COUNTY of ROCKINGHAM

Department of Community Development

Rhonda H. Cooper
Director

Planning Commission Meeting Agenda

March 3, 2020
6:30 p.m.

1. **Call to Order**

2. **Pledge of Allegiance and Invocation**- Rodney Burkholder

3. **Approval of Minutes-** February 4, 2020 Regular Meeting

4. **Public Hearings**

Capital Improvements Program Plan

A. The Rockingham County Capital Improvements Program (CIP) for fiscal years 2021 - 2025 shall be considered for recommendation to the Board of Supervisors. The CIP serves as a five-year plan to guide the construction or acquisition of capital projects.

Ordinance Amendment

A. **OA20-008 -** Amendment to the Rockingham County Code, Chapter 17 (Zoning Ordinance), Table 17-806.02 Area, Setback, and Height – Planned. Proposal to eliminate distances between apartment units that adjoin in the PMF (Planned Multi-Family) Zoning District.

Rezoning Cases

A. **REZ20-016 - West Lake Space, LLC.**, 1502 Brookhaven Drive, Rockingham, VA 22801 request to rezone 0.743 acres from A-2 General Agricultural District to R-3 General Residential District. The parcel is located at 3302 Albert Long Drive (Route 895), Rockingham, VA . Comprehensive Plan Designation: Mixed Use Center within the Stone Spring Urban Development Area; Tax Map #125-(A)-L125A. Election District 3.

B. **REZ20-022 - Freedom Center DC Institute**, 9373 N. Congress St., New Market, VA 22844 request to rezone a 3-acre parcel located on the west side of North Valley Pike (US 11), about 200 feet south of Mayland Road (Rt.259) from B-2C-Neighborhood Business with Conditions to A-2-General Agricultural. Comprehensive Plan Designation: Agricultural Reserve; Tax Map # 67-(A)- L11A2. Election District 1.

C. **REZ20-023 - Cosner Construction, Inc.**, P.O. Box 609, Broadway, VA 22815, request to amend the existing proffered conditions and plan description of Locust Grove Village covering 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), designated as PMF-C Planned Multi-Family District with Conditions. Comprehensive Plan Designation: Community Residential in the Stone Spring Urban Development Area, Tax Map #125-(A)-L220B, Election District 3.

5. **Unfinished Business-** None.

6. **New Business-** None.

7. **Ongoing Business**

   A. Pending Ordinance Amendments – Update

8. **City Planning Commission Liaison Report**

   February 12 – Bill Loomis

9. **Upcoming City Planning Commission Liaison Report**

   March 11 – Mike Harvey

10. **Site Visits –** To be scheduled; media notice to follow.

11. **Staff Report Overview**

12. **Adjournment**

PLANNING COMMISSION

MINUTES

February 4, 2020

The Rockingham County Planning Commission met on Tuesday, February 4, 2020, in the Board of Supervisors Room in the Rockingham County Administration Center. Members present were, Chairman Keith Sheets, Commissioner Kevin Flint, and Commissioner Michael Harvey. Staff members present were Director of Community Development, Rhonda Cooper; Director of Finance, Patricia Davidson; Director of Planning, Bradford Dyjak; Senior Planner, Patrick Wilcox; and Secretary, Kayla Yankey.

At 6:32 p.m., Chairman Sheets called the meeting to order.

Commissioner Flint offered the Pledge of Allegiance and Chairman Sheets offered the Invocation.

MINUTES

On motion by Commissioner Harvey, and seconded by Commissioner Flint the December 3, 2019, regular minutes were approved with a 3-0 vote. The January 7, 2020 regular meeting was canceled due to inclement weather, consequently, no minutes were prepared.

PUBLIC HEARING

There were no public hearings.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Election of Commission Chair and Vice Chair

On a motion by Commissioner Harvey and seconded by Commissioner Sheets, Commissioner Rodney Burkholder was elected as Chairman and Commissioner Kevin Flint was elected as Vice Chairman, with a 3-0 vote. The terms are effective until the January 2021 regular meeting.

In the absence of Chairman Burkholder, Vice Chairman Flint presided over the remainder of the meeting.

2020 County Liaison to City Schedule –

Mr. Dyjak presented the 2020 County Liaison to City schedule to the Commissioners for reference.

2019 Planning Commission Annual Report – Approval

Mr. Dyjak presented the Commission with the 2019 Planning Commission Annual Report.

Mr. Harvey motioned to approve the 2019 Planning Commission Annual Report, Mr. Sheets seconded the motion. On a vote 3-0 the Commission voted to approve the 2019 Planning Commission Annual Report.

Capital Improvements Program (CIP) Advisory Subcommittee Preliminary Recommendation – Presentation

Mr. Dyjak presented a summary of the total funding requested and prioritization and recommended the Commission provide input prior to the scheduled CIP Plan public hearing during the Commission's March 3rd meeting. A final recommendation could be forwarded to the Board of Supervisors during that public hearing. The adopted CIP spans through fiscal year 2021 (July 1, 2020 – June 30, 2021) and its update is scheduled for consideration during the County-wide budget preparation process. As part of that process, the Planning Commission established the CIP Advisory Subcommittee at its September 3, 2019 meeting with five (5) members. The subcommittee reviewed project requests through a series of meetings with department heads and relevant staff members from October 15-November 12.

After being presented the information for the CIP Advisory Subcommittee, Commissioners noticed that most of the larger needs were 4-5 years out. Patricia Davidson, Director of Finance, explained that those larger needs were school-related, and that the school board was still evaluating the actual long-term needs. Therefore, instead of issuing debt, Ms. Davidson explained that it was better to extend projections out for a few years. Ms. Davidson also notated that the CIP plan is not being built to increase taxes, but the major school projects could change.

ONGOING BUSINESS

Pending Ordinance Amendments – Update

Mr. Dyjak updated Commissioners on the Semi-Trailer Ordinance Amendment that is currently pending with the Board of Supervisors. Mr. Dyjak explained that with the new UDA adoption, more ordinance amendments would be coming to be sure the UDA plan is being implemented.

MISCELLANEOUS

City Planning Commission Liaison Report

Chairman Burkholder attended the December 11, 2019 Harrisonburg City Planning Commission Meeting, but was not present for a report.

Vice Chair Flint gave a report for the January 8, 2019 Harrisonburg City Planning Commission Meeting.

Upcoming Harrisonburg City Planning Commission Meeting

The Liaison for the February 12, 2019 Harrisonburg City Planning Commission Meeting is Commissioner Loomis.

Site Visit

Mr. Dyjak had already e-mailed the commissioners to schedule site visits for the cases pending at the March public hearings.

DRAFT

Staff Report Overview

Ms. Cooper updated Commissions on the Locust Grove Master Plan project on Boyers Road, informing them that the Board of Supervisors had declined the applicant's request to waive the public hearing requirement. The case would therefore be heard at the March 3rd Planning Commission meeting.

ADJOURNMENT

At 6:59 p.m., having no further business, the Commission adjourned.

Minutes approved by the Commission on _____, 2020 by:

_____

Kevin Flint, Vice Chair for Rodney Burkholder, Chair

_____

Kayla Yankey, Secretary

DRAFT

ROCKINGHAM COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning Commission Agenda Item

To:	Rockingham County Planning Commission
From:	Bradford Dyjak, Director of Planning
CC:	Patricia Davidson, Director of Finance
Meeting Date:	March 3, 2020
Subject:	**Recommended Capital Improvements Program (CIP) Plan**

Overview:

At the Commission's February 4th meeting, staff presented the CIP Advisory Subcommittee's preliminary recommendations and executive summary. The complete recommended County CIP Plan spans fiscal years 2021- 2025 guiding the construction or acquisition of capital projects divided into eight major categories: Community Development, Education, Landfill, Public Safety, Public Works, Recreation, Technology, and Utilities. A capital project is classified as a non-recurring, non-operational expense exceeding $10,000, which may have project stages phased over successive fiscal years.

Summary:

The CIP must be based on the County Comprehensive Plan and Section 15.2-2239, Code of Virginia authorizes the County to adopt such a plan and amend as needed after the Planning Commission and Board of Supervisors hold public hearings. The Subcommittee vetted project requests from County departments and agencies and considered its final prioritizations, phasing and recommendations based upon the:

- Identified need;
- Urgency of the request;
- County's ability to finance the project; and
- Consistency with the Comprehensive Plan.

The Subcommittee reviewed **48 project requests totaling $180 million** in total project costs over five years compared to the adopted total of $49,900,000 in the current CIP. The recommended project funding breakdown per fiscal year is as follows (rounded to the nearest $100,000):

- FY 2021 = $5.5 m
- FY 2022 = $3.9 m
- FY 2023 = $4 m
- FY 2024 = $12 m
- FY 2025 = $154.6 m

Recommendation & Action:

Staff will present a summary of the projects requested and prioritization for the Commission's input. Comment will be accepted during the public hearing and staff **requests a final Commissioner recommendation be forwarded to the Board of Supervisors** upon conclusion of the public hearing. The Board would review the CIP Plan and hold a public hearing in April concurrently with its consideration of the annual operational budget.

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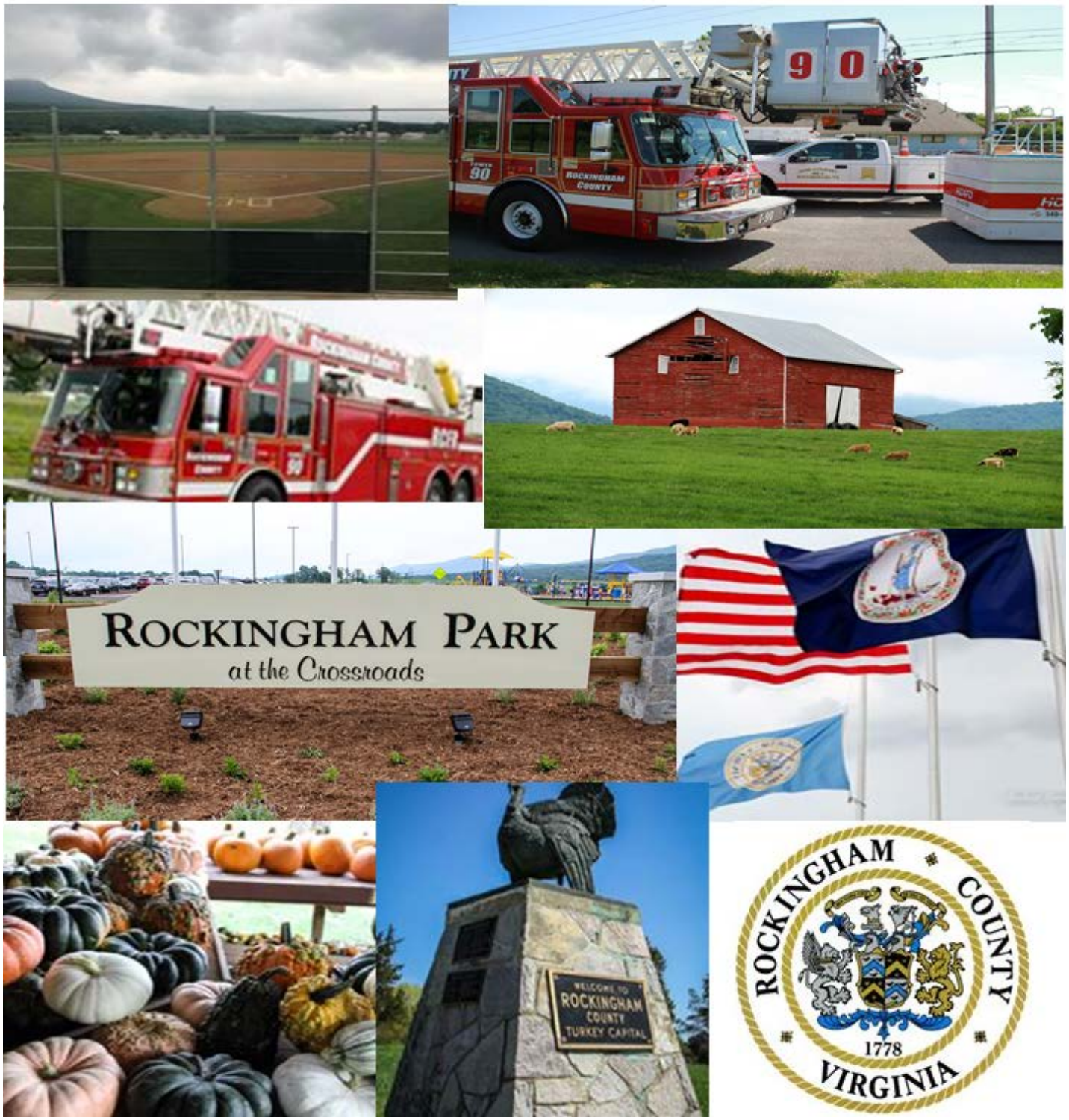
Rockingham County, VA

Capital Improvements Plan

FY2021-FY2025



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Capital Improvements Plan Development

Capital Improvement Program Advisory Subcommittee Members

Advisory Subcommittee Members:

Casey Armstrong, Assistant County Administrator- *Board Member Representative*

Dennis Driver, Town of Mount Crawford Council Member, and Harrisonburg-Rockingham Metropolitan Planning Organization Policy Board Chair- *Citizen Member*

Kevin Flint, Planning Commissioner

Cheryl Mast, RCPS Director of Finance- *RCPS School Board Member Representative*

Kim Sandum, Central Shenandoah Planning District Commissioner- *Citizen Member*

Staff Members:

Rhonda Cooper, Director of Community Development

Patricia Davidson, Director of Finance

Bradford Dyjak, Director of Planning

Stephen King, County Administrator

Rockingham County Planning Commission Members:

Kevin Flint, Vice Chair	Election District 1
Rodney Burkholder, Chair	Election District 2
William Loomis, III	Election District 3
Mike Harvey	Election District 4
Keith Sheets	Election District 5

Section I: Introduction and Overview

The Purpose and Meaning of the Capital Improvements Program Plan

The purpose of Rockingham County's Capital Improvements Program (CIP) Plan is a five-year plan to guide the construction or acquisition of capital projects. It identifies needed capital projects, estimates their costs, ranks them by priority, lists the year each should be started and determines the best method of paying for them within the County's fiscal capabilities.

An adopted CIP does not bind the local governing body (Board of Supervisors) to carry out any of the proposed projects, nor does it appropriate or require the expenditure of money. Capital expenditures may be authorized in the annual operating budget as "capital outlays" or they may be adopted in a separate capital budget.

A CIP is a form of short-term planning. It must be based on the Rockingham County Comprehensive Plan and must be limited to a five-year planning period. Every year the CIP should be updated and extended one more year into the future so it will remain a five-year program.

Capital Projects Defined

A capital project is the acquisition or improvement of facilities, equipment, or services that are major expenditures and that have a useful life of two or more years. Thus an item's cost and how often it needs to be replaced are the primary criteria used to define a capital project. Both criteria are set by the locality preparing the CIP.

The cost (dollar limit) that separates capital projects from operating expenditures is often related to the local budget size. Rockingham County's limit is $10,000 with all projects of that amount or greater are considered capital projects. Non-capital projects are usually incorporated into the annual operating budget.

A capital project should be non-recurring; that is, it should not be purchased every year. The Government Finance Officers Association recommends an interval of three years or more for an item to be classified as non-recurring. However, some localities use two years or more as the breakpoint.

Examples of items usually classified as capital projects include fire engines, bulldozers, landfills, libraries, schools, government buildings, treatment plants, and water and sewer lines. This CIP includes large vehicle purchases as well as renovations to existing infrastructure as these represent large capital costs for projects with long useful-lifespans.

Legal Authority

Section 15.2-2239, Code of Virginia, permits local governments to prepare capital improvements program, but does not make them mandatory. State law designates the Planning Commission as the lead body for capital improvements programming. The CIP must be based on the local Comprehensive Plan and may not cover a period of greater than five years. A CIP includes project recommendations, cost estimates, and means of financing projects; thus, aiding in the preparation of the locality's annual capital budget by the governing body.

While preparing the CIP, the Planning Commission consults with the County Administrator, department heads, constitutional officers, and interested citizens and organizations. The completed CIP was considered during a Planning Commission public hearing on March 3, 2020 and recommended to the Board of Supervisors which conducts at least one public hearing before adopting the CIP.

Benefits of the Capital Improvement Program

Preparing a CIP benefits a community in several ways even if capital facility needs are few. The most basic benefit is to ensure money is spent in a way that:

- Anticipates future capital facility needs;
- Avoids duplication;
- Eliminates poorly planned projects;
- Encourages cooperation and coordination among departments of local government and with other governmental units;
- Helps spread the financial impact of expensive projects over the years;
- Correlates projects to meet community goals, financial capabilities, and anticipated growth;
- Provides an opportunity for early acquisition of needed land before it increases in value or is lost to other uses;
- Helps increase public support for proposed expenditures by affording the opportunity to provide citizen input in the process;
- Enables developers and public utility companies to plan improvements in anticipation of future capital facilities; and
- Helps a locality to determine what financing resources are needed, such as state and federal aid, to pay for capital projects.

A CIP is an important fiscal planning tool that helps a locality to replace or repair existing major facilities and to meet new capital improvement needs. The process also helps localities to select projects where the need is most pressing, identify and eliminate projects that have a low overall priority, and prevent projects from being initiated too

soon, thereby causing unnecessary carrying costs, or from being initiated late, after the need has become critical.

Capital Improvement Program, Comprehensive Plan, and Capital Budget

A Comprehensive Plan is a policy guide for decisions about the long-term physical development of a community. When adopted it indicates, in a general manner, how the citizens anticipate and want the locality to develop. A Comprehensive Plan should analyze present and future needs for facilities and services.

The Capital Budget is a tool to implement the CIP and Comprehensive Plan. It is a list of capital projects, together with their estimated costs and sources of funds, to be purchased during a single fiscal year. The capital budget should be based upon the first year of the CIP.

Process

The development of a CIP requires a team effort by various local officials and citizens. Department heads must provide leadership in developing the inventory of existing capital facilities and identifying present and future needs. They are required to submit a capital improvement project request.

This is the first year that the Planning Commission formed a Capital Improvements Program Advisory Subcommittee. The Subcommittee consisted of members appointed by the Board of Supervisors, School Board and Planning Commission. The Subcommittee was assisted by members of staff, the County Administrator, Director of Community Development, Director of Finance and Director of Planning. The CIP Subcommittee met over a series of weeks to hear Department Head presentations of the capital project needs. The Finance Department then reviews the CIP Advisory Subcommittee's recommendation for compliance with the established financial policies and current revenue projections.

The Planning Commission reviews the CIP as recommended for conformance with the Comprehensive Plan. Once the Planning Commission approves the CIP Subcommittee's recommendation, the plan will be presented to the Board of Supervisors for adoption and further appropriation for the first years' projects. It is the Commission's aim to allow the CIP to aid in the Board's review of the annual operating budgets.

