



COUNTY of ROCKINGHAM

Department of Community Development

Rhonda H. Cooper
Director

Planning Commission Meeting Agenda

January 7, 2020

6:30 p.m.

1. **Call to Order**
2. **Pledge of Allegiance and Invocation**- Kevin Flint
3. **Approval of Minutes** – December 3, 2019 Regular Meeting
4. **Public Hearings**- None.
5. **Unfinished Business**- None.
6. **New Business**
 - A. Election of Commission Chair and Vice Chair
 - B. 2020 County Liaison to City Schedule – Approval
 - C. 2019 Planning Commission Annual Report – Approval
7. **Ongoing Business**
 - A. Capital Improvements Program (CIP) Advisory Subcommittee – Update
 - B. Pending Ordinance Amendments – Update
8. **City Planning Commission Liaison Report**
December 11 – Rodney Burkholder
9. **Upcoming City Planning Commission Liaison Report**
January 8 – Kevin Flint
10. **Site Visits** – None scheduled.
11. **Staff Report Overview**
12. **Adjournment**

PLANNING COMMISSION

MINUTES December 3, 2019

The Rockingham County Planning Commission met on Tuesday, December 3, 2019, in the Board of Supervisors Room in the Rockingham County Administration Center. Members present were, Chairman Keith Sheets, Vice Chairman Rodney Burkholder, Mr. Kevin Flint, Mr. Bill Loomis, and Mr. Mike Harvey. Staff members present were Director of Community Development, Rhonda Cooper; Director of Planning, Bradford Dyjak; Deputy Zoning Administrator, Kelly Getz; and Secretary, Kayla Yankey.

At 6:30 p.m., Chairman Sheets called the meeting to order.

Vice Chairman Burkholder offered the Pledge of Allegiance and Invocation.

MINUTES

On motion by Vice Chairman Burkholder, and seconded by Commissioner Loomis the November 6, 2019, regular minutes and the November 19, 2019, special public hearing minutes were approved with a 5-0 vote.

PUBLIC HEARING

REZONING REQUESTS

A. **REZ19-265 Whitesel Brothers, Inc.**, 1332 Garbers Church Rd., Harrisonburg VA 22801 to rezone a 12.038 acre-portion of a 168-acre parcel located on the west side of Garbers Church Road (Rt.910) approximately 900' south of Erickson Avenue (Rt. 726) from A2-General Agricultural to B-1- General Business. The property is within the urban growth boundary and is shown as Mixed Use in the Comprehensive Plan. Tax map #107-(A)-L201. Election District 2.

Mr. Getz presented the request and clarified that the area to be rezoned was only the 12.038 acres surrounding the existing James River Equipment building, and the remainder to retain the A-2 designation. Mr. Getz explained that rezoning and vacating property line would allow for expansion. Commissioner Flint asked about the Harrisonburg water usage, and Mr. Getz clarified that the new expansion will not use any more water than previously provided services. Vice Chairman Burkholder asked as to the status of the concurrent rezoning application before the City of Harrisonburg relative to the portion of the parcel with frontage along Erickson Avenue. Mr. Getz responded that the case is to be heard by the City Planning Commission.

At 6:38 p.m., Chairman Sheets opened the public hearing.

Dick Blackwell, of Blackwell Engineering, spoke in favor of the rezoning stating James River Equipment is in need of higher ceilings for machine repairs. Mr. Blackwell addressed questions regarding potential water demand, clarifying that water usage would not increase, and only four employees would be added with the expansion. Mr. Blackwell said the building would be around a 100 feet by 100 feet. The new entrance would be from the Erickson Avenue side, and would be further west from the intersection than existing side entrance.

At 6:43 p.m., Chairman Sheets closed the public hearing.

The property in the request is currently zoned A-2, General Agricultural but is shown as Commercial in the Comprehensive Plan. In order for the existing business to expand, a rezoning of this parcel is required. This rezoning request would conform to the Comprehensive Plan and would allow for the expansion of a

business providing machinery and service to local agricultural and construction businesses. Therefore, Mr. Getz presented the staff recommendation of approval.

Vice Chairman Burkholder commented that this will not have a big impact on Belmont Estates residents, and his only concern was the availability of City water.

Vice Chairman Burkholder motioned for the Planning Commission to recommend approval of the proposed rezoning; Commissioner Loomis seconded the motion. On a vote of 5-0, the Commission recommended the approval of this rezoning.

ORDINANCE AMENDMENTS

A. **OA19-255** Amendment to the Rockingham County Code, Chapter 17 (Zoning), Section 17-607. Supplemental standards for certain land uses to increase the size of accessory dwellings from 1,200 square feet enclosed area to 1,500 square feet enclosed area.

Mr. Getz presented the request.

Chairman Sheets asked if the maximum 1,200 square footage requirement was difficult to meet for customers, and Mr. Getz explained that manufactured home companies are selling models larger than 1,200 square feet. Commissioner Loomis asked if people were choosing not to build because of the 1,200 square foot stipulation, and Mr. Getz answered that there have been circumstances where this has occurred. Commissioner Harvey asked if there was a minimum acreage requirement, and Mr. Getz confirmed there is not.

At 6:51 p.m., Chairman Sheets opened the public hearing.

At 6: 51p.m., seeing as there was no one to speak in favor of or opposition to the ordinance amendment, Chairman Sheets closed the public hearing.

Mr. Getz presented the staff recommendation of approval.

Commissioner Flint motioned for the Planning Commission to recommend approval of the proposed ordinance amendment; Commissioner Harvey seconded the motion.

On a vote of 5-0, the Commission recommended the approval of this ordinance amendment.

B. **OA19-256** Amendment to the Rockingham County Code, Chapter 17 (Zoning), Section 17-607. Supplemental standards for certain land uses to add supplemental standards for convenience stores in the A-2 and RV zoning districts and amending Table 17-606. Land use and zoning table to show that convenience store in A-2 and RV have supplemental standards.

Mr. Dyjak presented the request, which was originally submitted by Clark & Bradshaw with a mutually agreeable amendment made by staff. He informed the commissioners that the new building size in A-2 and RV zoning districts would be limited to 4,000 square foot, as there is currently no limit. Customer seating would be limited to no more than 20% of the square footage of the building.

Commissioner Loomis questioned the general size of convenience stores in the area, in which Mr. Dyjak said the footprints range from below 3,000 square feet to a few as large as 7,000 square feet in B-1 zoning districts. Commissioner Flint asked if there were any existing stores that would not be in compliance with the 4,000 square foot, in which Mr. Dyjak stated there were not any to their knowledge.

At 6: 57 p.m., Chairman Sheets opened the public hearing.

Todd Rhea, of Clark and Bradshaw representing Holtzman Oil Corporation, Inc., stated that the new convenience stores built by Holtzman were in the 4,500 square foot range. Mr. Rhea said that Holtzman is looking to add a country store concept in a more rural location, and currently having a table for seating is not allowed. Mr. Rhea hoped to maintain the small-town feeling, with space for patrons to dine and meet. Mr. Rhea said the 4,000 square feet would be better architecturally and geographically in the rural areas.

Ms. Cooper clarified that even though Holtzman Oil Corporation was being represented in this particular case, this ordinance amendment is for any convenience store in the A-2 and RV zoning districts.

Kim Sandum, from the Alliance for the Shenandoah Valley, questioned if the 4,000 square feet limit was dependent upon dining area seating being provided, to which Mr. Dyjak responded the maximum area would apply to all convenience store in the A-2 and RV zoning districts.

At 7:03p.m., Chairman Sheets closed the public hearing.

With convenience stores being constructed in more rural, outlying areas of the County, it was felt that we do not want large restaurants, but there may some merit to having a small area for people to sit and eat. In doing so, it was also discussed that there should be a size limit on the size of the building. With there being a reasonable balance between size and function staff recommends approval.

