TOTAL VOTES
RECEIVED
(IN FIGURES)

WRITE-INS - SUMMARY

1. Invalid Write-Ins	0
	ENTER TOTAL INVALID
2. Valid Write-Ins	28
	ENTER TOTAL VALID
3. Total Write-Ins	28
	ADD LINES 1 AND 2

[ENTER THIS FIGURE ON LINE FOR TOTAL WRITE-IN VOTES ON ABSTRACT FOR THIS OFFICE.]

VALID WRITE-INS - DETAIL

LIST VALID WRITE-INS IN ALPHABETICAL ORDER BELOW AND ON CONTINUATION PAGES, AS NEEDED. ALL VALID WRITE-INS WHEN ADDED TOGETHER MUST EQUAL TOTAL ENTERED ON LINE 2 ABOVE.

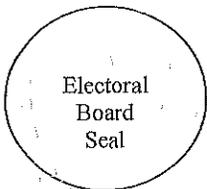
TOTAL VOTES
RECEIVED
(IN FIGURES)

.....
See attached sheet	
.....
.....

CONTINUED ON PAGES _____ THROUGH _____

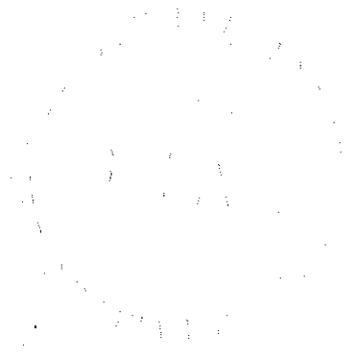
We, the undersigned Electoral Board, upon examination of the official records deposited with the Clerk of the Circuit Court of the election held on November 8, 2016, do hereby certify that, with the continuation pages indicated, the above is a true and correct certification of the write-in votes cast at said election for the office indicated above. Given under our hands this 16 day of November, 2016.

A copy teste:



Linda B. Skuler , Chairman
Lois Philson , Vice Chairman
Susan C. Theewalt , Secretary
Susan C. Theewalt Secretary, Electoral Board

Write In - Mt Crawford (Town Council) Nov. 8, 2016			
Campbell, Alexa	1		
Carter, Jeff	1		
Clark, Joshua S.	1		
Cosner, Aaron	2		
Moonsh-Adow, Yolo	1		
Moore, Chad	1		
Parker, Richard	1		
Pultz, Roger	1		
Ray, Toni	3		
Stafford, George	1		
Stephens, Leland	4		
Taylor, Bobby	1		
Trobaugh, Donna	1		
Warlen, Sam	1		
Webb, Suzanne	1		
	21		



ABSTRACT of VOTES

Cast in the Town of TIMBERVILLE in ROCKINGHAM COUNTY, VIRGINIA
at the 2016 November General Election held on November 08, 2016 for,

Member Town Council - Timberville

District: TIMBERVILLE

NAMES OF CANDIDATES ON THE BALLOT	TOTAL VOTES RECEIVED (IN FIGURES)
Robert E. Blosser Jr.	676
Juanita F. Price	595
Carl H. Turner	594
Total Write-In votes [From Write-Ins Certifications] [Valid Write-Ins + Invalid Write_ins = Total Write In Votes]	43
Total Number of Overvotes for Office	0

We, the undersigned Electoral Board, upon examination of the official records deposited with the Clerk of the Circuit Court of the election held on November 08, 2016, do hereby certify that the above is a true and correct Abstract of Votes at the said election and do, therefore, determine and declare that the following person(s) has received the greatest number of votes cast for the Member Town Council - Timberville.

1. Robert E. Blosser Jr.

2. Juanita F. Price

3. Carl H. Turner

Given under our hands this 16th day of November, 2016

Linda B. Shelton, Chairman

Lois Philon, Vice Chairman

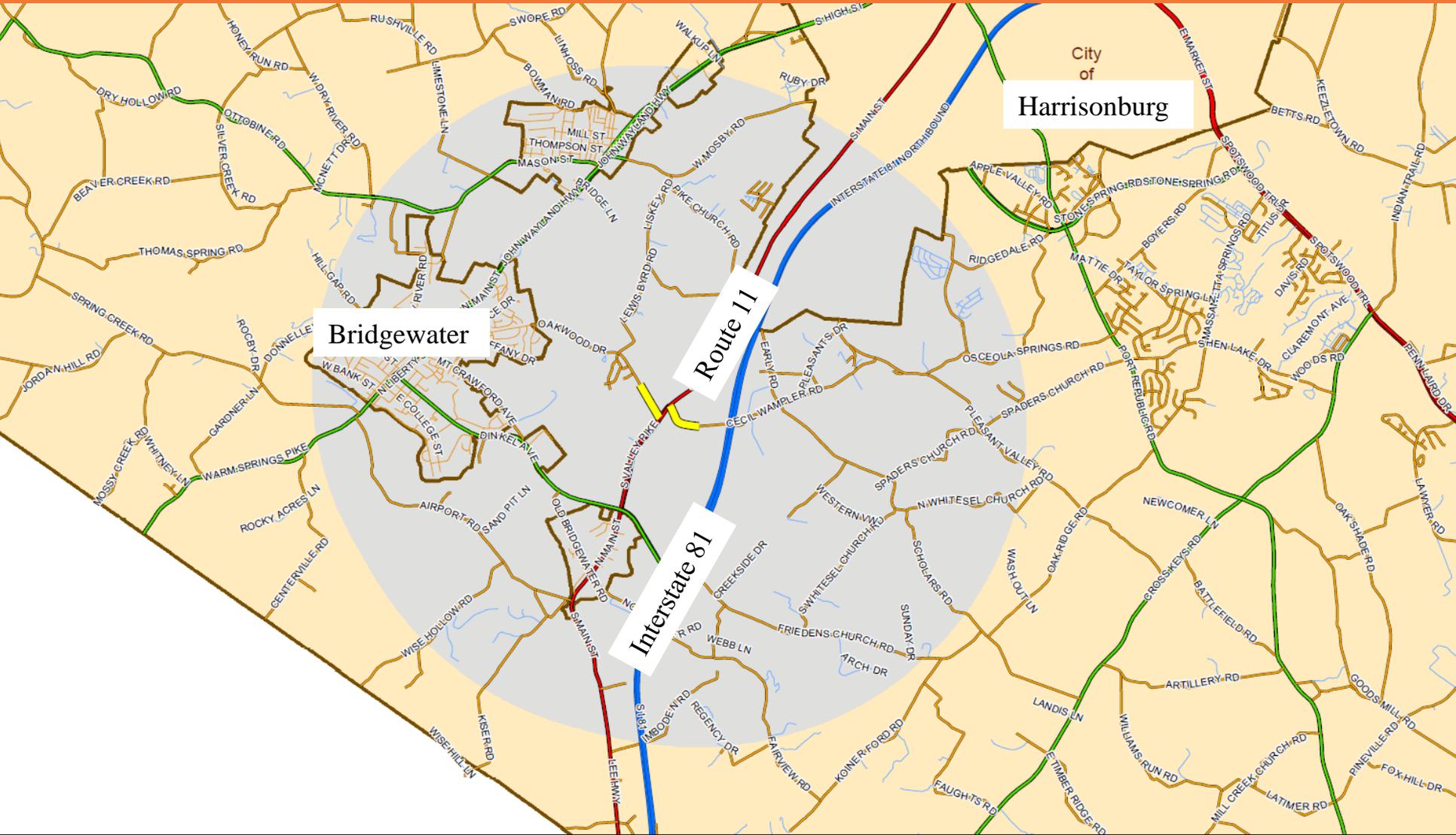
Susan C. Sheewitz, Secretary

Susan C. Sheewitz, Secretary, Electoral Board

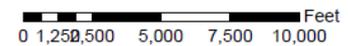


2016 Rockingham County Smartscale Applications

- \$3,684,364
- Realignment Cecil Wampler Road to meet up with Oakwood Drive at Route 11 intersection
- Construct new bridge and 1100 foot 2-lane road, turn lanes from Rte 11, and signal improvements



Oakwood Drive Cecil Wampler Road Sections





New Shenandoah Valley Electric Headquarters

Rt. 704 / Oakwood Dr

Construct traffic signal pole to accommodate new approach

Cecil Wampler Rd approach to Route 11 to include addition of auxiliary lane to establish a LTL + Thru/Right Lane + shoulder configuration

Construct new southbound left turn lane and northbound right turn lane on Route 11

Relocation of 2-lane facility ~1,100 feet length

Addition of shoulder on each side with 4 ft rideable width

Abandon existing intersection

Abandon existing roadway and bridge structure

Tie-in point to be determined during PE stage

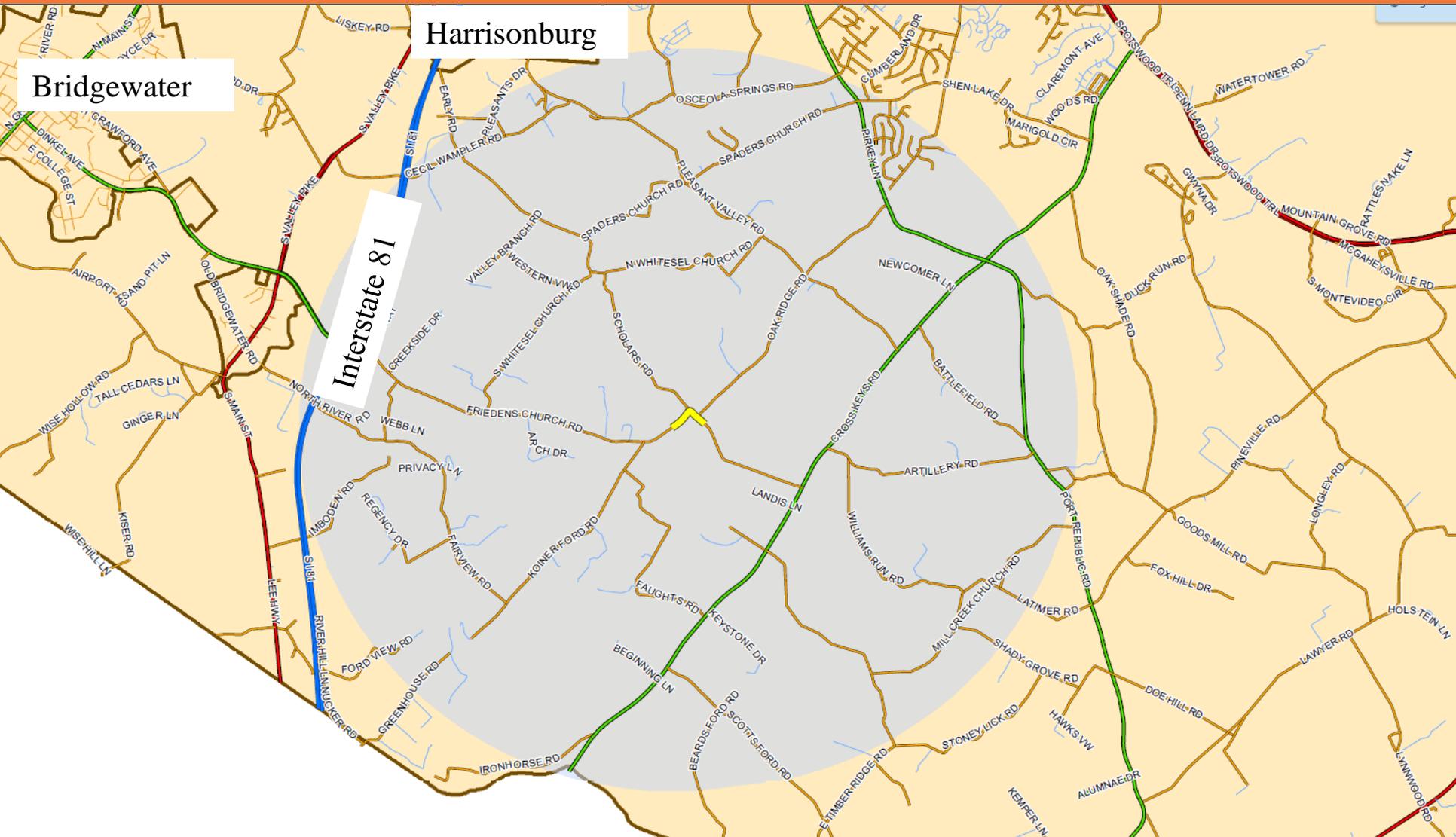
Rt. 704 / Cecil Wampler Rd

Rt. 704 / Cecil Wampler Rd / Oakwood Dr Improvement Sketch
Rockingham County, VA



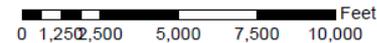
- \$1,694,393
- Improve road geometry and tie in connections to Scholars Rd, Oakridge Rd, and the church
- Expands horizontal curve to move road away from cemetery and rock wall

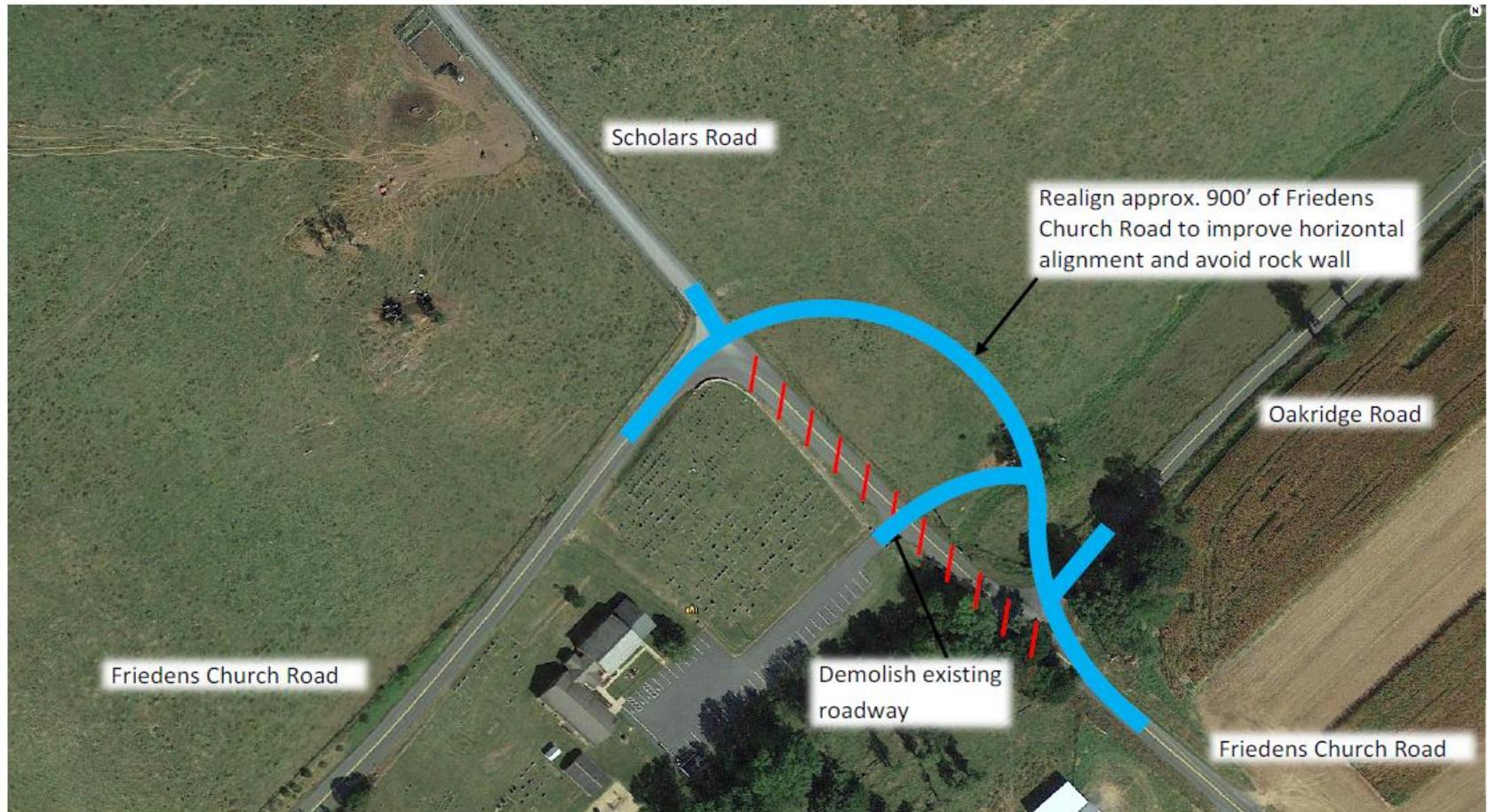
Route 682 (Frieden's Church Road) Realignment



Name	Symbol	Symbol	Symbol
Interstate Highway		VA Secondary Highway	
Friedens Church Rd		Private Road	
US Highway		Town Road	
VA Primary Highway		Corporate Boundaries	
		Three Mile Buffer	
		County Boundary	

Friedens Church Road Section

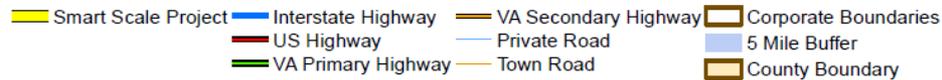
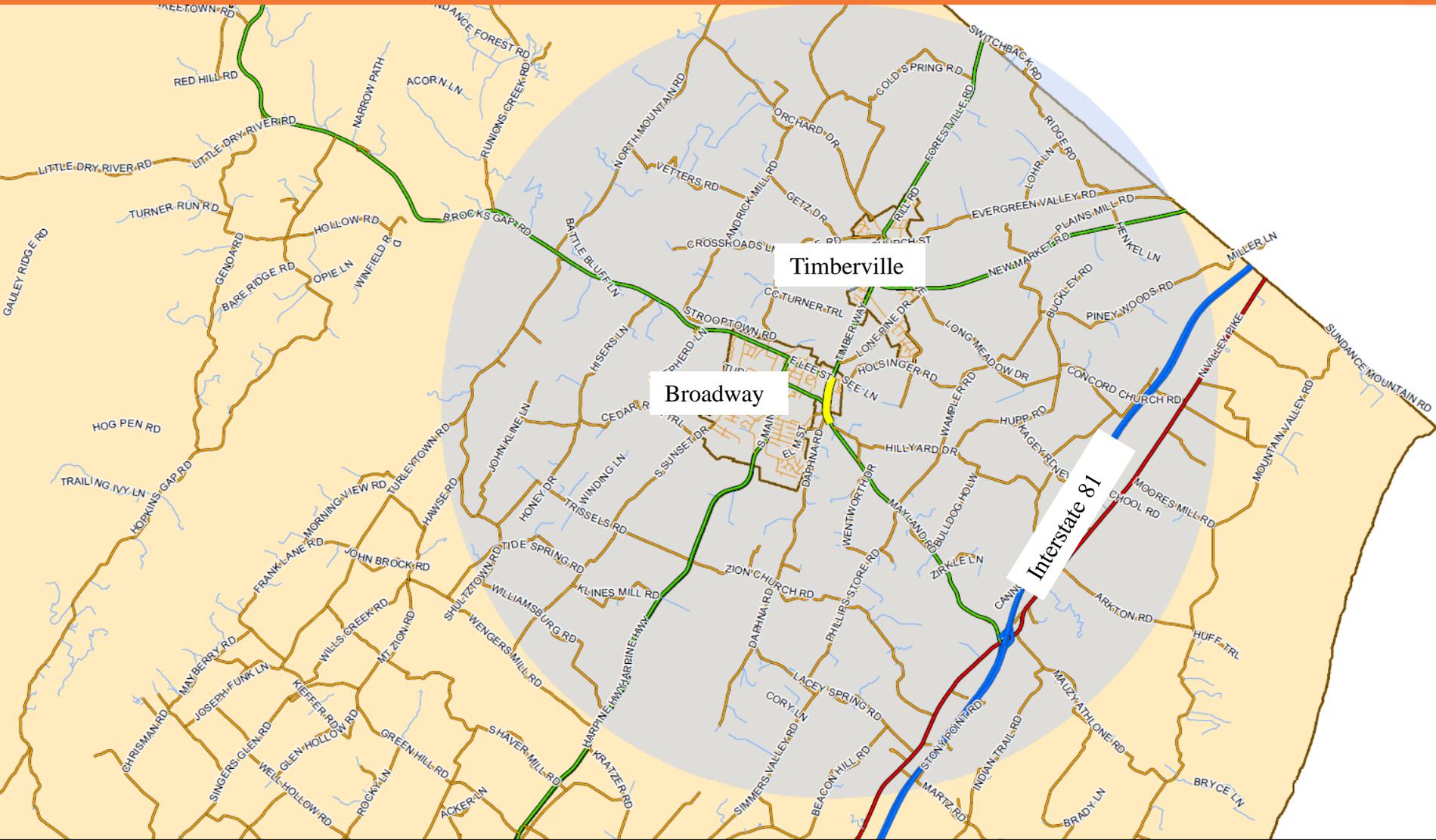