Section II: Capital Improvement Requests

Capital Improvement Projects Requested

1. 24" Waterline - Three Springs
2. Admin Building HVAC
3. Administration Building Access
4. Administration Building Lighting
5. Administration Building Parking
6. Ambulance Replacement
7. Amphitheater
8. CAMA Software Technology
9. Cardiac Monitor Replacement
10. Commonwealth's Attorney Software
11. Court Security Upgrades
12. Crosskeys Sewage Pump Station
13. Data Center Upgrade & Replacement
14. Document Imaging
15. Elkton Elem
16. Fire Engine Replacement
17. Garbers Church Bike & Buggy Lane
18. GIS System Upgrade
19. HS Elevator
20. Human Services Building HVAC
21. Implement Microsoft O365
22. Ladder Truck Replacement
23. Lake Shenandoah Watershed
24. Lakewood Sewage Pump Station
25. Landfill Cell Phase 5B
26. Lower Courts Building Projects
27. Maintenance Building at Park
28. McGaheysville Elem
29. McGaheysville Water Tank
30. North Area Response Station
31. Old Courthouse Exterior Lighting
32. Old Courthouse HVAC
33. Old Courthouse Paving Sidewalk
34. Peak Water Tank
35. Playground Parking Lot
36. Pleasant Valley Utility Office
37. Recreation Center Field House
38. Replace Work Order System
39. Rt 11 North Water Extension
40. Security Initiatives 47
41. Social Media & Text Archive
42. Spotswood High School
43. Storage Building Maintenance Shed
44. Stormwater Control Facility
45. Technology Office Space
46. Three Springs 3rd Well
47. Three Springs Water Plant
48. VA 276 at VA 253 Left Turn Lane

CIP Expenditure Summaries

County Departments submitted forty-eight project requests for the FY2021-2025 proposed CIP totaling $180,093,000. The School is working to formalize a Capital Improvement Planning process for the next cycle of CIP, the submission may look much different than the initial submission in this first year.

Broken down by function:

Education $61.0M

Public Works $56.6M

Utilities $40.1M

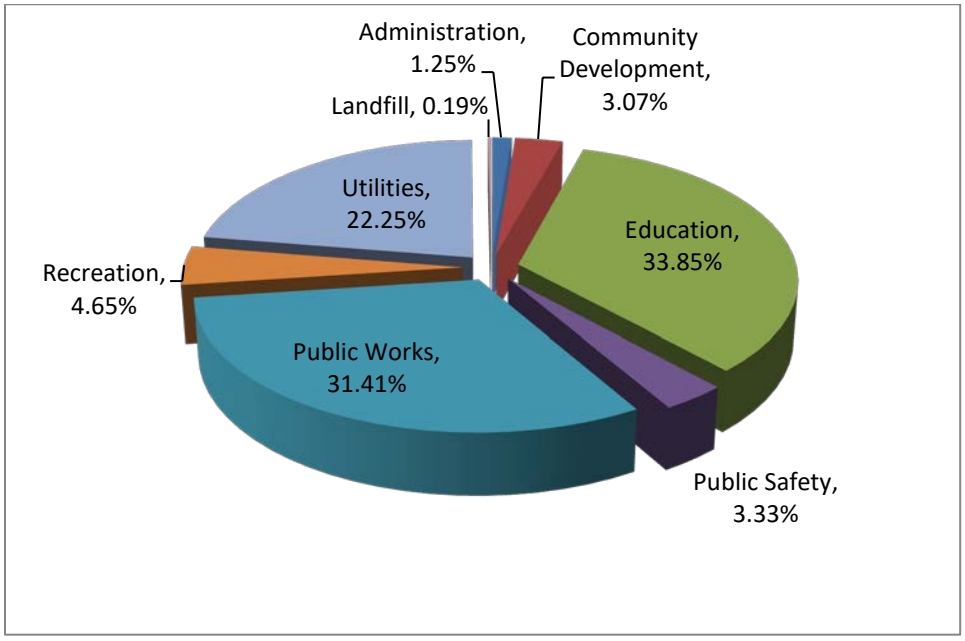
Recreation $8.4M

Public Safety $6.0M

Community Development $5.5M

Administration $2.3M

Landfill $0.4M



Impact on the Operating Budget

As projects are selected for inclusion in the CIP, they are also evaluated for impacts on the operating budget. While efforts are made to minimize the operating impacts as much as possible, some impact cannot be avoided. These future operating impacts are considered before a capital project is recommended for funding. Rockingham County typically adds any expected operating costs associated with new facilities to department budgets in the year the facility is projected to open. Likewise, projects that renovate an existing facility may actually reduce operating expenditures due to decreases in necessary maintenance or utility costs.

Project Prioritization

The County's Comprehensive Plan serves as a guide for all activities in which the County engages, including CIP development. The strategies for specific major resources represent the criteria by which the County will measure its progress and success going forward. The CIP prioritizes the projects in accordance with four primary criteria: its compliance with the Comprehensive Plan, the importance of the project, the County's ability to finance the project and its urgency.

Funding Sources

A variety of funding options exist for the County's Capital Improvement Program (CIP). Options include direct County contribution from the General Fund, Fund Reserve, proceeds from the sale of bonds, contributions from outside sources, Federal and state funds, and grants. The County's established financial policies guide the amount of funding available from fund reserve. Historically, the County has budgeted a certain amount each year during the budget process and then after the year-end results, will appropriate $800,000 to go toward unspecified capital needs. The projects have been placed each year to use pay-as-you go funding from the support of the General Fund in an amount not to exceed $1.5M. If a project required General funds above that amount and a different funding source was not available, the project was either moved to a future year or recommended to be financed through bond proceeds.

- **Cash Proffers** - Funds voluntarily offered at the time of a rezoning and agreed upon by the Board of Supervisors to help defray the certain public capital costs identified by the applicant.
- **Developer Contributions** - Funds contributed by developers.
- **Enterprise Fund** - Payments from revenues generated by an enterprise activity such as water and sewer charges, or the County landfill.
- **Federal** - Funds and payments received from the Federal government.
- **General Obligation Bonds** - Payments from the proceeds of the sale of General Obligation Bonds. These bonds must, in most cases, be approved by a general referendum of voters of the County, and they pledge the full faith and credit of the County for their repayment.
- **State** - Funds and payments received from the Commonwealth of Virginia.
- **Stormwater Utility Fee** - Dedicated source of funding for the specific stormwater – related infrastructure improvement projects within the designated control authority's boundaries.
- **Virginia Resources Authority (VRA)** – Bonds issued by the VRA are backed by the moral obligation of the Commonwealth of Virginia.

Composition of the FY2021-FY2025

Capital Improvement Program Summary

SOURCES	FY2021	FY2022	FY2023	FY2024	FY2025	Total FY2021-25
Cash Proffers	$ 75,000					$ 75,000
Debt			$ 1,500,000	$ 8,400,000	$ 87,050,000	$ 96,950,000
Project Balances/Reserves						$ -
Transfer from General Fund	$ 1,494,500	$ 1,538,750	$ 1,270,000	$ 1,407,500	$ 2,825,000	$ 8,535,750
VDOT Revenue Sharing	$ 175,000	$ 575,000			$ 902,500	$ 1,652,500
State Grant	$ 157,500	$ 145,000	$ 150,000	$ 160,000		$ 612,500
Share with the City	$ 374,500	$ 26,250	$ 95,000	$ 12,500	$ 26,922,500	$ 27,430,750
HR/DSS Fund Reserve	$ 1,013,500	$ 10,000	$ 150,000			$ 1,173,500
Water/Sewer Fund Reserve		$ 1,600,000	$ 850,000	$ 1,920,000	$ 35,720,000	$ 40,090,000
Tourism Fund					$ 1,000,000	$ 1,000,000
Landfill Fund Reserve				$ 150,000	$ 200,000	$ 350,000
Stormwater Fee Collection	$ 2,215,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,223,000
TOTAL SOURCES	**$ 5,505,000**	**$ 3,897,000**	**$ 4,017,000**	**$ 12,052,000**	**$ 154,622,000**	**$ 180,093,000**

USES	FY2021	FY2022	FY2023	FY2024	FY2025	Total FY2021-25
TECHNOLOGY						
Implement Microsoft O365	$ 130,000					$ 130,000
GIS System Upgrade	$ 50,000	$ 50,000		$ 50,000		$ 150,000
Commonwealth's Attorney Software	$ 130,000					$ 130,000
Security Initiatives	$ 135,000	$ 100,000	$ 100,000			$ 335,000
Replace Work Order System		$ 25,000				$ 25,000
Data Center Upgrade & Replace			$ 300,000	$ 50,000	$ 690,000	$ 1,040,000
Document Imaging Continuation				$ 100,000	$ 150,000	$ 250,000
Social Media and Text Archive				$ 50,000		$ 50,000
CAMA Software					$ 50,000	$ 50,000
Technology Subtotal	**$ 445,000**	**$ 175,000**	**$ 400,000**	**$ 250,000**	**$ 890,000**	**$ 2,160,000**
COMMUNITY DEVELOPMENT						
Lake Shenandoah Watershed	$ 1,610,000					$ 1,610,000
Stormwater Control Facility	$ 605,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 613,000
VA 276 at VA 253 Left Turn Lane	$ 350,000	$ 1,150,000				$ 1,500,000
Garbers Church Road Bike & Buggy Lane					$ 1,805,000	$ 1,805,000
Community Development Subtotal	**$ 2,565,000**	**$ 1,152,000**	**$ 2,000**	**$ 2,000**	**$ 1,807,000**	**$ 5,528,000**
EDUCATION						
McGaheysville Elementary				$ 7,700,000		$ 7,700,000
Spotswood High School					$ 40,000,000	$ 40,000,000
Elkton Elementary					$ 13,300,000	$ 13,300,000
Education Subtotal	**$ -**	**$ -**	**$ -**	**$ 7,700,000**	**$ 53,300,000**	**$ 61,000,000**
LANDFILL						
Landfill Cell Phase 5B				$ 150,000	$ 200,000	$ 350,000
Landfill Subtotal	**$ -**	**$ -**	**$ -**	**$ 150,000**	**$ 200,000**	**$ 350,000**

USES	FY2021	FY2022	FY2023	FY2024	FY2025	Total FY2021-25
PUBLIC SAFETY						
Cardiac Monitor Replacement	$ 315,000					$ 315,000
Fire Engine Replacement			$ 660,000	$ 660,000	$ 660,000	$ 1,980,000
Ambulance Replacement		$ 290,000	$ 300,000	$ 320,000		$ 910,000
Ladder Truck Replacement	$ 650,000	$ 650,000				$ 1,300,000
North Area Response Station			$ 1,500,000			$ 1,500,000
Public Safety Subtotal	**$ 965,000**	**$ 940,000**	**$ 2,460,000**	**$ 980,000**	**$ 660,000**	**$ 6,005,000**
FACILITIES						
Lower Courts Building Project					$ 50,000,000	$ 50,000,000
County Security Upgrades	$ 30,000	$ 30,000	$ 30,000			$ 90,000
Human Services Building HVAC	$ 1,500,000					$ 1,500,000
Administration Building HVAC			$ 75,000	$ 30,000		$ 105,000
Human Services Building Elevator			$ 140,000			$ 140,000
Admin Building Access			$ 60,000			$ 60,000
Admin Building Parking				$ 30,000		$ 30,000
Old Courthouse, HVAC, Lighting					$ 3,500,000	$ 3,500,000
Storage Building Maintenance Shed				$ 700,000		$ 700,000
Old Courthouse Exterior Lighting				$ 100,000		$ 100,000
Old Courthouse Paving Sidewalk				$ 150,000		$ 150,000
Technology Office Space				$ 40,000		$ 40,000
Administration Building Lighting					$ 175,000	$ 175,000
Facilities Subtotal	**$ 1,530,000**	**$ 30,000**	**$ 305,000**	**$ 1,050,000**	**$ 53,675,000**	**$ 56,590,000**
RECREATION						
Maintenance Building at Park					$ 210,000	$ 210,000
Playground Parking Lot					$ 160,000	$ 160,000
Amphitheater					$ 1,000,000	$ 1,000,000
Recreation Center/Field House					$ 7,000,000	$ 7,000,000
Recreation Subtotal	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,370,000**	**$ 8,370,000**
UTILITIES						
Three Springs Water Plant			$ 50,000	$ 950,000		$ 1,000,000
Lakewood Sewage Pump Station		$ 750,000				$ 750,000
Three Springs 3rd Well				$ 110,000	$ 2,250,000	$ 2,360,000
Cross Keys Sewage Pump Station		$ 50,000	$ 750,000			$ 800,000
Peak Water Tank		$ 800,000	$ 50,000			$ 850,000
McGaheysville Water Tank				$ 110,000	$ 2,100,000	$ 2,210,000
Pleasant Valley Utility Office					$ 370,000	$ 370,000
24" Waterline - Three Springs				$ 500,000	$ 26,000,000	$ 26,500,000
Rt. 11 North Water Extension				$ 250,000	$ 5,000,000	$ 5,250,000
Utilities Subtotal	**$ -**	**$ 1,600,000**	**$ 850,000**	**$ 1,920,000**	**$ 35,720,000**	**$ 40,090,000**
TOTAL USES	**$ 5,505,000**	**$ 3,897,000**	**$ 4,017,000**	**$ 12,052,000**	**$ 154,622,000**	**$ 180,093,000**

Technology

The Technology department provides hardware and software information systems, as well as other technologies that enable County departments to accomplish their respective missions and to provide department personnel with information relative to their operations, support strategic planning, promote effective resource management, enhance customer service, and promote internal and external communications.

CORE SERVICES

NETWORK SERVICES:
Manages, secures and maintains the County's network that provides Internet, email, data and telephones, mobile devices, audio visual systems, and the County website.

OPERATIONS:
Manages help desk support and training sessions. Maintains computer inventory and software licenses and coordinates purchases of hardware and software for County departments.

APPLICATIONS:
Systems analysis, programming and application procurement and implementation services are provided to County departments. Maintains application system security and provides database administration.

SOURCES	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Transfer from General Fund	$ 307,000	$ 138,750	$ 295,000	$ 237,500	$ 717,500	$ 1,695,750
Share with the City	$ 124,500	$ 26,250	$ 95,000	$ 12,500	$ 172,500	$ 430,750
HR/DSS Fund Reserve	$ 13,500	$ 10,000	$ 10,000			$ 33,500
Technology Subtotal	**$ 445,000**	**$ 175,000**	**$ 400,000**	**$ 250,000**	**$ 890,000**	**$ 2,160,000**

USES	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
TECHNOLOGY						
Implement Microsoft O365	$ 130,000					$ 130,000
GIS System Upgrade	$ 50,000	$ 50,000		$ 50,000		$ 150,000
Commonwealth's Attorney Software	$ 130,000					$ 130,000
Security Initiatives	$ 135,000	$ 100,000	$ 100,000			$ 335,000
Replace Work Order System		$ 25,000				$ 25,000
Data Center Upgrade & Replace			$ 300,000	$ 50,000	$ 690,000	$ 1,040,000
Document Imaging Continuation				$ 100,000	$ 150,000	$ 250,000
Social Media and Text Archive				$ 50,000		$ 50,000
CAMA Software					$ 50,000	$ 50,000
Technology Subtotal	**$ 445,000**	**$ 175,000**	**$ 400,000**	**$ 250,000**	**$ 890,000**	**$ 2,160,000**

TE-01 Implement Microsoft O365

Location

20 East Gay Street, Harrisonburg, VA 22802

Description

Rockingham County currently uses Microsoft Office 2010, for which support ends in 2020. In order to meet this date, and to take advantage of the mobile availability and increased storage demands, implementing O365 will allow email archive and retention in Microsoft's government cloud space, as well as eventual secure file sharing spaces. Microsoft O365 is a subscription based service per user.

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Implement Microsoft O365	$ 130,000					$ 130,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Completing this upgrade and transition will help to improve efficiency in County services.

TE-02 GIS System Upgrade

Location

20 East Gay Street, Harrisonburg, VA 22802

Description

The upgrade and replacement of the GIS System is beginning in FY 2019-2020. In order to continue building the system, integrating with Real Estate and the Permitting and Development system being replaced in Community Development, there is a need for continuing the project in the next two fiscal years.

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
GIS System Upgrade	$ 50,000	$ 50,000		$ 50,000		$ 150,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Completing this upgrade and transition will help to improve efficiency in County services.

TE-03 Commonwealth's Attorney Software

Location

20 East Gay Street, Harrisonburg, VA 22802

Description

The Commonwealth's Attorneys use an in-house developed system that no longer meets their needs, nor will be supported by Technology in the next two years. There is a need for more functionality and links to multiple court and law enforcement databases, available in off the shelf, proprietary software. Part of the cost will be conversion of current data, as well as links to or conversion of scanned documents.

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Commonwealth's Attorney Software	$ 130,000					$ 130,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Completing this upgrade and transition will help to improve efficiency in County services.

TE-04 Security Initiatives

Location

20 East Gay Street, Harrisonburg, VA 22802

Description

In light of the increase in cyber crime, the need to increase Countywide system security is imperative. There are three needs that the Technology Department has seen as top priorities.

1. Password Management

2. Offsite Cloud Backup storage

3. Multi-Factor authentication

All three of these initiatives are based on current and devloping best practices and those that will be required by Criminal Justice, State Government agencies, including the Board of Elections, and County Audits as early as 2020.

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Security Initiatives	$ 135,000	$ 100,000	$ 100,000			$ 335,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Completing this upgrade and transition will help to improve efficiency in County services.

TE-05 Replace Work Order System

Location

20 East Gay Street, Harrisonburg, VA 22802

Description

The current work order system being used for Maintenance, Facilities and Utilities no longer meets the needs of the County. They are actually using two different databases of the same system to meet some of the functional needs. This system is critical to the business operations of both of these units within Public Works, especially since there are workers in the field that cannot rely on the current system, and issues are not able to be managed in an efficient manner.

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Replace Work Order System		$ 25,000				$ 25,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Completing this upgrade and transition will help to improve efficiency in County services.

TE-06 Data Center Upgrade & Replacement

Location

20 East Gay Street, Harrisonburg, VA 22802

Description

There are several parts included in this project. All are necessary based on best practices and recommended hardware and software life. There is an option with the firewall and switches to extend the terms for a year or two, and there are 5 year lease options that could be considered to spread the cost evenly across multiple years.

1. Infinia (Previously Dot Hill) Storage Are Network (Previously Tegile) upgrade and replacement
2. DDN Storage (Previously Tegile) upgrade and replacement
3. Firewall & Switch upgrade and replacement
4. Host server replacement
5. Rewire portions of datacenter for more efficient use of space and energy savings - The datacenter was constructed in 1992, and was rewired to CAT 5 specifications in 1996. We need to rewire and extend some of the cabling to better utilize the space provide for easier cooling and heating.

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Data Center Upgrade & Replace			$ 300,000	$ 50,000	$ 690,000	$ 1,040,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Completing this upgrade and transition will help to improve efficiency in County services.

