

BOARD ACTION REQUESTED

None.

PROJECTS AND REPORTS

2018 POPULATION ESTIMATES (Rhonda Cooper)

On January 28, the Weldon Cooper Center released Virginia's 2018 population estimates. The table below compares Rockingham, Harrisonburg, and the Harrisonburg-Rockingham Metropolitan Area to its neighbors at four points in time: 2007, 2010, 2017, and 2018.

Even during and after the economic downturn, which began in December of 2007 and "officially" ended in June 2009 (<https://www.history.com/topics/21st-century/recession>), Rockingham's population grew, and has continued to grow, with a growth rate ranging from .3% to 1.2% over the 12-year period from 2007 to 2018. In Harrisonburg, with 2018 being the exception, when the City experienced a slight 83-person or .2% decline, Harrisonburg's population increase ranged from .9% to 3.2% annually over the same 12-year period.

Population: 2007, 2010, 2017, and 2018

Locality	2007 Estimate	2010 Census	2017 Estimate	2018 Estimate	2007-2018		2010 Census-2018		2017-2018	
					Numeric Change	Percent Change	Numeric Change	Percent Change	Numeric Change	Percent Change
Rockingham	73,925	76,314	80,666	81,422	7,497	10.1%	5,108	6.7%	756	0.9%
Harrisonburg	45,752	48,914	54,689	54,606	8,854	19.4%	5,692	11.6%	-83	-0.2%
Harrisonburg-Rockingham Metropolitan Area	119,677	125,228	135,355	136,028	16,351	13.7%	10,800	8.6%	673	0.5%
Augusta	72,831	73,750	75,013	75,254	2,423	3.3%	1,504	2.0%	241	0.3%
Waynesboro	20,318	21,006	21,955	22,285	1,967	9.7%	1,279	6.1%	330	1.5%
Staunton	23,005	23,746	24,761	24,972	1,967	8.6%	1,226	5.2%	211	0.9%
Staunton-Augusta-Waynesboro Metropolitan Area	116,154	118,502	121,729	122,511	6,357	5.5%	4,009	3.4%	782	0.6%
Shenandoah	41,077	41,993	42,525	42,940	1,863	4.5%	947	2.3%	415	1.0%
Page	23,974	24,042	23,665	23,833	-141	-0.6%	-209	-0.9%	168	0.7%
Rockbridge	22,313	22,307	22,596	22,539	226	1.0%	232	1.0%	-57	-0.3%

SMART SCALE APPLICATIONS SUBMITTED (Rhonda Cooper)

The Commonwealth Transportation Board (CTB) proposed funding scenarios for proposed 2018 Smart Scale Program projects on January 15. The recommended funding scenario includes the Route 11 N sidewalk, at a cost of \$3,037,558. This project scored second highest in the VDOT Staunton District.

The next step is for the Staunton District's CTB representative, Dixon Whitworth, to consider the selections as well as the remaining \$765,260 in the district grant fund. The CTB will also deliberate on how to assign the \$27.4

million of unallocated high priority program funds. Draft selections will be presented to the public at the spring SYIP meetings in March/April, then finalized with adoption of the SYIP in June.

The transportation project applications that were not funded are:

- US 33 & Rt. 620 Turn Lanes- extend eastbound left turn lane of US 33 at intersection with Rt. 620 (Indian Trail Road), and install right turn lane on Rt. 620; and
- VA 276 @ VA 253 Left Lanes- install left turn lanes on northbound and southbound VA 276 (Cross Keys Road) at intersection with VA 253.

ROCKINGHAM BICYCLE ADVISORY COMMITTEE (RBAC) (Bradford Dyjak) 

The Committee met January 24th to finalize its application for the League of American Bicyclists' (LAB) Bicycle Friendly Community (BFC) (submitted February 5th), review the annual report and discuss priorities for 2019. The committee began preparation of its Annual Report and Work Plan to submit to the Board of Supervisors and will finalize at the Committee's next regular meeting is tentatively scheduled for March 21st.

