



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 September 9, 2020

3:00 P.M. CALL TO ORDER – CHAIRMAN WILLIAM B. KYGER, JR.
INVOCATION – SUPERVISOR BRENT V. TRUMBO
PLEDGE OF ALLEGIANCE – COUNTY ATTORNEY THOMAS H. MILLER, JR.

1. Approval of Minutes – Regular Meeting of August 26, 2020
2. Economic Development Vision – Jay A. Langston, Ph.D. – Executive Director, Shenandoah Valley Partnership
3. Report – Virginia Department of Transportation – Residency Administrator – Donald F. Komara
4. Staff Reports
 - a. County Administrator – Stephen G. King
 - b. County Attorney – Thomas H. Miller, Jr.
 - c. Assistant County Administrator – Casey B. Armstrong
 - d. Director of Finance – Patricia D. Davidson
 - e. Director of Human Resources – Jennifer J. Mongold
 - f. Director of Public Works – Philip S. Rhodes
 - g. Director of Community Development – Rhonda H. Cooper
 - h. Director of Technology – Terri M. Perry
 - i. Fire & Rescue Chief – Jeremy C. Holloway
 - j. Director of Parks & Recreation – Kirby W. Dean
 - k. Director of Court Services – Ann Marie Freeman
5. 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
6. Closed Meeting – Pursuant to Section 2.2-3711.A(7), Consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body

Recess for Dinner

- 6:00 P.M. 7. Public Hearings:
- a. Special Use Permits (Order of Hearings Subject to Change):
 1. SUP20-127, Caden Energix Endless Caverns LLC, 2311 Wilson Boulevard, Suite 640, Arlington, VA 22201 for solar farm on property located on the southwest side of Craney Island Road (Route 794) and Mt. Valley Road (Route 620), Election District #1, zoned A-1. Tax Map #54-(A)-57 and #54-(A)-61. Pursuant to Code of Virginia § 15.2-2232, the Board will concurrently conduct a review of this application for substantial accord with the County Comprehensive Plan during the public hearing.

2. SUP20-139, Dain Hammond, PO Box 2037, Harrisonburg, VA 22803 for an event center located on the east side of Simmers Valley Road (Route 619) approximately 2000' north of Hightown Lane (Route 872) in Election District #3. Zoned A1-Prime Agricultural. Tax Map #80-(A)-L91. Property address: 7828 Simmers Valley Road.
 3. SUP20-147, Rockingham Petroleum Cooperative, Inc., PO Box 168, Harrisonburg, VA 22803 for a 30,000 gallon propane tank with distribution (bulk storage of liquid petroleum gas) on property located on the south side of Artillery Road (Route 848) approximately ¼ mile west of Port Republic Road (Route 253), Election District #3, zoned A-2. Tax Map #140-(A)-61 (driveway) and #140-(A)-64A (tank). Property address: 6486 Artillery Road.
 4. SUP 20-148, Rockingham Petroleum Cooperative, Inc., PO Box 168, Harrisonburg, VA 22803 for a 30,000 gallon propane storage tank with distribution on property located on the east side of Lee Highway (Route 11) approximately ¼ mile north of Imboden Road (Route 990), Election District #4, zoned A-1. Tax Map #137-(A)-62A. Property address: 8155 Lee Highway.
- b. Coronavirus Aid Relief and Economic Security (CARES) Act
8. Unfinished Business

*** ADJOURN ***

August 26, 2020

The Regular Meeting of the Rockingham County Board of Supervisors was held on Wednesday, August 26, 2020, at 6:00 p.m., at the Rockingham County Administration Center, Harrisonburg, Virginia. The meeting was open to the public at reduced capacity and broadcast online, to reduce the spread of COVID-19.

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:

BRYAN F. HUTCHESON, Sheriff

- 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
- PHILIP S. RHODES, Director of Public Works
- BRADFORD R. R. DYJAK, Director of Planning
- KELLY S. GETZ, Deputy Zoning Administrator
- PATRICK C. WILCOX, Senior Planner
- JESSICA G. KILBY, Deputy Clerk
- DONALD F. KOMARA, Residency Administrator
Virginia Department of Transportation
- C. BURGESS LINDSEY, Assistant Residency Administrator
Virginia Department of Transportation

oooooOooooo

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
INVOCATION.**

Chairman Kyger called the meeting to order at 6:00 p.m.

Supervisor Wolfe-Garrison provided the invocation, and Administrator King led the Pledge of Allegiance.

oooooOooooo

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 regular meeting of August 12, 2020.

oooooOooooo

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 noted that twenty-four “No Parking” and “Towing Enforced” signs were added to both sides of US Route 33 West, near Blue Hole. The electronic message board will remain through the weekend, he said.

He brought attention to Governor Northam’s recent announcement about Virginia’s 19th Checkpoint Strikeforce campaign, which will occur August 26 through Labor Day weekend. Increased checkpoints will also occur around the holidays.

Maintenance items included mowing, ditching, grading gravel roads and brush cutting.

Supervisor Trumbo mentioned that the speed limit on Springbrook Road (Route 1421) was recently reduced to 25 miles per hour. He suggested removing the flashing 25-mile-per-hour speed limit sign near Broadway High School. He said the sign can be confusing because it states the speed limit is 25 when the lights are flashing, alluding that the speed limit is higher when the lights are not flashing. Mr. Komara agreed, but said he did not know whether the sign could be removed since it signifies a school zone, and speeding fines are higher in school zones.

Supervisor Trumbo asked Mr. Komara to keep a portion of Lee Street (Route 259) in Broadway on the radar for improvements. He indicated a stretch of that road feels like driving on cobblestone.

Supervisor Wolfe-Garrison asked if Mr. Komara was aware of any City project to address the area of Erickson Avenue where the number of lanes decreases to two and then increases again. Mr. Komara indicated the City has applied for Smart Scale funding on two occasions, but did not receive funding because the projects did not score well. He believes the lanes will be corrected with future projects.

Supervisor Breeden pointed out that there is a pothole on the Island Ford Road (Route 649) bridge, and said the box culvert on Captain Yancey Road (Route 642) rides rough, almost like there is settlement between box culverts. He also requested increased deputy patrols on Resort Drive (Route 644) due to speeding concerns he received from citizens.

Chairman Kyger reminded Mr. Komara of the request to bring Rawley Springs Road into the secondary road system.

ooooOoooo

COMMUNITY DEVELOPMENT DIRECTOR’S STAFF REPORT.

The Board received and reviewed Ms. Cooper’s staff report dated August 26, 2020.

Ms. Cooper reported that the Board adopted a resolution of support on June 24, 2020, for the County to submit both the Smithland Road (Route 720) widening project and the Mt. Crawford Park & Ride Expansion for VDOT SMART Scale funding program applications. She explained that, upon further consultation with VDOT staff, it was determined the Harrisonburg-Rockingham Metropolitan Planning Organization would submit the Mt. Crawford Park and Ride application on the County’s behalf to enhance competitiveness of the application for possible funding. To reflect this change of submission, she requested that the Board adopt a revised resolution endorsing the MPO’s submittal of the Park and Ride Expansion on the County’s behalf, and leave the Smithland Road widening project as is.

On behalf of Chairman Kyger, on motion by Supervisor Chandler, 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 Resolution.

**RESOLUTION
ENDORISING THE SUBMISSION OF
VDOT SMART SCALE APPLICATIONS**

WHEREAS, the Board of Supervisors of Rockingham County has further reviewed the two Virginia Department of Transportation (VDOT) SMART SCALE Program applications endorsed by resolution on June 24, 2020; and

WHEREAS, the County remains committed to Project #7125 and reiterates its support of the application submitted to increase the widths of existing travel lanes and add shoulders along Route 720 (Smithland Road) from U.S. 11 (North Valley Pike) extending approximately 1,850 feet to improve safety, operations, and bicycle movement; and

WHEREAS, the County submitted a Pre-Application to expand the Mt. Crawford Park and Ride Lot capacity; and

WHEREAS, the County subsequently requested the Harrisonburg-Rockingham Metropolitan Planning Organization (H-RMPO) proceed with submittal of the Mt. Crawford Park and Ride Lot expansion on its behalf instead.

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

BE IT FURTHER RESOLVED THAT this resolution supersedes the resolution of support adopted June 24, 2020.

ooooOoooo

COUNTY ADMINISTRATOR’S STAFF REPORT.

Administrator King reported that Public Works staff added signs at Blue Hole following its closing last week.

Administrator King indicated Delegate Tony Wilt proposed an amendment to the state budget to fund a feasibility study by the Department of Conservation and Recreation to examine the Shenandoah Rail-Trail Exploratory Partnership’s rails-to-trails project and the Norfolk Southern property. Administrator King pointed out there is no local budgetary commitment and said he sees no reason why the County would not support the study.

ooooOoooo

ASSISTANT COUNTY ADMINISTRATOR’S STAFF REPORT.

The Board received and reviewed Mr. Armstrong’s staff report dated August 26, 2020.

Assistant County Administrator Armstrong reported that the Lake Shenandoah Stormwater Control Authority closed on a property in Taylor Springs on August 20. The property was purchased for the construction of a stormwater basin. He said Timmons Group will have sixty-five percent of the basin design available on Friday, with the full design available by September 10.

A preconstruction meeting was held concerning the new Personal Protective Equipment (PPE) storage building on the County’s property at Innovative Village. Mr. Armstrong reported that Partners Excavating will begin earthmoving work on Monday, August 31.

ooooOoooo

FINANCE DIRECTOR'S STAFF REPORT.

The Board received and reviewed Mrs. Davidson's staff report dated August 26, 2020.

Mrs. Davidson provided an update concerning round two of the Small Business Grant Program. Of the 42 applications received and reviewed by the Small Business Grant Review Team, 35 businesses qualified. Pending approval by the Economic Development Authority (EDA) at its meeting on August 27, 2020, a total of \$175,000 in grants will be awarded for round two. The Team plans to propose a third round at the EDA's next meeting, in order to award the remaining \$160,000. It was noted that qualifying businesses are only eligible to receive the County's small business grant once, and all County taxes must be paid.

Mrs. Davidson provided a brief update concerning the 2022 Real Estate Reassessment. She indicated staff have received phone calls from citizens concerning the assessors. She pointed out that anyone conducting assessments will have proper identification badges, along with a decal on their vehicle.

Finance Director Davidson reported that staff received seven proposals from qualified firms for an appraisal of the public water and sewer system in Massanutten. Staff recommended awarding the contract to WillDan Financial Services for an amount up to \$65,000. Mrs. Davidson said the general fund will cover the cost of services until such time that the cost can be charged to the Massanutten Water and Sewer Authority.

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 enter into a contract with WillDan Financial Services, to perform the appraisal of the Water and Sewer Infrastructure in the Massanutten Community, for an amount not to exceed \$65,000.

FINANCE COMMITTEE

In 2018, when the County transitioned to a new radio system, it purchased radios for the towns and the Massanutten Police Department. A payment plan for each Town and Massanutten was set up to reimburse the County over a period of four years. The Massanutten Police Department is disbanding as of November 1 and will be turning over the radio equipment to the Sheriff's office. The balance owed to the County from Massanutten is \$21,879.96. Staff recommended the Board forgive the balance and relieve Massanutten of its debt to the County.

On behalf of the Finance Committee, 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 relieved Massanutten of its \$21,879.96 debt for radios, as the Massanutten Police Department will disband on November 1, 2020, and will no longer have possession of the radios.

Mrs. Davidson brought attention to the local hazard pay request in the Finance Committee report and asked for permission to move forward.

On behalf of the Finance Committee, Supervisor Breeden motioned for approval, seconded by Supervisor Chandler.

Supervisor Trumbo said he was in agreement with the payment; however, he suggested staff prorate the payment amount for employees hired after March 15, 2020, to be fair to employees working since the start of the pandemic.

There was discussion about how to prorate and how many employees it would involve. Administrator King said staff could determine the number of employees hired after March 15. Mrs. Davidson noted that to qualify, an employee must have been working for the County on June 30 through September 1, 2020. She said the thought was that the pandemic is ongoing, and employees hired during that time would receive payment.

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 a one-time hazard payment to all uniformed personnel of \$2,500 to be funded by the Coronavirus Relief Fund (CRF); and, a one-time essential-worker payment to all other personnel of \$1,500 to be funded by the General Fund. Part-time employee payments will be paid at half of their full-time counterparts and require a certain number of hours as determined by Department Heads. To be eligible, personnel must have been employed by the County from June 30 through September 1, 2020. The one-time payment will occur on September 1, 2020.

Concerning the Small Business Grant Program, Supervisor Wolfe-Garrison asked staff if they anticipate the qualifying criteria for round three to change, as it did during the second round. Finance Director Davidson said the Review Team did not make any recommendations to change the criteria, they are only recommending the EDA approve a third round. Mrs. Davidson said that EDA Director Hulings served on the Grant Review Team, and he will likely provide feedback to the EDA at its meeting on August 27. She said Mr. Hulings had ideas to help local restaurants in the County.

In response to a question from Supervisor Wolfe-Garrison, Mrs. Davidson said, if the EDA approves a round three, she would anticipate it to open prior to the September 9, 2020, Board of Supervisors meeting. Supervisor Wolfe-Garrison said she would like to know what the EDA approves and whether the criteria change.

oooooOooooo

PUBLIC WORKS DIRECTOR’S STAFF REPORT.

Public Works Director Rhodes noted that Lantz Custom Woodworking will begin renovations to the Board Room on August 27, 2020. The largest part of the renovation will be complete by the September 9, 2020, Board meeting.

oooooOooooo

PUBLIC HEARING – REZONING.

Chairman Kyger opened the public hearing at 7:07 p.m., and Director of Planning Dyjak reviewed the following rezoning request:

- REZ20-034 Holtzman Properties, LLC., P.O. Box 8, Mt. Jackson, VA 22842. Request location: Spotswood Trail, Penn Laird, west of intersection of Lawyer Road (Rt. 655) and Spotswood Trail (U.S. 33). Request to rezone 6036 and 6072 Spotswood Trail (Tax Map Parcels 126-(A)- L81 & L82B), approximately 1.1 acres, from A-2 (General Agriculture) to B-1C (General Business with Conditions) and 6080 Spotswood Trail (Tax Map Parcel 126-(A)- L82A), approximately 0.47 acre, from B-1C to B-1C with revised conditions. Election District 5.