TE-07 Document Imaging

Location

20 East Gay Street, Harrisonburg, VA 22802

Description

Rockingham County began a document imaging program for County offices in 2008. Due to limited resources, the County halted the implementation in 2009-2010. As a result, we have an incomplete system, which is not available for most offices, and lack of licensing and training, leaving the system unused. The Technology Department began re-evaluting the needs of the County in FY20 with the development of a strategic plan. Being able to scan and save documents digitally will decrease the need for file space, printing supply costs and energy costs, and will significantly increase staff's ability to search and access documents readily.

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Document Imaging Continuation				$ 100,000	$ 150,000	$ 250,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Completing this upgrade and transition will help to improve efficiency in County services.

TE-08 Social Media and Text Archive

Location

20 East Gay Street, Harrisonburg, VA 22802

Description

Rockingham County needs a solution to archive social media and text messaging to meet the requirements of the Library of Virginia.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Social Media and Text Archive					$ 50,000		$ 50,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Completing this upgrade and transition will help to improve efficiency in County services.

TE-09 CAMA System Replacement

Location

20 East Gay Street, Harrisonburg, VA 22802

Description

The Real Estate CAMA system is an in-house developed system and must be replaced. The new system must be able to link to Tyler Munis Taxation software and the County's GIS and increase the efficiency in the Commissioner of Revenue's Office.

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
CAMA Software					$ 50,000	$ 50,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Completing this upgrade and transition will help to improve efficiency in County services.

Community Development

The department of Community Development is responsible for reviewing, developing, and enforcing plans that reflect the County's interest in the preservation of the environment, the provision of efficient public facilities and services, the provision of diverse housing opportunities, and the effective utilization of the County's land resources.

The Department consists of a number of functional areas that are interdependent and mutually supportive: Geographic Information Systems (GIS) Services, Land Use Planning - Short and Long-Range, Zoning and Subdivision Administration and Services, Environmental Department, Building Services – Permitting, Inspections, and Enforcement, Development Review, and Transportation Planning

SOURCES	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Transfer from General Fund	$ 175,000	$ 575,000	$ -	$ -	$ 902,500	$ 1,652,500
VDOT Revenue Sharing	$ 175,000	$ 575,000			$ 902,500	$ 1,652,500
Stormwater Fee Collection	$ 2,215,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,223,000
Community Development Subtotal	**$ 2,565,000**	**$ 1,152,000**	**$ 2,000**	**$ 2,000**	**$ 1,807,000**	**$ 5,528,000**

USES	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
COMMUNITY DEVELOPMENT						
Lake Shenandoah Watershed	$ 1,610,000					$ 1,610,000
Stormwater Control Facility	$ 605,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 613,000
VA 276 at VA 253 Left Turn Lane	$ 350,000	$ 1,150,000				$ 1,500,000
Garbers Church Road Bike & Buggy Lane					$ 1,805,000	$ 1,805,000
Community Development Subtotal	**$ 2,565,000**	**$ 1,152,000**	**$ 2,000**	**$ 2,000**	**$ 1,807,000**	**$ 5,528,000**

CD-01 Lake Shenandoah Watershed Culvert Improvements

Location

Shen Lake Drive, Baybrook Drive, and Berryfield Drive

Description

The project will target interrelated storm sewer improvements by upgrading two upstream culverts at Baybrook Drive and Berryfield Drive within existing VDOT rights-of-way and reconstructing a crossing at Shen Lake Drive (Route 689). This project is planned for completion in FY2021 at an estimated total cost of $1.61m funded through a 50% match between the County and VDOT as part of the Revenue Sharing program.

Improvements will enhance corridor reliability by improving circulation through the reduction of recurring closures due to localized roadway flooding.

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Lake Shenandoah Watershed	$ 1,610,000					$ 1,610,000

Comprehensive Plan Goals

• GOAL 1: Preserve the Quality of Natural Resources.

o Policy 1.1.6: Take a comprehensive approach to stormwater management

o Strategy 1.3: Protect environmentally sensitive areas.

The solutions outlined in the 2013 Rockingham County Lake Shenandoah Watershed Study have been coordinated with the Virginia Department of Transportation (VDOT) Harrisonburg Residency. Partnering with VDOT on these solutions is crucial since undersized culverts and associated roadway flooding contribute, in part, to the residential flooding found along Congers Creek in addition to recurring flooding on the secondary roadway system within the Watershed Area.

• GOAL 9: Achieve Efficient and Effective Public Safety Responses.

o Strategy 9.1: Continue to improve the provision of emergency services.

The improvements have been coordinated with VDOT Harrisonburg Residency staff to enhance existing storm sewer facilities. The net result will improve access to first responders during emergency incidents and mitigate flooding issues to reduce calls for service and the likelihood of localized flooding in the Port Republic Road District (Station #4) and lower average response times throughout the network.

• GOAL 10: Preserve and Improve Free Flow of Traffic and Improve the Safety of the Road System.

o Policy 10.5.5: Maximize, when fiscally possible, the participation in the state revenue sharing program.

CD-02 Stormwater Control Facility

Location

Lake Shenandoah Watershed

Description

Project entails the construction and maintenance of a stormwater control facility within the Lake Shenandoah watershed. This item is for a detention or retention basin with possible additional water quality treatment features such as wetland cells.

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Stormwater Control Facility	$ 605,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 613,000

Comprehensive Plan Goals

• GOAL 1: Preserve the Quality of Natural Resources.

o Policy 1.1.6: Take a comprehensive approach to stormwater management

o Strategy 1.3: Protect environmentally sensitive areas.

The solutions outlined in the 2013 Rockingham County Lake Shenandoah Watershed Study will be expanded upon by an updated engineering study commissioned by the Lake Shenandoah Stormwater Control Authority in 2020 to address the residential flooding within the Watershed Area. As part of this study, a centralized basin will serve to receive other associated upgrades to stormwater control infrastructure.

CD-03 VA 276 and VA 253 Left Turn Lane

Location

VA 276 Cross Keys Road at VA 253 Port Republic Road Intersection

Description

The project would widen existing VA 276 to accommodate through/right turn lanes and new dedicated left turn lanes at intersection at a cost of $1.5 million. This project is proposed to be completed in FY2021 and recommended to be funded with a 50-50 match between the County and VDOT through the Highway Revenue Sharing program. The installation of left turn lanes will improve the congestion at the intersection of two regionally important primary roads for local and commuter traffic.

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
VA 276 at VA 253 Left Turn Lane	$ 350,000	$ 1,150,000				$ 1,500,000

Comprehensive Plan Goals

• GOAL 10: Preserve and Improve Free Flow of Traffic and Improve the Safety of the Road System.

o Policy 10.5.5: Maximize, when fiscally possible, the participation in the state revenue sharing program.

Improvements will enhance corridor reliability by improving circulation. This project seeks to resolve an issue with left turns from Cross Keys Road onto Port Republic Road and anticipate future issues, thus improving traffic flow and safety. Separating through movements from left- turn movements and adjusting signalization to provide a dedicated left- turn phase will reduce crashes and wait time for both through and left movements.

CD-04 Garbers Church Road Bike and Buggy Lane

Location

Garbers Church Road between Erickson Avenue and VA 42 John Wayland Highway within the Harrisonburg-Dayton Urban Growth Area.

Description

This project will design and construct paved, 8-foot wide lanes on both sides of Garbers Church Road from VA 42 to Erickson Avenue, approximately 0.6 miles in length. The first phase of the project shall include planning, design, engineering and acquisition of land and is proposed to be completed in FY2021 at a cost of $350,000. Phase 1 of the project is recommended to be funded through the Transportation Alternatives Program, a state-administered federal funding program. VDOT serves as the administrative agency funding 80% of eligible project costs through reimbursements with 20% of the project costs to be borne by the County.

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Garbers Church Road Bike & Buggy Lane					$ 1,805,000	$ 1,805,000

Comprehensive Plan Goals

• County Bicycle and Pedestrian Plan (2016) –

The Harrisonburg-Rockingham Metropolitan Planning Organization funded and prepared a 2018 Small Area Study of this corridor and recommended solutions being pursued with the pending TAP application. The project is identified in the County Bicycle and Pedestrian Plan as Project #R-58 and will serve to connect with Project #R-57 (VA 42 Bike-Buggy Lanes). Project #R-57 is scheduled for completion in FY 2020 and will terminate at the intersection with Garbers Church Road where Project #R-58 will serve as a new bike-buggy lane alignment.

• GOAL 10: Preserve and Improve Free Flow of Traffic and Improve the Safety of the Road System.

o Strategy 10.3: Protect existing public investments in roads by…designing a transportation system that serves all modes (motor vehicles, bicycles, buggies and pedestrians) by locating roads, paths, lanes and sidewalks according to need.

The project will improve the safety, mobility, and access of non-motorized travelers in the region by filling an essential gap in the County's bike/buggy lane network on VA 42 which connect this area of the county with Bridgewater, and Dayton to Harrisonburg. The gap is a safety problem and barrier to regional connectivity between bike-buggy lanes on VA 42, bike lanes on Erickson Avenue, and a future shared use path on

Garber's Church road in Harrisonburg. A bike crash occurred in 2017 north of the VA 42 and Garbers Church Road intersection where non-motorized facilities end.

Education

Living in the beautiful Shenandoah Valley of Virginia, Rockingham County students attend 15 elementary, 4 middle, 4 high schools, a governor's school, a technical center, and an alternative education center. The student enrollment of over 11,600 students is supported by nearly 2,000 full-time employees.

Rockingham County Public Schools (RCPS) has requested three projects for a total of $61.0M over the 5-year CIP period. The requests from RCPS include the renovation of McGaheysville Elementary School, Spotswood High School and Elkton Elementary. All of the projects are proposed to be funded through the Virginia Public School Authority.

SOURCES	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Debt				$ 7,700,000	$ 53,300,000	$ 61,000,000
Education Subtotal	**$ -**	**$ -**	**$ -**	**$ 7,700,000**	**$ 53,300,000**	**$ 61,000,000**
USES	**FY2021**	**FY2022**	**FY2023**	**FY2024**	**FY2025**	**FY2021-25**
EDUCATION						
McGaheysville Elementary				$ 7,700,000		$ 7,700,000
Spotswood High School					$ 40,000,000	$ 40,000,000
Elkton Elementary					$ 13,300,000	$ 13,300,000
Education Subtotal	**$ -**	**$ -**	**$ -**	**$ 7,700,000**	**$ 53,300,000**	**$ 61,000,000**

The Vision of the Rockingham County Comprehensive Plan states, “The County will be a place where our children can live and enjoy the same and better quality of life that we have enjoyed.” Calling for “a strong commitment to education” where schools use technology “to become true focal points of smaller communities,” the Comprehensive Plan also proposes to protect “historic buildings and sites for the benefit of future generations.” Additionally, the Plan cites technology businesses as a main driver of the “expansion of the local economy” and calls for the continued promotion of “modern telecommunications infrastructure to support continued economic development.”

ED-01 McGaheysville Elementary School

Location

9508 Spotswood Trail, McGaheysville, VA 22840

Description

The McGaheysville Elementary School, dated 1969 currently operates an HVAC system that is more than fifty years old. Proposed renovations include a new HVAC system, new windows, new exterior doors, asbestos abatement, new lighting, new floors, new ceilings, restroom renovations, new electric circuits, new hallway ceramic tile wainscoting, kitchen renovations, and painting. The project is proposed to be completed in FY2024 and is proposed to be funded through the Virginia Public Schools Authority.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
McGaheysville Elementary					$ 7,700,000		$ 7,700,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Policy 8.2.1. Continue to improve the flexibility of facilities to expand and contract in response to changing short-term needs.

8.2.6. Monitor and adjust long-range plans in response to public school enrollment projections and state mandated program requirements.

Updating the building with a new HVAC system will enable the system to be partitioned to accommodate activities of various sizes while only heating or cooling the area in use. Additionally, the upgraded HVAC system, windows, doors, and lighting will be energy-efficient, resulting in long-term cost savings.

GOAL 12: Preserve Historic Buildings and Sites.

This project would preserve this historic resource and promote Pleasant Valley Elementary School as a focal point for the community.

Strategy 14.4 Encourage reuse of dilapidated, old, or historic structures to enhance community character and identity.

ED-02 Spotswood High School Renovation

Location

368 Blazer Dr, Penn Laird, Virginia

Description

Spotswood High School was constructed over 40 years ago. Proposed renovations include a new HVAC system, new windows, new exterior doors, asbestos abatement, new lighting, new floors, new ceilings, restroom renovations, new electric circuits, new hallway ceramic tile wainscoting, kitchen renovations, and painting. The project is proposed to be completed in or beyond FY2025 and is proposed to be funded through the Virginia Public Schools Authority.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Spotswood High School						$ 40,000,000	$ 40,000,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Policy 8.2.1. Continue to improve the flexibility of facilities to expand and contract in response to changing short-term needs.

Updating the building with a new HVAC system will enable the system to be partitioned to accommodate activities of various sizes while only heating or cooling the area in use. Additionally, the upgraded HVAC system, windows, doors, and lighting will be energy-efficient, resulting in long-term cost savings.

GOAL 12: Preserve Historic Buildings and Sites.

This project seeks to preserve this historic resource and promote John Wayland Elementary School as a focal point for the community.

Strategy 14.4 Encourage reuse of dilapidated, old, or historic structures to enhance community character and identity.

ED-03 Elkton Elementary School Renovation

Location

302 B St., Elkton, Virginia 22827

Description

The Original section of Elkton Elementary dated 1939 and the 1972 addition to the building currently operate an HVAC system that approaches 50 years old. Individual room unit parts are becoming obsolete. Proposed renovations include new HVAC components, new windows, new doors, new flooring, new ceilings, new lighting, additional electrical circuits, asbestos abatement, kitchen updates and painting.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Elkton Elementary						$ 13,300,000	$ 13,300,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Updating the building with a new HVAC system will enable the system to be partitioned to accommodate activities of various sizes while only heating or cooling the area in use. Additionally, the upgraded HVAC system, windows, doors, and lighting will be energy-efficient, resulting in long-term cost savings.

GOAL 12: Preserve Historic Buildings and Sites.

This project seeks to preserve this historic resource and promote Fulks Run Elementary School as a focal point for the community.

Strategy 14.4 Encourage reuse of dilapidated, old, or historic structures to enhance community character and identity.

Landfill

The Landfill is operated by the County and is established to provide citizens with safe and cost-effective waste disposal and recycling options.

SOURCES	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Landfill Fund Reserve				$ 150,000	$ 200,000	$ 350,000
Landfill Subtotal	**$ -**	**$ -**	**$ -**	**$ 150,000**	**$ 200,000**	**$ 350,000**
USES	**FY2021**	**FY2022**	**FY2023**	**FY2024**	**FY2025**	**FY2021-25**
LANDFILL						
Landfill Cell Phase 5B				$ 150,000	$ 200,000	$ 350,000
Landfill Subtotal	**$ -**	**$ -**	**$ -**	**$ 150,000**	**$ 200,000**	**$ 350,000**

PW-01 Landfill Cell Phase 5B

Location

813 Greendale Road, Harrisonburg, VA 22801

Description

The current landfill cell phase 5A has an expected life of 6 years. The design of the new cell phase needs to begin in order for the design to be complete and then reviewed and approved by the Department of Environmental Quality. Construction can then begin and be completed in time for the new phase to open prior to the old one filling up. Rockingham County has a solid waste plan approved by DEQ that requires management of our solid waste which includes our landfill operations.

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Landfill Cell Phase 5B				$ 150,000	$ 200,000	$ 350,000

Comprehensive Plan Goals

GOAL 1: Preserve the Quality of Natural Resources.

Expanding the existing landfill facility will help to prevent the need for additional facilities located elsewhere in the County.

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Expanding the existing landfill facility will maximize the efficiency of the land.

Public Safety

Public Safety is made up of the departments charged with ensuring public safety, the Sheriff's Office, the Harrisonburg-Rockingham Emergency Communications Center (HRECC), and the Department of Fire and Rescue. The Department of Fire and Rescue submitted five projects for consideration in the FY21-25 CIP. The HRECC has their own CIP and will be incorporated in future Rockingham County plans.

SOURCES	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Cash Proffer	$ 75,000					$ 75,000
State Grant	$ 157,500	$ 145,000	$ 150,000	$ 160,000		$ 612,500
Transfer from General Fund	$ 732,500	$ 795,000	$ 810,000	$ 820,000	$ 660,000	$ 3,817,500
Debt			$ 1,500,000			$ 1,500,000
Public Safety Subtotal	**$ 965,000**	**$ 940,000**	**$ 2,460,000**	**$ 980,000**	**$ 660,000**	**$ 6,005,000**
USES	**FY2021**	**FY2022**	**FY2023**	**FY2024**	**FY2025**	**FY2021-25**
PUBLIC SAFETY						
Cardiac Monitor Replacement	$ 315,000					$ 315,000
Fire Engine Replacement			$ 660,000	$ 660,000	$ 660,000	$ 1,980,000
Ambulance Replacement		$ 290,000	$ 300,000	$ 320,000		$ 910,000
Ladder Truck Replacement	$ 650,000	$ 650,000				$ 1,300,000
North Area Response Station			$ 1,500,000			$ 1,500,000
Public Safety Subtotal	**$ 965,000**	**$ 940,000**	**$ 2,460,000**	**$ 980,000**	**$ 660,000**	**$ 6,005,000**

Comprehensive Plan Goals

Goal 9. Achieve Efficient and Effective Public Safety Responses (fire, rescue, law enforcement)

9.1.1. Evaluate issues related to response time, service areas and operating standards to ensure high levels of service

Strategy 14.3 Promote cooperation and collaboration between the County and Towns and between the County and City.

The Vision of the Rockingham County Comprehensive Plan recognizes the need for "healthy, managed growth while protecting and capitalizing on the assets which have encouraged people to come here in the first place." Further, public services should be "designed and located to meet the needs of citizens of all ages and incomes." The Vision also calls for strong cooperation among local governments with coordination between the City of Harrisonburg and the County on all policies including land use and public services.

PS-01 Cardiac Monitor Replacement

Location

Various Fire and Rescue Stations around the County

Description

The current cardiac monitors are outdated and will lose operational support from Philips Company in the very near future. 5 monitors are in immediate need of replacement (2020/21) and the others will soon follow. Sentara RMH Foundation provided 20 initial monitors to help get this project started however no additional funding is being provided by the foundation. These additional 9 monitors will provide each response area with the most up to date and efficient monitors to provide the necessary emergency care to those communities. These specific monitors serve as a vital link of communication between the hospital and our field providers to ensure proper diagnosis and treatment of heart attack victims.

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Cardiac Monitor Replacement	$ 315,000					$ 315,000

Comprehensive Plan Goals

Strategy 9.1 Continue to improve the provision of emergency services

9.1.1. Evaluate issues related to response time, service areas and operating standards to ensure high levels of service.

PS-02 Fire Engine Replacement

Location

Fire Stations in Rockingham County

Description

In our 2020 plan we outlined the need to replace primary fire apparatus in Rockingham County. The process has been very useful in providing at least one front line Fire Engine/Pumper in the response districts. The program has allowed Rockingham County Departments to continue to operate functional apparatus and provide other equipment pertinent for operation. This funding source for equipment is imperative to firefighting safety and operations.

