

2018

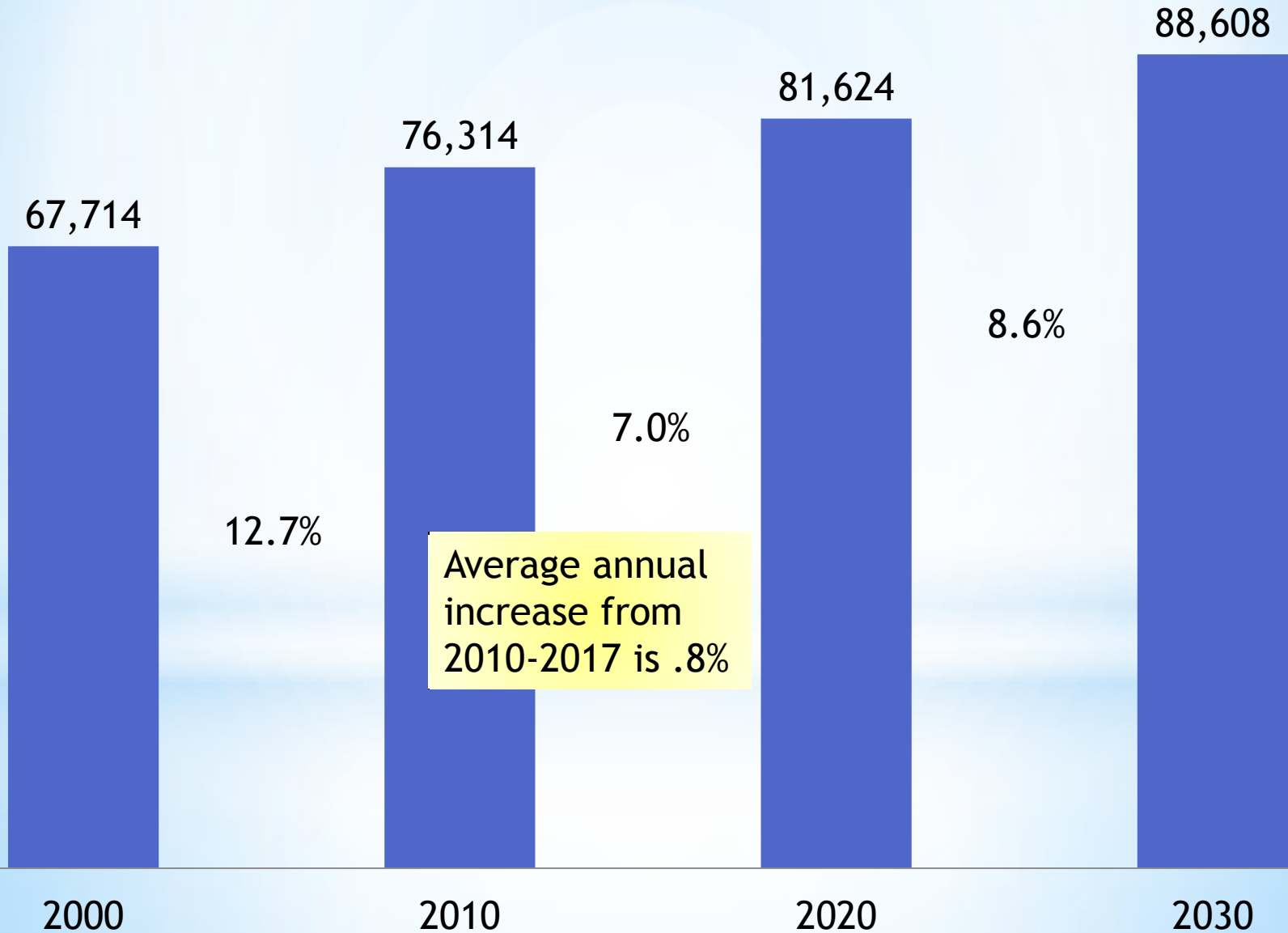


ROCKINGHAM COUNTY

TODAY AND TOMORROW

Population

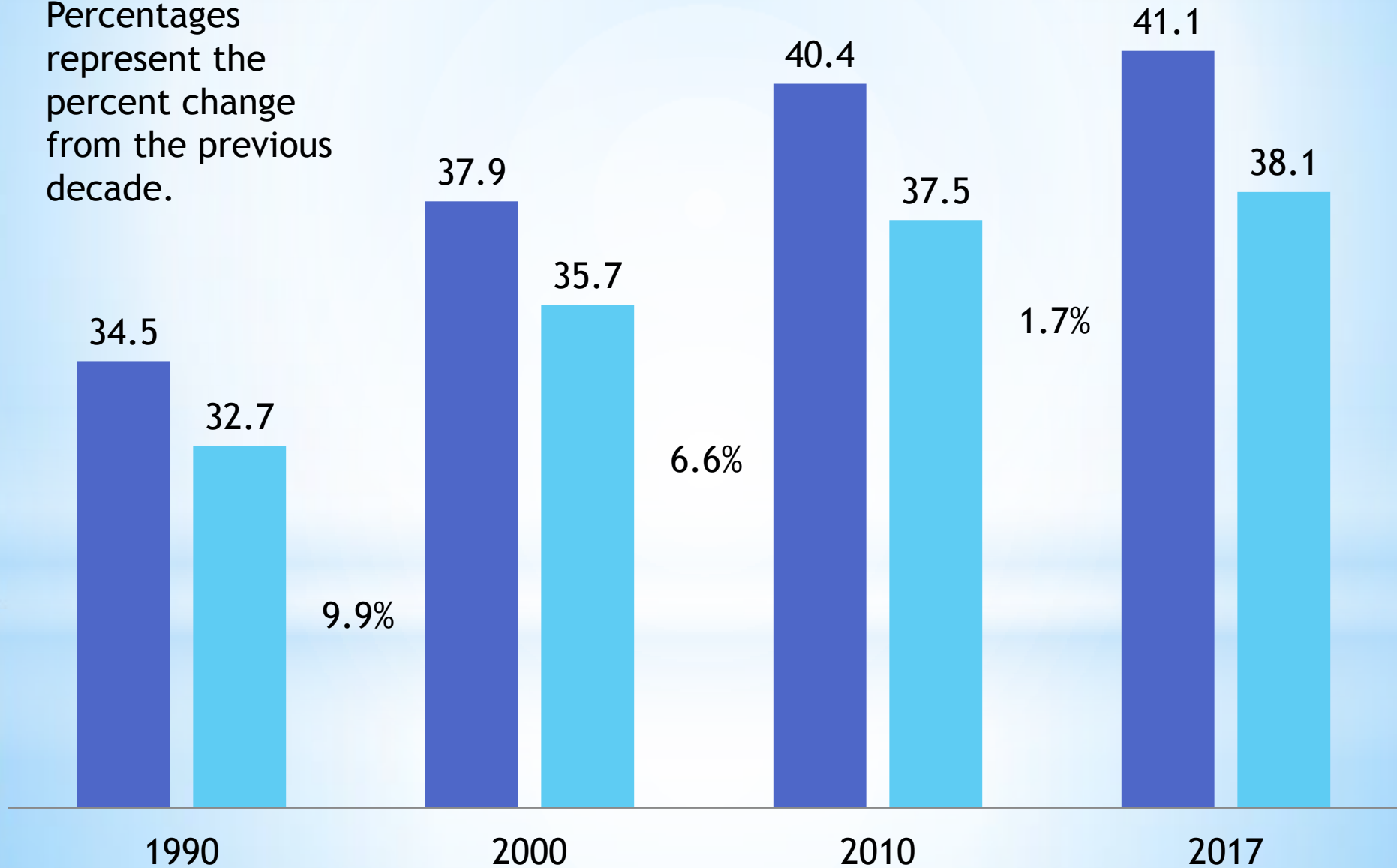
Historic and Projected Growth



Median Age Over Time

■ Rockingham County ■ State of Virginia

Percentages represent the percent change from the previous decade.



2017 Unemployment Rate

Rockingham's Unemployment Rate

- 3.3%

Virginia's Unemployment Rate

- 3.8%

From 2006-2017:

Rockingham has consistently maintained a lower rate than its neighbors or the state.

Online Job Postings on July 23, 2018

Occupation Groups with the Most Job Postings

1. Installation, Maintenance, and Repair
2. Personal Care and Service
3. Production
4. Office and Administrative Support
5. Management
6. Transportation and Material Moving

2015

Median Individual Income by Occupation

Median annual wage for an individual employee is \$38,600.

In a household with one person employed, this wage can cover a house value of \$153,000.

The median value of an owner-occupied house was \$215,700.

2016 Household Economics

Median household income

- \$57,655

Median household size

- 2.7 persons

A household with this income:

- Using 30% of its gross monthly income for a mortgage (principle, interest, taxes, and insurance)
- Could purchase a house priced at \$232,000.

The median value of an owner-occupied house was \$215,700.

2018 Entry Level Wages' Home- Buying Power

Home
purchase
prices were
calculated
using 30% of
gross
monthly
income for a
mortgage.