The Planning Commission recommended approval on August 4, 2020.

Chairman Kyger brought attention to the forthcoming US 33 Arterial Management Plan and asked whether the applicant considered an alternate entrance other than US 33. Director of Planning Dyjak said the proposal includes a general concept plan. He pointed out there will still be final site plan approval required, at which time connectivity will be reviewed.

Attorney Todd Rhea was available for questions on behalf of his client, Holtzman Properties, LLC. Mr. Rhea said the existing station and tanks are old. Approval of the request will allow the applicant to upgrade the station and replace the tanks to be more environmentally friendly. Mr. Rhea indicated his clients have worked very carefully with VDOT, noting the plan resulted in one less entrance onto US 33, than currently exists. He said he is confident the plan meets safety and anticipated corridor criteria for US 33.

In response to a question from Supervisor Wolfe-Garrison, Attorney Rhea estimated the project will take 18 months, which he said is consistent with the construction pattern of other Holtzman Oil gas station sites.

No one spoke in opposition to the request.

Chairman Kyger closed the public hearing at 7:19 p.m., and reconvened the regular meeting for consideration of the request.

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, subject to the following proffers, approved REZ20-034 Holtzman Properties, LLC., P.O. Box 8, Mt. Jackson, VA 22842. Location: Spotswood Trail, Penn Laird, west of intersection of Lawyer Road (Rt. 655) and Spotswood Trail (U.S. 33). To rezone 6036 and 6072 Spotswood Trail (Tax Map Parcels 126-(A)- L81 & L82B), approximately 1.1 acres, from A-2 (General Agriculture) to B-1C (General Business with Conditions) and 6080 Spotswood Trail (Tax Map Parcel 126-(A)- L82A), approximately 0.47 acre, from B-1C to B-1C with revised conditions. Election District 5.

Proffered Conditions:

1. Prior to the issuance of a certificate of occupancy associated with the redevelopment of the Property, the general access, roadway, turn lane, taper lane, sidewalk and entrance improvements shall be paid for by the Owner and shall be installed in substantial conformance with the January 2020 “Rezoning Plan” prepared by Blackwell Engineering and enclosed with the Rezoning Application.
2. Prior to the issuance of a certificate of occupancy associated with the redevelopment, the Owner shall dedicate those rights of way to VDOT as generally shown on the Rezoning Plan.

ooooOoooo

PUBLIC HEARING – SPECIAL USE PERMIT.

Chairman Kyger opened the public hearing at 7:19 p.m., and Deputy Zoning Administrator Getz reviewed the following rezoning request:

- SUP20-136 Showalter's Orchard and Greenhouse, LLC, DBA Old Hill, 17768 Honeyville Road, Timberville 22853 for recreational lodging on property located on the west side of Mechanicsville Road (Route 614) just northwest of Orchard Drive (Route 881), Election District #1, zoned A-2. Tax Map #39-(A)-159 to be attached to #28-(A)-156.

The applicant was present.

In response to a question from Supervisor Trumbo, the applicant indicated all three cabins will share the same drain field.

Supervisor Wolfe-Garrison asked whether the cabins would be available for renting throughout the year or only during events. The applicant said the intent is to rent the cabins all year, as much as possible.

No one spoke in opposition to the request.

Chairman Kyger closed the public hearing at 7:24 p.m., and reconvened the regular meeting.

On motion by Supervisor Trumbo, 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, subject to the following conditions, approved SUP20-136 Showalter's Orchard and Greenhouse, LLC, DBA Old Hill, 17768 Honeyville Road, Timberville 22853 for recreational lodging on property located on the west side of Mechanicsville Road (Route 614) just northwest of Orchard Drive (Route 881), Election District #1, zoned A-2. Tax Map #39-(A)-159 to be attached to #28-(A)-156.

Conditions:

1. Use shall be located in substantial accordance to plot plan submitted with the application.
2. Buildings shall comply with the Statewide Building Code and the proper permits shall be obtained.
3. The Rockingham County Fire Prevention Code shall be met.
4. This project shall be evaluated for Land Disturbance Permit requirements.
5. This permit is contingent upon a site plan being submitted to and approved by the County. No work shall be done on the property and the business shall not begin operation until such time as the site plan is approved.
6. This permit is contingent upon the applicant obtaining a sewage disposal permit and a lodging permit from the Health Department. A copy of said permits shall be submitted to the Community Development Department prior to issuance of a building permit. Well and septic shall be installed and approved by the Health Department prior to issuance of a certificate of occupancy.

ooooOoooo

REMOVAL FROM THE TABLE - SUP20-098.

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 removed from the table, SUP20-098 Matthew Koch, 4888 Foothills Lane, Keezletown 22832 request for a small contractor’s business on property located on the east side of Foothills Lane (private) approximately 1/2 mile south of Mini Ball Lane (Route 718), Election District #3, zoned A-2. Tax Map #111-(A)-102.

Supervisor Chandler stated that he visited the property. He said the site is located along a private driveway, and is not an appropriate location for a contractor’s business.

On motion by Supervisor Chandler, 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 denied SUP20-098 Matthew Koch, 4888 Foothills Lane, Keezletown 22832 request for a small contractor’s business on property located on the east side of Foothills Lane (private) approximately 1/2 mile south of Mini Ball Lane (Route 718), Election District #3, zoned A-2. Tax Map #111-(A)-102.

oooooOooooo

COMMITTEE REPORTS.

AIRPORT

Chairman Kyger reported that capital improvements will move forward as planned at the Airport. Both general and commercial aviation are doing well.

CHAMBER OF COMMERCE

Supervisor Wolfe-Garrison reported that Valley Fest was canceled.

COMMUNITY CRIMINAL JUSTICE BOARD

Chairman Kyger said that City Police Chief Eric English is leaving Harrisonburg to become Henrico County’s new Chief of Police. Mr. Kyger suggested the Board adopt a proclamation to recognize Chief English for his memorable contributions to the greater community.

HARRISONBURG-ROCKINGHAM REGIONAL SEWER AUTHORITY

The Harrisonburg-Rockingham Regional Sewer Authority was a recipient of the 2020 Governor’s Environmental Excellence Award for Enhanced Biosolids Reuse and Reduction Project.

MASSANUTTEN REGIONAL LIBRARY

Supervisor Wolfe-Garrison pointed out the Library is open. Chairman Kyger reminded citizens there is still time to complete the 2020 Census, which can be done at the Library.

VACo LIAISON

Chairman Kyger reported the 2021 Annual VACo Conference is scheduled for November 13-16, 2021, in Norfolk.

oooooOooooo

ADJOURNMENT.

Chairman Kyger declared the meeting adjourned at 7:34 p.m.

Chairman



Finance Department Staff Report

September 9, 2020

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

2022 Reassessment Update -The 2022 reassessment process is going well. Pearson Appraisal Service has completed 8,884 parcels to date out of approximately 48,237 parcels. Their staff is currently working in the areas of Bergton, Grottoes, Spring Creek and Massanutten.

Small Business Grant - Round 3 - Round 3 is open for applications! The application process closes September 27th with a Grant Review Team meeting September 29th and approval of grants by the EDA on October 1st!

Procurement:

No Action:

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.

1. New hires for the month of **August 2020**

- a. Clerk of Circuit Court – 1 PT (scan room technician, vacant position)
- b. Fire and Rescue – 11 FT (firefighter recruits, new positions)
- c. Parks and Recreation – 6 part time (5 after school leaders; 1 PT park maintenance)
- d. Public Works – Landfill – 2 FT (1 scale operator, vacant position; 1 landfill worker, vacant position)
- e. Sheriff's Office – 1 FT, (1 jail cook, vacant position)
- f. Registrar's Office – 1 FT (1 deputy registrar, vacant position)
- g. Social Services—2 FT (2 Human Services Assistant, 1 vacant position, 1 new position)

Respectfully submitted,

Jennifer J. Mongold

1. Personnel vacancies

Public Works: No vacancies

Utilities: No vacancies

Landfill: No vacancies

Refuse & Recycling: 1 vacancy (Part time Container Site Attendant)

Facilities Maintenance: No vacancies

2. Public Works Administration

7 new vehicles were recently ordered for the Department. One was budgeted and carried-over from last fiscal year. The remaining 6 were budgeted in the current fiscal year. All vehicles were either bid out or priced against the state contract with Myers Ford in Elkton supplying all of the vehicles.

- 2020 Ford F350 for Utilities to replace a 2001 Dodge with 247,000 miles (last fiscal year)
- 2020 Ford F350 for Utilities to replace a 2000 Chevrolet with 225,000 miles
- 2020 Ford Explorer for Public Works office to replace a 2004 Explorer with 252,000 miles
- 2020 Ford Escape for the Landfill Office to replace a 2005 Explorer with 180,000 miles
- 2020 Ford Escape for GIS to replace a 2004 Explorer with 240,000 miles
- 2021 F150 for Facilities to replace a 2003 Ford with 325,000 miles
- 2020 Ford Fusion for recycling to replace a 1998 Cavalier with 102,000 miles

The vehicles to be replaced were reviewed by staff in Public Works, Finance, and our County mechanics to determine which had the most pressing needs at this time.

3. Utilities

Cobblers Valley Development – waterline extension

Rockingham County and Stone Hill Construction entered into an agreement to extend a 12” waterline along Mosby Road to serve the Cobblers Valley Subdivision. The contractor for the project, Commonwealth Excavating, is hoping to begin work on the waterline the week of May 18, 2020. However, Public Works is waiting for final plan approval from the Virginia Department of Health, Office of Drinking Water (VDH).

Update: The waterline has been installed, tested, and passing bacteriological tests have been received. Minor dress-up work along the project route is still needed.

Harrisonburg Rockingham Regional Sewer Authority

Authority capacity – 22 million gallons per day

July average flow – 10.91 million gallons per day

Rockingham County capacity – 4.6 million gallons per day

July average flow – 2.47 million gallons per day

3. Landfill

The next Household Hazardous Collection day will be held October 24, 2020 at the landfill.
Amount of waste landfilled in July 2020 – 121,171 tons

4. Facilities

The Board room renovations have started and the dais remodeling should be complete before the 9/9/2020 meeting. The audio modifications will be completed at a later date.

Hawk Security has started on the security upgrades for the Administration Building.

Update: Approximately 75% of the project has been completed.

The plans for the renovations to the first floor of the District Courts Building are currently being finalized by Moseley Architects which includes phases B-F. Phase A was the renovation to the second floor.

Update: Phase 3B is 100% complete, phase 3C is 50% complete, phase 3D is 100% complete, and phase 3E is 95% complete.

A pre-bid meeting was held on May 28th to review the replacement of the Administration Building Roof and Human Services Building Roof. Bids were due on June 12th and Baker Roofing was awarded this contract.

Update: The Administration Roof has been completed. The Human Services Building roof is 95% complete with some minor touch up work remaining.

Respectfully Submitted,
Philip S. Rhodes
Director of Public Works

September 9, 2020

STAFF REPORT:
COMMUNITY DEVELOPMENT DEPARTMENT

BOARD ACTION REQUESTED

None.

PROJECTS AND REPORTS

US 33 ARTERIAL MANAGEMENT PLAN (Rhonda Cooper)

VDOT District Office has set a kickoff meeting for September 18. VDOT's on-call consultants, Kimley-Horn, will work with Brad Reed, the Staunton's Assistant District Planner, to draft a scope and schedule and to arrange communication with County officials and other stakeholders regarding next steps and scoping questions.

Staff preliminarily recommended the Plan encompass US 33 East from the City/County Line to Elkton Plaza at the west side of the Town of Elkton. With Board involvement, the focus areas will be determined early in the process. The study is expected to commence in fall 2020 and conclude in late 2021 in advance of the 2022 round of Smart Scale applications.

The Plan will identify ways to ensure safety and preserve the capacity of US 33 without wide-scale roadway widenings and traffic lights, and will help guide the County and the development community in their decision-making processes, ultimately leading to safer access while minimizing congestion; to planning and designing the appropriate level of access for future development in the corridor; and to improving the County's position when applying for Smart Scale, Revenue Sharing, and other transportation project grant funds. This Plan will be prepared at no cost to the County.

LAKE SHENANDOAH STORMWATER CONTROL AUTHORITY (Adam Hancock)

At the June 24th meeting, the Lake Shenandoah Stormwater Control Authority Board voted to set a rate of \$0.04 for 2020 billing cycle, and of \$0.08 for 2021-2030.

PROJECTS AND REPORTS, continued

BUILDING SERVICES DIVISION & FRONT COUNTER OPERATIONS (Joe Shifflett)

The attached Development Activity Report breaks down separate totals of permit types and fees collected through August 31, 2020. Total number of permits processed August 1 through August 31, 2020, was 154; YTD total 1,501.

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, & Revenue										
March-June 2020										
	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	6/1-16 12 days	6/17-30 10 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**	(80) \$25,183
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	(10) \$1,916
July-December 2020										
	7/1-7/31	8/1-8/31	9/1-9/30	10/1-10/31	11/1-11/30	12/1-31				
Residential Permits	(192) \$24,686 ***	(129) \$44,162								
Commercial Permits	(9) \$13,475	(16) \$27,671								

Yellow highlight indicates timeframe of County Administration Center closure to public.

*Interchange Permit

**6/01-16: South Peak Subdivision

***7/1-31: Sunset Spring Subdivision / South Peak Subdivision

ROCKINGHAM BICYCLE ADVISORY COMMITTEE (RBAC) (Bradford Dyjak)

The RBAC will meet September 24 with a VDOT Residency staff member. The RBAC met July 23 to review the County Bicycle and Pedestrian Plan, discuss coordination with VDOT on future projects, and to receive various trail and greenway project updates.