Mr. Harvey motioned for the Planning Commission to recommend approval of the proposed ordinance amendment; Mr. Burkholder seconded the motion.

On a vote of 5-0, the Commission recommended the approval of this ordinance amendment.

C. OA19-267 Amendment to the Rockingham County Code, Chapter 17 (Zoning), Section 17-201 Definitions generally to allow semi-trailers for storage containers on A-1, A-2 and RV parcels of 2 acres or more and to amend Section 17-607. Supplemental standards for certain land uses to state in the A-1, A-2, and RV parcels of 2 acres or more, if semi-trailers are used for storage, the wheels and axles must be removed and if it is a use that requires a special use permit, such special use permit requirement shall be required for the storage container.

Mr. Getz presented the request by giving the definition of a storage container already established within the ordinance. Mr. Getz explained that no more than 4 storage containers could be on any given parcel, and a Special Use Permit would still be required if the contained use required a Special Use.

Commissioner Loomis asked the purpose of removing the wheels, in which Mr. Getz explained that it looks more like a pod storage container rather than seen as an inoperable vehicle. Commissioner Loomis was concerned that someone with storage on an agricultural parcel may want to move the container around and removing the wheels would make that difficult.

Mr. Getz clarified that on small parcels, less than two acres, the container could be placed temporarily as already permitted in the zoning code.

Commissioner Harvey questioned the B bullet point of the ordinance, asking how the provision to remain “structurally intact” would be determined.

Chairman Sheets asked the definition of temporary, which was clarified by Bullet C.

Commissioner Flint suggested adding a chart to the ordinance for a better understanding of the number of storage containers allowed on each size parcel. Ms. Cooper clarified that if the wheels remain intact on the trailer, the trailer will then be seen as an inoperable vehicle.

At 7:17 p.m., Chairman Sheets opened the public hearing.

At 7:17 p.m., seeing as there was no one to speak in favor of or opposition to the ordinance amendment, Chairman Sheets closed the public hearing.

Mr. Getz presented the staff recommendation of approval explaining that it was determined this may be an appropriate way to put some of the old semi-trailers to use on larger parcels of agricultural land and larger RV parcels of land. Staff further recommended stipulating that the wheels and axles had to be removed so they would no longer be considered motor vehicles.

Commissioner Flint motioned for the Planning Commission to recommend approval, with the condition of adding a chart to part C to provide more clarification on permissible units per acreage of the proposed ordinance amendment; Commissioner Loomis seconded the motion.

On a vote of 5-0, the Commission recommended the approval of this ordinance amendment with the revision recommended by Commissioner Flint.

UNFINISHED BUSINESS

A. Amendment to the Comprehensive Plan – Possible recommendation to adopt the Stone Spring Urban Development Area Plan as a component of the Rockingham County Comprehensive Plan.

Commissioner Harvey, who was absent during the special public hearing on November 19, said he felt comfortable with the presented plan.

Commissioner Harvey motioned for the Planning Commission to recommend the adoption of the Stone Spring Urban Development Area Plan, Vice Chairman. Burkholder seconded the motion.

On a vote of 5-0, the Commission recommended the adoption of the Stone Spring Urban Development Area Plan as an amendment to the Comprehensive Plan.

B. Tabled August 6, 2019:

OA19-165 – Amendment to the Rockingham County Code, Chapter 17 (Zoning), Section 17-201 (Definitions generally) to add the definition of time-share and timeshare, lockout unit.

Mr. Dyjak shared that staff will be withdrawing the ordinance amendment formally and bring forth a revised version in early 2020.

NEW BUSINESS

A. 2020 Planning Commission Meeting Schedule & Inclement Weather Policy

Vice Chairman Burkholder motioned for the Planning Commission to approve the 2020 Planning Commission Meeting Schedule and Inclement Weather Policy; Commissioner Loomis seconded the motion.

On a vote 5-0, the Commission approved the 2020 Meeting schedule and Inclement Weather Policy.

ONGOING BUSINESS

A. Pending Ordinance Amendments – Update

Mr. Dyjak informed the Commission may not be hearing the inoperable vehicle amendment because it may not be part of the zoning chapter of the ordinance. Instead, it may be codified in another code section, which would not require a public hearing before the Planning Commission.

B. Capital Improvements Program (CIP) Advisory Subcommittee – Update

Commissioner Flint updated the Commission and said all the meetings were finished, and they were modeling and prioritizing projects. The plan is to present to the Planning Commission in January or February.

MISCELLANEOUS

CITY PLANNING COMMISSION LIAISON REPORT

Commissioner Harvey gave a report for the November 13, 2019 Harrisonburg City Planning Commission Meeting.

Upcoming Harrisonburg City Planning Commission Meeting

The Liaison for the December 11, 2019 Harrisonburg City Planning Commission Meeting is Vice Chairman Burkholder.

SITE VISIT

There is a no site visit scheduled at this time.

STAFF REPORT OVERVIEW

Ms. Cooper explained that there was nothing new to highlight within the staff report.

ADJOURNMENT

At 7:32 p.m., having no further business, the Commission adjourned

Keith Sheets, Chair

Kayla Yankey, Secretary

2020
COUNTY LIAISON SCHEDULE
for
Harrisonburg Planning Commission Meetings

Harrisonburg Planning Commission Meeting Date (2 nd Wednesday of Each Month at 7 p.m.)	County Liaison
January 8, 2020	Kevin Flint
February 12	Bill Loomis
March 11	Mike Harvey
April 8	Keith Sheets
May 13	Rodney Burkholder
June 10	Kevin Flint
July 8	Bill Loomis
August 12	Mike Harvey
September 9	Keith Sheets
October 14	Rodney Burkholder
November 11	Kevin Flint
December 9	Bill Loomis
January 13, 2021	Mike Harvey

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Rockingham County Planning Commission 2019 Annual Report

January 1, 2019 to December 31, 2019

OBLIGATION TO REPORT

Under Section 15.2-2221.5 of the Code of Virginia, the local planning commission is charged with the duty of making an annual report to the governing body concerning the operation of the commission and the status of planning within the jurisdiction. In compliance with this requirement, the following report reviews the activities of the Rockingham County Planning Commission during 2019.

PLANNING COMMISSION MEMBERS

The members of the Commission are:

Kevin Flint (since February)	Election District 1
Brent Trumbo (through January)	Election District 1
Rodney Burkholder, Vice Chair	Election District 2
Bill Loomis	Election District 3
Mike Harvey (since October)	Election District 4
David Rees (through September)	Election District 4
Keith Sheets, Chair	Election District 5



Commissioner Brent Trumbo was presented in March with a resolution of appreciation by the Commission and Director of Community Development Rhonda Cooper upon the conclusion of his service.



Commissioner David Rees was similarly recognized in October after he concluded his service on the Commission.

PLANNING COMMISSION MEETINGS

The Commission held 13 public meetings, participated in one joint work session, and several site visits.

All regular meetings of the Planning Commission commenced at 6:30 p.m. on the first Tuesday of every month, except the January meeting (held after New Year's Day) and the November meeting, which was held the day after Election Day:

January 2 (Wednesday)	August 6
February 5	September 3
March 5	October 1
April 2	November 6 (Wednesday)
May 7	November 19 Special Hearing
June 4	December 3
July 2	

The Commission set the same inclement weather policy used by the Board of Supervisors.