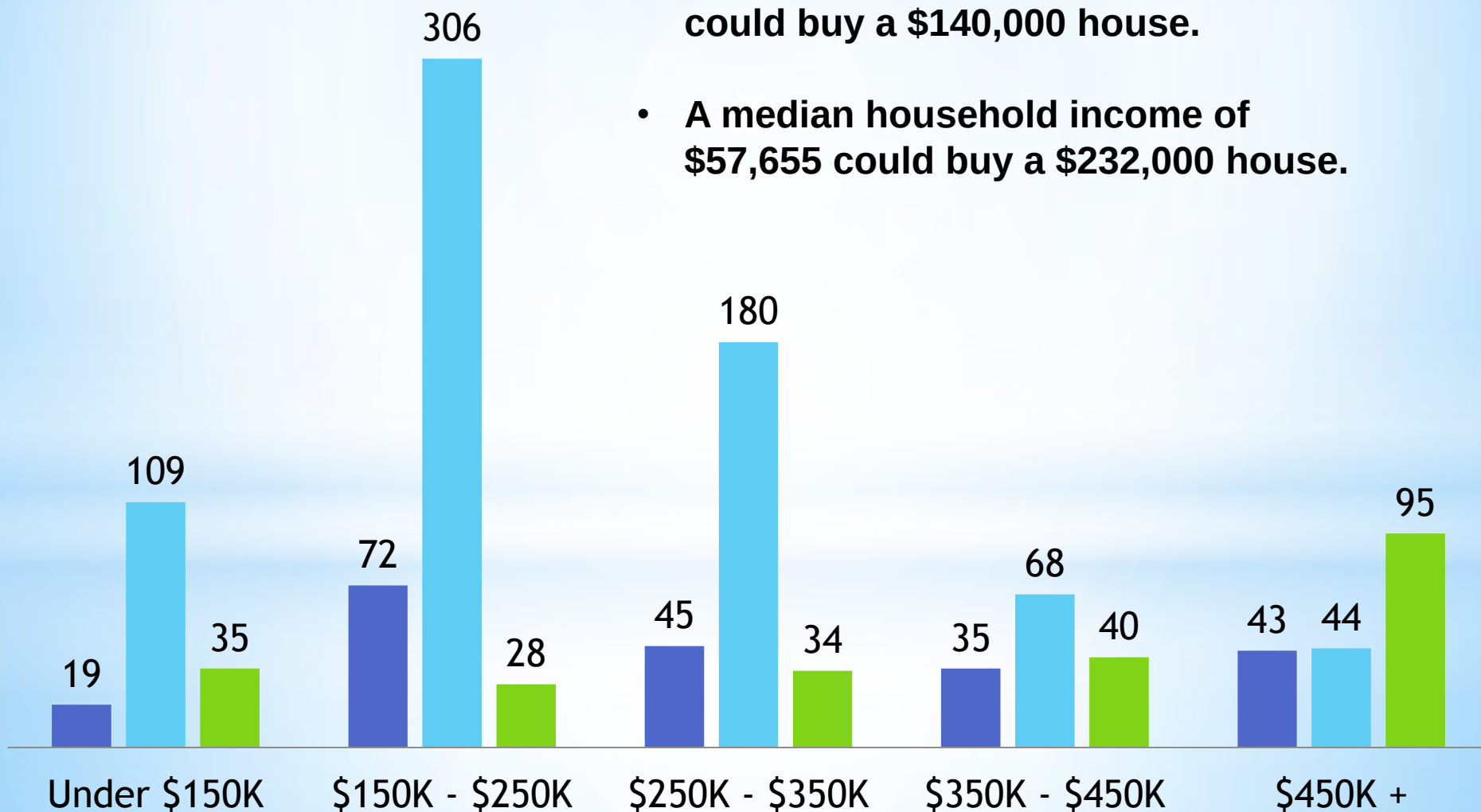
Entry Level Position	Wage	House Price
Poultry plant package pricer	\$27,560	\$109,000
Plumber	\$28,080	\$111,000
Poultry plant shipper	\$29,640	\$125,000
HVAC Tech	\$31,200	\$111,429
Firefighter	\$33,000	\$132,000
Deputy sheriff	\$35,000	\$140,000
Social worker	\$35,000	\$140,000
Entry level teacher	\$43,000	\$173,000
Master degree teacher	\$45,500	\$182,000
HVAC Project Manager	\$50,000	\$200,000

Average Monthly Homes for Sale

Year	Monthly Average of Homes on Sales Market	Monthly Average of Homes on Sales Market for <u>January-May</u>
2013	426	413
2014	446	429
2015	434	410
2016	397	418
2017	296	308
2018	---	232

Single Family Detached Home Sales

■ Current Listings ■ Sold July 2017 - June 2018 ■ Median Days on Market July 2018-June 2018



- A single-income household of \$35,000 could buy a \$140,000 house.
- A median household income of \$57,655 could buy a \$232,000 house.

Housing Analysis

EXISTING HOUSING STOCK

- Current counts

EXPECTED DEVELOPMENT

- Vacant parcels in a named subdivision ready to build

POTENTIAL DEVELOPMENT

- Residentially zoned parcels not in a named subdivision that could develop
- In the Towns, agriculturally zoned land is also included