PROJECTS AND REPORTS, continued

TRANSPORTATION 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 Application submitted 8/17/20	\$2.503m
#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 Application submitted by HRMPO 8/17/20	\$2.48m
#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; BOS withdrew application 8/12/20	\$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. Tentative award 7/10/20	\$1.805m (Phase 1: \$350k)

CENSUS COMPLETE COUNT OUTREACH (Bradford Dyjak)

1. Census Invitations and Response Rates

- a. The Census Bureau has extended both field data collection and self-response deadline until September 30, 2020, supplanting the prior deadline extension of October 31.
- b. **Over 69% of all County residents have already self-responded** to these initial invitations as of July 1 compared to 61.9% 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 77.4%; #12 – Broadway 73.1%; and #18 – Mt. Crawford 70.8%**

PROJECTS AND REPORTS, continued

- d. Enumerator non-response follow-up Census-takers will interview households in person. The revised schedule began mid-August and continues through September 30.
2. **Fliers & Yard Signs** – Additional materials have been distributed to several food pantries and hard-to-count Census tracts.
3. **Mobile Questionnaire Assistance:** The Census Bureau is identifying essential services sites throughout the region where Census response representatives will be stationed at tables to provide assistance with completing the form (while observing social distancing protocols).

PLANNING COMMISSION ACTIONS

The Planning Commission met on September 1 with one case recommended to the Board. The ordinance amendment status report is presented later in this report.

Item	Description	Comments/ Recommendations
REZ20-145	<p>Lake Pointe Village Property Owners Association, c/o Ed Smith. Request location: Lake Pointe Village, Massanetta Springs Road (Route 687) approximately 500 feet north of Izaak Walton Drive. Request to rezone Tax Map Parcel 125-(A)-L261 from R-2 to R-3C (General Residential with conditions), and Tax Map Parcel 125-(A)- L263 from R-3C to R-3C with revised conditions to allow an increase in the permitted number of units from 4 to 6 (3 total duplexes), totaling approximately 6.51 acres for both parcels. Election District 3.</p>	<p>Applicant requested postponement of 8/4/20 PC public hearing.</p> <p>PC recommended approval 3-2 on 9/1/20; to be heard by Board 9/23/20</p>
REZ18-273	<p>Partners Development, Inc., 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. Tax Map #107-(A)-L166, Election District #2.</p>	<p>Motion to recommend approval failed 2-3 on 1/2/19;</p> <p>Pending before Board: applicant requested postponement of 2/13/19 Board hearing.</p>

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;
3. Review of PMR District Requirements	17-409	Evaluate appropriate uses and regulations for maximum development flexibility.	Board authorized study 12/12/18.
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. 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.
8. 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
9. Car Wash in A-2 and RV Districts	17-201 & 17-606	Amending the definition of “Motor Vehicle Repair Shop” to include auto detailing add carwash as a special use in the A-2 and RV zoning districts.	PC recommended approval 9/1/20; Board public hearing 9/23/20.

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 9/30/20.	Ongoing through October 2020
Evaluation of New Permitting Software	CD & IT Depts.	Interviews concluded of four finalist responses to RFP. Evaluating top two products.	August 2020 selection; Implementation 2021
Ongoing Review/Tasks	Lead Person	Status	
Deed Review	Diane	15 deeds under review as of 9/2/20: 3 pending review, 12 awaiting revision.	
Violations	Kelly	62 active complaints, 23 cases pending legal action as of 9/2/20	
Site Plans & Subdivisions	Bradford & Patrick	8 site plans and 2 subdivisions under review as of 9/2/20; 2 approved since 8/18/20	
Subdivision Ordinance Variances	Diana	0 request under review, as of 8/24/20	
Zoning Variances	Diana	0 requests under review, as of 8/24/20	
Zoning Appeals	Diana	0 requests under review, as of 8/24/20	
Home Occupation Permits	Diana	0 permit requests under review, as of 8/24/20	
Home Business Permits	Diana	0 permit requests under review, as of 8/24/20	
Special Use Permits	Diana	5 permit requests under review, as of 8/24/20	
Special Entertainment Permits	Diana	0 permit request under review, as of 8/24/20	
Rezoning	Bradford	5 rezoning requests under review, as of 8/31/20	
Permits and Fees Processed	Joe	779 total transactions for month of August 2020	
Building Inspections	Joe	1,615 inspections conducted during August 2020 (averaged 76.90 inspections per day)	
Building Plans	Joe	45 Plans under review, as of 8/31/20	
Environmental (E&S/Stormwater) Plan Review	Adam	16 plans under review, 46 approved and awaiting permit issuance, as of 8/31/2020	
Environmental Inspections	Adam	368 inspections conducted in August 2020	
Addressing Structures	Kendrick	25 new structures addressed in August 2020	
Naming of New Roads	Kendrick	1 new road named in August 2020	

UPCOMING PUBLIC HEARINGS

September 9, 2020, Board of Supervisors, at 6:00 p.m.

Special Use Permits

SUP20-127 Caden Energix Endless Caverns LLC, 2311 Wilson Blvd., Suite 640, Arlington, VA 22201 for solar farm on property located on the **southwest side of Craney Island Road (Route 794) and Mt. Valley Road (Route 620)**, Election District #1, zoned A-1 (Prime Agricultural). Tax Map #54-(A)-57 and #54-(A)-61. Pursuant to Code of Virginia § 15.2-2232, the Board will concurrently conduct a review of this application for substantial accord with the County Comprehensive Plan during the public hearing.

SUP20-139 Dain Hammond, PO Box 2037, Harrisonburg VA 22803 for an event center located on the east side of Simmers Valley Rd. (Rt. 619) approximately 2000' north of Hightown Ln. (Rt. 872) in Election District #3. Zoned A-1 (Prime Agricultural). Tax Map #80-(A)-L91. **Property address 7828 Simmers Valley Road.**

SUP20-147 Rockingham Petroleum Cooperative, Inc., PO Box 168, Harrisonburg 22803 for a 3,000 gallon propane tank with distribution (bulk storage of liquid petroleum gas) on property located on the south side of Artillery Road (Route 848) approximately 1/4 mile west of Port Republic Road (Route 253), Election District #3, zoned A-2 (General Agricultural). Tax Map #140 (A)-61 (driveway) and #140-(A)-64A (tank location). **Property address: 6486 Artillery Road**

SUP20-148 Rockingham Petroleum Cooperative, Inc., PO Box 168, Harrisonburg 22803 for a 3,000 gallon propane storage tank with distribution on property located on the east side of Lee Highway (Route 11) approximately 1/4 mile north of Imboden Road (Route 990), Election District #4, zoned A-1 (Prime Agricultural). Tax Map #137-(A)-62A. **Property address: 8155 Lee Highway.**

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
-	-	-	-	None	-
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			
(Vacant)	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			
(Vacant)	Director of Environmental Services	564-6095	N/A
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

SITE PLAN SUBMITTALS

Project Name	Location	Proposed Use	Description	Status	Election District
Cobblers Valley Single Family	West side of Pear Street, near Erickson Avenue	Single-family Dwellings	169 lots	Awaiting corrections and resubmittal	2
Island Ford Road Subdivision	Northeast side of Island Ford Road (VA 649), about 0.2 mile south of McGaheysville Road (VA 996)	Single-family Dwellings	50 lots	Under review	5
Locust Grove Village	Boyers Road (Rt. 704), 0.5 mile south of Stone Spring Road (VA 280)	Residential dwellings (apts. & rowhouses).	86 units	Awaiting corrections and resubmittal	3
Holtzman Liberty - Bergton	SW of Brocks Gap Road (VA 259), 0.2 mile north of Bergton Road (VA 820)	Convenience Store	3,200-sq. ft. convenience store with 1,296-square-foot canopy for fuel sales	Awaiting corrections and resubmittal	1
Crownpoint Independent Living	SW side of Apple Valley Road (VA 726) in Stone Spring (VA 280) UDA	Multi-family	25 duplex units and 120 apartment units	Under Review	4
Mellow Mushroom	Stone Spring Road (VA 280), 0.1 mile west of Will Spring Road	Restaurant	5,704-sq. ft. restaurant with 96-space parking lot	Awaiting corrections and resubmittal	4
Smith Office Building	NE side of Rock Port Drive, between Stone Port Blvd and Spring Port Drive	Office	4,481-sq. ft. office building with 43-space parking lot	Awaiting corrections and resubmittal	4

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Activity Report - August 2020

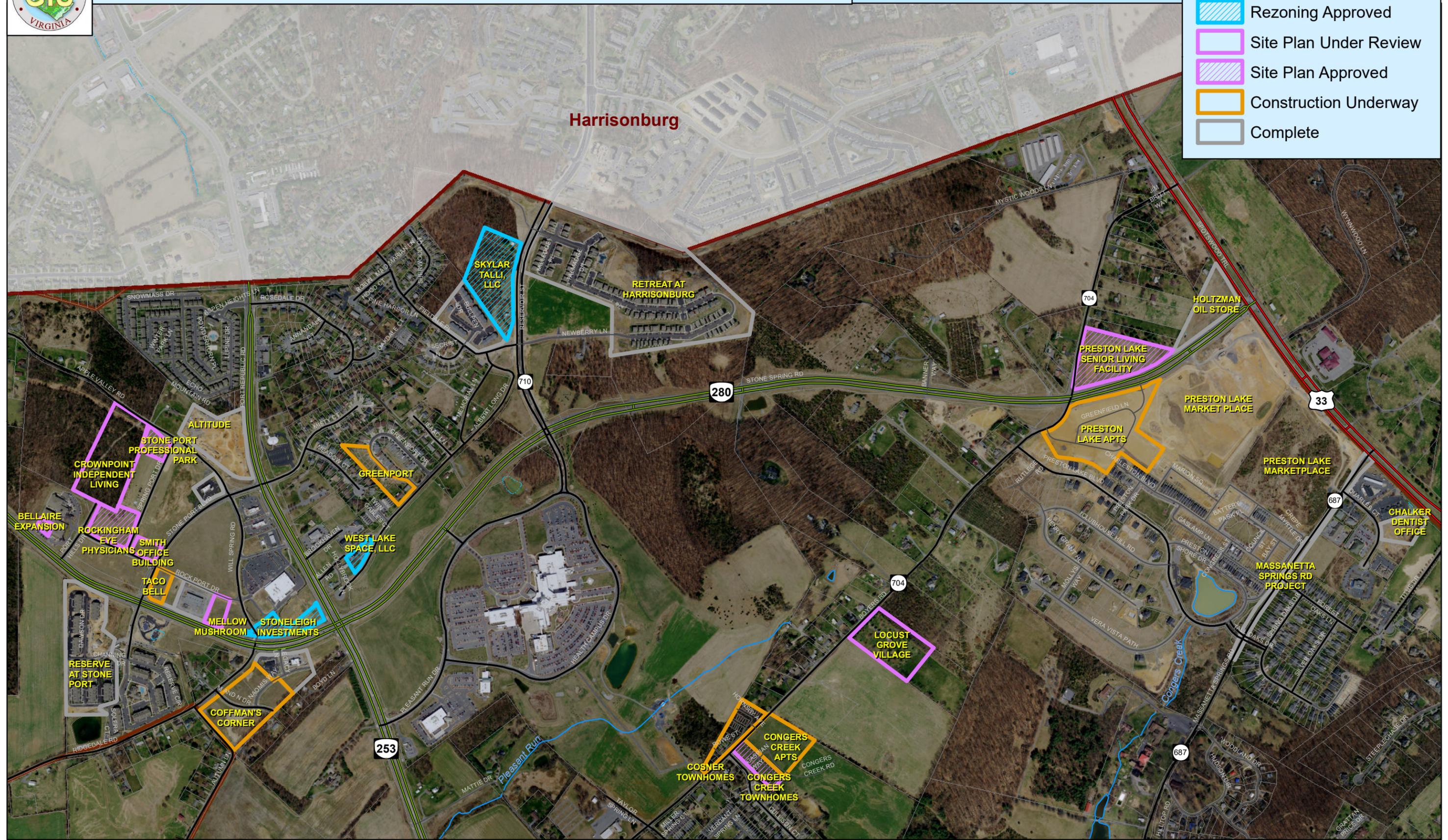
	Permits Issued					Fees Collected				
	Aug-20	Aug-19	One Year Change	Jan-Aug 2020	Jan-Aug 2019	Aug-20	Aug-19	One Year Change	Jan-Aug 2020	Jan-Aug 2019
Building										
Single Family	24	28	-14.3 %	305	206	\$ 28,384.04	\$ 27,362.08	3.7 %	\$ 289,515.91	\$ 218,160.62
Commercial/Industrial	7	12	-41.7 %	105	116	\$ 13,748.19	\$ 37,874.64	-63.7 %	\$ 255,551.16	\$ 194,727.95
Subtotal	31	40		410	322	\$ 42,132.23	\$ 65,236.72		\$ 545,067.07	\$ 412,888.57
Electrical										
	20	25	-20.0 %	194	211	\$ 1,410.22	\$ 1,905.71	-26.0 %	\$ 11,928.31	\$ 12,774.94
Subtotal	20	25		194	211	\$ 1,410.22	\$ 1,905.71		\$ 11,928.31	\$ 12,774.94
Mechanical										
	3	7	-57.1 %	28	52	\$ 130.06	\$ 407.18	-68.1 %	\$ 1,502.56	\$ 4,239.56
Subtotal	3	7		28	52	\$ 130.06	\$ 407.18		\$ 1,502.56	\$ 4,239.56
Other										
	83	58	43.1 %	539	511	\$ 39,698.64	\$ 17,196.42	130.9 %	\$ 204,917.86	\$ 175,428.80
Subtotal	83	58		539	511	\$ 39,698.64	\$ 17,196.42		\$ 204,917.86	\$ 175,428.80
Land Use Related										
Erosion and Sediment Permits	8	9	-11.1 %	60	47	\$ 25,039.50	\$ 7,855.50	218.8 %	\$ 123,071.50	\$ 96,454.25
Special Use Permits	2	0	0.0 %	51	0	\$ 4,400.00	\$ 0.00	0.0 %	\$ 27,218.75	\$ 0.00
Deeds Approved	21	0	0.0 %	510	0	\$ 11,600.00	\$ 0.00	0.0 %	\$ 52,175.00	\$ 0.00
Site Plans Approved	1	0	0.0 %	65	0	\$ 16,875.00	\$ 0.00	0.0 %	\$ 46,025.00	\$ 0.00
Subtotal	32	9		686	47	\$ 57,914.50	\$ 7,855.50		\$ 248,490.25	\$ 96,454.25
Total	169	139		1857	1143	\$ 141,285.65	\$ 92,601.53		\$ 1,011,906.05	\$ 701,786.12