PRIMARY RESPONSIBILITIES

Agricultural and Forestal Districts

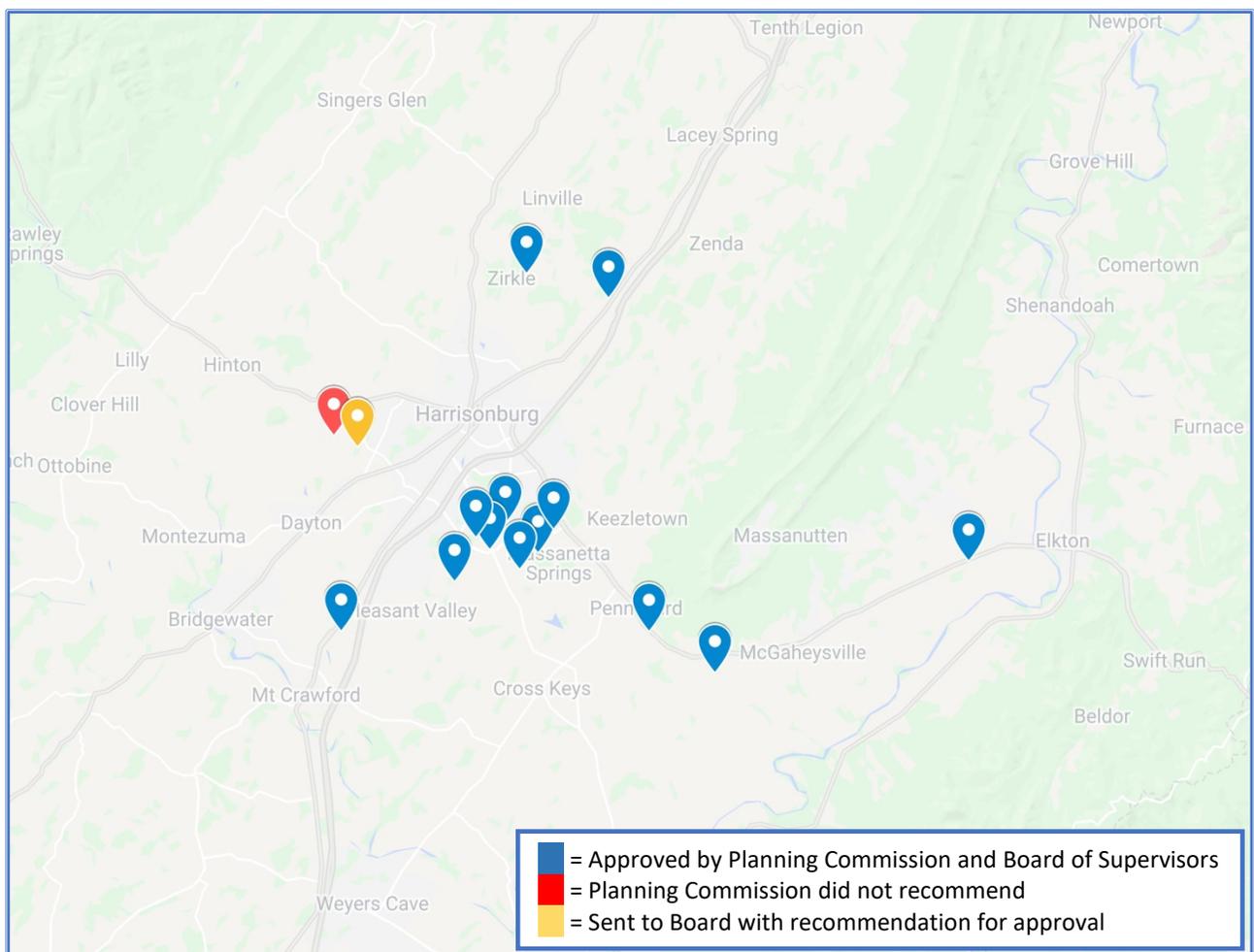
The Commission reviews and recommends requests for additions and removals of parcels from the seven Agricultural and Forestal Districts (AFD). There was 1 request for addition and 1 request for removal and no renewals of existing districts conducted in 2019. Both requests impacted the Ottobine AFD and were approved.

Ordinance Amendments

Twenty-one ordinance amendments were reviewed by the Planning Commission, with 19 recommended for approval and two withdrawn. Sixteen of the recommended amendments were ultimately approved by the Board of Supervisors. Three more ordinance amendments recommended by the Planning Commission in December 2019 will be considered by the Board of Supervisors in January 2020. A list of the 2019 ordinance amendments considered is attached.

Rezoning Requests

Seventeen rezoning requests were reviewed by the Planning Commission, of which, six were located within the Stone Spring Urban Development Area. Thirteen were recommended for approval by the Planning Commission. All thirteen of these requests were later approved by the Board of Supervisors. The Planning Commission failed to recommend approval for one request; the Board of Supervisors hearing for this rezoning was postponed at the applicant's request. There was one rezoning recommended for approval in December 2019 that will be heard by the Board of Supervisors in January 2020 and two requests are on hold for the time being, at the applicant's request, and have yet to be heard by the Planning Commission. A list of the rezoning requests for 2019 is attached.



Rezoning requests heard by Planning Commission in 2019

SPECIAL PROJECTS

Stone Spring Urban Development Area Plan

Bill Loomis, David Rees (until he vacated the Planning Commission), and Mike Harvey served on the 13-member advisory committee for the Stone Spring Urban Development Area Plan (UDA) project. The County was awarded a \$65,000 planning grant through VDOT's Office of Intermodal Planning and Investment to create an area plan and recommendations for zoning ordinance amendments to facilitate the implementation of the plan, for the existing Stone Spring UDA located southeast of the City of Harrisonburg. The consultants for the planning grant were Michael Baker International and Renaissance Group.

The consultants presented possible development options at four emerging activity areas: Cross Roads, Stone Port, Stone Ridge, and Boyers Crossing. The Planning Commission held a public hearing November 19 on the draft plan submitted by the consultant and formally recommended adoption and incorporation into the Comprehensive Plan on December 3. The Board of Supervisors has scheduled a work session and public hearing January 22, 2020.

Urban Development Area Plan Transition Zones Map Excerpt



Boyers Road & Taylor Spring Lane Road Safety Assessment

Supervisor Rick Chandler, Commissioner Bill Loomis, County staff, along with members of the Virginia Department of Transportation, the Central Shenandoah Planning District Commission, and the Rockingham County Bicycle Advisory Committee, met August 14 – 15 with consultants to conduct a road safety assessment of pedestrian and bicycle needs along the corridors. The consultants submitted the final draft report in September, which was reviewed by the Rockingham Bicycle Advisory Committee September 26. The Planning Commission and the Board of Supervisors were both briefed on the report's findings in October.



The Road Safety Assessment team at various locations along the Boyers Road and Taylor Spring Lane Corridors in August.

Capital Improvements Program (CIP) Update

The Planning Commission established the CIP Advisory Subcommittee at its September 3 meeting and appointed Commissioner Kevin Flint in addition to citizen representatives Dennis Driver and Kim Sandum to serve. Assistant County Administrator Casey Armstrong, representing the Board of Supervisors, and Cheryl Mast, representing the County School Board, also serve on the five-member subcommittee. The subcommittee reviewed project requests through a series of meetings throughout October and November to prepare a new five-year plan spanning fiscal years 2021 – 2025. The Subcommittee is reviewing the requests with staff's technical assistance; a recommended CIP will be presented to the Planning Commission in February.

Additionally, the Planning Commission held a public hearing in August and recommended amendments to the existing CIP to add three new transportation and stormwater-related projects in fiscal year 2020, including Lake Shenandoah Watershed Culvert Improvements, VA 276 at VA 253 Left Turn Lanes Installation, and Garbers Church Road Bicycle and Buggy Lanes.