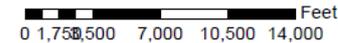
Project Description		County/City:	Rockingham
Realign Route 682 Friedens Church Road at intersection with Scholars Road. Expand Horizontal curve to move road away from rock wall and church cemetery. Remove existing Route 682 roadbed and connect Oakridge Road to the new alignment		Route #:	682
		UPC:	N/A
		Date:	9/13/16

- \$21,675,129
- Improves 0.68 mile section of a 2-lane road to a 4-lane road with bicycle lanes and sidewalks
- Will serve commuters between I-81, Broadway, and Timberville

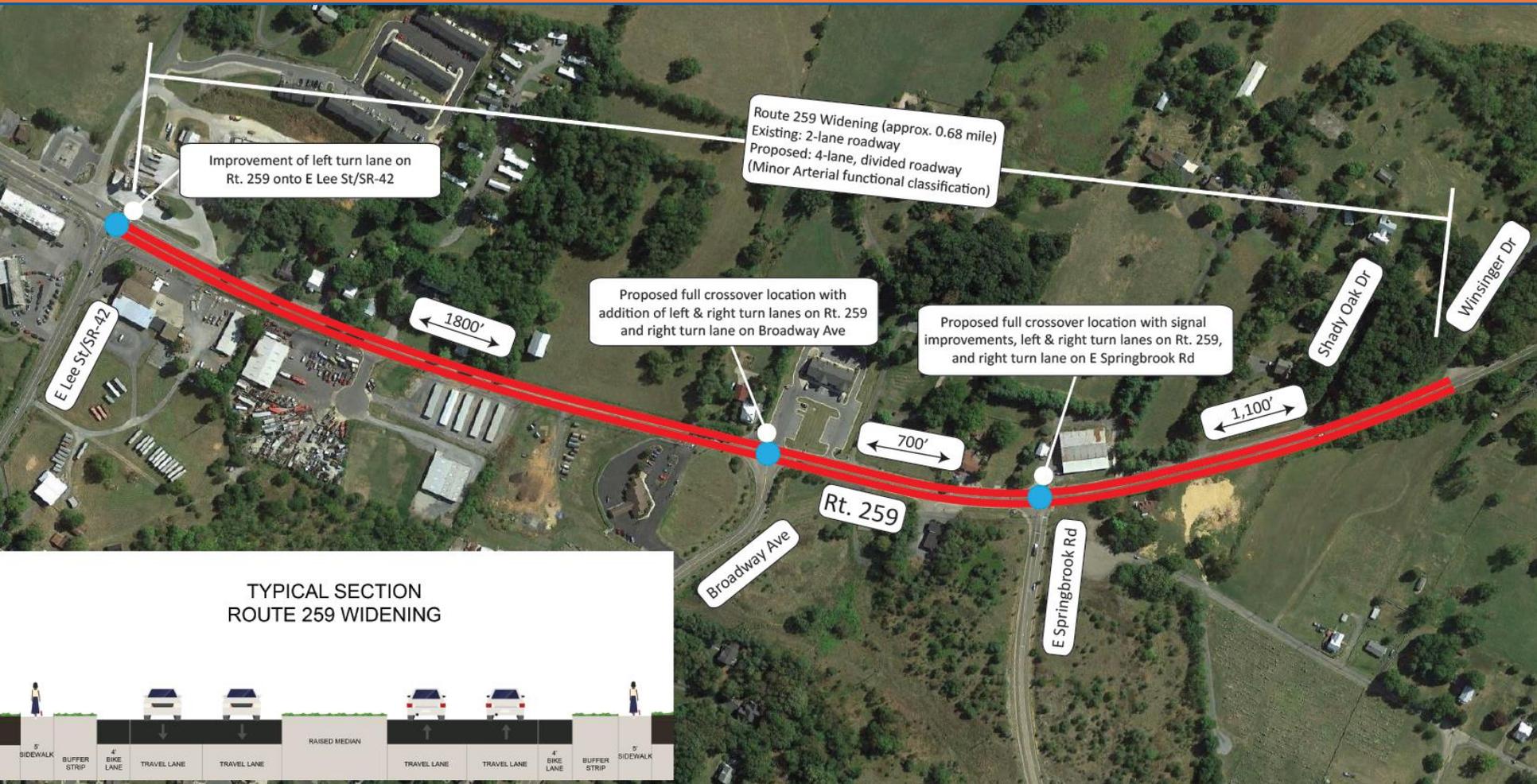
Route 259 Widening



Mayland Road Section



Route 259 Widening



Route 259 Widening Improvement Sketch
Rockingham County, VA
September 23, 2016
Not to Scale

**ORDINANCE REPEALING
AND RE-ENACTING
SECTION 7-66
OF THE CODE OF ORDINANCES
OF
ROCKINGHAM COUNTY, VIRGINIA**

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

That Section 7 - 66 “Other classifications of tangible personal property for taxation” be and hereby is repealed and re-enacted as follows:

Section 7 – 66. Other classifications of tangible personal property for taxation

(a) The items of property set forth below are each declared to be a separate class of property and shall constitute a classification for local taxation separate from other classifications of tangible personal property.

(1) Privately owned trailers as defined in §46.2-100, Code of Virginia, 1950, as amended, that are primarily used by farmers in their farming operations for the transportation of farm animals or other farm products as enumerated in subdivisions A1 through A7 in section §58.1-3505, Code of Virginia, as amended.

(b) The board of supervisors may levy a tax on the property enumerated in subsection (a) at different rates for the tax levied on other tangible personal property, provided however that the rate of taxation and assessment established for shall not exceed that applicable to the general class of tangible personal property.

BE IT FURTHER ORDAINED that the rate for the privately owned trailers owned and used by farmers as provided for in Section 7 – 66 shall be taxed at the same rate as farm equipment.

This ordinance shall be effective from the 1st day of January, 2016.

Adopted the 14th day of December, 2016.

	Aye	Nay	Abstain	Absent
--	-----	-----	---------	--------

Supervisor Cuevas District One				
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Supervisor Eberly District Two				
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Supervisor Chandler District Three				
---------------------------------------	--	--	--	--

Supervisor Kyger District Four				
-----------------------------------	--	--	--	--

Supervisor Breeden District Five				
-------------------------------------	--	--	--	--

Chairman of the Board of Supervisors

ATTESTE:

Clerk

Public Notice

The Board of Supervisors of Rockingham County gives notice of its intent to repeal and re-enact Section 7-66 of the Code of Rockingham County so that privately owned trailers as defined in §46.2-100, Code of Virginia, 1950, as amended, that are primarily used by farmers in their farming operations for the transportation of farm animals or other farm products as enumerated in Virginia State Code constitute and separate tax classification, and that the rate of taxation shall be as other farm equipment.

The proposed ordinance is available for review in the Office of the County Administrator, 20 East Gay Street, Harrisonburg, Virginia and on the County's website: www.rockinghamcountyva.gov . If you have questions regarding this proposal, please call 540-564-3012.

Rockingham County Board of Supervisors

Please publish in the Legal Notices section on December 7, 2016 and December 14, 2016, and provide proof of publication to Tammy Gray, Deputy Clerk, Rockingham County Administrator's Office, 20 East Gay Street, Harrisonburg, VA 22802. Phone: 540-564-3012.



Finance Department Staff Report

December 14, 2016

Personnel - Payroll Specialist Position - Mandy Wendell started working for the County on Monday, December 5th. She comes to the County from the accounting department at Sentara RMH.

Accounts Payable Technician II Position - Betty Puffenbarger started with the County on December 12th. She comes to the County with 20 years' experience and most recently from the Rockingham Group.

Please help us welcome both of these new employees to Rockingham County!

Purchasing

Action Requested

Revenue Recovery - The agreement for billing of emergency transport services is up for renewal. A request for proposal closed September 26th at 2:00pm with six responses. Interviews were held with the top two companies. The committee, which consisted of Jeremy Holloway, Jeff Michael, Angie Hernandez and Trish Davidson, recommends the current provider EMS-MS continue providing this service for the County. The action requested by the Board is to allow the County Administrator to enter into a contract with EMS-MC.

No Action Requested - The County currently has one RFP's open.

Retiree Health Insurance Provider (optional) - The County has issued an RFP to help create a retiree health insurance exchange that will offer an optional health insurance program for

retirees under the age of 65 and will provide a Medicare supplement for those employees over the age of 65. The RFP closes January 6, 2017 at 2:00pm.

All details regarding the open RFP's are listed on the County website. <http://va-rockinghamcounty.civicplus.com/bids.aspx>

Upcoming Dates:

- Presentation of the annual audit December 14, 2016



COUNTY of ROCKINGHAM

Finance Department

Trish Davidson, CPFO
Director of Finance

TO: Board of Supervisors

FROM: Trish Davidson, Director of Finance

DATE: December 14, 2016

SUBJECT: 2008 Dodge Charger / 2008 Ford Crown
Victoria

The attached list represents two vehicles that are no longer used by Rockingham County. If the Board approves the list for transfer, the vehicles will be transferred. The 2008 Dodge Charger will be transferred to Massanutten Technical Center and the 2008 Ford Crown will be transferred to Broadway Volunteer Fire Department.

If you have any questions, please don't hesitate to contact me.

TD/bjf

Cc: County Administrator
Assistant County Administrator

Item to Declare Surplus -December 2016

Dept. #	Department	Description	Quantity
3102	Sheriff	2008 Dodge Charger	1
3102	Sheriff	2008 Ford Crown Victoria	1

Items to Discard

1. The deviation process between State and Local Social Services and the County is on-going. State is currently reviewing County policies and documentation. The goal is to have the State Board approve the deviation during their February 15, 2017 meeting.

2. New hires for the month of November:
 - a. Clerk of the Court – 1 part time (Scan Room Tech)
 - b. Commonwealth Attorney – 1 part time (Domestic Violence Coordinator)
 - c. Sheriff's Office – 3 FT (Correctional Officers), 1 part time (Medical Assistant)
 - d. Fire and Rescue – 3 part time (Firefighters)
 - e. Parks & Recreation – 1 part time (Afterschool)

Respectfully submitted,

Jennifer J. Mongold

1. Personnel vacancies

Utilities: no vacancies

Landfill: no vacancies

Refuse & Recycle: no vacancies

Public Works Admin: Construction inspector (Miss Utility), Administrative Assistant, Billing Technician

Facilities Maintenance: no vacancies

2. Utilities

Brian Hammer is starting as a utility worker 12/19/16. He brings heavy equipment experience along with electrical and mechanical background to the utility team.

3. Landfill

Landfill Entrance Project

Crews are working to complete the paving, and concrete work before cold weather interferes. The office is under roof with interior work proceeding. Footers are being dug and poured for the Scale house and Attendant building. Harrisonburg Electric is scheduling the installation of the power to the site. The compactors are ordered for the recycling center, and will be ready for installation when Harrisonburg Electric has power to the site. Staff will confirm these proposed schedule dates at the next progress meeting on 12/15/16 and include the dates in the 1/11/17 staff report.

Landfill Part B permit

No update: The process has begun to finalize the Part B permit from the Virginia Department of Environmental Quality-VDEQ. The County advertised in the Daily News Record on 11/2/16 to start the process. 30 days forward, 12/7/16, is the required public hearing at 6pm in the Board of Supervisors meeting room. The VDEQ will hear any public concern regarding the design of the proposed cell, 5A, expansion. The comment period ends 15 days after the public hearing. The VDEQ then issues the necessary Public Response Letter & Response to Comments documents while any revisions to the permit are added. Within 90 days of the end of the comment period, VDEQ will send the permit approval letter with the final permit to the Landfill. This puts a date of 3/21/17 for final permit issuance to the Landfill.

Landfill Phase 5 cell A

SCS Engineers is working towards a bid advertisement date of 1/3/17. A bid due date of 1/26/17 is being considered. Staff is working on the final bid details at this time. Bid information will be posted to the County's website and advertised in the Daily News Record per County procurement procedures.

4. Recycling & Satellite Sites

Staff is tracking the reduced number of trips from the Bergton container site since the pre crusher compactor was installed. This information will be included in the 1/11/17 staff report. Christmas trees will be recycled at the container sites as in previous years.

5. Albert Long Park

The grave relocation process is underway as of 11/28/16 with 14 graves exhumed and cataloged. 12/2/16 is the second day of progress with another 16 graves exhumed and cataloged. 12/5/16 is the third day of progress with the final 8 graves exhumed and cataloged. There have been small pieces discovered in many of the graves but nothing substantial. Partners Excavating is mobilizing and depending on the weather, will begin further Erosion and Sediment control installation. This will allow bulk earthmoving work to begin as the weather cooperates.

Respectfully Submitted,
Barry E. Hertzler
Director Public Works

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12. BUILDING PERMIT ACTIVITY- DETAILED REPORT.....	Attached

AUTHORIZED POSITIONS- 30.5

Filled Positions- 21.5

Department Director (Casey Armstrong)

ADMINISTRATIVE

Administrative Assistant (Amanda Thomas)

PERMIT INTAKE & PROCESSING

Permit Specialist II (Leslie Dodrill)

Permit Specialist II (Kelley Ann Weatherholtz)

Permit Specialist I- Part-time (Domenick Signorino)

BUILDING CODE ENFORCEMENT

Building Official (Joe Shifflett)

Building Plan Reviewer (Jay Carter)

Electrical Inspector (J.N. Riddel)

Building Inspector (Kenneth Lam)

Inspector (Ricky Davis)

Building Inspector (James E. Campbell)

LAND DEVELOPMENT REVIEW

Development Plan Manager (Pete Kesecker)

PLANNING: SHORT- AND LONG-RANGE

Director of Planning (Rhonda Cooper)

Senior Planner (James May)

ZONING CODE ENFORCEMENT

Zoning Administrator (Diana Stultz)

Deputy Zoning Administrator (Diane Lepkowski)

Code Compliance Officer (Kelly Getz)

GEOGRAPHIC INFORMATION SYSTEMS

GIS Specialist (Mark Rathke)

GIS Technician (Kendrick Smith)

ENVIRONMENTAL SERVICES

Environment & Land Use Manager (Lisa Perry)

Erosion & Sediment Control Program Administrator
(Adam Hancock)

Stormwater Management Program Administrator
(Blake Barnes)

Vacant Positions- 9

Permit Specialist II

Permit Specialist I

Deputy Building Official

Building and Plumbing Inspector

Inspector

Plumbing Inspector

GIS Coordinator

Addressing Technician

Planner

BOARD ACTION REQUESTED

None.

PROJECTS AND REPORTS

URBAN DEVELOPMENT AREA (UDA) PLAN (Rhonda Cooper)

At the UDA Plan Advisory Committee Meeting #2, held on December 5, ideas for focusing development at several emerging activity areas were discussed. The advisory committee's Kick-off Meeting was held November 9. The consultants for the planning grant are Michael Baker International (Sachin Kalbag) and Renaissance Group (Jason Espie). County staff took Sachin Kalbag and Jason Espie on a tour of the UDA on November 3. VDOT's Office of Intermodal Planning and Investment awarded \$65,000 to Rockingham County to prepare an area plan for the UDA located southeast of the City.

ROCKINGHAM COUNTY PUBLIC SCHOOLS ENROLLMENT TREND PROJECTIONS (James May)

Rockingham County Public Schools has requested assistance with projections for school enrollment over the next eight years. These projections are based upon the current enrollment and housing development trends throughout the County and within each school district. This report was presented to the Rockingham County Public School Board on November 14 and will be presented to the Rockingham County School Administrators on December 14.

REVENUE SHARING TRANSPORTATION PROJECT APPLICATIONS SUBMITTED (Rhonda Cooper)

Four VDOT Revenue Sharing projects were submitted; three are in the County and one is in the Town of Dayton:

- Reservoir Street (Rt. 710): Replacement of the two-lane roadway with a four-lane divided facility with a median, bike lanes, and curb and gutter
- Spotswood Trail (US 33): Construction of a third travel lane on Spotswood Trail, from Stone Spring Road (VA 280) to Massanetta Springs Road (Rt. 687)
- South Valley Pike (US 11): Construction of a right turn lane and extension of the existing left turn lane off of South Valley Pike onto Oakwood Drive (Rt. 704)
- Dayton Main Street and Mill Street: Improvements to include corrective drainage structures and other elements, including road and sidewalk reconstruction

SMART SCALE TRANSPORTATION PROJECT APPLICATIONS SUBMITTED (Rhonda Cooper)

On November 17, County, City, and VDOT staff met with Dixon Whitworth, the Staunton District representative on the Commonwealth Transportation Board, to review County and City Smart Scale applications. The following County applications were submitted in the 2016 round of VDOT's Smart Scale grant program. VDOT provided general design specifications and cost estimates for inclusion with each submittal.

Rt. 704 Realignment (Oakwood Drive and Cecil Wampler Road): \$3,684,364

- Realignment of 1,100 feet for Cecil Wampler Road to create a 4-way intersection at Oakwood Drive and US 11 (South Valley Pike) with the existing traffic light upgraded.

- A right turn lane on US 11 northbound, left turn lane on US 11 southbound, and left turn lane on Cecil Wampler Road.
- The 770' offset of the two existing T intersections creates conflict points that reduce the efficiency and safety of turning movements onto US 11. Reducing conflict points on US 11 is critical because US 11 serves as an alternative travel corridor when I-81 is congested due to incidents on the interstate, and is a major connector between activity centers in the City, the County, and the Towns of Bridgewater and Dayton.
- Estimated total project cost: \$3,475,106. Requested funding: \$1,475,106; SYIP Contribution: \$2,000,000.

Rt. 682 Friedens Church Road Realignment: \$1,694,393

- Realign 900 feet at the sharp curve on Friedens Church Road, where Rt. 988 (Scholars Road) and Friedens Church Road intersect, by expanding the horizontal curve to move Friedens Church Road away from the rock wall and church cemetery, removing the existing roadbed, and connecting Rt. 680 (Oakridge Road) to the new alignment.
- This 900' realignment will improve safety, efficiency, and reliability of the regional network by eliminating the hazard created by the sharp turn and the rock wall located close to the road, where tractor trailers frequently drag along the side of the wall or get hung on top of the wall, thereby impeding traffic and damaging the wall.
- Friedens Church Road serves as an east-west connection that links VA 42, US 11, Interstate 81, and VA 276.
- Estimated total project cost: \$1,616,436. Requested funding: \$1,116,436; SYIP Contribution: \$500,000.

VA 259 (Mayland Road) Widening: \$21,675, 129

- The existing two-lane road will be improved to a 3,600' four-lane divided (raised median) curb and gutter section with bicycle lanes and sidewalks on each side from East Lee Street (in the Town of Broadway) to Winsinger Drive (Rt. 1419).
- A left turn lane will be added to VA 259 at East Lee Street, a full crossover with turn lane improvements will be constructed at its intersection with Broadway Avenue and East Springbrook Road, and signal improvements at East Springbrook Road.
- These improvements will significantly improve reliability and increase efficiency and safety for local and commuter traffic and freight haulers, as well as bicyclists and pedestrians.
- Estimated total project cost: \$21,675, 129.

The Smart Scale timeline is:

October to Early January	VDOT staff screens and evaluates projects.
Mid-January	Results of Smart Scale project screening and scoring are released to the public and Commonwealth Transportation Board (CTB).
February to April	CTB evaluates Smart Scale projects for inclusion in the Six Year Improvement Program (SYIP).
April to May	CTB releases draft SYIP and holds public input meetings.
June	CTB adopts final SYIP.

