

March 27, 2019

The Regular Meeting of the Rockingham County Board of Supervisors was held on Wednesday, March 27, 2019, at 6:00 p.m. at the Rockingham County Administration Center, Harrisonburg, Virginia. The following members were present:

PABLO CUEVAS, Election District #1
SALLIE WOLFE-GARRISON, Election District #2
RICK L. CHANDLER, Election District #3
WILLIAM B. KYGER, JR., Election District #4
MICHAEL A. BREEDEN, Election District #5

Also present:

STEPHEN G. KING, County Administrator
THOMAS H. MILLER, JR., County Attorney
CASEY B. ARMSTRONG, Assistant County Administrator
PATRICIA D. DAVIDSON, Director of Finance
PHILIP S. RHODES, Director of Public Works
RHONDA H. COOPER, Deputy Director of Community Development
BRADFORD R. R. DYJAK, Director of Planning
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 Breeden called the meeting to order at 6:02 p.m.

Supervisor Kyger gave the Invocation and Assistant County Administrator Armstrong led the Pledge of Allegiance.

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APPROVAL OF MINUTES.

On motion by Supervisor Wolfe-Garrison, seconded by Supervisor Chandler, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; CUEVAS – AYE; KYGER – AYE; WOLFE-GARRISON – AYE; the Board approved the minutes of the regular meeting of March 13, 2019, with the correction of a typographical error on page 9, by eliminating the line of text between the surplus list and the following paragraph.

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INTRODUCTION OF ASSISTANT COUNTY ATTORNEYS.

County Attorney Miller introduced two newly-hired Assistant County Attorneys, who will represent the Harrisonburg Rockingham Department of Social Services. Sheila Keese Paladino received her undergraduate degree from the University of Virginia and her law degree from the College of William & Mary. She began her legal career at Wharton, Aldhizer and Weaver, PLC. Mrs. Paladino worked in the Office of the Commonwealth's Attorney for Rockingham County and Harrisonburg, handling juvenile justice cases for five years. In 2005

she opened the law office of Sheila Keesee Paladino, PLLC. She has more than twenty years' experience working with families and children facing difficulties. Mrs. Paladino will join the County Attorney's staff on April 1, 2019.

Bethany L. Gordon will start working with the County Attorney's staff on May 6, 2019. She received her undergraduate degree from Virginia Polytechnic Institute and State University and a juris doctorate from the Columbus School of Law, where she served on the law review. Mrs. Gordon currently works at Big Valley Law, where she has handled a multitude of family and domestic relations cases and has earned a reputation as a dedicated professional.

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TRANSPORTATION DEPARTMENT.

The Board heard Mr. Komara's report on the activities of the Transportation Department, including updates to bridge and rural rustic projects.

Mr. Komara reported that the public hearing for the Friedens Church Road (Route 682) curve project was well attended and positive. The group also discussed cutting the slope back on Oak Ridge Road (Route 680).

There were mixed reactions at the Safe Routes to School public hearing to add sidewalks along C Street from East Side Highway (Route 340) to Elkton Elementary School. Attendees indicated a lot of children walk in the street, but expressed concern about shoveling snow from the sidewalks.

Recent maintenance included snow removal, grading gravel roads, opening pipes, sweeping excess gravel from bridges, and boom ax work to cut heavy brush.

Mr. Komara informed the Board that Governor Northam would make an announcement regarding Interstate 81 on March 28, 2019.

Supervisor Cuevas reminded Mr. Komara of his previous requests to realign the exits from J. Frank Hillyard Middle School (Hawks Hill Drive) and Hartz Boulevard so they merge together before connecting with West Lee Street (Route 259) at the Spar Mine Road (Route 617) intersection. Mr. Komara stated a safety project may be possible.

Supervisor Wolfe-Garrison thanked VDOT for their work. When she mentioned revenue sharing improvement possibilities in Dayton, Mr. Komara noted VDOT will lay the slope back to install a two-way box culvert at the bridge at the intersection of Eberly Road (Route 732) and Silver Lake Road (Route 701). Mr. Komara said he planned to meet with Interim Dayton Town Manager Paxton, to provide an update on the slope and discuss other Dayton issues. Administrator King mentioned the possibility of a Transportation Alternatives Program (TAP) grant.

