BOARD OF SUPERVISORS
BRENT V. TRUMBO
Election District No. 1
SALLIE WOLFE-GARRISON
Election District No. 2
RICK L. CHANDLER
Election District No. 3
WILLIAM B. KYGER, JR.
Election District No. 4
MICHAEL A. BREEDEN
Election District No. 5

ROCKINGHAM COUNTY

BOARD OF SUPERVISORS MEETING
June 24, 2020

6:00 P.M. CALL TO ORDER – CHAIRMAN WILLIAM B. KYGER, JR.
INVOCATION – CHAIRMAN WILLIAM B. KYGER, JR.
PLEDGE OF ALLEGIANCE – DIRECTOR OF COMMUNITY DEVELOPMENT RHONDA H. COOPER

1. Approval of Minutes – Regular Meeting of June 10, 2020

2. Public Hearing – Fiscal Year 2019-2020 Budget Amendment

3. Report – Virginia Department of Transportation – Residency Administrator Donald F. Komara
   a. Resolution – Route 704 Project

4. Presentation – Request to Accelerate the Reopening of Rockingham County – Brooke Garrison

5. Staff Reports (All for information only, except where noted):
   a. County Administrator – Stephen G. King
   b. County Attorney – Thomas H. Miller, Jr.
   c. Assistant County Administrator – Casey B. Armstrong
      Action: Small Business Grant Program
   d. Director of Finance – Patricia D. Davidson
   e. Director of Public Works – Philip S. Rhodes
   f . Director of Community Development – Rhonda H. Cooper
      Action: - Transportation Resolution
      - Ordinance Amendment Request

6. Committee Reports: Airport, Buildings and Grounds, Central Shenandoah Planning District Commission, Chamber of Commerce, Community Criminal Justice Board, Finance, Harrisonburg-Rockingham Metropolitan Planning Organization, Harrisonburg-Rockingham Regional Sewer Authority, Massanutten Regional Library, Public Works, Shenandoah Valley Partnership, Social Services, Technology, VACo Liaison, Chairman, Other

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Recess

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7. Meeting of Lake Shenandoah Stormwater Control Authority
   a. Call to Order – Chairman
   b. Approval of Minutes –Meeting of June 10, 2020
   c. Consideration – Proposed Fee Structure
   d. Adjourn

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Reconvene Regular Meeting of the Board of Supervisors

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8. REZ20-039 - HABU Development, LLC. (c/o Gary Sandridge), 116 E. Point Road, Elkton, VA 22827 requests amending the approved proffers to remove the maximum number of recorded lots allowed per calendar year, while retaining the R-2C (Medium-density residential district with conditions). The amendment would apply to South Peak Subdivision (formerly Life Farm), McGaheysville, Tax map # 142-(A)-L11, 13, 14, 15 & 16. Election District 5.

***The public hearing requirement for this case was waived by the Board**

7:00 P.M. 9. Public Hearings:

a. Rezonings:

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. **Hearing to commence at approximately 7:05 P.M.*

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.
**Hearing to commence at approximately 7:10 P.M.*

REZ20-058 - Rivers Edge Enterprise LLC (c/o Vern Michael), 8218 Port Republic Road, Port Republic, VA 24471 requests to rezone 0.244-acre portion of 8138 Port Republic Road from R-1 (Low-Density Residential) to A-2 (General Residential) for purpose of transferring to 152-(8)- L2A. Tax Map # 152-(7)- L4. Election District 3.
**Hearing to commence at approximately 7:15 P.M.*

REZ20-071 - Richard Rohrer, 8730 Rawley Pike, Hinton, VA 22831 requests to rezone 1 acre on the east side of Garbers Church Road (VA 910), 0.25 mile west of John Wayland Highway (VA 42) from A-2 (General Agricultural) to B-1 (General Business). Tax map # 108-(A)- L111B. Election District 2.
**Hearing to commence at approximately 7:20 P.M.*

b. Special Use Permit:

SUP20-099 Shenandoah Cable Television, LLC, 20 McJunkin Road, Unit B, Nitro, WV 25143 for an increase in telecommunication tower height from 69.5' to 100' on property located on the southwest side of Mountain Top Lane (private) approximately 4/10 mile north of Brocks Gap Road (Route 259), Election District #1, zoned A-2. Tax Map #38-(1)-5. Property address: 15327 Mountain Top Lane.
**Hearing to commence at approximately 7:25 P.M.*

c. Ordinance Amendment:

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. **Hearing to commence at approximately 7:30 P.M.*

d. Capital Improvements Program Amendments:

Amendments to the adopted Rockingham County fiscal years 2021 – 2025 Capital Improvements Program (CIP) 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 and the amendments will include the addition of two transportation projects. **Hearing to commence at approximately 7:35 P.M.*

10. Unfinished Business

*** ADJOURN ***

June 10, 2020

The Regular Meeting of the Rockingham County Board of Supervisors was held on Wednesday, June 10, 2020, at 3:00 p.m., at the Rockingham County Administration Center, Harrisonburg, Virginia. The meeting was conducted in accordance with modifications to normal processes, to reduce the spread of COVID-19. The meeting was open to the public at reduced capacity under Phase Two of Governor Northam's Executive Order, and broadcast online.

The following members were present:

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

Also present:

STEPHEN G. KING, County Administrator
THOMAS H. MILLER, JR., County Attorney
CASEY B. ARMSTRONG, Assistant County Administrator
RHONDA H. COOPER, Director of Community Development
PATRICIA D. DAVIDSON, Director of Finance
JEREMY C. HOLLOWAY, Fire & Rescue Chief
PHILIP S. RHODES, Director of Public Works
JESSICA G. KILBY, Deputy Clerk
DONALD F. KOMARA, Residency Administrator
Virginia Department of Transportation

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CALL TO ORDER
PLEDGE OF ALLEGIANCE
INVOCATION.

Chairman Kyger called the meeting to order at 3:02 p.m.

Chairman Kyger provided the invocation, and Community Development Director Cooper led the Pledge of Allegiance.

Chairman Kyger stated how proud he is of the community for handling recent events in an orderly, reasonable and responsible manner. He said the community has demonstrated its willingness to engage in tough conversations that are necessary during difficult times, whether it concerns COVID-19 or racial injustice.

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APPROVAL OF MINUTES.

On motion by Supervisor Trumbo, seconded by Supervisor Chandler, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; KYGER – AYE; TRUMBO – AYE; WOLFE-GARRISON – AYE; the Board approved the minutes of the regular meeting of May 27, 2020.

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AWARD OF SERVICE WEAPON.

Chairman Kyger announced the retirement of Deputy LaVonne Turner, who retired on June 1, 2020, with 25 years of service with the Sheriff's Office and Jail. Sheriff

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Hutcheson and Deputy Turner were unable to attend the meeting; however, Sheriff Hutcheson had requested that the Board declare Deputy Turner's service weapon surplus, so that it could be awarded to her in recognition of her service to the County.

Chairman Kyger extended gratitude to Deputy Turner for her many years of service and for her contributions to the public health and safety of the citizens of Rockingham County, and he wished her well in her retirement.

On motion by Supervisor Breeden, seconded by Supervisor Chandler, and carried by a roll call vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; KYGER – AYE; TRUMBO – AYE; WOLFE-GARRISON – AYE; in accordance with Virginia Code Section 59.1-148.3, the Board declared as surplus a Glock Model 22, with Serial #KYY497, to be awarded to Deputy Turner in honor of her retirement.

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TRANSPORTATION DEPARTMENT.

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

Mr. Komara said the South Valley Pike (Route 11) four-lane project utility plans are being finalized. Once the plans are completed, they will be available online and at the Harrisonburg VDOT Office.

Concerning additional improvements to the Oakwood Drive (Route 704) realignment project, discussed at the May 27 Board meeting, Mr. Komara said he will send Administrator King information to include in a Resolution. Mr. King said the Resolution will be considered at the June 24, 2020, Board meeting.

Mr. Komara informed Supervisor Chandler that the westbound turn lane on Spotswood Trail, where traffic turns onto Massanetta Springs Road, does appear to be narrow. Mr. Komara said it is possible the rumble strips affected the location of the line paint, but pointed out that lane space cannot be sacrificed if that is the case. He said he will see what can be done to correct it.

Maintenance items included mowing along secondary roads, grading dirt roads and applying calcium chloride, and paving portions of Route 33 east and west.

Supervisor Trumbo asked for an update regarding a patch of asphalt along the shoulder of American Legion Drive (Route 800). Mr. Komara said work is ongoing, and should be finished in the next two weeks.

Supervisor Wolfe-Garrison requested that the bicycle and buggy lanes on Route 42 north and south of the City limits be cleared of debris as soon as possible. She pointed out that with warmer weather, more cyclists and buggies will be using the lanes.

Chairman Kyger requested a brief update concerning Ladybug Road (Route 749) at the June 24, 2020, Board meeting.

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FISCAL YEAR 2020-2021 BUDGET ADOPTION AND APPROPRIATION.

Finance Director Davidson reported that the budget public hearing was held on April 8, 2020, with a public comment period held open until April 22, 2020. She indicated several comments were received and provided to Board members at the April 22, 2020, Board meeting. At that time, the total proposed County budget for FY20-21 was $385,394,046.

Revised estimates were then provided to the Board in response to the Coronavirus pandemic, reducing the total proposed budget to $376,241,112. Mrs. Davidson stated that

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since the revised estimates were provided, additional changes were made resulting in a total proposed budget of $376,106,301.

Finance Director Davison reviewed the changes as follows:

1. State revenue was updated to include Constitutional Officers revenue estimates as provided by the state. This was a revenue increase of $156,843;
2. The contribution to the Harrisonburg-Rockingham Community Services Board decreased by $73,000 due to the removal of a planned salary increase;
3. Health Insurance estimates increased expenditures by $8,968;
4. Other funding requests decreased due to the removal of salary increases by different organizations, totaling $33,393;
5. Miscellaneous expenses totaling $33,000.

Mrs. Davidson stated that in addition to the revised budget as presented, staff recommends approval of the following guidelines in accordance with the FY2021 budget adoption:

1. All outstanding encumbrances in all County funds at June 30, 2020, shall be an amendment to the FY2021 budget, and appropriated in the FY2021 budget to the same department and account for which they were encumbered in the previous year;
2. All unexpended funds in the capital fund at June 30, 2020, shall be an amendment to the FY2021 budget, and appropriated in the FY2021 budget to the same project and account for which they were budgeted in the previous year; and,
3. The Director of Finance be authorized to transfer funds within the same fund, as long as the transfer does not cause an increase to the total appropriated budget.

On behalf of the Finance Committee, on motion by Supervisor Breeden, seconded by Supervisor Trumbo, and carried by a roll call vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; KYGER – AYE; TRUMBO – AYE; WOLFE-GARRISON – AYE; the Board adopted the budget as presented for the fiscal year commencing July 1, 2020; and, authorized the following actions:

1. All outstanding encumbrances in all County funds at June 30, 2020, shall be an amendment to the FY2021 budget, and appropriated in the FY2021 budget to the same department and account for which they were encumbered in the previous year;
2. All unexpended funds in the capital fund at June 30, 2020, shall be an amendment to the FY2021 budget, and appropriated in the FY2021 budget to the same project and account for which they were budgeted in the previous year; and,
3. Authorized the Director of Finance to transfer funds within the same fund, as long as the transfer does not cause an increase to the total appropriated budget.

COUNTY OF ROCKINGHAM, VIRGINIA ADOPTED BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2020

REVENUES

	FY 2020-21
GENERAL FUND	
General Property Taxes	$ 93,921,000
Other Local Taxes	12,048,100
Other Local Revenue	13,110,708
State Revenue	18,115,054
Federal Revenue	990,867
Balance Carried Forward	1,626,758

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TOTAL GENERAL FUND	**$**	**139,812,487**
Capital Projects Fund	$	483,500
Tourism Fund		354,650
School Capital Projects Fund		1,400,000
School Fund		142,866,648
School Cafeteria Fund		5,732,663
Massanutten Technical Center		6,010,268
Asset Forfeiture Fund		121,400
H'burg Rockingham Soc Services District		19,723,818
H'burg Rockingham Children's Services Act		11,000,000
Central Stores Fund		45,000
Self-Funded Health Insurance Plan Fund		33,050,426
Water & Sewer Utilities Fund		8,091,990
Lilly Subdivision Sanitary District		52,950
Smith Creek Water & Wastewater Auth		502,328
Countryside Sanitary District		21,455
Penn Laird Sewer Authority		29,497
Solid Waste Fund		5,292,135
Laird L Conrad Law Library Fund		50,585
Economic Development Authority		4,500
Emergency Medical Services Transp Fund		1,460,000
TOTAL REVENUES	**$**	**376,106,301**

EXPENDITURES

		FY 2020-21
GENERAL FUND		
General Government Administration	$	6,837,849
Judicial Administration		4,962,315
Public Safety		33,681,208
Public Works		2,487,725
Human Services		2,408,046
Parks, Recreation & Cultural		3,007,265
Community Development		2,988,296
Contributions		407,031
Contingency		250,000
Other Expenses		80,000
Transfers to Other Funds		69,546,362
Debt Service – County		3,027,301
Debt Service – Schools		10,129,089
TOTAL GENERAL FUND	**$**	**139,812,487**
Capital Projects Fund	$	483,500
Tourism Fund		354,650
School Capital Projects Fund		1,400,000
School Fund		142,866,648
School Cafeteria Fund		5,732,663
Massanutten Technical Center Fund		6,010,268
Asset Forfeiture Fund		121,400
H'burg Rockingham Soc Services District		19,723,818
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Solid Waste Fund		5,292,135
Laird L Conrad Law Library Fund		50,585
Economic Development Authority		4,500
Emergency Medical Services Transp Fund		1,460,000
TOTAL EXPENDITURES	**$**	**376,106,301**

Dr. Oskar Scheikl, Superintendent of Schools, was in attendance. Supervisor Breeden commended School staff for coordinating excellent modified graduation ceremonies. Chairman Kyger commented that keeping students active and learning during the current pandemic has been quite a task. He said Rockingham County Public Schools was better prepared for distance learning than most, because of the technology the County and Schools invested in. Chairman Kyger expressed appreciation to Dr. Scheikl and the School Board.

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ECONOMIC DEVELOPMENT POLICY.

Assistant County Administrator Armstrong presented a proposed Economic Development Policy for Rockingham County. Mr. Armstrong explained that staff revised the County's Policy to make it consistent with economic development intentions of the County. He said the Policy was created after two years of discussions and research of forty other policies throughout the state. A joint work session was held with the Board of Supervisors and the Economic Development Authority in January, 2020. Mr. Armstrong stated that the primary mission of the Policy is to support established businesses, promote expansion projects, and attract new industry.

Chairman Kyger indicated he previously proposed a question to staff, concerning whether the Policy would interfere with the County's relationship with state partners. After asking the question, he learned that the proposed Policy could actually enhance those relationships. Chairman Kyger said he was in favor of adopting the Policy.

Supervisor Breeden said the Policy provides continuity among the grants and levels the playing field for businesses.

Supervisor Wolfe-Garrison pointed out that the County is unique, in that it has a tremendous asset provided by Massanutten Technical Center. She reminded staff to be proactive in securing businesses seeking skilled technicians that stay in short supply. She said the County's foundation is Massanutten Technical Center, which is able to serve a wide variety of businesses and industry.

Discussion ensued, followed by a motion from Supervisor Chandler to adopt the Policy as presented.

Seconded by Supervisor Breeden, and carried by a roll call vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; KYGER – AYE; TRUMBO – AYE; WOLFE-GARRISON – AYE; the Board adopted the following Economic Development Policy for Rockingham County, effective July 1, 2020:

ECONOMIC DEVELOPMENT POLICY
FOR
ROCKINGHAM COUNTY, VIRGINIA

Effective July 1, 2020

Introduction:

Rockingham County is built on a foundation of agriculture and industry where integrity and responsible stewardship lead to a prosperous future. Our mission is to support established

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businesses, promote expansion projects and attract new industry. We will work to enhance the vitality of our businesses and citizens alike by diversifying new capital investment as well as showcasing a variety of existing businesses that build upon our agricultural base.

Goals and objectives:

- Continue to be a leading locality in the Commonwealth for the agriculture industry
- Build stronger relationships with existing businesses
- Retain and educate a strong and leading workforce
- Strategically attract new businesses that align with Rockingham County culture and values
- Support healthy expansion and a diversified business community
- Educate the business community on the availability of local and regional incentives

Elements of Economic Development in Rockingham County

I. Economic Growth

Rockingham County will work to identify specific market needs that matter to our local economy. The County will prioritize relationships with existing businesses to better understand how we can help them grow and find the skilled labor they need to be able to endure future market fluctuations. The County will continue to work to support businesses that create new wealth.

II. Business Retention

Rockingham County will meet regularly with local business leaders to stay apprised of their specific needs, including new opportunities for expansion and complimentary businesses needed to support our existing industry. The County will work with state and federal agencies to target and initiate grants and funding opportunities that enhance both local business and the lives of our citizens. Business people and developers are encouraged to inform the County of new projects before applications are submitted so the County can help business people and developers realize potential funding opportunities at the earliest opportunity.

III. Workforce Education

The County will work with public and private schools, Massanutten Technical Center, James Madison University, Blue Ridge Community College and other local colleges and universities to promote and develop diversified training opportunities through curricula that target local business and community needs.

IV. Growth and Development

Rockingham County will work to encourage growth and new development in locations that are compatible with surrounding land uses and consistent The County zoning ordinance and Comprehensive Plans for development. The County will determine development potential by evaluating the utilities and infrastructure in the area as well as the impact on other services we provide locally, such as education and emergency response. A potential site must also have the ability to comply with all local, state and federal environmental regulations.

V. Technology Grants

A business located in the County that designs, assembles, manufactures or develops, or maintains goods or provides services related to, advanced and innovative technological systems or devices; or uses advanced and innovative technological systems or devices to design, assemble, manufacture, develop and maintain goods and services, may be eligible for a technology grant. Grant eligibility requires that existing businesses must have invested at least 50 percent of the prior years' assessed value for Machinery and Tools as defined in the Virginia State Code or invest $20 million in new capital outlay for Machinery and Tools, either leased or purchased. New businesses must invest at least Five Hundred Thousand and no/100 Dollars ($500,000.00) in Machinery and Tools. Application for participation in the technology grant program must be made prior to purchasing the equipment that will

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become the new machinery and tools so that the taxpayer and the County can reach an understanding on what the expansion project entails and the tax for specifically which pieces of equipment will be included in the grant calculation. The beginning and ending dates of the installation period, up to twenty-four (24) months, shall be agreed upon in the approved application.

Existing Business Criteria:

Within the Twenty-four (24) month period determined during the application process, an existing business must either:

1. Invest in new machinery and tools having an assessed value of at least Fifty percent (50%) of the previous tax year's machinery and tools assessed value,

   or

2. Invest in new machinery and tools having an assessed value of at least Twenty Million Dollars ($20,000,000), whichever is less.

The investment referred to in paragraphs 1 and 2, immediately preceding, may be through either long-term lease arrangement or purchase.

Before payment of each annual rebate described below, the taxpayer must satisfy the Commissioner of the Revenue that the machinery and tools associated with the expansion are installed and in use by filing an itemized schedule with the next annual tax return after the equipment is put in service, the schedule to include purchase price and date put in service. The installation must have occurred within the period of time agreed to in the application process, up to twenty-four (24) months. The Commissioner must certify to the County the same, and the Treasurer must certify that all taxes for pre-existing and new machinery and tools have been paid in full by the due date.

If all criteria are met, the taxpayer is eligible to receive rebates of:

Year 1 - 60% of machinery and tools tax paid on the new investment
Year 2 - 50% of machinery and tools tax paid on the new investment
Year 3 - 40% of machinery and tools tax paid on the new investment
Year 4 - 30% of machinery and tools tax paid on the new investment
Year 5 - 20% of machinery and tools tax paid on the new investment

New Business Criteria:

A new business venture must invest a minimum of Five Hundred Thousand dollars ($500,000) in machinery and tools through either long-term lease arrangement or purchase.

Before payment of each annual rebate described below, the taxpayer must satisfy the Commissioner of the Revenue that the machinery and tools have been installed are in use and have been included on the annual tax return, the Commissioner must certify to the County the same, and the Treasurer must certify that all taxes for pre-existing and new machinery and tools have been paid in full by the due date.

If all criteria are met, the taxpayer is eligible to receive rebates of:

Year 1 - 60% of machinery and tools tax paid on the new investment
Year 2 - 50% of machinery and tools tax paid on the new investment
Year 3 - 40% of machinery and tools tax paid on the new investment
Year 4 - 30% of machinery and tools tax paid on the new investment
Year 5 - 20% of machinery and tools tax paid on the new investment

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SHENANDOAH VALLEY HEMP AGRICULTURE AND FORESTRY INDUSTRIES DEVELOPMENT (AFID) GRANT.