The next opportunity to apply for Smart Scale funding is 2018.

CELEBRATE SHENANDOAH LAND USE SUBCOMMITTEE (Rhonda Cooper)

The Land Use Subcommittee is reviewing a draft toolkit for potential use by Comprehensive Plan planners in the nine Counties surrounding the Shenandoah National Park. The toolkit's land use recommendations are intended to mutually benefit the Park and the surrounding localities. Celebrate Shenandoah was formed after the

Shenandoah National Park celebrated its 75th anniversary with the purpose of continuing partnerships formed by the anniversary committee in the years leading up to its commemorative activities.

ECONOMIC IMPACT OF BICYLING IN THE CENTRAL SHENANDOAH (Rhonda Cooper)

In 2015, the total economic impact of bicycling in the Central Shenandoah region was \$13.6 million and 184 jobs. An Economic Impact Analysis (EIA), "Bicycling in the Central Shenandoah Valley," was conducted by the Central Shenandoah Planning District Commission (CSPDC) for the region that includes the Counties of Shenandoah, Rockingham, Augusta, and Rockbridge and the Cities of Harrisonburg, Staunton, Waynesboro, Lexington, and Buena Vista. The EIA included current direct, indirect, and induced economic impacts of cycling within the region, and estimated the impact of bicycle tourism on the local retail, lodging, and restaurant businesses.

In addition to spending patterns, the EIA provided a profile of bicyclists visiting the region as well as a profile of residents that bicycle for recreation and/or commuting, and identified approaches to better promote the region's bicycling events, routes, and activities to tourists and to improve the riding experience for all bicyclists in the Central Shenandoah Valley.

Those who partnered with the CSPDC to make the EIA possible were:

- Shenandoah County Tourism
- Bryce Resort
- Harrisonburg Tourism
- Rockingham County
- Massanutten Resort
- Shenandoah Valley Bicycle Coalition
- Greater Augusta Regional Tourism
- Lexington
- Rockbridge Area Tourism

MPO & NON-MPO BICYCLE AND PEDESTRIAN PLANS (Rhonda Cooper)

The MPO Bicycle and Pedestrian Plan was adopted by the MPO Policy Board on November 17. The County Plan was adopted on October 26. Both Plans were presented at a well-attended public meeting on September 7. The public meeting provided citizens' and stakeholders' the opportunity to review the draft plans and maps within an open house and formal presentation format.

ROCKINGHAM BICYCLE ADVISORY COMMITTEE (RBAC) (Rhonda Cooper)

The RBAC's next meeting will be held January 19 to draft an Annual Work Plan based on the adopted County Bicycle and Pedestrian Plan.

PORT REPUBLIC RURAL VILLAGE GRANT PROJECT (Rhonda Cooper)

Paradigm Design completed the plan and technical report in August. This autumn, Port Republic area citizens will begin implementing priority actions from the planning process, one of which is bringing a set of findings to the county.

The Shenandoah Valley Network (SVN) and Community Alliance for Preservation (CAP) staff and the project consultant, Paradigm Design, hosted community workshops on January 21, February 18, and April 7.

Community workshops were used to describe the planning process, to receive input on what the community considers to be its assets and liabilities now and in the future, to discuss techniques to maintain the character of the Port Republic village, and the community's preferences for implementation of its vision for the future.

The SVN was awarded a Battlefield Protection Grant to study the potential for a Rural Village Overlay District for Port Republic. SVN has contracted with Paradigm Design to work with Port Republic's village and area landowners to develop the landowners' vision, then to develop guidelines to preserve special characteristics, and to develop a list of uses compatible with the traditional village and surrounding agriculture and battlefields. The resulting Rural Village Overlay District could become a general model for application in the County's other rural villages. This grant was awarded by the National Park Service's American Battlefield Protection Program.

MPO SOUTH REGIONAL CORRIDOR STUDY (Rhonda Cooper)

The ad hoc committee has recommended revisions to the MPO Route 11 South Regional Study. The MPO Policy Board tabled the original Study on June 21, 2012. The study encompasses part of the County; City; and the Towns of Bridgewater, Dayton, and Mt. Crawford; from Port Republic Road (City) to Dinkel Avenue and from Interstate 81 to Route 42. No action has been taken.

E-911 TO NEXT GENERATION 911 TRANSITION (Kendrick Smith)

The Virginia E-911 services board has begun planning for a transition to NG-911. Currently, our 911 system is based on an aging technology, an analog network. Our 911 system is dependent on service providers, and they will soon be moving away from analog networks and into IP (Internet Protocol) networks. Due to this transition, our 911 system will soon have to be based on an IP network as well. In a 911 system based on an IP network, GIS will be the primary database for routing emergency calls rather than the MSAG (Master Street Address Guide) and the database of phone numbers maintained by service providers that are used now.

VITA (Virginia Information Technologies Agency) has been working with local government GIS technicians to begin the process of ensuring our GIS data is up to par. Rockingham County GIS recently submitted their data to VITA for analysis to gauge the readiness of the data. The results of the analysis were very positive, with 96.8% of our address points matching the addresses maintained by Verizon. Ninety-five percent of our road centerlines matched the MSAG that is maintained by HRECC. Both of these numbers were high across analyses that VITA has completed across the state of Virginia.

Although the County GIS data is in great shape currently, there is still a lot of work to be done. The NG-911 Regional Advisory Council has selected 2019-2020 as a preliminary target date for switching to IP based 911 systems. We should have no issues being able to be in compliance by that time.

CITYVIEW RE-ADOPTION PROJECT MANAGEMENT PLAN (James May)

At the beginning of 2016, Community Development staff began meeting regularly with members of Technology staff to review the various issues that had arisen over ten years of CityView as the tracking software for the Department. This review generated a list of seven projects to improve the internal processes of the Department as a whole. These projects include improving the tracking of all internal processes through CityView, standardizing the file organization system, converting historic files and data for storage and analysis, opening the CityView Portal, and standardizing all letters and reports. The completion of this Project Management Plan will provide a path forward for addressing these issues. The outcome of this project will be a more efficient and

coordinated administrative process fully utilizing the available tools through improved integration of multiple software packages and staff responsibilities.

BERGTON STREAM RESTORATION PROJECT (Lisa Perry)

At the November 16 Board meeting, staff presented additional information. At the October 26th meeting, the Board tabled the request to act as the applicant for a grant from the state Stormwater Local Assistance Fund (SLAF) to fund the Bergton Stream Restoration Project.

This watershed restoration project is part of a grant-funded initiative with the Bergton community, Eastern Mennonite University, the Smithsonian Conservation Biology Institute, National Fish and Wildlife Federation, and Ecosystem Services, LLC to restore water quality and habitat to the headwaters of the North Fork of the Shenandoah River, specifically, Bennett Run in the Bergton area.

ROCKINGHAM COUNTY ROAD PROJECTS (Casey Armstrong/Pete Kesecker)

Route 33E turn lane/road widening – **Scope of Project:** 1) Starting at Stone Spring Rd., terminating into right-turn lane onto Massanetta Springs Rd., 2) Right-turn lane and right-in, right-out entrance into Preston Lake Marketplace, 3) Water line extension for length of project, 4) Necessary modifications to traffic signals, and 5) Necessary relocations of existing utilities (Verizon). VDOT Kick-off meeting was held on 7/18/16. In attendance were representatives from Valley Eng. and VDOT. Casey Armstrong is acting as the LPA Administrator and Pete Kesecker is acting as the Construction Onsite Project Coordinator. Geo-tech site work/borings were completed on 7/17/16. Survey work for utility location and update of topo is complete. Valley Eng. will prepare Utility Relocation Forms for submittal. The 60% Review meeting was held on 10/5/16 with VDOT and Valley Eng. to review and discuss the profile drawing and design and receive project updates. The project is on track to go to bid December 2016 with a start-date target of May 2017.

Reservoir Street Project – Project limits: South City Limits to Stone Spring Road - Casey Armstrong is acting as the LPA Administrator, and Pete Kesecker is acting as the Construction Onsite Project Coordinator. All required rights-of-way and easements for the project have been secured. McCormick Taylor has submitted the Scope of Services and Fee Proposal for a redesign of the project to include curb and gutter. The County is waiting on this redesign to move forward with full approval of The Retreat at Harrisonburg entrance tie-in to Reservoir St. With County notice-to-proceed by Nov. 1, 2016, the anticipated 100% roadway redesign and submittal will be Jan. 1, 2017. The project will go to bid January 2017 with a target start-date of June 2017.

PROJECTS AND REPORTS TABLED BY THE BOARD OF SUPERVISORS

NORTH VALLEY PIKE CORRIDOR STRATEGIC PLAN (Rhonda Cooper)

The Board tabled the North Valley Pike Corridor Strategic Plan on December 15, 2010. Staff recommends reworking this Plan as part of the Comprehensive Plan revisions.

PLANNING COMMISSION ACTIONS

The Commission heard the following item at its November 1 meeting:

Item	Description	Comments/ Recommendations
REZ16-287	The Broadway Group, 216 Westside Sq., Huntsville, AL, 35801, seeks to rezone TM# 142A1-(A)- L28, 29, 30, totaling 1.77 acres, from Medium Density Residential (R-2) to General Business (B-1). Property is located east of Judy Lane (Rt. 647) and south of Spotswood Trail (Rt. 33). The Comprehensive Plan identifies the area as Village Core. Election District 5.	Approval; to be heard by Board on Dec. 14

At its December 6 meeting, the Commission considered the following request:

Item	Description	Comments/ Recommendations
REZ16-331	MLK Preston Lake, 10100 Business Parkway, Lanham, MD 20706 to revise the master plan for Preston Lake, located west of Massanetta Springs Rd. (Rt. 687) approximately 0.4 mile south of Spotswood Trl. (US 33), converting one large multi-family building, 15 quad-plex buildings, and 6 duplex units into 12 smaller multi-family buildings and 6 townhouse units. Additional flexibility has been added to allow for either single family detached or duplex units in currently undeveloped areas.	Approval; to be considered by Board on Dec. 14

The following item has not been scheduled for a Board hearing:

Item	Description	Comments/ Recommendations
OA15-188	An amendment to Chapter 17 (Zoning), Article 7, Table 17-702.05 to change parking requirements for Dwelling, duplex and Dwelling, single-family detached to require one space for an efficiency or one bedroom unit.	Forwarded to Board with tie vote; Staff revisions are underway; Board hearing TBA

COUNTY-INITIATED AMENDMENTS

- Request and Reason:** Due to number of requests coming before the Board for waivers to the supplemental standards, after discussion with the Board, staff has been instructed to look at the supplemental standards and determine what changes are needed.

Status: Staff hopes to hold a joint work session with the Board and Planning Commission in December.

- Request and Reason:** In providing the aerial photography used in GIS, VGIN has a recommended price for public distribution. The current pricing schedule far exceeds this recommended price. Staff has been instructed to review the pricing schedule for all GIS products provided at public request.

Status: Staff is currently reviewing the pricing schedule for GIS data and printed maps provided to the public in comparison to other jurisdictions.

UPCOMING PUBLIC HEARINGS

December 14, 2016
p.m.

Board of Supervisors

6:00

Agricultural & Forestal Districts

None.

Special Use Permits

SUP16-308 Andrey & Nina Parchuk, 5003 Pleasant Valley Road, Rockingham 22801 for waivers to supplemental standards for accessory dwellings to increase distance between dwellings from 60' to 150', waiver to size of residence to allow for 1800 sq. ft. residence, and waiver to allow old house to become the accessory dwelling on property located on the northeast side of Pleasant Valley Road (Route 679) approximately 1300 feet north of Cross Keys Road (Route 276), Election District #3, zoned A-2. Tax Map #139-(A)-123.

SUP16-315 James Waddell, 2251 Airport Road, Bridgewater 22812 requesting a waiver for a 684 sq. ft. accessory dwelling (second story of a detached garage) to increase distance between the structures from 25' to 49'4" on property located on the south side of Airport Road (Route 727) approximately 1 mile east of Warm Springs Pike (Route 42), Election District #4, zoned A-2. Tax Map #136-(A)-58B.

Rezoning- Not involving a public hearing

REZ16-331 MLK Preston Lake, 10100 Business Parkway, Lanham, MD 20706 to revise the master plan for Preston Lake, located west of Massanetta Springs Rd. (Rt. 687) approximately 0.4 mile south of Spotswood Trl. (US 33), converting one large multi-family building, 15 quad-plex buildings, and 6 duplex units into 12 smaller multi-family buildings and 6 townhouse units. Additional flexibility has been added to allow for either single family detached or duplex units in currently undeveloped areas.

Rezoning- Requiring a public hearing

REZ16-331 MLK Preston Lake, 10100 Business Parkway, Lanham, MD 20706 to revise the master plan for Preston Lake, located west of Massanetta Springs Rd. (Rt. 687) approximately 0.4 mile south of Spotswood Trl. (US 33), converting one large multi-family building, 15 quad-plex buildings, and 6 duplex units into 12 smaller multi-family buildings and 6 townhouse units. Additional flexibility has been added to allow for either single family detached or duplex units in currently undeveloped areas.

Ordinance Amendments

None.

PRIORITY PROJECTS UNDERWAY BY STAFF

Projects	Lead Person	Status	Target Date
North Valley Pike Corridor Strategic Plan	Rhonda	Board tabled on 12/15/10. Plan elements to be addressed during Comprehensive Plan update.	2016
Rockingham Bicycle Advisory Committee (RBAC)	Rhonda	Next meeting is January 19.	Ongoing

Ongoing Review/Tasks	Lead Person	Status
Deed Review	Diane	26 deeds in process on 11/29/16: 9 pending review, 17 awaiting revisions
Violations	Kelly	46 active complaints, 21 cases pending legal action as of 12/5/16
Site Plans & Subdivisions	Pete	11 site plans and 1 subdivisions under review as of 12/5/16
Subdivision Ordinance Variances	Diana	0 requests under review, as of 12/5/16
Zoning Ordinance Variances	Diana	0 requests under review, as of 12/5/16
Zoning Appeals	Diana	0 requests under review, as of 12/5/16
Home Occupation Permits	Diana	0 permit request under review, as of 12/5/16
Home Business Permits	Diana	0 permit requests under review, as of 12/5/16
Special Use Permits	Diana	5 permit requests under review, as of 12/5/16
Special Entertainment Permits	Diana	0 permit request under review, as of 12/5/16
Rezoning	Rhonda	4 rezoning requests under review, as of 12/2/16
Comprehensive Plan Amendments	Rhonda	0 request under review, as of 12/2/16
Permits and Fees Processed	Joe	1430 (due to processing of "Retreat" permits) total transactions for month of 11/30/16
Building Inspections	Joe	998 inspections conducted during 11/30/16 (averaged 50.86 inspections per day)
Building Plans	Joe	28 plans under review, as of 11/30/16
Environmental (E&S/Stormwater) Plan Review	Lisa	22 plans under review as of 11/29/16; 18 awaiting permit issuance
Environmental Inspections	Lisa	381 inspections conducted in the month of November
Addressing Commercial/Residential Structures	Kendrick	30 new structures addressed in November 2016
Naming of New Roads	Kendrick	1 new private lane named in November 2016

REQUESTS TABLED BY BOARD OF SUPERVISORS

SPECIAL USE PERMIT APPLICATION(S)

Year Tabled	Date Tabled	File	Applicant	Request	Election District
2016	8/10	SUP16-112	Verizon Wireless	199' telecommunications facility	5

REZONING REQUEST(S) and PLAN(S)

Year Tabled	Date Tabled	File	Applicant	Request	Election District
2010	12/15	NA	North Valley Pike Corridor Strategic Plan	Endorsement of Corridor Strategic Plan for North Valley Pike area from Gravels Road to Vine Street and I-81 to Kratzer Road	2
2016	10/26	REZ16-194	Riverglen, LLC/Cave Hill Farm. LLC & Diane Workman Derzis	To rezone 13.076 acres from Recreational and Residential District with Conditions (RR-1C) to Prime Agricultural District (A-1).	5

ORDINANCE AMENDMENTS

Year Tabled	Date Tabled	File	Applicant	Request
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STAFF DIRECTORY

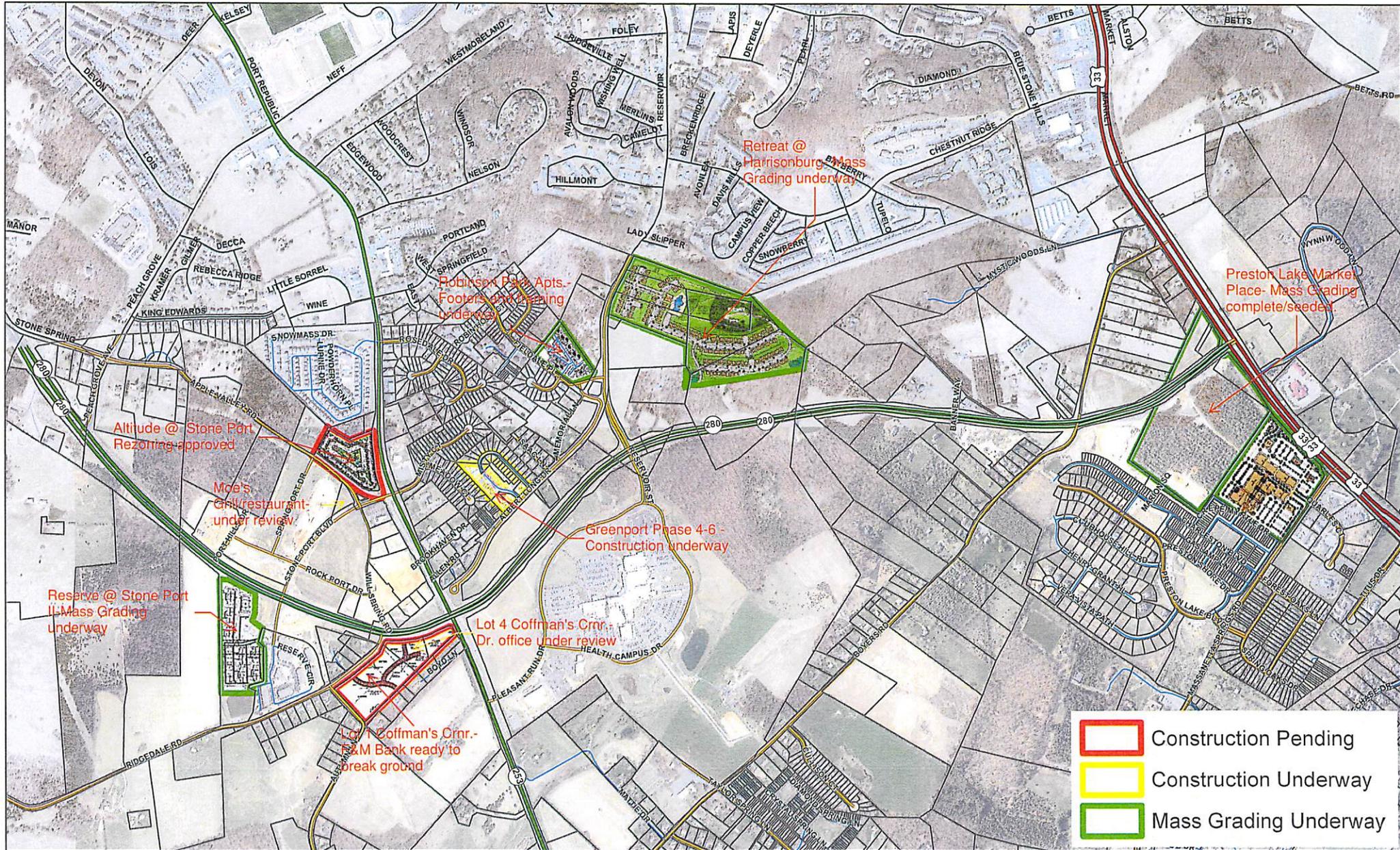
Name	Job Title	Office Number	Mobile Number
Casey Armstrong	Director	564-3031	578-2353
Blake Barnes	Stormwater Management Program Administrator	564-3047	578-3515
James Campbell	Building Inspector		578-1123
Jay Carter	Building Plan Reviewer	564-3046	578-1120
Rhonda Cooper	Director of Planning	564-3033	271-5061
Rick Davis	Building Inspector		830-8018
Kenneth Lam	Building Inspector		607-3665
Leslie Dodrill	Permit Specialist II	564-3038	N/A
Kelly Getz	Code Compliance Officer	564-6063	810-5024
Adam Hancock	Erosion and Sediment Control Program Administrator	564-1529	271-6523
Pete Kesecker	Development Plan Manager	564-5074	271-2952
Diane Lepkowski	Deputy Zoning Administrator	564-3037	578-1126
James May	Senior Planner	564-1513	578-2659
Lisa Perry	Environment and Land Use Manager	564-6095	271-8760
Mark Rathke	GIS Specialist	564-5076	N/A
JN Riddel	Building Inspector		578-1121
Joe Shifflett	Building Official	564-3041	578-1558
Kendrick Smith	GIS Technician	564-3029	830-5811
Diana Stultz	Zoning Administrator	564-3032	830-8017
Amanda Thomas	Administrative Assistant	574-3790	N/A
Kelley Ann Weatherholtz	Permit Specialist I	564-3040	N/A