#

2019 Ordinance Amendments Heard By the Planning Commission

Amendment (OA #)	Chapter/ Section	Scope	Status	Dates of Action
1. Private Streets- R-3 Rowhouse & Apartments (OA18-343)	17-700, 701	R-3 Private Streets for Rowhouses and apartments; POA ownership changes;	ADOPTED	PC Recommended 1/2 BOS Adopted: 1/23/19
2. VDOT Right-of-Way Variances (OA19-005)	16-10	Amend to allow administrative variances for land within R-O-W	ADOPTED	PC Recommended 3/5 BOS Adopted 3/27/19
3. Edit R-5 Area Requirements (OA19-035)	17-405 & 17-806	To coincide with R-4 regulations.	ADOPTED	PC Recommended 3/5 BOS Adopted 3/27/19
4. Amendment of I-1 District (OA19-025)	17-806	Increase Maximum Height to 60'	ADOPTED	PC Recommended 4/2 BOS Adopted 4/24
5. Towers Height Exemptions (OA19-038)	17-804	Clarifies the types of tanks and towers that are exempted from limitations.	ADOPTED	PC Recommended 4/2 BOS Adopted 4/24
6. Final Plats and Plans in Digital Format (OA19-072, 75, 78 & 83)	16-41, 42 & 17-1004, 05; 17-201	Add requirement for agents to provide documents prior to signature.	ADOPTED	PC Recommended 5/7 BOS Adopted 5/22
7. Eliminate Buffering Requirements (OA19-111)	17-703.04-17-703.09	In all districts and amend screening provisions for certain uses.	ADOPTED	PC Recommended 6/4 BOS Adopted 6/26
8. Amend B-1 Setback Requirements (OA19-112)	17-803	Reduce minimum and impose maximums. Follow traditional neighborhood design guidelines	Under Revision	Update: Q1 2020
9. Contractor Operations in B-1, B-2 & A-2 Districts (OA19-118)	17-606	The use was inadvertently omitted from the B-1 district and is not compatible with the intent of the B-2 district.	ADOPTED	PC Recommended 7/2 BOS Adopted 7/17
10. Allow Cemeteries as an Accessory Use to a Church (OA19-133)	17-201 & 17-606	Allow cemeteries on the same parcel as or on parcel adjoining a church to be a by-right use as accessory.	ADOPTED	PC Recommended 7/2 BOS Adopted 7/17
11. Minimum Lot Sizes in A-1 & A-2 for Sewer (OA19-134)	17-806.01	Reduce the minimum lot size in the A-1 and A-2 from 1 acre to 20,000 ft ² if connected to public sewer.	ADOPTED	PC Recommended 7/2 BOS Adopted 7/17
12. Time-share definition clarification (OA19-165)	17-201	Add definition from Pre-2014 Zoning Ordinance to clarify the term used in R-4 and R-5 districts.	Withdrawn; Pending	Withdrawn 12/3 – New OA early Q1 2020
13. Spa & Fitness Centers in R-3 (OA19-166 , 167 & 168)	17-201, 17-606 & 607	Clarifies definitions; allowing as permitted uses in R-3 with supplemental standards (3 OAs).	ADOPTED	PC Recommended 8/6; BOS Adopted 8/28
14. Accessory Dwellings (OA19-255)	17-607	Revise to allow up to 1,500 sq. ft. units accessory to the primary dwelling.	Hearing Scheduled	PC recommended approval 12/3; BOS hearing 1/8/2020
15. Convenience Stores in A-2 & RV Districts (OA19-256)	17-606 & 607	Limit total area for convenience stores to 4,000 ft ² and restaurant area to 20% of store in A-2 and RV.	Hearing Scheduled	PC recommended approval 12/3; BOS hearing 1/8/2020
16. Semi-Trailer Storage (OA19-267)	17-201	To allow semi-trailers for storage containers on A-1, A-2 and RV parcels of 2 acres or more.	Hearing Scheduled	PC recommended approval 12/3; BOS hearing 1/8/2020

Project Number	Project Name	Public Notice Summary	Site Acreage	Status
REZC2018-273	Partners Development, LLC.	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 R-2C (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.	25.704	Pending –Board public hearing indefinitely postponed (by applicant's request)
REZP2018-339	Skylar & Talli, LLC.	Request to rezone a 6.302-acre parcel located on the west side of Reservoir Street (Route 710) approximately 100' north of Fieldale Place from R-3C (General Residential with Conditions) to PMF (Planned Multifamily) . The parcel is identified in the Comprehensive Plan as Mixed Use Center in the Urban Development Area, Tax Map #125-(A)-L160, Election District 3. Reservoir Street Apartments Master Plan	6.302	Approved
REZC2018-360	SCAKL, L.C.	Request to amend an existing approved Master Plan totaling approximately 56 acres by adding 6 lots within the Meadowbrook Subdivision Master Plan located at N. Valley Pike (US 11) at its intersection with Suffolk Drive. The parcel is zoned R-5 (Planned Neighborhood) Tax Map #95E-(A)-L55B, Election District 2.	56	Approved
REZP2018-361	Cosner Investments, LLC.	Request to rezone a 5.9-acre portion of a 10-acre parcel from A-2 to PMF (Planned Multifamily) along Boyers Road (Rt. 704) ~0.5 mile south of Stone Spring Road (VA 280). Tax Map #125-(A)-L220B. Locust Grove Village Master Plan	5.9/ 10	Approved
REZC2018-364	Keith J. Knupp	Request to rezone a 1.736-acre parcel on the east side of Lawyer Road (Route 655), approximately 60 feet south of Spotswood Trail (US 33), from A-2 General Agricultural district to B-1 General Business district. Tax Map Parcel #126-(A)-L83A.	1.736	Approved
REZC2019-004	Bill Neff c/o Candace Murphy, lessee	Request 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) . Tax Map Parcel #94-(A)-L110, Election District #2.	17.453	Approved
REZC2019-039	BSE Investments, LLC.	Request to rezone a 1.484-acre parcel located at 255 Cecil Wampler Road from B-1C General Business district with conditions to I-1C (Industrial district with conditions) . The parcel is identified within the Comprehensive Plan as Industrial, Tax Map Parcel #123-(7)-L2, Election District 4.	1.484	Approved
REZC2019-084	Taylor Grove II, LLC.	Request to rezone a 0.11-acre parcel on the south side of Taylor Grove Lane (Rt. 668) approximately 400 feet east of Boyers Road (Rt. 704) from A-2 (General Agricultural district) to R-3 (General Residential district) . Portion of Tax Map Parcel #125H-(A)-L8, Election District #3.	0.11	Approved
REZC2019-085	Stoneleigh Investments, LLC.	Request to rezone a 2.08-acre parcel at the northwest intersection of Stone Spring Road (VA 280) and Port Republic Road (VA 253) from A-2 General Agricultural district to B-1C (General Business district with conditions) . Tax Map Parcel #125-(A)-L15D, Election District #4.	2.08	Approved