ROCKINGHAM STORMWATER ADVISORY COMMITTEE (Lisa Koerner Perry)

The Stormwater Committee met on January 14, 2019 to further discuss the Phase 2 proposal from the Timmons Group for further study and engineering on a potential stormwater basin in the upstream Lake Shenandoah watershed. Also discussed were possible funding mechanisms for any type of mitigation undertaken. The committee requested further analysis and information from county staff regarding three separate mitigation options: (1) Construction of the previously mentioned stormwater basin, (2) infrastructure improvements including culvert and ditch work, and (3) property acquisition of impacted structures. The committee is set to reconvene in late February to discuss options and possibly present a recommendation to the Board subsequently.

ROCKINGHAM COUNTY ROAD PROJECTS (Casey Armstrong/Pete Kesecker)

Massanetta Springs Road Improvement:

The project consist of widening and regrade of Massanetta Springs Rd (SR 687) from Route 33 to 0.59 miles South on Massanetta Springs Road, to include 12 feet thru lanes at both directions, left turn lane at Quarles Court intersection and widening at Route 33 intersection to provide additional turn lane in the future. The project also includes relocation of public water main to avoid conflicts with proposed utilities. Roadway widening and shoulder work are included, along with curb and gutter, drainage, underdrain, signing and pavement marking, water main, and other improvements.

- A&J Excavating was awarded the contract for construction with Notice to Proceed – 1/10/19 and Contract completion date – 10/11/19.
- Phase 1 of construction requires complete road closure from just south of Forest Oaks Lane to +/-300 yards south of Preston Lake entrance starting Feb. 18, 2019 through May 2019.
- Meeting between the County, the Contractor, and the engineer was held with the State Police, Sheriff's Office, F&R and Rock. Co. schools to discuss the road closure and detour route.
- Impacted neighborhoods were notified.
- A map of the detour route and dates of closure were provided to the media

PROJECTS AND REPORTS, continued

Crowe Drive extension Road Improvement:

The project consist of widening of approx. 1,100 f.t of 2-lane existing private roadway (Existing Crowe Drive) to 3 lanes beginning at Cecil Wampler Road and construction of approx. 3,600 ft. of new 3-lane roadway with the termination at a cul-de-sac. The sum of the entire 4,700 ft. of roadway will be part of the secondary road system. Roadway construction will include earthwork, grading, stone, pavement, drainage, signage and pavement marking, and other improvements. Roadway construction will exclude public utility installation (water & sewer and electric)

- A&J Excavating was awarded the contract for construction with Notice to Proceed – 1/23/19 and Contract completion date – 6/26/19.

VA 42 Bicycle and Buggy Lane Extension:

- VDOT has agreed to provide design/engineering services for this “no-plan” project, starting after Jan. 1, 2019.
- Projected start date is 5/1/19

EMERGENCY CALL CENTER CAD/DMS VENDOR SELECTION (Kendrick Smith)

Rockingham County GIS staff, along with the City of Harrisonburg, finalized the update of our data in order to convert the ECC CAD/DMS system over to the new Tyler system. The County has submitted its final data sets to Tyler, who has commenced project implementation.

PLANNING COMMISSION ACTIONS

The Planning Commission heard the following items at its February 5th regular meeting:

Item	Description	Comments/ Recommendations
REZ19-004	Bill Neff , 3570 N. Valley Pike, Harrisonburg, VA 22802 to rezone a 17.453-acre parcel on the west side of Kratzer Road (Route 753) at its intersection with Pulses Hill Lane (Route 908) from A-2 (General Agricultural) zoning district to I-1C (Industrial) district with conditions. The parcel is identified in the Comprehensive Plan as Industrial in an Urban Growth Area, Tax Map Parcel #94-(A)-L110, Election District #2	Approval 2/5/19; Hearing before Board 2/27/19.
REZ18-273	Partners Development, Inc. , 859 Cottontail Trail, Mt. Crawford, VA 22841, is requesting an amendment to the existing approved proffers on a 25.704-acre parcel located on the north and west sides of White Oak Drive approximately 700' west of Walnut Creek Drive. The parcel is zoned R2C (Medium Density Residential with Conditions) and is identified in the Comprehensive Plan as Community Residential in the Urban Growth Area. Tax Map #107-(A)-L166, Election District #2.	Motion to recommend approval failed 2-3 on 1/2/19; Pending before Board; applicant has been granted postponement of 2/13/19 hearing.