Urban Development Area - Development Status

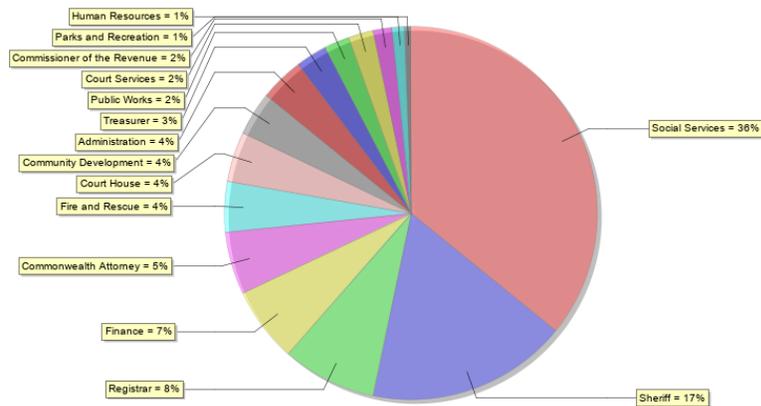


- Rezoning Under Review
- Rezoning Approved
- Site Plan Under Review
- Site Plan Approved
- Construction Underway
- Complete



Technology Department Staff Report: September 2020

MONTHLY HELP DESK TICKET SUMMARY BY DEPARTMENT Total Number of Help Desk Tickets for August 2020: 184



PC NETWORK TECHNICIANS

Project	Associated Departments	Start Date	Projected End Date	Staff Assigned	Update
Replace Desktop and Laptop computers in County	Technology	10/24/2019	08/31/2020	Steve Moomaw, Dennis Morris, Doug Pitts, Stephen Strecky, Dusty Moyer, Jeff Ferguson, Michael Krone, Michael Bowen	Additional laptops replacing desktops due to remote access needs

SYSTEMS ANALYSTS

Project	Associated Departments	Start Date	Projected End Date	Staff Assigned	Update
Security Training Campaigns	Technology	06/03/2019	Ongoing	Dusty Moyer	
Implement Shentel WAN Backbone	Technology	7/26/2018	TBD	Michael Bowen, Terri Perry, Stephen Strecky	Complete Three Springs installation, SCADA PC replacement is delay. Add storage building to WAN.

Technology Department Staff Report: September 2020

IMPLEMENTATIONS					
Project	Associated Departments	Start Date	Projected End Date	Staff Assigned	Update
Munis Cashiering/ Accounts Receivable/ General Billing/Appraisal/ COR Systems	Technology/Finance/ Commissioner of Revenue/Treasurer/Public Works	2/1/2016	TBD	Pam Southerly, Kerri Fitzgerald, Terri Perry	Issues with required programming changes per County contract, delayed going live with taxation until 2020.
Reassessment	Technology/Commissioner of Revenue	05/01/2020	TBD	Kerri Fitzgerald	Continued support throughout reassessment
GIS upgrade	Technology/GIS/ Community Development	09/01/2020	12/15/2020	Michael Bowen, Michael Krone, Terri Perry	Implementation Training scheduled for October
CityView Upgrade/ Replacement	Technology/Community Development	TBD	TBD	Michael Krone, Michael Bowen, Terri Perry	Visiting/contacting other localities
Security Initiatives Implementation	Technology	10/01/2019	09/30/2020	All Staff	New switches and firewall installed 08/31/2020.
InVise Update	Technology/ Multijurisdictional Law Enforcement Group	TBD	TBD	Terri Perry, Michael Bowen, Michael Krone	Contacted InVise support for requirements and scheduling
Hyland ShareBase Implementation for secure file sharing	Technology	01/01/2020	12/31/2020	Terri Perry, Pam Southerly, Jeff Ferguson	Administration training complete. Training for departments will begin the week of 9/21
Data Center Physical Redesign	Technology	06/01/2020	09/30/2020	Michael Bowen, Dusty Moyer, Jeff Ferguson, Michael Krone, Terri Perry	Waiting for delivery of replacement flooring tiles and parts.
Microsoft O365 implementation	All County Offices	08/01/2020	10/31/2020	Technology Staff	Kickoff with consultant scheduled on September 4 th .
Audio Visual updates in Conference Rooms to accommodate remote meetings	Technology/Facilities	07/01/2020	12/31/2020	Michael Bowen, Steve Moomaw	Waiting on final numbers from vendor. Should come this week.
Eden Server Sunset	Technology/Finance/HR/ Schools HR	04/01/2020	09/30/2020	Kerri Fitzgerald	Discussing needs with School HR.
Move Jury System to new servers	Technology	01/01/2021	01/31/2021	Michael Bowen	Need to move to virtual server
Body cameras for Fire Marshalls	Technology/RCFR	07/01/2020	TBD	Jeff Ferguson	Evaluating solutions with RCFR; sent on-site storage proposal to RCFR waiting for approval.

Technology Department Staff Report: September 2020

Building Security	Technology/Facilities	07/01/2020	TBD	Michael Bowen	
Phone Extension Changes	Technology	09/30/2020	12/31/2020	Jeff Ferguson, Terri Perry	Exploring options with Shentel

Respectfully submitted,

Terri M. Perry
Director of Technology

1. Personnel

The department currently has no open positions.

2. Fire & Life Safety: Battalion Chief Joe Mullens, Lt. Todd Spitzer, Lt. Karen Will, Tyler Jessup, and Wes Shifflett

- A. Plan Review
 - 1. Total Number of Plans Reviewed – 6
- B. Consultation
 - 1. Total Number of Consultations - 1
- C. Inspections
 - 1. Total Number of Inspections – 53
 - 2. Inspection Fees Generated - \$420.00
- D. Operational Permits Issued
 - 1. Operational Permits Issued - 63
 - 2. Permit Fees Generated – \$700.00
- E. Incident Responses and Disposition
 - 1. Structure Fires - 3
 - 2. Vehicle Fires - 0
 - 3. Brush/Grass Fires - 0
 - 4. Open Burning -1
 - a. Notice of Violation - 1
 - b. Summons - 0
 - 5. Bomb Threats - 0
 - 6. Fireworks Violations - 0
 - 7. Fire Lane
 - a. Tickets Issued – 1
 - b. Warnings Issued - 0
 - 8. Explosives/Explosions - 0
 - 9. Follow-up Investigation - 0
 - a. Total Number of Hours – 0

F. Public Education

1. Prevention Programs

- a. Smoke Alarms Installed – 6
- b. Hearing Impaired Smoke Alarms Installed – 0
- c. Fire Extinguisher Presentations – 1
 - i. Number of Participants - 43
- d. School Program Presentations - 0
 - i. Number of Participants - 0
- e. Other Program Presentations - 0
 - i. Number of Participants - 0
- f. Presentation of Education Materials Events - 5
 - i. Number of Participants – 220

G. Training

1. Fire Inspector Related Training

- a. Number of Participants - 0
- b. Number of Contact Hours – 0

2. Fire Investigator Related Training

- a. Number of Participants – 0
- b. Number of Contact Hours – 0

3. Public Education Related Training

- a. Number of Participants - 0
- b. Number of Contact Hours – 0

H. Staff Report Comments/Notes:

- 1. Food distribution has been a 6 month (March-August) long partnership between Rockingham County Public Schools (identifying needs), Hope Distributed (supplying food) and Rockingham County Fire & Rescue (assembling boxes, packing food in to boxes, and delivering the boxes). Assistance was also provided for several months by Rockingham County Parks & Recreation by packing and delivering boxes, as well as, Rockingham County Finance Department who assisted with food box delivery for the last month. On several occasions family members of Rockingham County Fire & Rescue staff voluntarily assisted with packing and delivering boxes as well. During the 6 month period 1,580 boxes of food were prepared and delivered out with the highest 2 months having 279 students and their families provided with food
- 2. Lieutenant Will and Assistant Fire Marshal Jessup assisted the Blue Ridge Area Food Bank with food distribution in Timberville.
- 3. Lieutenant Will and Assistant Fire Marshal Jessup set up a public education booth at the Rockingham County Fair where they interacted with 220 people and handed out public education materials.

3. Training Division: Capt. Dustin Gladwell, Lt. Dennis Albertson, Lt. David Huddle, and Lt. Stephanie Brown

- A. Continued Education Training Provided
 - 1. EMS
 - a. ALS Skills Drill
 - i. Number of Participants – 1
 - b. Assisted with EMT Class at for Recruit School
 - i. Number of Participants – 20
 - c. Assisted with EMT Class at RCFR
 - i. Number of Participants – 10
 - d. IV Access Re-Training (Rescue 35)
 - i. Number of Participants – 4
 - 2. Fire
 - a. Regional Advanced Fire Academy
- B. Meetings and Training
 - 1. EMS
 - a. Rockingham County VIOSH training
 - b. Created online VIOSH training for RCFR employees and documented completion for Human Resources
 - c. High Fidelity Simulator Training from Gaumard and meeting with CAE
 - d. Introduction and Family Night for Recruit Academy Students
 - e. CSEMS Award for Outstanding Pre-Hospital Educator
 - f. Meeting with Zoll Service Rep
 - g. Meeting with SCEMS staff on standards for training in PHE
 - h. Issued laptops to 20 EMS Recruits
 - i. Configured and tested laptops with IT for recruit academy
 - 2. Fire
 - a. Multiple Zoom meetings regarding new hires and Regional Advanced Fire Academy
 - 3. MTC
 - a. MTC Faculty Meeting
 - b. Curriculum Training
 - c. RCFR Staff Meeting
 - d. Meeting with R. Jenner regarding class schedules and helping with Schoology/Navigate 2 setup for classes with PowerSchool
 - e. Met with prospective student to tour classroom and lab with parents and service dog.
 - f. Classes began on August 31st with 2 students in attendance

C. Certification Training

1. EMS

- a. ASHI Basic Life Support
 - i. Number of Participants – 11
- b. HIPPA Training for New Employees
 - i. Number of Participants – 11
- c. Infectious Disease for New Employees
 - i. Number of Participants – 11
- d. AHA CPR and First Aid for Cornerstone Christian School
 - i. Number of Participants – 12

2. Fire

- a. Started a 3 week Advanced Fire Academy with Engine Company Operations, Search and Rescue, Ladder Efficiency
 - i. Number of Participants – 9

D. Other Activities

1. EMS

- a. Self-Training on PARATECH Struts
- b. Assisted with Fit Test of N95's
- c. Assisted with Food Packaging and Delivery
- d. Contacted affiliated providers expiring in 2020
- e. Entered course paperwork for 19 CE Classes both internal and external
- f. Restocked Fire Extinguishers in Serv. Units
- g. Assisted with EMT and AEMT Test Prep
- h. Obtained account and purchased textbooks from vendor
- i. Cleaned and organized EMT Storage Room
- j. Run Calls

2. Fire

- a. Fit Tested and Assisted with the Recruit Class
- b. Worked on organization at the fire and rescue training house
- c. Fit Tested VDACS employees for APR Respirators
- d. Regional training meeting for the Advanced Academy to finalize logistics

Respectfully submitted by,

Chief Jeremy C. Holloway



STAFF REPORT
Sept 4, 2020

Agenda Item#

Since the arrival of Covid-19 in March we have essentially divided our personnel into two groups to allow for social distancing. Our Rockingham Park group tends to the responsibilities associated with our athletic activities and the functioning of Rockingham Park while our miscellaneous/childcare/office group handles all our childcare activities, the daily functioning of the Recreation Department office, and a whole host of associated tasks and activities.

Rockingham Park Group- Work Completed for August 2020

Park Staff Weekly:

- Mowing & Weed-eating general green space
- Infield Grooming & minor repairs
- Softball Field set-up for practices
- Monitor Practice, ensure Covid Guidelines are being followed
- Albert-Long Field Set-up for Tournaments
 - Started Baseball and Softball Tournaments
- Trash Removal from Park to Landfill
- Equipment cleaning
 - Mowers, Weed-eaters
- General Playground Maintenance and disinfection of Playground equipment

Athletic Staff:

- Albert-Long Field Set-up for Tournaments
 - Started Baseball and Softball Tournaments
- Supervision of Facility during Tournaments
- Administration of Athletic Programs
 - Flag-Football:
 - Develop a plan to offer Flag Football while satisfying Guidelines of Phase 3
 - Organizing Rosters for 200 Kids
 - Coaches Meeting
 - Referee Meeting
 - Develop schedules for practice and games
 - Women's Grass Volleyball League
 - Scheduling
 - Rules
 - Develop a plan to offer Program while satisfying Guidelines of Phase 3
 - Finalizing alternative Athletic Programs
 - Homerun Derby (October 21st)
 - Pitch/Hitch and Run Challenge (October 28th)
 - Kids Turkey Trot (5K Run/Walk) (November 21st)

Office/Childcare/Miscellaneous duties group-Work Completed July 2020

- Due to COVID-19 all previously planned programs continue to be cancelled until further notice when we can meet in person under proper guidelines. All trips are cancelled until further notice.
- Afterschool 2020-21
 - The afterschool program will begin September 10th at nine locations. We have approximately 100 participants from pre K, K, and 1st grade.
- Afterschool 2020-21 breakdown
 - PreK – 1st grade will attend M,Tu,Th,F afterschool program
 - Cub Run – 17
 - John C Myers – 20
 - John Wayland – 21
 - McGaheysville – 15
 - Mountain View – 17
 - Ottobine 6
 - Peak View 15
 - Lacey Spring 9
 - Pleasant Valley 2
 - 2nd – 7th graders of RCPS or Rockingham Co employees are eligible to attend a Full Day Camp held at each of the local high schools.
 - TA – 40
 - Spotswood – 45
 - Broadway – 40
 - East Rock - 17
- Summer Day Camp
 - We got a lot of great feedback from Summer Day Camp from parents and learned a lot of good tips on how to do childcare during a pandemic going into the school year.
- Other duties completed over the last month
 - Assisted Fire and Rescue with packing food boxes and deliveries to local schools
- Currently we have the follow classes already going and/or scheduled to go:
 - **Virtual Preschool with Mrs. Lauren-** Lauren Simmons who does our normal Wednesday morning Preschool Hour in our conference room started on 4/29 offering a 30min virtual preschool class including story time and an interactive activity. She had 46 enrolled.
 - We will be publishing a digital activities guide in September with upcoming activities.
- We have put out a request to contact us if anyone else in the community is interested in joining us as an instructor to offer virtual programs or socially distanced in person programming.
- Offering Drive in Bingo for our senior group at Rockingham Park on Wednesday September 9th.
- We have put out a request to contact us if anyone else in the community is interested in joining us as an instructor to offer virtual programs or socially distanced in person programming.
- **RECREATION**
 - A. Personnel: Continuing to interview and add personnel for childcare programs.