Assistant County Administrator Armstrong addressed a grant request from a local startup company based in Elkton, Shenandoah Valley Hemp. Shenandoah Valley Hemp provides seeds, post processing, packaging and distribution services for the local hemp industry. The company applied for an Agriculture and Forestry Industries Development (AFID) grant through the State. The total grant of $100,000 requires a local match of $50,000. The Virginia Department of Agriculture and Consumer Services (VDACS) will match the award amount. Mr. Armstrong reported that staff thoroughly vetted the grant application and recommended the County's participation. Shenandoah Valley Hemp's three-year machinery and tools investment would total $3.5 million, with 24 new jobs. Mr. Armstrong reported that after discussions with VDACS, staff recommends allocating the funds at $33,000 per year, over a three-year period, to ensure the minimum hiring requirement is met (eight jobs per year).

Mr. Armstrong pointed out that the allocation of funds would occur after July 1, 2020, over a three-year period.

On motion by Supervisor Breeden, seconded by Supervisor Chandler, and carried by a roll call vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; KYGER – AYE; TRUMBO – AYE; WOLFE-GARRISON – AYE; the Board authorized staff to allocate AFID grant funds to Shenandoah Valley Hemp, after July 1, 2020; allocating $33,000 per year, for three years.

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COUNTY ADMINISTRATOR'S STAFF REPORT.

Administrator King reported that staff has received complaints about parking and social distancing issues at Blue Hole. He said there should be discussion on how to keep the area safe, particularly now that public pools and schools are closed. He said parking is a major safety hazard, with vehicles parking along Route 33.

Chairman Kyger agreed that there is a high potential for a traffic accident occurring on Route 33, and said the Board and staff should discuss how to address the concerns.

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ASSISTANT COUNTY ADMINISTRATOR'S STAFF REPORT.

Assistant County Administrator Armstrong provided information regarding a Small Business Grant Program in connection with the Rockingham Economic Development Authority (EDA). Mr. Armstrong explained that the COVID-19 shutdown forced the closure of non-essential businesses, which severely impacted retail, restaurant, service, and travel-related businesses in the County. Mr. Armstrong stated that an essential part of the County's Economic Development recovery efforts is to provide financial relief to small businesses experiencing emergencies.

Mr. Armstrong reported that the County received Coronavirus Relief Funds from the Coronavirus Aid, Relief, and Economic Security (CARES) Act. On June 24, 2020, staff will request that the Board transfer $500,000 of CARES Act funds to the Rockingham County Economic Development Authority for distribution pursuant to the Small Business Grant Program.

Discussion ensued, and suggestions were made concerning the Grant Program guidelines, application requirements, and how to notify County businesses of the program.

Mrs. Davidson noted that she has received positive feedback from five EDA members to date. If the Board of Supervisors authorizes the Program, a meeting of the EDA will be required prior to July 1, 2020, for acceptance of the Small Business Grant Program Agreement and the CARES Act funds, she explained.

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The Board agreed that the grant program for small businesses is an excellent way to use the funds.

On motion by Supervisor Breeden, seconded by Supervisor Chandler, and carried by a roll call vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; KYGER – AYE; TRUMBO – AYE; WOLFE-GARRISON – AYE; the Board adopted the Small Business Grant Program and authorized staff to finalize the agreement and application for approval on June 24, 2020.

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FINANCE DIRECTOR'S STAFF REPORT.

Finance Director Davidson brought attention to the issuance of a purchase order for a Decontamination Vehicle for the Fire and Rescue Department. She explained that this vehicle is to be used specifically to transport decontamination equipment and supplies to areas in the County in need of decontamination due to possible COVID-19 exposure. Mrs. Davidson reported that the purchase will be funded through the CARES Act.

She pointed out the difficulty in finding a vehicle to meet specifications. The County issued an Invitation to Bid (ITB), with a due date of June 5, 2020. Among the responses, no supplier could meet the need within the next four to five months. Staff conducted further research, and found a supplier with a vehicle on their lot, at a lower cost than any of the bid responses. Since this was the only vendor in the area able to meet the immediate need, Mrs. Davidson utilized a Sole Source procurement method. The amount of the purchase is $73,126.50. Mrs. Davidson indicated she will coordinate with Chief Holloway to obtain the emergency purchase documentation.

Supervisor Breeden said he had been in discussions with staff concerning the purchase and this option will meet the County's immediate need.

Staff also noted this vehicle has the potential for future use other than decontamination services.

On motion by Supervisor Breeden, seconded by Supervisor Wolfe-Garrison, and carried by a roll call vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; KYGER – AYE; TRUMBO – AYE; WOLFE-GARRISON – AYE; the Board authorized staff to proceed with the purchase of a Decontamination Truck for the Fire and Rescue Department at a cost of $73,126.50, to be funded by the CARES Act. The emergency purchase will utilize a Sole Source vendor; thus canceling the Invitation to Bid issued in early June.

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PUBLIC WORKS DIRECTOR'S STAFF REPORT.

Public Works Director Rhodes reported that the State Corporation Commission's (SCC) extension on service disconnections for utility customers due to COVID-19 will expire on June 14, 2020. Mr. Rhodes reported that there are 160 customers with past due accounts totaling roughly $20,000. He asked the Board for guidance on how to proceed with past due utility accounts. Chairman Kyger suggested the County proceed with standard policy; and recommended that the Board allow staff to work with customers on an individual basis, depending on circumstances.

By consensus, the Board authorized staff to proceed with the County's standard disconnection policy for water and sewer utilities when the SCC extension expires; and, authorized staff to work with customers on an individual basis as necessary. Chairman Kyger said the Public Works Committee could address specific questions and concerns, if necessary.

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COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT.

Ms. Cooper requested approval for staff's evaluation and possible revision of fees charged for services in the Community Development department. She explained a process that would occur in two phases. Phase I would focus on plumbing, electrical, and mechanical permit fees, which staff anticipate presenting to the Board with a revised fee schedule around mid-summer. During Phase 2, staff would review the remaining Community Development related fees. It was noted that GIS and land use fees were last revised in 2010 and 2016.

By consensus, the Board authorized Community Development staff to evaluate service fees and bring back a recommendation for consideration.

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FIRE AND RESCUE CHIEF'S STAFF REPORT.

Chief Holloway and Captain Doug Gooden provided a presentation to update the Board on the recent activities of the Swift Water Rescue Team. Captain Gooden reported that the Team has had a higher than average season since Memorial Day weekend. He attributed the increase to higher water levels. Captain Gooden provided photos of recent rescues and described the techniques used by the Team, depending on location. He explained that most water rescues in the area are a result of overturned kayaks or tubes. Captain Gooden pointed out that there seems to be a trend on the river, where most individuals over 12 do not wear a life jacket. He emphasized the importance of wearing a life jacket and pointed out that the first action taken during a water rescue is providing a life jacket to individuals not wearing one.

Captain Gooden indicated evening and night searches have decreased in the last two years, after signage was added to public boat landings, detailing float distances and timing information.

Chief Holloway emphasized the importance of safety prevention to eliminate hazards on the water and reviewed recent prevention projects. He played a video of emergency crews and local private-public partners working together to remove large trees and debris from the water.

Captain Gooden said the Swift Water Rescue Team is made up of on-call paid staff and trained volunteers, who are very dedicated. Members train locally at least once per month. Captain Gooden said the County is fortunate to have four Technical Rescue state instructors in the County.

On behalf of the Board, Chairman Kyger expressed sincere appreciation to emergency responders for their outstanding dedication and service to the community.

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COMMITTEE APPOINTMENT.

On motion by Supervisor Wolfe-Garrison, seconded by Supervisor Chandler, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; KYGER – AYE; TRUMBO – AYE; WOLFE-GARRISON – AYE; the Board appointed Patrick Wilcox to serve as the alternate member on the Harrisonburg-Rockingham Metropolitan Planning Organization Technical Advisory Committee.

On motion by Supervisor Chandler, seconded by Supervisor Trumbo, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; KYGER – AYE; TRUMBO – AYE; WOLFE-GARRISON – AYE; the Board appointed Jim Elmore to serve on the Social Services Advisory Board for a term to expire June 30, 2024.

DRAFT

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RECESS.

Chairman Kyger recessed the meeting at 5:03 p.m., for dinner.

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RECONVENE/RECESS.

Chairman Kyger reconvened the regular meeting at 6:00 p.m., and immediately recessed for a meeting of the Lake Shenandoah Stormwater Control Authority.

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RECONVENE/ADJOURN.

Chairman Kyger reconvened the regular meeting of the Board of Supervisors at 7:43 p.m. With no further business before the Board of Supervisors, Chairman Kyger declared the meeting adjourned.

_____,
Chairman

DRAFT

PUBLIC NOTICE

The Rockingham County Board of Supervisors will hold a public hearing at its June 24, 2020 meeting, commencing at 6:00 p.m., at the Rockingham County Administration Center, 20 East Gay Street, Harrisonburg, Virginia, to take public comment on the following amendment which exceeds 1% of the total county budget for FY 2019-20 Budget.

GENERAL FUND BUDGET
FY 2019-20

	Adopted	**Amended**
Revenue:		
Local Revenue	$ 117,446,919	$ 117,892,633
State Revenue	$ 17,799,152	$ 17,949,621
Federal Revenue	$ 911,015	$ 1,311,015
Debt Proceeds	$ 0	$ 27,784,992
Transfer	$ 0	$ 0
Fund Reserve	$ 1,569,429	$ 3,625,717
Total Revenue	$ 137,726,515	$ 168,563,978
Expenditure:		
General Gov't	$6,800,678	$6,981,351
Judicial	$4,595,951	$5,288,184
Public Safety	$31,720,583	$32,815,757
Public Works	$2,695,245	$3,046,249
Human Services	$2,585,524	$8,642,265
Recreation	$2,872,718	$2,882,326
Community Dev	$2,963,652	$3,305,107
Other	$1,027,492	$777,808
Transfers	$70,213,601	$92,406,906
Debt Service	$12,251,071	$12,418,025
Total Expenditures	$137,726,515	$168,563,978

Appropriations to the General Fund include Technology Trust Funds, Personal Property Tax Relief, Economic Development Technology Zone Grants, School VPSA Loan proceeds, and County Debt Service for the Port Road Rescue Station. Detailed information about each appropriation is on file in the County Administration Office.

CARES – Coronavirus Aid Relief and Economic Security Act

An additional purpose of this amendment and appropriation is to authorize the expenditure of $7,149,647 of proceeds from Coronavirus Aid Relief and Economic Security (CARES) Act. The U.S. Department of Treasury guidance allows the CARES Act funds to be used for expenses associated with the provision of economic support in relation to the COVID-19 public health emergency. Funds will be used to assist small businesses within Rockingham County, the seven towns located within the County, the school system, the purchase of personal protective equipment, and the purchase of rescue

equipment in order to respond to COVID-related emergency calls in a timely manner and to support testing sites and vaccination sites in the future.

CARES FUND BUDGET
FY 2019-20

	Adopted	Amended
Revenue:		
Federal Revenue	$ 0	$ 7,149,647
Expenditure:		
CARES	$ 0	$ 7,149,647

Finance Department **Public Hearing** **Agenda #**

June 24, 2020

FY2019-2020
Supplemental Appropriations

School VPSA Loan for Fulks Run Elementary School and John C Myers Elementary School

A supplemental appropriation in the amount of $21,001,755 is requested for the bond proceeds received for Phase II of the School renovation projects at Fulks Run and John C Myers Elementary Schools. A public hearing is required as the appropriation is over 1% of the total county budget. The public hearing has been properly advertised.

Supplemental Appropriation: $21,001,755

$21,001,755	GL Code:	2103-00000-25101-000-400090-000	School Capital Projects Fund: Transfer from General Fund
($21,001,755)	GL Code:	2103-00000-25201-000-400091-000	School Capital Projects Fund: Fund Reserve
$21,001,755	GL Code:	1001-09301-00000-000-509513-000	General Fund: Transfer to School Capital Projects
$18,675,000	GL Code:	1001-00000-14104-000-341200-000	General Fund: Bond Proceeds
$2,326,755	GL Code:	1001-00000-14104-000-341220-000	General Fund: Bond Premium

Should the Committee concur a recommendation to the Board to approve this supplemental appropriation would be required.

Finance Department **Public Hearing** **Agenda #**
June 24, 2020

FY2019-2020
Supplemental Appropriations

County Debt Service – Port Road

A supplemental appropriation in the amount of $50,000 is requested for the first interest payment required on the Port Road Fire and Rescue Station debt. The first payment was not budgeted in FY20. Also, school fees on debt service increased by $325.

Supplemental Appropriation: $50,325

$50,000	GL Code: 1001-09501-00000-000-509215-000	County Debt Service: Port Road Interest
$325	GL Code: 1001-09502-00000-000-509301-000	School Debt Service: Other Debt Service
($50,325)	GL Code: 1001-09110-00000-000-505800-000	General Fund: Contingency

Should the Committee concur a recommendation to the Board to approve this supplemental appropriation would be required.

Finance Department **Public Hearing** **Agenda #**
June 24, 2020

FY2019-2020 Supplemental Appropriation

Technology Trust Fund

A supplemental appropriation in the amount of $121,789 is requested from the Circuit Court Clerk's office for the Technology Trust Funds received during fiscal year 2020.

Supplemental Appropriation: $121,789

$121,789	GL Code: 1001-00000-12309-000-323820-000	Clerk Technology Trust Fund
$94,000	GL Code: 1001-02106-10201-000-501300-000	Part-Time Wages
$8,000	GL Code: 1001-02106-10201-000-502100-000	FICA
$16,000	GL Code: 1001-02106-10201-000-503109-000	Other Professional Services
$3,789	GL Code: 1001-02106-10201-000-506001-000	Office Supplies

Should the Committee concur a recommendation to the Board to approve this supplemental appropriation would be required.

Finance Department **Public Hearing** **Agenda #**
June 24, 2020

FY2019-2020 Supplemental Appropriation

Personal Property Tax Relief – Elderly, Disabled and Veterans

A supplemental appropriation in the amount of $21,034 is requested to supplement the Personal Property Tax Relief for the Elderly, Disabled and Veterans program. The FY20 budget was $500,000 and $521,034 was given in relief.

Supplemental Appropriation: $21,034

$21,034	GL Code: 1001-00000-11101-000-300900-000	Property Taxes
$21,034	GL Code: 1001-05302-00000-000-505736-000	Tax Relief

Should the Committee concur a recommendation to the Board to approve this supplemental appropriation would be required.

Finance Department **Public Hearing** **Agenda #**
June 24, 2020

FY2019-2020
Supplemental Appropriations

CARES Coronavirus Aid Relief and Economic Security (CARES) Act

A supplemental appropriation in the amount of $7,149,647 is requested for the Coronavirus Aid Relief and Economic Security (CARES) Act. The U.S. Department of Treasury guidance allows the CARES Act funds to be used for expenses associated with the provision of economic support in relation to the COVID-19 public health emergency. Staff has developed a plan to distribute the funds as follows: The public hearing has been properly advertised.

Supplemental Appropriation: $7,149,647

$7,149,647	GL Code: 1213-00000-13900-000-339520-000	CARES: Revenue
$3,526,667	GL Code: 1213-03205-00000-000-various-000	CARES: General Expenditures
$1,000,000	GL Code: 1213-03205-00000-000-508005-000	CARES: Major Equipment
$500,000	GL Code: 1213-03210-00000-000-	CARES: Transfer to EDA
$20,000	GL Code: 1213-03210-00000-000-xxxxx-000	CARES: Support for Rec Program
$1,037,095	GL Code: 1213-03210-00000-000-xxxxxx-000	CARES: Transfer to School Operating Fund
$1,065,885	GL Code: 1213-03210-00000-000-xxxxxx-000	CARES: Town Support

Should the Committee concur a recommendation to the Board to approve this supplemental appropriation would be required.

RESOLUTION

WHEREAS, the Rockingham County Board of Supervisors was awarded the Virginia Department of Transportation (VDOT) Smart Scale UPC111053, Project 0011-082-869 to relocate Route 704, Cecil Wampler Road, in order to align it with Route 704, Oakwood Drive; and

WHEREAS, VDOT recommends cancelling this project due to calculating significantly higher costs than estimated at the time of its approval by the Commonwealth Transportation Board, and flooding and operational issues discovered during the project development process; and

WHEREAS, VDOT has determined that improving the existing intersections of Route 704 with US 11 would be more effective; and

WHEREAS, VDOT recommends non-Smart Scale funding from this cancelled project be used to fund a right-turn lane on Oakwood Drive for US 11 southbound traffic and improve traffic signal operations; a northbound right-turn lane on US 11 to Cecil Wampler Road, including radii improvements for tractor-trailer movements; a right-turn lane on Cecil Wampler Road for US 11 northbound traffic; and a permanent traffic signal at Cecil Wampler Road; and

WHEREAS, any funds not needed to complete these improvements would be use to address the Smart Scale budget shortfall on the existing adjacent US 11 widening project; and

THEREFORE, BE IT RESOLVED that the Rockingham County Board of Supervisors supports the recommended changes to the Route 704 project and the allocation of unused funds from the Route 704 project to be used to address the funding shortfall on the US 11 widening project.

Accelerating the Reopening of Rockingham County

Why did the community go into a state of lockdown?

- Purpose: Needed two weeks to "flatten the curve" to help prevent overwhelming our medical system supported by what has proven to be inaccurate models and inaccurate predictions of the death rate

  Remember: The intent was never to eliminate the virus with a lockdown. And 16 weeks later…

What measure does the community need to demonstrate that we have not overwhelmed our medical system? Our current status…

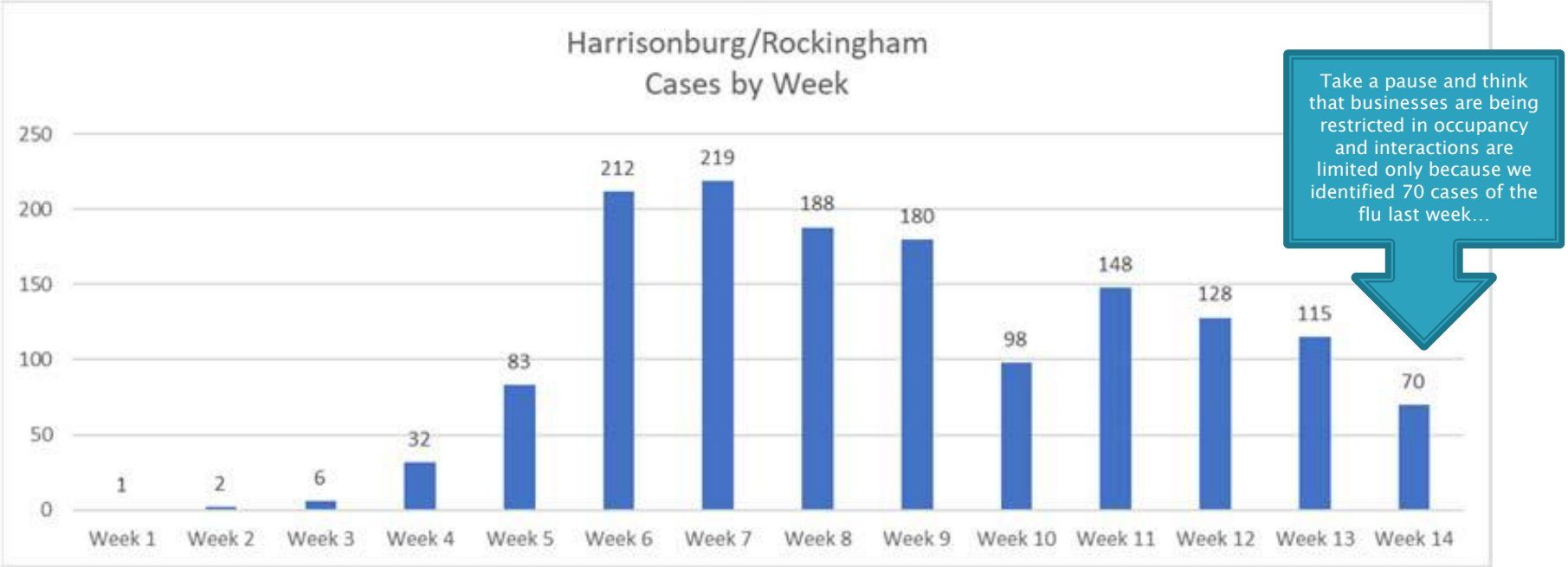
- Local nurses and medical staff are getting laid off
- Pay cuts and lower benefits for working medical staff to preserve jobs due to low occupancy rates
- Virginia has been meeting the governor's benchmark of steady PPE supplies and open hospital capacity for more than a month now
- 4,519 hospital beds available and no Virginia hospitals reporting any supply problems
- 10,000 tests a day, easy and free access to tests

Source: Article dated June 15th from WHSV3 citing VA Dept. of Health

Local Deaths

- As far as deaths, there have been 26 reported in Shenandoah County, 24 in Page County, two in Augusta County, 23 in Harrisonburg, and seven in Rockingham County.
  - 22 deaths at Accordius Nursing Care facility
  - 16 deaths at Sky View Springs facility
  - Since this is medical information, can only get what is reported
  - No reported deaths of children
- Majority of deaths are occurring in nursing homes, elderly citizens with pre-existing conditions
- Dr. Kornegay also explained that if someone has tested positive for COVID-19, that's what goes on their death certificate. Those death certificates have a space to list secondary causes of death, and that's where ongoing health issues like heart disease and cancer are listed. Some people have accused medical facilities of artificially inflating death tolls by doing that, but it's the same process by which flu deaths are reported every year.