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Fire Engine Replacement			$ 660,000	$ 660,000	$ 660,000	$ 1,980,000

Comprehensive Plan Goals

Strategy 9.1 Continue to improve the provision of emergency services

9.1.1. Evaluate issues related to response time, service areas and operating standards to ensure high levels of service.

PS-03 Ambulance Replacement

Location

Rockingham County Rescue Stations

Description

Rockingham County Fire & Rescue purchased our first ambulance in 2012; this unit has a large response area with an average of 510 calls per year. This unit will be moved to a reserve status so that when one is out of service we still have an ambulance to deliver emergency services. We currently do not have any spare units when one break down or is out for preventive maintenance. The 2022-2023 Ambulance is for the North End Emergency Response Station; this unit will fill a large gap in emergency services in the North Central portion of Rockingham County and will also back up both, Singers Glen and the Broadway response district. The 2023-2024 Ambulance will serve as a replacement unit for the Ambulance currently responding in the Elkton/Massanutten Response area due to the age and wear and tear on that current unit.

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Ambulance Replacement		$ 290,000	$ 300,000	$ 320,000		$ 910,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Providing a new primary apparatus to each rescue station helps to ensure reliable responses to emergency calls.

GOAL 9: Achieve Efficient and Effective Public Safety Responses.

Providing a new primary apparatus to each rescue station helps to ensure reliable responses to emergency calls.

PS-04 Ladder Truck Replacement

Location

Rockingham County Fire Stations

Description

The County purchased the current ladder truck used in 2015. Since the truck is 28 years old it has required numerous repairs and due to the age of the truck it is extremely hard to find parts to repair the unit. Most recently we have started to have motor problems making the truck unreliable. With all the commercial properties in the response area that the Port Road Emergency Response Station is responsible for it is important to have a unit that is in good working order. There are also several assisted living facilities and nursing homes in that response district. Without the piece of equipment there will be a delay of possible rescue of personnel from upper floors we also would not have the capabilities to flow water from an elevated position when needed.

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Ladder Truck Replacement	$ 650,000	$ 650,000				$ 1,300,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

New apparatuses are more efficient than maintaining apparatuses that are beyond their useful lifespans.

GOAL 9: Achieve Efficient and Effective Public Safety Responses.

Providing a new primary apparatus to each fire station helps to ensure reliable responses to emergency calls.

PS-05 North Area Response Station

Location

North Area

Description

The North Area Response Station (Kratzer Road station) was identified as a future need in the previous 2020 plan. The response time to that area for EMS is greater than 10 minutes for travel time alone and in many cases the times have been longer due to the traffic in the city. This project was pushed back due to an immediate need in another part of the county. This station is not only vital to serve the area it is being built in but also as a second due agency for the Singers Glenn Rescue area. Currently, Clover Hill and Broadway are covering now Monday through Friday 6am-6pm, thus putting a strain on both agencies.

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
North Area Response Station			$ 1,500,000			$ 1,500,000

Comprehensive Plan Goals

GOAL 6: Achieve a Balance of Compatible Land Uses and Communities in which people can live, work, and play.

Constructing this new facility will help provide protection to the immediate area and support to the adjacent districts, including Broadway and Singers Glen.

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Constructing this new facility will help lower average response times and lower the insurance rates for the area between Broadway and Harrisonburg.

GOAL 9: Achieve Efficient and Effective Public Safety Responses.

Adding this facility to the network of Fire and Rescue facilities will help improve the service levels in the Broadway District and lower average response times throughout the network.

Facilities

The general category of Facilities includes all of those projects related to County Office Buildings.

SOURCES	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Share with the City	$ 250,000				$ 26,750,000	$ 27,000,000
HR/DSS Fund Reserve	$ 1,000,000		$ 140,000			$ 1,140,000
Transfer from General Fund	$ 280,000	$ 30,000	$ 165,000	$ 350,000	$ 175,000	$ 1,000,000
Debt				$ 700,000	$ 26,750,000	$ 27,450,000
Public Safety Subtotal	**$ 1,530,000**	**$ 30,000**	**$ 305,000**	**$ 1,050,000**	**$ 53,675,000**	**$ 56,590,000**
USES	**FY2021**	**FY2022**	**FY2023**	**FY2024**	**FY2025**	**FY2021-25**
FACILITIES						
Lower Courts Building Project					$ 50,000,000	$ 50,000,000
County Security Upgrades	$ 30,000	$ 30,000	$ 30,000			$ 90,000
Human Services Building HVAC	$ 1,500,000					$ 1,500,000
Administration Building HVAC			$ 75,000	$ 30,000		$ 105,000
Human Services Building Elevator			$ 140,000			$ 140,000
Admin Building Access			$ 60,000			$ 60,000
Admin Building Parking				$ 30,000		$ 30,000
Old Courthouse, HVAC, Lighting					$ 3,500,000	$ 3,500,000
Storage Building Maintenance Shed				$ 700,000		$ 700,000
Old Courthouse Exterior Lighting				$ 100,000		$ 100,000
Old Courthouse Paving Sidewalk				$ 150,000		$ 150,000
Technology Office Space				$ 40,000		$ 40,000
Administration Building Lighting					$ 175,000	$ 175,000
Public Works Subtotal	**$ 1,530,000**	**$ 30,000**	**$ 305,000**	**$ 1,050,000**	**$ 53,675,000**	**$ 56,590,000**

FA-01 Lower Courts Building Project

Location

53 Court Square, Harrisonburg, VA

Description

Anticipated growth in Rockingham County and Harrisonburg City over the next 5 to 10 years will exceed the space needs of current facilities. Current court facilities will not adequately accommodate anticipated growth in Rockingham county and Harrisonburg City over the next 5 to 10 years.

Goals and Objectives: To provide adequate facilities for county and State employees. To maintain these county buildings in a state of repair and good condition. To satisfy occupant's request for upgrades, reconditioning and improvements. To minimize or if possible eliminate any threats to the safety of the public and of the resident employees.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Lower Courts Building Project						$ 50,000,000	$ 50,000,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Strategy 8.3 Reduce service costs through collaborative relationships with other jurisdictions and private sector providers.

Strategy 14.3 Promote cooperation and collaboration between the County and Towns and between the County and City.

Strategy 14.4 Encourage reuse of dilapidated, old, or historic structures to enhance community character and identity.

Timely replacement of necessary infrastructure has the potential to prevent more expensive repairs to other important assets in the future, thus improving efficiency of the entire system.

FA-02 County Security Upgrades

Location

Jail, District Courts, Human Services, Administration Buildings

Description

The Access Control system controls have become obsolete as the manufacturer of Interlogix controls has recently discontinued the line of controls which has been used throughout the listed county buildings. Hardware will be able to stay in place, however the head-end controls will need to be replaced over the next several years.

Goals and Objectives: To maintain these county buildings in a state of repair and good condition. To satisfy occupant's request for upgrades, reconditioning and improvements. To minimize or if possible eliminate any threats to the safety of the public and of the resident employees.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
County Security Upgrades		$ 30,000	$ 30,000	$ 30,000			$ 90,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Goal 9: Achieve Efficient and Effective Public Safety Responses. (fire, rescue, law enforcement)

Strategy 9.1 Continue to improve the provision of emergency services

Timely replacement of necessary infrastructure has the potential to prevent more expensive repairs to other important assets in the future, thus improving efficiency of the entire system.

FA-03 Human Services Building HVAC

Location

110 North Mason Street, Harrisonburg, VA

Description

HVAC Equipment at the Human Services Building is greater than 25 years old. System controls and equipment fails frequently costing the county/city significant time and money in repairs, not to mention inconvenience for program staff and employees. Lighting upgrade should be included in this renovation because HVAC renovations will effect existing lighting systems.

Goals and Objectives: To maintain these county buildings in a state of repair and good condition. To satisfy occupant's request for upgrades, reconditioning and improvements. To minimize or if possible eliminate any threats to the safety of the public and of the resident employees.

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Human Services Building HVAC	$ 1,500,000					$ 1,500,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Strategy 8.3 Reduce service costs through collaborative relationships with other jurisdictions and private sector providers.

Timely replacement of necessary infrastructure and efficient allocation of existing resources help to improve the efficient use and maintenance of facilities.

FA-04 Administration Building HVAC

Location

20 East Gay Street, Harrisonburg, VA 22802

Description

The HVAC equipment has been in the process of being replaced in the past several years due to repeated failures and it's age which extends beyond 25 years old. There are at least 6 more Air handler units which need to be replaced in order for the overall replacement project is complete. This will also include the refurbishment or replacement of the Liebert unit which serves the IT Server room.

Goals and Objectives: To maintain these county buildings in a state of repair and good condition. To satisfy occupant's request for upgrades, reconditioning and improvements. To minimize or if possible eliminate any threats to the safety of the public and of the resident employees.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Administration Building HVAC				$ 75,000	$ 30,000		$ 105,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Timely replacement of necessary infrastructure has the potential to prevent more expensive repairs to other important assets in the future, thus improving efficiency of the entire system.

FA-05 Human Services Building Elevator

Location

110 North Mason Street, Harrisonburg VA

Description

The elevator in the Human Services Building is over 25 years old. Southern Elevator technicians are encouraging us to modernize the elevator, indicating that parts will continue to become more and more difficult to find.

Goals and Objectives: To maintain these county buildings in a state of repair and good condition. To satisfy occupant's request for upgrades, reconditioning and improvements. To minimize or if possible eliminate any threats to the safety of the public and of the resident employees.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Human Services Building Elevator				$ 140,000			$ 140,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Maintaining and modernizing this important structure will help ensure the human and social services are properly housed in a central location with appropriate space.

FA-06 Admin Building Access Control and Security

Location

20 East Gay Street, Harrisonburg VA

Description

Discussions of needed security measures have been held for several years. The administration building has had very little security systems put in place to protect employees from potential intrusion.

Goals and Objectives: To maintain these county buildings in a state of repair and good condition. To satisfy occupant's request for upgrades, reconditioning and improvements. To minimize or if possible eliminate any threats to the safety of the public and of the resident employees.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Admin Building Access				$ 60,000			$ 60,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Goal 9: Achieve Efficient and Effective Public Safety Responses. (fire, rescue, law enforcement)

FA-07 Admin Building Parking Lot

Location

20 East Gay Street, Harrisonburg, VA

Description

The parking lot has been serviced well in 2017, however in order to extend the life of the lot, continued care and proper maintenance must be given. Re-sealing of cracks, re-coating and re-striping should occur within the next five years.

Goals and Objectives: To maintain these county buildings in a state of repair and good condition. To satisfy occupant's request for upgrades, reconditioning and improvements. To minimize or if possible eliminate any threats to the safety of the public and of the resident employees.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Admin Building Parking					$ 30,000		$ 30,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

FA-08 Old Courthouse HVAC, Lighting and Fire Alarm

Location

80 Court Square, Harrisonburg, VA 22802

Description

The HVAC systems at the Old Courthouse is more than 20 years old. We are seeing an increased amount of system failures at various levels. The pneumatic controls are very outdated and in need of upgrade. This system upgrade will likely include lighting upgrade along with Fire Alarm upgrade as these systems will be effected with the HVAC project.

Goals and Objectives: To maintain county buildings in a state of repair and good condition. To satisfy occupant's request for upgrades, reconditioning and improvements. To minimize or if possible eliminate any threats to the safety of the public and of the resident employees.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Old Courthouse, HVAC, Lighting						$ 3,500,000	$ 3,500,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Maintaining and modernizing this important structure will help ensure the court services are properly housed in a central location with appropriate space.

GOAL 12: Preserve Historic Buildings and Sites.

The Old Courthouse is an iconic structure for the Harrisonburg-Rockingham area, as well as for the entire Shenandoah Valley.

GOAL 14: Achieve Community Identity, Cooperation, Spirit, and Solidarity.

As a focal point for the Harrisonburg-Rockingham community, the Old Courthouse helps to foster a spirit of identity and community.

FA-09 Storage Building Maintenance Shop

Location

Mt Clinton Pike, Harrisonburg, VA

Description

The county does not have enough storage space to facilitate various department needs and request to store furnishings, equipment, files, materials etc. Maintenance department has minimal room for equipment storage and adequate space to build projects, repair equipment and components from various county facilities.

Goals and Objectives: To provide adequate facilities for county and state employees. To maintain these county buildings in a state of repair and good condition. To satisfy occupant's request for upgrades, reconditioning and improvements. To minimize or if possible eliminate any threats to the safety of the public and of the resident employees.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Storage Building Maintenance Shed					$ 700,000		$ 700,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Maintaining and modernizing this important structure will help ensure the court services are properly housed in a central location with appropriate space.

FA-10 Old Courthouse Exterior Lighting and Landscaping

Location

80 Court Square, Harrisonburg, VA 22802

Description

Exterior lighting at the courthouse is out dated and not at all economical. Existing lighting is inefficient and causes significant light pollution within the city. New LED lighting which is creatively and artistically positioned will much improve the attractiveness of the courthouse building and grounds at night and will provide energy cost savings.

The courthouse yard has many uneven places and is poorly designed with regard to aesthetics and public use. Carefully designed landscaping efforts will greatly improve the downtown courtyard appearance and public usability.

Goals and Objectives: To provide adequate facilities for county and State employees. To maintain county buildings in a state of repair and good condition. To satisfy occupant's request for upgrades, reconditioning and improvements. To minimize or if possible eliminate any threats to the safety of the public and of the resident employees.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Old Courthouse Exterior Lighting					$ 100,000		$ 100,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Maintaining and modernizing this important structure will help ensure the court services are properly housed in a central location with appropriate space.

GOAL 12: Preserve Historic Buildings and Sites.

12.1.2 Encourage the adaptive reuse and rehabilitation of existing historic structures for new, compatible uses, while retaining the integrity of the structure.

The Old Courthouse is an iconic structure for the Harrisonburg-Rockingham area, as well as for the entire Shenandoah Valley.

GOAL 14: Achieve Community Identity, Cooperation, Spirit, and Solidarity.

As a focal point for the Harrisonburg-Rockingham community, the Old Courthouse helps to foster a spirit of identity and community.

FA-11 Old Courthouse Paver Sidewalk Replacement

Location

80 Court Square, Harrisonburg, VA 22802

Description

The paver sidewalk in and around the courthouse grounds has become uneven in many places with divots and swells. Recent and past projects on the courthouse grounds has damaged the sidewalk in areas making some areas to be a potential safety hazard. Removing snow on these sidewalks has become a problem as shovel blades and tractor blades do not float evenly across the surface.

Goals and Objectives: To provide adequate facilities for county and State employees. To maintain these county buildings in a state of repair and good condition. To satisfy occupant's request for upgrades, reconditioning and improvements. To minimize or if possible eliminate any threats to the safety of the public and of the resident employees.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Old Courthouse Paving Sidewalk					$ 150,000		$ 150,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Maintaining and modernizing this important structure will help ensure the court services are properly housed in a central location with appropriate space.

GOAL 12: Preserve Historic Buildings and Sites.

The Old Courthouse is an iconic structure for the Harrisonburg-Rockingham area, as well as for the entire Shenandoah Valley.

GOAL 14: Achieve Community Identity, Cooperation, Spirit, and Solidarity.

As a focal point for the Harrisonburg-Rockingham community, the Old Courthouse helps to foster a spirit of identity and community.

FA-12 Technology Office Space

Location

20 East Gay Street, Harrisonburg, VA

Description

The County Technology Department anticipates alternative office space needs. Three enclosed offices are needed in their department to house three employees. The three additional offices would put all Analyst positions in offices, where they can meet privately with individuals and be on speaker phone for conference calls without disruption of other staff. It would also create a conference area that could be used in the future to house at least one additional employee. Cubical office structures will continue to be used for technicians and the Administrative Assistant.

Goals and Objectives: To provide adequate facilities for county employees. To maintain county buildings in a state of repair and good condition. To satisfy occupant's request for upgrades, reconditioning and improvements. To minimize or if possible eliminate any threats to the safety of the public and of the resident employees.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Technology Office Space					$ 40,000		$ 40,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Maintaining and modernizing this important structure will help ensure the court services are properly housed in a central location with appropriate space.

FA-13 Administration Building Lighting

Location

20 East Gay Street, Harrisonburg, VA

Description

Lighting systems in the Administration building are outdated. Some old T-12 fixtures still exist which are not economical. New LED lighting will light the building better with far less energy used.

Goals and Objectives: To maintain these county buildings in a state of repair and good condition. To satisfy occupant's request for upgrades, reconditioning and improvements. To minimize or if possible eliminate any threats to the safety of the public and of the resident employees.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Administration Building Lighting						$ 175,000	$ 175,000

Comprehensive Plan Goals

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Maintaining and modernizing this important structure will help ensure the court services are properly housed in a central location with appropriate space.

Recreation

The mission of the Recreation Department is to foster lifetime involvement in and appreciation of activities that enrich the lives of all citizens of Rockingham County by providing high quality recreation and leisure activities.

SOURCES	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Tourism Fund					$ 1,000,000	$ 1,000,000
Transfer from General Fund					$ 370,000	$ 370,000
Debt					$ 7,000,000	$ 7,000,000
Public Safety Subtotal	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,370,000**	**$ 8,370,000**
USES	**FY2021**	**FY2022**	**FY2023**	**FY2024**	**FY2025**	**FY2021-25**
RECREATION						
Maintenance Building at Park					$ 210,000	$ 210,000
Playground Parking Lot					$ 160,000	$ 160,000
Amphitheater					$ 1,000,000	$ 1,000,000
Recreation Center/Field House					$ 7,000,000	$ 7,000,000
Recreation Subtotal	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,370,000**	**$ 8,370,000**

RE-01 Maintenance Building at Rockingham Park at the Crossroads

Location

North of Spotswood Trail, west of Indian Trail Road; Rockingham Park at the Crossroads.

Description

Construction of a Maintenance Building to ensure meeting the growing maintenance needs for Rockingham Park. The park will open additional amenities in 2020 with the addition of two baseball fields, the construction of the walking trail and a pavilion.

The building would allow storage of equipment needed for park operation in a central location, and would allow the maintenance personnel to address repairs of equipment on site. Therefore ensuring a more efficient and timely response to meet the growing maintenance needs at the park.

In addition, a building could also allow for additional public restrooms (if combined with building infrastructure), therefore increasing the number of available public restrooms at the park.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Maintenance Building at Park						$ 210,000	$ 210,000

Comprehensive Plan Goals

GOAL 2: Preserve the Scenic Beauty of the Landscape.

Located at the foot of Massanutten Mountain, the preservation of this open space will help to protect the view of this important feature.

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Strategy 8.1 Locate public facilities in designated Urban Growth Areas to promote compact development and reduce service costs.

Located at the edge of the Urban Growth Area near new and existing development projects, the regional park will be accessible from several large population centers.

RE-02 Playground Parking Lot

Location

North of Spotswood Trail, west of Indian Trail Road; Rockingham Park at the Crossroads.