B. Rockingham Park at the Crossroads:

1. Due to all the rain, the completion of the walking trail is still in progress. With that said.....to say that it is receiving extensive use by the public (even without the final completion) would be a HUGE understatement.
2. Playground bathroom installation is moving along. Site preparation is about 50% complete and early October is the delivery and final installation goal.

C. General Recreation

Our expectation at this point is that phase 3 could last for an extended time. Therefore, we are planning a variety of athletic/recreational activities at the park that will allow for outside ventilation and social distancing. Some of the activities are now listed in the 'athletics' section of this report. More to come later

• **RENTALS**

- Bergton Community Center, 4 Rentals
- Singers Glen Community Center, Rentals now will be handled by Ruritans
- PDCC paying rentals, 0 Rentals
- PDCC non-paying rentals, 0 Rentals

• **General Programs and # of participants: None at this time**

• **Questions/News/Concerns/Requests for the Board of Supervisor's:**

None at this time

1. Personnel

A. Positions filled

Director
Administrative Assistant
Senior Pretrial Officer
Pretrial Officer (two full-time/one full-time not filled)
Pretrial Evaluator
Probation Officer (two full-time/one part-time)
Litter Control Supervisor (part-time)
CIT Coordinator
Drug Court Coordinator
Criminal Justice Planner/Crime Analyst

2. Litter Control Program

A. Bags Collected for August 2020 – 51
Roads/areas cleaned – Rt 42S

3. Community Corrections

A. Probation

1) Caseload for August 2020
Misdemeanor caseload – 295
Felony caseload – 12

B. Pretrial

1) Caseload for August 2020
Misdemeanor caseload – 88
Felony caseload – 254

4. CIT – Crisis Intervention Team

A. The CIT Taskforce meets on a monthly basis. CIT Training is scheduled for December 2020.

5. RE-Entry Council

A. The sub-committees meet once per month to discuss ways to integrate offenders back into our community. The next Re-Entry Council meeting is scheduled for October 8, 2020 @ 3:00pm.



**Community Development
Special Use Permit Report
SUP20-127**

Meeting Date: SEPTEMBER 9, 2020

Applicant: CADEN ENERGIX ENDLESS CAVERNS LLC

Mailing Address: 2311 WILSON BLVD., SUITE 640, ARLINGTON 22201

Property Address: CRANEY ISLAND ROAD/HULINGS LANE

Phone #/Contact: (703)-373-7427; DAVID RICHARDS

Tax Map ID: 54-(A)-57 AND 54-(A)-61

Zoning: A-1

Requested Use: SOLAR PV ELECTRIC FARM

**Location: SOUTHWEST SIDE OF CRANEY ISLAND ROAD (ROUTE 794) AND MT.
VALLEY ROAD (ROUTE (620)**

Acreege in parcel: PARCEL 57 – 243.6/ PARCEL 61 – 111.4

Acreege in request: APPROXIMATELY 323.6

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, as a minimum the following conditions should apply:

1. Use shall be located in substantial accordance to plot plan submitted with the application.
2. As required by the Building Official, structural information may be required for footings and wind resistance of proposed panels.
3. VDOT requirements shall be met with regard to the entrance as well as possible bonding toward roadway repairs.
4. As required by VDOT should any damage be done to the roadway due to construction traffic, applicant shall be responsible for repairs of the roadway.
5. All environment regulations shall be met, including Erosion & Sediment Control, Stormwater Management, Stream setbacks, and Floodplain management. Plans shall be submitted for review and approval of all of the items.
6. All requirements of the Rockingham County Fire Prevention Code shall be met.
7. Any on-premise advertising sign associated with this business shall comply with the Rockingham County Code.
8. There shall be no off-premise signs permitted unless all County and State regulations are met.
9. This permit is contingent upon an engineered site plan being submitted to and approved by the County. No work shall be done on the property and

no building permits shall be issued until such time as a site plan is approved.

10. All supplemental standards involving large solar energy facilities shall be met and shall be attached to the special use permit and become a part of the special use conditions. Those supplemental standards will change only if the County supplemental standards regarding this use changes change.
11. There shall be a seven (7) foot high security approved by the County surrounding the solar farm.
12. Applicant has proffered that Energix shall plant and maintain a vegetative buffer along Craney Island Road.
13. Applicant further proffers that Energix shall provide Rockingham County a cash bond, corporate guarantee, letter of credit or surety acceptable to Rockingham County for ten (10) years from project completion in the amount of \$10,000.00 to guarantee the maintenance of the vegetative buffer.
14. Applicant proffered that native, pollinator-friendly grasses will be planted as much as possible once construction is complete. Energix shall follow the Virginia Pollinator Smart Program to plant grasses to support bees, butterflies, and other pollinators. They will work with the County during the site plan development phase to determine the best options.
15. Should the County require landscaping at any other area of the property, it shall be the applicant's responsibility to provide and maintain such landscaping.
16. This business shall not begin operation until a certificate of occupancy is issued by the County. No certificate of occupancy shall be issued until all other conditions of this permit are met.

GENERAL INFORMATION

SUBMISSION JUSTIFICATION:

Table 17-606 allows for special use permit application for solar energy facility, large in the A-1 zoning district with many supplemental standards. If approved, those supplemental standards shall become a part of the permit and shall change only if the standards change.

BACKGROUND

Tax Parcel #54-(A)-57 is owned by David & Nora Conley. They have signed the application. Tax Parcel #54-(A)-61 is owned by Richard Virgil, and he also has signed the application.

Applicant made special use permit application for a solar farm on these parcels in 2018. The request was heard on September 12, 2018. On November 14, 2018, the Board denied the special use permit request. They again made application on December 26, 2019 but withdrew it on February 26, 2020.

Adjoining Properties and Special Uses

Direction From Site	Zoning	Request	Decision
North	A-2	Auto repair garage	Approved 10/12/82
East	A-2	Sawmill	Approved 10/22/79
South	A-1	None	
West	A-1 A-2	None Electric Sub-station	Approvals in 2008 and 2013

ZONING AND EXISTING LAND USE

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	A-2 A-2	Conservation easement Small lots with home sites
East	A-2	Home sites, wooded, tillable, pasture
South	A-1	Home site, tillable, pasture
West	A-1 A-2	Tillable Dominion Power sub-station

STAFF AND AGENCY ANALYSIS

UTILITIES

Health Department

The Health Department has no issues with the request.

Public Works

This site is outside the County utility service area.

ENVIRONMENTAL

Environmental Services:

All environmental regulations must be met, including Erosion and Sediment Control, Stormwater Management, Stream Setbacks, and Floodplain Management. Plans must be submitted for review.

PUBLIC FACILITIES

Emergency Services

Subject property is located within the Timberville Volunteer Fire Department and New Market Volunteer Rescue Squad's respective first due area. This project will have to meet the requirements of the Rockingham County Fire Prevention Code.

Building Official

After approval of all departments and agencies, construction plans to be submitted for building permit to be reviewed and shall comply with the VA Construction Code as well as National Electrical Code.

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. Infrastructure. The Agricultural Reserve is designated not only to support the agricultural economy, but also to retain the rural character and scenic beauty of Rockingham County that so many citizens value and which is also a primary goal of the Comprehensive Plan. Limitations on non-agricultural uses will help in preserving these valued scenic qualities. This plan also recommends that the County work with farmers and other agricultural sector entrepreneurs to design and locate new buildings to protect and enhance the scenic quality of the Agricultural Reserve, especially as viewed from roadways.

c. 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.

Code of Virginia § 15.2-2232. Legal status of [comprehensive] plan.

...

H. A solar facility subject to subsection A shall be deemed to be substantially in accord with the comprehensive plan if

(i) such proposed solar facility is located in a zoning district that allows such solar facilities by right; (ii) such proposed solar facility is designed to serve the electricity or thermal needs of the property upon which such facility is located, or will be owned or operated by an eligible customer-generator or eligible agricultural customer-generator under § 56-594 or 56-594.01 or by a small agricultural generator under § 56-594.2; or (iii) the locality waives the requirement that solar facilities be reviewed for substantial accord with the comprehensive plan. All other solar facilities shall be reviewed for substantial accord with the comprehensive plan in accordance with this section. However, a locality may allow for a substantial accord review for such solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process."

e. Site Plan requirements

Site Plan requirements will need to be met consistent with Chapter 17, Article VII "Development Standards" after issuance of the special use permit. Perimeter and/or

site landscaping plan is still required, but may be coupled with the SUP Application Layout/Sketch.

TRANSPORTATION

VDOT – Road Conditions

This proposed use should not have a significant impact to the roadway network. The entrance to the site will be designed and constructed per the most recent revision of the VDOT Road Design Manual, Appendix F. The entrance location at time of site plan must meet minimum sight distance requirements. VDOT's most significant concern is construction traffic. Craney Island is a low volume, narrow secondary roadway. It is uncertain how the pavement layers and shoulders will hold up during the construction phase of the project. Should the special use permit be approved, and prior to construction, VDOT will perform an evaluation of the roadway condition and will expect that any damage to the roadway resulting from construction traffic be repaired. VDOT may require additional bonding for the Land Use Permit that would go towards roadway repairs.

VDOT – Traffic Impact Analysis

N/A

SUMMARY

Considerations:

1. Applicant indicated in the project description of which you have copies that there would be approximately 95,000 solar panels.
2. Applicant indicated in the report that there would be a 6 – 7 ft. high security fence surrounding the solar farm. Condition #11 specifies it will be a 7 ft. high fence.
3. Applicant has proffered that Energix shall plant and maintain a vegetative buffer along Craney Island Road. Condition #12 addresses this.
4. Applicant further proffers that Energix shall provide Rockingham County a cash bond, corporate guarantee, letter of credit or surety acceptable to Rockingham County for ten (10) years from project completion in the amount of \$10,000.00 to guarantee the maintenance of the vegetative buffer. This is addressed in Condition #13.
5. Applicant proffered that native, pollinator-friendly grasses will be planted as much as possible once construction is complete. Energix shall follow the Virginia Pollinator Smart Program to plant grasses to support bees, butterflies, and other pollinators. They will work with the County during the site plan development phase to determine the best options. Condition #14 addresses this.

6. If request is approved, Condition #15 states if it is determined by the County that additional landscaping is needed, applicant shall provide it and maintain it.

7. VDOT stated that this proposed use should not have a significant impact to the roadway network. It appears that the "site access" point shown on the project sketch will have adequate site distance to support the proposed use. The entrance to the site will be designed and constructed per the most recent revision of the VDOT Road Design Manual, Appendix F.

VDOT's most significant concern is construction traffic. Craney Island is a low volume, narrow secondary roadway. It is uncertain how the pavement layers and shoulders will hold up during the construction phase of the project. Should the special use permit be approved, and prior to construction, VDOT will perform an evaluation of the roadway condition and will expect that any damage to the roadway resulting from construction traffic be repaired. VDOT may require additional bonding for the Land Use Permit that would go towards roadway repairs.

8. Health Department had no concerns with the request.

9. Building Code requirements shall be met.

10. Fire Prevention Code requirements shall be met.

11 All environmental regulations must be met, including Erosion and Sediment Control, Stormwater Management, Stream Setbacks, and Floodplain Management. Plans must be submitted for review

12. If approved, an engineered site plan shall be required and must be approved by the County prior to any work being done on the property.

13. Table 17-606 allows for special use permit application for solar energy facility, large in the A-1 zoning district with many supplemental standards. If approved, those supplemental standards shall become a part of the permit and shall change only if the standards change.

14. Tax Parcel #54-(A)-57 is owned by David & Nora Conley. They have signed the application. Tax Parcel #54-(A)-61 is owned by Richard Virgil, and he also has signed the application.

15. Applicant made special use permit application for a solar farm on these parcels in 2018. The request was heard on September 12, 2018. On November 14, 2018, the Board denied the special use permit request. Applicant again made application for a solar farm on December 26, 2019, but that request was withdrawn on February 26, 2020.