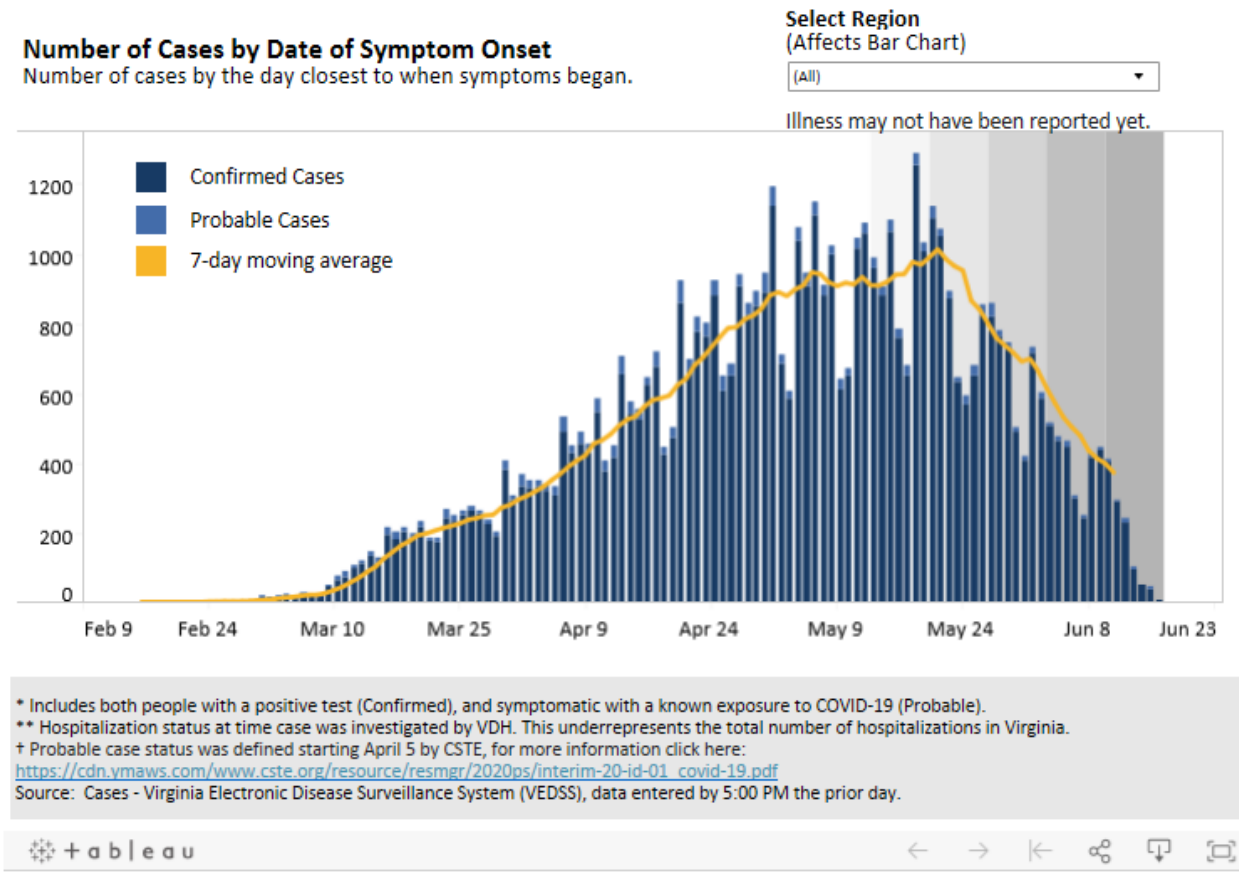
Local Trends



Note: Cases reported far exceed death count and businesses are still only able to operate at 50% capacity or less… for cases of the flu that has not approached initial models or forecasts of Mortality rates

Source: Rockingham County Government

Local Trends



Source: Data published by VA Dept of Health

COVID-19 facts that flatten the fear

- *Updated as of 6-18-20*
- • The CDC recently revised its death rate estimate down to just 0.4 percent.
- • One percent of counties in the country account for more than half of all Covid-19 deaths nationally.
- • Ten percent of counties account for more than 90 percent of all deaths.
- • Nearly half of the counties in the country haven't experienced a single Covid-19 death.
- • 42 percent of all Covid-19 deaths have come in nursing homes or assisted living facilities.
- • In many states, nursing homes and assisted living facilities account for far more than half of all deaths—81 percent in Minnesota and 70 percent in Ohio.
- • More than 80 percent of all Covid-19 deaths are among those over 65 years old.
- • Those aged under 55 account for just seven percent of all Covid-19 deaths.
- • If you are 34 years old or younger, your probability of dying from Covid-19 as of June 3rd was 0.0005 percent.
- • The overwhelming majority of deaths are among those with at least one other underlying medical condition. For 7% of the deaths, Covid-19 was the only cause mentioned.
- • Daily new Covid-19 cases in Florida have risen recently, but this is due to an uptick in testing—around 20,000 tests per day—so the proportion of those testing positive has fallen.
- • Daily Florida deaths continue to fall—dropping from 51 per day to 34 per day over the last month, according to the 7-day moving average.
- • A sizeable portion of Arizona cases has occurred on Indian reservations.
- • Numerous stories highlight how Arkansas's Covid-19 hospital admissions have increased by 121 percent since Memorial Day. Sounds bad, until you look at the raw numbers, which reveal that this increase only amounts to 111 Covid-19 patients. There is currently no threat to hospital bed capacity anywhere in the country.

Health and Economy

- Every death is a tragedy, but we need to weigh the risks posed by the coronavirus with the risks of an economic shutdown. Right now, the scales are tipped too far in the direction of viral containment.
- Remember: Every percentage-point increase in the unemployment rate is associated with about 37,000 deaths, due to heart attacks and other factors.

Source: *Dr. Chad Savage who is the founder of YourChoice Direct Care in Brighton and a partner of the Job Creators Network Foundation.*

Health and Economy

- In quarantine and economic decline, there has been an increase in drug abuse, suicide, and domestic violence
- Unemployment skyrocketing, businesses closing- estimated 25% unemployment nationwide
- Government relief payments will not go on forever
- Lost revenue for county, destabilizing economic bedrock of community by impacting college attendance

Facts

- Eastern Mennonite University and Bridgewater University are in financial distress
- As a community, we need our college student guests to have a full, schedule dependable, on site college experience for the life blood of the community. Encouraging a transfer to online learning would be devastating to local businesses, tax income, and real estate
- Precedent: Liberty University was open during the Coronavirus outbreak and none of the 1200 attending students contracted it, mask wasn't enforced

Health and Schools

- Teenage suicide rates are high (increased 56% in last decade)
- Suicide and depression got higher during quarantine isolation
- Closing down schools will increase unattended teenagers
- After putting people in quarantine conditions, we have experienced an outbreak of riots.

If you are 34 years old or younger, your probability of dying from Covid-19 as of June 3rd, 2020 was 0.0005 percent.

With this figure, it appears we can be confident in people's safety when bringing kids and college students back to school, even if they catch the virus

School attendance and school funding

- Public schools are funded on the Average Daily Membership model (ADM)
- Elementary, Middle, and High Schools should not receive full funding on days when the hallways are empty and there is no daily attendance.
- There was zero daily attendance from school shut down until end of school, May 29th.
- If school tries to open in a part time fashion or shut down next flu season, there should not be full funding on days it is closed or partial funding for partial attendance.
- Need an accurate Average Daily Attendance record (ADA) to perform the calculation.

Ask your neighbors…

- You would be surprised at the number of people in our community perceive that they already had coronavirus between Nov 2019-Feb 2020.

- In Feb, 16% of Pence was out of school sick with the flu

Precedent of Counties Petitioning Accelerated, Phased Reopening of County

- In many of our responses to the coronavirus, VA modeled guidelines after CA.
- California: Tehama, Glenn, Colusa, Plumas, Yuba-Sutter, Sierra, San Benito, and Tuolumne,Colusa, Plumas, Yuba-Sutter, Sierra, San Benito, and Tuolumne. Butte, El Dorado, Lassen, Shasta, Placer, Amador, and Nevada counties approved to move more quickly through Phase 2 opening sectors.
- Washington: Mike Faulk, a spokesman for Gov. Jay Inslee, said applications to the the Department of Health have been submitted for Ferry, Stevens, Pend Oreille, Lincoln, Columbia, and Wahkiakum counties. They are among eight counties that have been in Phase 2 for three weeks and are eligible to apply to advance to the third phase. Garfield and Skamania are also eligible to apply as of Wednesday. Whitman County could be eligible Friday, Faulk said.

- **What do they have in common?** The counties needed a safe plan of action to petition the governor for permission to accelerate reopening. Therefore, you do not have to forego state funding when attempting to more quickly reopen.

- **Recommendation:** Let's put together a cross functional team to come up with a collaborative safe plan of action for an accelerated reopening. Looking at the VA Department of Health, our safe plan of action should be focused on safe practices and protocols at nursing homes and food processing plants while we open up the community for the broader population.

Fact

- I signed a waiver for my kid's to participate in a swim team that waives them of liability in the event of an illness

Other institutions or groups could do this, too, as part of safe plan of action

Swimmer's name(s):_____

Broadway Sharks

Practice Waiver for the Broadway Sharks
Assumption of risk and waiver of liability associated with coronavirus and COVID-19

I understand that coronavirus is highly contagious and that it is usually transmitted from person to person. I understand that attending swim practice activities with other people could increase my risk and my child(ren)'s risk of contracting the virus even if I follow all the protection guidelines. I understand that participating in swim practice activities is a personal decision and completely voluntary and not required for continued team membership in any way. In order to best protect myself, my teammates, my coaches, my family, and my community, I promise to follow all social distancing and other protective measures required by my team, the Broadway pool, and any state or local mandates that are in effect. **I have reviewed with my child(ren) and we agree to abide by measures outlined in the *Broadway Sharks COVID-19 Practice Guidelines* document which was provided by email and on the Sharks Team website. I also agree to not hold the Sharks organization (i.e. Board members, coaches, or volunteers) responsible for damages related to illness (including COVID-19), injury, or death resulting from any activities associated with team participation. I understand that by signing this I am acknowledging that participating in youth sports places my child(ren) at risk. I release the Sharks organization from any financial or legal responsibility. All other team and USA Swimming codes of conduct, rules, and policies remain in effect.**

Swimmer(s) signature _____ **Date** _____

Parent signature _____ **Date** _____

Observational Data

- There have been a number riots across the country with people in close quarters that have not resulted in COVID outbreaks

More locally:

- 3,000 went through Martin's on day of high school graduations and no outbreaks while our seniors could not have prom or traditional ceremony
- Lowe's has been packed without sanitization of carts since the quarantine with no outbreaks or occupancy restrictions
- All grocery stores, Walmart, and Costco have been able to operate pre and post mask and occupancy restrictions with no outbreaks
- Gas stations have no protocol on pump stations for Covid with no outbreaks
- George Floyd silent protest in Harrisonburg where many people close and no outbreak

And we continue to keep restrictions going and Plan for future disruptions…

Why allow this to happen?

Mask Sanctuary

- "Seriously people- STOP BUYING MASKS! They are NOT effective in preventing the general public from catching #Coronavirus…" Surgeon General Jerome Adams Feb 29,2020
- CDC initially stated: "If you are sick, you should wear a facemask when you are around other people and before you enter a healthcare provider's office. If you are NOT sick you do not need to wear a facemask unless you are caring for someone that is sick (and they are unable to wear a mask." (Now the same link says otherwise??)
- **World Health Organization** released on April 6th, 2020 that healthy people don't need to wear face masks and that doing so won't provide added protection from the coronavirus. (*As of June 5, the WHO recommends the use of fabric face masks and/or face shields for the general public as a tool to reduce the spread of the novel coronavirus.)*
- Masks cause you to put your hands by your face increasing personal risk (putting on/off, adjustments)
- A coronavirus is not new. It is a strain of the common cold. Since we have had flu's and cold's for centuries is seems strange these large health organizations seem to be "discovering" and shifting stances on the benefits of masks when we have never required the use of them in flu season before.
- Needs to be N95 grade and mask fitted to the face to be effective in virus protection… cloth masks that everyone is using is not effective

https://www.youtube.com/watch?v=tXUUkWH3wSc

Focus our resources to protect the few and reopen for many…

Sources

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- https://www.dnronline.com/news/rockingham_county/flu-hits-rockingham-county-schools-hard/article_f814e63c-5c74-5d2d-882c-b33aa211e847.html

Adobe Acrobat Document

Finance Department Staff Report

June 24, 2020

FY20 Audit –The auditors will conduct final field work the week of September 7th – 18th.

Non-Profit Grant Process – The Finance Department is recommending a revision of the process of awarding contributions to non-profit agencies. Starting with the budget process for Fiscal Year 2022 we would like to implement a competitive program. This would require an application to be submitted by non-profits for evaluation. The applications will include information that will help the County determine fiscal need, the number of County residents served and other pertinent information. A review committee, consisting of staff and one Board Member, will review the applications and make recommendations for funding during the budget process. To initiate this change staff recommends sending a letter on July 1 notifying all non-profit agencies that have requested funding in the past of this new process. Tentatively, the applications for FY22 will be due November 30, 2020. A copy of the letter is attached.

Real Estate Assessment Update – The Real Estate Assessment process is in the planning stages. Staff had an introductory meeting with Pearson's Appraisal Service on June 5. An advertisement will be published in the Daily News Record, on the County's website and County Facebook page in the next couple of weeks informing County Residents of the assessment process. Pearson's staff hopes to start conducting reassessments within the next couple of weeks. They will keep in constant contact with us regarding their progress and what section of the County they plan on visiting each week. We will update the County's website and

Facebook pages regularly to help keep residents informed. Their vehicles will be marked and each assessor will have an identification badge. All assessments will be completed by August 31, 2021.

COVID-19 – The Finance Department is assisting with collecting and reporting expenses for possible reimbursement. The Certification for Receipt of Coronavirus Relief Fund Payments was signed and submitted to the Commonwealth of Virginia on May 22. The first half payment was received June 1st. The appropriation of funds is scheduled for June 24th at 6:00pm.

Procurement: No action requested at this time

Rockingham County Roof Restoration Projects II–The County is requesting formal competitive sealed bids to establish a contract for the restoration of both the Rockingham County Administration Center roof system, as well as the Harrisonburg/Rockingham County Health and Human Services Building roof system. Bids were due Friday, June 12 at 2:00 PM. We received 7 bids. Public Works will be asking for Baker Roofing to be awarded the contract in the amount of $195,453.00.

Rockingham Park at the Crossroads Pavilion–The County solicited proposals from qualified firms to design and construct a pavilion with restrooms at the Rockingham Park at the Crossroads. Proposals were due Friday, March 27, at 2:00 PM and two proposals were received. Staff is in the process of reviewing the proposals and conducting interviews.

RFP 457(b) Record Keeper–The County solicited proposals from qualified institutional retirement plan providers to administer and record keep the 457(b) plan. Bids were due Friday, March 27 at 2:00 PM 6 proposals were received. Interviews for record keeper are scheduled for June 30th.

Fully Integrated Permit and Inspection System – The County is seeking proposals from qualified firms for an integrated computer-based system to track processes across County departments such as Community Development, Public Works and possibly others. Proposals were due Friday, April 17 at 2:00 PM and twelve responses were received. The committee is currently reviewing the responses.

Elevator Preventative Maintenance and Service – The County is seeking to establish a contract for the preventative maintenance and servicing of all Rockingham County elevators and handicap chair lifts. Bids are due on Friday, June 26 at 2:00 PM.

June 24, 2020	STAFF REPORT: COMMUNITY DEVELOPMENT DEPARTMENT

BOARD ACTION REQUESTED

TRANSPORTATION FUNDING PROGRAM APPLICATIONS
Staff requests Board resolutions of support for the Smithland Road (Route 720) widening project and the Mt. Crawford Park & Ride Expansion. Details of both projects are found in the Transportation Project Applications Table on page 3 of this staff report. VDOT SMART Scale funding program applications are due August 3.

ORDINANCE AMENDMENT REQUEST
Staff requests authorization to bring forward an ordinance amending the definition of "Motor Vehicle Repair Shop" to include auto detailing with hand washing of cars. As a part of this proposal, staff also requests the authorization to add carwashes as a special use in the A-2 and RV zoning Districts.

PROJECTS AND REPORTS

LAKE SHENANDOAH STORMWATER CONTROL AUTHORITY (Lisa Koerner Perry)
A public hearing was conducted on June 10, 2020. No actions were taken at this meeting.

US 33 ARTERIAL MANAGEMENT PLAN (Rhonda Cooper)

VDOT has recommended, at no cost to the County, that US 33 East be the subject of an Arterial Management Plan. The Board's Resolution of Support has been forwarded to the VDOT Staunton District for inclusion in the application, which is expected to be submitted by around June 12.

VDOT would work with the County to develop a plan dedicated to preserving this corridor while also accommodating existing and future development. **Ar**terial Management Plan**s** are used to identify ways to ensure safety and preserve the capacity of Virginia's arterial highway network without wide-scale roadway widenings and traffic lights. An Arterial Management Plan would help guide localities and the development community in their decision-making processes that will ultimately lead to safer access while minimizing congestion; planning and designing the appropriate level of access for future development in the corridor; and improving the County's position when applying for Smart Scale, Revenue Sharing, and other transportation project grant funds.

Staff recommends the Plan encompass US 33 East from the City/County Line to Elkton Plaza at the west side of the Town of Elkton and, due to the length of this corridor, specifically emphasize the:

- segment between the City/County Line and Lawyer Road, including possible focus areas at the Rockingham Park Way / US 33 intersection and Indian Trail Road between Rockingham Park and US 33, and
- key intersections between Lawyer Road and Elkton Plaza
  - Island Ford Road
  - Resort Drive
  - East Point Road

- Mt. Hermon Rd.
- Rockingham Pike at Elkton Plaza.

With Board involvement, the final focus areas will be determined early in the process. If the development of a US 33 Arterial Management Plan has Board support, in a few weeks VDOT will request the Board provide a resolution of support. Once the VDOT Central Office approves the scope and funding, the study could commence in fall 2020 and conclude in late 2021 in advance of the 2022 round of Smart Scale applications.

BUILDING SERVICES DIVISION & FRONT COUNTER OPERATIONS (Joe Shifflett)

The attached Development Activity Report breaks down separate totals of permit types and fees collected through June 16, 2020. Total number of permits processed June 01 through June 16, 2020 was 137; YTD total 1065.

The table below tracks weekly residential and commercial building permit and revenue activity to give insight as to how the building division is affected through this timeframe.

	Weekly Permit Type, Count and Revenue Tracking								
	3/9-13	**3/16-20**	**3/23-27**	**3/30-4/3**	**4/6-15 (8 days)**	**4/16-30 (11 days)**	**5/1-15 (11 days)**	**5/18-29 (10 days)**	**6/01-16 (12 days)**
Residential Permits	(37) $12,505	(32) $6,420	(34) $6,914	(11) $12,811	(35) $7,558	(41) $18,3940	(51) $29,417	(38) $15,503	(114) $40,449
Commercial Permits	(4) $4,065	(1) $95	(5) $2,356	(19) $4,665	(15) $46,230*	(9) $15,502	(8) $2,829	(8) $6,345	(23) $5,908

Highlighted area indicates timeframe of County Administration Center closure to public.
***Interchange Permit** ***6/01-16 South Peak Subdivision**

ROCKINGHAM BICYCLE ADVISORY COMMITTEE (RBAC) (Bradford Dyjak)

The RBAC met virtually May 21 to discuss National Bike Month, and review updates on transportation, trails and greenway projects, and evaluate bicycle safety measures. The RBAC will meet again in July.

PROJECTS AND REPORTS, continued

SMART SCALE, REVENUE SHARING, AND TRANSPORTATION ALTERNATIVE PROJECT APPLICATIONS
(Bradford Dyjak)

Staff submitted two Smart Scale pre-application projects and awaits the Commonwealth Transportation Board's decision on Revenue Sharing funding awards later in 2020 and for federal Transportation Alternative applications thereafter.