Description

The conversion of a gravel parking lot into a permanent asphalt parking lot. The parking lot is located in close proximity to the playground in the park. The current lot is a temporary solution to provide additional parking spaces for Rockingham Park visitors. The parks and rec department is seeing an increase in vehicle traffic and the need for additional parking solutions at Rockingham Park with planned future development (additional baseball fields will open Fall 2020, walking trail will open by Spring 2020, playground pavilion (by summer/fall 2020).

Construction of the parking lot would also require the construction of an additional bio-retention basin to satisfy environmental regulations. The cost for the retention basin is included in this request.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Playground Parking Lot						$ 160,000	$ 160,000

Comprehensive Plan Goals

GOAL 5: Achieve a Strong and Compatible Tourist Industry.

Hosting regional athletic events will help to attract participants, spectators, and visitors from across the region.

GOAL 6: Achieve A Balance of Compatible Land Uses and Communities in which people can live, work and play.

This project provides athletic fields and recreation facilities near the Urban Growth Area and near several large population centers.

GOAL 13: Achieve a Rich and Diverse Community of Arts, Culture and other features of the “life beyond work.”

This project offers amenities for the community to achieve a work-life balance.

RE-03 Amphitheater

Location

North of Spotswood Trail, west of Indian Trail Road; Rockingham Park at the Crossroads.

Description

Please supply description

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Amphitheater						$ 1,000,000	$ 1,000,000

Comprehensive Plan Goals

GOAL 5: Achieve a Strong and Compatible Tourist Industry.

Hosting regional athletic events will help to attract participants, spectators, and visitors from across the region.

GOAL 6: Achieve A Balance of Compatible Land Uses and Communities in which people can live, work and play.

This project provides athletic fields and recreation facilities near the Urban Growth Area and near several large population centers.

GOAL 13: Achieve a Rich and Diverse Community of Arts, Culture and other features of the “life beyond work.”

This project offers amenities for the community to achieve a work-life balance.

RE-04 Recreation Center/Field House

Location

North of Spotswood Trail, west of Indian Trail Road; Rockingham Park at the Crossroads.

Description

Space to host recreation department activities is the biggest challenge we face as a department. To always be at the mercy of local elementary and middle schools for gym space creates consistent conflicts and issues. Everyone in Rockingham County is vying for gym time/space including the rec department, local AAU, SVU soccer, adult leagues, volleyball leagues, etc. and all of these groups only gain access when the school itself doesn't have an evening activity planned. While the rec department is 'usually' able to hold 'most' of our activities, some group (with Rockingham County Roots) is usually going to be left out. There are just more activities than we have space available. Many (if not most) localities our size have access to a recreation center. Construction of a facility would not only open up opportunities for more folks to be involved but would create revenue as well through hosting numerous types of tournaments and events.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Recreation Center/Field House						$ 7,000,000	$ 7,000,000

Comprehensive Plan Goals

GOAL 5: Achieve a Strong and Compatible Tourist Industry.

Hosting regional athletic events will help to attract participants, spectators, and visitors from across the region.

GOAL 6: Achieve A Balance of Compatible Land Uses and Communities in which people can live, work and play.

This project provides athletic fields and recreation facilities near the Urban Growth Area and near several large population centers.

GOAL 13: Achieve a Rich and Diverse Community of Arts, Culture and other features of the “life beyond work.”

This project offers amenities for the community to achieve a work-life balance.

Utilities

The Rockingham County Utilities Department is a public water and wastewater utility that delivers the highest quality services to its customers.

SOURCES	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Water/Sewer Fund Reserve	$ 50,000	$ 1,600,000	$ 800,000	$ 1,920,000	$ 35,720,000	$ 40,090,000
Utilities Subtotal	**$ 50,000**	**$ 1,600,000**	**$ 800,000**	**$ 1,920,000**	**$ 35,720,000**	**$ 40,090,000**

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
UTILITIES						
Three Springs Water Plant			$ 50,000	$ 950,000		$ 1,000,000
Lakewood Sewage Pump Station		$ 750,000				$ 750,000
Three Springs 3rd Treatment Skid				$ 110,000	$ 2,250,000	$ 2,360,000
Cross Keys Sewage Pump Station		$ 50,000	$ 750,000			$ 800,000
Peak Water Tank	$ 50,000	$ 800,000				$ 850,000
McGaheysville Water Tank				$ 110,000	$ 2,100,000	$ 2,210,000
Pleasant Valley Utility Office					$ 370,000	$ 370,000
24" Waterline - Three Springs				$ 500,000	$ 26,000,000	$ 26,500,000
Rt. 11 North Water Extension				$ 250,000	$ 5,000,000	$ 5,250,000
Utilities Subtotal	**$ 50,000**	**$ 1,600,000**	**$ 800,000**	**$ 1,920,000**	**$ 35,720,000**	**$ 40,090,000**

UT-01 Three Springs Water Plant 3rd Well

Location

3275 Three Springs Road, McGaheysville, VA 22840

Description

Currently, the Three Springs Water Plant operates off of two (2) wells and the plant is rated at 3.67 million gallons per day (MGD) but is in the process of being re-rated to approximately 4.0 MGD. Current summer production has been around 3.0 MGD and which is nearing our 80% requirement to plan for plant expansion. The land has been purchased and a test well constructed. This project would further develop the well site by re-drilling a larger well and installing pumps and piping to the water plant. This work is necessary to provide water service to all future growth areas under the Comprehensive Plan.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Three Springs Water Plant				$ 50,000	$ 950,000		$ 1,000,000

Comprehensive Plan Goals

GOAL 1: Preserve the Quality of Natural Resources.

Extending these water lines will help to promote compact development on public utilities rather than on private wells.

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

8.1.1. Locate utilities in growth areas to promote infill development and to phase the build-out of new growth areas.

Locating public facilities in designated Urban Growth Areas helps to promote compact development and reduce service costs.

UT-02 Lakewood Sewage Pump Station

Location

1242 Massanetta Springs Road, Rockingham, VA 22801

Description

The existing station was built is 2005 but had some deficiencies with the construction. The pumps were upgraded to handle increased sewage flows but the station is nearing its capacity. The comprehensive plan shows growth in this area (east of the City of Harrisonburg) and the station will need to relocated to upgrade its capacity and better serve the area.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Lakewood Sewage Pump Station			$ 750,000				$ 750,000

Comprehensive Plan Goals

GOAL 1: Preserve the Quality of Natural Resources.

Extending these water lines will help to promote compact development on public utilities rather than on private wells.

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

8.1.1. Locate utilities in growth areas to promote infill development and to phase the build-out of new growth areas.

Locating public facilities in designated Urban Growth Areas helps to promote compact development and reduce service costs.

UT-03 Three Springs 3rd Treatment Skid

Location

3275 Three Springs Road, McGaheysville, VA 22840

Description

Currently, the Three Springs Water Plant operates off of two (2) wells and the plant is rated at 3.67 million gallons per day (MGD) but is in the process of being re-rated to approximately 4.0 MGD. Current summer production has been around 3.0 MGD and which is nearing our 80% requirement to plan for plant expansion. This project would be a continuation of our 3rd well development. A 3rd treatment/filter skid will be necessary to handle the increased flows to the plant and increase water production. This work is necessary to provide water service to all future growth areas under the Comprehensive Plan.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Three Springs 3rd Treatment Skid					$ 110,000	$ 2,250,000	$ 2,360,000

Comprehensive Plan Goals

GOAL 1: Preserve the Quality of Natural Resources.

Increasing water treatment capacity will help promote development on public utilities rather than on private wells.

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

8.1.1. Locate utilities in growth areas to promote infill development and to phase the build-out of new growth areas.

Upgrading these pumps will help to provide adequate capacity for expected growth on public utilities.

UT-04 CrossKeys Sewage Pump Station

Location

1889 Cross Keys Road, Rockingham, VA 22801

Description

The existing station was constructed in 2009 and it has been determined that part of the design created inefficiencies in the station along with loss of capacity. Flow from this station comes from Penn Laird and the McGaheysville area of the County. The Comprehensive Plan lists McGaheysville, as well as water and sewer facilities, as a future growth area. This require additional capacity at the station.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Cross Keys Sewage Pump Station			$ 50,000	$ 750,000			$ 800,000

Comprehensive Plan Goals

GOAL 1: Preserve the Quality of Natural Resources.

Increasing water treatment capacity will help promote development on public utilities rather than on private wells.

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

The addition of a new well and pump will help ensure the water treatment plant has the capacity required for existing and potential development.

UT-05 Peak Water Tank

Location

541 Water Tower Road, Penn Laird, VA 22846

Description

Rockingham County's 3 million gallon Peak concrete water tank is a major piece of Rockingham County water infrastructure. The tank provides pressure and flow to a majority of the County's customer. The tank was constructed in 1988 and in subsequent inspections, shows a need for rehabilitation. Unfortunately, with the way the system was constructed, there is no suitable way to take the tank off-line for the work. This project would build a smaller tank that could be used during the existing tanks rehabilitation and then would act as additional storage as well as a back up for the tank in case of an emergency. Without this tank, existing customers would be without water and future growth as shown in the Comprehensive Plan would not be possible.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
UTILITIES							
Peak Water Tank		$ 50,000	$ 800,000				$ 850,000

Comprehensive Plan Goals

GOAL 1: Preserve the Quality of Natural Resources.

Extending these water lines will help to promote compact development on public utilities rather than on private wells.

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Locating public facilities in designated Urban Growth Areas helps to promote compact development and reduce service costs.

UT-06 McGaheysville Water Tank

Location

CJ Lane, McGaheysville, VA 22840

Description

The McGaheysville water system was upgraded in 2018-2019 to improve fire flow to the area. A new tank in this area would increase those flows while also providing a reliable backup to the system in case of a waterline break at any point east of Power Dam Road in McGaheysville. The Comprehensive Plan calls for additional growth in this area and this project would provide additional storage and service for any developments.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
McGaheysville Water Tank					$ 110,000	$ 2,100,000	$ 2,210,000

Comprehensive Plan Goals

GOAL 1: Preserve the Quality of Natural Resources.

Extending these water lines will help to promote compact development on public utilities rather than on private wells.

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Locating public facilities in designated Urban Growth Areas helps to promote compact development and reduce service costs.

UT-07 Pleasant Valley Utility Office

Location

955 Pleasant Valley Road, Harrisonburg, VA 22801

Description

The existing utility office is a modular that was used by Rockingham County Schools and then given to Public Works to use as an office. The existing structure is in need of repairs including the roof and structural flooring. This project would add an extension to the existing County garage and include 2 stories with bays in the lower area for parking equipment and the upper floor to be used as an office area for the utility workers.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Pleasant Valley Utility Office						$ 370,000	$ 370,000

Comprehensive Plan Goals

GOAL 1: Preserve the Quality of Natural Resources.

Extending these water lines will help to promote compact development on public utilities rather than on private wells.

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Locating public facilities in designated Urban Growth Areas helps to promote compact development and reduce service costs.

UT-08 24’ Waterline – Three Springs

Location

McGaheysville, Port Republic, Pleasant Valley

Description

Rockingham County currently has a single 16" water main that extends from the Three Springs water plant to the area of Rt. 33 and Cross Keys Road. This causes potential issues on two fronts. 1. Any break in this section can cause service outages over a large part of the system including the hospital and the Danone plant in Mt. Crawford, our largest customer. 2. This line can only carry approximately 5,000,000 gallons per day. Any higher and transmission costs become too costly to sustain. With the proposed growth shown in the Comprehensive Plan, this line will not be adequate to handle those increased flows. A new, separate line is needed to handle the increased flow while also providing an backup in case of an emergency. This project would not be built in one fiscal year but would need to be spread out over multiple years.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
24" Waterline - Three Springs					$ 500,000	$ 26,000,000	$ 26,500,000

Comprehensive Plan Goals

GOAL 1: Preserve the Quality of Natural Resources.

Extending these water lines will help to promote compact development on public utilities rather than on private wells.

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Locating public facilities in designated Urban Growth Areas helps to promote compact development and reduce service costs.

UT-09 Rt. 11 North Water Extension

Location

Rt.11 north of the City of Harrisonburg extending to Rt. 33 near the Rockingham Park at the Crossroads

Description

The Smith Creek water and sewer system currently serves the area generally located along Rt. 11 north of the City of Harrisonburg. The water to this system is supplied by and purchased from the City. This project would extend a 16" line from Rockingham Park at the Crossroads on Rt. 33 east of the City around the northeast edge of the City and connect to the existing waterline along Rt. 11 north. This project would eliminate the need to purchase water from the City of Harrisonburg and not rely on any potential restrictions on use.

		FY2021	FY2022	FY2023	FY2024	FY2025	FY2021-25
Rt. 11 North Water Extension					$ 250,000	$ 5,000,000	$ 5,250,000

Comprehensive Plan Goals

GOAL 1: Preserve the Quality of Natural Resources.

Extending these water lines will help to promote compact development on public utilities rather than on private wells.

GOAL 8: Achieve Efficient Delivery of Public Facilities and Services.

Locating public facilities in designated Urban Growth Areas helps to promote compact development and reduce service costs.

OA20-008

ORDINANCE AMENDING
TABLE 17-806.02
OF THE CODE OF ORDINANCES
OF
ROCKINGHAM COUNTY, VIRGINIA

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

That Table 17-806.02. Area, Setback, and Height – Planned be and hereby is amended as follows:

Structures by Zoning Districts	Maximum Density per Gross Acre	Minimum Setbacks from Interior Lot Lines	Minimum Setbacks from Project Perimeter	Maximum Building Height (feet)
PMF, Planned Multifamily Residential				
Duplexes	12 units	5 feet*	15 feet	45 feet
Rowhouses	16 units	10 feet*	15 feet	45 feet
Apartment structures	32 units	10 feet; and 10 feet between buildings*	15 feet	75 feet

Accessory structures	—	5 feet	15 feet and not in front yard*	No higher than primary structu

*Setbacks do not apply to units that adjoin.

All other portions of Table 17-806.02 are re-affirmed.

This ordinance shall be effective from the __ day of _____, 2020.

Adopted the __ day of _____, 2020.

	Aye	Nay	Abstain	Absent
Supervisor Trumbo District 1				
Ssupervisor Wolfe-Garrison District 2				
Supervisor Chandler District 3				
Supervisor Kyger District 4				
Supervisor Breeden District 5				

_____
Chairman of the Board of Supervisors

ATTESTE:

_____
Clerk

STAFF RECOMMENDATION **APPROVAL** **January 16, 2020**

This is a staff generated ordinance amendment.

ROCKINGHAM COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

REZONING CASE REPORT REZ20-016

Applicant	**West Lake Space, LLC.**
Address/Location	**3302 Albert Long Drive (Route 895)**
Tax Map#	125-(A)-L125A
Acreage	0.743 acre
Present Zoning	A-2 – General Agricultural District
Proposed Zoning	R-3 – General Residential
Election District	3
Comprehensive Plan	Mixed Use Center within the Stone Spring Urban Development Area-Stone Port Neighborhood Focus Area
Staff Recommendation	**Approval, February 25, 2020**
Planning Commission	
Board of Supervisors	

GENERAL INFORMATION

OVERVIEW/BACKGROUND:

The applicant proposes rezoning the entirety of a 0.743-acre parcel from the A-2- General Agricultural district to R-3- General Residential district to better align the existing use with those allowed within the R-3 district. A detached, two-story office building is situated on the parcel and currently utilized as a medical office. There are no immediate proposals to change the use, nor are there proffered conditions submitted as part of this application.

STAFF AND AGENCY ANALYSIS

PLANNING & ZONING

Comprehensive Plan Consistency:

The parcel is designated as a Mixed Use Center in the Stone Spring Urban Development Area- Stone Port Neighborhood, which encourages a planned, orderly combination of residential and commercial development in existing nodes of activity. The Stone Port Neighborhood shall include a combination of low-intensity commercial and medium-density residential uses.

While providing for future mixed-use or commercial uses with parking behind the building, existing office and health center buildings are recommended to remain. New developments in this neighborhood are recommended to meet the design and streetscape guidelines of the Stone Spring UDA Plan. The subject parcel is highlighted below within the UDA Plan.

Stone Port Neighborhood Center- Albert Long Drive Area Excerpt

Adjacent Property Uses:

Location	Zoning		Existing Uses
North	**R-3**		Professional offices; Rowhouses
West	**R-3**		Professional offices; *Undeveloped*
East	**PMR**		*Undeveloped*
South	**A-2**	**PMR**	Single-family residences | *Undeveloped*

Zoning Consistency:
R-3 General Residential District would meet the needs of the existing use and allows for flexibility of uses in the future beyond the existing A-2 General Agricultural District

Sec. 17-308 – General Residential district (R-3) Requirements.

- **Sec. 17-308.01. - Definition.**
  The R-3 district provides medium-density to high-density residential development alternatives, including neighborhood amenities and commercial areas.

- **Sec. 17-308.02. - Requirements.**
  (a) While allowing for a variety of uses, the R-3 district is primarily residential. All nonresidential uses shall be compatible with the residential nature of the district.
  (b) Any new R-3 district created after October 1, 2014, shall be located in urban growth areas designated in the comprehensive plan or any other plan adopted by the county.

- **Sec. 17-308.04. - Water and sewer.**
  (a) Within urban growth areas, all uses requiring water service shall be served by public water.
  (b) Within urban growth areas, all uses requiring sewage treatment shall be served by public sewer.

ENVIRONMENTAL SERVICES
This site is partially in the Pleasant Run-North River watershed. There are no known surface waters on the property. There is no mapped floodplain. The site is underlain by carbonate rock material, but there are no known sinkholes.

Site soils are in Hydrologic Soil Group B. Group B soils are defined as having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

VIRGINIA DEPARTMENT OF HEALTH
The Health Department has no comment on this proposal. Public water and sewer will serve the project.

PUBLIC WORKS
Public water and sewer are available and currently serve the parcel.

VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT)

Roadway Information:

Albert Long Drive (Rt. 944)	Allen Road (Rt. 893)
Functional Class.: Local Road	**Functional Class.:** Local Road
Geometry: 2 Lane Highway	**Geometry:** 2 Lane Highway
Traffic Count: NA	**Traffic Count:** 100 VPD (2015
Posted Speed: Un-Posted	**Posted Speed:** Un-Posted

VDOT Comments:

1. It is the understanding of VDOT that the intention of this proposed rezoning is to match the existing use with an appropriate zoning district. It is also the understanding of VDOT that there is no change of use of the parcel being proposed at this time. The use will remain office/medical office. This proposed rezoning, with no change in use, would not have a significant impact to the roadway network, and would not warrant a Chapter 527 Traffic Impact Analysis.

2. Currently, primary access to the site is off of Rt. 944 (Albert Long Drive). The site also has a secondary access from Rt. 893 (Allen Road). Allen Road is a narrow, low volume secondary road that connects to Rt. 253 (Port Republic Road). The site entrance onto Rt. 893 is narrow and does not quite meet the requirements of a modern commercial entrance. Primary access to the site needs to continue to be from Albert Long Drive. VDOT prefers that the use of Allen Road not be promoted. Because the use of the site is remaining unchanged, improvements to Allen Road and the entrance onto Allen Road would not be warranted at this time.