Rockingham County

State Of Housing



EXISTING UNITS

35,398

EXPECTED UNITS

3,346

POTENTIAL UNITS

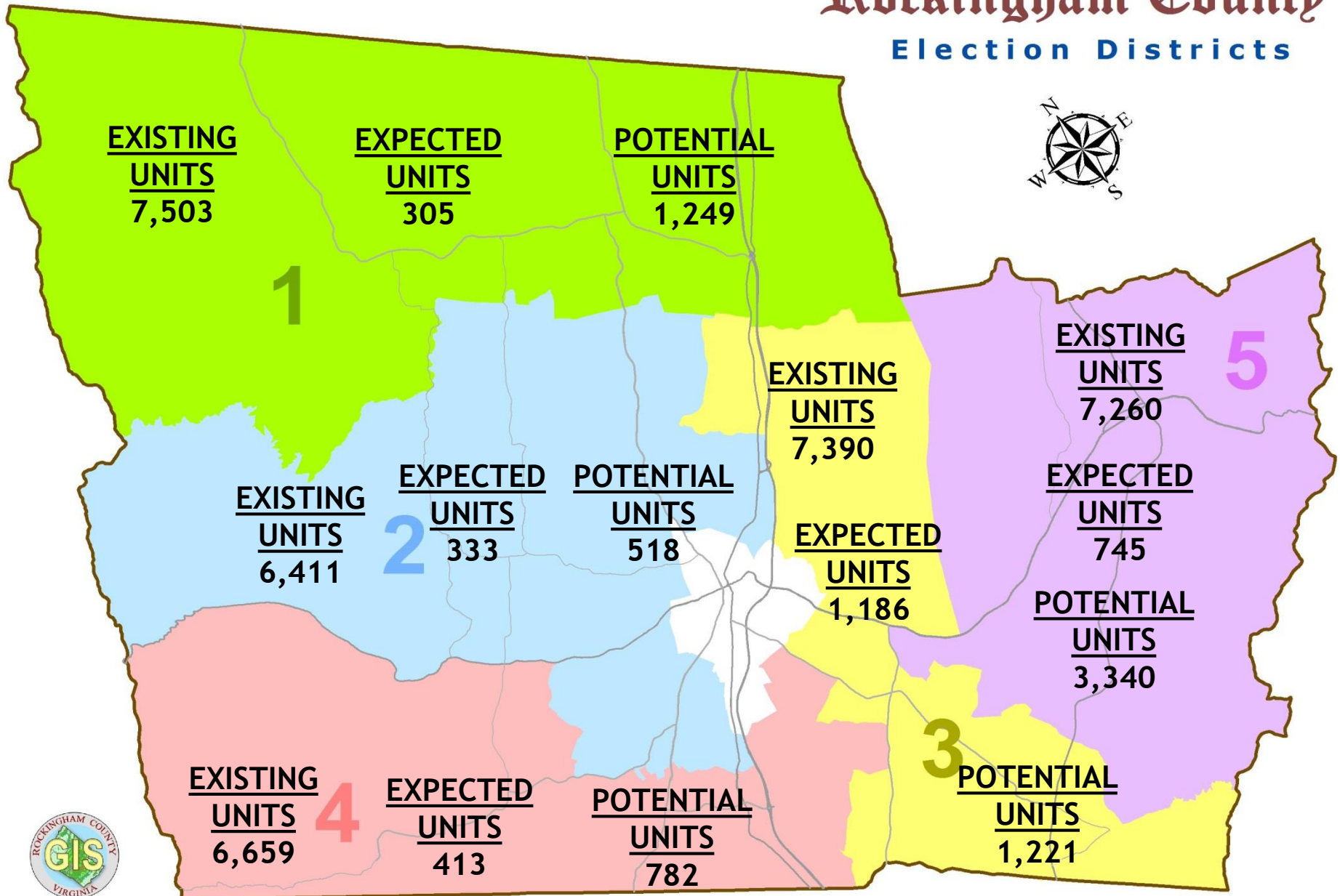
7,078



0 1.25 2.5 5 7.5 10 Miles

Rockingham County

Election Districts



0 1.25 2.5 5 7.5 10 Miles

Rockingham County

School Districts



EXISTING
UNITS
10,037

EXPECTED
UNITS
362

POTENTIAL
UNITS
1,371

Broadway

EXISTING
UNITS
6,581

EXPECTED
UNITS
698

**East
Rockingham**

EXISTING
UNITS
9,021

3,144

EXISTING
UNITS
9,669

EXPECTED
UNITS
454

Turner Ashby

POTENTIAL UNITS
1,204

Spotswood

EXPECTED
UNITS
1,239

POTENTIAL
UNITS
1,497



0 1.25 2.5 5 7.5 10 Miles

Rockingham County

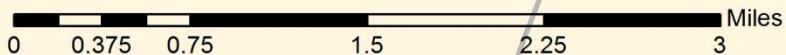
Broadway - Timberville

EXPECTED UNITS
197

POTENTIAL UNITS
429

EXPECTED UNITS
53

POTENTIAL UNITS
208



Estimated Buildout:
Calculated potential
development on vacant
land zoned residential
or agricultural