Project # & Name	Location	Project Scope	Funding Program & Status	Cost
#7125 Smithland Road (Route 720) Widening	Between US-11 in and Rt. 718 in the City (approx. 0.8 miles)	Widen Rt. 720 to add a minimum 4-ft shoulder and increase lane width from 10-ft to 12-ft where possible.	**SMART Scale** Pre-Application submitted 4/17/20	**$5.7m**
#7157 Mt. Crawford Park & Ride Expansion	VA 257 at I-81 Exit 240	Expansion of the existing Mt. Crawford Park and Ride at I-81, Exit 240	**SMART Scale** Pre-Application submitted 4/16/20	**$1.94m**
#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	a. Design & construct paved, 8-foot wide lanes on both sides of 0.6 mile road segment b. Phase 1: preliminary engineering, right-of-way acquisition ($350k) [Phase 2 construction ($1.455m) will be future grant application.]	**Transportation Alternatives Set-Aside** (TAP) Application submitted 9/30/19.	**$1.805m (Phase 1: $350k)**

PROJECTS AND REPORTS, continued

CENSUS COMPLETE COUNT OUTREACH (Bradford Dyjak)

1. **Local Coordination** – Virtual biweekly meetings of City, County, and Town representatives, Massanutten Regional Library system, James Madison University, Bridgewater College, Rockingham County Public Schools, and Harrisonburg City Public Schools continue.

2. **Census Invitations and Response Rates**
   a. The Census Bureau has extended both field data collection and self-response deadline until October 31, 2020, from August 14.
   b. **Over 68% of all County residents have already self-responded** to these initial invitations as of May 31 compared to 61.4% nationally. **The current rate surpasses the County's 2010 response rate**. Initial Self-Response Rates are updated daily at: https://2020census.gov/en/response-rates.html.
   c. **Three of the County's incorporated towns ranked within the 20 highest response rates in Virginia.**
      - **#7 – Bridgewater 77.2%**
      - **#12 – Broadway 72.8%**
      - **#18 – Mt. Crawford 70.8%**
   d. Enumerator non-response follow-up Census-takers will interview households in person. The revised schedule should start August 11 and continue to October 31.

3. **Social Media** – The County webpage continues to be updated; Economic Development and Tourism Coordinator Joshua Gooden posts messages through the County's Facebook and Instagram accounts.

4. **Door Hangers**– Staff continues distributing door hangers prepared by James Madison Center for Civic Engagement to selected low-response census tracts.

5. **Student Poster Contest:** Students have been encouraged to participate in a poster contest sponsored by JMU and the Harrisonburg-Rockingham Complete Count Committee with submissions accepted online through June 1. Contest winners will be announced later this month.

PLANNING COMMISSION ACTIONS

The Planning Commission met on June 2 with three cases and amendments to the CIP. All pending rezoning cases are included under the "Public Hearings Section"; a single case listed below has been indefinitely postponed. The 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 requested postponement of 2/13/19 hearing.**

COUNTY-INITIATED ORDINANCES

Amendment (OA#)	Chapter/ Section	Reason & Scope	Status
1. Private Street Standards	**17-700, 701**	Review of private streets design standards ongoing.	Board authorized study on 1/23/19
2. Review of A-1 & A-2 District Uses	**17-302 & 17-303; Ch. 16**	Evaluate distinction of uses between the two districts; consider consolidation into a single agricultural zoning district.	Board authorized study 8/23/17; Staff concluded study.
3. Review of PMR District Requirements	**17-409**	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**	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.	Board authorized study 7/17/19; Staff review is underway.
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; **Board hearing date T.B.D.**
7. (OA20-008) PMF District: Setbacks for Apartment Buildings	**17-403 & 17-806.02**	Eliminate setbacks for apartment structures & required 10' between buildings in Planned Multifamily District.	**PC Recommended Approval 3/3/20; Board hearing 6/24/20**
8. Poultry Operations Study	**17-201, 606, 607& 16-9.1**	Evaluate: proximity to existing residential dwellings, stormwater run-off, aquifer health, and air particulates generated from the poultry houses.	Board Authorized study 1/8/20; Staff research underway; Advisory Committee has been selected.
9. Outdoor Lighting Requirements	**17-706**	Evaluate: height, plan requirements, dark sky compliance, and fixture specifications.	Board authorized study 5/13/20; Staff draft ordinance is underway

PRIORITY PROJECTS UNDERWAY BY STAFF

Projects	Lead Person	Status	Target Date
Census 2020 Complete Count Committee	Bradford	Census enumerator operations will tentatively begin 8/11 and conclude by 10/31/20.	Ongoing through October 2020
Capital Improvement Program (CIP) Amendments	Bradford	Adding two pending Smart Scale transportation projects to CIP.	Planning Commission **recommended approval 6/2/20 To be heard by Board 6/24/20**

Ongoing Review/Tasks	Lead Person	Status
Deed Review	Diane	13 deeds under review as of 6/16/20: 5 pending review, 8 awaiting revision.
Violations	Kelly	60 active complaints, 25 cases pending legal action as of 6/2/20
Site Plans & Subdivisions	Bradford & Patrick	13 site plans and 3 subdivisions under review as of 6/16/20; 3 approved since 6/1/20
Subdivision Ordinance Variances	Diana	0 requests under review, as of 6/16/20
Zoning Variances	Diana	0 requests under review, as of 6/16/20
Zoning Appeals	Diana	0 requests under review, as of 6/16/20
Home Occupation Permits	Diana	0 permit requests under review, as of 6/16/20
Home Business Permits	Diana	1 permit requests under review, as of 6/16/20
Special Use Permits	Diana	12 permit requests under review, as of 6/1/20
Special Entertainment Permits	Diana	0 permit requests under review, as of 6/1/20
Rezonings	Bradford	10 rezoning requests under review, as of 6/12/20
Permits and Fees Processed	Joe	812 total transactions for month of May 2020
Building Inspections	Joe	1638 inspections conducted during May 2020 (averaged 82.4 inspections per day)
Building Plans	Joe	33 Plans under review, as of 5/29/20
Environmental (E&S/Stormwater) Plan Review	Lisa	19 plans under review, 43 approved and awaiting permit issuance, as of 6/1/2020
Environmental Inspections	Lisa	694 inspections conducted in May 2020
Addressing Structures	Kendrick	42 new structures addressed in May 2020
Naming of New Roads	Kendrick	1 new road named in May 2020

UPCOMING PUBLIC HEARINGS

June 24, 2020, Board of Supervisors, at 7:00 p.m.

Capital Improvements Program (CIP) Plan Amendments

Two transportation project amendments to the adopted Rockingham County fiscal years 2021 – 2025 CIP shall be considered for recommendation to the Board of Supervisors. **Recommended by Planning Commission for approval 5-0 on 6/2/20.**

Ordinance Amendments

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. **Recommended by Planning Commission for approval 5-0 on 3/3/20.**

Rezoning- Not Requiring a Public Hearing

REZ20-039 **HABU Development,** LLC. (c/o Gary Sandridge), 116 E. Point Road, Elkton, VA 22827 requests amending the approved proffers to remove the maximum number of recorded lots allowed per calendar year, while retaining the R-2C (Medium-density residential district with conditions). The amendment would apply to **South Peak Subdivision** (formerly Life Farm), McGaheysville, Tax map # 142-(A)-L11, 13, 14, 15 & 16. Election District 5. **Recommended by Planning Commission for approval 5-0 on 6/2/20.**

Rezoning- Requiring a Public Hearing

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. **Recommended by Planning Commission for approval 5-0 on 3/3/20.**

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. Tax Map #125-(A)-L220B, Election District 3. **Recommended by Planning Commission for approval 5-0 on 3/3/20.**

REZ20-058 **Rivers Edge Enterprise LLC** (c/o Vern Michael), 8218 Port Republic Road, Port Republic, VA 24471 requests to rezone 0.244-acre portion of 8138 Port Republic Road from R-1 (Low-Density Residential) to A-2 (General Residential) for purpose of transferring to 152-(8)- L2A. Tax Map # 152-(7)-L4. Election District 3. **Recommended by Planning Commission for approval 5-0 on 6/2/20.**

REZ20-071 **Richard Rohrer**, 8730 Rawley Pike, Hinton, VA 22831 requests to rezone 1 acre on the east side of Garbers Church Road (VA 910), 0.25 mile west of John Wayland Highway (VA 42) from A-2 (General Agricultural) to B-1 (General Business). Tax map # 108-(A)- L111B. Election District 2. **Recommended by Planning Commission for approval 5-0 on 6/2/20.**

UPCOMING PUBLIC HEARINGS, continued

Special Use Permit

SUP20-099 Shenandoah Cable Television, LLC, 20 McJunkin Road, Unit B, Nitro, WV 25143 for an increase in telecommunication tower height from 69.5' to 100' on property located on the southwest side of Mountain Top Lane (private) approximately 4/10 mile north of Brocks Gap Road (Route 259), Election District #1, zoned A-2. Tax Map #38-(1)-5. Property address: 15327 Mountain Top Lane.

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
Jessica Diaz	Permit Specialist I	564-3040	N/A
Kayla Yankey	Permit Specialist II	564-6024	578-1120
BUILDING CODE ENFORCEMENT			
Joe Shifflett	Building Official	564-3041	578-1558
Ben Terry	Plan Reviewer	564-3046	578-1123
JN Riddel	Building Inspector	N/A	578-1121
Rick Davis	Building Inspector	N/A	830-8018
Danny Mason	Building Inspector	N/A	578-3515
Josh Haugh	Building Inspector	N/A	607-9535
(vacant)	Building Inspector	N/A	N/A
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
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

At a regularly scheduled meeting of the Board of Supervisors of Rockingham County held on June 24, 2020 on a motion by Supervisor_____, seconded by Supervisor _____, the following resolution was adopted by a vote of __ to __:

RESOLUTION
ENDORSING THE SUBMISSION OF VDOT SMART SCALE APPLICATIONS

WHEREAS, the Board of Supervisors of Rockingham County desires to submit two applications through the Virginia Department of Transportation (VDOT) SMART SCALE Program; and

WHEREAS, the County intends to submit an application to **increase the widths of existing travel lanes and add shoulders along Route 720 (Smithland Road)** between U.S. 11 (North Valley Pike) and Route 718 (Old Furnace Road), to improve safety, operations, and bicycle movement; and

WHEREAS, the County intends to submit an application to **expand the Mt. Crawford Park and Ride Lot** enhance capacity.

NOW THEREFORE BE IT RESOLVED THAT the Board of Supervisors of Rockingham County hereby supports these SMART SCALE Program Round 4 applications.

ADOPTED this 24th day of June, 2020.

June 10, 2020

A Meeting of the Board of Directors of the Lake Shenandoah Stormwater Control Authority was held on Wednesday, June 10, 2020, at 6:00 p.m., at the Rockingham County Administration Center, Harrisonburg, Virginia. The meeting was conducted in accordance with modifications to normal processes, due to social distancing precautions to reduce the spread of COVID-19. The meeting was open to the public at reduced capacity under Phase Two of Governor Northam's Executive Order, and broadcast online.

Directors present:

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

Also present:

STEPHEN G. KING, County Administrator
THOMAS H. MILLER, JR., County Attorney
CASEY B. ARMSTRONG, Assistant County Administrator
PATRICIA D. DAVIDSON, Treasurer
PHILIP S. RHODES, Director of Public Works
JESSICA G. KILBY, Deputy Clerk

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CALL TO ORDER.

Chairman Kyger called the meeting to order at 6:02 p.m.

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APPROVAL OF MINUTES.

On motion by Supervisor Chandler, seconded by Supervisor Breeden, and carried by a vote of 5 to 0, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; KYGER – AYE; TRUMBO – AYE; WOLFE-GARRISON – AYE; the Board approved the minutes of the meeting held on February 26, 2020.

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PRESENTATION - STORMWATER INFRASTRUCTURE UPGRADE/ PROPOSED FEE STRUCTURE.

Director of Environmental Services Lisa K. Perry joined the meeting remotely, to present information concerning the failing stormwater infrastructure in the Lake Shenandoah area and to outline proposed actions to reduce flooding.

LAKE SHENANDOAH UPDATE

Mrs. Perry opened with a brief update regarding Lake Shenandoah. She pointed out that the County does not own or operate Lake Shenandoah, as it is the responsibility of the Department of Game and Inland Fisheries (DGIF). Per recent information from DGIF, the Lake is drawn down because damage to the emergency spillway in 2018 is considered a risk for downstream properties (erosion on the backside). DGIF indicated the Lake will be drawn down until repairs to the emergency spillway can occur. DGIF also indicated the dam itself also needs work. They estimate twenty acres will still be underwater. A culvert will be added that will allow large equipment to access the dam area when work is ready to occur. DGIF would like to incorporate improvements to fishing and boating access with the future work. Information concerning the Lake can be found on the Department of Game and Inland Fisheries website at: https://www.dgif.virginia.gov/waterbody/lake-shenandoah/.

STORMWATER INFRASTRUCTURE

Mrs. Perry stated that the Lake Shenandoah Stormwater Control Authority's mission is to facilitate a stormwater infrastructure upgrade. Stormwater infrastructure refers to ditches, pipes, ponds, culverts, curbs and inlets; that together make a complete drainage system. The purpose is to collect and carry stormwater runoff away from all upslope properties. It is intended to prevent standing water and flooding of homes and roads.

Mrs. Perry cited how ditches, pipes and culverts are not adequately carrying away stormwater in the Lake Shenandoah area neighborhoods. She reported that stormwater standards were met at the time of design, but over time, with more runoff sent into the systems and an increase in frequency of severe rain, the system is not able to collect and contain the necessary amount of water. Thus, flooding of homes and roadways occurred.

Mrs. Perry stated that current regulations define an adequate stormwater infrastructure system as a system designed to completely contain the runoff from a ten-year storm event. In this area, that would equate to about four inches of rain over a 24-hour period. For example, if a storm occurs producing four inches of rain over 24-hours, ditches and culverts should be able to pass all water without flooding. Mrs. Perry presented photos taken in 2018, where flooding occurred in Lake Shenandoah area neighborhoods.

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COUNTY INVOLVEMENT

Mrs. Perry indicated that the County became aware of flooding of homes around 2010-2012 and hired an engineering firm to assess the problem. As a result, a report was provided that identified areas where infrastructure was not adequate. It became further evident in 2018 that the flooding posed a real risk to public safety, given the depth of water in some homes. A Citizen Advisory Committee was formed to study solutions. Following the Advisory Committee, the formation of the Lake Shenandoah Stormwater Control Authority was recommended due to the problem occurring in numerous subdivisions, and Home Owner Association's not having adequate resources for a coordinated response.

Following public outreach presentations and a public hearing, the Lake Shenandoah Stormwater Control Authority (LSSCA) was formed to facilitate the infrastructure upgrades.

At present, the LSSCA has taken two major steps: 1) land purchase negotiations in a beneficial location in the watershed; and, 2) contracting with an engineering firm to analyze watershed characteristics and stormwater runoff and to evaluate what improvements will be the most cost-effective.

Mrs. Perry explained that an option to purchase a specific property in the Lake Shenandoah watershed would offer three major benefits: 1) it would prevent development of approximately 30 acres along the main drainage way; 2) it would provide a prime location for a new runoff detention pond; and, 3) it would create an opportunity for a public-passive recreation area in an area of the County that does not have similar parks.

Mrs. Perry reviewed a general basin diagram and explained how the basin could be placed on the property to collect water.

She indicated that the engineering report is currently underway. Preliminary findings point to a new detention basin being far more effective than culvert improvements at protecting homes from flooding. Additionally, many of the culverts that could potentially be upgraded are co-located with multiple utility lines, which would add cost and complication to upgrades. A preliminary conclusion finds that a well-placed basin could provide enough benefit to make existing culverts adequate without replacement.

COST ESTIMATES

Cost allocations are estimated as follows:

- Engineering - $15K
- Acquisition of properties and easements - $2M
- Construction of mitigation strategies - $800K - $2.4M
  (Note: the reason for such a wide range is that specific strategies have not been chosen)
- Operation and maintenance costs over 10 years - $200K

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- Total Estimate - $3.15M - $4.75M

Mrs. Perry pointed out that cost estimates do not include County staff time that has been or will be devoted to business related to the Authority. Multiple departments have already been, and will continue to be, involved in this process, she said.

FEE ASSESSMENT

Mrs. Perry explained that due to the direct relationship between impervious areas and stormwater runoff, rooftop area is proposed as the basis for fee calculations. Some form of relating impervious area to the fee total is the standard method across the state for any type of stormwater program, she said.

A rate of ten cents per square foot of rooftop area, assessed over a period of ten years, would collect $4.5M, which is within the estimated cost range.

All revenue collected may only be used for mitigation expenses and are required to be fully accounted for and part of the County's annual audit.

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PUBLIC HEARING – PROPOSED FEE STRUCTURE.

Chairman Kyger opened the public hearing at 6:30 p.m., and explained the public hearing procedures. He noted that the Authority will not make a decision on the proposed fee structure at this meeting, but will at a future Lake Shenandoah Stormwater Control Authority meeting. He said following the public hearing, the Authority will consider all comments, collect all questions, and if necessary, assign them to appropriate staff for research.

Chairman Kyger reported that the Authority received and reviewed many questions, concerns, and letters of opposition concerning the proposed fee structure. Additionally, staff received a request from four citizens asking that their comments be read aloud during the public hearing.

Assistant County Administrator Armstrong read the written statements of opposition from Terry Lam, Robert and Mary Ellen Beall, Joseph Kudless, and Doris Jean Taylor Bishop, including a petition submitted by Terry Lam.

(The statements and petition are attached to and made a part of these minutes)

Chairman Kyger opened the floor for public comment.

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Cathy Slusher agreed that improvements are necessary. She has experienced flooding on her property, along with many neighbors. However, she questioned how an assessment to homeowners in the watershed is a fair way to make the necessary changes. She said it was the poor planning and inappropriate approvals without adequate drainage that created the problem and it would be inappropriate to tax the citizens established in this area to foot the bill for poor planning that occurred after the development of their neighborhoods.

Rob Lovell said that he has personally experienced flooding in his home five times since 2011. He urged the Board to proceed with the proposed fee structure, citing that steps to address the flooding are long overdue. He said the proposed assessment is fair and is the most efficient way to see that progress commences in the fastest way.

Jack Osbourne said the estimated cost is a concern. He offered alternative solutions and said the project cost can be reduced by half with the same desired effects. He asked if there is a list of affected properties and asked whether commercial and nonprofit properties will be assessed. Mr. Osbourne said that outbuildings less than 500 square feet should be deducted and suggested that fees be reduced until actual costs are firm.

Harry Reif spoke in opposition to the proposed method for funding. He explained that watershed problems resulted from development undertaken in accordance with recommendations in the County's Comprehensive Plan for 2020. Flooding problems have not been attributed to developers or residents doing anything other than following the Comprehensive Plan. He said the proposal introduces a new strategy for repairing infrastructure that would be an unwise precedent to establish. Mr. Reif indicated a disproportionate tax in the County on certain homeowners will negatively affect property values and will likely redirect development to areas of the County not currently recommended for growth in the County's long-range plan.

Dr. John Kidd, representing Lakeview Golf Club, cited the Golf Courses' concerns. He said the Golf Course has many rooftops. Dr. Kidd explained how and where runoff flows on the Club's property. Water from their property is collected by their own detention ponds, tested and reused for irrigation. Lakeview Golf Club partially funded detention ponds in coordination with Crossroads construction. He said the Golf Course serves as a buffer and a catcher for surrounding properties and does not contribute to flooding issues. Dr. Kidd indicated Lakeview Golf Club has 252 acres and would be willing to help with detention ponds in the future, if it would be mutually beneficial.

Doris Jean Bishop questioned whether runoff from her property drains into the Lake Shenandoah watershed. She pointed out that the recent COVID-19 pandemic has caused many people to be without work and said if the proposed fee is adopted, it should be delayed.

Nadine Sengul spoke in opposition to the proposed fee structure. She said the assessment is unfair and exorbitant, citing lower stormwater fees in other localities. She questioned what will happen after the ten-year period. Ms. Sengul expressed that even

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though the initial Timmons study said proposed development would bring further concerns of flooding, the County continued to develop in the area. She feels like the fee will attach a stigma to the neighborhoods within the Lake Shenandoah area and suggested the fee be assessed to the entire County.

For clarification, Assistant County Administrator Armstrong pointed out that stormwater fee comparisons being mentioned are not relevant comparisons, because those fees address water quality issues rather than water quantity (flooding) issues- two very different problems.

Gina Hertzenberg acknowledged the need for funding; however, she expressed opposition to the proposed funding method. She explained that she appeared before the Board in 2009, during a public hearing for the rezoning of the O'Donnell property, to express stormwater concerns. She said the community told the Board there was a problem in 2009, and despite warnings, development continued. She proposed a phased approach through grants, assessing fees on developers, and partnering with property owners willing to help. Ms. Hertzenberg suggested the Board start directing development in other areas of the County and leave this fragile part of the community alone.

Bill Fisher said he is in agreement with the opposition expressed during the public hearing. He asked why impervious paved parking lots are not being assessed the same way as rooftops.