Supervisor Kyger requested that a larger sign be placed at the Wal-Mart Distribution Center entrance off Friedens Church Road (Route 682). He has witnessed tractor trailers missing the distribution center entrance, traveling across the railroad tracks and then backing up to turn around, which blocks the road. He noted this issue will be compounded when the construction project on that roadway begins.

Supervisor Kyger noted that 32 years ago, the County had an opportunity to acquire a railroad right-of-way from Bridgewater to Harrisonburg and wanted to create a bike/buggy/walking/jogging trail along the right-of-way. At that time, residents in Dayton, Bridgewater and along the right-of-way were not in favor of the trail. There is no longer a right-of-way, but there is interest from bicycle enthusiasts and others to link the towns with a path network for bikes, walking and jogging; and Supervisor Kyger added that the trail should also accommodate horses and buggies. He asked for suggestions and grant possibilities to work on such a project.

Supervisor Kyger asked that VDOT cut the trees back and keep the brush trimmed along Friedens Church Road.

Supervisor Chandler indicated a stop sign in the median on Pleasant Valley Road (Route 679) near the intersection with Cross Keys Road (Route 276) is frequently knocked down. He requested that VDOT remove that sign and erect a large stop sign on the side of the road, similar to the sign on Leroy Road (Route 605). Supervisor Chandler noted the T-intersection is wide open with good visibility, but the road is too tight for trucks to navigate without hitting the sign.

Supervisor Chandler invited Mr. Komara to attend a community meeting on the evening of April 30, 2019, regarding a number of topics in the Barrington and Lakewood area.

Chairman Breeden informed Mr. Komara that a resident on Hensley Hollow Road (Route 622) slid off the road into a ditch during the snow storm and her vehicle had to be pulled out by a wrecker. He asked that VDOT remove a deer carcass along East Side Highway (Route 340) across from Merck & Co., Inc. He also noted there is a missing shoulder at a turn on Rocky Bar Road (Route 754).

Chairman Breeden noted a man who worked with him on the recent snow removal said the Rockingham County side of Route 33 (Spotswood Trail) was cleared much more than Route 33 in Greene County.

Mr. Komara said VDOT wants to add Stone Spring Road (Route 280) into the highway system. Most of Stone Spring Road in the County is between Reservoir Street (Route 710) and Spotswood Trail (Route 33), but it also includes a section through the City and the extension of Peach Grove Avenue (Route 928).

On motion by Supervisor Chandler, seconded by Supervisor Kyger, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; CUEVAS – AYE; KYGER – AYE; WOLFE-GARRISON – AYE; the Board adopted the following Resolution:

The Board of Supervisors of Rockingham County, in regular meeting on the 27th day of March, 2019, adopted the following:

RESOLUTION

WHEREAS, the street(s) described on the attached Additions Form AM-4.3, fully incorporated herein by reference, are shown on plats recorded in the Clerk’s Office of the Circuit Court of Rockingham County, and

WHEREAS, the Resident Engineer for the Virginia Department of Transportation has advised this Board the street(s) meet the requirements established by the Road Design Manual of the Virginia Department of Transportation.

NOW, THEREFORE, BE IT RESOLVED, this Board requests that the Virginia Department of Transportation add the street(s) described on the attached Additions Form AM-4.3 to the primary system of state highways, pursuant to §33.2-310, Code of Virginia, and the Department’s Subdivision Street Requirements, and

BE IT FURTHER RESOLVED, this Board guarantees a clear and unrestricted right-of-way, as described and any necessary easements for cuts, fills and drainage, and

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the Resident Engineer for the Virginia Department of Transportation.

Mr. Komara said this road project opened up the area, and allowed VDOT to build a four-lane road in a new location.

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ROCKINGHAM COUNTY PUBLIC SCHOOLS BUDGET PROPOSAL.

Dr. Oskar Scheikl, Division Superintendent, noted School Board members Lowell Fulk, Dr. Charlette McQuilkin, Renee Reed and Jackie Lohr were in attendance, as well as Chief Financial Officer Cheryl Mast. Dan Breeden was unable to attend.