3. It should be noted that while VDOT is not requiring entrance modifications at this time, any future change in use or re-development of the site would likely result in changes to the entrance configuration, particularly the Allen Road entrance. It could also result in off-site improvements to Allen Road and the intersection of Allen and Port Republic Road. These potential improvements could be addressed of future site plans.

4. The Stone Spring Urban Development Area Plan recommends future realignment of Albert Long Drive, connecting State Route 895 to Port Republic Road and integrating the Stone Spring Pedestrian and Bicycle Trail concept. These recommendations should be taken into consideration by the applicant for any future redevelopment of the parcel.

FIRE AND RESCUE

The project is located within the Hose Company #4's Port Republic Road Substation and the Harrisonburg Volunteer Rescue Squad's respective first due area. Our office has no concerns with the rezoning. Any future projects will have to meet the requirements of the Rockingham County Fire Prevention Code.

STAFF RECOMMENDATION **Approval, February 25, 2020**

Staff finds the application meets applicable zoning code, Section 17-308, and is consistent with the Comprehensive Plan- specifically the Stone Spring Urban Development Area Plan recommendations. Changing the zoning designation to the R-3 district would represent a logical extension of adjacent properties along Allen Road and Port Republic Road, creating neighborhood cohesion and a transition amongst remaining A-2 and R-3, PMR, and nearby B-1 districts. Staff therefore recommends approval of the application as submitted.

PLANNING COMMISSION RECOMMENDATION

BOARD OF SUPERVISORS DECISION

Table 17-606. Land Use and Zoning Table P: Permitted; SU Special Use; A: Permitted Accessory; Asterisk*: Supplemental Standards Apply	R-3
Art gallery	P
Cemetery	SU
Church or other place of worship	P
Community center	P
Community pool/sport court	P
Cultural center	P
Daycare, adult	SU
Daycare, child	SU
Dwelling, accessory	A*
Dwelling, apartment building	P
Dwelling, duplex	P
Dwelling, rowhouse	P*
Dwelling, single-family detached	P
Dwelling, single-family detached with independent living quarters	P *
Electrical substation	SU
Fitness Center	P*
Group home	SU
Home occupation	A*
Medical office or clinic	SU
Nursing home	SU
Office	P
Park, government owned	P
Park, non-government owned	SU
Parking facilities	P
Public safety facility	SU
Rehabilitation facility	SU
Residential facility, children	SU
Rooming house	P
School	SU*
Solar energy, small	P*
Spa	P*
Storage container	A*
Temporary structure	A*
Utility building	P
Wind energy system, small-scale	SU*
Wireless telecommunications facility	SU*
Yard sales	A*

West Lake Space LLC Rezoning Request

PC Hearing Date: 3/3/2020

REZ # 20-016

DocuSign Envelope ID: EFA8043C-BB28-4D71-8B36-83D7998B21EB

ROCKINGHAM COUNTY REZONING APPLICATION

Prior to submitting this application, the applicant must have a preliminary meeting with a planner in the Department of Community Development. No application can be accepted until this meeting is held. Call 540-564-3033 for an appointment.

APPLICANT'S CHECKLIST:

____ **Complete this application and sign the front and back.**

____ **Enclose a boundary map of the property, showing a metes and bounds description of the area to be rezoned. The map cannot be larger than 11" x 17".**

FOR OFFICE USE ONLY

Applicant Meeting Date:	Planner:	#REZ-20-016
Application Fee: $550.00	Receipt #	Date Received: 1/23/20
Taxes Paid:	Staking Given:	
Deadline Date:	PC Hearing Date: 3/3/2020	BOS Hearing Date:

APPLICANT: West Lake Space, LLC

Check if: Owner: ____ Contract Purchaser ⊙

MAILING ADDRESS: 1502 Brookhaven Dr, Rockingham VA 22801 EMAIL: jeff.robb@comcast.net

CONTACT PERSON: Jeff Robb, Agent for West Lake Space LLC DAYTIME PHONE: 540-478-7616

Send notices to you? ____ If so, include postal and email address: ____

LOCATION: (N S E W) of (Road Name) 3302 Albert Long Drive (Route #) ____

approximately 400ft miles/feet (N S E W) of (Road Name) NE of Port Republic Rd

(Route #) 280 in Election District # 3.

TAX MAP(S) #: 125-A-L125A PRESENT USE: Medical Office

NUMBER OF ACRES IN REZONING REQUEST: .743 FROM A2 ZONING TO R3

INDICATE METHOD OF:

Water Supply	Sewage Disposal
County Water	County Sewer
City Water *	City Sewer *
Community System	Community System
Well	Septic System
Cistern	Alternative (Specify)____

*** If City water and/or sewer are selected, applicant must have full approval by City and County prior to submitting this rezoning application.**

Virginia law permits the landowner to offer conditions (proffers) governing the use of the property. The conditions (proffers) would add to, or modify, the use of the property that the landowner is requesting to be rezoned. These conditions (proffers) must be presented to the Community Development Office in letter form.

Signature of Landowner

Manager Peach Grove, LLC

DocuSigned by:

6929F54A8A1F45D...

Signature of Applicant or Agent

ADJOINING LANDOWNERS:
Provide the names and complete mailing addresses of all adjoining landowners, including landowners across any road, railroad, stream, or river. Also include any adjoining landowners within the City of Harrisonburg, a town, or in another county. Attach additional sheets, if necessary.

Names and addresses of adjoining County landowners are available at http://rockingham.gisbrowser.com and in the Real Estate and Land Use Office located in the Rockingham County Administration Center.

Remember: If the property in this rezoning request adjoins the City of Harrisonburg, a town, or another county, it is your responsibility to supply this office with the names and current addresses of the adjoining properties within the City, town, or other county.

NAME	ADDRESS
SALJCS LLC (3270 Albert Long Dr)	PO Box 158, Penn Laird VA 22846
TROBUDD INC	1463 Brookhaven Drive, Rockingham VA
Kathryn O'Byrne (Brookhaven vacant lot)	4225 Lucy Long Drive, Rockingham VA
Linda May	14 Oak View Dr, Staunton VA 24401
Rockingham Memorial Hospital	2010 Health Campus Dr, Rockingham VA

ADJOINING PROPERTY OWNER VERIFICATION

AS APPLICANT FOR THIS REZONING, I Saied Asfa
Applicant *(PLEASE PRINT NAME)*

hereby acknowledge that I have faithfully and correctly provided names and complete mailing addresses of all my adjoining property owners and those directly across the street or road. I understand that failure to do so will leave me liable for additional costs for re-advertising and that my request could be delayed until proper notification has been given to all adjoining property owners.

Signature of Applicant DocuSigned by: 6929F54A8A4F45D... Date: 1/22/2020

EXHIBIT B

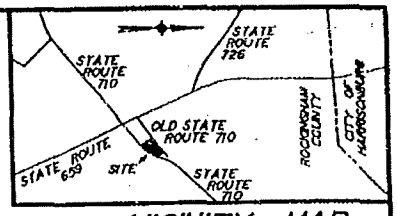
NOTES:

1. DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
2. THIS PROPERTY IS A PORTION OF TAX MAP 125-A-125.
3. BEARINGS ARE ROTATED TO VIRGINIA DEPARTMENT OF TRANSPORTATION PLANS FOR NEW STATE ROUTE 710.

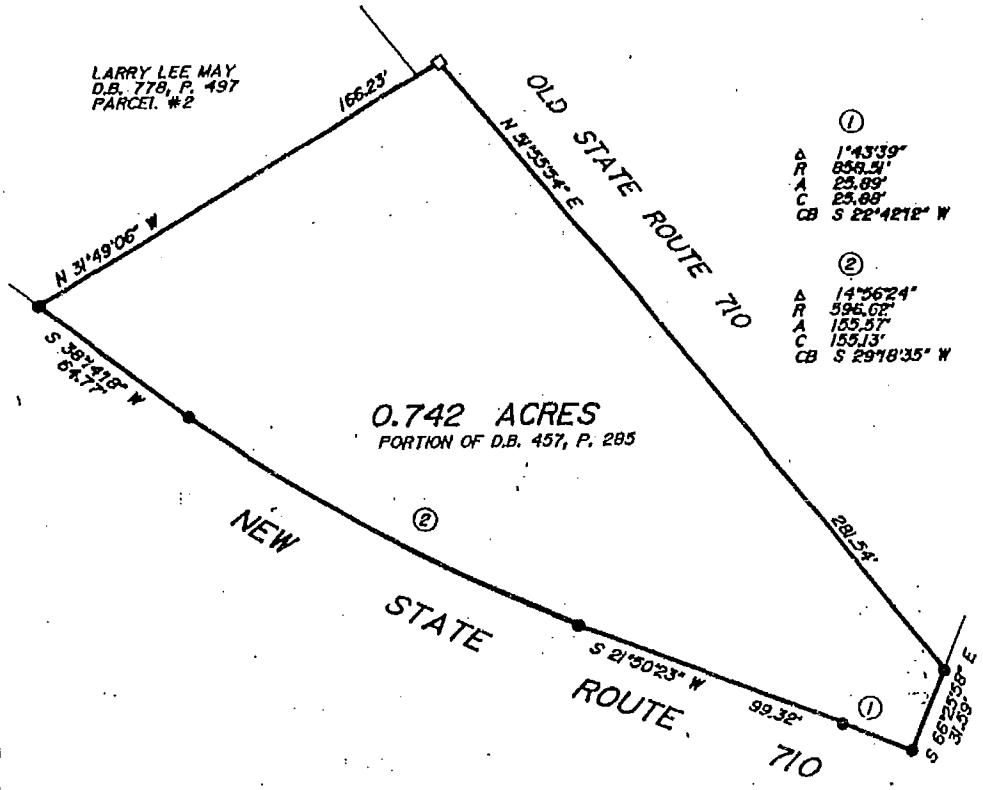
LEGEND

● IRON PIN SET

□ POST



VICINITY MAP
SCALE 1" = 2,000'



PLAT OF 0.742 ACRES OF LAND PRESENTLY IN THE NAME OF TRIPLE H FARMS, INC.

CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

SCALE 1" = 50'

MAY 22, 1989

COMMONWEALTH OF VIRGINIA
MICHAEL W. MARS
No. 1516
LAND SURVEYOR

COPPER AND ASSOCIATES, P. C.
SURVEYORS ENGINEERS PLANNERS
1041 SOUTH HIGH STREET
HARRISONBURG, VIRGINIA 22801

JOB No. FILE 4509-6

SOUTHERN PHOTO - GREENSBORO N30248

ROCKINGHAM COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

REZONING CASE REPORT REZ20-022

Applicant	**Freedom Center DC Institute**
Address/Location	**West side of North Valley Pike (Route 11), approximately 200' south of Mayland Road (Route 259).**
Tax Map#	67-(A)- L11A2
Acreage	3.00
Present Zoning	B-2C, Neighborhood Business with Conditions
Proposed Zoning	A-2 - General Agricultural District
Election District	1
Comprehensive Plan	Agricultural Reserve
Staff Recommendation	**Approval, February 26, 2020**
Planning Commission	
Board of Supervisors	

GENERAL INFORMATION

OVERVIEW/BACKGROUND:

The main structure on the property was built in the early 1800's and served as a stagecoach inn. The original zoning was A-2- General Agricultural and an antique shop had operated there under a special use permit since 1999. In 2018 the property was rezoned to B-2C- Neighborhood Business with Conditions, with the intent to use the structure and grounds as an event center. That project was abandoned and the property was sold to the current owner who has stated his intent to use the main structure as a single-family dwelling which is not a permitted use in the B-2 zoning district.

PROFFERS:

There are no proffers with this request. The proffers in effect with the current zoning eliminate the following uses from the B-2 zoning district:

1. Quick-serve restaurants with drive through lanes.
2. Gas/fueling stations, with or without convenience markets.
3. Banks with drive-through lanes.

All other B-2 uses remain.

STAFF AND AGENCY ANALYSIS

PLANNING & ZONING

Comprehensive Plan Consistency:

The property is shown as Agricultural Reserve in the Comprehensive Plan. This request would be considered a decrease of intensity from a business zoning district to an agricultural district and would be consistent with the Comprehensive Plan.

Zoning Consistency:

Sec. 17-303.1 Definition (A-2 district)

The A-2 district is designed to implement the comprehensive plan goals related to the preservation of the county's agricultural industry, economy, and rural character. This is achieved by giving preference to uses that conserve agricultural and forestal land, protect water and air quality, and conserve water and other natural and ecological resources.

Sec. 17-303.02. Requirements (A-2 district)

- The predominant land uses in the A-2 district shall be agricultural production and forestry. Agritourism and agribusiness-related support uses shall be permitted in order to supplement farm income.

- The A-2 district shall allow more community-scale retail, service, and recreational uses than the A-1 district, primarily through special use permits.

- Agricultural and forestal activities shall be regulated only to the extent necessary to protect public health and safety. People who choose to live in this district should expect agricultural and forestal activities to produce noise, odors, and other effects as part of day-to-day operations.

Zoning Considerations:

The applicant has stated his intention of using the main structure as a single-family dwelling which is permitted in A-2, but not in the B-2 zoning district. (Sec. 17-606 Land Use and Zoning Table.)

ENVIRONMENTAL SERVICES

This site is in the War Branch- Smith Creek watershed. There are no known surface waters on the property. There is no mapped floodplain. The site is underlain by carbonate rock material, but there are no known sinkholes. Site soils are in Hydrologic Soil Group C. Group C soils are defined as having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

PUBLIC WORKS

Public water and sewer are not available for this location, which is using a well and septic system.

VIRGINIA DEPARTMENT OF HEALTH

The Health Department has no issue with this rezoning request.

VIRGINIA DEPARTMENT OF TRANSPORTATION

Roadway Information:

Valley Pike (Route 11)

Functional Class.: Minor Arterial
Geometry: 2 Lane Non-Divided Highway
Traffic Count: 4,600 VPD (2018)
Posted Speed: 45 MPH

VDOT Comments:

1. This proposed rezoning would result in a decrease in potential traffic generation and would not have a significant impact on the roadway network.
2. However, it should be noted that any potential development or redevelopment of the site, regardless of zoning, would require the entrance configuration to meet current Access Management Regulations.

FIRE AND RESCUE

The project is located within the Broadway Volunteer Fire Department and the Broadway Volunteer Rescue Squad's respective first due area. Our office has no concerns with the rezoning. Any future projects will have to meet the requirements of the Rockingham County Fire Prevention Code.

CONSIDERATIONS

Rezoning this property to A-2-General Agricultural would eliminate, or require a special use permit for many of the commercial uses allowed by-right under the current B-2 zoning. The size of the property (3.0 acres) would also restrict some of the agricultural uses normally allowed in the A-2 zoning district, such as limiting the number of animal units allowed per acre.

STAFF RECOMMENDATION **Approval, February 26, 2020**

Staff finds the application meets applicable zoning requirements under Section 17-303 of the Zoning Code for A-2 district standards, and is consistent with the Comprehensive Plan. Additionally, all adjoining parcels are already within the A-2 district, therefore staff recommends approval of the application as submitted.

PLANNING COMMISSION RECOMMENDATION

BOARD DECISION

Freedom Center DC Institute Rezoning Request

PC Hearing Date: 3/3/2020

REZ#20-022

REZ20-022

ROCKINGHAM COUNTY REZONING APPLICATION

Prior to submitting this application, the applicant must have a preliminary meeting with a planner in the Department of Community Development. No application can be accepted until this meeting is held. Call 540-564-3033 for an appointment.

APPLICANT'S CHECKLIST:

____ **Complete this application and sign the front and back.**

____ **Enclose a boundary map of the property, showing a metes and bounds description of the area to be rezoned. The map cannot be larger than 11" x 17".**

FOR OFFICE USE ONLY

Applicant Meeting Date:	Planner: P WILCOX	NO PROFFERS
Application Fee: $ 150	Receipt #	Date Received:
Taxes Paid:	Staking Given:	
Deadline Date:	PC Hearing Date: 3/3/20	BOS Hearing Date: 3/25/20

APPLICANT: Freedom Center DC Institute

Check if: Owner: ✓ Contract Purchaser ____

MAILING ADDRESS: 9373 N Congress St EMAIL: Darin@FreedomCenterDC.com

CONTACT PERSON: Darin Strong DAYTIME PHONE: 202-725-8079

Send notices to you? Yes If so, include postal and email address: 9373 N. Congress St New Market, VA 22844

LOCATION: (N S E W) of (Road Name) N VALLEY PIKE (Route #) 11

approximately 200 miles/feet (N S E W) of (Road Name) MAYLAND RD

(Route #) 259 in Election District # 1.

TAX MAP(S) #: 67-(A)-L11A2 PRESENT USE: B2C

NUMBER OF ACRES IN REZONING REQUEST: 3 FROM B2C ZONING TO A2

INDICATE METHOD OF:

Water Supply	Sewage Disposal
County Water	County Sewer
City Water *	City Sewer *
Community System	Community System
Well	Septic System
Cistern	Alternative (Specify)____

*** If City water and/or sewer are selected, applicant must have full approval by City and County prior to submitting this rezoning application.**

Virginia law permits the landowner to offer conditions (proffers) governing the use of the property. The conditions (proffers) would add to, or modify, the use of the property that the landowner is requesting to be rezoned. These conditions (proffers) must be presented to the Community Development Office in letter form.

Signature of Landowner

Signature of Applicant or Agent

ADJOINING LANDOWNERS:
Provide the names and complete mailing addresses of all adjoining landowners, including landowners across any road, railroad, stream, or river. Also include any adjoining landowners within the City of Harrisonburg, a town, or in another county. Attach additional sheets, if necessary.

Names and addresses of adjoining County landowners are available at http://rockingham.gisbrowser.com and in the Real Estate and Land Use Office located in the Rockingham County Administration Center.

Remember: If the property in this rezoning request adjoins the City of Harrisonburg, a town, or another county, it is your responsibility to supply this office with the names and current addresses of the adjoining properties within the City, town, or other county.

NAME	ADDRESS

ADJOINING PROPERTY OWNER VERIFICATION

AS APPLICANT FOR THIS REZONING, I _____
Applicant *(PLEASE PRINT NAME)*

hereby acknowledge that I have faithfully and correctly provided names and complete mailing addresses of all my adjoining property owners and those directly across the street or road. I understand that failure to do so will leave me liable for additional costs for re-advertising and that my request could be delayed until proper notification has been given to all adjoining property owners.

Signature of Applicant _____ Date: _____

January 27, 2020

To: Rockingham County
Attn: Bradford Dyjack
Re: Rezoning/Reverting back of Property to A-2 from B-2
From: Darin Strong

To Whom It May Concern:

This letter is to accompany the rezoning application for the property located at –

10559 North Valley Pike Broadway, Virginia 22815

Our understanding when first looking at the property with the previous owners is that it was zoned as A-2 but the property recently was rezoned due to a potential buyer who wanted to make it a wedding venue and other business property. At this time, we are not looking to conduct business out of it and after looking at the zoning conditions it seems as though the A-2 zoning would have better suited the property for us on purchase over the B-2.