Rockingham County

Dayton - Bridgewater
Mt. Crawford

EXPECTED UNITS

42

POTENTIAL UNITS

268

EXPECTED UNITS

77

POTENTIAL UNITS

195

Bridgewater

Dayton

Harrisonburg

Mt Crawford

EXPECTED UNITS

1

POTENTIAL UNITS

159



0 0.375 0.75 1.5 2.25 3 Miles

Estimated Buildout:
Calculated potential
development on vacant
land zoned residential
or agricultural

Rockingham County

Elkton

EXPECTED UNITS

121

POTENTIAL UNITS

1,869

Elkton

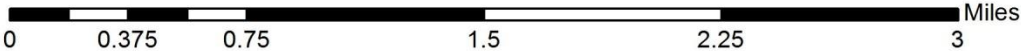


0 0.375 0.75 1.5 2.25 3 Miles

Estimated Buildout:
Calculated potential
development on vacant
land zoned residential
or agricultural

Rockingham County

Grottoes



Estimated Buildout:
Calculated potential
development on vacant
land zoned residential
or agricultural

Public Schools

Overall Facility Capacity

- 15,178

Enrollment in 2018

- 11,250

Department of Fire and Rescue

Sheriff's Office Calls For Service



Department of Public Works

Total Water Capacity

- 3.67 MGD
- Current Use is ~2.4 MGD

Total HRRSA Capacity

- 4.6 MGD
- Current Use is ~2.6 MGD

Department of Public Works

Water Usage Under City-County Agreement

FY2016-2017	176,542 Gallons Per Day
FY2017-2018	180,603 Gallons Per Day

Department of Public Works

Sewage Usage Under City-County Agreement

FY2016-2017	87,103 Gallons Per Day
FY2017-2018	76,548 Gallons Per Day

Landfill Capacity

**Capacity of Current
Cell
April 2020**

Cell 5A

**Year
2026**

Cell 5B

**Year
2035**

Cell 5C

**Year
2050**

Comprehensive Plan

Comprehensive Plan

Community Residential areas are planned for:

- variety of housing types
- 2 to 6 dwelling units per acre

Residential development at the high end of this density range is encouraged in order to:

- make efficient use of land within growth areas
- prevent suburban sprawl.

Comprehensive Plan

The County will consider:

- innovative townhouse & apartment layouts
- small-lot single-family detached housing types like patio homes & zero lot-line

For approvals of residential densities at the higher-end range, new development is expected to:

- provide the necessary infrastructure (roads, sidewalks, civic sites, & utilities), and
- be designed in a pedestrian-friendly manner with interconnected streets.

Comprehensive Plan

Land Use Strategies

- **Efficient & convenient land use patterns within growth areas.**
- **Coordinate development with adjoining localities.**
- **80% of new housing in compact growth areas served by community facilities**
- **Variety of affordable housing alternatives**

Comprehensive Plan

Public Facilities Strategy

- **Locate public facilities in designated Urban Growth Areas to promote compact development & reduce service costs.**
- **Develop a school facilities plan to accommodate fluctuations in enrollments.**
- **Improve the flexibility of school facilities to expand & contract in response to changing short-term needs.**
- **Design school sites to be conveniently accessible from adjacent neighborhoods by both vehicles and pedestrians.**