Dr. Scheikl provided a presentation regarding the School's proposed FY 2019-2020 budget request for resources that are needed to make Rockingham County Schools highly-regarded in Virginia. He reminded the Board that the school division is transitioning from fact memorization to focusing on skills such as critical thinking, creativity, communication, collaboration and citizenship. He noted the budget requests have been prioritized by those that contribute to the intended outcome, requests that are negotiable or required, the financial impact of the request and what can be modified. He noted that Rockingham County schools have a reputation of being a system with excellent innovative education, and the County schools strive for excellence.

Dr. Scheikl said study results indicate that two-thirds of the population report at least one adverse childhood experience, and 12 percent of the population has experienced four or more adverse childhood experiences. Dr. Scheikl stated that 12 percent is more than 1,000 students, and he explained that the County schools want to be trauma-responsive because adverse childhood experiences affect health and increase suicide. He noted the brain can repair itself if attended to before the age of 20. Dr. Scheikl reviewed a tiered system of support for learning, behavior and mental health.

Dr. Scheikl highlighted anticipated expenditures, noting that instruction and academic support is anticipated to decrease \$315.5 thousand due to a decrease in regional program expenses and consolidation of digital resources. A three percent pay increase is proposed for all staff, which will amount to \$3 million, with the state's share at \$1.3 million. Dr. Scheikl noted that when state funds are available, the locality has to make up the difference in order for Schools to obtain the state money. He said health insurance costs are expected to increase four percent; Massanutten Technical Center anticipated expenditures amount to \$3.7 million (a \$29,897 increase) due to the three-percent pay increase, and a one-time expense for a roof repair. The budget also included \$464 thousand for new personnel requests; and transportation and maintenance each increased \$100 thousand. Total expenditures are \$142 million (an increase of \$4.65 million from the previous year).

Renovations are planned at Fulks Run and John C. Myers elementary schools. Dr. Scheikl indicated the capital project fund is balanced with bond proceeds.

On the revenue side, regional tuition is decreasing, but the State revenue is increasing approximately \$3.3 million to supplement the salary increases; sales tax revenue and basic aid are increasing. Federal revenue is down slightly, and a grant that is decreasing will be phased out over the next few years, Dr. Scheikl said.

The School's total proposed budget is \$142,085,548, with \$64,366,510 (a \$1,643,347 increase) requested from the County. He noted the Board of Supervisors is the reason why Rockingham County schools excel; the Board has a tremendous willingness to make up for state shortfalls.

Supervisor Kyger stated he attended the model General Assembly. He is always impressed by the students, but said this year's group of high school students were exceptional.

Chairman Breeden stated the manner in which Administrator King, Finance Director Davidson, Dr. Scheikl and Chief Financial Officer Mast work together on the budget is appreciated. He said people across Virginia talk about Rockingham County's working relationship. Dr. Scheikl agreed that the relationship between the Board of Supervisors and School Board is unique; they work together and challenge each other.

Chairman Breeden announced that the budget public hearing will be held at Spotswood High School on April 10, 2019, at 6:00 p.m.

(A copy of Dr. Scheikl's presentation is included in the "Attachments – Board of Supervisors Minutes" notebook maintained in Administration.)

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RESOLUTION – CENSUS AWARENESS DAY.

Supervisor Kyger reminded the Board that Virginia Association of Counties (VACo) Executive Director Dean Lynch requested counties consider adopting a resolution designating April 1, 2019, as a day to recognize the importance of the census and make citizens aware of the upcoming census. Supervisor Kyger noted that no one will go door-to-door; citizens are asked to voluntarily enter their information digitally. Citizens who are not comfortable with technology or do not have computer access can provide the information via paper and mail, but they will be responsible to fill the form in themselves. He said the County needs to be aware of how the census will be done and ensure every person in the County is counted, because the population affects state and federal funding.

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

**RESOLUTION
CENSUS AWARENESS DAY**

WHEREAS, every ten years, Article 1, Section 2 of the United States Constitution mandates a count of all the people living in the United States and its territories; and

WHEREAS, the 2020 Census will provide every household in the nation with a simple questionnaire, with the goal of counting every individual; and

WHEREAS, data obtained by the questionnaire will be used to help the federal government determine how to distribute approximately \$675 billion to state, local, and tribal governments annually; and

WHEREAS, up to \$2,000 of federal funding will be lost for each person not counted, with upwards of \$20,000 of federal funding lost every ten years; and

WHEREAS, a complete count requires that every Virginian, regardless of racial, social, or economic background, is counted; and

WHEREAS, Governor Ralph S. Northam has established the Virginia Complete Count Commission, which is comprised of 40 members to collaborate with community partners and local Complete Count Committees to ensure an accurate 2020 Census count.