While we understand why the property was rezoned B-2 just recently for the other potential buyer we are requesting it be reverted back to its original zoning of A-2 now that we have officially purchased the property.

We appreciate everyone's time and attention in this matter!

Darin Strong

ROCKINGHAM COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

REZONING CASE REPORT REZ20-023

Applicant	**Cosner Construction, Inc.**
Address/Location	**Southeast side of Boyers Road (Route 704) approximately 0.5 mile south of Stone Spring Road (VA 280)**
Tax Map#	Portion of 125-(A)-L220B
Acreage	5.9 acre-portion of a 10-acre parcel
Present Zoning	PMF-C - Planned Multi-Family with Conditions
Proposed Zoning	PMF-C - Planned Multi-Family with Conditions
Election District	3
Comprehensive Plan	Community Residential within the Stone Spring Urban Development Area; Boyers Crossing- East Neighborhood Center
Staff Recommendation	**Approval, February 25, 2020**
Planning Commission	
Board of Supervisors	

GENERAL INFORMATION

OVERVIEW/BACKGROUND:
The initial rezoning case, REZ18-361, was approved by the Board of Supervisors April 24, 2019. The resulting approval changed the front 5.9-acre portion of the 10-acre parcel to PMF-C (retaining the A-2 district designation on approximately 4.1 acres on the rear portion of the parcel) and included an associated master plan, plan description, and proffered conditions for the project known as Locust Grove Village. The approved Locust Grove Village Master Plan authorized developing up to 86 condominium units on the 5.9-acre portion fronting Boyers Road (Route 704) with no more than 186 total bedrooms of various 1-, 2-, and 3-bedroom condominium units within 4 separate buildings surrounding common areas.

REQUEST:
The applicant requests amendments to replace the term "condominium" with "residential units" in the existing proffered conditions, plan description, and Locust Grove Village Master Plan. While the term "condominiums" relates to ownership type, it is not classified as a land use within the County Zoning Code. The land use terms of "rowhouses" or "apartments" are permitted in the Planned Multi-family (PMF) zoning district, which governs this project. The proposed amendments notwithstanding, the Locust Grove Village Master Plan would remain unchanged as it relates to site design, building layout, and number of units.

PROFFERS
The proffer statement is attached showing all requested terminology replacements, with all other proffered conditions retained.

STAFF AND AGENCY ANALYSIS

PLANNING & ZONING
Comprehensive Plan Consistency:
The parcel is designated as a Community Residential in the Stone Spring Urban Development Area-Boyers Crossing Neighborhood, which encourages a planned, orderly combination of residential and commercial development in existing nodes of activity. Boyers Crossing is the transition zone to the more established residential areas to the south. The Boyers Crossing neighborhood is defined by the large expanse of undeveloped parcels and the UDA Plan recommends development between 1 to 3 levels, while providing a diverse housing stock.

Zoning Consistency:
"Section 17-403.01. – Definition [Planned Multifamily district (PMF)].
The PMF district provides residential opportunities, common area, and commercial opportunities in a clustered development. While allowing for a variety of uses, this district is primarily residential."

Permitted residential uses within the PMF district include: Dwelling, apartment building; Dwelling, duplex; and Dwelling, rowhouse (Sec. 17-606 Land Use and Zoning Table). "Condominium" is not listed as a discrete land use in the referenced table.

ENVIRONMENTAL SERVICES

These comments remain unchanged from rezoning case REZ18-361.

1. This site is partially in the Pleasant Run- North River watershed and partially in the Mill Creek-North River watershed. There are no known surface waters on the property. There is no mapped floodplain. The site is underlain by carbonate rock material.

2. Site soils are in Hydrologic Group B. Group B soils are defined as having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

3. A portion of the site that originally drained toward Congers Creek and Barrington Subdivision is proffered to be graded to fall toward the Pleasant Run side, reducing the total volume of runoff that is currently draining toward Congers Creek. This proffered condition remains unchanged.

4. Any future proposals on the rear 6.1-acre portion (A-2 zoning district) portion of the property would need to be thoroughly vetted at both the rezoning and site plan review level should a developer have interest in utilizing that portion in the future.

VIRGINIA DEPARTMENT OF HEALTH

The Health Department has no comment on this proposal. Public water and sewer will serve the project.

PUBLIC WORKS

As noted in the original rezoning case, the applicant will need to extend water and sewer service along Boyers Road to connect to public utilities consistent with the alignment outlined in the Memorandum of Agreement with adjoining property owner Ronnie Sours.

VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT)

Roadway Information:

Boyers Road (Route 704)

Functional Class.:	Local Road
Geometry:	2 Lane Highway
Traffic Count:	2,800 VPD (2018)
Posted Speed:	35 MPH

VDOT Comments:

This proposed rezoning, which appears to be limited to changing the verbiage in the plan description and proffer letter, would not have an impact to the roadway network.

FIRE AND RESCUE

This site is located within the Hose Company #4 Fire Department and Harrisonburg Volunteer Rescue Squad's respective first due areas. With the continued construction and growth within the County, our office has concerns with being able to provide emergency services to new and upcoming projects and locations while maintaining current emergency responses. This project will have to meet the requirements of the Rockingham County Fire Prevention Code.

ROCKINGHAM COUNTY PUBLIC SCHOOLS

1. This proposed development is the in the Spotswood School District. It would be served by Cub Run Elementary School, Montevideo Middle School, and Spotswood High School.
2. The proposed proffer amendment would pose no change to the existing anticipated student generation evaluated as part of the previous rezoning case.

STAFF RECOMMENDATION **Approval, February 25, 2020**

Given the underlying district, use and master plan layout will not change, staff finds that the proposed amendments to the existing proffer statement meet applicable zoning codes, specifically Section 17-403 for the Planned Multi-Family District. While "condominiums" are permitted within the PMF zoning district, this is an ownership structure and not a defined use. Therefore, the proposed amendment would remain consistent with the PMF district standards and approved Master Plan. Therefore, staff recommends approval of the request as submitted.

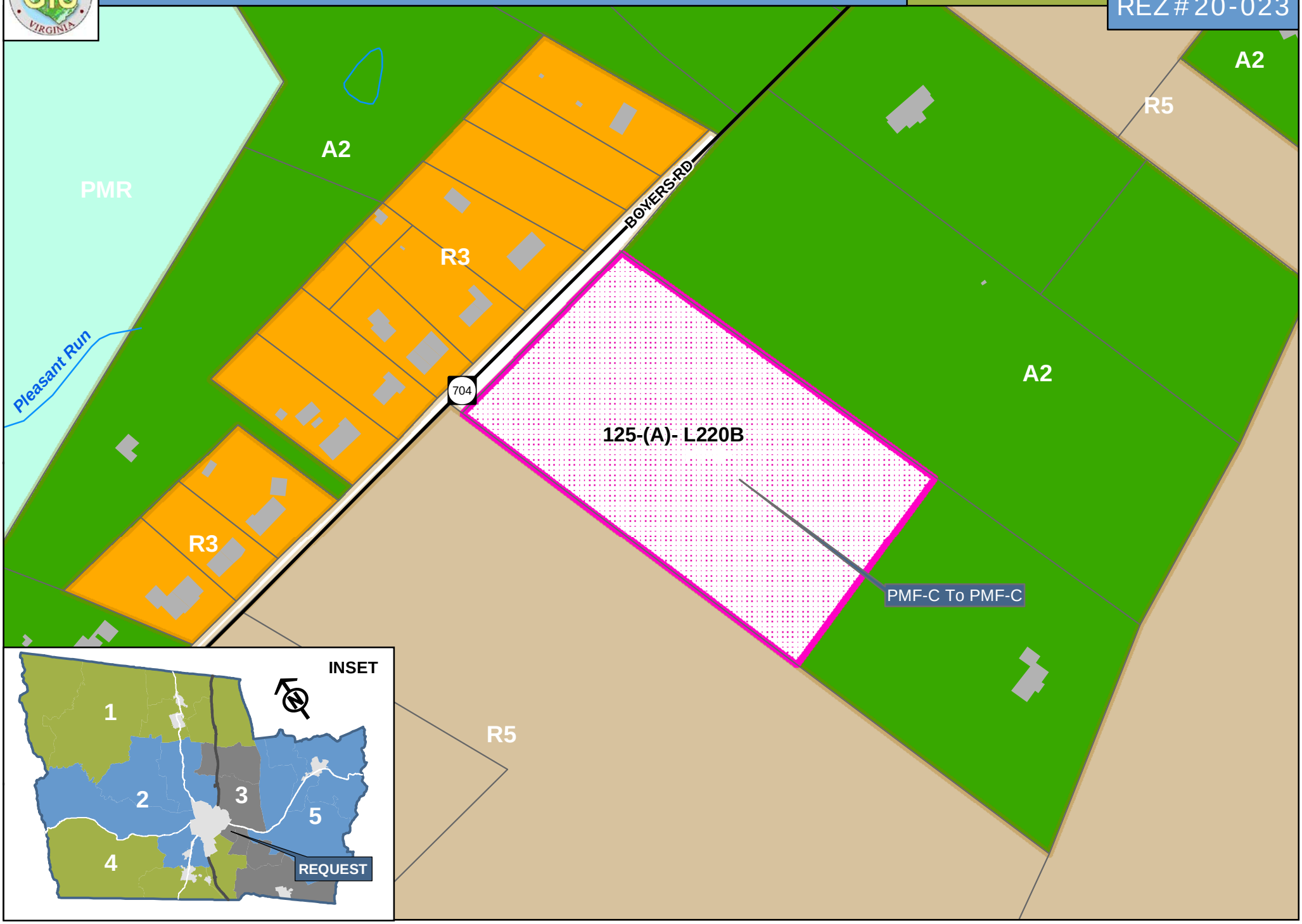
PLANNING COMMISSION RECOMMENDATION

BOARD OF SUPERVISORS DECISION

Cosner Construction Inc. Rezoning Request

PC Hearing Date: 3/3/2020

REZ#20-023



ROCKINGHAM COUNTY REZONING APPLICATION

Prior to submitting this application, the applicant must have a preliminary meeting with a planner in the Department of Community Development. No application can be accepted until this meeting is held. Call 540-564-3033 for an appointment.

APPLICANT'S CHECKLIST:

__✓__ **Complete this application and sign the front and back.**

__✓__ **Enclose a boundary map of the property, showing a metes and bounds description of the area to be rezoned. The map cannot be larger than 11" x 17".**

FOR OFFICE USE ONLY

Applicant Meeting Date:	Planner:	
Application Fee: $	Receipt #	Date Received:
Taxes Paid:	Staking Given:	
Deadline Date:	PC Hearing Date:	BOS Hearing Date:

APPLICANT: Cosner Construction, Inc.

Check if: Owner: ✓ Contract Purchaser ____ Agent ____

MAILING ADDRESS: PO Box 609, Broadway, VA 22815 EMAIL: rwcosner@comcast.net

CONTACT PERSON: Seth Roderick (Agent) DAYTIME PHONE: (540) 820-0898

Send notices to you? ✓ If so, include postal and email address: 250 E Elizabeth St, Ste 114 Harrisonburg, VA 22801 sroderick@monteverdedesigns.com

LOCATION: (N S E W) of (Road Name) Boyers Rd. (Route #) 704

approximately 0.5 miles/feet (N S E W) of (Road Name) Stone Spring Rd. (Boyers Intersection)

(Route #) 726 in Election District # 5.

TAX MAP(S) #: 125-(A)- L220B PRESENT USE: Residential (Single-Family)

NUMBER OF ACRES IN REZONING REQUEST: 5.90 AC FROM PMF ZONING TO PMF*

**Amended Proffer & Plan Descr Language*

INDICATE METHOD OF:

Water Supply	Sewage Disposal
County Water	County Sewer
City Water *	City Sewer *
Community System	Community System
Well	Septic System
Cistern	Alternative (Specify)____

*** If City water and/or sewer are selected, applicant must have full approval by City and County prior to submitting this rezoning application.**

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Signature of Landowner

Signature of Applicant or Agent

ADJOINING LANDOWNERS:
Provide the names and complete mailing addresses of all adjoining landowners, including landowners across any road, railroad, stream, or river. Also include any adjoining landowners within the City of Harrisonburg, a town, or in another county. Attach additional sheets, if necessary.

Names and addresses of adjoining County landowners are available at http://rockingham.gisbrowser.com and in the Real Estate and Land Use Office located in the Rockingham County Administration Center.

Remember: If the property in this rezoning request adjoins the City of Harrisonburg, a town, or another county, it is your responsibility to supply this office with the names and current addresses of the adjoining properties within the City, town, or other county.

NAME	ADDRESS
Gerald & Sharon Strite	745 Claremont Ave., Rockingham, VA 22801
Massanetta Springs, Inc.	712 Massenetta Springs, Rd., Rockingham, VA 22801
Ronnie & Carolyn Sours	2540 Port Republic Rd., Rockingham, VA 22801
Donald & Linda Shanholtzer	994 Boyers Rd., Rockingham, VA 22801
Ronald & Linda Shenk	972 Boyers Rd., Rockingham, VA 22801
Charles & Christine Taylor	950 Boyers Rd., Rockingham, VA 22801
Scott & Candie Lokey	4488 Shen Lake Dr., Rockingham, VA 22801

ADJOINING PROPERTY OWNER VERIFICATION

AS APPLICANT FOR THIS REZONING, I Seth Roderick, PE
Agent *(PLEASE PRINT NAME)*
hereby acknowledge that I have faithfully and correctly provided names and complete mailing addresses of all my adjoining property owners and those directly across the street or road. I understand that failure to do so will leave me liable for additional costs for re-advertising and that my request could be delayed until proper notification has been given to all adjoining property owners.

Signature of Agent _____ Date: Jan 8, 2020

Locust Grove Village – Plan Description

TM 125-(A)-220B
Cosner Investments, LLC

Located on Boyers Rd (Route 704), approximately one-half mile from its intersection with Stone Spring Rd (Route 726) and within the an area designated as Community Residential by Rockingham County's Comprehensive Plan, the proposed Locust Grove Village is a small collection of ~~condominiums~~ residential units intended to provide a unique living opportunity for those inclined toward the beneficial aspects of community and socialization in a rural setting. This is accomplished through the shift of emphasis from private space to common, and through highlighting active components of the same.

Specifically, Locust Grove Village will house no more than 86 individual ~~condominiums~~ residences containing a mixture of 1-, 2-, and 3-bedroom units. Units will be clustered into four buildings of 20-22 units apiece, with a majority of these units having a 'townhouse' style and appearance. Building 'corners' will be comprised of six ~~condominium~~ residential units served by a common entry and stairwell. Each pair of buildings will encircle a central green, with each townhouse-style ~~condo~~ unit having direct access through their own private courtyard. Half of the corner units will have balconies/courtyards that face the common green (interior), while the other half will face the exterior.

Building façades will be varied in appearance, with staggered faces and rooflines. Stone or masonry materials will be used to cover at least 30% of the façades, providing a style consistent with the surrounding natural terrain. Townhouse-style units will include shared, covered porches, with planting beds provided along each unit's face.

The central greens will be improved with tasteful landscaping (mixture of trees and shrubbery), paved walkways, a central gazebo, charcoal grills, and benches, intended to promote resident interaction and sense of community. If desired by residents, allowances will be made for community gardens, to be maintained by the residents themselves, and thereby promoting a sense of pride and ownership within the community. Pedestrian connectivity between the greens will be provided through walkways and a mid-block crosswalk through the parking area.

Access will be provided to the development via a single, divided entrance on Boyers Rd, which will direct traffic toward a visual focal point of the westernmost central green, gazebo, and community sign. The entrance will be a minimum of 60' in length in order to provide sufficient stacking between the interior and exterior decision points. The median will be planted with a mixture of trees and shrubbery, but in manners which will not impede sight distance. A right-turn lane will be provided, and will double as a pull-off for County school buses.

In order to accommodate connectivity to future, off-site development, roadway stubs will be provided from the parking area to the northern and southern properties. Upon development of the neighboring properties, a reciprocal easement will be granted for the connection to these stubs. If determined beneficial during design, a waterline stub will be provided along with the roadway stub, to allow for future looping of the water system.

Parking areas will be located on the far side of the drive aisle, wherever possible, so that fronts of units are not encumbered by parked vehicles. This separation will allow for greater visibility of the building façades, and create a greater distinction between semi-public and private spaces.

In sum, Locust Grove Village is intended to serve a growing desirability for attractive, communal living opportunities within a rural setting. Through emphasis of common areas and promotion of interaction between residents, Locust Grove Village will position itself as ~~the~~ a premier ~~condominium-based~~ community within Rockingham County.

PROFFER STATEMENT

RE: Cosner Investments, LLC (applicant, owner)

~~March 5, 2019~~January 8, 2020

Rezoning Case Number: REZ18-361

Tax Map Number: 125-(A)-220B

Applicant hereby proffers that the use and development of this property shall be in strict accordance with the following conditions:

1. The development shall be designed in general conformance with the Master Plan of Development associated with this rezoning request, as prepared by Monteverde Engineering & Design Studio and dated October 28, 2018.

2. The development shall consist of no more than 86 ~~condominiums~~ residential units containing 1-3 bedrooms each, with no more than 186 bedrooms total.

3. Right-of-way along Boyers Rd (Route 704), measuring a minimum of 25' from centerline or 1' beyond public road/trail improvements, whichever is more, shall be dedicated to the public prior to the issuance of any new occupancy permit associated with the development.

4. The entrance on Boyers Rd shall measure 60' in length, minimum, between edges of connecting pavements, and shall incorporate a landscaped median measuring 10' in width, minimum.

5. A public shared-use trail shall be constructed along right-of-way frontage to Boyers Rd, concurrent with the initial phase of development. Design of shared use trail shall conform to VDOT minimum standards.

6. A right-turn lane measuring approximately 150' in length (100' storage + 50' taper) shall be constructed, concurrent with initial phase of development, to serve primary entrance on Boyers Rd. A marked bus stop shall be placed adjacent to the turn lane for the purpose of serving public school buses.

7. For the purpose of allowing inter-parcel connectivity between the subject parcel and those to the north and south, two roadway stubs shall be constructed, concurrent with initial development of surrounding area, as generally depicted on the associated Master Plan of Development. These connections may be relocated during design, if determined appropriate to better accommodate grading and infrastructure improvements. Upon development of adjoining parcel(s), owner of subject property will enter into a reciprocal easement agreement with the neighboring property owner to allow for connection to constructed roadway stubs and access between parcels and associated entrances served by Boyers Rd.

8. Common areas shall be improved, concurrent with initial development of surrounding area, by a combination of hardscaped pathways, landscaped areas, and amenities, as generally depicted on the Master Plan of Development. Amenities shall include, at a minimum, a gazebo-style shelter, common-use charcoal grills, and benches.

9. Principal structures:

    a. Principal structures shall be in substantial conformance to the stylings presented as Attachment A.

    b. Stone or masonry materials shall be used to cover at least 30% of façade (gross façade measurement shall not include windows and doors).

    c. Elements of exterior façades (including cladding, trim, and doors) shall include a minimum of 3 colors.

    d. Front porches shall be one-story in height, and at least 5' deep.

    e. Foundation planting beds shall be provided along the front façades of each dwelling unit.