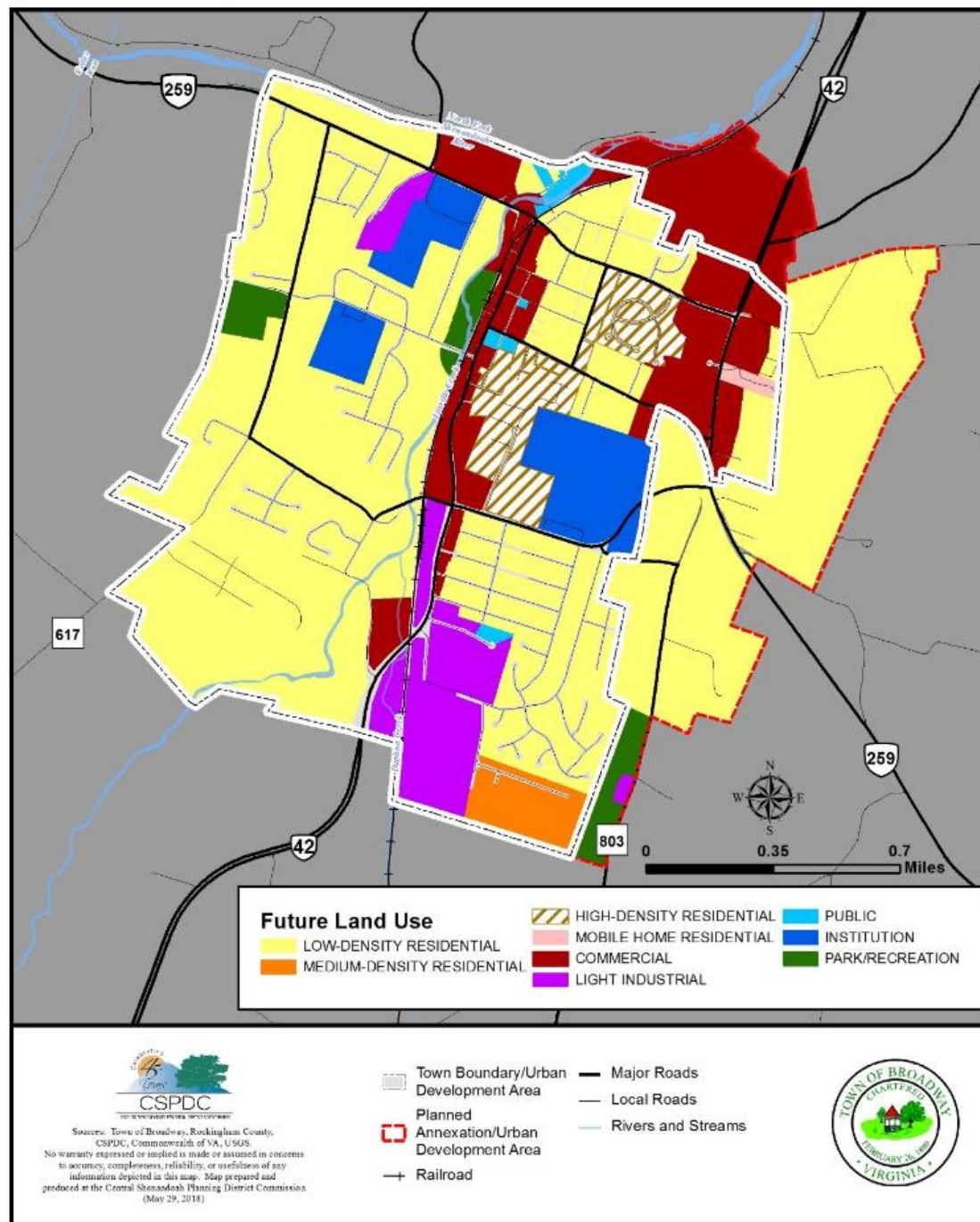
Comprehensive Plan

Economic Resources Strategy

- **Achieve a diversity of employment in industries that are compatible with the County's desire for environmental protections, high & stable employment levels, increasing incomes, & a strong agricultural sector.**
- **Increase the diversity & stability of the local economy.**

Board Questions and Discussion

Map 10.1 - Future Land Use



FUTURE LAND USE

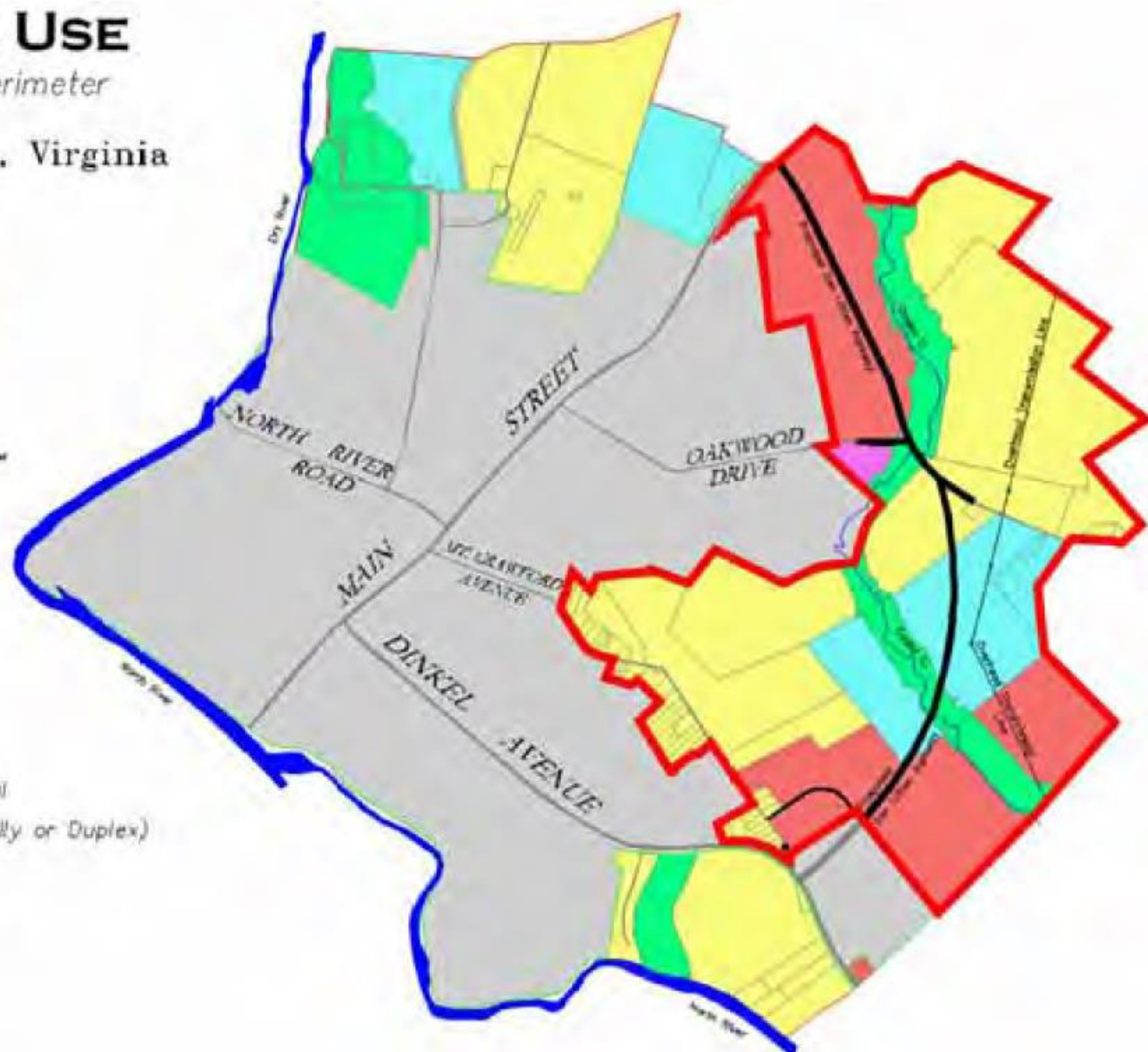
*in the Annexation Perimeter
of the
Town of Bridgewater, Virginia*