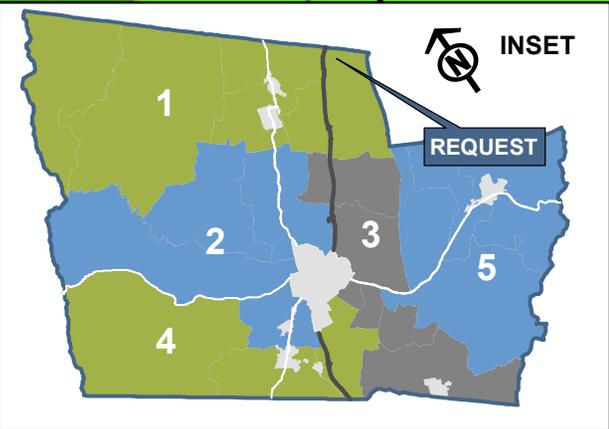
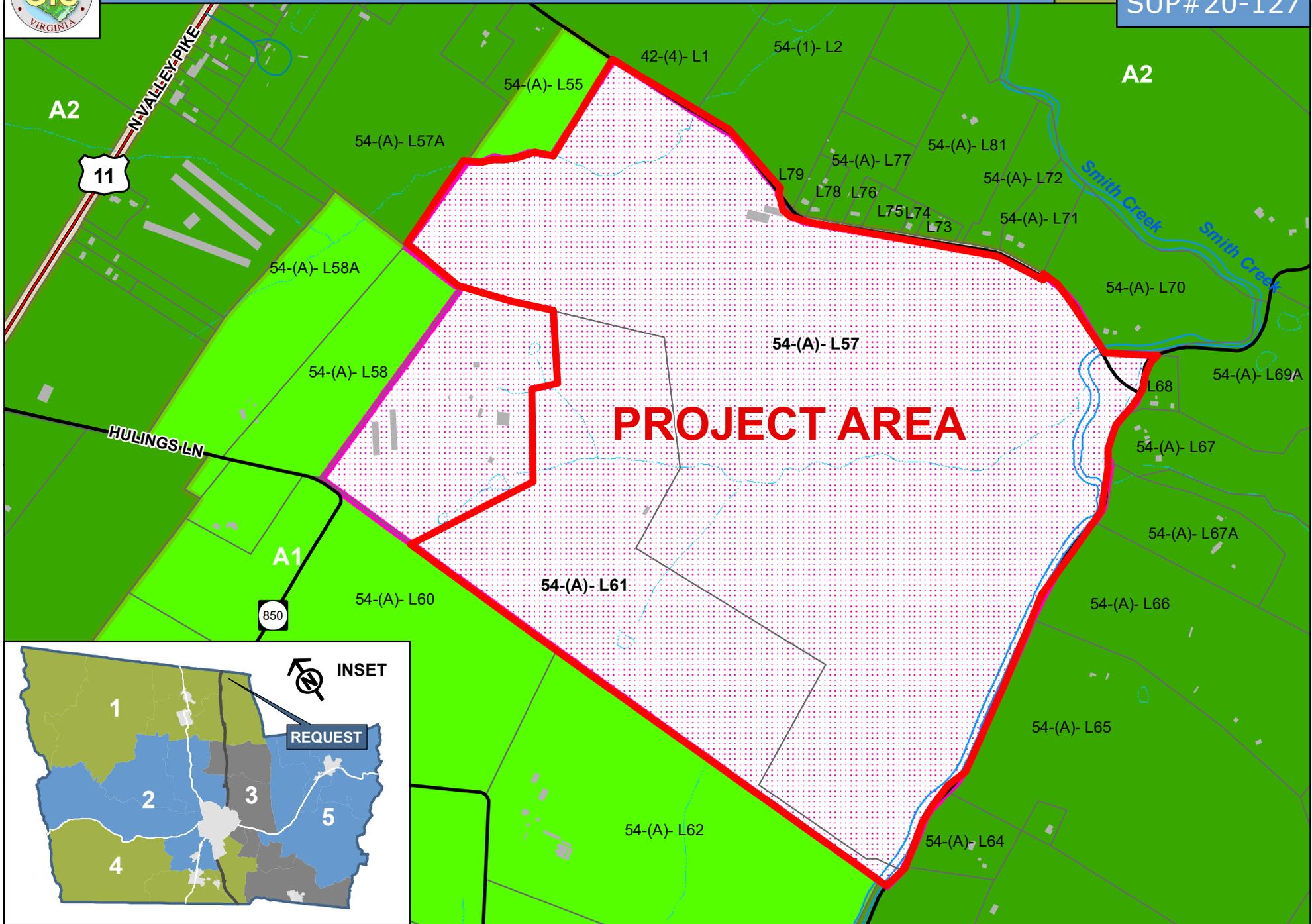


Caden Energix Endless Caverns LLC Special Use Permit Request



9/9/2020

SUP#20-127



Endless Caverns Solar Project

Caden Energix Endless Caverns LLC

Application for Special Use Permit - Rockingham County, VA

May 2020

Project Description

Caden Energix Endless Caverns LLC is proposing to build a 31.4 MWac solar electric generating farm on two parcels of land off Craney Island Road and Hulings Lane, two miles south of New Market, Rockingham Co., VA. The two parcels, totaling 355 acres, are: 1) tax map #54-(A)- L57, 243.6 acres, owned by David and Nora Conley, zoned A1, and 2) tax map #54-(A)- L61, 111.4 acres, owned by Richard Virgil, zoned A1. The combined site is currently open pasture and farmland. There are two Dominion Virginia Power ("Dominion") high-voltage electric transmission lines and a Columbia Gas Transmission line running through the site. The site is directly adjacent to the Dominion Endless Caverns substation on Craney Island Road.

Coordination with Other Parties:

Caden Energix has entered into an Option and Lease Agreement with the two property owners, which allows Caden Energix the right to proceed with development and construction of the solar farm. Caden Energix previously filed two separate applications with Dominion for studies to interconnect the solar farm to the Endless Caverns substation. Those studies have been completed and the final interconnection agreements are ready to be executed pending an approved Special Use Permit (SUP) from Rockingham County. Endless Caverns Solar provided notice to the Virginia Department of Environmental Quality ("DEQ") of its intention to submit the necessary documentation for a permit by rule for a small renewable energy project (solar) pursuant to Virginia Regulation 9VAC15-60. In addition to the DEQ permit by rule, Caden Energix will be required to obtain stormwater, erosion and sediment control, land disturbance, building and electrical permits from the county before the project may proceed to construction.

Community Outreach:

Community information meetings were held on August 23, 2018 and August 29, 2019 at Mt. Valley United Methodist Church. Approximately 30-35 people attended the first two community information meetings, and all were encouraged to contact Caden Energix with any follow-on questions or concerns.

Economic Benefits:

The proposed use will add to the county tax base but requires little to no public services. There will be no additional burden to the County's infrastructure including roads, water and sewer service, schools or fire/police/EMS. An economic analysis conducted by Virginia-based Mangum Economics concluded that the project will generate nearly \$2,000,000 of cumulative tax

revenue for the County over the life of the project. The full report is attached as an exhibit to this application.

In addition, many local individuals and businesses will benefit during the development and construction of the project, with peak employment of up to about 150 people during the seven-to-nine-month construction period. Caden Energix makes extensive efforts to utilize local contractors, service providers and source materials locally where possible. Already, the project has employed local engineers and lawyers and plans to use a local prime contractor and local subcontractors. Hotel and restaurants will also benefit where non-local labor is needed. Total project capital cost is estimated to be \$53,000,000. Mangum estimates that construction will create \$4,700,000 of labor income and \$13,200,000 of economic output in the County.

Impact on Adjoining Property Values:

Caden Energix engaged Kirkland Appraisals, LLC, a Virginia licensed general appraiser, to study the impact of the proposed solar farm on adjoining and abutting property values. After researching and visiting existing solar farms in Virginia and other states, Kirkland concluded that the proposed solar farm would have no impact on abutting or adjacent property value. The full report is attached as an exhibit to this application.

Electricity Production:

The solar farm will have a total rated output of 31.4 MWac (two phases at 15.7MWac each), enough electricity to power about 6,500 homes for one year. The daily output varies by season, but on average over the course of a year the project will produce about 175,000 kwh/day.

Dominion is responsible for connecting the solar farm to the Endless Caverns substation, which is directly adjacent to the property. Dominion has completed the electrical interconnection study and determined that the project can be successfully connected to the substation with minimal upgrades, all of which will be paid for by Caden Energix. There are various potential structures for the sale of the power from the project. Among the options is a long-term sale of the electricity to Dominion or a corporate entity under a long-term Power Purchase Agreement ("PPA"). Another viable option is to sell the electricity into the regional PJM power pool grid at market prices. Under all the potential structures, the energy produced by the solar farm is directed through the Endless Caverns substation and is available to satisfy the electricity demands of utility customers. Adding solar energy decreases the need for Dominion to build or acquire costly and less environmentally friendly power plants. Producing power locally can also decrease the need to transmit power long distances and therefore improve the resiliency and reliability of the electricity grid.

Equipment:

There will be a total of approximately 95,000 solar panels, each 26.5 sq. ft. in area (equivalent to about 58 acres). The panels will be installed on a fixed-tilt or single-axis tracking system mounted on galvanized steel frames and will extend up to approximately 8 feet above ground at full tilt. There will be associated equipment including approximately 12 electric

inverter/transformer pads which convert the DC current produced by the solar panels to AC current, which is then sent to the Dominion Endless Caverns substation via power lines running from the solar site, as well as miscellaneous control and instrument panels. There will be no off-site electric lines or related equipment. The project will generally conform to the included preliminary site drawing.

There will be a 6-7 ft. high security fence surrounding the solar farm. A site entrance will be located off Craney Island Road following VDOT guidelines and as near as practicable to the Endless Caverns substation to limit the distance traveled on Craney Island Road. A secondary entrance will be located off Hulings Lane. Any construction-related damage to Craney Island Road or Hulings Lane will be repaired by the project. Once the solar farm is operational, it is anticipated that crews will visit the site once or twice each month to perform routine maintenance and repairs of the solar equipment, as well as grounds maintenance. The only building contemplated is a small, prefabricated shed that will store miscellaneous maintenance equipment. All structures will be set back from property lines pursuant to applicable County codes.

Visual Impacts:

Visual impacts to nearby residences are limited due to the site's relatively isolated location and nearby topography. Extensive buffering and landscaping will be planted along Craney Island Road that will meet County ordinances and screen the site from adjoining properties. A 150-foot setback will be established on Craney Island Road and Mountain Valley Road and a 100-foot setback established in all other locations (see attached photo simulations of proposed landscaping). Visibility is limited from residences along Mountain Valley Road, Endless Caverns Road, and Hulings Lane, especially in the summer months when trees are full. Both sides of Smith Creek along Mountain Valley Road are heavily wooded and provide substantial visual buffer. Only in winter might the solar farm be partially visible from Mountain Valley Road, except through the two clearings containing the power line and the gas transmission line. Visibility from Endless Caverns Road and Hulings Road is very limited, if any, due to the distance to the site, topography, and existing trees. If needed, buffering and landscaping can be added on the south side of the solar farm site to minimize any impacts. The solar farm will not be visible to vehicles travelling on Route 11 or Interstate 81.

By its very nature, solar panels absorb sunlight and therefore produce no glare or glint. Endless Caverns Solar conducted an ocular impact study which determined that there will be no impacts to nearby residences or the New Market airport (see attached October 2018 solar glare assessment from Sims Industries). There will be no outdoor light fixtures operating at night except in emergency situations or during unplanned maintenance. The project will comply with all applicable building, electrical, fire-protection and safety codes.

Wetlands:

A preliminary wetlands mapping of the site was performed by Timmons Associates, and the results are attached to this application. There will be no wetlands disturbances during construction and limited clearing of existing wooded areas. The proposed impervious ground area is expected to be 1-2% of the developed area.

Pollinator-Friendly Grasses:

Native, pollinator-friendly grasses will be planted as much as possible once construction is complete. Caden Energix will follow the Virginia Pollinator Smart Program recently introduced by the Virginia DEQ to encourage the planting of native grasses to support bees, butterflies and other pollinators, and will work with the County during the site plan development phase to determine the best options for the site.

Stormwater Management and Smith Creek:

An extensive storm-water management system will be designed and installed that will be approved by Rockingham County and comply with all State and County requirements. A setback of 150 feet from the site boundary along Mountain Valley Road will be established, with a minimum setback of 100 feet from Smith Creek. As a result, overall water quality from runoff from the solar site into Smith Creek will not be negatively impacted and in fact is very likely to significantly improve as compared to the current land use. Currently the property is used for cattle-grazing and agriculture, with its associated runoff.

In addition, there will be no high-temperature water runoff into Smith Creek. The panels are mounted with space between the panel rows and the ground underneath, thus allowing air to circulate above and below and eliminating any "heat island" effect. Finally, the panels have insufficient mass to store enough heat to generate elevated temperatures once rainwater strikes the panels. Rainwater will be at ambient temperature shortly after it reaches the ground. Any excess stormwater will be captured in retention ponds and related stormwater management structures that will be designed during the detailed site plan development.

Possible Cemetery:

In October 2018, Endless Caverns Solar contracted with Dutton Associates of Richmond in an effort to locate a possible Byrd Family cemetery purportedly located on the Conley property (see attached Dutton Associates LLC report). A buried footstone was subsequently located, but no gravesite was found. No other evidence of a cemetery was observed. The Dutton Associates report will be provided to the DEQ as part of the project's broader analysis of any archaeological, historical and architectural resources in the immediate vicinity of the project. The Virginia Department of Historic Resources guidelines for excavation of human remains will be followed if any remains are located during construction of the solar project.

Solar Farm Operation:

The solar farm will operate year-round generating electricity during daylight hours only. The project will use no water in the solar electric generation process and will generate no air emissions and no detectable noise at the project boundary. The performance of the solar farm is monitored remotely, and maintenance personnel will visit the site once or twice a month.

Project Decommissioning and Restoration:

The anticipated service life of the solar farm is 35 years. When operation of the solar farm is discontinued, Caden Energix will notify the County of the expected date of discontinuance and within 365 days will remove all equipment and components of the solar farm and generally restore the site to its original condition, after which the land can again be utilized for agriculture or other purposes. After construction and prior to issuance of the occupancy permit by the County, Caden Energix will prepare and submit a Decommissioning Plan and post a performance bond for the benefit of Rockingham County (and the landowners) for the net costs of decommissioning the project and site restoration. The performance bond provides surety that even if Caden Energix fails to fulfill its decommissioning obligation a well-capitalized surety company will be required to step in and pay the County the cost to decommission the system. For previously completed projects, Caden Energix has used Liberty Mutual as the surety provider. The net decommissioning costs will be updated every 5 years and the bond value adjusted accordingly.

The proposed use is a low-impact development activity that will not harm the land for future re-use. The construction of the project will not prevent any adjacent land from being developed in accordance with the adopted land use plans or zoning ordinances. The project will result in virtually no environmental impacts and provides environmental benefits through improved stream water quality and by creating clean, non-polluting electricity that will help improve air quality and visibility in the Shenandoah Valley.