REZ18-360	<p>SCAKL, LC, 4125 Tanners Court, Harrisonburg, VA 22802 is requesting to amend an existing approved Master Plan totaling approximately 56 acres by adding 6 lots within the Meadowbrook Subdivision located at N. Valley Pike (US 11) at its intersection with Suffolk Drive. The parcel is zoned R-5 (Planned Neighborhood) identified in the Comprehensive Plan as Mixed Use Center in the Urban Growth Area, Tax Map #95E-(A)-L55B, Election District 2.</p>	Tabled 1/2/19.
REZ18-361	<p>Cosner Investments, LLC, P.O. Box 609, Broadway, VA 22815, is requesting to rezone a 5.9 acre-portion of a 10-acre parcel located on the southeast side of Boyers Road (Route 704) approximately 0.5 mile south of Stone Spring Road (VA 280) from A-2 (General Agricultural) to PMF (Planned Multi-Family). The parcel is identified in the Comprehensive Plan as Community Residential in the Urban Development Area, Tax Map #125-(A)-L220B, Election District 3.</p>	Tabled 1/2/19.

COUNTY-INITIATED AMENDMENTS

1. Request and Reason: While working on the supplemental standards and changes to some of the districts, it was found that the A-1 and A-2 Districts allow almost all of the same uses. It therefore seems it is not necessary to have two agricultural districts. Staff is requesting to be allowed to study this further to determine if we could change the zoning ordinance to have only one agricultural district. If that is done, we would also need to make some changes to the Subdivision Ordinance for agricultural divisions.

Status: On August 23, 2017, the Board authorized County staff to move forward with this study. At this time staff is reviewing the A-1 and A-2 uses to evaluate and compare distinction of uses and ensure consistency.

2. Request and Reason: While working on a proposed project for Spotswood Trail, the question arose as to why buffering is required to adjoining properties across a 4-lane road. This would also include roads such as I-81 if buffering is required as written in our ordinance at this time. Staff requested the Board authorize the study of the buffering requirements with special emphasis placed on major road networks.

Status: On January 10, 2018, the Board authorized County staff to move forward with this study. Staff has since commenced the process of reviewing all buffering standards and prepared a comparative analysis for Planning Commission and Board of Supervisors consideration during autumn.

3. Request and Reason: Currently in the Subdivision Ordinance, the County has specific requirements regarding septic approvals. These items were added to the Ordinance following meetings with the Health Department. However, in many recent cases, when individuals talk with the Health Department regarding these requirements, they are being told that those are County regulations, not State (Health Department) regulations. Staff requests to revisit these requirements to determine if these requirements should be changed to reflect the State regulations.

Status: On April 11, 2018, the Board authorized County staff to move forward with this study.

4. Request and Reason: OA18-343 - With increased requests for rowhouse developments and several questions from developers, staff requested to re-evaluate the rowhouse regulations that currently require all lots to be on a state-maintained road. Additionally, in looking at rowhouse regulations, staff requested to be permitted to look at the number of units per acre rather than lot size.

Status: On May 23, 2018, the Board authorized County staff to move forward with this study. The Board adopted OA18-343 at its January 23, 2019 regular meeting where it further authorized staff to review the standards for private streets under Sec. 17-701.03.

5. Request and Reason: The sign ordinance is difficult to understand and does not support the current needs of the County's development style. The planned districts require a sign plan to be presented at the time of the rezoning request, but it is difficult for developers to include specific, detailed sign information in the master plan when at the time of rezoning approval. The developer often does not know who the prospects will be, particularly for industrial or commercial properties. The ordinance also needs to be made more user-friendly.