NOW, THEREFORE BE IT RESOLVED, that the Rockingham County Board of Supervisors does hereby observe April 1st, 2019, as Census Awareness Day, and encourages all citizens of Rockingham County to be counted.

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CONSIDERATION - RESOLUTION RECOGNIZING THE MCGAHEYSVILLE RURITAN CLUB ON EIGHTY YEARS OF SERVICE.

On behalf of Chairman Breedon, on motion by Supervisor Chandler, seconded by Supervisor Wolfe-Garrison, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; CUEVAS – AYE; KYGER – AYE; WOLFE-GARRISON – AYE; the Board adopted the following resolution:

RESOLUTION

WHEREAS, for eighty years, the McGaheysville Ruritan Club has faithfully strived to meet the high standards established by Ruritan National to make the McGaheysville community a better place to live and work; and

WHEREAS, the McGaheysville Ruritan Club, through its generous, civic-minded activities has volunteered thousands of hours to support many important community activities and projects, including maintaining the historic McGaheysville Town Hall, staffing a food booth at the McGaheysville lawn party, supporting the Rockingham County Fair and recognizing local veterans with an annual oyster dinner free of charge to all attending veterans; and

WHEREAS, the Ruritan Club members raised funds to support the street lights in the McGaheysville area, provided scholarships to local students to attend college and financially supported other school activities, and

WHEREAS, the McGaheysville Ruritan Club members raise more than \$20,000 each year, which is donated to support the local community, including school, youth and other programs benefiting citizens of all ages; sponsors a child to attend the Mid-Atlantic burn camp; and provides a community picnic/open house and community Halloween party; and

WHEREAS, the Ruritan Club supports the East Rockingham Emergency Response Station by providing emergency personnel with Ruritan “Rudy Bears” to comfort children who are being transported.

NOW, THEREFORE, BE IT RESOLVED, by the Rockingham County Board of Supervisors, that it does hereby recognize and congratulate the McGaheysville Ruritan Club as it celebrates its 80th anniversary; and the Board invites all citizens to take time to honor the Ruritan Club members for their tireless efforts and dedication in supporting the betterment of our community.

Chairman Breeden will present a framed resolution to the McGaheysville Ruritan Club during their April 9, 2019 meeting.

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COUNTY ADMINISTRATOR'S STAFF REPORT.

The Board received and reviewed Mr. King’s staff report dated March 21, 2019.

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ASSISTANT COUNTY ADMINISTRATOR'S STAFF REPORT.

The Board received and reviewed Mr. Armstrong’s Community Development and Economic Development staff reports dated March 27, 2019.

Director of Planning Dyjak said staff would like to draft an ordinance amendment requiring soils compaction testing or geotechnical reports for certain residential projects, to be more proactive during the preliminary plat phase rather than finding issues during building inspections. Addressing issues earlier can save the contractor or homeowner costs associated with remediation of lots when constructing the foundation or grading. He noted there are safeguards in place for non-residential projects, but none for residential subdivisions. The attempt will be to cover only residential projects with identified geologic features.

On motion by Supervisor Kyger, seconded by Supervisor Wolfe-Garrison, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; CUEVAS – AYE; KYGER – AYE; WOLFE-GARRISON – AYE; the Board authorized staff to draft an ordinance amendment requiring soils compaction testing or geotechnical reports for certain residential projects.

Mr. Dyjak reported that MLK Preston Lake, LLC is seeking a public hearing waiver for an amendment to the existing master plan to allow a senior group home instead of a 168-unit multi-family apartment facility on approximately four acres of land on the corner of Stone Spring Road (VA Route 280) and Boyers Road (Route 704). Mr. Dyjak noted the proposed amendment would change the housing type, but the R-5 Planned Neighborhood zoning district would remain unaltered. Since the amendment does not impact use or density, pursuant to Code of Virginia §15.2-2302.B, the Board may waive the requirement for a public hearing. Mr. Dyjak said the master plan amendment will be heard by the Planning Commission on May 7, 2019.

