



**STEPHEN G. KING**  
County Administrator



**ROCKINGHAM COUNTY**

**BOARD OF SUPERVISORS**

**DEWEY L. RITCHIE**

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

**BOARD OF SUPERVISORS MEETING  
JULY 26, 2023**

3:00 P.M. BUILDING TOUR – 135 WEST MARKET STREET, HARRISONBURG

6:00 P.M. CALL TO ORDER – CHAIRMAN DEWEY L. RITCHIE  
INVOCATION – SUPERVISOR SALLIE WOLFE-GARRISON  
PLEDGE OF ALLEGIANCE – DIRECTOR OF PUBLIC WORKS PHILIP S. RHODES

1. Approval of Minutes – Regular Meeting of July 12, 2023
2. Recognition – Retirement of Sergeant Carroll Knupp and Deputy Larry Good – Award of Service Weapons
3. Staff Reports:
  - a. County Administrator – Stephen G. King
  - b. County Attorney – Thomas H. Miller, Jr.
  - c. Assistant County Administrator for Development – Casey B. Armstrong
  - d. Assistant County Administrator for Finance & Operations – Patricia D. Davidson
    - Finance Committee
  - e. Director of Public Works – Philip S. Rhodes
    - Public Works Committee
  - f. Director of Community Development – Rhonda H. Cooper
4. Committee Reports: Airport, Buildings and Grounds, Central Shenandoah Planning District Commission, Chamber of Commerce, Community Criminal Justice Board, Harrisonburg-Rockingham Metropolitan Planning Organization, Harrisonburg-Rockingham Regional Sewer Authority, Massanutten Regional Library, Shenandoah Valley Partnership, Social Services, Technology, VACo Liaison, Chairman, Other
5. Closed Meeting – Pursuant to Section 2.2-3711.A(3), Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body; Section 2.2-3711.A(5), Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business’ or industry’s interest in locating or expanding its facilities in the community

7:00 P.M. 6. Public Hearings:

a. Rezoning:

REZ23-0681 CSJ Family Farm, LLC (c/o Rebecca S. Bowman). This is a request to rezone 12.647 acres from R-2 (Medium Density Residential) to A-2 (General Agricultural). The property is located on the north side of Longs Pump Rd (Rt 721), approximately 0.2 mile east of Kratzer Rd (Rt 753). Tax Map # 79-A-162. Election District 2.

b. Ordinance Amendment:

OA23-0700 Great Eastern Resort Corporation. This is a citizen-generated ordinance amendment to the Rockingham County Code, Chapter 17 (Zoning Ordinance), Section 17-404 Planned Resort district (R-4), Subsection 17-404. 05 (d) and Table 17-606, Land Use and Zoning Table to amend the maximum area allowed for Village Centers and add the following five uses as Permitted within the R-4 zoning district: Animal Hospital, Antique or Craft Shop, Farm Market, Group Home, and Nursing Home.

c. Rezoning:

REZ23-0698 Great Eastern Resort Corporation (Massanutten Station). This is a request to rezone a total of 224.6 acres to R-4 (Planned Resort); approximately 145 acres currently PCD (Planned Commercial Development) and 80 acres currently A-2 (General Agricultural). All existing master plans within this area would be replaced with a R-4 Master Plan that incorporates all 224.6 acres. The property is located on the east side of Resort Dr (Rt 644), south of Bloomer Springs Rd (Rt 646), and west of East Point Rd (Rt 602). Election District 5.

REZ23-0711 Great Eastern Resort Corporation (Woodstone Meadows). This is a request to amend approximately 11 acres of the Woodstone Meadows R-5 Master Plan for the redesign of the commercial uses and the addition of a multi-purpose trail. The property is located at the intersection of Meadowvista Ln and Resort Dr (Rt 644). Election District 5.

REZ23-0712 Great Eastern Resort Corporation (Active Adult). This is a request to rezone a total of approximately 197.26 acres to R-5 (Planned Neighborhood); 67.5 acres currently A-2 (General Agricultural), 125.25 acres currently RR-1 (Residential or Recreation), and 4.25 acres currently R-5 (Planned Neighborhood). The property is located on the north side of Resort Dr (Rt 644), approximately 0.5-mile northeast of Massanutten Dr. Election District 5.