Status: On December 12, 2018, the Board authorized County staff to evaluate and recommend revisions as needed.

6. Request and Reason: In the pre-2014 zoning ordinance, the maximum permitted height of primary structures in industrial zoning districts was 60 feet, with the ability to ask for a special use permit for any height over 60 feet. In the current ordinance, the height is 45 feet, with the ability to request a special use permit for taller structures. Many of the County's industrial sites include primary structures that are much taller than 45 feet. Staff recommends the primary industrial building height be reconsidered.

Status: On December 12, 2018, the Board authorized County staff to evaluate and recommend revisions.

7. Request and Reason: Due to changes in the development market since the creation of the Planned Medical and Research (PMR) zoning district, staff recommends reevaluating it to ensure it meets current needs.

Status: On December 12, 2018, the Board authorized County staff to evaluate and recommend revisions, as needed. Staff has commenced internal research and review of the ordinance and preparing a report and recommendation to the Planning Commission at its March 5th meeting.

8. Request and Reason: In order to map large subdivisions in GIS, it is necessary to have digital file to copy. Also, with major site plans, the plan could easily be copied into City View from the digital file rather than scanning multiple pages. Currently, especially with subdivision files, staff is having difficulty having companies send those digital files. It is often weeks and many reminders from staff before receiving them. Therefore, staff is requesting to draft an ordinance that would require a copy of the digital file to be submitted for subdivisions when it is ready to be signed but prior to being signed by the Subdivision Agent (Subdivision Ordinance). Staff also requests an ordinance amendment requiring the digital file on major site plans prior to final site plan sign-off when the plan is ready to be approved (Zoning Ordinance).

Status: On February 13, 2019, the Board authorized staff to move forward with drafting these ordinances.

9. Request and Reason: In the previous zoning ordinance, cemeteries which were on the same property as a church or on property adjoining a church (owned by the church) to be permitted as an accessory use to the church. With the adoption of the 2014 zoning ordinance, that was changed, requiring all cemeteries to be by special use permit. Staff is requesting approval to draft an ordinance that would again allow cemeteries on the same property as a church or on property adjoining a church to be a by-right use as accessory to the church.

Status: On February 13, 2019, the Board authorized staff to move forward with drafting this ordinance.

UPCOMING PUBLIC HEARINGS

February 27, 2019

Board of Supervisors

7:00 p.m.

Agricultural & Forestal Districts

None.

Special Use Permits

None.

Rezoning- Not Involving a Public Hearing

None.

Rezoning- Requiring a Public Hearing

REZ19-004: Bill Neff, 3570 N. Valley Pike, Harrisonburg, VA 22802 to rezone a 17.453-acre parcel on the west side of Kratzer Road (Route 753) at its intersection with Pulses Hill Lane (Route 908) **from A-2 (General Agricultural) zoning district to I-1C (Industrial) district with conditions**. The parcel is identified in the Comprehensive Plan as Industrial in an Urban Growth Area, Tax Map Parcel #94-(A)-L110, Election District #2. **The Planning Commission recommended approval as presented February 5, 2019.**

Ordinance Amendments

None.

PRIORITY PROJECTS UNDERWAY BY STAFF

Projects	Lead Person	Status	Target Date
Urban Development Area (UDA) Plan	Rhonda & Bradford	Consultant's draft plan is under internal staff review. VDOT review will follow. Public review and comment to commence thereafter.	Summer 2019
Rockingham Bicycle Advisory Committee (RBAC)	Bradford	Next meeting tentatively scheduled March 21, 2019.	Ongoing

Ongoing Review/Tasks	Lead Person	Status
Deed Review	Diane	18 deeds under review as of 2/15/19: 5 pending review, 13 awaiting revision.
Violations	Kelly	63 active complaints, 22 cases pending legal action as of 2/19/19
Site Plans & Subdivisions	Pete	8 site plans and 3 subdivisions under review as of 2/4/19
Subdivision Ordinance Variances	Diana	0 requests under review, as of 2/15/19
Zoning Variances	Diana	0 requests under review, as of 2/15/19