DEPARTMENT OF COMMUNITY DEVELOPMENT

Development Activity Report - November 2016

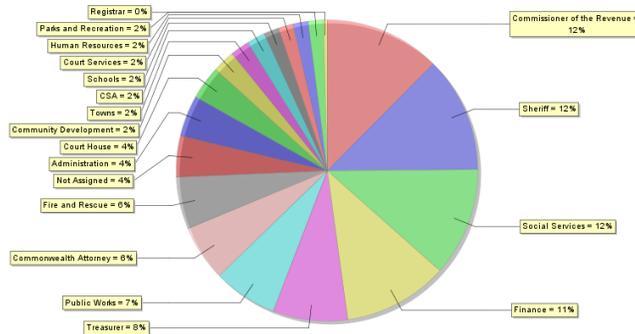
	Permits Issued					Fees Collected				
	Nov-16	Nov-15	One Year Change	Jan-Nov 2016	Jan-Nov 2015	Nov-16	Nov-15	One Year Change	Jan-Nov 2016	Jan-Nov 2015
Building										
Commercial/Industrial	35	10	250.0 %	181	147	\$ 79,478.21	\$ 14,493.03	448.4 %	\$ 334,456.68	\$ 235,132.10
Manufactured	4	1	300.0 %	40	38	\$ 481.16	\$ 76.50	529.0 %	\$ 4,390.19	\$ 4,115.09
Single Family	127	17	647.1 %	409	314	\$ 102,732.78	\$ 19,492.42	427.0 %	\$ 372,284.55	\$ 311,217.09
Subtotal	166	28		630	499	\$ 182,692.15	\$ 34,061.95		\$ 711,131.42	\$ 550,464.28
Plumbing										
	1	0	0.0 %	32	0	\$ 52.79	\$ 0.00	0.0 %	\$ 2,804.57	\$ 0.00
Subtotal	1	0		32	0	\$ 52.79	\$ 0.00		\$ 2,804.57	\$ 0.00
Electrical										
	30	17	76.5 %	278	337	\$ 1,704.14	\$ 851.29	100.2 %	\$ 15,768.37	\$ 21,659.20
Subtotal	30	17		278	337	\$ 1,704.14	\$ 851.29		\$ 15,768.37	\$ 21,659.20
Mechanical										
	14	4	250.0 %	73	50	\$ 892.52	\$ 178.50	400.0 %	\$ 3,925.64	\$ 2,756.45
Subtotal	14	4		73	50	\$ 892.52	\$ 178.50		\$ 3,925.64	\$ 2,756.45
Other										
	59	40	47.5 %	581	567	\$ 15,880.50	\$ 8,504.77	86.7 %	\$ 204,770.57	\$ 260,747.45
Subtotal	59	40		581	567	\$ 15,880.50	\$ 8,504.77		\$ 204,770.57	\$ 260,747.45
Land Use Related										
Erosion and Sediment Permits	4	4	0.0 %	58	56	\$ 8,444.00	\$ 3,398.00	148.5 %	\$ 131,018.00	\$ 173,100.00
Subtotal	4	4		58	56	\$ 8,444.00	\$ 3,398.00		\$ 131,018.00	\$ 173,100.00
Total	274	93		1652	1509	\$ 209,666.10	\$ 46,994.51		\$ 1,069,418.57	\$ 1,008,727.38

Urban Development Area - Under Development



Technology Department Staff Report: December 2016

MONTHLY HELP DESK TICKET SUMMARY BY DEPARTMENT Total Number of Help Desk Tickets for November 2016: 250



CURRENT PROJECT STATUS UPDATES

Priority	Project	Associated Departments	Start Date	Projected End Date	Staff Assigned	Update
1	Checkpoint Firewall Replacement	Technology	1/26/2016	12/31/2016	Dusty Moyer/Michael Bowen/Terri Perry	Staff working with support to confirm configuration
2	Video Conferencing Upgrade in Courts	Jail, Circuit Court, District Court	3/15/2016	12/31/2016	Michael Bowen/Dusty Moyer/Jeff Ferguson	Waiting for installation of 2 nd monitor. Arranging completion of connection week of 12/14
3	Laptop / iPad Replacment	Technology, All	3/1/2016	2/1/2017	Michael Bowen/Michael Krone/Terri Perry/Dusty Moyer/Jeff Ferguson	In process of replacing laptops and iPads with Lenovo Yoga 460's
4	CivicPlus Website Upgrade	Technology/All	3/18/2016	TBD	Dan Frederick/Terri Perry/Michael Bowen	Website Committee working on pre-design assignments

Technology Department Staff Report: December 2016

5	Employee Self Service Time Entry with Workflow	Technology/Finance	4/14/2016	TBD	Pam Southerly/Kerri Fitzgerald/Terri Perry/Trish Davidson/Jennifer Dellinger/Miranda Williamson	Working with Tyler to coordinate evaluation of ESS and what needs to be done to begin implementation.
6	Inventory of computers, printers, laptops and iPads	Technology	6/27/2016	8/31/2016	Doug Pitts/Steve Moomaw/Jeff ferguson/Michael Krone	In progress
7	OpenGov Implementation	All	2/5/2016	2/5/2017	Dan Frederick/Kerri Fitzgerald/Mark Zimmerman/Terri Perry	Implement with website update
	Implementation of TCM EE	Technology/All	6/4/2014	12/31/2017	Jeff Ferguson/Terri Perry/Kerri Fitzgerald/Michael Bowen/Pam Southerly	Working on RFP instead of implementing TCM EE
	Custom Reports for Munis	Technology/All	7/20/2014	Ongoing	Kerri Fitzgerald/Mark Zimmerman	Continuing to prioritize and create reports
	Data Center Upgrade - Phase 3	Technology, All	8/1/2014	11/30/2016	Dusty Moyer/Michel Bowen/Jeff Ferguson/Michael Krone	Perceptive server only one remaining. Decision on TCM EE needs to be made.
	Clerk of Court computers	Technology/Supreme Court/Clerk of Court	11/1/2014	01/31/2017	Michael Bowen/Dusty Moyer/Steve Moomaw/Doug Pitts	Parts received. Staff assembling parts and installing software.
	Selection of solution(s) to replace DaPro software	Technology/Administration/RCSO/ECC/Court Services/Fire & Rescue	4/1/2015	7/1/2017	Terri Perry/Michael Bowen/Committee	Consultant meeting December 9.
	CityView changes for Planning and E&S	Community Development, Technology, CityView Staff	8/5/2015	TBD	Michael Krone/Michael Bowen/PMP Committee	Most E&S reporting and changes finished. Some Planning changes complete. More identified in PMP. Work ongoing
	Munis Cashiering/Accounts Receivable/General Billing/Appraisal/COR Systems	Technology, Finance, Commissioner of Revenue, Treasurer, Administration, Public Works	2/1/2016	6/30/2018	Pam Southerly/Kerri Fitzgerald/Mark Zimmerman/Terri Perry/Michael Bowen	Reviewing answers received from Tyler.
	Work with City to reroute ICHRIS traffic through VPN	Technology (City, County, ECC)	2/2/2016	TBD	Michael Bowen/Dusty Moyer	Defer until after dark fiber installation between City and County
	Scanning Insurance Documents, Surplus Items, Reconciliation	Technology/Finance	4/14/2016	TBD	Jeff Ferguson/Pam Southerly/Terri Perry/Michael Bowen	Dependent on Tyler EE purchase

Technology Department Staff Report: December 2016

	docs, Payroll Reports					
	Contract Management, expiration dates, RFP's	Technology/Finance	4/14/2016	12/31/2016	Terri Perry/Trish Davidson/Pam Southerly/Kerri Fitzgerald	Training 12/5 - 9
	Purchasing Program with SunTrust	Technology/Finance	4/14/2016	TBD	Terri Perry/Trish Davidson/Angie Hernandez/Pam Southerly/AP	Delayed to make critical changes to financial procedures and implement more features and workflow in Munis
	Utilities Field Solution for GIS	Public Works/GIS/Technology	6/1/2016	12/31/2016	Michael Krone/Michael Bowen	Will be done during laptop replacements.
	Computer Memory and OS upgrade to 64 bit Windows 7	Technology/All	7/1/2016	3/30/2016	Michael Bowen/Steve Moomaw/Doug Pitts/Dan Frederick/Pam Southerly	Planning phase
	Real Estate Reassessment	Commissioner of Revenue	8/1/2016	4/15/2018	Mark Zimmerman	Continuous
	Munis Human Resources Online Applicant Tracking	Technology/Human Resources/All	10/1/2016	3/31/2017	Pam Southerly/Terri Perry/Kerri Fitzgerald	Start after 1095 processes complete.

Respectfully submitted,

Terri M. Perry
Director of Technology

1. Personnel

The department currently has 2 employees on FMLA. The department recently hired 7 employees to fill the positions awarded through the SAFER Grant. There were 9 positions awarded in total; the other 2 positions will be filled this month.

2. Prevention Division Activities: Capt. Joe Mullens, Lt. Todd Spitzer, Lt. Karen Will , Wes Shifflett and Tyler Jessup**A. Plan Review**

1. Clean Agent System - 0
2. Commercial Cooking Suppression – 1
3. Dry Hydrant - 0
4. Emergency Planning/Evacuation - 0
5. Fire Detection/Alarm - 2
6. Fire Pump - 0
7. Flammable/Combustible Liquid Spray Booth - 0
8. Hazardous Materials - 0
9. Mechanical - 0
10. Private Fire Service Mains & Private Water Tank System - 0
11. Rezoning - 0
12. Site Plain - 5
13. Special Entertainment - 0
14. Special Use - 2
15. Sprinkler System - 2
16. Standpipe - 0
17. Plan Review That Has Exceeding Fourteen Day Reaction Time
 - a. All plan reviews are within reaction time guideline
18. Plan Review Fees Generated - \$ 4,082.20

B. Consultation

1. Certificate of Occupancy - 1
2. Explosives/Fireworks - 0
3. Fire Code - 2
4. Fire Protection - 0
5. Open Burning - 0
6. Site - 0
7. Special Use/Rezoning - 1
8. Emergency Planning/Evacuation – 0

- C. Inspections
 - 1. Acceptance Testing – 20
 - 2. Assisted Living – 0
 - 3. Certificate of Occupancy - 4
 - 4. Daycare/Preschool - 1
 - 5. Dry Hydrant - 0
 - 6. Explosives - 0
 - 7. Fire Code - 13
 - 8. Fire Detection/Alarm - 0
 - 9. Fire Protection - 2
 - 10. Fireworks - 0
 - 11. Hazardous Materials - 0
 - 12. Nursing - 0
 - 13. Open Burning/Bon Fire - 0
 - 14. Private School - 0
 - 15. Public School - 0
 - 16. Re-Inspection - 3
 - 17. Safe School Audit - 1
 - 18. Tent - 1
 - 19. Inspection Not Completed/Had to be rescheduled
 - a. None
 - 20. Inspection Fees Generated - Pending

- D. Operational Permits Issued
 - 1. Open Burning - 181
 - 2. Fireworks
 - a. Sales - 0
 - b. Display - 0
 - 3. Explosives
 - a. Storage - 0
 - b. Use - 0
 - 4. Bon Fire - 0
 - 5. Permit Fees Generated - \$0

- E. Incident Responses and Disposition
 - 1. Structure Fires
 - a. Accidental - 3
 - b. Incendiary - 0
 - c. Undetermined - 0
 - d. Under Investigation – 1

2. Vehicle Fires
 - a. Accidental - 0
 - b. Incendiary - 0
 - c. Undetermined - 0
 - d. Under Investigation – 0
 3. Brush/Grass Fires
 - a. Accidental - 1
 - b. Incendiary - 0
 - c. Undetermined - 0
 - d. Under Investigation – 1
 4. Open Burning
 - a. Authorized - 1
 - b. Unauthorized - 8
 - i. Notice of Violation - 8
 - ii. Summons - 0
 5. Bomb Threats - 1
 6. Fireworks Violations - 0
 7. Fire Lane
 - a. Tickets Issued - 0
 - b. Warnings Issued - 0
 8. Explosives/Explosions - 0
 9. Follow-up Investigation - 0
 - a. Total Number of Hours – 0
- F. Public Education
1. Prevention Programs
 - a. Smoke Detectors Installed - 12
 - b. Fire Extinguisher Presentations - 0
 - i. Number of Participants - 0
 - c. School Program Presentations - 12
 - i. Number of Participants - 62
 - d. Other Program Presentations - 7
 - i. Number of Participants - 76
 - e. Presentation of Education Materials Events - 4
- G. Training
1. Fire Inspector Related Training
 - a. Number of Participants - 8
 - b. Number of Contact Hours – 7

2. Fire Investigator Related Training
 - a. Number of Participants - 0
 - b. Number of Contact Hours – 0
 3. Public Education Related Training
 - a. Number of Participants - 0
 - b. Number of Contact Hours – 0
- H. Fire and Life Safety Division Comments/Notes
1. An open air burning ban was in place from November 19th through December 1st due to the continued dry conditions. The open air burning ban was lifted after we received approximately 1 inch of rain over a 36 hour period.
- 3. Training Division: Battalion Captain Joe Morris, Lt. Steve Powell, Lt. Bryan Smith, and Lt. Jolene Powell**
- A. Continued Education Training Provided
 1. Singers Glen Fire Department EMS CE's
 - a. Number of Participants - 5
 2. Clover Hill Fire Department EMS CE's
 - a. Number of Participants – 20
 3. Bridgewater Fire Department CE's
 - a. Number of Participants – 4
 4. Hose Company #4 EMS CE's
 - a. Number of Participants - 13
 5. MERCK EMS CE's
 - a. Number of Participants – 10
 - b.
 - B. Certification Training Provided
 1. Continued EMT Class
 - a. Number of Participants – 24
 2. CPR Training for RCFR
 - a. Number of Participants – 10
 3. CPR Training for Dayton Learning Center
 - a. Number of Participants – 15
 4. CPR Training for Rockingham County Administration
 - a. Number of Participants – 7
 5. MTC Fire and Recue
 - a. First Year Students – 30
 - b. Second Year Students – 14

C. Meetings and Training

1. Conducted bailout training for RCFR staff
 - a. Number of Participants - 14
2. Attended regional training meeting on November 28, 2016
3. Assisted MTC with Hazmat Operations Class
4. Attended Leadership training

D. Other Activities

1. Added the infectious control training to articulate
2. Attended CPR instructor update in Norfolk
3. Finalized Recruit school schedule
4. Finalized Fire Academy schedule for class beginning January 2017
5. Constructed bailout prop for training with new SCBA's
6. Created new probationary member packet
7. Worked on Tower 90 driver training
8. Fixed portable pump on Brush 941
9. Assisted with moving equipment to ERERS



STAFF REPORT
December, 2016

Agenda Item#

1. PERSONNEL

A. Parks & Recreation: Maria Kotulka was hired as Recreation Technician was hired. She will be working closely with the after school program and summer day camp.

2. RECREATION

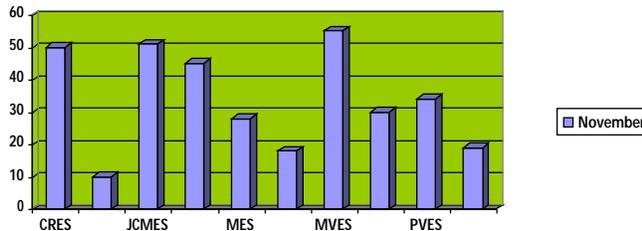
A. Recreation:

1. **For Board of Supervisors –This was tabled at the October Board of Supervisors meeting. The recommendation: The Foundation reviewed the following names in ranking order:**

Rockingham Park at the Crossroads	1
Crossroads Park	2
Indian Trail Park	3

2. The Parks and Recreation Commission met on Thursday, November 17, 2016.

3. There are 438 children in the After School Program.



4. Upcoming Special Events include:

- Santa Letters
- 4th Annual Christmas Vendor & Craft Show, December 3
- Breakfast with Santa & Mrs. Claus, December 17

5. Recreation Programs for the month of October with registration numbers are:

- Bergton Community Center, 7 rentals
- Singers Glen Community Center, 10 rentals
- PDCC paying rentals, had 25
- PDCC non-paying rentals, had 29

- American Politics Today – 7 participants
- Virginia Boaters Safety – 12 participants
- Open Gym Basketball – 12 participants
- Creative Movements – 14 participants
- Jazz, Ballet and Modern Dance – 6 participants
- Women’s Volleyball – 17 teams
- Hand Piecing and Quilting – 7 participants
- Christianity Around the World – 4 participants
- Birds 101 – 8 participants
- Holiday Appetizers – 6 participants
- Zumba – 12 participants
- Concealed Weapons – 10 participants

November Trips: Mini Bus

- Tysons Corner, 10 participants
- Craftsman Classic Christmas Show, 13 participants
- Edelweiss German Restaurant, 11 participants
- Shenandoah Uncorked Wine Festival, 14 participants
- Williamsburg Premium Outlets, 11 participants
- Christmas Story – 14 participants
- PA Christmas Show – 14 participants

Month of November Comparison



* Programs include all programs from football to cooking to dancing etc.

* Trips include Mini Bus and Charter Bus

* Special Events include Halloween pumpkin carving etc.

9. The month of November staff has been busy with girls youth basketball program and registrations for youth boys basketball. Trips are successful and increasing. Four staff attended the Virginia Recreation and Park conference, two staff attended the Athletic business conference and one staff attended the Virginia Tourism conference. Staff has been busy with working on winter programs.

Respectfully submitted,
Kathy McQuain
Director of Parks & Recreation

ksm-staff report December 2016

1. Personnel

A. Positions filled

Director
Administrative Assistant
Senior Pretrial Officer
Pretrial Officer (two full-time)
Pretrial Evaluator
Probation Officer (three full-time/one part-time)
Litter Control Supervisor (part-time)
CIT Coordinator

2. Litter Control Program

A. Bags Collected for November 2016 – 171

Roads/areas cleaned: County Administration Center, Rockingham County Landfill, Blue Hole, Range, Buffalo Drive, Old Furnace Road, Layman Trestle Road, 612, 762, 259, 710, 711, 33E,

3. Community Corrections

A. Probation

1) Caseload for November 2016
Misdemeanor caseload – 430
Felony caseload – 5

B. Pretrial

1) Caseload for November 2016
Misdemeanor caseload – 72
Felony caseload – 182

4. CIT – Crisis Intervention Team

A. The CIT Taskforce meets on a monthly basis. The next two classes for the 40 hour training will be held February 6-10, 2017 and April 3-7, 2017.

5. RE-Entry Council

A. The sub-committees meet once per month to discuss ways to integrate offenders back into our community. The next quarterly meeting is scheduled for **January 12, 2017 @ 4:00pm** in the Community Room.