About Caden Energix LLC

Caden Energix is headquartered in Arlington, Virginia and is controlled by by Energix - Renewables Energies Ltd., an Israeli publicly traded company and one of the largest renewable energy companies in Israel with a market value of over one billion dollars. Energix - Renewables Energies Ltd. owns 320 MW of solar and wind projects in commercial operation, 462 MW under construction/ready for construction, and more than 1,000 MW under development in Israel, Poland, and the U.S. Caden Energix and its parent companies develop, build and operate solar farms as long-term owners intending to own the solar farm for its entire life.

During the first two quarters of 2020, Caden Energix completed three projects totaling 82 MW in Appomattox, Prince George and Chesapeake counties. Currently, its parent company has six projects in Virginia totaling 147 MW in advanced stages of permitting with construction expected to commence in 2020.

Typical Vegetative Buffer along Craney Island Road





August 17, 2020

Rockingham County Planning & Zoning
Diana Stultz
20 E. Gay Street
Harrisonburg, VA 22802

Dear Ms. Stultz

In May 2020, Caden Energix Endless Cavern LLC ("Energix") submitted a Special Use Permit ("SUP") Application for a proposed solar electric generating farm on land located off Craney Island Road. Energix requests that the Rockingham County Board of Supervisors include as a condition to approval of the SUP that Energix maintain the vegetative buffer along Craney Island Road that Energix proposes to plant and provide Rockingham County a cash bond, corporate guarantee, letter of credit or surety acceptable to Rockingham County for ten (10) years from project completion in the amount of \$10,000 to guarantee the maintenance of the vegetative buffer.

Sincerely,

David Richards

David Richards

Director of Project Development



**Community Development
Special Use Permit Report
SUP20-139**

Meeting Date: SEPTEMBER 9, 2020

Applicant: DAIN HAMMOND

Mailing Address: PO BOX 2037

Property Address: HARRISONUBRG, VA 22803

Phone #/Contact: 435-0654 (DAIN) 746-7525 (KRISTA BLAKEY)

Tax Map ID: 80-(A)-91

Zoning: A-1

Requested Use: EVENT CENTER

**Location: EAST SIDE OF SIMMERS VALLEY ROAD (ROUTE 619) APPROXIMATELY
2000 FEET NORTH OF HIGHTOWN LAND (ROUTE 872)**

Acreage in parcel: 44.5

Acreage in request: 6

Election District: 3

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, as a minimum the following conditions should apply:

1. Use shall be located in substantial accordance to plot plan submitted with the application.
2. Tents shall comply with the Statewide Building Code and the proper permits shall be obtained.
3. Portable toilets may be used for the first season with one portable toilet per each 100 people. However prior to the second season, permanent restroom facilities shall be required. That building shall comply with the Statewide Building Code.
4. Health Department requirements shall be met.
5. The existing manufactured home on the property shall not be used for restroom facilities.
6. As required by VDOT, applicant shall obtain a land use permit to bring the entrance up to moderate volume commercial standards. VDOT agrees to allow events the first season (12 months) prior to making entrance upgraded upon the applicant obtaining a VDOT land use permit and bonding the work proposed.
7. Requirements of the Rockingham Fire Prevention Code shall be met.
8. This permit is contingent upon a site plan being submitted to and approved by the County. No work shall be done on the property and the business shall not begin operation until such time as the site plan is approved.

9. Any on-premise advertising sign associated with this business shall comply with the Rockingham County Code.
10. There shall be no off-premise signs permitted unless all County and State regulations are met.
11. Parking shall comply with the Rockingham County Code.
12. All supplemental standards involving event centers shall be met and shall be attached to the special use permit and become a part of the special use conditions. Those supplemental standards will change only if the County supplemental standards regarding event centers change.
13. When the tents are replaced by a permanent building, it will be located in the same place the tent is now.
14. If the event venue has opened, applicant would be permitted to replace the tents with a permanent building without further special use permit approval.

GENERAL INFORMATION

SUBMISSION JUSTIFICATION:

Table 17-606 allows for special use permit application for event centers in the A-1 zoning district with the following supplemental standards:

A special use permit where located within a residence or in a building on the same parcel as a residence, where:

1. The owner or manager shall be present on the property during an event and shall provide full-time management of the establishment during the event.
1. Hours of operation shall be limited to 6 a.m. to 11:00 p.m. and may continue until 1:00 a.m. Saturday and Sunday mornings and holidays provided the event is held entirely indoors so that light and sound generated by the event do not leave the premises after 11:00 p.m.

All applicable local, state, and federal regulations shall be met, including, but not limited to the Uniform State wide Building Code and Fire Code.

BACKGROUND

In 2005, the applicant obtained a special use permit on this property for a residence involving a non-family division. The parcel created is shown on the map as parcel #80-(A)-91C.

Adjoining Properties and Special Uses

Direction From Site	Zoning	Request	Decision
North	A-1	None	
East	A-1	Dwelling	Approved – 7/26/89
South	A-1	None	
West	A-1	Poultry Litter Business	Approved – 10/28/98

ZONING AND EXISTING LAND USE

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	A-1	Church
East	A-1	Home site, tillable, pasture
South	A-1	Pasture
	A-1	Small lots with home sites
West	A-1	Pasture

STAFF AND AGENCY ANALYSIS

UTILITIES

Health Department

The Applicant has stated they wish to use an existing trailer and drain field for the sewage disposal. This drain field was designed for a single family home. The applicant is advised to contact an OSE/PE to determine if the septic system can handle this proposal or if additional work needs to be completed. The applicant is also advised to contact the VDH Office of Drinking water to determine if the existing water supply will need is adequate or needs to be regulated. We recommend at least 1 portable toilet per 100 people.

Public Works

This property is outside the County utility service area.

ENVIRONMENTAL

Environmental Services:

No comments at the time of the writing of this report.

PUBLIC FACILITIES

Emergency Services

Subject property is located within the Hose Company #4 Volunteer Fire Department and Broadway Volunteer Rescue Squad's respective first due area. This project will need to meet the requirements of the Rockingham County Fire Prevention Code.

Building Official

After approval of all departments and agencies, tent to be permitted as a temporary structure. Temporary structures can only be permitted for 180 days / 6 months; project must have handicap accessible restrooms. Handicap accessibility shall be in place to access the structure during operating hours.

NOTE: Portable restrooms will be allowed to be brought on site for a period of 1 year. Existing manufactured structures shall not be used as commercial restrooms.

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.
- c. Section II-B-Goals:
 - i. Goal 3. Preserve Agricultural Industry and Economy (income, land, and jobs - not necessarily type of crops/products).
 - ii. Goal 6. Achieve a Balance of Compatible Land Uses and Communities in which people can live, work and play.

Site Plan Considerations:

- a. Site Plan requirements will need to be consistent with Chapter 17, Article VII "Development Standards" after issuance of the special use permit. The application will be considered a minor site plan.
- b. Please show parking areas with dimensions with driving aisles and directional signage. Accessible parking spaces served by a suitable hard-surfaced travel aisle shall be provided to connect to the event center.
- c. No parking area landscaping standards are required. Perimeter and/or site landscaping plan is still required, but may be coupled with the SUP Application Layout/Sketch.

TRANSPORTATION

VDOT – Road Conditions

The site is currently served by a private entrance that will require upgrades for the proposed commercial use (moderate volume commercial entrance, VDOT Road Design Manual, App. F). VDOT would not object to allowing events in the first season (12 months) prior to making entrance upgrades conditioned upon the applicant obtaining a VDOT land use permit and bonding the work proposed.

VDOT – Traffic Impact Analysis

N/A

SUMMARY

Considerations:

1. In written documentation, the location of tents or buildings will be 443 ft., 334 ft., and 1446 ft. from property lines.
2. Applicant indicated they will use a shuttle to get people from the parking lot to the location of the event.
3. Applicant indicated that they will use all of the property except the very front for events.
4. In the application, it was noted that there will be occupancy for 233 people with tables and chairs.
5. Employees will be present during the event and could vary from 3 to 15 depending on the size of the event.
6. VDOT shall require the entrance to be upgraded to a moderate commercial entrance. However, VDOT stated that they would not object to allowing events in the

first season (12 months prior to making the upgrades condition upon the applicant obtaining a VDOT land use permit and bonding the work proposed.

7. Portable toilets will be allowed to be used for the first season. However, prior to the start of the second season, permanent restroom facilities shall be required.

8. Applicant stated they would use the manufactured home on the property for restrooms. Zoning ordinance states that manufactured homes are for residential use only. Additionally, the Building Official stated that manufactured home restrooms cannot be used for a commercial use. Therefore, the manufactured home could not be used for restroom facilities.

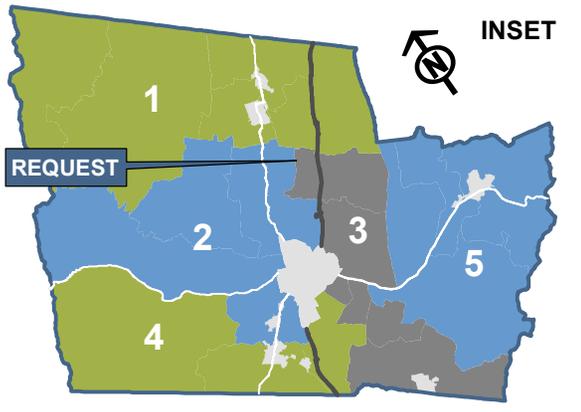


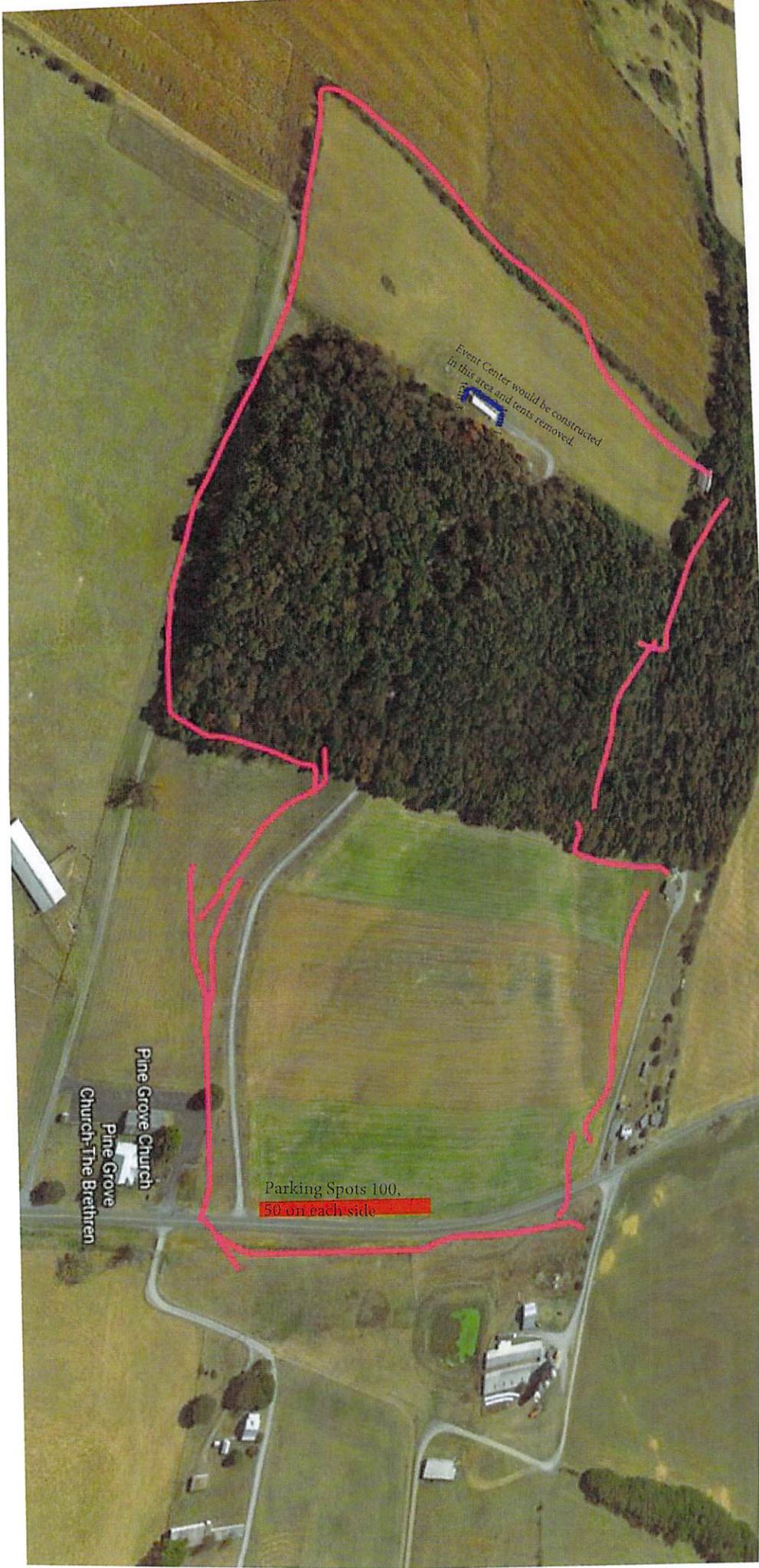
Dain Hammond Special Use Permit Request



9/9/2020

SUP#20-139





Event Center would be constructed in this area and tents removed.

Parking Spots 100,
50 on each side

Pine Grove Church -
The Brethren

Diana Stultz

From: Krista Blakely <krista@hammondasset.com>
Sent: Friday, July 24, 2020 8:26 AM
To: Diana Stultz
Cc: Dain Hammond (dain@hammond-insurance.com)
Subject: RE: 7828 Simmers Valley Road: Special Use Application
Attachments: Event Center Mark Up.pdf

Good Morning Diana,

Please see answers below:

In reviewing the application, there are several items that have come up.

#1 (item 7 on the list of things to be shown on drawing) – Location and number of parking places, added to pdf attached
#2 (item #1 on the list of things to be shown) – location of tents or buildings (If it is planned that they could be at several places, show the different places – your drawing just shows the property outlined in red basically; and that will not be acceptable to the Board. Added to pdf attached.

#3 distance of tents or building from property lines. The tents are 443 ft., 334 ft., 824 ft., and 1446 ft. from the each of property lines respectively.

#4 access to the wedding locations. How will people get from parking area to wedding location? We will use a shuttle to get guests from the parking lot to the wedding location.