Zoning Appeals	Diana	0 requests under review, as of 2/15/19
Home Occupation Permits	Diana	0 permit requests under review, as of 2/15/19
Home Business Permits	Diana	0 permit requests under review, as of 2/15/19
Special Use Permits	Diana	2 permit requests under review, as of 2/1/19
Special Entertainment Permits	Diana	0 permit requests under review, as of 2/15/19
Rezoning	Bradford	7 rezoning requests under review, as of 2/15/19
Comprehensive Plan Amendments	Bradford	0 requests under review, as of 2/15/19
Permits and Fees Processed	Joe	541 total transactions for month of January 2019
Building Inspections	Joe	1148 inspections conducted during January 2019 (averaged 57.40 inspections per day)
Building Plans	Joe	31 plans under review, as of February 5, 2019
Environmental (E&S/Stormwater) Plan Review	Lisa	16 plans under review / 35 approved and awaiting permit issuance as of 2/5/2019
Environmental Inspections	Lisa	629 inspections conducted in January 2019
Addressing Structures	Kendrick	36 new structures addressed in January 2019
Naming of New Roads	Kendrick	5 new roads named in January 2019

REQUESTS TABLED BY BOARD OF SUPERVISORS

SPECIAL USE PERMIT APPLICATION(S)					
Year Tabled	Date Tabled	File	Applicant	Request	Election District

REZONING REQUEST(S)					
Year Tabled	Date Tabled	File	Applicant	Request	Election District

Filled Positions- 21

Department Director (Casey Armstrong)
Deputy Department Director (Rhonda Cooper)

ADMINISTRATIVE

Administrative Assistant (vacant)

PERMIT INTAKE & PROCESSING

Permit Specialist II (Amanda Thomas)
Permit Specialist II (Kelley Ann Weatherholtz)
Permit Specialist II (Kayla Woods)

BUILDING CODE ENFORCEMENT

Building Official (Joe Shifflett)
Deputy Building Official (Jay Carter)
Electrical Inspector (J.N. Riddel)
Building Inspector (Ricky Davis)
Building Inspector (Danny Mason)
Building Inspector (Ben Terry)
Building Inspector (Josh Haugh)

LAND DEVELOPMENT REVIEW

Development Plan Manager (Pete Kesecker)

PLANNING: SHORT- AND LONG-RANGE

Director of Planning (Bradford Dyjak)
Senior Planner (vacant)

ZONING

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 and Land Use Manager (Lisa Perry)
Stormwater Management Program Administrator (Adam Hancock)
Environmental Inspector (vacant)

STAFF DIRECTORY

Name	Job Title	Office Number	Mobile Number
Casey Armstrong	Director Community Development	564-3031	578-2353
Jay Carter	Deputy Building Official	564-3046	578-1120
Rhonda Cooper	Deputy Director Community Development	564-3033	271-5061
Rick Davis	Building Inspector	N/A	830-8018
Bradford Dyjak	Director of Planning	564-1513	578-2659
Kelly Getz	Code Compliance Officer	564-6063	810-5024
Josh Gooden	Economic Development & Tourism Coordinator	574-1896	
Josh Haugh	Building Inspector	N/A	607-9535
Adam Hancock	Stormwater Management Program Administrator	564-1529	271-6523
Pete Kesecker	Development Plan/Project Manager	564-5074	271-2952
<i>Vacant</i>	Environmental Inspector	564-3047	607-3665
Diane Lepkowski	Deputy Zoning Administrator	564-3037	578-1126
Danny Mason	Building Inspector	N/A	578-3515
Lisa Perry	Environment & Land Use Manager	564-6095	271-8760
Mark Rathke	GIS Specialist	564-5076	N/A
JN Riddel	Building Inspector	N/A	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
Ben Terry	Building Inspector	N/A	578-1123
Amanda Thomas	Permit Specialist II	564-3038	N/A
Kelley Ann Weatherholtz	Permit Specialist II	564-3040	N/A
Kayla Woods	Permit Specialist II	564-6024	N/A