Community Development Rezoning Report REZ16-331

Planning Commission
December 6, 2016

Board of Supervisors
December 14, 2016

Applicant	MLK Preston Lake, LLC
Tax Map Id	125-(18)- L2 (portion)
Present Zoning	Planned Residential District (R-5)
Proposed Zoning	Planned Residential District (R-5)
Location	East of Stone Spring Rd (Rt 280) approximately 0.3 miles south of Spotswood Trl (Rt 33)
Acreage	12.21
Election District	3
Comprehensive Plan	Community Residential

Staff Recommendation:	Approval	November 30, 2016
Planning Commission:		
Board of Supervisors:		

GENERAL INFORMATION

OVERVIEW / BACKGROUND

In December 2005, the Board approved a master plan for a traditional neighborhood development southwest of the intersection of Massanetta Springs Road (Rt. 687) and Spotswood Trail (U. S. 33) submitted by Preston Lake, LLC, a subsidiary of the Hine Group, LLC. This property was comprised of 124.64 acres rezoned from A-2 (General Agricultural) to R-5 (Planned Residential) and 20.94 acres rezoned from A-2 (General Agricultural) to PCD (Planned Commercial Development). The Residential Neighborhood, zoned R-5, included 346 townhouses and 120 single-family detached houses for a density of 3.74 units per gross acre.

In September 2007, the Board approved an amendment to the master plan that increased the density and revised the layout in the Residential Neighborhood. The single-family detached houses were reconfigured to allow an additional 8 detached houses, bringing the density to 3.80 units per gross acre. The orientation of the southernmost section of townhouses was also changed to not directly face the Massanetta Springs Conference Center.

In 2013, the Residential Neighborhood was purchased by MLK Preston Lake, LLC. MLK Preston Lake, LLC amended the master plan in three ways. First, three adjacent parcels to the southwest along Boyers Road, totaling 11.58 acres, were added to the master plan and rezoned to R-5. Second, two of the internal streets, Clubhouse Hill Road and Charleston Boulevard, were extended and realigned to serve the above referenced parcels. Third, two new product types were added to the master plan, multifamily housing and four-unit attached homes, called “quads”. This increased the total number of units to 819 and the density of the development to 5.87 units per gross acre.

In 2015, The Board approved a series of amendments to the master plan that did not impact the use or the density of the project. First, a round-about located at the intersection of Preston Lake Boulevard and Charleston Boulevard and an alley between Marion Square and Charleston Boulevard were removed. Second, several banks of townhomes were converted to an alternate design type without a detached garage, and a new unit type, duplex, replaced six single-family detached units located south of Boyers Road and east of Preston Lake Boulevard.

PROPOSED MASTER PLAN REVISIONS

The applicant has requested to amend the Master Plan showing one large multi-family building, 15 quad-plex buildings, and 6 duplex units converted into 12 smaller multi-family buildings and 6 townhouse units. The applicant also requests

to allow more flexibility for undeveloped parcels currently restricted to single-family detached units to allow single-family detached units or duplex units.

COMPREHENSIVE PLAN

The Comprehensive Plan identifies this area as Community Residential.

ZONING AND EXISTING LAND USE

No additional comments have been submitted by the Zoning Administrator.

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	General Agricultural District (A-2)	Home sites
East	General Business District (B-1)	Undeveloped
South	Planned Residential District (R-5)	Preston Lake
West	Medium Density Residential District (R-2)	Home sites

STAFF AND AGENCY ANALYSIS

UTILITIES

Public Works

As presented, the total unit count for the development will not exceed what was presented under the previous master plan. Project water and sewer flows should not be affected by the proposed rezoning. Water and sewer capacity is available with mainline extensions being installed by the applicant as future phases are developed. Any water mains installed under Stone Spring Road to serve the proposed multi-family unit on the north side need to have crosses installed in the roadway right of way with 16" branches for future extensions.

PUBLIC FACILITIES

Fire & Rescue

The property is located within the Hose Company #4 Port Republic Road sub-station and the Harrisonburg Volunteer Rescue Squad's respective first due

areas. Our office has no concerns with the change to the master plan. With the continued construction and growth within the County, our office has concerns with being able to provide emergency services to new and upcoming projects and locations while maintaining current emergency responses. This project will have to meet the requirements of the Rockingham County Fire Prevention Code.

TRANSPORTATION

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Spotswood Trail (Route 33)	Principle Arterial	4-Lane Divided Highway	23,000 vpd	55 mph
Stone Spring Road (Route 280)	Minor Arterial	4-Lane Divided Highway	N/A (15,000 vpd design)	45 MPH
Boyers Road (Route 704)	Local Street	2-Lane Highway	3,900 vpd	45 mph

* Vehicles Per Day (VPD)

VDOT

1. The subject rezoning (revised master plan) will not have a significant impact to the roadway network above the development potential that has already been approved.
2. The revised master plan introduces a significant change to Charleston Blvd. Charleston Blvd. no longer runs from Preston Park Drive to Preston Lake Blvd. This creates a complex of approximately 12 multi-family buildings that are isolated from the majority of the development. Inter-parcel connections are paramount to large scale developments of this nature. With Preston Lake being marketed as a mixed use development and promoting easy access between residential and commercial, every effort needs to be made to maximize connectivity. Interparcel connectivity also reduces the traffic potential out on the major roadways which leads to a safer and less congested roadway network.
3. In conjunction with the previous comment, VDOT is not in favor of the entrance onto Boyers Road that is located between Preston Lake Blvd. and Route 280. It is highly preferred that this cluster of approximately 12 multi-family buildings be provided access to Preston Lake Blvd. This would satisfy our concerns with inter-parcel connectivity and reduce conflict points out on the major roadways.
4. Furthermore, the entrance shown on Boyer Road between Preston Lake Blvd. and Route 280 does not currently meet sight distance requirements.

Significant grading would be necessary and even then may not meet requirements. At a minimum, it appears that a sight line easement would be necessary to ensure clear sight lines.

SUMMARY

Considerations

On November 16, staff presented a request for Board Determination regarding a request from MLK Preston Lake, LLC to amend the Preston Lake master plan without holding a public hearing. Under the Code of Virginia, §15.2-2302, subsection B:

“... where an amendment to proffered conditions is requested by the proffesor, and where such an amendment does not affect conditions of use or density, the board may waive the requirement for a public hearing ...”

The Board reviewed this application and determined that the public hearing could be waived because the amendments to the master plan do not impact use or density.

With the change of unit type, from one large multi-family building, 15 quad-plex buildings, and 6 duplex units converted into 12 smaller multi-family buildings and 6 townhouse units, and with the added flexibility for several parcels to be developed either as single-family detached units or as duplex units, the Preston Lake development remains a planned residential community with a variety of housing types, as described in the proffered narrative statement.

Staff Recommendation: Approval

November 30, 2016

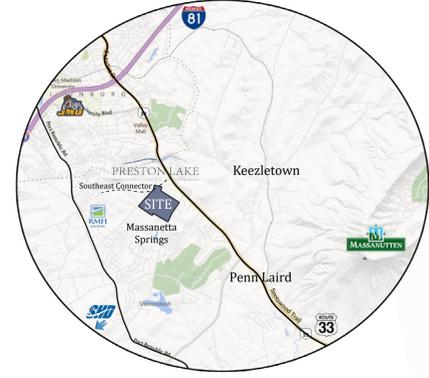
This amended Master Plan retains the original intent of the approved Preston Lake Master Plan for the development of a planned residential community with a variety of housing types. Whereas this remains in conformance to the Comprehensive Plan, staff recommends approval.

Planning Commission Recommendation: Approval

December 6, 2016

Concurring with staff's recommendation, the Planning Commission recommended approval by a vote of 4 to 0.

Board Decision:



NOTE:
*REQUIRED OPEN SPACE = 25% = 34.88 ACRES



BEAHM, MICHAEL & ELIZAETH
125-(A)-L220A1
DB 2303, PG 723

STRITE, GERALD & SHARON
125-(A)-L220A1A
DB 1819, PG 519

DUNSTAN, RICHARD & PEGGY
125-(A)-L218A
DB 2946, PG 732

MASSANETTA SPRINGS INC.
125-(B)-L2
DB 1444, PG 528

MASSANETTA SPRINGS INC.
125-(B)-L4
DB 1444, PG 528

SONIFRANK, SCHERRILL & MARRY
125-(A)-L212
DB 721, PG 794

LIMITS OF REZONING = 12.17 AC

TMC HARRISONBURG LLC.
125-(A)-L215
DB 2444, PG 347

MAIN ST. AT PRESTON LAKE LLC.
125-(18)-L1
DB 2898, PG 724

NOTES:

- PUBLIC WATER & SEWER SERVICE TO BE PROVIDED FOR ALL PROPOSED USES. LOCATION OF PROPOSED WATER & SEWER LINES, MANHOLES, AND OTHER APPURTENANCES IS CONCEPTUAL ONLY. FINAL DESIGN WILL BE SHOWN ON THE FINAL PLANS.
- PRESENT LAND USE: RESIDENTIAL, RECREATION AND UNOCCUPIED OPEN SPACE.
- STORM WATER FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. EROSION AND SEDIMENT CONTROL PLANS SHALL BE PROVIDED FOR ALL CONSTRUCTION, IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK.
- BASED UPON THE IMPLIED DEFINITION OF THE CURRENT COMPREHENSIVE PLAN OF ROCKINGHAM COUNTY, VIRGINIA, AVAILABLE GEOLOGIC MAPS AND FIELD INSPECTIONS INDICATE THE ABSENCE OF "SIGNIFICANT GEOLOGIC DATA."
- PRESTON LAKE BLVD SHALL BE CONSTRUCTED TO VDOT STANDARDS, AND THEN DEDICATED TO THE STATE FOR PUBLIC USE AND MAINTENANCE. ALL OTHER INTERNAL STREETS TO BE PRIVATELY OWNED & MAINTAINED. ALL STREETS AND ROADS OPEN TO PUBLIC ACCESS SHALL BE SURFACED AND MAINTAINED TO CREATE A DUST FREE ENVIRONMENT.
- NO LAND SHOWN HEREON IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN.
- PEDESTRIAN CIRCULATION ROUTES TO COINCIDE WITH THE ROAD SYSTEM, EXCEPT WHERE SHOWN OTHERWISE.
- FIRE ACCESS LANES SHALL BE DETERMINED BY THE FIRE MARSHALL DURING THE CONSTRUCTION DOCUMENT / SITE PLAN & CONSTRUCTION STAGE.
- VEGETATED BUFFER AREAS SHOWN ARE CONCEPTUAL IN NATURE AND MAY BE MODIFIED DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS / SITE PLAN.

RESIDENTIAL LOTS/ UNITS

LOT #	LOT #	Single-Family Detached	162 Lots*
		Single-Family Attached	
		Single-Family/ Duplexes	60 Units*
		Quads	16 Units*
		Townhouses	245 Units*
		Multi-Family 'A'	168 Units*
		Multi-Family 'B'	168 Units*(1)
APPROXIMATE LOCATION OF WALL OR FENCE			

MAX ALLOWABLE DENSITY= 8 UNITS/ACRE= 1116 UNITS
TOTAL GROSS DENSITY= 5.87 UNITS/ACRE

*QUANTITIES OF INDIVIDUAL UNIT TYPES ARE SUBJECT TO CHANGE, BUT OVERALL UNIT COUNT SHALL NOT EXCEED 819.

(1) MULTI-FAMILY 'B' PARCEL BUILDING AND PARKING LAYOUT IS SUBJECT TO MODIFICATION.



Scale: 1" = 150'
0 50 100 200 300 400 Feet

From: [Seth Roderick](#)
To: [Jonathan Ernest](#); [James May](#)
Cc: [Rhonda Cooper](#); [Craig George](#)
Subject: RE: Proposed changes at Preston Lake
Date: Wednesday, November 30, 2016 2:44:13 PM

For further clarification, Jamey, the buildings are planned to be 2-stories in height, as Jonathan indicated. We do not have an architectural on this yet, though, so we are not providing any particular building height restriction in excess of zoning allowances. It could be possible that an architectural comes through that is 2.5 stories; a true 3-story unit is unlikely. Mr. Rogers should be comforted, though, by the total number of units shown (168) dispersed over the 12 bldgs shown, for a max of 14 units per building. This places a theoretical limit on building heights, due to economics of construction.

Hope this helps.

Seth Roderick
Valley Engineering
(540) 434-6365 x112

From: Jonathan Ernest
Sent: Wednesday, November 30, 2016 1:50 PM
To: James May <jmay@rockinghamcountyva.gov>
Cc: Rhonda Cooper <rhenderson@rockinghamcountyva.gov>; Seth Roderick <sroderick@valleyesp.com>; Craig George <cgeorge@valleyesp.com>
Subject: RE: Proposed changes at Preston Lake

The height restriction is consistent with County requirements (which I believe to be 175' for multi-family in R-5). We don't have plans to do this in the portion of rezone, however. The building units proposed will only be 2 stories.

From: James May [<mailto:jmay@rockinghamcountyva.gov>]
Sent: Wednesday, November 30, 2016 1:34 PM
To: Jonathan Ernest <jernest@valleyesp.com>
Cc: Rhonda Cooper <rhenderson@rockinghamcountyva.gov>; Seth Roderick <sroderick@valleyesp.com>; Craig George <cgeorge@valleyesp.com>
Subject: RE: Proposed changes at Preston Lake

Jon,

Thank you for your response! I communicated this to Mr. Rogers. He understands that the new development will not be part of the POA for Preston Lake. He would like to know if there is a height restriction or if you know how many stories these new structures will have and how many units. Thanks for your response!

Jamey

From: Jonathan Ernest [<mailto:jernest@valleyesp.com>]
Sent: Tuesday, November 29, 2016 4:40 PM
To: James May
Cc: Rhonda Cooper; Seth Roderick; Craig George
Subject: RE: Proposed changes at Preston Lake

James,

In regards to item number 4, the proposed use in this rezone amendment will not be included within the Preston Lake POA. The multi-family use, as indicated in the attached Master Plan, will meet all proffer requirements as identified in the previously approved Master Plan. All other building types (including Quads) will belong in the POA.

The siting of the proposed wall will occur as we near Site Plan.

Please let me know if there are additional questions as you review the MP.

Thanks,
Jon

From: James May [<mailto:jmay@rockinghamcountyva.gov>]
Sent: Tuesday, November 29, 2016 3:11 PM
To: Jonathan Ernest <jernest@valleyesp.com>
Cc: Rhonda Cooper <rhenderson@rockinghamcountyva.gov>
Subject: FW: Proposed changes at Preston Lake

Jon,

If you send me your response, I will forward it to Mr. Rogers and include this and all other correspondence as part of the rezoning file. Thanks!

James B. May
Senior Planner
Rockingham County
Department of Community Development
www.rockinghamcountyva.gov
(540) 564-1513

From: jon rogers [<mailto:jprogers53@gmail.com>]
Sent: Tuesday, November 29, 2016 3:01 PM
To: James May
Subject: Proposed changes at Preston Lake

James,

Thanks for the call today,

I have seen the concept map the developer submitted, and a neighbor tried to get some answers from the developer but he has not responded.

From the drawing it appears we are trading one multi story building for 12 smaller buildings, in a footprint that takes land from the current residential area. In general I am not opposed to that concept. However:

1- You mentioned that these buildings are planned as 2 story buildings. If they are 3 story buildings I would be concerned as they will be closer to current and future homes, and the existing plan has the single apartment building separated by both parking and green space from the Preston Lake residential community. Is there a height restriction, or limit to the number of stories?

2- What is the change in density from the single building to 12 buildings?

3- The existing plan - by proffer - has a brick wall between the apartment building and the residential homes. I would expect that this proffer would not be changed, and that the wall's location would change to reflect the additional property used for the apartment buildings.

4- Also related to the proffers, the existing plan excludes the apartment building's property and owner from the Preston Lake POA. I want to be sure this applies to the proposed 12 apartment buildings.

5- Does the application include any information on who would own or manage the rental properties?

Thanks in advance for your response.

Jon Rogers

3120 Preston Lake Blvd.

301-674-5888

James May

From: jon rogers <jprogers53@gmail.com>
Sent: Wednesday, November 30, 2016 9:53 PM
To: James May; Jessica Kilby
Subject: Re: FW: Proposed changes at Preston Lake

Good Evening,

James - Thank you for the response. James or Jessica, please forward this message to the Planning Commission members.

Looking at the 12/6 agenda and its attachments, I would like the Planning Commission to recommend an additional proffer that will limit the height of the 12 proposed multi-family units.

Mr. Ernest has stated: *“The height restriction is consistent with County requirements (which I believe to be 175’ for multi-family in R-5). We don’t have plans to do this in the portion of rezone, however. The building units proposed will only be 2 stories.”*

With the number of changes to this development plan over the last 9 years, and the vagaries of the real estate market, I am concerned that some time in the future NAI Michael, or another developer that has purchased this property, will consider building multifamily units that are not “2 story”. So if this is what the developer is planning, please “proffer it”.

Overall I am not opposed to the planned changes, however they won’t impact me as much as the current and future Preston Lake home owners whose homes abut the property with the proposed apartment buildings.

Thank you.

Jon Rogers

On Wed, Nov 30, 2016 at 1:53 PM, James May <jmay@rockinghamcountyva.gov> wrote:

Mr. Rogers,

Please let me know if you have any other questions. Thanks!

James B. May

Senior Planner

Rockingham County

Department of Community Development

www.rockinghamcountyva.gov

(540) 564-1513

From: Jonathan Ernest [mailto:jernest@valleyesp.com]
Sent: Wednesday, November 30, 2016 1:49 PM
To: James May
Cc: Rhonda Cooper; Seth Roderick; Craig George
Subject: RE: Proposed changes at Preston Lake

The height restriction is consistent with County requirements (which I believe to be 175' for multi-family in R-5). We don't have plans to do this in the portion of rezone, however. The building units proposed will only be 2 stories.

From: James May [mailto:jmay@rockinghamcountyva.gov]
Sent: Wednesday, November 30, 2016 1:34 PM
To: Jonathan Ernest <jernest@valleyesp.com>
Cc: Rhonda Cooper <rhenderson@rockinghamcountyva.gov>; Seth Roderick <sroderick@valleyesp.com>; Craig George <cgeorge@valleyesp.com>
Subject: RE: Proposed changes at Preston Lake

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Jamey

From: Jonathan Ernest [<mailto:jernest@valleyesp.com>]
Sent: Tuesday, November 29, 2016 4:40 PM
To: James May
Cc: Rhonda Cooper; Seth Roderick; Craig George
Subject: RE: Proposed changes at Preston Lake

James,

In regards to item number 4, the proposed use in this rezone amendment will not be included within the Preston Lake POA. The multi-family use, as indicated in the attached Master Plan, will meet all proffer requirements as identified in the previously approved Master Plan. All other building types (including Quads) will belong in the POA.

The siting of the proposed wall will occur as we near Site Plan.

Please let me know if there are additional questions as you review the MP.

Thanks,

Jon

From: James May [<mailto:jmay@rockinghamcountyva.gov>]
Sent: Tuesday, November 29, 2016 3:11 PM
To: Jonathan Ernest <jernest@valleyesp.com>
Cc: Rhonda Cooper <rhenderson@rockinghamcountyva.gov>
Subject: FW: Proposed changes at Preston Lake

Jon,

If you send me your response, I will forward it to Mr. Rogers and include this and all other correspondence as part of the rezoning file. Thanks!

James B. May

Senior Planner

Rockingham County

Department of Community Development

www.rockinghamcountyva.gov

(540) 564-1513

From: jon rogers [<mailto:jprogers53@gmail.com>]

Sent: Tuesday, November 29, 2016 3:01 PM

To: James May

Subject: Proposed changes at Preston Lake

James,

Thanks for the call today,

I have seen the concept map the developer submitted, and a neighbor tried to get some answers from the developer but he has not responded.

From the drawing it appears we are trading one multi story building for 12 smaller buildings, in a footprint that takes land from the current residential area. In general I am not opposed to that concept. However:

1- You mentioned that these buildings are planned as 2 story buildings. If they are 3 story buildings I would be concerned as they will be closer to current and future homes, and the existing plan has the single apartment building separated by both parking and green space from the Preston Lake residential community. Is there a height restriction, or limit to the number of stories?

2- What is the change in density from the single building to 12 buildings?