Project Number	Project Name	Public Notice Summary	Site Acreage	Status
REZP2019-113	MLK Preston Lake, LLC.	Requesting an amendment to the existing approved Preston Lake Master Plan (retaining the R-5C Planned Neighborhood District with conditions) by designating a senior group home to be located within the 7-acre portion of a parcel situated in the northwest corner of Boyers Road (Route 704) and Stone Spring Road (VA 280). Portion of Tax Map Parcel #125-(18)-L2, Election District #3.	7	Approved
REZC2019-132	Lispen, LLC. c/o InterChange	Request to rezone a 33-acre portion of a 78.864-acre parcel on the south side of Scholars Road (Route 988) approximately 800' east of Crowe Drive from A-1 (Prime Agricultural) zoning district to I-1C (Industrial District with conditions) . Tax Map Parcel #138-(A)-L1B, Comprehensive Plan Designation: Industrial, Election District #4.	33	On Hold (by applicant's request)
REZP2019-182	Brentwood II, LLC. (c/o Ted Budd)	Requesting an amendment to a 15.587 acre-portion of the 30.05 acre subdivision of the existing approved Brentwood Subdivision Master Plan . Tax Map Parcel #124E-(A)-LA, MH-1 Mixed-Home Neighborhood Zoning District; Election District #4.	30.05	Approved
REZC2019-189	Timothy W. Lilly, Jr.	Request to rezone a 1-acre parcel at 7894 McGaheysville Road at the southeast intersection of McGaheysville Road (996) and S. Montevideo Circle (Route 654), from A-1 (Prime Agricultural District) to R-1 (Low-Density Residential District) . Tax Map Parcel #141-(A)-L119; Election District #5.	1	Approved
REZP2019-190	Andy Piplico (contract purchaser)	Request to rezone an 8.386-acre parcel located north of Stone Spring Road (VA 280) approximately 400' north of the intersection of Rock Port Drive and Port Hills Drive, from A-2 (General Agricultural District) to R-5C (Planned Neighborhood Residential District with conditions) . Tax Map Parcel #125-(A)-L8A; Election District #4. Piplico (Crownpoint) Independent Living	8.386	Approved
REZC2019-230	Wayne & Laurie McDorman	Request to rezone two parcels totaling 1.53 acres, located at 10443 Rawley Pike, Hinton, VA (US 33) approximately 0.1 mile east of Bridger Rd. (Rt. 840), from A-2 (General Agricultural) to RV (Rural Village) . Tax map numbers 90-(A)-L4 and L6. Comprehensive Plan Designation: Agricultural Reserve, Election District #4.	1.53	On Hold (by applicant's request)
REZC2019-243	B.P.M.L. Properties, LLC. (c/o Pete Bonavita)	Request to rezone a portion of a parcel totaling 1.812 acres, located on the south side of Spotswood Trail (US 33) approximately 0.2 mile west of Mt. Hermon Rd. (Rt. 829), from R-3C- General Residential with Conditions and A2-General Agricultural to R3C-General Residential with Conditions . Tax map #130E-(1)-L1. Election District 5.	1.812	Approved
REZC2019-265	Whitesel Brothers, Inc. - James River Equipment	Request to rezone a 12.038-acre portion of a 168-acre parcel located on the west side of Garbers Church Road (Rt. 910) approximately 900' south of Erickson Avenue (Rt. 726) from A-2 (General Agricultural) to B-1C (General Business with Conditions) . The property is within the urban growth boundary and is shown as mixed use in the comprehensive plan. Tax map # 107-(A)-L201. Election District 2.	12.038	Pending before Board 1/8/2020
Total			462.833	13/17 Approved

January 8, 2020

STAFF REPORT:
COMMUNITY DEVELOPMENT DEPARTMENT

BOARD ACTION REQUESTED

Request to Study Existing Poultry Operations Regulations

Supervisor Sallie Wolfe-Garrison expressed interest in having staff examine existing poultry house regulations. Based upon comments from County residents, many of whom are farmers, three primary concerns have been conveyed: proximity to existing residential dwellings, stormwater run-off, and air particulates generated from the poultry houses.

The poultry facility ordinance was last evaluated over five years ago with the involvement of the agricultural community. Staff requests authorization to research these and related issues, to involve an advisory committee of stakeholders, and to draft any warranted ordinance amendments.

PROJECTS AND REPORTS

REVENUE SHARING AND TRANSPORTATION ALTERNATIVE PROJECT APPLICATIONS (Bradford Dyjak)

Project # & Name	Location	Project Scope	Status	Cost
#5786 VA 253/VA 276 Turn Lanes	Intersection of VA 253 (Port Republic Rd.) & VA 276 (Cross Keys Rd.)	Install left turn lanes on northbound and southbound VA 276 (Cross Keys Road) at intersection with VA 253.	Revenue Sharing Application submitted 9/25/19	\$1.5m
#5790 Lake Shenandoah Watershed Culvert Improvements	2 upstream crossings at Baybrook Drive & Berryfield Drive; Shen Lake Drive (Route 689) crossing	The project would address storm sewer improvements by upgrading two upstream culverts within existing VDOT rights-of-way and reconstructing a road crossing at Shen Lake Drive.	Revenue Sharing Application submitted 9/30/19	\$1.61m
#5887 Garbers Church Road Bike & Buggy Lanes	Garbers Church Road (Route 910) from VA 42 to Erickson Avenue,	<ul style="list-style-type: none">Design and construct paved, 8-foot wide lanes on both sides of road approximately 0.6 miles in length.The project is proposed to be completed in two phases – Phase 1: preliminary engineering, right-of-way acquisition (\$350k) and Phase 2: construction (\$1.455m)	Transportation Alternatives Set-Aside Grant (TAP) Application submitted 9/30/19.	\$1.805m (Phase 1: \$350k)

PROJECTS AND REPORTS, continued

MOUNT CRAWFORD PARK AND RIDE SMALL AREA STUDY (Rhonda Cooper & Bradford Dyjak)

The County's Small Area Study for 2020, funded entirely by the Harrisonburg-Rockingham Metropolitan Planning Organization (MPO), will generate a concept plan and cost estimate for the expansion of the Mount Crawford Park & Ride. A meeting was held December 18, 2019 between County staff, VDOT, the MPO and consultant from the Timmons Group to review conceptual designs of the proposed park and ride facility. The refined plan and cost estimates would enhance competitiveness of a pending SMART Scale application for the 2020 submission window. According to the MPO's latest assessment, parking demand at the Mount Crawford Park and Ride, located on Route 257 at I-81 Exit 240, is currently operating at over 100% of lot capacity as of a September 2019 survey. The lot also has limited lighting, no ADA access, no bus shelter, or dedicated bus zone.

CSPDC ASSESSMENT RATE CHANGES (Rhonda Cooper)

At the December 16 meeting of the CSPDC (Central Shenandoah Planning District Commission) Executive Committee voted to increase the annual member assessment from 70 cents per capita to 80 cents per capita, effective July 1, 2020, with an additional 1 cent increase for five fiscal years until 85 cents per capita is reached. This is the first increase in ten years. Attached to this staff report are an email announcement from Executive Director Bonnie Riedesel, a member assessment matrix, and a chart comparing assessment rates to per capital income.

ROCKINGHAM BICYCLE ADVISORY COMMITTEE (RBAC) (Bradford Dyjak)

The next RBAC meeting is scheduled for Thursday, January 23, where the committee will consider adoption of the 2020 Annual Work Plan; this plan will be presented at an upcoming Board meeting. The Harrisonburg-Rockingham Bike-Walk Summit lessons and goals were discussed during the RBAC regular committee meeting on November 21. The RBAC also reviewed recommended bicycle and pedestrian projects within the Stone Spring Urban Development Area Plan, and began preparing the Work Plan.

EMERGENCY COMMUNICATION CENTER CAD/DMS CONFIGURATION (Kendrick Smith)

November 19, 2019, was the go-live date for the Emergency Communication Center's new Tyler CAD/DMS system. Rockingham County, JMU and the City of Harrisonburg GIS staff are working with the ECC to create a long-term plan for GIS data updates. CAD configuration began in early May 2019 with Geographic Information Systems departments for the City of Harrisonburg and Rockingham County developing response plans.

PROJECTS AND REPORTS, continued

LAKE SHENANDOAH STORMWATER CONTROL AUTHORITY (Lisa Koerner Perry)

On December 4, 2019, a pre-proposal conference will be held for the RFP for Engineering Services for the Lake Shenandoah Stormwater Control Authority. Six proposals were received December 13, 2019 and are currently under review.

County staff has been working on proposals for fee structure and collection mechanisms for the Authority's associated fee. Findings and proposals will be presented to the Board at the first meeting in January.

ROCKINGHAM COUNTY ROAD PROJECTS

VA 42 Bicycle and Buggy Lane Extension (Lisa Koerner Perry)

- The County received Authorization to Award this project from VDOT on 12/20. This actionable item will be brought before the Board under the Director of Finance's report.

PLANNING COMMISSION ACTIONS

The Planning Commission will hold its regular monthly meeting on January 7th, where no public hearings are scheduled (please reference page 5 of this report for a list of all ordinance amendments).

Item	Description	Comments/ Recommendations
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.