Supervisor Chandler said he received a couple positive calls, and made a motion, seconded by Supervisor Kyger, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; CUEVAS – AYE; KYGER – AYE; WOLFE-GARRISON – AYE; to waive the public hearing requirement for MLK Preston Lake per §15.2-2302.B of the Code of Virginia, since the proposed amendment to the master plan does not affect use or density.

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FINANCE DIRECTOR’S STAFF REPORT.

Finance Director Davidson provided the Board with a copy of the County’s budget advertisement, which was provided to the *Daily News Record* for publication on March 30, 2019. She noted the budget includes the full transfer for Schools as requested and proposed.

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PUBLIC WORKS DIRECTOR'S STAFF REPORT.

Public Works Director Rhodes did not provide a written staff report. In response to a question from Supervisor Wolfe-Garrison about the status of recycling plastics, Mr. Rhodes said he will provide an alternative option via email.

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COMMITTEE REPORTS.

The Board heard the following reports from Board members and staff:

AIRPORT

Supervisor Kyger said the Shenandoah Valley Regional Airport hopes to schedule a visit for the Board in May or June.

CENTRAL SHENANDOAH PLANNING DISTRICT COMMISSION (CSPDC)

Mr. Armstrong noted that Ned Overton’s term on the CSPDC will expire June 30, 2019. He asked Board members to let him know if they would like to recommend an elected representative from one of the towns in the County for appointment to the CSPDC Board. He noted CSPDC staff would like to know by April 15, 2019, who is appointed by the Board to serve a three-year term effective July 1, 2019.

Supervisor Cuevas said Mr. Overton has served a term on the Commission, and it would be good to give another elected representative an opportunity to be involved if they are interested.

FINANCE

On behalf of the Finance Committee, on motion by Supervisor Cuevas, seconded by Supervisor Chandler, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; CUEVAS – AYE; KYGER – AYE; WOLFE-GARRISON – AYE; the Board approved the following 2018-2019 contingency transfer:

Recreation Vehicle

The transmission in the Ford Explorer driven by the Director of Parks and Recreation needs to be replaced. While it is not uncommon to have a transmission replaced (\$2,800) when a vehicle has additional useful life, the vehicle has 227,000 miles and the County’s lead mechanic has advised against repairing the vehicle.

Finance staff looked at State Contract pricing for a replacement vehicle, and recommends purchasing a 2019 Nissan Rogue AWD at a price of \$20,996.

A transfer from the contingency fund to the Recreation Department is requested in the amount of \$21,500.

Transfer: \$21,500

\$ 21,500	GL Code: 1001-07101-00000-000-508005-000	Recreation Administration
\$ (21,500)	GL Code: 1001-09110-00000-000-505800-000	Contingency

HARRISONBURG-ROCKINGHAM METROPOLITAN PLANNING ORGANIZATION (MPO)

Supervisor Wolfe-Garrison said the MPO appointed Dennis Driver as Chair and George Hirschmann as Assistant Chair. They also recognized Reggie Smith, Director of the Harrisonburg Department of Public Transportation, on his retirement.

MASSANUTTEN REGIONAL LIBRARY

Supervisor Wolfe-Garrison indicated the Library met and will conduct a fund raising campaign in the spring.

SOCIAL SERVICES

Supervisor Breeden reported the Social Services Board will meet on March 28, 2019.

VIRGINIA ASSOCIATION OF COUNTIES (VACo) LIAISON

Supervisor Kyger indicated the VACo Spring Board Meeting will be held in Wythe County on May 18, 2019, but he is unable to attend.

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PUBLIC HEARING – ORDINANCE AMENDMENTS.

At 7:16 p.m., Chairman Breeden opened the public hearing and Mr. Dyjak reviewed the following proposed ordinance amendments:

- OA19-005 Amendment to the Rockingham County Code, Chapter 16 (Subdivision Ordinance), Section 16-10 Variances: to state that lands transferred for state-maintained roads or public utilities that do not meet the subdivision requirements shall be approved administratively under this section by the Subdivision Agent.