3- The existing plan - by proffer - has a brick wall between the apartment building and the residential homes. I would expect that this proffer would not be changed, and that the wall's location would change to reflect the additional property used for the apartment buildings.

4- Also related to the proffers, the existing plan excludes the apartment building's property and owner from the Preston Lake POA. I want to be sure this applies to the proposed 12 apartment buildings.

5- Does the application include any information on who would own or manage the rental properties?

Thanks in advance for your response.

Jon Rogers

3120 Preston Lake Blvd.

[301-674-5888](tel:301-674-5888)



NOTE:
*REQUIRED OPEN SPACE = 25% = 34.88 ACRES



BEAHM, MICHAEL & ELIZAETH
125-(A)-L220A1
DB 2303, PG 723

STRITE, GERALD & SHARON
125-(A)-L220A1A
DB 1819, PG 519

DUNSTAN, RICHARD & PEGGY
125-(A)-L218A
DB 2946, PG 732

MASSANETTA SPRINGS INC.
125-(B)-L2
DB 1444, PG 528

MASSANETTA SPRINGS INC.
125-(B)-L4
DB 1444, PG 528

SONIFRANK, SCHERRILL & MARRY
125-(A)-L212
DB 721, PG 794

TMC HARRISONBURG LLC.
125-(A)-L215
DB 2444, PG 347

MAIN ST. AT PRESTON LAKE LLC.
125-(18)-L1
DB 2898, PG 724

NOTES:

- PUBLIC WATER & SEWER SERVICE TO BE PROVIDED FOR ALL PROPOSED USES. LOCATION OF PROPOSED WATER & SEWER LINES, MANHOLES, AND OTHER APPURTENANCES IS CONCEPTUAL ONLY. FINAL DESIGN WILL BE SHOWN ON THE FINAL PLANS.
- PRESENT LAND USE: RESIDENTIAL, RECREATION AND UNOCCUPIED OPEN SPACE.
- STORM WATER FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. EROSION AND SEDIMENT CONTROL PLANS SHALL BE PROVIDED FOR ALL CONSTRUCTION, IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK.
- BASED UPON THE IMPLIED DEFINITION OF THE CURRENT COMPREHENSIVE PLAN OF ROCKINGHAM COUNTY, VIRGINIA, AVAILABLE GEOLOGIC MAPS AND FIELD INSPECTIONS INDICATE THE ABSENCE OF "SIGNIFICANT GEOLOGIC DATA."
- PRESTON LAKE BLVD SHALL BE CONSTRUCTED TO VDOT STANDARDS, AND THEN DEDICATED TO THE STATE FOR PUBLIC USE AND MAINTENANCE. ALL OTHER INTERNAL STREETS TO BE PRIVATELY OWNED & MAINTAINED. ALL STREETS AND ROADS OPEN TO PUBLIC ACCESS SHALL BE SURFACED AND MAINTAINED TO CREATE A DUST FREE ENVIRONMENT.
- NO LAND SHOWN HEREON IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN.
- PEDESTRIAN CIRCULATION ROUTES TO COINCIDE WITH THE ROAD SYSTEM, EXCEPT WHERE SHOWN OTHERWISE.
- FIRE ACCESS LANES SHALL BE DETERMINED BY THE FIRE MARSHALL DURING THE CONSTRUCTION DOCUMENT / SITE PLAN & CONSTRUCTION STAGE.
- VEGETATED BUFFER AREAS SHOWN ARE CONCEPTUAL IN NATURE AND MAY BE MODIFIED DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS / SITE PLAN.

RESIDENTIAL LOTS/ UNITS

LOT #	Unit Type	Quantity
	Single-Family Detached	162 Lots*
	Single-Family Attached	321 Units*
	Duplexes	6 Units*
	Quads	76 Units*
	Townhouses	239 Units*
	Multi-Family	168 Units Per 336 Total*

TOTAL UNITS = 819

MAX ALLOWABLE DENSITY= 8 UNITS/ACRE= 1116 UNITS
TOTAL GROSS DENSITY= 5.87 UNITS/ACRE

*QUANTITIES OF INDIVIDUAL UNIT TYPES ARE SUBJECT TO CHANGE, BUT OVERALL TOTAL IS NOT.



Scale: 1" = 150'
0 50 100 200 300 400 Feet

**PRESTON LAKE MASTER PLAN AMENDMENT REQUEST (R-5C)
MLK PRESTON LAKE, LLC**

NARRATIVE STATEMENT

March 24, 2015

Preston Lake is a planned residential community located in Rockingham County, approximately ½-mile east of the Harrisonburg City limits, just off of Spotswood Trail / Route 33, between Boyers Road and Massanetta Springs Road. The community will be comprised of varied housing types, including single-family detached, single-family attached (duplexes, quads, and townhouses), and multi-family structures. The latter will be separated from the remainder of the residential development by a wall or fence with no direct vehicular or pedestrian cross-access, as described in the proffered conditions and as shown conceptually on the Master Plan.

The residential development shall be capped at 819 residential units. Individual unit type totals are shown on the Master Plan, though these totals may shift so long as the overall total number of units is not exceeded. Overall density has been set at approximately 5.87 dwelling units per gross acre (including acreage that is being donated for public right-of-way improvements), which is considerably less than the maximum density allowable by County Code. Development of Preston Lake will not be limited by any particular phasing, as to better allow market-driven development practices and better ensure the financial success of the project as a whole.

At least 25% of the net development area (not including acreage that is being donated for public right-of-way improvements) will be preserved as common area / open space. This open space will be largely connected by walking trails, and landscaped with various shade and screening trees in many locations. Overall site grading and layout has been planned to facilitate pedestrian traffic to adjoining commercial uses. A central common area will be provided at a minimum slope to allow for a variety of outdoor uses. The central clubhouse, a primary amenity to the development, will serve as indoor common space and allow for a multitude of uses. Inclusion of a pool (shown conceptually on the Master Plan) will be determined by community support, in the manner described in the proffered conditions. Additional amenities may be added based upon comments from Preston Lake homeowners, as appropriate.

All water and sanitary sewer services will be connected to County-owned and maintained supply mains. No sanitary sewer pump stations will be permitted to serve this development. A central retention pond will serve as stormwater management for the site and several adjoining uses.

Contributions made to the County's benefit (for road improvements, fire safety, etc.), along with architectural details, project character descriptions, etc., are enumerated in the list of proffered conditions associated with this development. Generally, they include significant monetary contributions toward major improvements along Massanetta Springs Road, and right-of-way contributions for Boyers Road realignment and Connector Road construction, along with monetary contributions toward fire safety training and physical improvements for Hose Company #4.

*Initially Approved by
Rockingham County
on January 8, 2014*

Proposed Revised Proffers for the R-5 Section of Preston Lake

MLK Preston Lake LLC, the current owner of the R-5 Section of the Preston Lake development, proposes to change those proffers originally dated June 29, 2007, and approved by the Board of Supervisors on September 26, 2007 (the Original Proffers), as set forth in the following paragraphs. These proposed proffers are intended by MLK Preston Lake LLC, a Virginia limited liability company (MLK), to be binding, included as conditions of the R-5 rezoning, and to be enforced as zoning regulations. If approved, these revised proffers shall be referred to as the “Revised Proffers for the R-5 Section of Preston Lake, dated January 3, 2014”, or by the short title the “Revised Proffers of 2014”.

I. The Preston Lake project is located in the southwest quadrant of the intersection of U.S. Route 33 and Massanetta Springs Road, in Rockingham County, Virginia, and is identified on the Tax Maps of Rockingham County, Virginia, as the tax parcels listed in Exhibit A.

II. MLK is the “Applicant” and the “Developer” with respect to the R-5 Section of Preston Lake for any and all purposes under the Rockingham County Zoning Ordinance and these Revised Proffers of 2013.

III. These Revised Proffers of 2013, if approved by the Board of Supervisors, shall supersede and replace the Original Proffers as they relate to the R-5 Residential Community, and only as they relate to the Residential Community. As with all proffers, these Revised Proffers of 2013 are part of the zoning regulations of the subject real estate and run with the land, regardless of changes in ownership. Subsequent owners are liable for any unfulfilled, outstanding and continuing obligations.

IV. Road Infrastructure and Upgrade

A. Stone Spring Road Project.

1. Stone Spring Road (sometimes referred to as the southeast connector) is being developed by Rockingham County in partnership with Southeast Connector LLC. MLK shall

convey to Southeast Connector LLC, all that real estate necessary to construct Stone Spring Road where it crosses parcels owned by MLK, as shown on Drawing No. 2 of 14 Sheets of the OVERALL SITE PLAN for the SOUTHEAST CONNECTOR, produced by Edmond H. Blackwell, P.E., dated January 4, 2013, eighth revision dated November 5, 2013, Job No. 2265, a copy of which is attached to and included in these Revised Proffers of 2013 as Exhibit B.

2. Boyers Road and Stone Spring Road will intersect at an unacceptably shallow angle unless Boyers Road is re-routed as it approaches Stone Spring Road from the southwest. MLK shall convey to Southeast Connector, LLC, for use in the intersection of Stone Spring Road and Boyers Road, all that real estate necessary to re-route Boyers Road as shown on Exhibit B, and all that real estate that lies between the re-routed Boyers Road and the existing parcel boundary line.

3. In addition, contingent upon construction being completed in accordance with that certain Memorandum of Agreement, dated November 14, 2013, between Rockingham County and MLK (the MOA), MLK agrees to recompense Rockingham County \$200,000 for the cost of construction of Stone Spring Road. Such recompense shall be made within 30 days after written notice of the acceptance of the road by the Virginia Department of Transportation (VDOT) has been received by MLK from Rockingham County.

B. Massanetta Springs Road and Other Road Improvement Projects.

MLK shall design road improvements and entrances substantially as shown on the Master Plan, including improvements to Massanetta Springs Road along the length of its property. The improvements to Massanetta Springs Road shall be completed in accordance with the MOA.

C. Other Road and Related Improvements

1. All entrances to the R5 residential area shall have landscaped features appropriate to the community. The primary project entrance to the R5 residential community from Massanetta Springs Road shall include a distinct entry feature such as a brick or stone wall or distinctive fencing, and landscaping elements.

2. In addition to interior streets constructed in accordance with the Master Plan, MLK shall design and construct a main connector street, including its entrances, from Massanetta Springs Road to Boyers Road, which shall be designed and constructed to VDOT standards and dedicated to VDOT upon completion for inclusion in the state highway system.

D. Storm Drainage Way and Pond Capacity.

1. MLK shall provide storm water management capacity for both water quantity and quality within the lake mentioned in paragraph V.F, below, to serve 5.34 acres of impervious area from Stone Spring Road.

2. MLK shall grant permanent easements as necessary for the conveyance of stormwater from Stone Spring Road to the lake, as defined in Paragraph IV.D.1 above.

3. MLK shall execute agreements as required by VDOT for conveyance and detention of stormwater, as defined in Paragraph IV.D.1 above.

V. R-5 Residential Areas

A. The Planned Residential areas shall contain three (3) townhome neighborhoods (including “Villa” product with private courtyards), and two (2) multi-family buildings, all as generally shown on the Master Plan. Architectural styles shall all be complimentary among the townhome and Villa neighborhoods, the multi-family buildings and the single family detached homes. MLK reserves the right to arrange particular units according to owner demand and to create varied community appearance.

B. The townhome neighborhoods and multi-family building south of Stone Spring Road shall prohibit vinyl siding, exposed masonry or concrete block. Wood framed chimneys shall be limited to single story chimneys with direct vent fireplaces permitted on main level only and chases shall not extend beyond first floor of home. Exterior materials shall be limited to higher quality materials such as brick, stone, clapboard, and shingles. All roofing shall be architectural asphalt shingles, metal roofing, wood shingles, or flat roofs. Each architectural style neighborhood, excepting the multi-family buildings, shall have multiple unit designs and layouts to be assembled in an ever-changing layout by building. The Preston Lake townhome neighborhoods are designed with both architectural style conformity, but with building configuration irregularity to assure that all the buildings do not all look the same within a neighborhood. The final layout of each building section shall be determined by purchaser selection and developer infill. Exterior colors shall be traditional colonial color schemes fitting with each architectural style.

C. The single family lot neighborhood phases shall contain exclusively traditional designs with exterior façade limited to higher quality materials such as brick, stone, shingle and clapboard. Wood framed chimneys shall be limited to single story chimneys with direct vent fireplaces permitted on main level only and chases shall not extend beyond first floor of home. Vinyl siding and exposed masonry or concrete block are prohibited. Windows may consist of single-hung or double-hung design, but shall have grilles. Traditional paneled or glass front doors as architecturally appropriate shall be installed. No contemporary designed homes are permitted in order to maintain traditional community architectural conformity. Roofing materials shall be limited to architectural asphalt shingles, metal roofing, or wood shingles. Exterior colors to be traditional color schemes fitting with the traditional architectural style.

D. A homeowners association (HOA) shall be formed which shall have the duty to maintain community quality of life and improvement standards as well as manage and regulate the use of common areas and amenities. Neither owners nor occupants of the multi-family buildings shall be members of the Preston Lake HOA.

E. A lakeside Community Center shall be constructed to substantially conform to the design and appearance as depicted in the artist's rendering attached as Exhibit C and as shown on the Master Plan, but may vary slightly in size and shape to conform to the lakefront shape and final pool location. The Community Center size shall be determined by MLK based upon office space needs, fitness center needs, meeting room space, kitchen and catering requirements, deck sizing, and other community amenities. Construction of the Community Center shall commence by December 31, 2014 and shall be completed in a timely manner. The pool shall be constructed if, at the time of the poll described below, Preston Lake residential "community support" exists for continued maintenance and upkeep of the pool facilities, which would be the responsibility of the HOA after any required construction is complete. "Community Support" shall be measured by the Developer, via a poll taken of owners of occupied residences within 90 days after the development reaches 120 occupied single family detached and/or single family attached (townhouses and villas) units. If "Community Support" for pool maintenance/upkeep measures at least two thirds (2/3) of the owners of such occupied residences at the time of the poll being in favor of the construction and future maintenance/upkeep of a pool in the location designated on the Proposed Master Plan, then the pool shall be constructed by the Developer within 365 days of completed polling efforts. Should "Community Support" for the pool construction/maintenance/upkeep not reach a two-

thirds (2/3) super majority of the owners of such occupied residences at the time of the poll, construction of the pool shall not be required of the Developer.

F. MLK shall install, and the HOA shall maintain, a 3 to 3.5 acre lake as shown on the Master Plan. The lake shall be excavated to a depth to support game fish, and stocked by the HOA, at its discretion, for community use. The lake shall contain fountain or other agitation features. HOA shall manage and maintain the community lake. The lake and Community Center area shall contain appropriate lighting and landscaping for aesthetic and safety purposes.

G. MLK shall install at the request of the County, and the HOA shall maintain no more than two (2) decorative, covered, and seated bus stops, one at each of the two (2) main community entrances, for use by public transportation services. County shall request these bus stops no later than January 1, 2015, so that MLK can incorporate them into the community design. If MLK does not receive a written request from the County prior to said date, then MLK shall no longer be obligated to provide the referenced bus stops.

H. Trees and other landscaping shall be installed by MLK, and shall be maintained by the HOA throughout the life of the project. Specifically, street trees such as pears, cherries, or similar flowering varieties shall surround the lake and Community Center, shall be spaced along the main connector street described in paragraph IV.C.2, above, interspersed within the town home neighborhoods and placed decoratively in the Village Green.

I. A previously constructed elevated berm, situated between the southern-most single family home lots and the Massanetta Springs Conference Center, shall be landscaped in substantial conformance to Exhibit D by the Developer, and maintained by the HOA.

J. The parks and other Common Area amenities shown on the Master Plan shall be outfitted by MLK with appropriate surfaces, landscaping, picnic tables, outdoor benches and furnishings, playground equipment (at the discretion of the HOA), and other similar improvements. These areas and amenities shall be maintained by the HOA.

K. MLK shall install and the HOA shall maintain a wrought iron and masonry fence and landscaped buffer between the multi-family units and the remainder of the residential development. This wall/fence shall be continuous in nature, excepting as required for emergency access purposes, and placed in the general proximity shown on the Master Plan, though alignment may change depending on final layout and grading of the site. This fence will

prevent any direct pedestrian or vehicular access between the multi-family units and the remainder of the residential development.

L. Undergraduate student populations of colleges or universities shall not be targeted in the marketing efforts for the sale or lease of the multi-family units.

VI. Fire and Rescue Contributions

A. Because of the increased demand for services created by this development, MLK agrees to contribute a portion of the necessary construction funding for the expansion or relocation of the Hose Company #4 building, to facilitate the housing of a ladder truck. A contribution of Seventy-Five Thousand and no/100 Dollars (\$75,000) shall be provided to the County not later than December 31, 2015.

B. In addition, and also because of the increased demand for services, MLK shall contribute to Rockingham County Two Thousand Five Hundred and no/100 Dollars (\$2,500.00) per year for three (3) years, beginning January 1, 2015, to assist with the cost of training volunteer firefighters and emergency medical services providers; such funds to be used at the discretion of Rockingham County. These amounts shall be payable as mutually agreed upon by the MLK and County representatives.

