

**Case: #REZ18-360 | Meadowbrook Subdivision Master Plan Amendment**

To: Rockingham County Department of Community Development

SCAKL LC wishes to amend the master plan for Meadowbrook Subsidivion by adding five new lots which would be achieved by re-configuring existing lots. There will be no changes to any roads or utilities due to this amendment.

I wish to amend this master plan because Meadowbrook is no longer grandfathered as to storm water regulations that were in place in 2006 when the subdivision was approved. I was told earlier this year that we would be grandfathered in by the county office, however the office is now stating that I must meet the new regulations on storm water. Meeting these new regulations will cost approximately \$250,000 - \$300,000 more than we had originally budgeted for development expenses. By reducing some lot sizes, we will be able to gain five new lots that will help offset this expense.

This amendment will change very slightly the overall specs of the subdivision as outlined below:

	<u>Original</u>	<u>Proposed Amendment</u>
No. of Lots	138	144
Lot area	36.80 acres	36.65 acres
Open space	19.48 acres	19.45 acres
Density	2.08	2.1

This change allows for an open area to border the outside perimeter of the proposed new lots (see amended plat on hand at your office).

I hope this memo will answer your questions.

Sincerely,  
Sam Huffman  
SCAKL LC

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