Mr. Dyjak indicated there is currently a thirty-day review requirement for lands that do not meet the typical subdivision requirements or minimum lot size standards. He noted the variance can easily be achieved administratively because most agencies that sign off on variances are parties to the transaction.

By a 5 to 0 vote on March 5, 2019, the Planning Commission recommended approval of the proposed ordinance amendment.

OA19-035 Amendment to the Rockingham County Code, Chapter 17 (Zoning), Section 17-405 R-5 Planned Neighborhood District – District Areas: to amend the district area descriptions to coincide with existing R-4 zoning district definitions.

Mr. Dyjak indicated staff recommends approval of this ordinance amendment to correct a housekeeping issue since the District Areas permitted in the R5 zoning district were inadvertently omitted from Article 4 in the 2014 Zoning Code update.

The Planning Commission unanimously recommended approval of the ordinance amendment on March 5, 2019.

No citizens spoke regarding either proposed ordinance amendment.

Chairman Breeden closed the public hearing at 7:20 p.m.

On motion by Supervisor Chandler, seconded by Supervisor Wolfe-Garrison, and carried by roll call a vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; CUEVAS – AYE; KYGER – AYE; WOLFE-GARRISON – AYE; the Board adopted the following ordinance amendments:

**ORDINANCE REPEALING AND REENACTING
SECTION 16-10
OF THE CODE OF ORDINANCES
OF
ROCKINGHAM COUNTY, VIRGINIA**

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

That Section 16-10. Variances be repealed and reenacted as follows:

Section 16-10. Variances.

When the subdivider can show that conforming with the provisions of these standards would cause unnecessary hardship, or where topographical or other conditions peculiar to the site make compliance impracticable, and if, in addition, the agent is of the opinion that a departure from any provisions of this chapter would not destroy the intent of its provisions, the agent shall submit the proposed variance in writing to the board, the county administrator, the county attorney, VDOT, the health department, the fire chief, the director of public works, and the community development director; and unless any of such entities oppose in writing such proposed variance within thirty (30) days of the date appearing on such notice, such variance may be granted. Lands transferred for state roads or public utilities that do not meet the subdivision requirements shall be approved administratively under this Section by the Subdivision Agent.

This ordinance shall be effective from the 27th day of March, 2019.

**ORDINANCE REPEALING AND REENACTING
SUB-SECTIONS 17-405.05 THROUGH 17-405.09
OF THE CODE OF ORDINANCES
OF
ROCKINGHAM COUNTY, VIRGINIA**

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

That Sub-sections 17-405.05 through 17-405.09 (Planned Neighborhood district (R-5)) be repealed and reenacted as follows:

Section 17-405.05 – District areas.

- (a) Within the district, five (5) types of development areas shall be permitted.
 - (1) "A" area: Single-family detached, accessory dwelling;
 - (2) "B" area: Single-family detached, accessory dwelling, duplexes, rowhouses;
 - (3) "C" area: Single-family detached, accessory dwelling, duplexes, rowhouses, apartments;
 - (4) "D" area: Timeshare: Single-family detached, accessory dwelling, duplexes, rowhouses, apartments;
 - (5) "Neighborhood center" area: Commercial uses, apartments;
- (b) Neighborhood centers shall be light commercial and office areas within which neighborhood-related commercial uses are located.
- (c) Neighborhood centers contain public uses which serve the social, cultural, and service needs of the community.
- (d) Neighborhood centers shall not exceed twenty (20) percent of the total project area.

Sec. 17-405.06. - Common area.

- (a) Common area shall comprise a minimum of twenty (20) percent of the total project area.
- (b) A minimum of fifteen (15) percent of the neighborhood center shall be common area.
- (c) The common area within the neighborhood center shall be considered a portion of the twenty (20) percent common area required for the total project.

Sec. 17-405.07. - Land uses.

See article VI, land uses.

Sec. 17-405.08. - Development standards.

See article VII, development standards.

Sec. 17-405.09. - Area, setback, and height standards.

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

This ordinance shall be effective from the 27th day of March, 2019.

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INTRODUCTION OF STUDENTS.

Students from Spotswood and Turner Ashby high schools introduced themselves to the Board.

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ADJOURNMENT.

Chairman Breeden declared the meeting adjourned at 7:22 p.m.

Chairman