Exhibit A

Preston Lake - Parcel Identification

1. MLK Preston Lake LLC
10100 Business Pkwy
Lanham, MD 20706

125A-(2)-L12-L14
L1-L10
L26-29
L18-25
L30-34
L16
L36-50
125A-(3)-L1A-F
L2A-H
L3A-F
L6A-F
L7A-H
L8A-F
L13A-E
L14A-E
L15A-F
L16A-H
L17A-F
L18A-F
L19A-F
L20A-E
L21A-F
L22A-F
L23A-D
L24A-F
LR
LA
125A-(4)-L63-65
L67-69
L71-75
L77-78
L80-82
L121-123
125A-(5)-L51
L62
L90-95
L97-99
L122-123
L126-128
125-(18)-L2
2. TM# 125-(A)-L217
TMC Harrisonburg LLC
10100 Business Parkway
Lanham, MD 20706
Zone: A2
DB 2162, PG 682
3. TM# 125-(A)-L220A
KHM Boyers Road LLC
10100 Business Parkway
Lanham, MD 20706
Zone: A2
DB 3302, PG 720
4. Preston Lake Homeowners
Association
3563 Philips Hwy. STE 601E
Jacksonville, FL
125A-(2)-LB-D
LI
5. TM# 125A-(3)-L4F
Joyce E Alderisio Revoc. Trust
3377 Preston Shore Dr
Harrisonburg, VA 22801
Zone: R5
DB 3823, PG 699
6. 2. TM# 125A-(3)-L4E
James H & Doreen Roadcap
3373 Preston Shore Dr
Harrisonburg, VA 22801
Zone: R5
DB 3389, PG 20

7. TM# 125A-(3)-L4D
Penelope E Ferguson
3369 Preston Shore Dr
Harrisonburg, VA 22801
Zone: R5
DB 3368, PG 787
8. TM# 125A-(3)-L4C
Paul W & Heather J Weve
3365 Preston Shore Dr
Harrisonburg, VA 22801
Zone: R5
DB 3369, PG 20
9. TM# 125A-(3)-L4B
Elizabeth A Osborne
3361 Preston Shore Dr
Harrisonburg, VA 22801
Zone: R5
DB 3382, PG 232
10. TM# 125A-(3)-L4A
Christopher B & Carrie M Rash
3357 Preston Shore Dr
Harrisonburg, VA 22801
Zone: R5
DB 3718, PG 366
11. TM# 125A-(3)-L5E
J G Murray Mahool
3347 Preston Shore Dr
Harrisonburg, VA 22801
Zone: R5
DB 3372, PG 16
12. TM# 125A-(3)-L5D
Nancy G Ross Revoc. Trust
3343 Preston Shore Dr
Harrisonburg, VA 22801
Zone: R5
DB 3371, PG 268
13. TM# 125A-(3)-L5C
Wilfred & Barbara Ann Tapping
3339 Preston Shore Dr
Harrisonburg, VA 22801
Zone: R5
DB 3368, PG 396
14. TM# 125A-(3)-L5B
Christopher W & Dixie L Ashby
3335 Preston Shore Dr
Harrisonburg, VA 22801
Zone: R5
DB 3341, PG 40
15. TM# 125A-(3)-L5A
Edward J Hine & Barbara Jay
5 Farmhouse Ct
Mt Sinai, NY 11766
Zone: R5
DB 3393, PG 572
16. TM# 125A-(3)-L11F
Joseph & Deborah W Scalise
3321 Preston Shore Dr
Harrisonburg, VA 22801
Zone: R5
DB 3458, PG 481
17. TM# 125A-(3)-L11E
Russell T & Mary Jane L
Gregory
3317 Preston Shore Dr
Harrisonburg, VA 22801
Zone: R5
DB 3548, PG 136
18. TM# 125A-(3)-L11D
Frederick B & Dorothy M Stoltz
3313 Preston Shore Dr
Harrisonburg, VA 22801
Zone: R5
DB 3502, PG 766

19. TM# 125A-(3)-L11C
Carolyn K Kyger
3309 Preston Shore Dr
Harrisonburg, VA 22801
Zone: R5
DB 4242, PG 60
20. TM# 125A-(3)-L11B
Courtney & Robert Teague
3305 Preston Shore Dr
Harrisonburg, VA 22801
Zone: R5
DB 4245, PG 627
21. TM# 125A-(3)-L11A
Michael B & Elizabeth A Beahm
837 Boyers Rd
Harrisonburg, VA 22801
Zone: R5
DB 3494, PG 291
22. TM# 125A-(3)-L12F
Michael J & April L Gulotta
3285 Preston Shore Dr
Harrisonburg, VA 22801
Zone: R5
DB 3460, PG 475
23. TM# 125A-(3)-L12E
Kenneth A Surber
3281 Preston Shore Dr
Harrisonburg, VA 22801
Zone: R5
DB 3461, PG 429
24. TM# 125A-(3)-L12D
Carolyn B Smith
3277 Preston Shore Dr
Harrisonburg, VA 22801
Zone: R5
DB 3485, PG 262
25. TM# 125A-(3)-L12C
James S & Susan V Totty
3273 Preston Shore Dr
Harrisonburg, VA 22801
Zone: R5
DB 4034, PG 589
26. TM# 125A-(3)-L12B
C P Leslie & Jonie K Grady
3269 Preston Shore Dr
Harrisonburg, VA 22801
Zone: R5
DB 3805, PG 92
27. TM# 125A-(3)-L12A
Linwood H & Judith M Rose
3265 Preston Shore Dr
Harrisonburg, VA 22801
Zone: R5
DB 3467, PG 521
28. TM# 125A-(3)-L10A
Phillip C & Cherrill K Stone
3376 Charleston Blvd
Harrisonburg, VA 22801
Zone: R5
DB 3773, PG 336
29. TM# 125A-(3)-L10B
Southern Classic, Inc
186 Terrell Rd E
Charlottesville, VA 22901
Zone: R5
DB 3845, PG 645
30. TM# 125A-(3)-L10C
Sharon L Strang
3368 Charleston Blvd
Harrisonburg, VA 22801
Zone: R5
DB 3567, PG 700

31. TM# 125A-(3)-L10D
 Jeffery T Davis
 3364 Charleston Blvd
 Harrisonburg, VA 22801
 Zone: R5
 DB 3581, PG 399
32. TM# 125A-(3)-L10E
 Francis R & Johanna V Beers
 3360 Charleston Blvd
 Harrisonburg, VA 22801
 Zone: R5
 DB 3567, PG 679
33. TM# 125A-(3)-L9E
 John A & Doris S Washam
 3305 Battery Park Pl
 Harrisonburg, VA 22801
 Zone: R5
 DB 3413, PG 535
34. TM# 125A-(3)-L9D
 Todd S & Barbara Pedeville
 3301 Battery Park Pl
 Harrisonburg, VA 22801
 Zone: R5
 DB 3863, PG 688
35. TM# 125A-(3)-L9C
 Ronald J & Sandra J Cereola
 3297 Battery Park Pl
 Harrisonburg, VA 22801
 Zone: R5
 DB 3956, PG 481
36. TM# 125A-(3)-L9B
 John A & Doris S Washam
 3293 Battery Park Pl
 Harrisonburg, VA 22801
 Zone: R5
 DB 3453, PG 620
37. TM# 125A-(3)-L9A
 Ernest M & Mary J Keeling
 PO Box 95
 Dogue, VA 22451
 Zone: R5
 DB 3452, PG 420
38. TM# 125-(A)-L218
 Erbaugh, Larry & Joyce
 723 Boyers Rd.
 Harrisonburg, VA 22801
 Zone: A2
 DB 1381, PG 791
39. TM# 125A-(2)-L15
 Wheaton, Randall & Susan
 3061 Vera Vista Path
 Harrisonburg, VA 22801
 Zone: R5
 DB 3558, PG 757
40. TM# 125A-(2)-L17
 Berg, Jeffrey & Beth
 3081 Vera Vista Path
 Harrisonburg, VA 22801
 Zone: R5
 DB 3170, PG 288
41. TM# 125A-(2)-L11
 Lennen, William & Dawn
 3080 Vera Vista Path
 Harrisonburg, VA
 Zone: R5
 DB 4125, PG 582
42. TM# 125A-(2)-L35
 McGloon, Thomas & Brenda
 3146 Henry Grant Hill
 Harrisonburg, VA 22801
 Zone: R5
 DB 4189, PG 45

43. TM# 125A-(4)-L79
Sodikoff, Matthew
3210 Clubhouse Hill Rd.
Harrisonburg, VA 22801
Zone: R5
DB 3341, PG 473

44. TM# 125A-(4)-L76
McGinnis, Michael & Joan
3231 Clubhouse Hill Rd.
Harrisonburg, VA 22801
Zone: R5
DB 3439, PG 305

45. TM# 125A-(4)-L70
Hillyard Nelson & Deanna
3129 Clubhouse Hill Rd.
Harrisonburg, VA 22801
Zone: R5
DB 3550, PG 522

46. TM# 125A-(4)-L124
Huntley, Deborah
3094 Clubhouse Hill Rd.
Harrisonburg, VA 22801
Zone: R5
DB 3333, PG 741

47. TM# 125A-(4)-L66
Dove, Linda
3063 Clubhouse Hill Rd.
Harrisonburg, VA 22801
Zone: R5
DB 3349, PG 616

48. TM# 125A-(5)-L96
Lemish, Donald & Sue
3006 Preston Lake Blvd.
Harrisonburg, VA 22801
Zone: R5
DB 3345, PG 33

49. TM# 125A-(5)-L89
Sanders, James
3090 Preston Lake Blvd.
Harrisonburg, VA 22801
Zone: R5
DB 3695, PG 250

50. TM# 125A-(5)-L88
Rogers, Jonathan & Polly
3120 Preston Lake Blvd.
Harrisonburg, VA 22801
Zone: R5
DB 3424, PG 202

51. TM# 125A-(4)-L125
Henry, James & Melissa
3778 Clubhouse Hill Rd.
Harrisonburg, VA 22801
Zone: R5
DB 3340, PG 697



EXHIBIT C

PRESTON LAKE - COMMUNITY CENTER ARCHITECTURAL RENDERING



DENSE/CORRIDOR PLANTINGS



STANDARD PLANTINGS



Trees	Scientific Name	Common Name	Cal./Gal. Size
	Acer rubrum	Red Maple	1" Cal.
	Ilex x 'Nellie Stevens'	Nellie Stevens Holly	1" Cal.
	Liquidambar styraciflua	Sweetgum	1.5" Cal.
	Picea glauca	White Pine	2" Cal.
	Tsuga canadensis	Eastern Hemlock	2" Cal.

Shrubs	Scientific Name	Common Name	Cal./Gal. Size
	Ilex verticillata	Winterberry Holly	3 Gallon
	Itea virginica	Virginia Sweetspire	3 Gallon
	Rhododendron 'PJM'	PJM Rhododendron	3 Gallon

NOTES:
 *Typical dense, standard and corridor plantings illustrated above. Planting design to be repeated as shown via 'Vegetation Key'.
 *Individual species may be replaced with alternative vegetation of similar size and character upon approval of adjoining landowners.

Exhibit D
 Preston Lake
 Elevated Berm Landscape Plan

November 7, 2013
 EXP: 5839-6 PROJ: 10227-2
 Scale: Shown Above

VALLEY | ENGINEERING
 IDEAS MADE REAL

3231 Peoples Drive, Harrisonburg, VA 22801
 540.434.6365 • 800.343.6365 • fax 540.432.0685



Community Development Special Use Permit Report SUP16-308

Meeting Date: DECEMBER 14, 2016

Applicant	ANDREY & NINA PARCHUK
Mailing Address	5003 PLEASANT VALLEY ROAD, ROCKINGHAM 22801
Property Address	SAME
Phone #/Contact	560-4595/NINA
Tax Map Id	139-(a)-123
Zoning	A-2
Requested Use	WAIVER TO ACCESSORY DWELLING TO INCREASE DISTANCE FROM 60' TO 150' BETWEEN DWELLINGS; WAIVER TO SIZE OF RESIDENCE TO ALLOW FOR 1800 SQ. FT. HOUSE; AND WAIVER TO ALLOW EXISTING RESIDENCE TO BECOME THE ACCESSORY RESIDENCE.
Location	NE SIDE OF PLEASANT VALLEY ROAD (ROUTE 679) APPROXIMATELY 1300' N OF CROSS KEYS ROAD (ROUTE 276)
Acreage in parcel	1.75
Acreage in request	SAME
Election District	3
Comprehensive Plan	Agricultural Reserve

Board of Supervisors

PLACING CONDITIONS ON THE REQUEST IS NEITHER A RECOMMENDATION FOR APPROVAL OR FOR DENIAL. IT IS SIMPLY STATING THAT IF APPROVED, THESE ARE THE MINIMUM CONDITIONS THAT SHOULD BE PLACED ON THE PERMIT. IF APPROVED, THE BOARD OF SUPERVISORS MAY CHANGE THESE CONDITIONS OR ADD NEW CONDITIONS AS DEEMED NECESSARY.

If the request is approved by the Board, as a minimum the following conditions should apply:

1. Use shall be located in substantial accordance to plot plan submitted with the application.
2. Building shall comply with the Statewide Building Code and the proper permits shall be obtained.
3. As required by VDOT, the existing entrance shall be removed, and a new entrance shall be constructed to serve both residences. The exact location of the new entrance shall be determined by VDOT at the time the entrance permit is issued.
4. A permit for the new entrance shall be obtained from VDOT and submitted to the Community Development Department prior to issuance of building permits. Entrance shall be installed and approved by VDOT prior to issuance of a certificate of occupancy.
5. As required by the Health Department, both dwelling shall have an approved sewage disposal system and water supply to serve them.
6. A copy of the Health Department permits shall be submitted to the Community Development Department prior to issuance of building permits. Well and septic shall be installed and approved by the Health Department prior to issuance of a certificate of occupancy.
7. Residence shall not be occupied until such time as a certificate of occupancy is issued by the County. No certificate of occupancy shall be issued until all other conditions of this permit are met.

GENERAL INFORMATION

SUBMISSION JUSTIFICATION:

Table 17-606 allows for accessory dwellings in the A-2 zoning district with the following supplemental standards:

- A. The area used for the accessory dwelling shall not exceed one thousand (1000) square feet or fifty percent (50%) of the square footage of the primary dwelling, whichever is less.
- B. The primary residence shall receive a certificate of occupancy prior to or concurrent with a certificate of occupancy being issued for the accessory dwelling.
- C. Only one accessory dwelling shall be permitted per primary dwelling.
- D. The accessory dwelling shall be located no more than sixty (60) feet from the rear and no more than twenty-five (25) feet from the side of the primary dwelling and shall not be subdivided from it.

Section 16-605 allows the Board of Supervisors to grant waivers to the supplemental standards. The applicants are requesting waivers as spelled out on page one of the report under Requested Use.

BACKGROUND

Applicants purchased the property in September 2016. They wish to construct a new residence for themselves and let their college-aged sons reside in the existing residence.

Adjoining Properties and Special Uses

Direction From Site	Zoning	Request	Decision
North	A-2	None	
East	A-2	None	
South	A-2	None	
West	A-2	None	

ZONING AND EXISTING LAND USE**Adjoining Properties and Uses**

Direction From Site	Zoning	Existing Land Use
North	A-2	Home site, tillable, pasture, wooded
East	A-2	Vacant
South	A-2	Home sites
West	A-2	Home site

STAFF AND AGENCY ANALYSIS**UTILITIES**Health Department

The Health Department has no objections provided all dwellings have an approved sewage disposal system and water supply to serve them.

ENVIRONMENTALZoning Administrator - Floodplain

According to FEMA maps, the property is not located in the 100-year floodplain.

PUBLIC FACILITIESEmergency Services

The property is in the response area of Hose Company #4 Port Republic Road Sub-station and Harrisonburg Rescue Squad's respective first due area. Our office has no concerns with this request.

Building Official

No comments at this time.

TRANSPORTATIONVDOT – Road Conditions

Currently, this site is occupied by an existing dwelling that is served by a private entrance that has limited sight distance. The application sketch shows a new/proposed entrance to the east of the existing driveway to serve the new dwelling. Due to the limited sight distance at the existing entrance, the new entrance will need to serve the primary and accessory dwellings, and the existing entrance must be eradicated. It appears that sight distance in the vicinity of the proposed entrance will be adequate. The exact placements of the new entrance will be evaluated at the time of the permit. A VDOT Land Use Permit will be required for entrance modifications. This permit must be obtained prior to any work being performed on the right-of-way.

VDOT – Traffic Impact Analysis

N/A

SUMMARY

Considerations:

1. This is a request for waiver to supplemental standards for accessory dwellings to increase the distance between dwellings from 60' to 150'; waiver to size of residence to allow for 1800 sq. ft. residence; and waiver to allow existing dwelling to become the accessory dwelling.
2. The applicants purchased the property in September 2016. They wish to construct a new residence for themselves and allow their college-age sons to reside in the existing residence.
3. There is not sufficient acreage to allow the parcel to be divided.
4. The existing entrance shall be removed and a new entrance constructed to serve both residences. The exact location of the new entrance shall be determined by VDOT.
5. A septic and well will be required for both residences.
6. According to the County Code, in granting a special use permit, the Board should find the following:
 - That the use is compatible with surrounding uses,
 - Is not detrimental to the character of adjacent land,
 - Is consistent with the intent of this chapter, and
 - Is in the public interest.

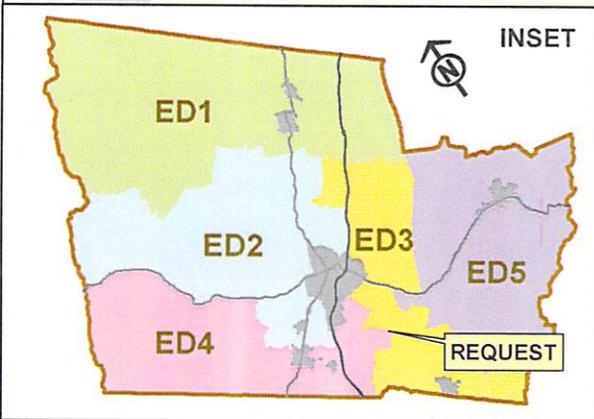
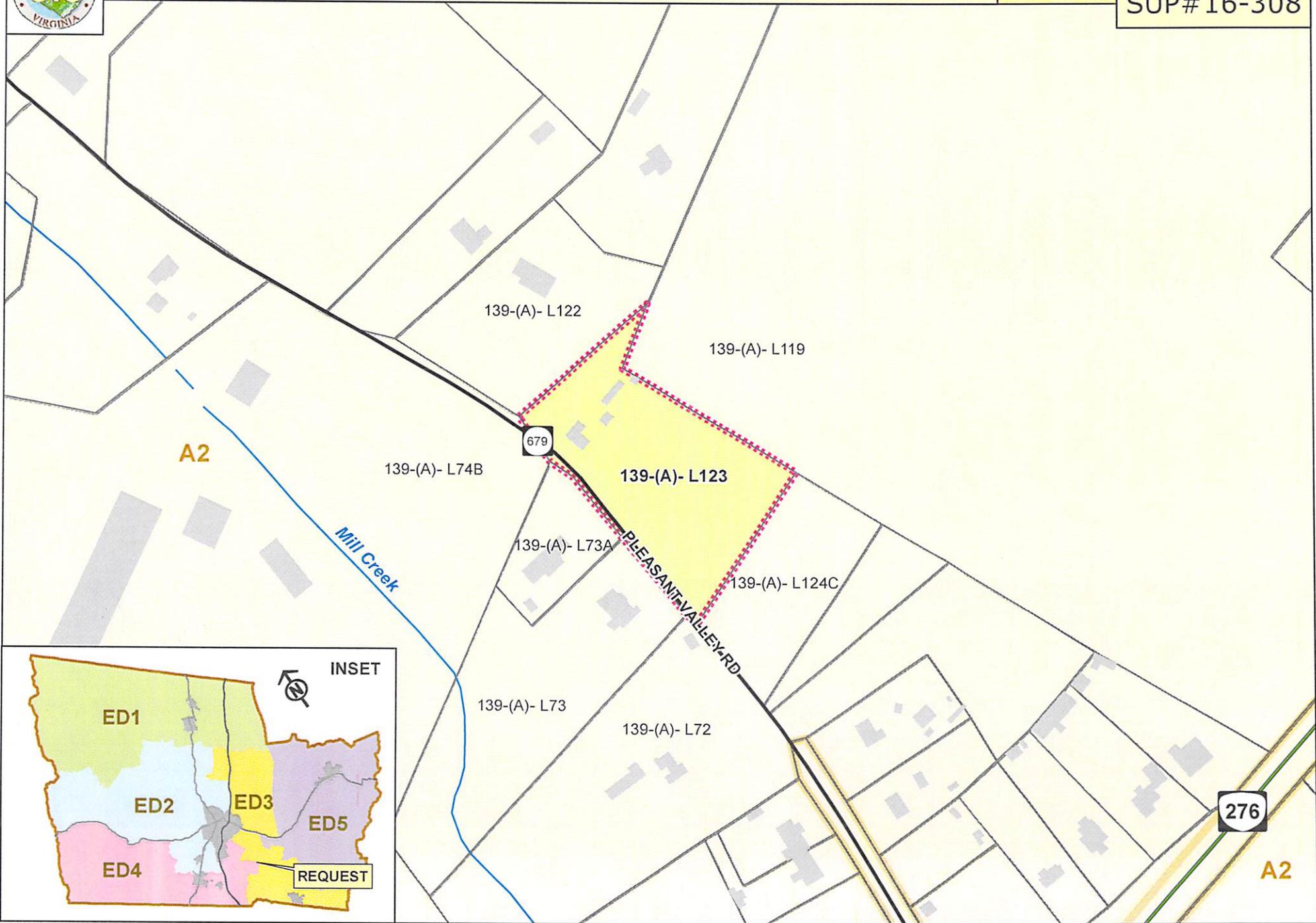


Andrey & Nina Parchuk Special Use Permit Request

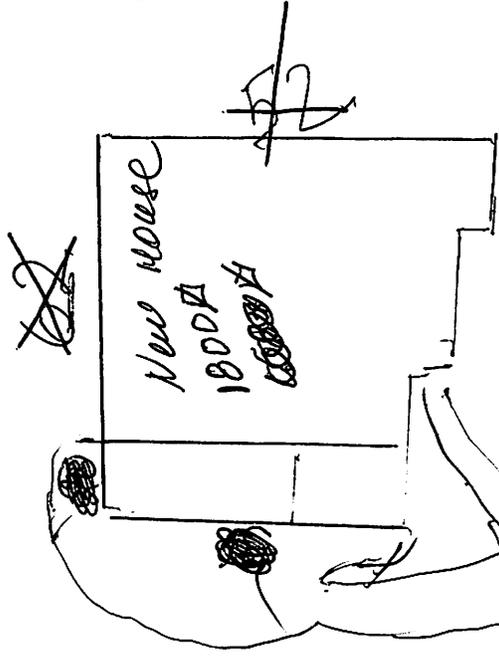


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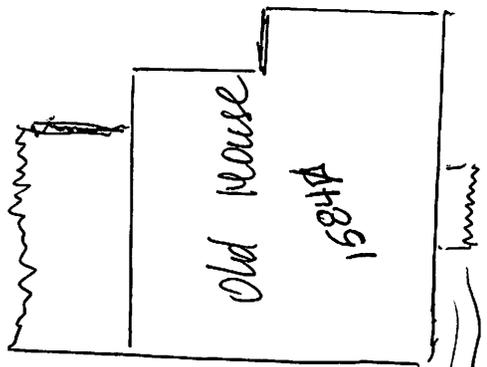
SUP# 16-308



Living area 1600sqft
Porch space 403sqft
Basement



150 F



Front



**Community Development
Special Use Permit Report
SUP16-315**

Meeting Date: DECEMBER 14, 2016

Applicant	JAMES WADDELL
Mailing Address	2251 AIRPORT ROAD, BRIDGEWATER 22812
Property Address	SAME
Phone #/Contact	831-0261
Tax Map Id	136-(A)-58B
Zoning	A-2
Requested Use	WAIVER FOR A 684 SQ. FT. ACCESSORY DWELLING (2ND STORY OF A DETACHED GARAGE) TO INCREASE DISTANCE BETWEEN STRUCTURES FROM 25' TO 49'4".
Location	SOUTH SIDE OF AIRPORT ROAD (ROUTE 727) APPROXIMATELY 1 MILE EAST OF WARM SPRINGS PIKE (ROUTE 42)
Acreage in parcel	1.641 ACRES
Acreage in request	SAME
Election District	4
Comprehensive Plan	Agricultural Reserve

Board of Supervisors

PLACING CONDITIONS ON THE REQUEST IS NEITHER A RECOMMENDATION FOR APPROVAL OR FOR DENIAL. IT IS SIMPLY STATING THAT IF APPROVED, THESE ARE THE MINIMUM CONDITIONS THAT SHOULD BE PLACED ON THE PERMIT. IF APPROVED, THE BOARD OF SUPERVISORS MAY CHANGE THESE CONDITIONS OR ADD NEW CONDITIONS AS DEEMED NECESSARY.