Ted Canelakes asked several questions and expressed his opposition to the proposed fee structure. His estimated fee is roughly $300 plus. As a retiree, on a fixed income, he said this cost is excessive. It does not appear to be fair, reasonable or equitable. If a fee is approved, Mr. Canelakes said it should be assessed Countywide.

Jon Ritenour provided an update concerning Lake Shenandoah. He received information from DGIF staff prior to the meeting and was informed that improvements to Lake Shenandoah will not occur in 2020 or 2021, because there is no money. He also pointed out that Lake Shenandoah is a fee-access area.

Chairman Kyger closed the public hearing at 7:40 p.m.

He emphasized that the flooding in the area has become a major safety issue and action is long overdue. Mr. Kyger stated that he understands past decisions by the Board of Supervisors may have contributed, citing that every decision is based on the best information and the standards that apply at the time. Chairman Kyger said the Authority will explore and consider every concern, and attempt to be as fair-minded as possible when making a decision.

ooooOoooooo

DRAFT

ADJOURN.

Chairman Kyger adjourned the meeting at 7:43 p.m.

_____
Chairman

DRAFT

ROCKINGHAM COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

REZONING CASE REPORT REZ20-039

Applicant	**HABU Development, LLC. (c/o Gary Sandridge)**
Address/Location	**South Peak Subdivision.** Northwest of McGaheysville Road (Rt. 996), approximately 0.3 mile northeast of Three Leagues Road (Rt. 1090).
Tax Map#	142-(A)-L11, 13, 14, 15 & 16
Acreage	21.76 acres
Present Zoning	R-2C - Medium-density residential district with conditions
Proposed Zoning	R-2C - Medium-density residential district with conditions
Election District	5
Comprehensive Plan	Community Residential - Village Core (Near-Term) within the McGaheysville Area Plan
Staff Recommendation	**Approval, May 28, 2020**
Planning Commission	**Recommended Approval, June 2, 2020**
Board of Supervisors	

GENERAL INFORMATION

OVERVIEW/BACKGROUND:

The initial rezoning case RZ08-07 involving the South Peak Subdivision (formerly known as Life Farm), was approved by the Board of Supervisors January 28, 2009. The approved proffered conditions required not less than six (6) single family detached lots and not more than seventy-eight (78) single-family two unit attached lots for a maximum of eighty-four (84) total dwelling units Additionally, the applicant is limited to obtaining 30 building permit applications per calendar year, and only 30 lots have been recorded to-date.

REQUEST:

The applicant seeks to replace an existing proffered condition governing the phasing of construction by completely removing the limitation on the maximum number of recorded lots allowed per calendar year, while retaining the R-2C (Medium-density residential district with conditions). The proffer statement is attached deleting the phasing restrictions. VDOT recommended further technical edits to bring the existing proffered language into conformance with current standards, although no substantive changes are proposed. These edits were agreed upon by the applicant and incorporated therein.

The proposed amendments notwithstanding, the development would remain unchanged as it relates to underlying zoning district, mixture of residential unit types, and total number of units. The Board of Supervisors **waived the public hearing requirement for this case** on February 26, 2020 pursuant to Virginia Code Section 15.2-2302.B, which authorizes the waiver "where such amendment does not affect conditions of use or density, a local governing body may waive the requirement for a public hearing…."

STAFF AND AGENCY ANALYSIS

PLANNING & ZONING

Comprehensive Plan Consistency:

The parcel has an underlying Comprehensive Plan designation as Community Residential and as Village Core Near-Term Expansion in the McGaheysville Area Plan. The request does not impact these designations.

Zoning Consistency:

"Section 17-307.01. – Definition [Medium Density Residential district (R-2)].

The R-2 district provides medium-density residential development alternatives, including neighborhood amenities and clustered development."

ENVIRONMENTAL SERVICES

There are no comments or concerns relative to this request.

PUBLIC WORKS

The County is able to supply water and sewer services to these lots as approved in their site plan.

VIRGINIA DEPARTMENT OF HEALTH

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

VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT)

VDOT has no objection to the proffer amendment removing the phasing requirement. VDOT's recommended clarifications were satisfactorily incorporated into the amended proffer statement.

FIRE AND RESCUE

The project site is located within the McGaheysville Volunteer Fire Company and East Rockingham Emergency Services stations first due area. The Department of Fire & Rescue has no concerns with this request.

ROCKINGHAM COUNTY PUBLIC SCHOOLS

This existing subdivision is served by McGaheysville Elementary School, Elkton Middle School, and East Rockingham High School. 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, May 28, 2020**

Given the underlying district, use and total number of units will not change, and considering the students generated by this development were already factored into attendance projections since approval in 2009, the phasing schedule is now obsolete. Staff finds the proposed amendments to the existing proffer statement meet applicable zoning codes, specifically Section 17-307 for the Medium Density Residential District and recommends approval of the request as submitted.

PLANNING COMMISSION RECOMMENDATION **Approval, June 2, 2020**

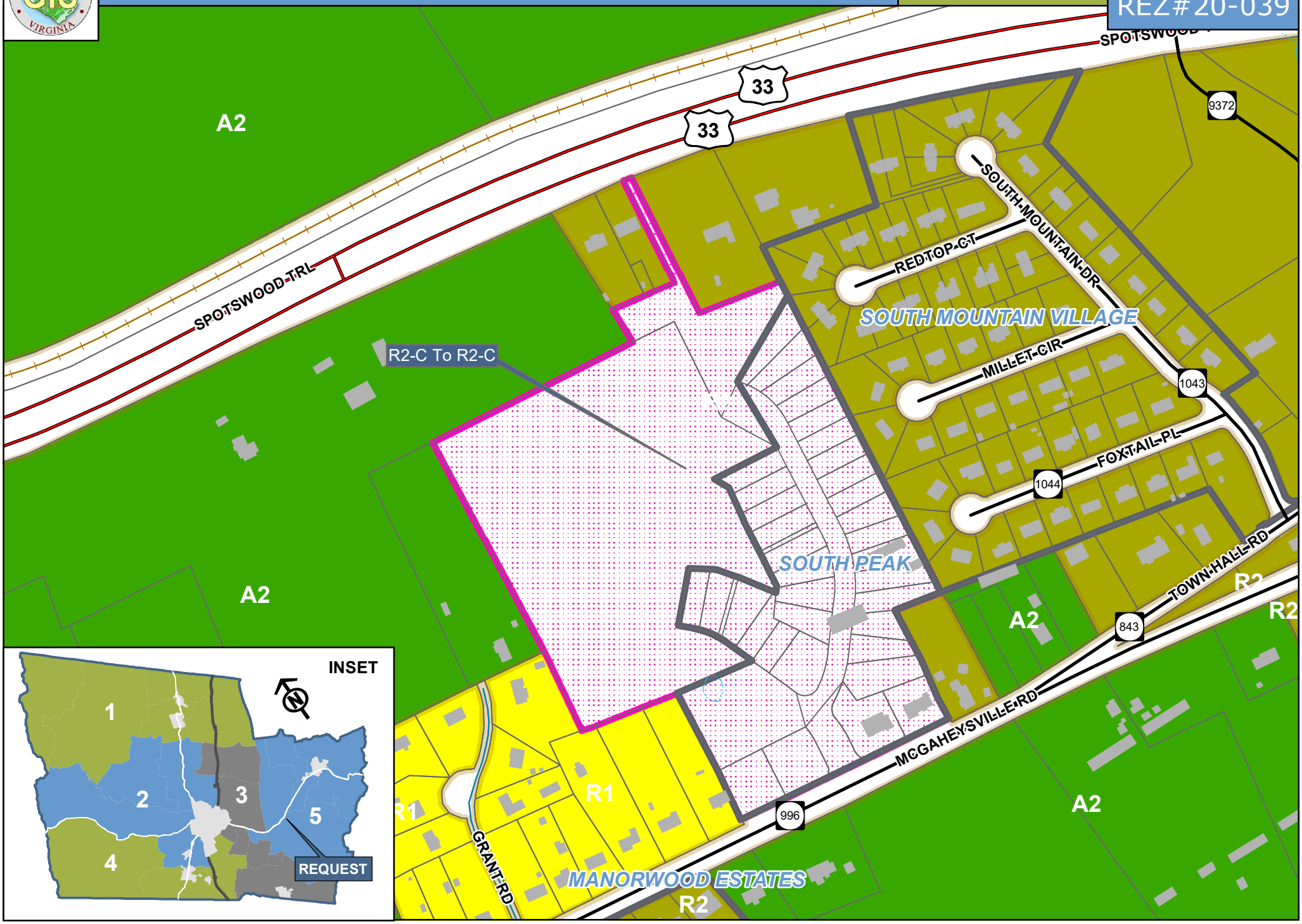
Concurring with staff's findings and recommendation, the Commission recommended approval of the request as submitted on a 5-0 vote.

BOARD OF SUPERVISORS DECISION

HABU Development, LLC Rezoning Request

PC Hearing Date: 4/7/2020

REZ#20-039



REZ-20-039

ROCKINGHAM COUNTY REZONING APPLICATION (prev. RZ08-07)

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: B Dyak	Amendment to Ex. Proffers
Application Fee: $525.00	Receipt #	Date Received: 2/19/20
Taxes Paid:	Staking Given:	
Deadline Date:	PC Hearing Date: * 4/7/20 Hearing waived by BOS 2/26/20	BOS Hearing Date: *

APPLICANT: HABU Development, LLC Check if: Owner: ✓ Contract Purchaser ____

MAILING ADDRESS: 116 E Point Rd Elkton EMAIL: gsandridge@dynamicaviation.com

CONTACT PERSON: Gary Sandridge DAYTIME PHONE: 540-560-2620

Send notices to you? ✓ If so, include postal and email address: 116 E Point Rd Elkton, VA 22827

LOCATION: (N S E W) of (Road Name) SOUTH PEAK SUBDIVISION McGaheysville, VA (Route #) ____

approximately ____ miles/feet (N S E W) of (Road Name) ____

(Route #) ____ in Election District # ____.

TAX MAP(S) #: 142-A-L16, 142-A-L11, 13, 14, 15 PRESENT USE: Under development

NUMBER OF ACRES IN REZONING REQUEST: ____ FROM R-2C ZONING TO R-2C*

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.

Gary W Sandridge
Signature of Landowner

____
Signature of Applicant or Agent

March 16, 2020

Rockingham County, VA
Board of Supervisors
20 E Gary St
Harrisonburg, VA 22802

Ref: New Rezoning Case #REZ20-039 South Peak Subdivision - originally rezoned with proffers as Life Farm Property by the Board of Supervisors on January 28, 2009 in Case #RZ08-07 TM#142-A-L16 and TM#142A-L11,13,14,&15

Pursuant to Code of Virginia Section 15.2-2303.4, the applicant deems reasonable and appropriate, as conclusively evidenced by the signed proffers.

Accordingly, I/(we) hereby proffer that the use and development of this property shall be in strict accordance with the following conditions:

1. One divided street connection to McGaheysville Road (State Rte. 996) to be provided with development of the property.
2. Any streets constructed which would run toward Tax Map #142-A-L1A and Tax Map # 142-A-L1 will be extended to the property lines, and a right-of-way will extend to property line. Right-of-way will be dedicated for public use.
3. A community park centrally located for the use of residents. Park to be owned and maintenance provided by the HOA. Several other small landscaped areas will be owned and maintained by the HOA. The community park and entrance to park should be defined with fencing or shrubs.
4. Streets shall be dedicated for public use and subject to Virginia Department of Transportation requirements.
5. A four foot (4') bicycle lane or a five foot (5') sidewalk shall be constructed on one side of all internal streets.
6. The development will have not less than six (6) single family detached lots and not more than seventy-eight (78) single family two unit attached lots for a maximum of eighty-four (84) total dwelling units.
7. All units will be served by County water and sewer.
8. Ten (10') foot Right of Way along Rt. 996, McGaheysville Road will be dedicated for public use.
9. The road/lot layout, as shown on Exhibit A, will generally be the layout followed in the design of the subdivision.
10. No roadway will be connected to Spotswood Trail (Rt. 33).
11. The four (4) lots fronting McGaheysville Road (Rt. 996) shall be single family detached lots and shall have a minimum of 100 foot frontage.

These proffered conditions supersede all conditions set forth in the previous proffer statement dated February 19, 2020 and supersede those approved by the Board of Supervisors on January 28, 2009 I Case #RZ08-07.

Property Owner and Applicant,

Gary W Sandridge
HABU Development, LLC

Dynamic Aviation Proprietary - Unprotected

January 16, 2009

Rhonda Henderson
Rockingham County-Community Development
20 East Gay St.
Harrisonburg, VA 22802

Reference: Life Property—Rezoning—TM#142-A-L16 from A2 to R-2C and TM#~~124~~ 142-A-L11, 13,14, &15 from R-2 to R-2C **BE: 1931**

Dear Rhonda:

We hereby offer the following proffers as conditions to the proposed rezoning of a tract containing 10.724 acres, identified as Tax Map # 142-A-16 currently zoned A2, to-wit:

1. One divided street connection to McGaheysville Road (State Rte. 996) to be provided with development of the property.
2. Any streets constructed which would run toward Tax Map # 142-A-L1A and Tax Map # 142-A-L1 will initially stop ten (10) feet short of those property lines, however right of way will extend to property line. Right of way will be dedicated to VDOT.
3. A community park centrally located for the use of residents. Park to be owned and maintenance provided by the HOA. Several other small landscaped areas will be owned and maintained by the HOA. The community park and entrance to park should be defined with fencing or shrubs.
4. Streets will be public and dedicated to Virginia Department of Transportation and constructed according with VDOT requirements.
5. A four foot (4') bicycle lane or a five foot (5') sidewalk shall be constructed on one side of all internal streets.
6. The development will have not less than six (6) single family detached lots and not more than seventy-eight (78) single family two unit attached lots for a maximum of eighty-four (84) total dwelling units.
7. All units will be served by County water and sewer.
8. Ten (10') foot Right of Way along Rt. 996, McGaheysville Road will be dedicated to the Virginia Department of Transportation.
9. The road/lot layout, as shown on Exhibit A, will generally be the layout followed in the design of the subdivision.
10. No roadway will be connected to Spotswood Trail (Rt. 33)
11. The four (4) lots fronting McGaheysville Road (Rt. 996) shall be single family detached lots and shall have a minimum of 100 foot frontage.
12. Construction shall be phased as follows:
    - No more than 30 building permits shall be applied for in any one calendar year.

Property Owner and Applicant,

Gary F. Burner

Gary Burner

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	**Recommended Approval, March 3, 2020**
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. Staff is unaware of any immediate proposals to change the use, and no proffered conditions were submitted as part of this application.

STAFF AND AGENCY ANALYSIS

PLANNING & ZONING

Comprehensive Plan Consistency:

The parcel is desigr one
Port Neighborhood, cial
development in exis tion
of low-intensity com

While providing for ting
office and health this
neighborhood are r ring
UDA Plan. The sub

St

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

VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT)

Roadway Information:

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

Allen Road (Rt. 893)
Functional Class.: Local Road
Geometry: 2 Lane Highway
Traffic Count: 100 VPD (2015
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**

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 be consistent with the zoning 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.

PLANNING COMMISSION RECOMMENDATION **Approval, March 3, 2020**

Concurring with staff's findings and recommendation, the Commission recommended approval of the request as submitted on a 5-0 vote.

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:

6929F54A0A1F45D...

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, <u>it is your responsibility</u> 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

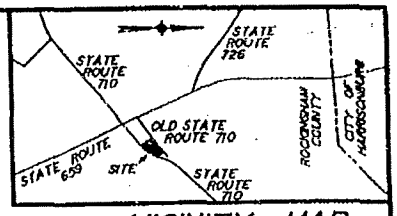
NOTES:

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.

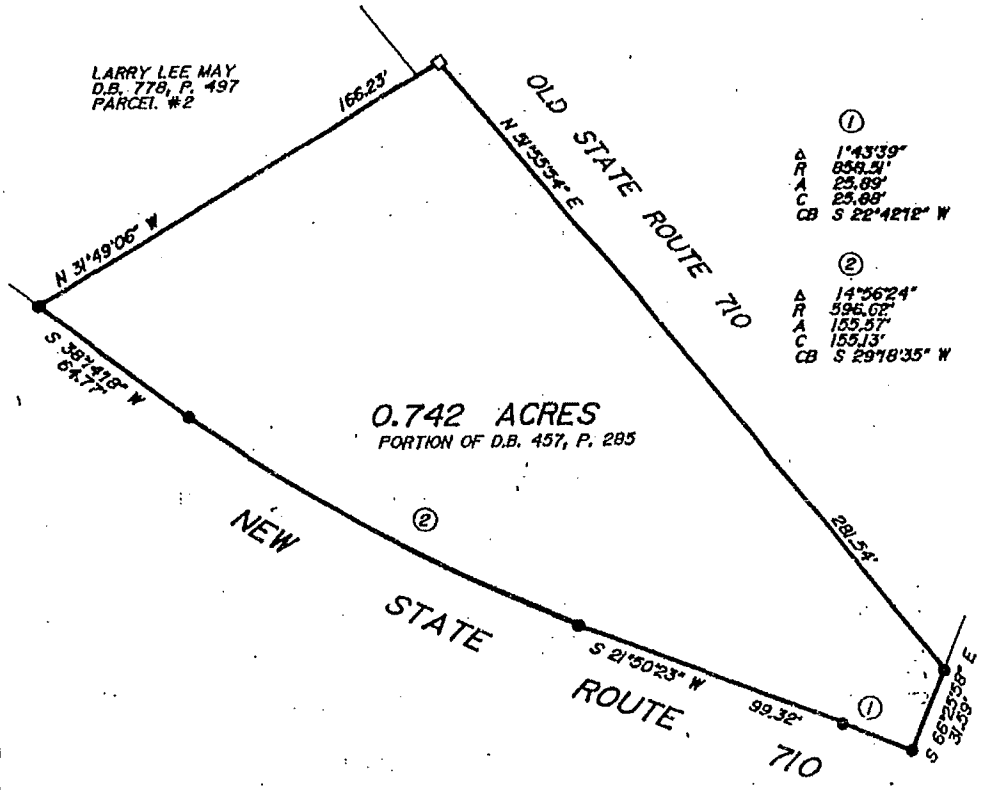
LEGEND

● 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

BK862 PG0647

J. R. Copper, Jr., L.S.
President

Brasil W. Hamrick, Jr., P.E.
Director of Engineering

Michael W. Mars, L.S.
Director of Surveying

COPPER AND ASSOCIATES, P.C.

SURVEYORS • ENGINEERS
PLANNERS
1041 S. High Street
Harrisonburg, Virginia 22801

(703) 434-6365

EXHIBIT A

Following is the metes and bounds description of a 0.742 acre parcel of land presently in the name of Triple H Farms, Inc., said 0.742 acre parcel of land being a portion of the property as described in Deed Book 457, Page 285 and being situated at the intersection of old State Route 710 with new State Route 710 in Central District, Rockingham County, Virginia.

Beginning at an iron pin set at a point where the southeastern line of old State Route 710 intersects the southwestern of the new State Route 710; thence with the lines of new State Route 710

S 66° 25' 58" E 31.59'

to an iron pin set, said pin being a point on a curve to the left, said curve having a radius of 858.51' and a delta of 01° 43' 39"; thence with the arc of said curve a distance of 25.89'

CHORD S 22° 42' 12" W 25.88'

to an iron pin set; thence

S 21° 50' 23" W 99.32'

to an iron pin set, said pin being the point of curvature of a curve to the right, said curve having a radius of 596.62' and a delta of 14° 56' 24"; thence with the arc of said curve a distance of 155.57'

CHORD S 29° 18' 35" W 155.13'

to an iron pin set; thence

S 38° 14' 18" W 64.77'

to an iron pin set a corner to Larry Lee May; thence leaving said new State Route 710 and with said May

N 31° 49' 06" W 166.23'

to a post in the southeastern line of the aforementioned old State Route 710; thence with the said southeastern line of old State Route 710

N 51° 55' 54" E 281.54'

to the beginning, containing 0.742 acres of land and being in all respects the same property as shown on a plat entitled, "Plat of 0.742 Acres of Land Presently in the Name of Triple H Farms, Inc.," dated May 22, 1989.