SCALE
750 0 1500 Feet

LEGEND

-  R-1 Single Family Residential
-  R-2 Conditional (Single Family or Duplex)
-  R-3 Multi-family
-  C/I Commercial/Industrial
-  P-1 Green Space
-  Current Town Limits
-  Designated Growth Area



Town of Elkton, Virginia

AREA OF ZONING INTEREST

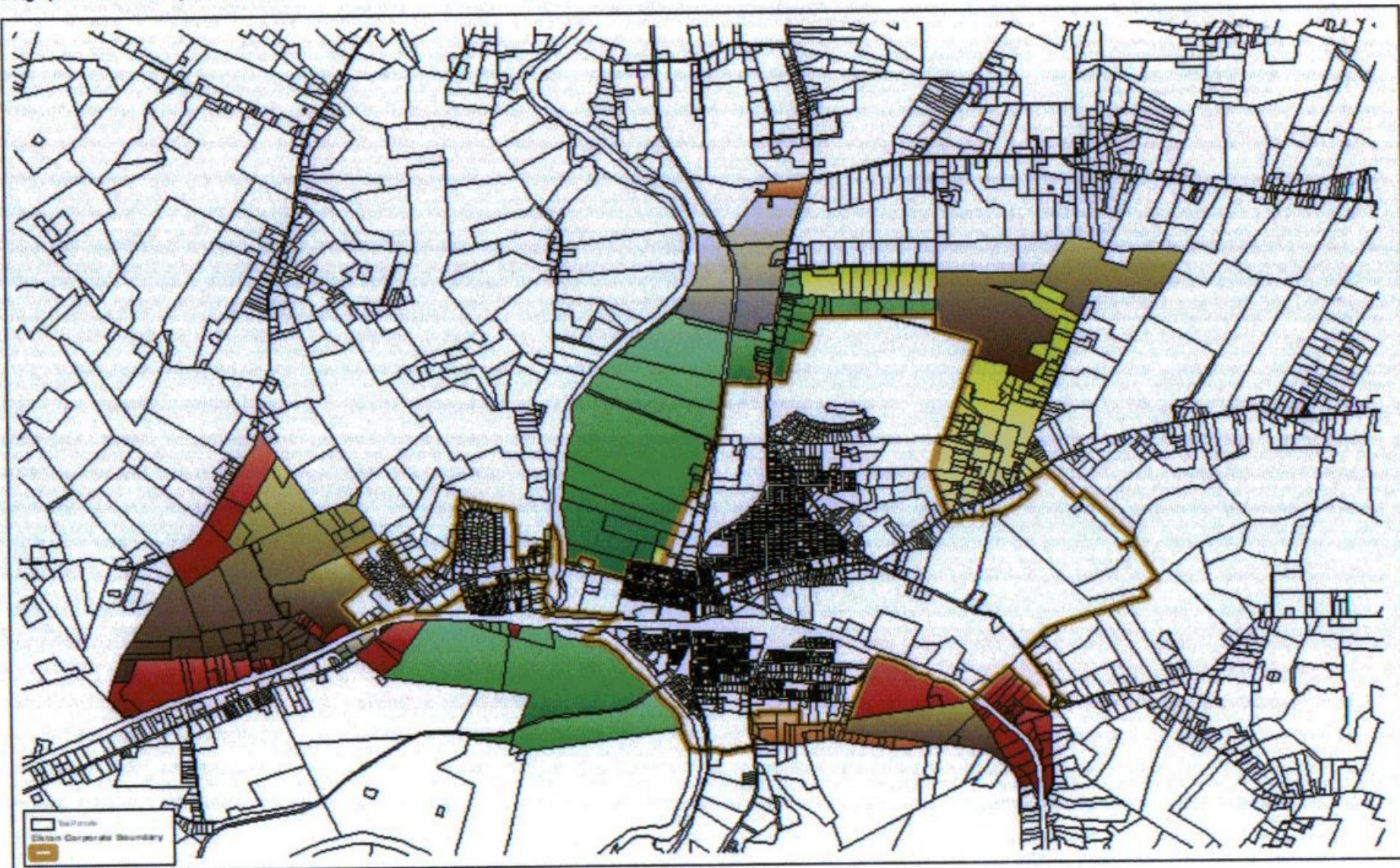
Created by County of Roanoke, VA
Geographic Information System Services