CAPITAL IMPROVEMENTS PROGRAM (CIP) Update Process (Rhonda Cooper & Bradford Dyjak)

The CIP Advisory Subcommittee is reviewing the requests with staff's technical assistance; a recommended CIP will be presented to the Planning Commission in February. The Planning Commission established the Subcommittee at its September 3 meeting and appointed Commissioner Kevin Flint in addition to citizen representatives Dennis Driver and Kim Sandum at the October 1 meeting. Assistant County Administrator Casey Armstrong and Cheryl Mast, representing the County School Board, also serve on the five-member subcommittee. The subcommittee reviewed project requests through a series of meetings with department heads and relevant staff members from October 15 – November 12.

PRIORITY PROJECTS UNDERWAY BY STAFF

Projects	Lead Person	Status	Target Date
Stone Spring Urban Development Area (UDA) Plan	Rhonda & Bradford	Final draft plan completed and recommended by Planning Commission 12/3.	Board Work Session & Public Hearing: 1/22/2020
Census 2020 Complete Count Committee	Bradford	Met with County high school government teachers, City and JMU representatives to coordinate outreach.	Ongoing through April 2020
Capital Improvement Program (CIP) Update FY 2021-25	Rhonda & Bradford	CIP Advisory Subcommittee met 10/15, 10/21 & 11/4. Met 11/12 to prioritize projects.	Recommendations to PC by 2/4/2020
Ongoing Review/Tasks	Lead Person	Status	
Deed Review	Diane	20 deeds under review as of 12/31/19: 7 pending review, 13 awaiting revision.	
Violations	Kelly	46 active complaints, 25 cases pending legal action as of 12/31/19	
Site Plans & Subdivisions	Bradford	13 site plans and 4 subdivisions under review as of 12/31/19	
Subdivision Ordinance Variances	Diana	0 requests under review, as of 1/2/20	
Zoning Variances	Diana	1 request under review, as of 1/2/20	
Zoning Appeals	Diana	1 request under review, as of 1/2/20	
Home Occupation Permits	Diana	0 permit requests under review, as of 1/2/20	
Home Business Permits	Diana	0 permit request under review, as of 1/2/20	
Special Use Permits	Diana	8 permit requests under review, as of 1/2/20	
Special Entertainment Permits	Diana	0 permit requests under review, as of 1/2/20	
Rezoning	Bradford	5 rezoning requests under review, as of 12/31/19	
Comprehensive Plan Amendments	Bradford	0 requests under review, as of 12/31/19	
Permits and Fees Processed	Joe	539 total transactions for month of December 2019	
Building Inspections	Joe	1674 inspections conducted during December 2019 (averaged 57.72 inspections per day)	
Building Plans	Joe	31 plans under review, as of December 31, 2019	
Environmental (E&S/Stormwater) Plan Review	Lisa	16 plans under review / 30 approved and awaiting permit issuance as of 1/2/2020	
Environmental Inspections	Lisa	535 inspections conducted in December 2019	
Addressing Structures	Kendrick	25 new structures addressed in December 2019	
Naming of New Roads	Kendrick	0 new roads named in December 2019	

COUNTY-INITIATED ORDINANCES

Amendment (OA#)	Chapter/ Section	Reason & Scope	Status
1. (OA18-343) Private Streets- R-3 Rowhouses & Apartments	17-700, 701	Private streets for rowhouses and apartments in R-3 district; POA ownership changes; Review of private streets design standards ongoing.	Board Adopted OA18-343 on 1/23/19; Further study of private street standards ongoing.
2. Review of A-1 & A-2 District Uses	17-302 & 17-303; Ch. 16	Evaluate distinction of uses between the two districts and ensure consistency; consider consolidation into a single agricultural zoning district.	Board authorized study 8/23/17; Staff study is ongoing.
3. Review of PMR District Requirements	17-409	The study will evaluate appropriate uses and regulations for maximum development flexibility.	Board authorized study 12/12/18; Staff has performed a comparative analysis.
4. Review of Signage Code	17-707	Staff will review Planned District sign submission requirements, line-of-sight standards, review code organization.	Board authorized study 12/12/18
5. Wireless Telecommunications Facilities	Ch. 17, Article VI	Ensure consistency with recent updates to state code limiting the scope of review for local governments of such facilities.	Board authorized study 7/17/19
6. (OA19-261) Inoperable Vehicles	11-31 –40 & 17-201	Revise “automobile graveyard” definition; review screening and vehicle removal provisions.	Board authorized study 8/14/19; Scheduling
7. (OA19-255) Accessory Dwellings	17-607	Revise to allow up to 1,500 sq. ft. units accessory to the primary dwelling.	PC recommended approval 12/3/19; Board Hearing 1/8/20
8. (OA19-256) Convenience Stores in A-2 & RV Districts	17-606 & 607	Limit total area for convenience stores to 4,000 ft ² and restaurant area to 20% of store in A-2 and RV.	PC recommended approval 12/3/19; Board Hearing 1/8/20
9. (OA19-267) Semi-Trailer Storage	17-201	To allow semi-trailers for storage containers on A-1, A-2 and RV parcels of 2 acres or more.	PC recommended approval with amendment 12/3/19; Board Hearing 1/8/20

UPCOMING PUBLIC HEARINGS

January 8, 2020, Board of Supervisors, at 6:00 p.m.

Ordinance Amendments

1. **OA19-255**, Amendment to the Rockingham County Code, Chapter 17 (Zoning), Section 17-607. Supplemental standards for certain land uses to increase the size of accessory dwellings from 1200 square feet enclosed area to 1500 square feet enclosed area. ***The Planning Commission recommended approval on December 3, 2019 on a 5-0 vote.***
2. **OA19-256**, Amendment to the Rockingham County Code, Chapter 17 (Zoning), Section 17-607. Supplemental standards for certain land uses to add supplemental standards for convenience stores in the A-2 and RV zoning districts and amending Table 17-606. Land use and zoning table to show that convenience store in A-2 and RV have supplemental standards. ***The Planning Commission recommended approval on December 3, 2019 on a 5-0 vote.***
3. **OA19-267**, Amendment to the Rockingham County Code, Chapter 17 (Zoning), Section 17-201 Definitions generally to allow semi-trailers for storage containers on A-1, A-2 and RV parcels of 2 acres or more and to amend Section 17-607. Supplemental standards for certain land uses to state in the A-1, A-2, and RV parcels of 2 acres or more, if semi-trailers are used for storage, the wheels and axles must be removed and, if it is a use that requires a special use permit, such special use permit requirement shall be required for the storage container. ***The Planning Commission recommended approval with amendments on December 3, 2019 on a 5-0 vote.***

Rezoning- Requiring a Public Hearing

1. **REZ19-265, Whitesel Brothers, Inc.**, 1332 Garbers Church Rd., Harrisonburg VA 22801 to rezone 12.038 acres located on the west side of Garbers Church Road (Rt. 910) approximately 900' south of Erickson Avenue (Rt. 726) from A2-General Agricultural to B-1- General Business. The property is within the urban growth boundary and is shown as Mixed Use in the Comprehensive Plan. Tax map # 107-(A)-L201. Election District 2. ***The Planning Commission recommended approval on December 3, 2019 on a 5-0 vote.***

Special Use Permits

1. **SUP19-245, Holtzman Properties, LLC.**, c/o Todd Rhea, Attorney, 92 N. Liberty Street, Harrisonburg, VA 22802 for a convenience store with gas pumps on property located on the west side of Brocks Gap Road (Route 259) approximately 900' north of Bergton Road (Route 820), Election District #1, zoned A-2. Tax parcel #11-(A)-25B.
2. **SUP19-281, William J. Horst**, 2665 W. Dry River Road, Dayton 22821 for a storage area for existing machinery and equipment shop on property located on the east side of W. Dry River Road (Route 738) approximately 1/2 mile north of Koogler Road (Route 739), Election District #4, zoned A-1. Tax Map #105-(A)-149A. Property address: 2667 W. Dry River Road.
3. **SUP19-285, Jonathan L. Yates for Beacon Towers**, 105 Broad Street, Third Floor, Charleston, SC 29401 for a 195' telecommunications facility on property located on the northeast side of Waggys Creek Road (Route 742) approximately 3/10 mile northwest of Clover Hill Road (Route 613), Election District #4, zoned A-1. Tax Map #105-(A)-80A & #104-(A)-132A. Property address: 8576 Waggys Creek Road.
4. **SUP19-286, Soil Health Technologies, LLC.**, 865 Pike Church Road, Rockingham 22801 for a composting site (like use to refuse and recycling center) on property located on the south side of Pike Church Road (Route 701) approximately 3/4 mile east of Mosby Road (Route 712, Election District #2, zoned A-2. Tax Map #123-(A)-104.