#45096

MWM:ck
(5/22/89)
MB.TRIPLEH

ROCKINGHAM COUNTY, VIRGINIA - iGIS®

Map View | Map Layers | Search | **Results** | Admin | Help

interactive GIS

Tax Map #:
125-(A)- L125A

Owner Name:
PEACH GROVE PARTNERS

Owner Address:
3302 RESERVOIR ST
ROCKINGHAM, VA 22801

911 Address:
3302 ALBERT LONG DR

Primary Zone:
A2

Secondary Zone:

Land Code:
42

Proffer:
No

Acres:
0.743

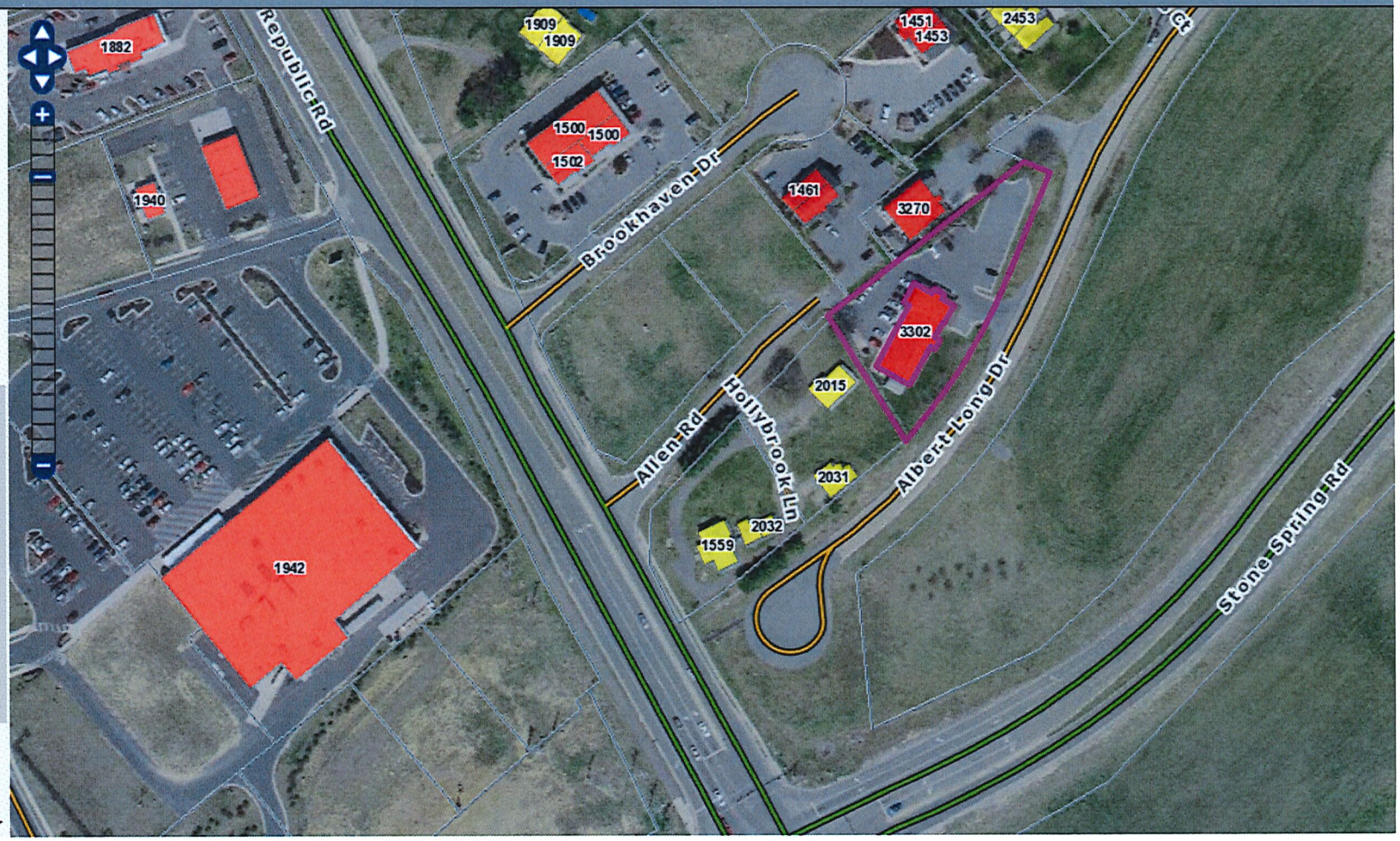
Deed Book:
962

Deed Page:
645

Land Value:
$258900

Improvements:
$650500

Total Value:



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	**Recommended Approval, March 3, 2020**
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 (while 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 Locust Grove Village Master Plan would remain unchanged as it relates to site design, building layout, and number of units.

PROFFERS
The attached proffer statement shows 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 encompasses 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 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 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, 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.

PLANNING COMMISSION RECOMMENDATION **Approval, March 3, 2020**

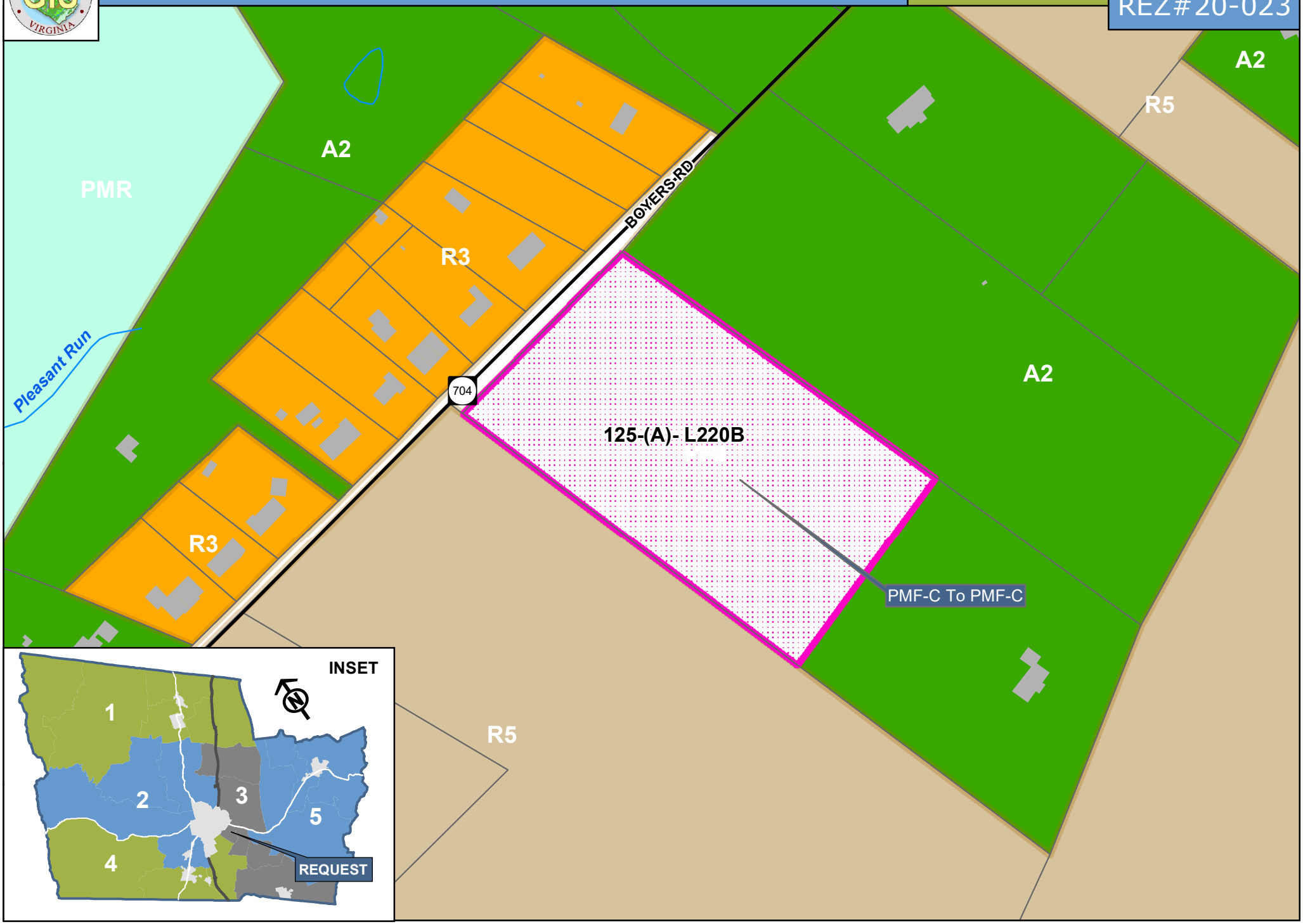
Concurring with staff's findings and recommendation, the Commission recommended approval of the request as submitted on a 5-0 vote.

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.**

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
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

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).

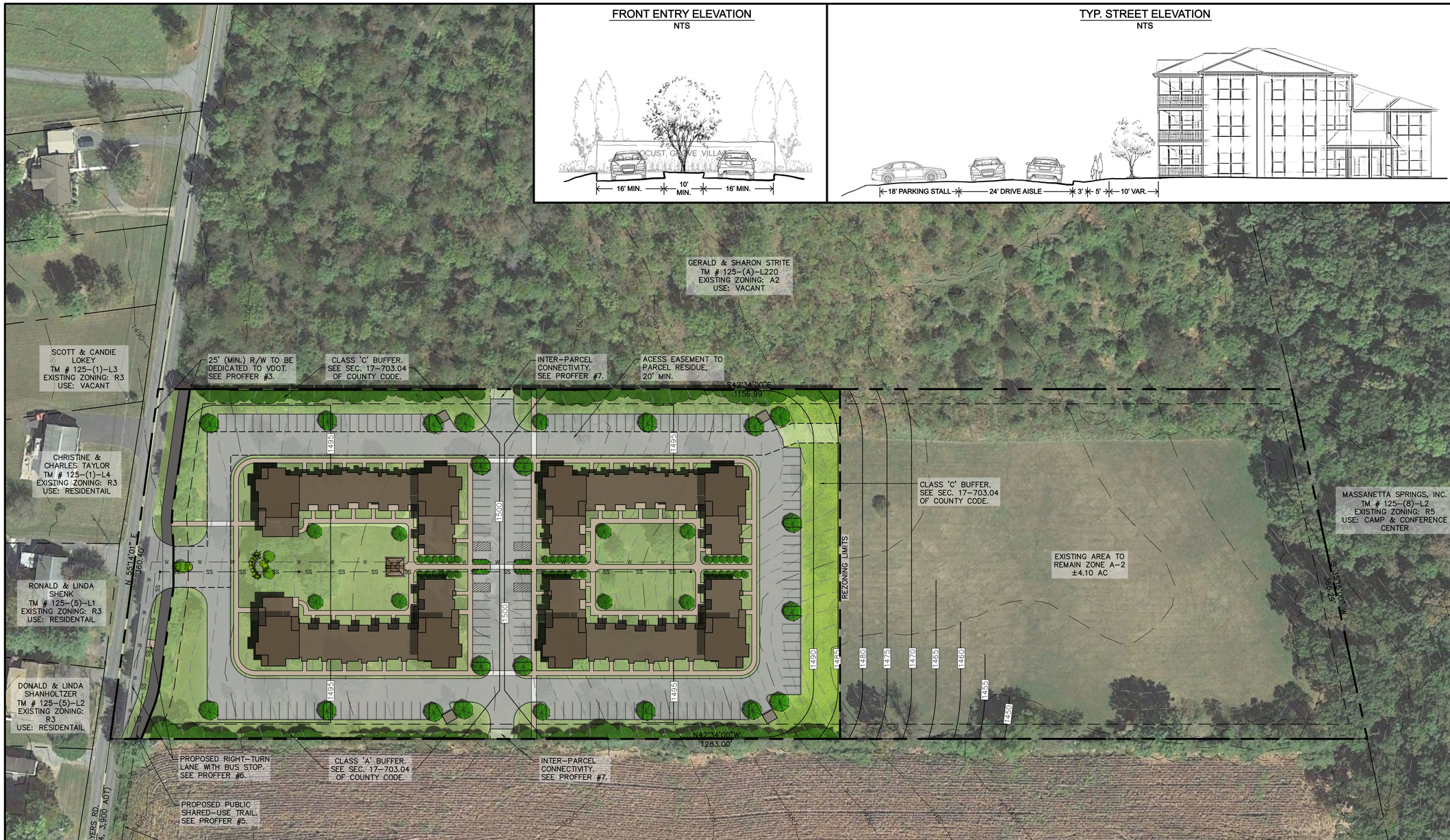
11. Certificates of Occupancy for the first two buildings shall not be granted prior to June 1, 2020, while those for the final two buildings shall not be granted prior to June 1, 2021.

_____ _____

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'

ROCKINGHAM COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

REZONING CASE REPORT REZ20-058

Applicant	**Rivers Edge Enterprises LLC**
Address/Location	**Portion of 8138 Port Republic Road, Port Republic.**
Tax Map#	Portion of 152-(7)- L4
Acreage	0.244 portion of 1.644-acre parcel
Present Zoning	R-1 - Low-Density Residential District
Proposed Zoning	A-2 - General Agricultural District
Election District	3
Comprehensive Plan	Agricultural Reserve
Staff Recommendation	**Approval, May 28, 2020**
Planning Commission	**Recommended Approval, June 2, 2020**
Board of Supervisors	

GENERAL INFORMATION

OVERVIEW/BACKGROUND:

The applicant owns both the subject property and the adjoining parcel, to which he seeks to transfer the 0.244-acre portion in question. This adjoining land transfer is not possible given the fact that two parcels are within different zoning districts. If approved, the applicant plans to transfer the 0.244 acres to the lot already zoned A-2 for the purpose of planting a tree-line buffer.

PROFFERS:

There are no proffers with this request. No conditions exist on the current zoning classification.

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 residential 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 to transfer the land, once rezoned, to the adjoining A-2 parcel and plant a line of trees as a buffer on the rezoned portion.

ENVIRONMENTAL SERVICES

Environmental Services had no comment on this request.

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 applicant must ensure the land transfer does not impact any existing or proposed sewage disposal system or water supply, or an easement may be necessary. Any request for septic or well records can be made at the local health department.

VIRGINIA DEPARTMENT OF TRANSPORTATION
Roadway Information:

Port Republic Road (Rt. 253)
Functional Class.: Minor Arterial
Traffic Count: 6,300 vpd (2018)
K factor = 0.107
Dir. Factor = 0.689
Posted Speed: 55 mph

VDOT Comment:
The proposed rezoning and subsequent transfer will not have a substantial impact to VDOT roadways. VDOT has no objection.

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

CONSIDERATIONS
Rezoning this property to A-2-General Agricultural would allow for the adjoining land transfer desired by the applicant for the purpose of planting a tree buffer between parcels.

STAFF RECOMMENDATION **Approval, May 28, 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. Staff recommends approval of the application as submitted.

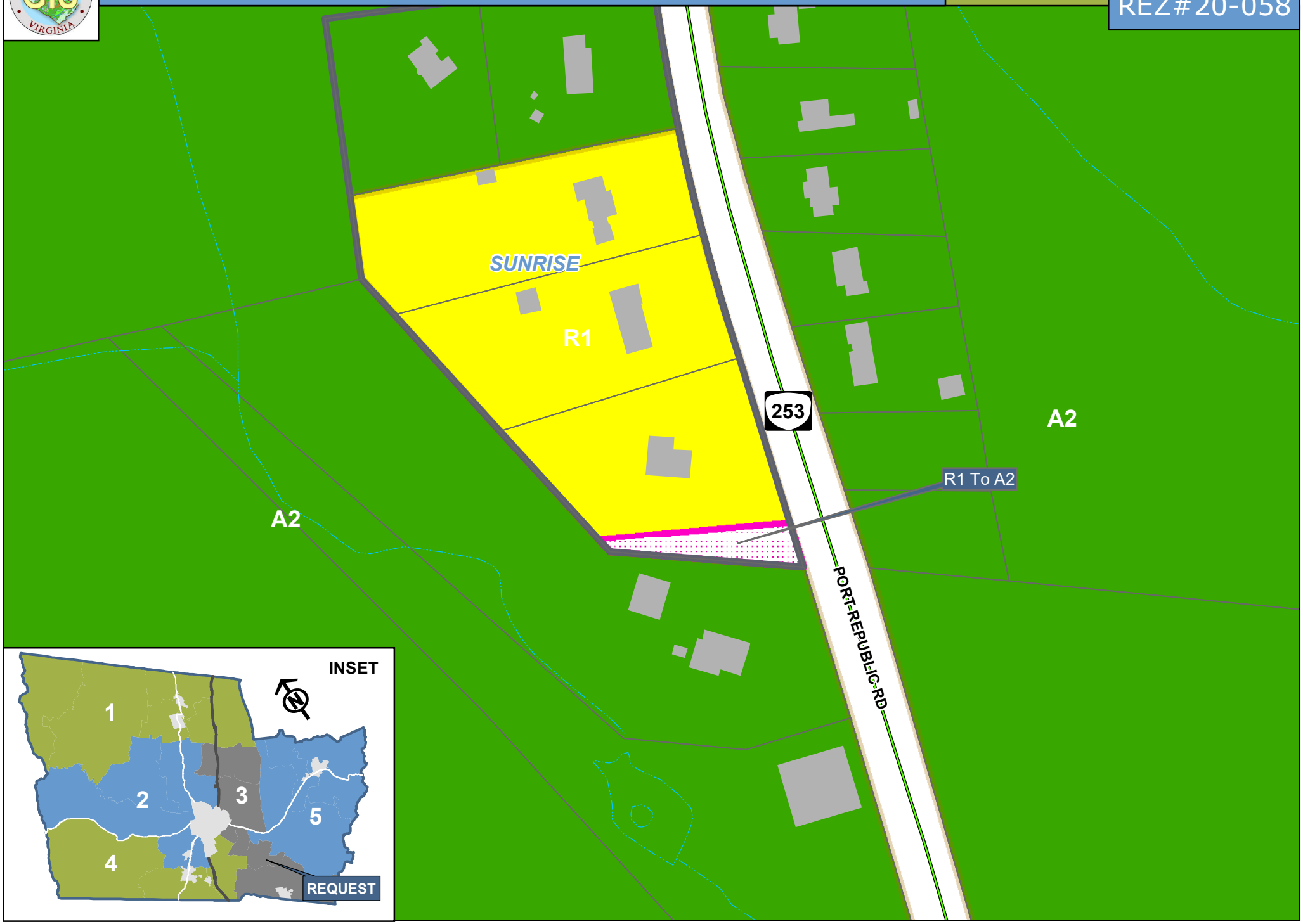
PLANNING COMMISSION RECOMMENDATION **Approval, June 2, 2020**

Concurring with staff's findings and recommendation, the Commission recommended approval of the request as submitted on a 5-0 vote.

Rivers Edge Enterprise LLC Rezoning Request

PC Hearing Date: 5/5/2020

REZ#20-058



#REZ20-058

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

APPLICANT: Vern D. and Mary Jane Michael

Check if: Owner: ✓ Contract Purchaser ____

MAILING ADDRESS: P.O. Box 119, Port Republic, VA 24471 EMAIL: mjmichael119@gmail.com

CONTACT PERSON: Vern Michael DAYTIME PHONE: 540/810-5005

Send notices to you? ✓ If so, include postal and email address: see above

LOCATION: (N S E W) of (Road Name) Port Republic Rd (Route #) ____

approximately ____ miles/feet (N S E W) of (Road Name) ____

(Route #) ____ in Election District # ____.

TAX MAP(S) #: TM 152(8)2A PRESENT USE: Residence

NUMBER OF ACRES IN REZONING REQUEST: 4.802 FROM ____ ZONING TO ____

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
Jordan M. and Stephanie S. Parlee	8096 Port Republic Rd, Port Republic, VA 24471
Glenn E. and Debbie S. Bollinger	8104 Port Republic Rd, Port Republic, VA 24471
Joshua D. and Sarah S. Wisor	8139 Port Republic Rd, Port Republic, VA 24471
Jack Jr and Bonnie S Hutchison	4196 Pineville Rd, Port Republic, VA 24471
Gerald E. Sr Myers Estate	7803 Port Republic Rd, Port Republic, VA 24471

ADJOINING PROPERTY OWNER VERIFICATION

AS APPLICANT FOR THIS REZONING, I Yem Michael
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.