7. Unfinished Business

\*\*\* ADJOURN \*\*\*

BOARD OF SUPERVISORS PUBLIC HEARINGS  
RULES OF PROCEDURE

1. Public Hearings - the order of presentation shall be as follows, unless varied by the Chairman.
  - a. Staff report.
  - b. Applicant's presentation.
  - c. Comments, statements or presentations from members of the public. If a planning or zoning matter, those who are in support of the matter before the Board will speak first; those who have questions or concerns will speak next; those who are opposed will close the public comment period.
  - d. Questions from members of the Board
2. The initial presentation by the applicant shall be limited to 10 minutes. Additional time will be granted at the discretion of the Chairman.
3. Each speaker shall be limited to 3 minutes, whether speaking on behalf of a group or as an individual. Additional time will be granted at the discretion of the Chairman.
4. When a large group is anticipated, a speakers' sign-up sheet will be located outside the hearing room. Speakers arriving after the commencement of the hearing will be recognized at the discretion of the Chairman.
5. Repetitive testimony is discouraged.
6. All comments shall be directed to the members of the Board of Supervisors. Debate is prohibited.
7. Public remarks shall be confined to the matter under discussion and shall be relevant. The Chairman shall have the authority to end a presentation that violates these rules.
8. Following discussion of all matters considered in the public hearing, the members will consider one of three actions regarding each matter:
  - Approval (with conditions, as applicable);
  - Denial; or
  - Table for further review.
9. Once the public comment period has been closed, no further public input will be permitted unless clarification is requested by a Board member. The response shall address only those questions raised by the member.

Approved by the Board of Supervisors on May 22, 1996.

July 12, 2023

The Regular Meeting of the Rockingham County Board of Supervisors was held on Wednesday, July 12, 2023, at 3:00 p.m., at the Rockingham County Administration Center, Harrisonburg, Virginia.

The following members were present:

- DEWEY L. RITCHIE, 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 – *participated virtually.*

Also present:

J. DANIEL CULLERS, Commissioner of the Revenue

- STEPHEN G. KING, County Administrator
- THOMAS H. MILLER, JR., County Attorney
- CASEY B. ARMSTRONG, Assistant County Administrator for Economic Development
- PATRICIA D. DAVIDSON, Assistant County Administrator for Finance & Operations
- RHONDA H. COOPER, Director of Community Development
- PAULA A. GREENHAGEN, Director of Human Resources
- JEREMY C. HOLLOWAY, Fire & Rescue Chief
- ANN MARIE RITCHIE, Director of Court Services
- LOGAN T. BORROR, Deputy Director of Public Works
- DUSTY L. MOYER, Deputy Director of Technology
- RACHEL A. SALATIN, Deputy Director of Community Development
- KELLY S. GETZ, Zoning Administrator
- MARCO KNORR, Park Manager
- MOLLY S. BARNETT, Deputy Clerk
- DONALD F. KOMARA, Residency Administrator  
Virginia Department of Transportation
- JEREMY S. MASON, Assistant Residency Administrator  
Virginia Department of Transportation

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

Chairman Ritchie called the meeting to order at 3:00 p.m.

Supervisor Wolfe-Garrison provided the invocation, and Director of Engineering Ross Morland led the Pledge of Allegiance.

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**APPROVAL OF MINUTES.**

On motion by Supervisor Chandler, seconded by Supervisor Breeden, and carried by a roll call vote of 3 to 0 to 2, voting recorded as follows: BREEDEN – AYE; CHANDLER – AYE; KYGER – ABSTAIN; RITCHIE – AYE; WOLFE-GARRISON – ABSTAIN; the Board approved the minutes of the regular meeting of June 28, 2023.