10. Site design will accommodate a 15% reduction in stormwater (refenced by the max flowrate during a 10-year storm event) presently leaving the site in the direction of the Congers Creek watershed (east and south of site).

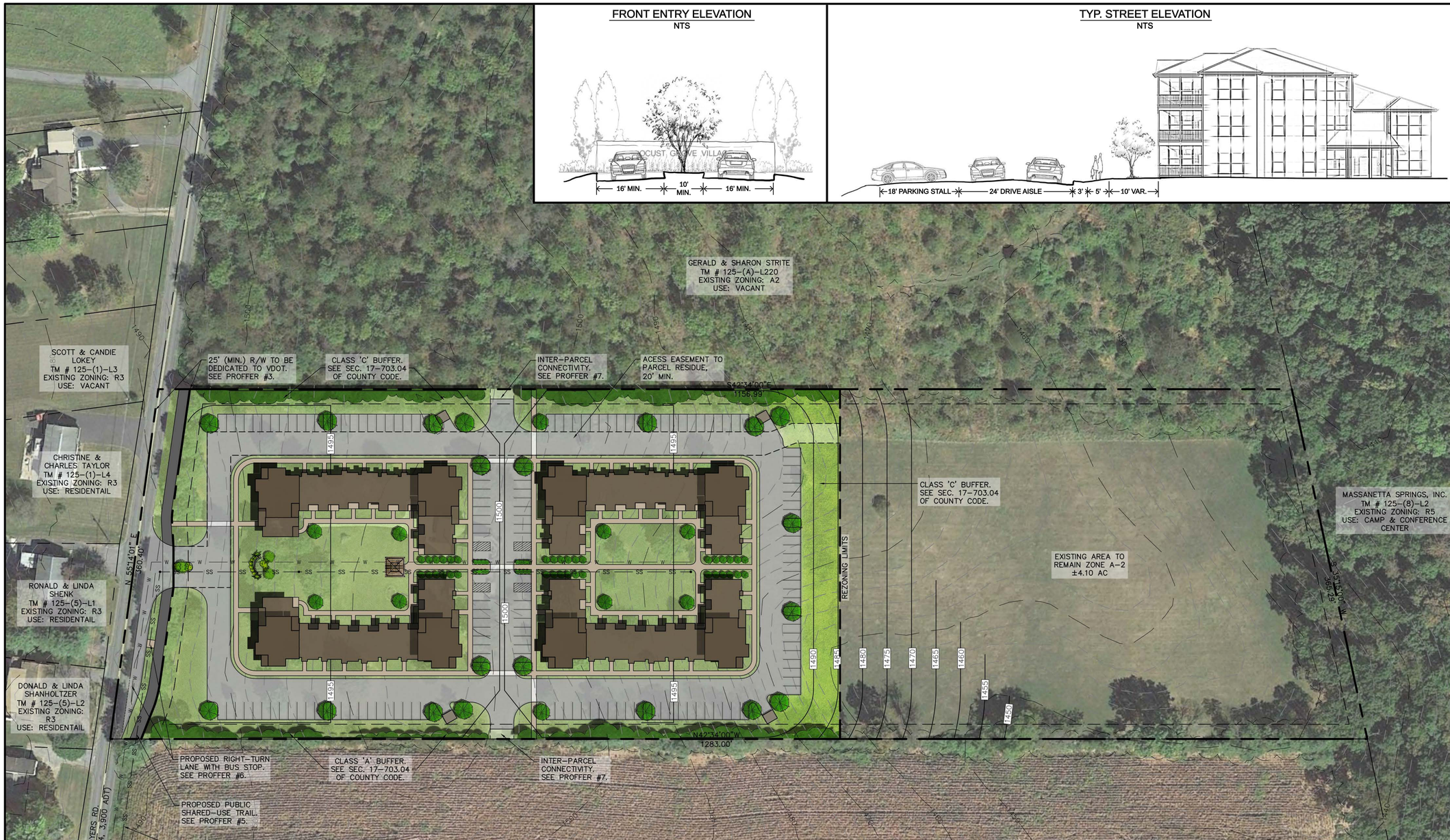
11. Certificates of Occupancy for the first two buildings shall not be granted prior to June 1, 2020, while those for the final two buildings shall not be granted prior to June 1, 2021.

_____ _____

Applicant/Owner Signature Printed Name

FRONT ENTRY ELEVATION
NTS

TYP. STREET ELEVATION
NTS



ZONING DATA:
PARCEL: 125-(A)-L220B
OWNER/CONTRACT PURCHASER: COSNER INVESTMENTS, LLC
EXISTING ACREAGE: 10.00 AC
REZONE ACREAGE: 5.90 AC
EXISTING ZONING: A-2
PROPOSED ZONING: PMF (PLANNED MULTI-FAMILY)
COMPREHENSIVE PLAN (2020) DESIGNATION: UDA (COMM. RESIDENTIAL)

DEVELOPMENT DATA:
MAXIMUM DENSITY: APARTMENT STRUCTURES = 32 UNITS/AC
ROWHOUSES= 16 UNITS/AC
DENSITY PROVIDED: 86 RESIDENTIAL UNITS (14.6 UNITS/AC)
COMMON AREA REQUIRED: 15%
COMMON AREA PROVIDED: 15 % MIN.
PARKING REQUIRED: 136 SPACES
-1.0 SPACE(S)/UNIT (1 BEDROOM UNIT)
-1.5 SPACE(S)/UNIT (2 BEDROOM UNIT)
-2.0 SPACE(S)/UNIT (3+ BEDROOM UNIT)

VICINITY MAP
SCALE: 1"=2,000'

Monteverde
Engineering & Design Studio
250 E. Elizabeth St, Suite 114 • Harrisonburg, VA 22802
540.228.0202 | www.monteverdedesigns.com

SCALE: 1"=50'

LOCUST GROVE VILLAGE
TM # 125-(A)-L220B
ROCKINGHAM COUNTY, VIRGINIA

No.	Description	Date
1	REVISION PER PC	1/17/19
2	REVISION PER STAFF	1/28/19
3	REVISION PER VDOT	3/5/19
4	REVISION - UNIT TYPE	2/25/20

Site Plan Review
Not for Construction

MASTER PLAN

Project number	18057C
Date	28, October 2018
Drawn by	JWE
Checked by	SOR

PMF 2

Scale 1" = 50'

February 26, 2020	STAFF REPORT: COMMUNITY DEVELOPMENT DEPARTMENT

BOARD ACTION REQUESTED

Rezoning Public Hearing Waiver Request

HABU Development, LLC. seeks to replace an existing proffered condition governing the phasing of construction within South Peak Subdivision. The existing proffers currently limit the developer to no more than 30 *building permits* in any calendar year, and the request would be revised to state, "No more than 30 *lots will be recorded* in any one calendar year." The project is located on 21.76 acres to the northwest of McGaheysville Road (Rt. 996), approximately 0.3 mile northeast of Three Leagues Road (Rt. 1090) and zoned R-2C (Medium Density Residential with Conditions). All other proffered conditions, the zoning district, layout, and total number of units would all remain unaltered.

Virginia Code Section 15.2-2302.B addresses the amending of proffered conditions stating that "where such amendment does not affect conditions of use or density, a local governing body may waive the requirement for a public hearing…." Since the request would only modify the phasing of the lots recorded in a calendar year and not change the total lots approved, the applicant requests the public hearings before the Planning Commission and Board of Supervisors be waived by the Board.

PROJECTS AND REPORTS

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), has generated a concept plan and cost estimate for the expansion of the Mount Crawford Park & Ride, located on VA 257 at I-81 Exit 240. This plan and cost estimate is expected to 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 is 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.

ROCKINGHAM BICYCLE ADVISORY COMMITTEE (RBAC) (Bradford Dyjak)

The next RBAC meeting is tentatively scheduled for Thursday, March 19. The Committee met January 23 to discuss how to address goals in the 2020 Annual Work Plan and also reviewed recommended bicycle and pedestrian projects within the Stone Spring Urban Development Area Plan.

PROJECTS AND REPORTS, continued

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 12/20/19
- This Board awarded the contract 1/8/20 to A&J Paving
- A Pre-Construction Meeting with the contractor was held 1/23/20
- The project is anticipated to start mid- to late March

REVENUE SHARING AND TRANSPORTATION ALTERNATIVE PROJECT APPLICATIONS (Bradford Dyjak)

Staff awaits the Commonwealth Transportation Board's decision on funding awards in May 2020.

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,	• 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)**

LAKE SHENANDOAH STORMWATER CONTROL AUTHORITY (Lisa Koerner Perry)

Rockingham County will contract with The Timmons Group to perform engineering services related to stormwater mitigation measures, to include: watershed modeling, alternatives analysis, construction drawings, and grant application assistance.

County staff will be sending letters to property owners in the Lake Shenandoah Stormwater Control Authority with estimated fees ahead of the public hearing scheduled for March 25th.

PLANNING COMMISSION ACTIONS

At the Planning Commission's February 4, the 2019 Annual Report was presented and no public hearings were held. An ordinance amendment status report is presented later in this report.

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.**

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. (OA19-260 & 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. (OA20-008) PMF District: Setbacks for Apartment Buildings	**17-403 & 17-806.02**	Eliminates setbacks for apartment structures and required 10' between buildings in Planned Multifamily District.	**Scheduled before Planning Commission 3/3/20**

PRIORITY PROJECTS UNDERWAY BY STAFF

Projects	Lead Person	Status	Target Date
Stone Spring Urban Development Area (UDA) Plan	Rhonda & Bradford	Plan adopted by the Board. Implementation of plan recommendations to commence.	**Board Adopted Plan as part of Comprehensive Plan 1/22/20**
Census 2020 Complete Count Committee	Bradford & Zachary	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 11/12 to prioritize projects. Recommendations to PC 2/4/20.	PC Public hearing 3/3/20

Ongoing Review/Tasks	Lead Person	Status
Deed Review	Diane	17 deeds under review as of 2/13/20: 8 pending review, 9 awaiting revision.
Violations	Kelly	51 active complaints, 25 cases pending legal action as of 2/18/20
Site Plans & Subdivisions	Bradford & Patrick	10 site plans and 4 subdivisions under review as of 2/18/20
Subdivision Ordinance Variances	Diana	0 requests under review, as of 2/19/20
Zoning Variances	Diana	0 requests under review, as of 2/19/20
Zoning Appeals	Diana	0 requests under review, as of 2/19/20
Home Occupation Permits	Diana	0 permit requests under review, as of 2/19/20
Home Business Permits	Diana	0 permit requests under review, as of 2/19/20
Special Use Permits	Diana	2 permit requests under review, as of 2/19/20
Special Entertainment Permits	Diana	1 permit request under review, as of 2/19/20
Rezonings	Bradford	8 rezoning requests under review, as of 2/18/20
Comprehensive Plan Amendments	Bradford	0 requests under review, as of 2/18/20
Permits and Fees Processed	Joe	775 total transactions for month of January 2020
Building Inspections	Joe	1,571 inspections conducted during January 2020 (averaged 78.55 inspections per day)
Building Plans	Joe	39 Plans under review, as of January 31, 2020
Environmental (E&S/Stormwater) Plan Review	Lisa	15 plans under review, 33 approved and awaiting permit issuance, as of 1/31/2020
Environmental Inspections	Lisa	602 inspections conducted in January 2020
Addressing Structures	Kendrick	27 new structures addressed as of 2/18/2020
Naming of New Roads	Kendrick	0 new roads named as of 2/18/2020

UPCOMING PUBLIC HEARINGS

February 26, 2020, Board of Supervisors, at 7:00 p.m.

Ordinance Amendments
None.

Rezoning- Requiring a Public Hearing
None.

Special Use Permits
None.

REQUESTS TABLED BY BOARD OF SUPERVISORS

SPECIAL USE PERMIT APPLICATION(S)					
Year Tabled	**Date Tabled**	**File**	**Applicant**	**Request**	**Election District**
2020	1/8/20	19-286	Soil Health Technologies,	Composting site (like use to refuse and recycling center)	2

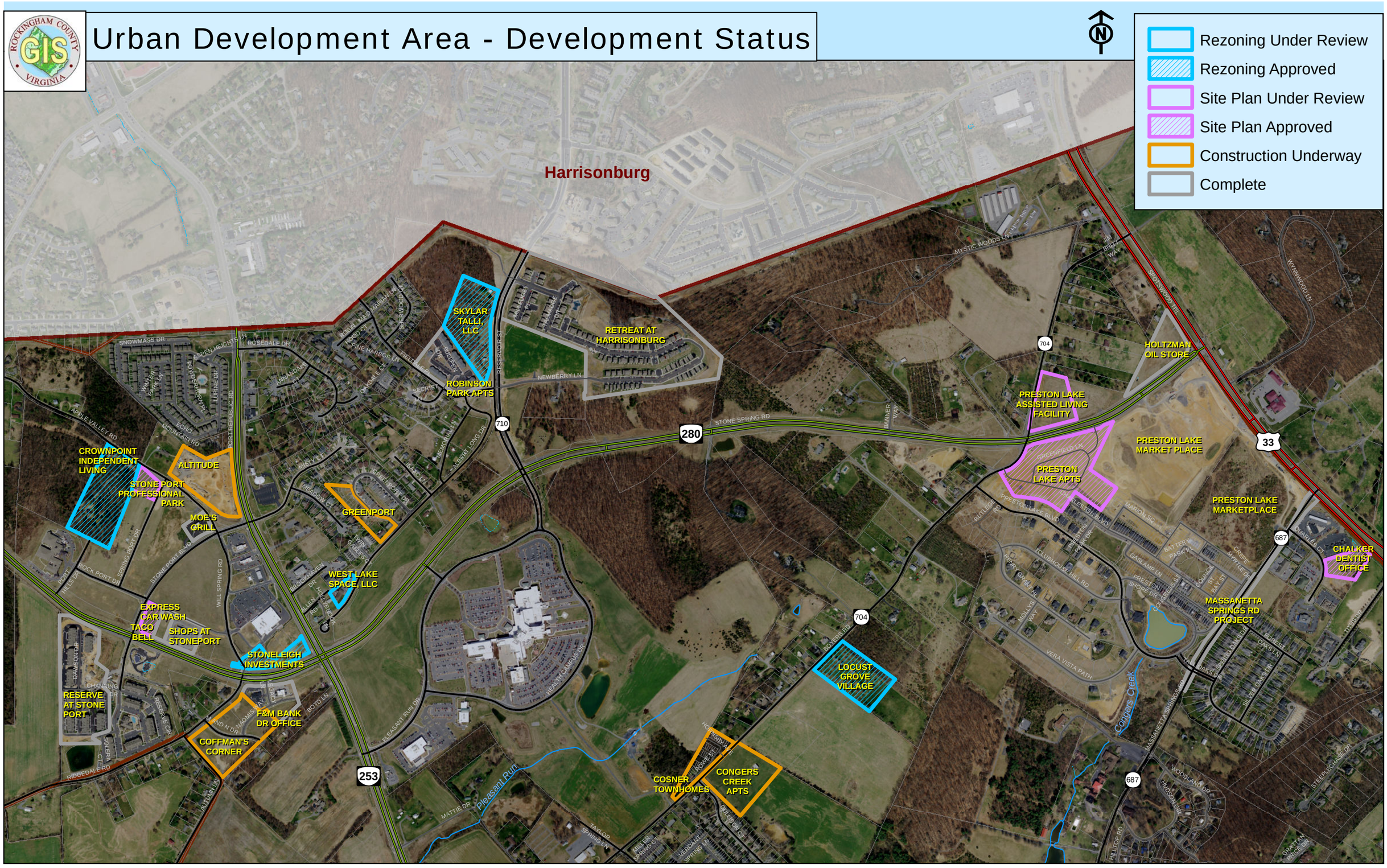
REZONING REQUEST(S)					
Year Tabled	**Date Tabled**	**File**	**Applicant**	**Request**	**Election District**
-	-	-	-	N/A	-

ORDINANCE AMENDMENTS				
Year Tabled	**Date Tabled**	**File**	**Applicant**	**Request**
2020	1/8/20	19-267	None	Section 17-201 & 17-607 using semi-trailers for storage

STAFF DIRECTORY

Name	Job Title	Office Number	Mobile Number
ADMINISTRATION			
Rhonda Cooper	Director	564-3033	271-5061
PERMIT INTAKE & PROCESSING			
Lisa McDonald	Permit Specialist I	564-3038	N/A
(Vacant)	Permit Specialist I	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)	Plan Reviewer	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	Temporary Part-time Position	574-3790	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
Drew Thacker	Environmental Inspector	564-3047	607-3665
Justin Turner	Environmental Inspector	564-3038	560-5589

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Activity Report - January 2020

	Permits Issued					Fees Collected				
	Jan-20	Jan-19	One Year Change	Jan-Jan 2020	Jan-Jan 2019	Jan-20	Jan-19	One Year Change	Jan-Jan 2020	Jan-Jan 2019
Building										
Commercial/Industrial	13	8	62.5 %	13	8	$ 12,038.54	$ 14,566.10	-17.4 %	$ 12,038.54	$ 14,566.10
Manufactured	1	4	-75.0 %	1	4	$ 102.00	$ 514.19	-80.2 %	$ 102.00	$ 514.19
Single Family	48	13	269.2 %	48	13	$ 39,297.22	$ 16,446.56	138.9 %	$ 39,297.22	$ 16,446.56
Subtotal	62	25		62	25	$ 51,437.76	$ 31,526.85		$ 51,437.76	$ 31,526.85
Plumbing										
	1	0	0.0 %	1	0	$ 51.00	$ 0.00	0.0 %	$ 51.00	$ 0.00
Subtotal	1	0		1	0	$ 51.00	$ 0.00		$ 51.00	$ 0.00
Electrical										
	19	36	-47.2 %	19	36	$ 937.53	$ 1,970.29	-52.4 %	$ 937.53	$ 1,970.29
Subtotal	19	36		19	36	$ 937.53	$ 1,970.29		$ 937.53	$ 1,970.29
Mechanical										
	5	10	-50.0 %	5	10	$ 309.83	$ 484.50	-36.1 %	$ 309.83	$ 484.50
Subtotal	5	10		5	10	$ 309.83	$ 484.50		$ 309.83	$ 484.50
Other										
	42	40	5.0 %	42	40	$ 20,905.05	$ 14,097.63	48.3 %	$ 20,905.05	$ 14,097.63
Subtotal	42	40		42	40	$ 20,905.05	$ 14,097.63		$ 20,905.05	$ 14,097.63
Land Use Related										
Erosion and Sediment Permit	5	4	25.0 %	5	4	$ 15,806.00	$ 8,938.00	76.8 %	$ 15,806.00	$ 8,938.00
Subtotal	5	4		5	4	$ 15,806.00	$ 8,938.00		$ 15,806.00	$ 8,938.00
Total	**134**	**115**		**134**	**115**	**$ 89,447.17**	**$ 57,017.27**		**$ 89,447.17**	**$ 57,017.27**

Urban Development Area - Development Status