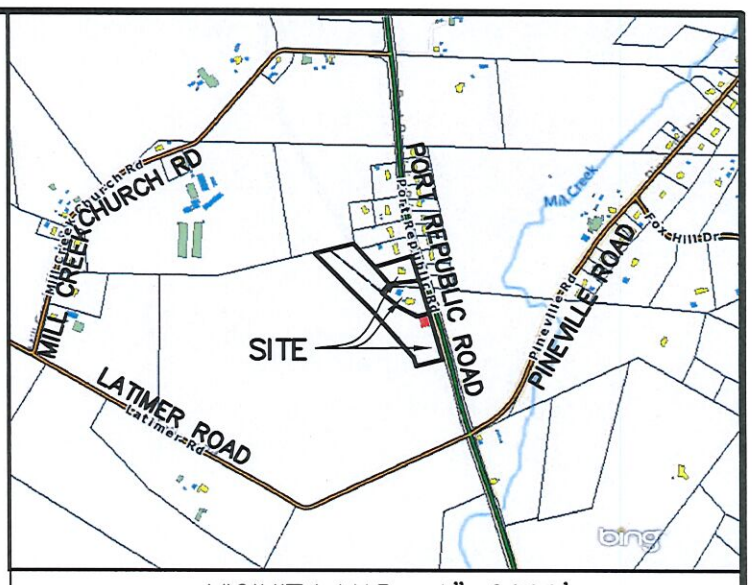
Signature of Applicant Yem Michael Date: 3-10-2020

FEBRUARY 20, 2020
SCALE: 1"=200'

VA. GRID NORTH

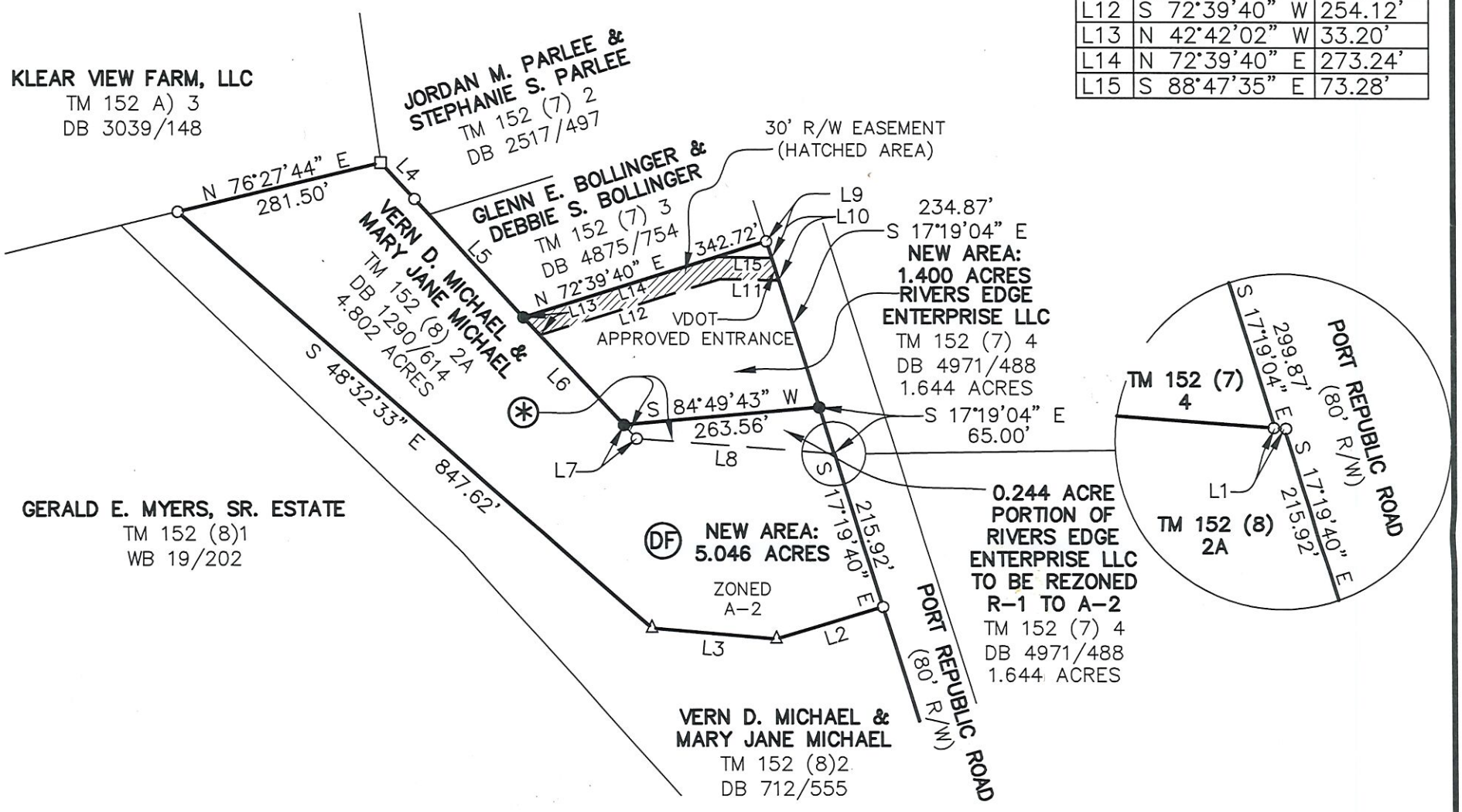
○ = FOUND IRON PIN
● = SET IRON PIN
□ = CORNER POST
△ = POINT
(*) = PROPERTY LINE HEREBY VACATED
(DF) = APPROXIMATE LOCATION OF DRAINFIELD

LINE	BEARING	DISTANCE
L1	S 85°41'54" E	1.06'
L2	S 72°51'10" W	150.00'
L3	S 84°49'19" E	168.09'
L4	S 42°42'18" E	66.23'
L5	S 42°28'47" E	215.61'
L6	S 42°42'02" E	198.44'
L7	N 42°42'02" W	25.00'
L8	N 85°41'54" W	265.63'



VICINITY MAP 1"=2000'

20' R/W EASEMENT		
LINE	BEARING	DISTANCE
L9	S 17°19'04" E	23.31'
L10	S 17°19'04" E	31.64'
L11	N 88°47'35" W	78.43'
L12	S 72°39'40" W	254.12'
L13	N 42°42'02" W	33.20'
L14	N 72°39'40" E	273.24'
L15	S 88°47'35" E	73.28'



DIVISION SURVEY
ADJOINING LAND TRANSFER
OF A 0.244 ACRE TRACT

ASHBY DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

NOTES:

1) THIS CONVEYANCE IS AN ADJOINING TRANSFER, PROVIDED UNDER 16-9(a) AND THE COMBINED PARCELS SHALL BE TREATED AS ONE PARCEL FOR ZONING AND SUBDIVISION PURPOSES.
2) TAX MAP PARCEL 152 (7) 4 IS ZONED R-1, & TAX MAP PARCELS 152 (8) 2A IS ZONED A-2. THE 0.244 ACRE PORTION OF TAX MAP PARCEL 152 (7) 4 IS TO BE REZONED FROM R-1 TO A-2.
3) ANY STRUCTURE ON THE COMBINED PARCELS IS IN COMPLIANCE WITH COUNTY SETBACK LAWS WITH REGARD TO THE NEW PROPERTY LINES.
4) PARCELS ARE IN FLOOD ZONE X.
5) THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY.

COMMONWEALTH OF VIRGINIA
HAL T. BENNER
LIC. NO.001526
02/20/2020
LAND SURVEYOR

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 062385
DRAWING: 062385.dwg
CRD: 062385

ROCKINGHAM COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

REZONING CASE REPORT REZ20-071

Applicant	**Richard Rohrer**
Address/Location	**East side of Garbers Church Road (VA 910), 0.25 mile west of John Wayland Highway (VA 42)**
Tax Map#	**108-(A)- L111B**
Acreage	1.001 acres
Present Zoning	A-2 - General Agricultural
Proposed Zoning	B-1 - General Business
Election District	2
Comprehensive Plan	Commercial within an Urban Growth Area
Staff Recommendation	**Approval, May 28, 2020**
Planning Commission	**Recommended Approval, June 2, 2020**
Board of Supervisors	

GENERAL INFORMATION

OVERVIEW/BACKGROUND:

The applicant owns both the subject property, as well as the adjoining property to the northeast. The applicant currently has a site plan under review for a mini-storage facility to include both parcels, which will be dependent on this rezoning. However, nothing related to the mini-storage has been proffered for this rezoning, nor are there any other proffers.

STAFF AND AGENCY ANALYSIS

PLANNING & ZONING

Comprehensive Plan Consistency:

The property is shown as Commercial in the Comprehensive Plan. The Comprehensive Plan identifies Commercial Areas as being "*comprised of existing community retail, professional offices, and retail/office mixed use areas, as well as planned expansions of such areas along the County's primary roads.*

1. Section II--C-3: Policies for Integrating Land Use, Transportation & Utilities:
   The designated Urban Growth Areas…are areas that are planned for public infrastructure expansion and urban growth.

2. Section: II-B-Goals:
   Policy #4.1.5 Retain and expand the existing industries and businesses now operating in the County.

The rezoning request is compatible with Comprehensive Plan goals through the targeting of commercial development envisioned along primary roads, especially since the parcel adjoins existing B-1 zoned properties.

Zoning Consistency:

From a zoning standpoint, this request is a logical expansion of an existing B-1 zoning district.

B-1 General Business District Code Requirements

Sec. 17-310.01. - Definition.

The B-1 district provides a wide range of retail, wholesale, and service businesses to the public at convenient, concentrated locations.

Sec. 17-310.02. - Requirements.

(a) Any new B-1 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.

(b) Sites shall be designed and built to ensure safe pedestrian and vehicular access internal to the site and to adjoining properties.

(c) Sites with adequate frontage and depth shall be provided to prevent sprawling strip commercial development and to permit controlled access to public streets.

(d) To maintain traffic safety and flow along the fronting public streets, interparcel access shall be provided.

Sec. 17-310.03. - Minimum area.

No minimum acreage shall be required for the B-1 district.

Sec. 17-310.04. - Water and sewer.

(a) All uses requiring water service shall be served by public water where available.
(b) All uses requiring sewage treatment shall be served by public sewer where available.

ENVIRONMENTAL SERVICES
Environmental Services had no comment on this request.

PUBLIC WORKS
Public works determined that a sewer connection will be possible for this property.

VIRGINIA DEPARTMENT OF HEALTH
The applicant will need to obtain approval for the proposed well. A private sector design package must be submitted to the health department for review and construction permit approval. If the proposed well will serve more than 25 persons 60 days or more a year the approval would have to be obtained from the Office of Drinking Water-Lexington Field Office rather than the local health department.

VIRGINIA DEPARTMENT OF TRANSPORTATION
Roadway Information:
Garbers Church Road (Rt. 910)
Functional Class.: **Major Collector**
Traffic Count: 3,000 vpd (2018)
K-factor = 0.108
Dir. Factor = 0.598
Posted Speed: Unposted

VDOT Comments:
1. VDOT understands that the purpose of the rezoning is to develop the lot with mini-storage units; however, there are no proffers provided that would limit the usage to any specific business. The rezoning is not expected to substantially impact the adjacent roadways. A VDOT Chapter 527 Traffic Impact Analysis is not warranted.
2. Access to the business is to come off the existing privately maintained commercial driveway. Specifics of the entrance will be evaluated at time of site plan review.

FIRE AND RESCUE
The request is located within the Hose Company #4 Fire Department and Harrisonburg Volunteer Rescue Squad's respective first due area. Our office has no concerns with the rezoning. Any future projects will need to meet the requirements of the Rockingham County Fire Prevention Code.

CITY OF HARRISONBURG
The City of Harrisonburg commented that the City's Land Use Guide designates the properties in the City within this vicinity to be for Commercial and that it appears that the requested rezoning is compatible with the future land uses planned for in the City in this vicinity. The City inquired as to the potential impact to the traffic signals at the Erickson Avenue and Garbers Church Road intersection and the South High Street and Erickson Avenue intersection. VDOT explained that the area under review was too small to warrant a traffic impact analysis.

STAFF RECOMMENDATION **Approval, May 28, 2020**
The property in the request is currently zoned A-2, General Agricultural but is shown as Commercial in the Comprehensive Plan within an Urban Growth Area. This rezoning request conforms to the Comprehensive Plan and form a logical extension of the existing adjoining B-1 district. Staff recommends approval.

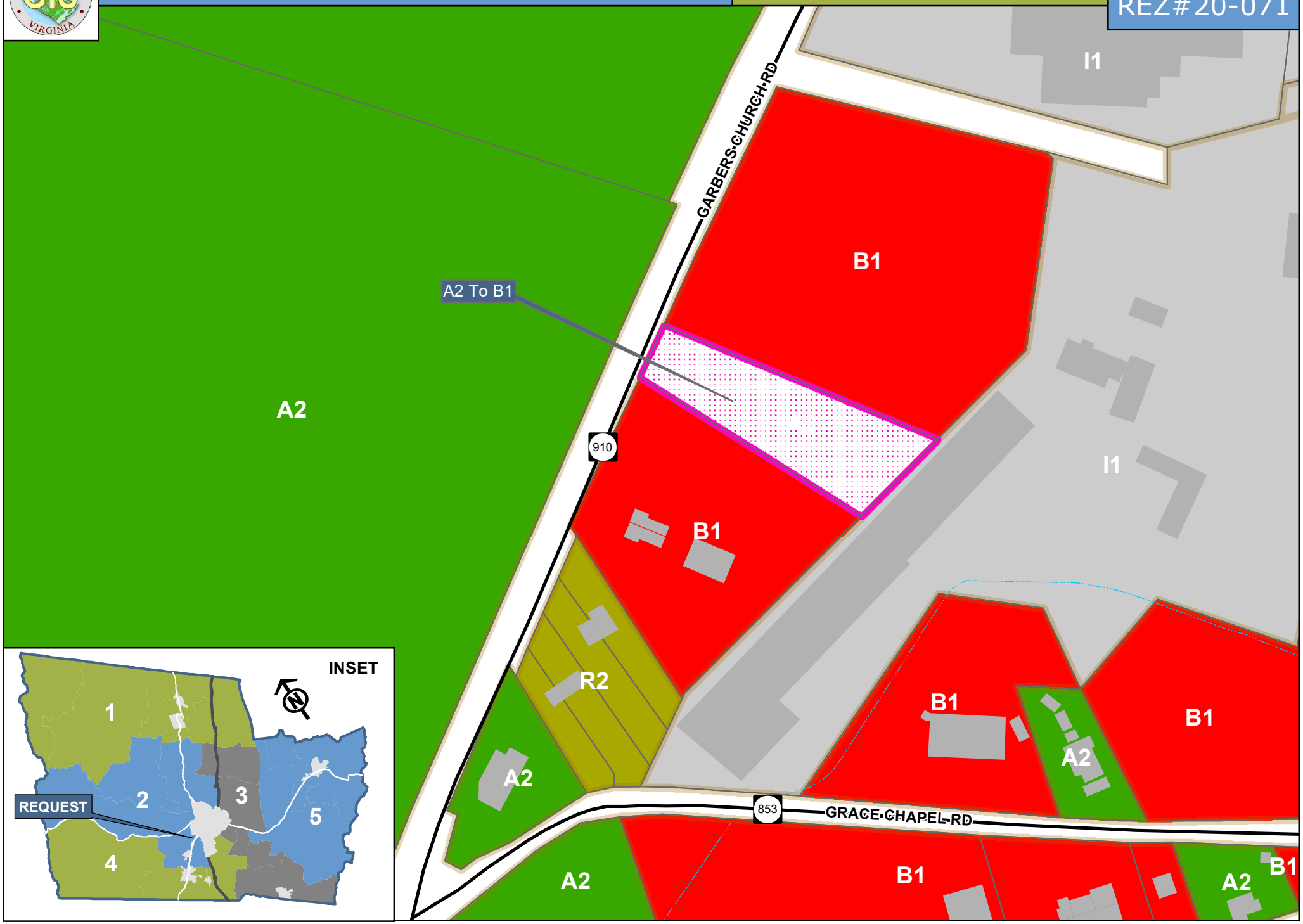
PLANNING COMMISSION RECOMMENDATION **Approval, June 2, 2020**

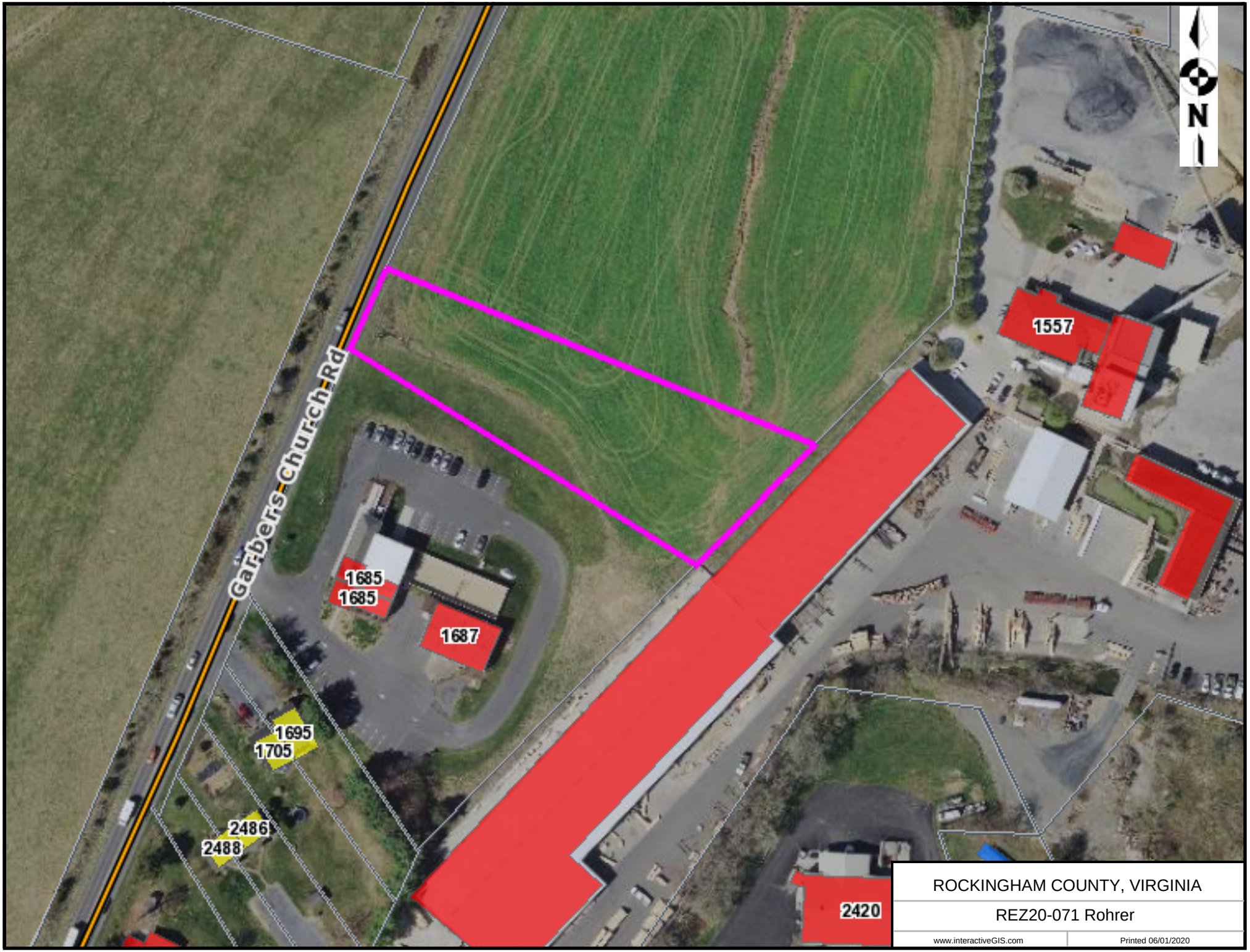
Concurring with staff's findings and recommendation, the Commission recommended approval of the request as submitted on a 5-0 vote.

Richard Rohrer Rezoning Request

PC Hearing Date: 5/5/2020

REZ#20-071





ROCKINGHAM COUNTY, VIRGINIA

REZ20-071 Rohrer

www.interactiveGIS.com | Printed 06/01/2020

#REZ 20-071

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: PW	
Application Fee: $ 550.00	Receipt # 2020 030040	Date Received:
Taxes Paid:	Staking Given:	
Deadline Date:	PC Hearing Date:	BOS Hearing Date:

Check if: Owner: ✓ Contract Purchaser ____

APPLICANT: Richard Rohrer

MAILING ADDRESS: 8730 Rawley Pike EMAIL: Hideawayfarm2@verizon.net

CONTACT PERSON: Richard DAYTIME PHONE: 540-426-3366

Send notices to you? ✓ If so, include postal and email address: Hideawayfarm2@verizon.net

LOCATION: (N S E W) of (Road Name) Garbers Church Rd. (Route #) ____

approximately ¼ miles/feet (N S E W) of (Road Name) Erickson Ave

(Route #) ____ in Election District # ____.