If the request is approved by the Board, as a minimum the following conditions should apply:

1. Use shall be located in substantial accordance to plot plan submitted with the application.
2. Building shall comply with the Statewide Building Code and the proper permits shall be obtained.
3. As required by the Health Department, both dwellings shall have an approved sewage disposal system and water supply to serve them.
4. A copy of the Health Department permits shall be submitted to the Community Development Department prior to issuance of building permits. Septic and well shall be installed prior to issuance of a certificate of occupancy.
5. Residence shall not be occupied until such time as a certificate of occupancy is issued by the County. No certificate of occupancy shall be issued until all other conditions of this permit are met.

GENERAL INFORMATION

SUBMISSION JUSTIFICATION:

Table 17-606 allows for accessory dwellings in the A-2 zoning district with the following supplemental standards:

- A. The area used for the accessory dwelling shall not exceed one thousand (1000) square feet or fifty percent (50%) of the square footage of the primary dwelling, whichever is less.
- B. The primary residence shall receive a certificate of occupancy prior to or concurrent with a certificate of occupancy being issued for the accessory dwelling.

- C. Only one accessory dwelling shall be permitted per primary dwelling.
- D. The accessory dwelling shall be located no more than sixty (60) feet from the rear and no more than twenty-five (25) feet from the side of the primary dwelling and shall not be subdivided from it.

Section 16-605 allows the Board of Supervisors to grant waivers to the supplemental standards. The applicant is requesting the waiver spelled out on page one of the report under Requested Use.

BACKGROUND

Applicant purchased the property in June 2016. The previous owner had a violation on the property in which a garage was constructed too close the property line. A variance was denied. However, before selling the property, the previous owner obtained enough adjoining land to bring the building into compliance. That division was approved by Community Development, and staff confirmed that the deed has been recorded.

Applicant now wishes to use the 2nd story of a detached garage for an accessory dwelling.

Adjoining Properties and Special Uses

Direction From Site	Zoning	Request	Decision
North	A-2	None	
East	A-2	None	
South	A-2	None	
West	A-2	None	

ZONING AND EXISTING LAND USE

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	A-2	Home site
East	A-2	Home site, tillable
South	A-2	Home site, pasture
West	A-2	Pasture, tillable

STAFF AND AGENCY ANALYSIS

UTILITIES

Health Department

The Health Department has no objections provided all dwellings have an approved sewage disposal system and water supply to serve them.

ENVIRONMENTAL

Zoning Administrator - Floodplain

According to FEMA maps, the property the property is not located in the 100-year floodplain.

PUBLIC FACILITIES

Emergency Services

The property is in the response area of the Bridgewater Volunteer Fire Company and Bridgewater Volunteer Rescue Squad. Emergency Services has no concerns with this request.

Building Official

No comments at this time.

TRANSPORTATION

VDOT – Road Conditions

The existing entrance is adequate to serve the primary and accessory dwelling.

VDOT – Traffic Impact Analysis

N/A

SUMMARY

Considerations:

1. This is a request for a waiver for an accessory dwelling to increase the distance between structures from 25' to 49'4".
2. Applicant wishes to convert the second story of a detached garage into the accessory structure.
3. According to the County Code, in granting a special use permit, the Board should find the following:
 - That the use is compatible with surrounding uses,
 - Is not detrimental to the character of adjacent land,
 - Is consistent with the intent of this chapter, and
 - Is in the public interest.

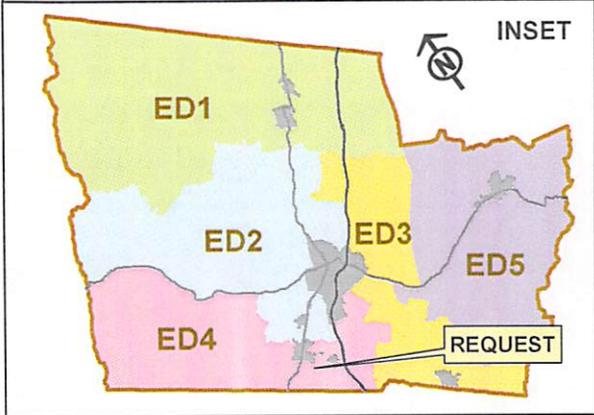
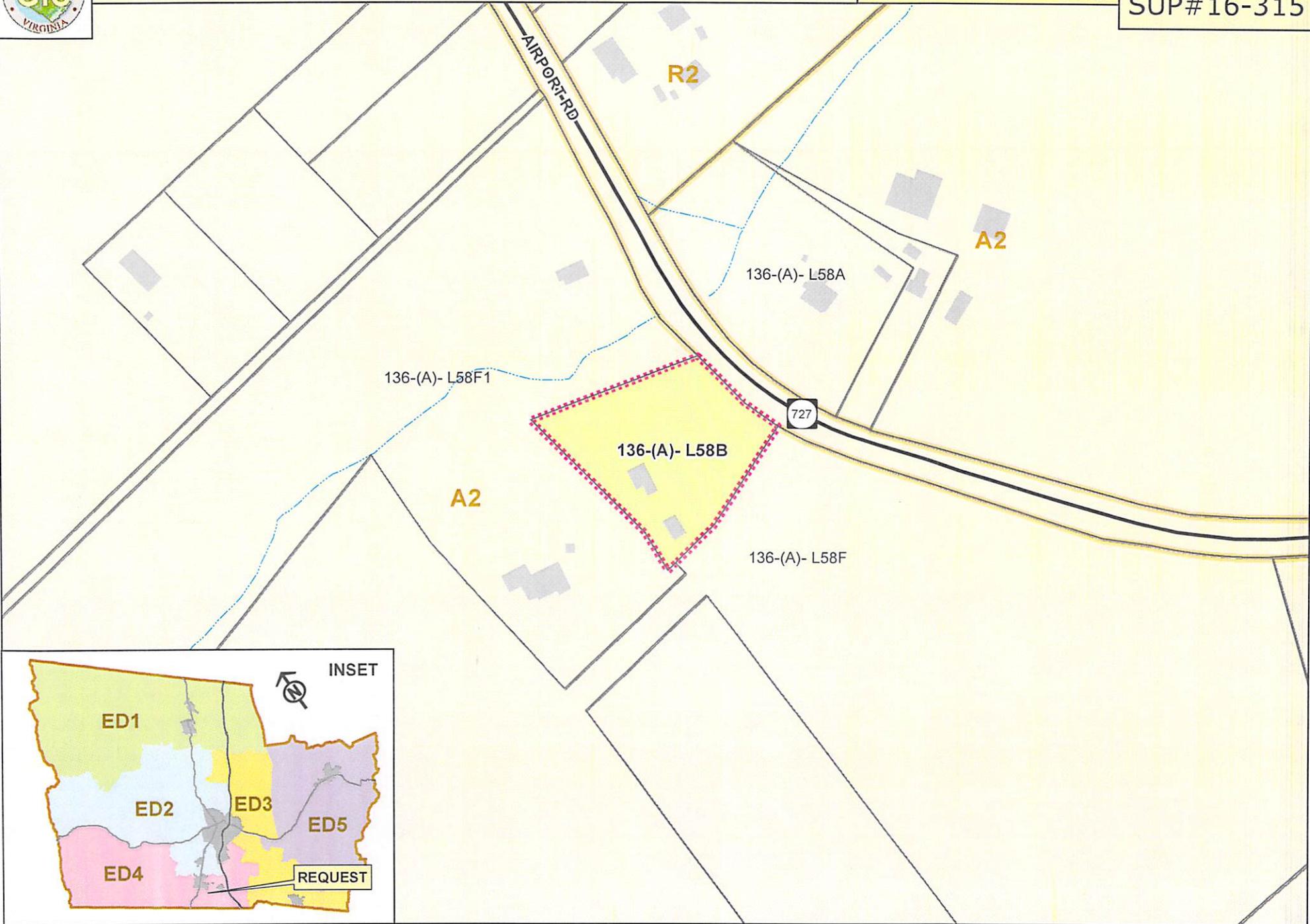


James Waddell Special Use Permit Request



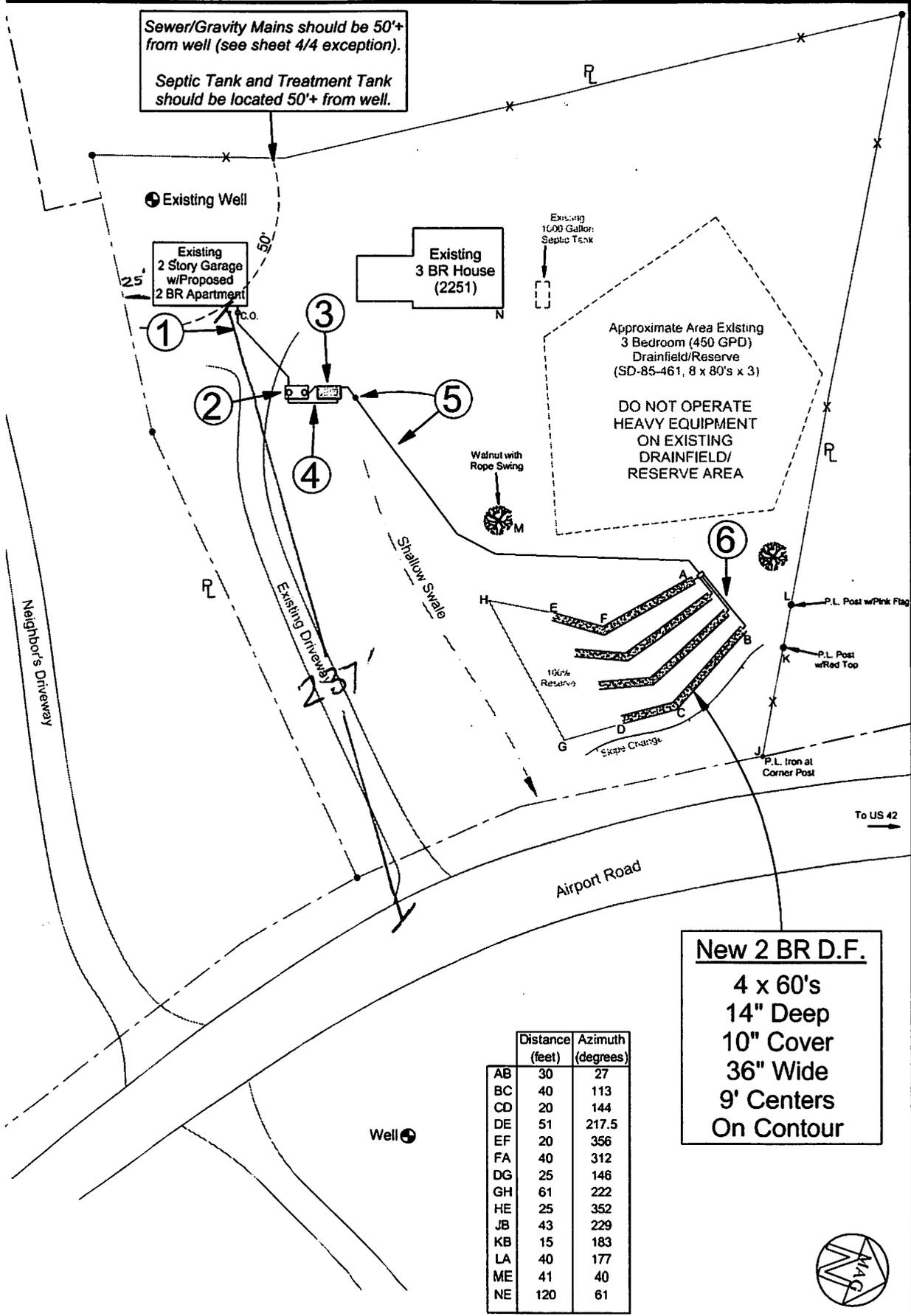
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SUP#16-315



DISTANCE Between House
+ Garage 49'4"

Sewer/Gravity Mains should be 50'+ from well (see sheet 4/4 exception).
Septic Tank and Treatment Tank should be located 50'+ from well.



	Distance (feet)	Azimuth (degrees)
AB	30	27
BC	40	113
CD	20	144
DE	51	217.5
EF	20	356
FA	40	312
DG	25	146
GH	61	222
HE	25	352
JB	43	229
KB	15	183
LA	40	177
ME	41	40
NE	120	61

New 2 BR D.F.
4 x 60's
14" Deep
10" Cover
36" Wide
9' Centers
On Contour

Burleson Engineering, PLLC
1374 Big Spring Drive
Lexington, Virginia 24450
540-464-9242

Rockingham County TM: 136-(A)-58B



1/4

CGM16

Waddell Property
2 Bedroom Drainfield
w/Advantex AX-RT
Site Plan



Community Development Rezoning Report REZ16-287

Planning Commission
November 1, 2016

Board of Supervisors
December 14, 2016

Applicant	The Broadway Group
Tax Map Id	142A1-(A)- L28; 142A1-(A)- L29; portion of 142A1-(A)- L30
Present Zoning	Medium Density Residential District (R-2)
Proposed Zoning	General Business District (B-1)
Location	East of Judy Ln. (Rt. 647) and South of Spotswood Trl. (Rt. 33)
Acreage	1.770
Election District	5
Comprehensive Plan	Village Core of the McGaheysville Area Plan

Staff Recommendation:	Approval	October 26, 2016
Planning Commission:	Approval	November 1, 2016
Board of Supervisors:		

GENERAL INFORMATION

OVERVIEW / BACKGROUND

As part of the comprehensive rezoning of the County, this property was rezoned to Medium Density Residential District (R-2).

PROFFERS¹

No conditions have been proffered with this application. All permitted uses are available under the General Business District and all Development Standards, as detailed in Article 7 of the Zoning Ordinance, shall be met.

COMPREHENSIVE PLAN

The property lies within the Village Core of the McGaheysville Area Plan. The Village Core allows some mixed-use and small-scale commercial development connected with sidewalks on at least one side of every public street. The Village Core seeks to avoid reverse frontage layouts, wherein the rear of the building faces a public right-of-way, and seeks to avoid suburban style design patterns, such as wide street sections.

ZONING AND EXISTING LAND USE

Zoning has no issues as long as they maintain the setbacks adjoining properties and meet parking requirements and parking setbacks from both roads.

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	General Industrial District (I-1)	Autoparts Sales
East	Limited Business District	Peak View Plaza Shopping Center
South	Public Service District (PS-1)	Elkton Rescue Squad Substation
West	Medium Density Residential District (R-2)	Homesites

¹ Proffers are voluntary contributions made by developers to the County through the conditional zoning process. Proffers are binding commitments which become a part of the County's zoning ordinance as it pertains to a specific property.

STAFF AND AGENCY ANALYSIS

UTILITIES

Public Works

Public water and sewer are located on the opposite side of Judy Lane and are available for connections. An 8" waterline and 8" sewer are located along the roadway. Currently, domestic water flow is adequate for the site. Fire flows in this area are limited but will increase once water line improvements, which are planned by Public Works, are completed in the McGaheysville Area. These improvements should be completed by the end of year 2017.

Health Department

No objection to the rezoning. If a permit is needed for a sewage disposal system or well the local health department should be contacted. The local health department can also be contacted if a record search for any existing sewage disposal systems or wells on the property needs to be performed.

ENVIRONMENTAL

Soils



28A – Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January,

February, March, April, May, November, and December. This soil meets hydric criteria.

29C2 – Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches.

35B – Shrink-swell potential is high. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 27 inches during January, February, March, and April. This soil does not meet hydric criteria.

PUBLIC FACILITIES

Fire & Rescue

This property is located within the McGaheysville Volunteer Fire Department and Elkton Emergency Squad's McGaheysville Sub-stations respective first due areas. With the continued construction and growth within the County, our office has concerns with being able to provide emergency services to new and upcoming projects and locations while maintaining current emergency responses.

Sheriff

No comment,

TRANSPORTATION

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Spotswood Trail (Rt 33)	Principle Arterial	4-Lane Divided Hwy	21,000 vpd	55 mph
Judy Lane (Rt 647)	Local Road	2-Lane Hwy	450 vpd (2015)	Un-posted

* Vehicles Per Day (VPD)

VDOT

1. The subject rezoning will not have a significant enough impact to the roadway network to warrant a Chapter 527 Traffic Impact Analysis.
2. Site access will be limited to Judy Lane. No additional access on Route 33 will be permitted.
3. There is not enough frontage along Judy Lane to construct an entrance that complies with current Access Management Regulations. An Access Management Exception will need to be granted for an entrance closer than 225' from Spotswood Trail. Due to limited frontage, an exception will likely be supported at this location.
4. The increase in traffic at the Spotswood Trail and Judy Lane intersection will create the need to evaluate the existing turn lanes on Route 33. One or both of these turn lanes may be required to be upgraded to current standards to serve existing and site generated traffic.
5. Site access onto Judy Lane and turn lane improvements on Route 33 will be in accordance to Appendix F of the VDOT Road Design Manual and all other applicable specifications and standards.

SUMMARY

Considerations

- The property lies within the Village Core of the McGaheysville Area Plan.
- Adjoining uses include the Elkton Rescue Squad, Peak View Plaza Shopping Center, and auto parts sales across Rt. 33.
- Public water and sewer are available with improvements expected to be completed by the end of year 2017.
- Site access will be limited to Judy Lane. No additional access on Route 33 will be permitted.
- An Access Management Exception will need to be granted for an entrance closer than 225' from Spotswood Trail.
- Existing turn lanes on Route 33 will need evaluation to determine if one or both will require to be upgraded to current standards to serve existing and site generated traffic.

Staff Recommendation: Approval

October 26, 2016

Whereas this property lies within the Village Core of the McGaheysville Area Plan, which calls for limited commercial development, staff recommends approval.

Planning Commission Recommendation: Approval

November 1, 2016

Concurring with staff recommendation, the Planning Commission recommends approval by a vote of 5 to 0.

Board Decision:



The Broadway Group Rezoning Request

PC Hearing Date: 11/01/2016
BOS Hearing Date: 12/14/2016

REZ# 16-287