Additionally, the Health Department probably will not allow the trailer to be used for restrooms as that is a residential trailer and this is a commercial use. Therefore, you will be required to put in restroom facilities which will mean a structure of some sort. We normally let someone operate the first year using portable toilets but before the second year, the restroom facilities must be in. Noted we will add portable toilets for the first year.

If you think that in the future you may want to construct an event center, you can show that if you know where it would be. If shown, there would be a time frame added as to how long you would have to construct it as a part of this special use permit (if approved, and how long before you would need another one – just a suggestion). If an event center is constructed it would be in the location of the tents/trailer noted in the pdf.

Please let us know if you have any other questions, thanks!

From: Diana Stultz <dstultz@rockinghamcountyva.gov>
Sent: Friday, June 26, 2020 12:03 PM
To: Krista Blakely <krista@hammondasset.com>
Cc: Dain Hammond (dain@hammond-insurance.com) <dain@hammond-insurance.com>
Subject: RE: 7828 Simmers Valley Road: Special Use Application

I just tried to call the number on the application; and actually, that one must be Dain's instead of yours. I have added your for in the future.

In reviewing the application, there are several items that have come up.

#1 (item 7 on the list of things to be shown on drawing) – Location and number of parking places



**Community Development
Special Use Permit Report
SUP20-147**

Meeting Date: SEPTEMBER 9, 2020

Applicant: ROCKINGHAM PETROLEUM COOPERATIVE, INC.

Mailing Address: PO BOX 168, HARRISONBURG, VA 22803

Property Address: 6486 ARTILLARY ROAD, PORT REPUBLIC, 24471

Phone #/Contact: 434-4321/IRVIN ARMENTROUT

Tax Map ID: 140-(A)-64A (TANK) & 140-(A)-61 (DRIVEWAY)

Zoning: A-2

**Requested Use: 30,000 GALLON PROPANE STORAGE TANK WITH DISTRIBUTION
(BULK STORAGE OF LIQUID PETROLEUM GAS)**

**Location: SOUTH SIDE OF ARTILLARY ROAD (ROUTE 848) APPROXIMATELY 1/4
MILE WEST OF PORT REPUBLIC ROAD (ROUTE 253)**

Acreage in parcel: 32

Acreage in request: 1/4

Election District: 3

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, as a minimum the following conditions should apply:

1. Use shall be located in substantial accordance to plot plan submitted with the application.
2. Tank shall comply with the Virginia Statewide Building Code, and the proper permits shall be obtained.
3. Fire Prevention Code shall be met.
4. As proffered by the applicant, the offload frequency shall be 0 to 3 trips per week.
5. As further proffered by the applicant, the loadout frequency shall be 0 to 3 times per day.
6. All regulations of the Rockingham County Fire Code shall be met.

GENERAL INFORMATION

SUBMISSION JUSTIFICATION:

Table 17-606 allows for special use permit application for bulk storage of petroleum products.

BACKGROUND

The property is owned by Austin Diehl and he has signed the application.

Adjoining Properties and Special Uses

Direction From Site	Zoning	Request	Decision
North	A-2	None	
East	A-2	None	
South	A-2	None	
West	S-2	None	

ZONING AND EXISTING LAND USE

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	A-2 A-2	Home site, tillable, wooded, pasture Small lots with residences
East	A-2 A-2	Small lots with residences Tillable, pasture, home site
South	A-2 A-2	Pasture Home site, tillable, pasture, wooded
West	A-2	Home site, Manf. Home site, pasture

STAFF AND AGENCY ANALYSIS

UTILITIES

Health Department

The Health Department has no issues with this request

Public Works

This is outside the County utility service area.

ENVIRONMENTAL

Environmental Services:

No comments as of the writing of this report.

PUBLIC FACILITIES

Emergency Services

Subject property is located within the Grottoes Volunteer Fire Department and Grottoes Volunteer Rescue Squad's respective first due area. This project will need to meet the requirements of the Rockingham County Fire Prevention Code.

Building Official

After approval of all departments and agencies, tank placement permit to be obtained. Drawings required for foundation and anchoring. Placement shall comply with NFPA standards and requirements.

Planning

Overlay District Designation:

- The parcel adjoins a parcel to the south situated within the Cross Keys Agricultural-Forestal District, but is not itself within the district.
- The parcel is within the Cross Keys Battlefield Conservation Area- Study Area Overlay District, but not within a conservation easement.
- Sec. 17-520.02. – [Battlefield Conservation Area] Description.

(a)The Battlefield Conservation Area includes properties that are, in whole or in part, within the boundaries of the Cross Keys Battlefield Study Area or Port Republic Battlefield Study Area, as delineated in the Cross Keys and Port Republic Battlefield Preservation Plan, as amended.

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.

c. Section II-B-Goals:

- i. Goal 3. Preserve Agricultural Industry and Economy (income, land, and jobs - not necessarily type of crops/products).
- ii. Policy #4.1.5 Retain and expand the existing industries and businesses now operating in the County.
- iii. Goal 12. Preserve Historic Buildings and Sites

- iv. Strategy 12.1: Promote the preservation of historic resources through the development review process and through voluntary measures.
- v. Strategy 12.2: Support the preservation of the Cross Keys and Port Republic battlefields.
- vi. Policies and Implementation Actions:
 - 1. 12.2.1. Continue to plan and zone the battlefield areas for agricultural use.
 - 2. 12.2.5. Support Cross Keys and Port Republic Battlefields Preservation Plan, as adopted by the Board of Supervisors.

Site Plan Considerations:

Site Plan requirements will need to be consistent with Chapter 17, Article VII "Development Standards" after issuance of the special use permit. The project is limited in scale for the use and the lack of additional employees and customers generated. Since no addition parking is required and the use is accessory to the primary operations on the parcel, the site plan accompanying the special use application is sufficient. Landscaping or screening of the tanks may be required.

TRANSPORTATION

VDOT – Road Conditions

The existing poultry entrance is adequate to serve the minimal additional trips for distribution.

VDOT – Traffic Impact Analysis

N/A

SUMMARY

Considerations:

- 1. There will be no full-time employees on site.
- 2. According to the application, the frequency of offload product will be 0 – 3 trips per week (Condition #3).
- 3. According to the application, the frequency of distributed product being loaded out onto smaller delivery trucks would be 0 -3 per day (Condition #4).
- 4. Health Department has no requirements.
- 5. VDOT stated that the entrance to be constructed for the poultry operation will be sufficient to serve this business also.
- 6. All regulations of the Rockingham County Fire Code shall be met.

7. This permit, if approved, would allow the applicants to better serve farming operations and residences further out in the County without being required to come back to Harrisonburg each time they need to reload their delivery trucks.

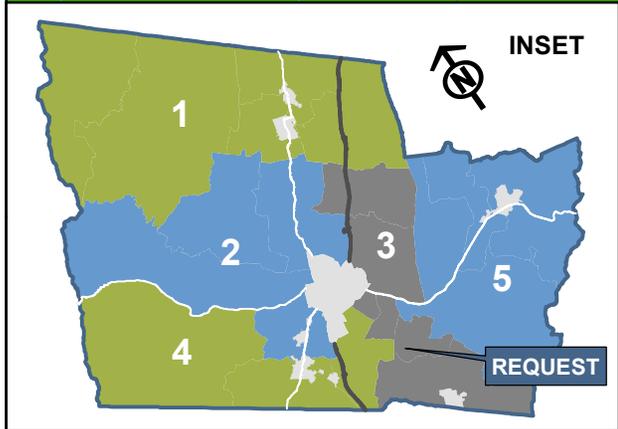


Rockingham Petroleum Cooperative Special Use Permit Request



9/9/2020

SUP#20-147





**Community Development
Special Use Permit Report
SUP20-148**

Meeting Date: SEPTEMBER 9, 2020

Applicant: ROCKINGHAM PTROLEUM COOPERATIVE, INC.

Mailing Address: PO BOX 168

Property Address: HARRISONBURG, VA 22803

Phone #/Contact: 434-4321/IRVIN ARMENTROUT

Tax Map ID: 137-(A)-62A

Zoning: A-1

Requested Use: 30,000 GALLON PROPANE STORAGE TANK WITH DISTRIBUTION

**Location: EAST SIDE OF LEE HIGHWAY (ROUTE 11) APPROXIMATELY 1/4 MILE
NORTH OF IMBODEN ROAD (ROUTE 990)**

Acreage in parcel: 51

Acreage in request: 1/4

Election District: 4

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, as a minimum the following conditions should apply:

1. Use shall be located in substantial accordance to plot plan submitted with the application.
2. Tank shall comply with the Virginia Statewide Building Code, and the proper permits shall be obtained.
3. Fire Prevention Code shall be met.
4. As proffered by the applicant, the offload frequency shall be 0 to 3 trips per week.
5. As further proffered by the applicant, the loadout frequency shall be 0 to 3 times per day.
6. All regulations of the Rockingham County Fire Code shall be met.

GENERAL INFORMATION

SUBMISSION JUSTIFICATION:

Table 17-606 allows for special use permit application for bulk storage of petroleum products.

BACKGROUND

Property is owned by Brent Sayre who signed the application.

Adjoining Properties and Special Uses

Direction From Site	Zoning	Request	Decision
North	A-1	Single-family dwelling	Approved – 7/12/89
East	A-1	None	
South	A-1	None	
West	A1	None	

ZONING AND EXISTING LAND USE

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	A-1	Floodplain, tillable
	A-1	Home site
East	A-1	Home site I-81
South	A-1	Home site, tillable
West	A-1	Small lots with home site
	A-1	Pasture, tillable, wooded

STAFF AND AGENCY ANALYSIS

UTILITIES

Health Department

The Health Department has no issues with this request

Public Works

This is outside the County utility service area.

ENVIRONMENTAL

Environmental Services:

No comments as of the writing of this report.

PUBLIC FACILITIES

Emergency Services

Subject property is located within the Bridgewater Volunteer Fire Department and Bridgewater Volunteer Rescue Squad's respective first due area. This project will need to meet the requirements of the Rockingham County Fire Prevention Code.

Building Official

After approval of all departments and agencies, tank permit will be required, drawings will be required to show placement and foundation design, shall comply with NFPA requirements and standards.

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.

c. Section II-B-Goals:

i. Goal 3. Preserve Agricultural Industry and Economy (income, land, and jobs - not necessarily type of crops/products).

ii. Policy #4.1.5 Retain and expand the existing industries and businesses now operating in the County.

Site Plan Considerations:

a. Site Plan requirements will need to be consistent with Chapter 17, Article VII "Development Standards" after issuance of the special use permit.

b. The project is limited in scale for the use and the lack of additional employees and customers generated. Since no additional parking is required and the use is accessory to the primary operations on the parcel, only an amendment to an existing survey would suffice.

c. While a formal site plan would not be required, please provide a project sketch to-scale with dimensions, setbacks, locations of buildings, and any landscaping or screening of the tanks which may be required.

TRANSPORTATION

VDOT – Road Conditions

The existing poultry entrance on Contentment Lane is adequate to serve the minimal additional trips for distribution

VDOT – Traffic Impact Analysis

N/A

SUMMARY

Considerations:

1. The farm currently has a 30,000 gallon tank on premises to supply gas to the poultry houses. This application is to add distribution to the pre-existing tank which would allow it to be delivered to other poultry farms and not just used for the subject poultry farm.
2. There will be no full-time employees on site.
3. According to the application, the frequency of offloaded product will be 0 – 3 trips per week (Condition #3).
4. According to the application, the frequency of distributed product being loaded out onto smaller delivery trucks would be 0 -3 per day (Condition #4).
5. Health Department has no requirements.
6. VDOT stated that the entrance to be constructed for the poultry operation will be sufficient to serve this business also.
7. Fire Code regulations shall be met.
8. This permit, if approved, would allow the applicants to better serve farming operations and residences further out in the County without being required to come back to Harrisonburg each time they need to reload their delivery trucks.

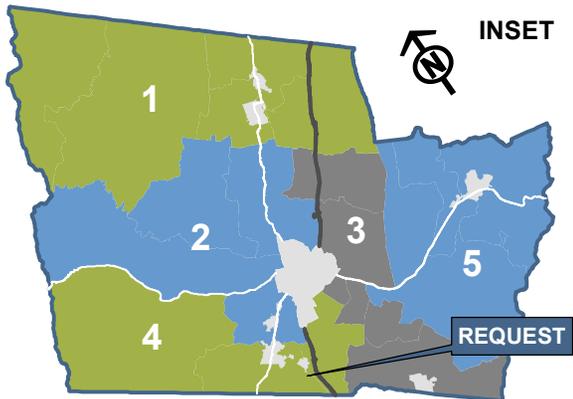


Rockingham Petroleum Cooperative Special Use Permit Request



9/9/2020

SUP#20-148



INSET

REQUEST

Brent Sayre

Write a description for your map.

Legend



Google Earth

© 2020 Google

200 ft



PUBLIC NOTICE

The Rockingham County Board of Supervisors will hold a public hearing at its September 9, 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 20-21 Budget.

CARES – Coronavirus Aid Relief and Economic Security Act

The 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 support the local school division, recreation programs, community support, family support, and other COVID-19 expenditures.

CARES FUND BUDGET FY 2020-21

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

**FY2020-2021
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
7		
\$50,000	GL Code: 1213-00000-13900-000-339522-000	CARES: CSEF Comm Atty
\$4,692,552	GL Code: 1213-03205-00000-000-various-000	CARES: Fire/Rescue/Sheriff/Jail Salaries
\$1,000,000	GL Code: 1213-03210-00000-000-508305-000	CARES: Site Improvement
0		
\$120,000	GL Code: 1213-02201-00000-000-508040-000	CARES: Commonwealth Attorney Software Upgrade
\$250,000	GL Code: 1213-03205-00000-000-505699-000	CARES: Community Support
\$30,000	GL Code: 1213-03205-00000-000-505724-000	CARES: DSS Family Support
\$20,000	GL Code: 1213-03210-00000-000-503107-000	CARES: Support for Rec Program
\$1,037,095	GL Code: 1213-03220-00000-000-506014-000	CARES: School Expenditures

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