0 7,500 15,000 Feet

Map information displayed on this map is currently under development. Roanoke County assumes no liability for any errors, omissions, or inaccuracies.

COUNTY OF ROANOKE
Department of Community Development
Geographic Information System Services
P.O. Box 1202
Harrisonburg, VA 22803



Town of Dayton Virginia Parcel and Zoning Map (Including Growth Area)

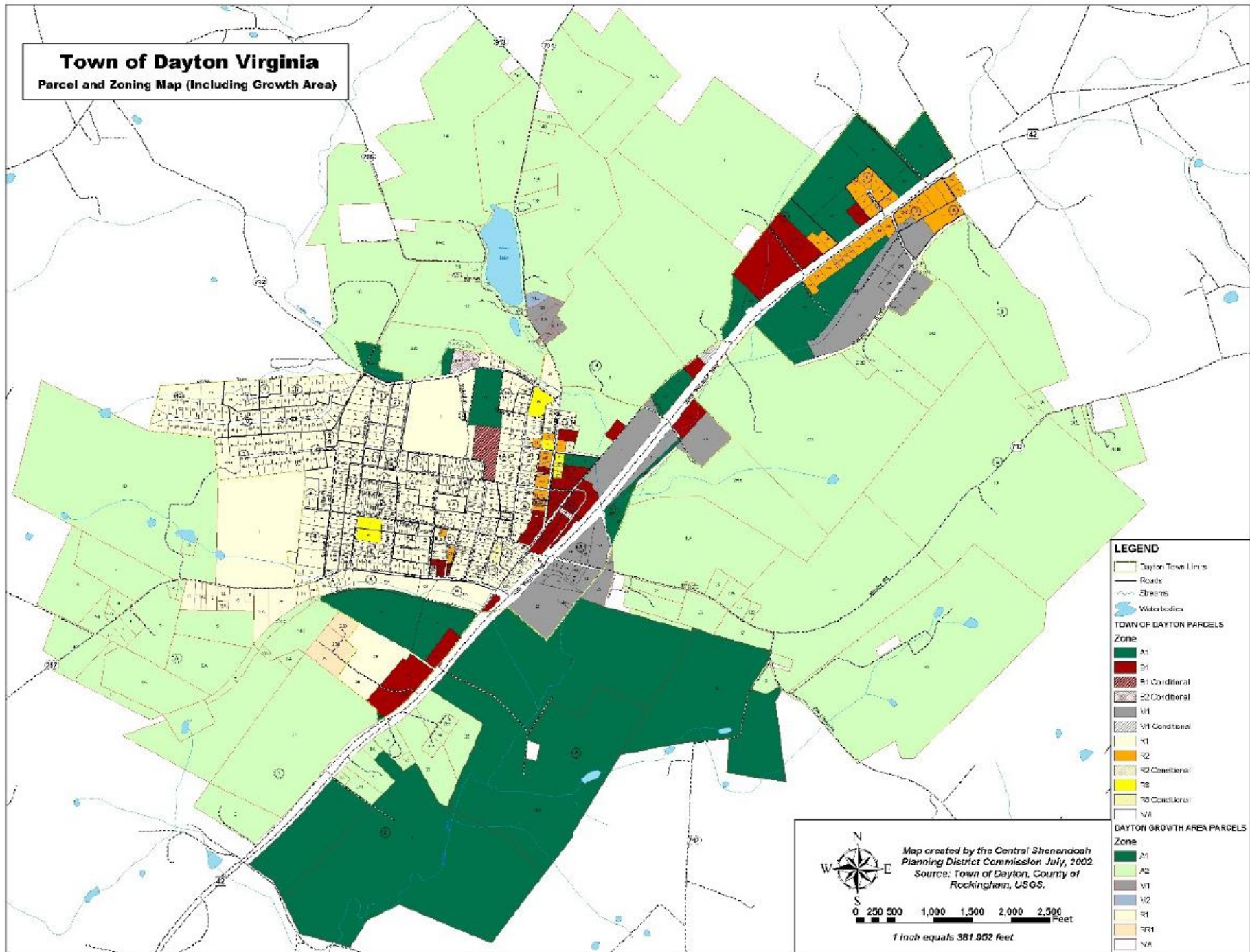


Figure 9-3
Town of Timberville
Future Land Use