TAX MAP(S) #: 108 (A) 117 PRESENT USE: corn field

NUMBER OF ACRES IN REZONING REQUEST: 1.0 FROM AR ZONING TO B1

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

Richard C Rohrer
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: _____

BOUNDARY SURVEY
OF TAX MAP PARCELS 108 (A) 117 & 108 (A) 111B

CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

JANUARY 15, 2020
SCALE: 1"=100'

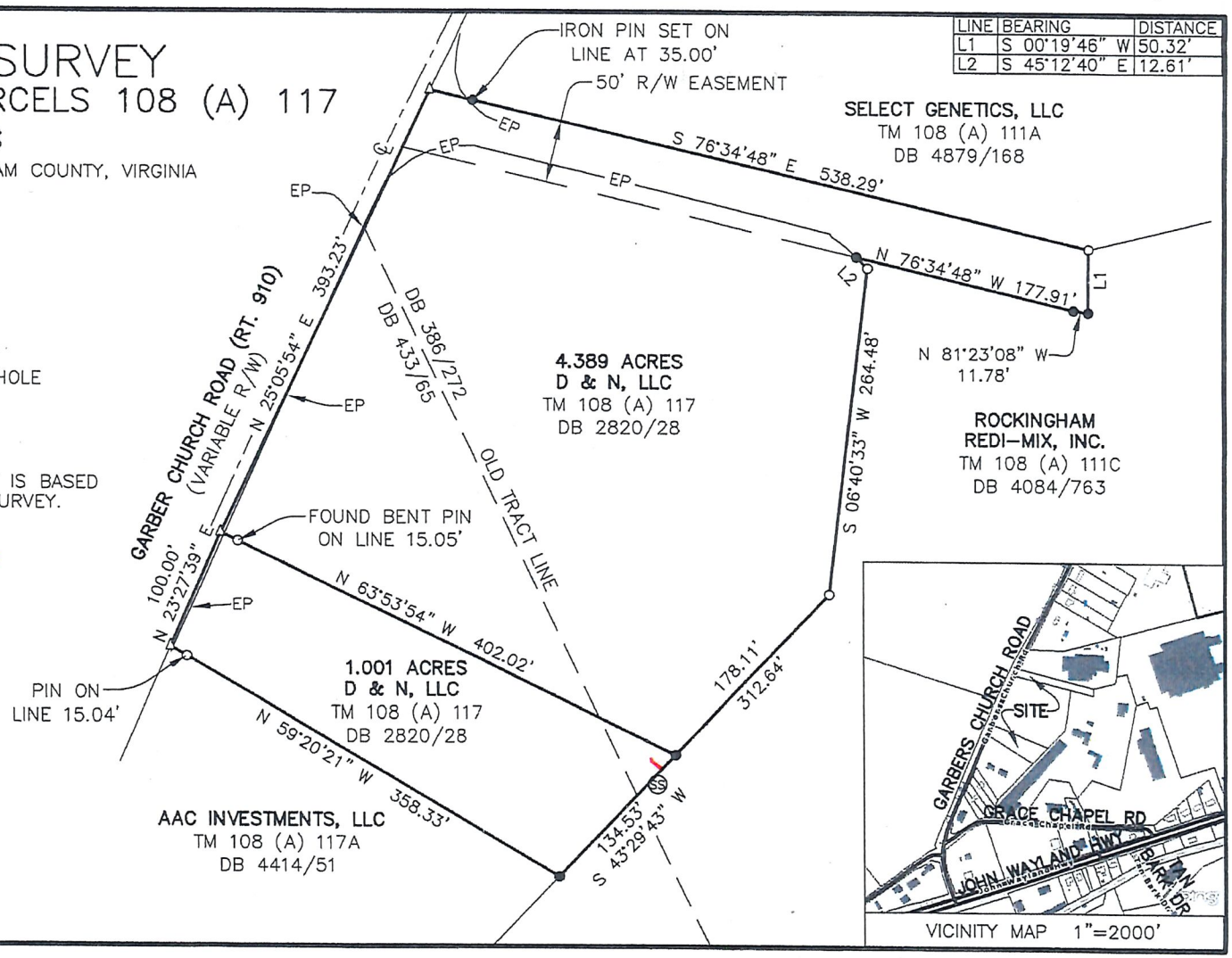
o = FOUND IRON PIN
● = SET IRON PIN
Δ = POINT
EP = EDGE OF PAVEMENT
℄ = CENTER LINE OF ROAD
Ⓢ = SANITARY SEWER MANHOLE

VA. GRID NORTH

THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY.

PRELIMINARY

COMMONWEALTH OF VIRGINIA
HAL T. BENNER
LIC. NO.001526
01/15/2020
LAND SURVEYOR



LINE	BEARING	DISTANCE
L1	S 00°19'46" W	50.32'
L2	S 45°12'40" E	12.61'

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267

REF# 010920
DRAWING: 010920.dwg
CRD: 010920

Community Development
Special Use Permit Report
SUP20-099

Meeting Date: June 24, 2020

Applicant: Shenandoah Cable Television, LLC

Mailing Address: 20 McJunkin Road, Unit B, Nitro WV 25143

Property Address: 15327 Mountain Top Lane, Broadway VA

Phone #/Contact: Brandon Blake

Tax Map ID: 38-(1)- L5

Zoning: RR1- Residential Recreational

Requested Use: Increase existing cell tower height from 69.5' to 100'

Location: Southwest side of Mountain Top Lane (private) approximately 4/10 mile north of Brocks Gap Road (Route 259)

Acreage in parcel: 6.981

Acreage in request: 6.981

Election District: #1

Comprehensive Plan: Agricultural Reserve

Board of Supervisors

Placing conditions on the request is neither a recommendation for approval or for denial. It is simply stating that if approved, these are the minimum conditions that should be placed on the permit. If approved, the Board of Supervisors may change these conditions or add new conditions as deemed necessary.

If the request is approved by the Board, at a minimum the following conditions should apply:

1. Use shall be located in substantial accordance to plot plan submitted with the application.

2. All building code requirements shall be met.

3. Applicant shall meet all VDOT requirements regarding the entrance and the use of it for construction traffic. If improvement is required, a copy of the permit shall be submitted to the Community Development Department. If no permits are required, notification must be received by the department from VDOT. In either case, the information must be provided to Community Development prior to issuance of a building permit.

4. All Erosion & Sediment Control regulations shall be met.

GENERAL INFORMATION

SUBMISSION JUSTIFICATION:
Table 17-606 allows for special use permit application for wireless telecommunications in the RR1 district. Section 17-607, supplemental standards for certain land uses allows for a reduction in setback from property lines by notarized consent of adjoining property owners.

BACKGROUND
On June 28, 2006 Special Use Permit S06-36 was approved by the Board of Supervisors for a telecommunications tower, not to exceed 75', to be built on the property. The company is requesting that the tower be extended to 100' and has obtained the notarized consent of the property owner and of the owners whose property falls within the reduced setback.

Adjoining Properties and Special Uses

No special use permits have been issued for any property adjoining this request.

ZONING AND EXISTING LAND USE

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	RR1	Home site, wooded
East	RR1	Home site, wooded
South	RR1	Wooded
West	A2	Wooded

STAFF AND AGENCY ANALYSIS

UTILITIES

Virginia Department of Health
The Health Department has no comment on this request.

Public Works
This communications tower does not connect to nor disturb any County utilities and Public Works has no further comment.

ENVIRONMENTAL

Environmental Services:
Environmental Services has no comment on this request.

PUBLIC FACILITIES

Emergency Services
SUP20-099 is located within the Broadway Volunteer Fire Department and Broadway Volunteer Rescue Squad's respective first due areas. Our office has no concerns with this request.

Building Official
The applicant will need to provide engineered drawings when applying for building permits.

Planning
Comprehensive Plan Designation: The parcel is shown as Agricultural Reserve in the Comprehensive Plan, which is delineated in Section II-C-3:

a. Existing Uses. The Agricultural Reserve also contains other existing uses: residences, rural centers, and rural commercial uses that are served by wells and septic systems. …This plan recommends, in the absence of public water and sewer services, limiting the expansions of the rural centers in order to reduce potential impacts on agricultural activities.
b. Other Uses. Because of the changing economics of agriculture, other uses might be appropriate for the agricultural area that could provide supplemental income to the farm. These uses could include: bed and breakfast enterprises, country inns, rural retreats, riding academies and camps, farm camps, history camps, demonstration farms, crop mazes, battlefield reenactment parks, and similar uses.

Site Plan Notes: With the minor adjustment to the existing monopole and lack of building footprint expansion, the radius map (sheet R-1) submitted with the SUP application should be sufficient. No additional site plan is required at this time.

TRANSPORTATION

Virginia Department of Transportation
This site is currently being served by Mountain Top Lane, a privately maintained roadway. The entrance to Mountain Top Lane at Rt. 259 (Brocks Gap Rd.) is adequate for the requested use. If this existing entrance requires any temporary modification to accommodate construction traffic, applicant will be required to obtain a VDOT land use permit.

SUMMARY

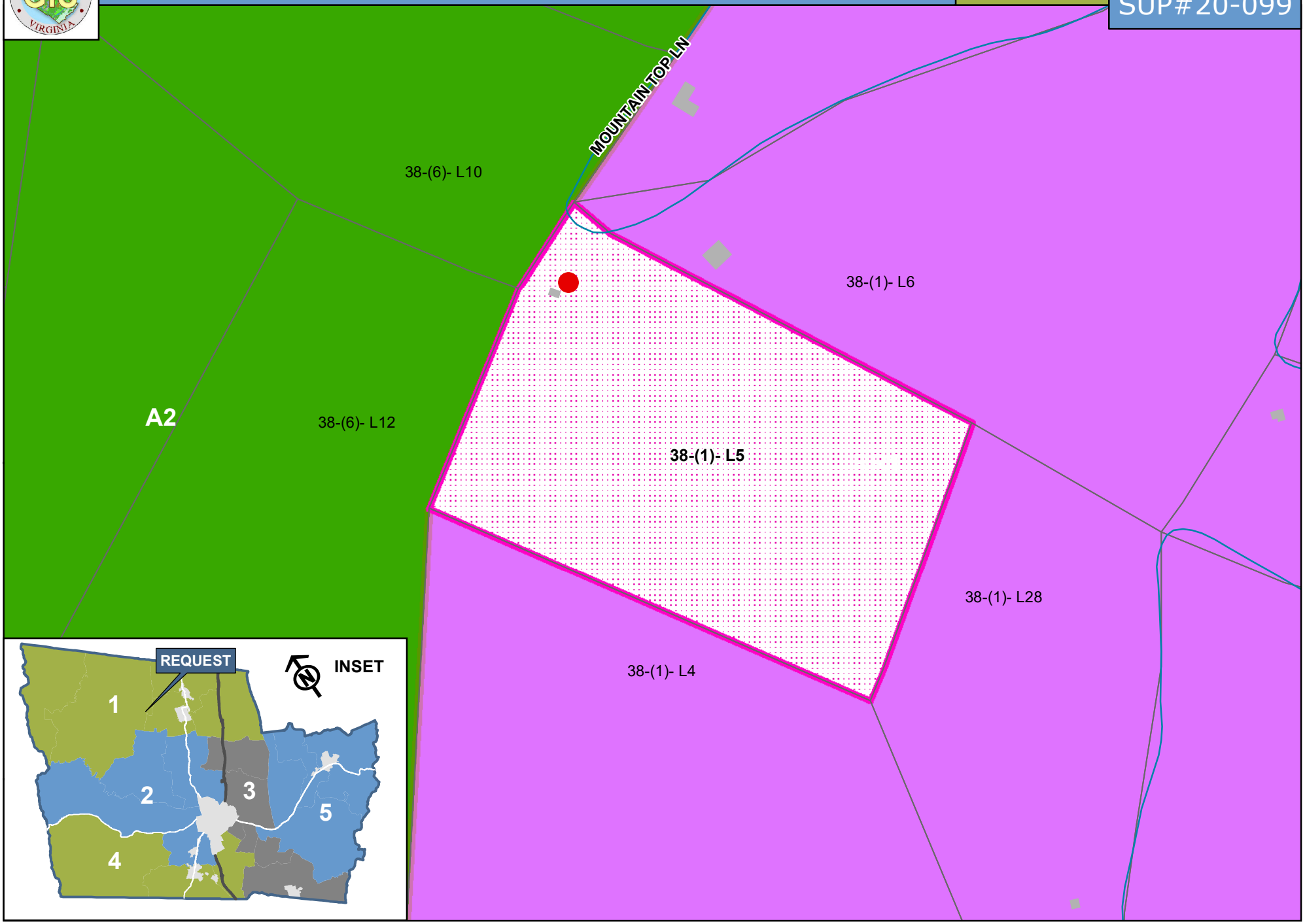
Considerations:

1. Applicant is requesting that the existing 69.5’ telecommunications tower be extended to 100’.
2. Applicant has obtained notarized consent for setback reduction.

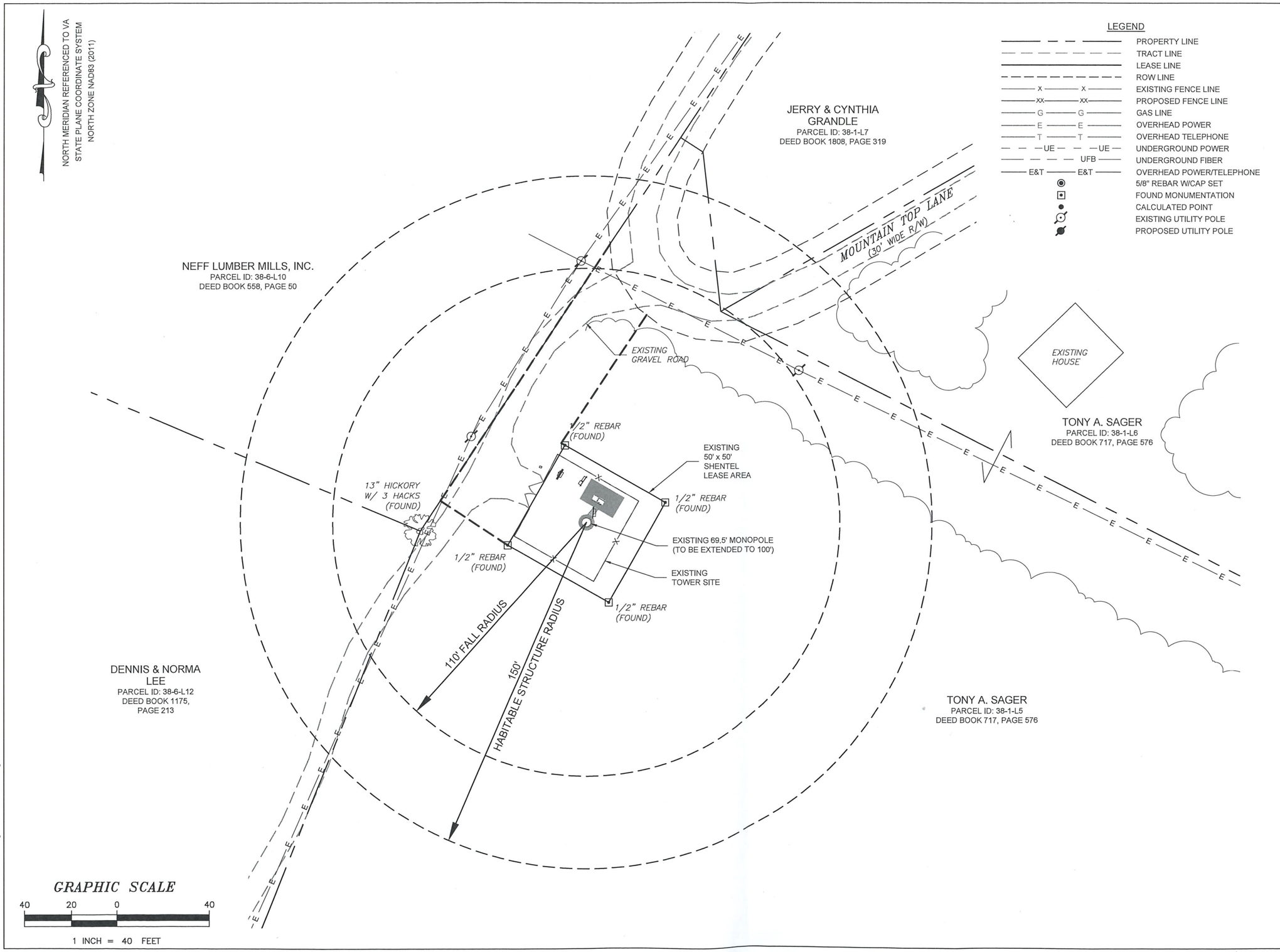
Shenandoah Cable Television Special Use Permit Request

6/24/2020

SUP#20-099



NORTH MERIDIAN REFERENCED TO VA
STATE PLANE COORDINATE SYSTEM
NORTH ZONE NAD83 (2011)



LEGEND

	PROPERTY LINE
	TRACT LINE
	LEASE LINE
	ROW LINE
x x	EXISTING FENCE LINE
xx xx	PROPOSED FENCE LINE
G G	GAS LINE
E E	OVERHEAD POWER
T T	OVERHEAD TELEPHONE
UE UE	UNDERGROUND POWER
UFB	UNDERGROUND FIBER
E&T E&T	OVERHEAD POWER/TELEPHONE
	5/8" REBAR W/CAP SET
	FOUND MONUMENTATION
	CALCULATED POINT
	EXISTING UTILITY POLE
	PROPOSED UTILITY POLE

SHENTEL
Always connected to you

500 SHENTEL WAY
EDINBURG, VA 22824

SITE NAME:	BROCKS GAP
SITE NUMBER:	50005
SITE ADDRESS:	15327 MOUNTAIN TOP LANE BROADWAY, VA 22815
AREA:	LEASE AREA = 240 SQ. FT.
TOWER OWNER:	SHENANDOAH MOBILE, LLC 500 SHENTEL WAY EDINBURG, VA 22824
COUNTY:	ROCKINGHAM
LATITUDE:	N38° 38' 57.42" (38.649283°)
LONGITUDE:	W78° 51' 37.96" (-78.860544°)

NO.	REVISION/ISSUE	DATE
1	ISSUE FOR COMMENT ONLY	02/28/20
2	ISSUE FOR COMMENT	03/05/20
3	REISSUE FOR COMMENT	03/09/20
4	FINAL	04/08/20

COMMONWEALTH OF VIRGINIA
CARL J. BOWYER
Lic. No. 0402051626
4-8-20
PROFESSIONAL ENGINEER

Mead & Hunt

400 TRACY WAY, SUITE 200
CHARLESTON, WV 25311
(304) 345-6712 PHONE
(304) 345-6714 FAX

PROJECT # R4461000-200509.01

RADIUS MAP

SHEET
R-1

X:\4461000\200509.01\Drawings\200509.01_CL.dwg, R-1

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.

PLANNING COMMISSION **APPROVAL** **March 3, 2020**
With a vote of 5 to 0, the Planning Commission recommended approval.

ROCKINGHAM COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
Board of Supervisors Agenda Item

To: Rockingham County Board of Supervisors
From: Bradford Dyjak, Director of Planning
Meeting Date: June 24, 2020
Subject: **Capital Improvements Program Plan FY 2021-2025 – Transportation Project Amendments Public Hearing**

Overview:

The Board of Supervisors adopted the County Capital Improvements Program (CIP) Plan on April 22, 2020, which serves as a five-year plan to guide the construction or acquisition of capital projects. After the autumn 2019 to winter 2020 CIP update process concluded, two transportation projects were identified by County staff and VDOT for grant funding applications (project sketches attached).

Summary of New Projects:

These staff-initiated amendments to the adopted Rockingham County Capital Improvement Programs include two Community Development projects totaling an additional **$7.64m** in **project costs** to the adopted total of $180,093,000 for all categories. Staff submitted SMART Scale pre-applications for both projects, and if awarded, VDOT would fund the projects with no County contributions.

Name & CIP # (VDOT Project #)	Location	Project Scope	Funding Program & Status	Cost
#CD-05 (#7125) Smithland Road (Route 720) Widening	Between US-11 in and Rt. 718 in the City (approx. 0.8 miles)	Widen Rt. 720 to add a minimum 4-ft shoulder and increase lane width from 10-ft to 12-ft where possible.	**SMART Scale** Pre-Application submitted 4/17/20	**$5.7m**
#CD-06 (#7157) Mt. Crawford Park & Ride Expansion	VA 257 at I-81 Exit 240	Expansion of the existing Mt. Crawford Park and Ride at I-81, Exit 240	**SMART Scale** Pre-Application submitted 4/16/20	**$1.94m**

Comprehensive Plan Consistency:

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

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

Recommendation & Action:

The Planning Commission found both requests to be consistent with the Comprehensive Plan after a June 2, 2020 public hearing and **recommended adoption of the amendments as presented**.

Rt. 720/Smithland Road Widening

Conceptual sketch, Not to Scale
Parcels from Rockingham County GIS

Rockingham County
April 2020

NOTES:

- 50 EXISTING PARKING SPACES
- 82 PROPOSED PARKING SPACES:
  - 4 HANDICAP PARKING SPACES
  - 1 EV CHARGING STATIONS
  - 77 REGULAR PARKING SPACES
- BMP EXPANSION FOR WATER QUANTITY

PROP. R/W

BMP / FARM ACCESS ROAD

FRIEDENS CHURCH ROAD

PROPOSED BMP EXPANSION

EXISTING BMP

11

11

12

11

EXISTING BMP

ROUTE 257

5

8

8

8

8

BUS SHELTER, BENCHES, & BIKE RACKS

EV CHARGING SPACE

PROP. R/W

LEGEND

EXISTING RIGHT OF WAY

PROPOSED RIGHT OF WAY

PROPOSED GRASS

PROPOSED PAVEMENT

PROPOSED CONCRETE AREAS

PROPOSED BMP

(82) PARKING SPACES

MOUNT CRAWFORD PARK & RIDE

SCALE 1"=60'

0 60' 120'

hrmpo

VDOT

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.