REQUESTS TABLED BY BOARD OF SUPERVISORS

SPECIAL USE PERMIT APPLICATION(S)					
Year Tabled	Date Tabled	File	Applicant	Request	Election District
-	-	-	-	N/A	-

REZONING REQUEST(S)					
Year Tabled	Date Tabled	File	Applicant	Request	Election District
-	-	-	-	N/A	-

STAFF DIRECORY – 21 Filled Positions, 5 Vacant Positions

Name	Job Title	Office Number	Mobile Number
ADMINISTRATION			
Rhonda Cooper	Director	564-3033	271-5061
(Vacant)	Deputy Director	N/A	N/A
(Vacant)	Administrative Assistant	N/A	N/A
PERMIT INTAKE & PROCESSING			
Lisa McDonald	Permit Specialist I	564-3038	N/A
Kelley Ann Weatherholtz	Permit Specialist II	564-3040	N/A
Kayla Yankey	Permit Specialist II	564-6024	N/A
BUILDING CODE ENFORCEMENT			
Joe Shifflett	Building Official	564-3041	578-1558
(Vacant)	Deputy Building Official	564-3046	578-1120
JN Riddel	Building Inspector	N/A	578-1121
Rick Davis	Building Inspector	N/A	830-8018
Danny Mason	Building Inspector	N/A	578-3515
Ben Terry	Building Inspector	N/A	578-1123
Josh Haugh	Building Inspector	N/A	607-9535
PLANNING, ZONING, DEVELOPMENT, & GEOGRAPHIC INFORMATION SYSTEMS			
Bradford Dyjak	Director of Planning	564-1513	578-2659
Diana Stultz	Zoning Administrator & Subdivision Agent	564-3032	830-8017
Diane Lepkowski	Deputy Zoning Administrator & Deputy Subdivision Agent	564-3037	578-1126
Kelly Getz	Deputy Zoning Administrator & Code Compliance Officer	564-6063	810-5024
Mark Rathke	GIS Specialist	564-5076	N/A
Kendrick Smith	GIS Technician	564-3029	830-5811
Patrick Wilcox	Senior Planner	564-5074	271-2952
Zachary Popovich	Permit Specialist (Temporary Part-time)	574-3790	N/A
(Vacant)	Development Plan Manager	N/A	N/A
ENVIRONMENTAL SERVICES			
Lisa Koerner Perry	Director of Environmental Services	564-6095	271-8760
Adam Hancock	Stormwater Management Program Administrator	564-1529	271-6523
(Vacant)	Environmental Inspector	564-3047	607-3665
Justin Turner	Environmental Inspector	N/A	560-5589

From: Bonnie Riedesel <bonnie@cspdc.org>
Sent: Tuesday, December 17, 2019 11:17 AM
To: Adam Fletcher (adam.fletcher@harrisonburgva.gov); Billy Fitzgerald (billyfitzgeraldbv@gmail.com); Carolyn Dull; Chris Slaydon (cslaydon@rockbridgecountyva.gov); Edward "Eddy" T. Hicklin; Frank Friedman (ffriedman@lexingtonva.gov); Frank Friedman (friedmanf@cornerstonebankva.com); G. L. "Butch" Wells (bwells@co.augusta.va.us); George Hirschmann (george.hirschmann@harrisonburgva.gov); Jay Lewis (jlewis@rockbridgecountyva.gov); Kevin Wagner (kww423@icloud.com); Kim Sandum (ksandum@shenandoahalliance.org); Leslie Tate (ltate@co.augusta.va.us); Marshall Pattie; Rhonda Cooper; Rick Chandler; Sal Romero (sal.romero@harrisonburgva.gov); Sharon E. Angle (ladystaunton@verizon.net); Steven Schofield (saschofield@liberty.edu); Terry Short (ShortTR@ci.waynesboro.va.us); Veronica "Vickie" Moran (vickie.benson@vadoc.virginia.gov); Warren Rusty Johnson Jr. (johnson.rusty30@yahoo.com)
Cc: Lee Bell
Subject: CSPDC Assessment Rates
Attachments: Annual_Member_Assessment_Matrix.pdf; CSPDC Assessment Rate vs Per Capital Personal Income 2019_12.pdf

Good morning Commissioners,

At last night's Commission meeting, the Executive Committee approved an increase in the annual member assessment from 70 cents per capita to 80 cents per capita effective July 1, 2020, with an additional 1 cent increase for five fiscal years until 85 cents per capita is reached.

The CSPDC annual member assessment is currently at 70 cents per capita. The assessment rate is the same today as it was 10 years ago. The rate has failed to keep pace with economic progress in our area and with labor cost inflation. This means we have fewer staff hours to support each dollar of match funds used to invest in the Central Shenandoah region.

The annual member assessment is critical to the Commission in helping us match state and federal grants and to ensure we have staff resources needed to respond to the needs of our local jurisdictions when called upon. Dedicated funding through annual assessments allows us stability with staffing so that we are not dependent on grants that may or may not be awarded.

A 10 cents increase from 70 cents to 80 cents would generate approximately \$30,000 for the FY21 budget. Attached is a matrix that shows the increase difference by jurisdiction for FY21 as well as the assessment increase over the next six fiscal years. Also included is a chart that shows the historical assessment rates since 2005. The final chart is a comparison of the per capita personal income for the region vs. our current assessment rate and supports a rate adjustment to keep pace with inflation.

Thank you for your support of the annual assessment increase that will give us the much needed resources to serve our member jurisdictions in the coming year. Please do not hesitate to call me if you have any questions.

Happy Holidays!

Bonnie

Bonnie S. Riedesel
Executive Director
Central Shenandoah Planning District Commission
112 MacTanly Place
Staunton, VA 24401
540-885-5174 (phone)
540-885-2687 (fax)
bonnie@cspdc.org



Leading Regional Collaboration from 1969-2019

FY 21 Annual Member Assessment Matrix: \$0.70
CSPDC

LOCALITY	2018 POPULATION	% OF PDC POPULATION	BASE AMOUNT	PER CAPITA AMOUNT	TOTAL
Augusta	75,254	25.0%	\$ 7,035	\$ 35,119	\$ 42,153
Bath	4,429	1.5%	7,035	2,067	9,102
Buena Vista	6,351	2.1%	7,035	2,964	9,998
Harrisonburg	54,606	18.1%	7,035	25,483	32,517
Highland	2,265	0.8%	7,035	1,057	8,092
Lexington	7,362	2.4%	7,035	3,436	10,470
Rockbridge	22,539	7.5%	7,035	10,518	17,553
Rockingham	81,422	27.0%	7,035	37,997	45,032
Staunton	24,972	8.3%	7,035	11,654	18,688
Waynesboro	22,285	7.4%	7,035	10,400	17,434
TOTAL	301,485	100.0%	\$ 70,347	\$ 140,693	\$ 211,039

FY 21 Annual Member Assessment Matrix: \$0.80
CSPDC

LOCALITY	2018 POPULATION	% OF PDC POPULATION	BASE AMOUNT	PER CAPITA AMOUNT	TOTAL	CHANGE FROM \$0.70
Augusta	75,254	25.0%	\$ 8,040	\$ 40,135	\$ 48,175	\$ 6,022
Bath	4,429	1.5%	8,040	2,362	10,402	1,300
Buena Vista	6,351	2.1%	8,040	3,387	11,427	1,429
Harrisonburg	54,606	18.1%	8,040	29,123	37,163	4,646
Highland	2,265	0.8%	8,040	1,208	9,248	1,156
Lexington	7,362	2.4%	8,040	3,926	11,966	1,496
Rockbridge	22,539	7.5%	8,040	12,021	20,060	2,507
Rockingham	81,422	27.0%	8,040	43,425	51,465	6,433
Staunton	24,972	8.3%	8,040	13,318	21,358	2,670
Waynesboro	22,285	7.4%	8,040	11,885	19,925	2,491
TOTAL	301,485	100.0%	\$ 80,396	\$ 160,792	\$ 241,189	\$ 30,150

FY 21 - FY 26 Annual Member Assessment Matrix

LOCALITY	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
ASSESSMENT	\$ 0.80	\$ 0.81	\$ 0.82	\$ 0.83	\$ 0.84	\$ 0.85
Augusta	\$ 48,175	\$ 48,777	\$ 49,379	\$ 49,982	\$ 50,584	\$ 51,186
Bath	10,402	10,532	10,662	10,792	10,922	11,052
Buena Vista	11,427	11,570	11,712	11,855	11,998	12,141
Harrisonburg	37,163	37,627	38,092	38,556	39,021	39,485
Highland	9,248	9,363	9,479	9,594	9,710	9,826
Lexington	11,966	12,116	12,265	12,415	12,564	12,714
Rockbridge	20,060	20,311	20,562	20,813	21,063	21,314
Rockingham	51,465	52,108	52,751	53,395	54,038	54,681
Staunton	21,358	21,625	21,892	22,159	22,426	22,693
Waynesboro	19,925	20,174	20,423	20,672	20,921	21,170
TOTAL	\$ 241,189	\$ 244,203	\$ 247,217	\$ 250,233	\$ 253,247	\$ 256,262

**Historical Annual Member Assessment Rates
CSPDC**

2005	2006	2007	2008 ¹	2009	2010	2011	2012
\$ 0.35	\$ 0.35	\$ 0.35	\$ 0.43	\$ 0.60	\$ 0.70	\$ 0.70	\$ 0.70
2013	2014	2015	2016	2017	2018	2019	2020
\$ 0.70	\$ 0.70	\$ 0.70	\$ 0.70	\$ 0.70	\$ 0.70	\$ 0.70	\$ 0.70

¹ The average rate for 2008 was \$0.43. During Fiscal 2008, the rate was increased from \$0.35 to \$0.50.

CSPDC'S Assessment Rate versus Growth in Per Capita Income for Our District Partners

Nominal Per Capita Personal Income (\$) ^{1,2,3,4}	2010	2011	2012	2013	2014	2015	2016	2017	% Δ '10-'17
Bath, VA	38,570	44,187	49,838	46,714	49,606	54,181	55,608	58,876	52.6%
Highland, VA	32,892	36,917	38,494	39,332	42,101	43,385	42,156	42,873	30.3%
Augusta, Staunton + Waynesboro, VA	35,918	36,659	37,425	37,604	39,346	40,746	41,026	42,436	18.1%
Rockbridge, Buena Vista + Lexington, VA	31,630	32,946	34,221	34,145	36,226	37,663	37,820	38,981	23.2%
Rockingham + Harrisonburg, VA	30,579	31,926	33,082	33,468	35,092	36,655	36,545	38,045	24.4%
Population Weighted Per Capita Income	\$ 33,064	\$ 34,238	\$ 35,308	\$ 35,498	\$ 37,245	\$ 38,764	\$ 38,850	\$ 40,284	21.8%

CSPDC Per Capita Assessment (at FY End)	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
CSPDC Per Capita Assessment	\$ 0.70	\$ 0.70	\$ 0.70	\$ 0.70	\$ 0.70	\$ 0.70	\$ 0.70	\$ 0.70	\$ 0.70	\$ 0.70	\$ 0.70
Adjustment Factor ⁵											1.218 x
Proforma CSPDC Assessment ⁶											\$ 0.85 ⁶

**ANNUAL
RATE
2.86%**

We believe that growth in Population Weighted Per Capita Personal Income over a multi-year period is the most objective measure of economic progress in our area.

We also believe that over time this measure accurately reflects the increase in costs that the CSPDC incurs to serve our District Partners.

Footnotes:

¹ All BEA dollar estimates are in thousands of current (i.e., nominal, not adjusted for inflation) dollars

² The BEA used Census Bureau midyear population estimates

³ Estimates for '10 - '17 reflect county population estimates available as of March '18

⁴ Per capital income was computed by the BEA

⁵ To account for the 21.8% Δ in Population Weighted Per Capita Personal Income

⁶ The Per Capita Assessment if growth in the Assessment Rate kept pace with the growth in Population Weighted Per Capital Income through 2017

Source:

U.S. Department of Commerce, Bureau of Economic Analysis, *Survey of Current Business (January 2019)* - <https://apps.bea.gov/scb/toc/0119cont.htm>

CSPDC Calculations, expect where noted in the footnotes

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Activity Report - December 2019

	Permits Issued					Fees Collected				
	Dec-19	Dec-18	One Year Change	Jan-Dec 2019	Jan-Dec 2018	Dec-19	Dec-18	One Year Change	Jan-Dec 2019	Jan-Dec 2018
Building										
Commercial/Industrial	10	12	-16.7 %	202	312	\$ 3,131.37	\$ 54,344.91	-94.2 %	\$ 335,027.46	\$ 402,421.47
Manufactured	3	2	50.0 %	38	35	\$ 359.55	\$ 190.20	89.0 %	\$ 4,198.93	\$ 3,555.42
Single Family	7	27	-74.1 %	291	414	\$ 7,214.34	\$ 27,488.69	-73.8 %	\$ 300,860.60	\$ 383,005.05
Subtotal	20	41		531	761	\$ 10,705.26	\$ 82,023.80		\$ 640,086.99	\$ 788,981.94
Plumbing										
	1	4	-75.0 %	20	29	\$ 52.79	\$ 212.48	-75.2 %	\$ 1,381.85	\$ 1,586.72
Subtotal	1	4		20	29	\$ 52.79	\$ 212.48		\$ 1,381.85	\$ 1,586.72
Electrical										
	18	31	-41.9 %	324	372	\$ 1,876.92	\$ 2,119.85	-11.5 %	\$ 20,125.36	\$ 26,331.96
Subtotal	18	31		324	372	\$ 1,876.92	\$ 2,119.85		\$ 20,125.36	\$ 26,331.96
Mechanical										
	7	10	-30.0 %	88	95	\$ 280.50	\$ 409.92	-31.6 %	\$ 8,450.69	\$ 5,967.94
Subtotal	7	10		88	95	\$ 280.50	\$ 409.92		\$ 8,450.69	\$ 5,967.94
Other										
	43	34	26.5 %	732	662	\$ 15,283.76	\$ 8,338.05	83.3 %	\$ 275,386.24	\$ 304,266.13
Subtotal	43	34		732	662	\$ 15,283.76	\$ 8,338.05		\$ 275,386.24	\$ 304,266.13
Land Use Related										
Erosion and Sediment Permit:	4	2	100.0 %	77	74	\$ 10,003.75	\$ 3,744.00	167.2 %	\$ 167,478.00	\$ 204,264.75
Subtotal	4	2		77	74	\$ 10,003.75	\$ 3,744.00		\$ 167,478.00	\$ 204,264.75
Total	93	122		1772	1993	\$ 38,202.98	\$ 96,848.10		\$ 1,112,909.13	\$ 1,331,399.44



Urban Development Area - Development Status



- Rezoning Under Review
- Rezoning Approved
- Site Plan Under Review
- Site Plan Approved
- Construction Underway
- Complete