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**CONSIDERATION – REFUND OF PERSONAL PROPERTY TAXES.**

Commissioner of the Revenue Cullers requested a refund be issued to Dext Capital, LLC, for personal property taxes paid in tax year 2022. He explained Dext Capital is an equipment leasing company, and the company incorrectly used the client’s corporate address as the location

of leased equipment reported to the County. Mr. Cullers said the equipment is located in Indiana and has been since the inception of the lease.

On motion by Supervisor Wolfe-Garrison, 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; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board directed the Treasurer to issue a refund of \$22,275 to Dext Capital, LLC for personal property taxes paid in tax year 2022.

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**ROCKINGHAM COUNTY LANDFILL CONCERNS.**

Gary Ambrose shared concerns about garbage being removed from the landfill by County employees. Mr. Ambrose said he has witnessed people take items in the past, and feels they are taking them for personal use or to resell for profit.

Chairman Ritchie thanked Mr. Ambrose for voicing his concerns to the Board, and indicated the issues at the landfill will be addressed.

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**METROPOLITAN PLANNING ORGANIZATION LONG-RANGE TRANSPORTATION PLAN UPDATE.**

Ann Cundy, Director of Transportation for the Central Shenandoah Planning District Commission (CSPDC) provided an update regarding the Long-Range Transportation Plan (LRTP). The LRTP is a 25-year plan for current and long-term transportation needs and planned investments in the region based on documented transportation data and public input. Ms. Cundy noted that the CSPDC has the capability of analyzing traffic origins and destinations in order to determine where congestion occurs. Ms. Cundy answered various questions from Board members.

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**PRESENTATION – UNITED WAY OF HARRISONBURG AND ROCKINGHAM COUNTY.**

Jo Benjamin, United Way Director of Community Impact, provided a presentation on Asset Limited, Income Constrained, Employed (ALICE) citizens living and working in the community. Ms. Benjamin explained ALICE individuals fall above the federal poverty line but below the ALICE threshold, which is the minimum income that a household needs to afford basic living costs based on household composition and specific to the locality. She introduced a new United Way program called the RockBurg Community Assistance, Resources & Economic Stabilization (CARES) Network which offers financial education services and assistance to local ALICE individuals and families.

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**FIRE AND RESCUE.**

Chief Jeremy Holloway reported demolition has started at the Elkton station, and said staff are now operating out of the former Chevrolet dealership on Route 33. Regarding staffing at the Rock Street station in the City of Harrisonburg, Mr. Holloway indicated staff are responding to calls from the North End station and the Port Republic Road station.

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**COMMENTS CONCERNING THE ELKTON BOUNDARY LINE AGREEMENT.**

Attorney Greg Haley of Gentry Locke appeared on behalf of Go Mart, a business affected by the Elkton Boundary Line Agreement (BLA) approved by the Board on May 24, 2023. He stated his client is requesting that the Board take action to deny the BLA as approved, and send it

back to the Town of Elkton for revision. Mr. Haley provided a petition signed by five business owners and over 400 property owners in opposition to the BLA.

Mr. Haley cited reasons for his client's opposition. He said additional town taxes will create a burden to business owners without adding any benefit, indicating the biggest factor is the cigarette tax. He said the County also loses the meals tax from restaurants that are now within Town boundaries. Mr. Haley indicated the Town did not make any effort to inform property owners how they will benefit from the BLA.

Mr. Haley said Phil Shuman, President of Go Mart, attended the Town's public hearing on March 20, 2023, and stated his opposition to the BLA. He also noted when citizens in the Monger Hill neighborhood complained, the Town revised the BLA and took them out. Go Mart is requesting to be treated the same as those citizens, he said.

Mr. Haley reiterated his client's desire for the Board to deny the BLA. He stated if the County proceeds, he anticipates there will be a challenge. He said although the Board held a public hearing at its meeting of May 24, 2023, there was a procedural issue since his clients and other property owners were not made aware of the meeting. The County's advertisement was not effective as public notice, he said. Mr. Haley added that they do not believe the advertisement met legal requirements. He concluded by saying it is beneficial to send the BLA back to the Town level for further consideration.

County Attorney Miller responded that the County's notice was done in accordance with the law. Mr. Miller referenced the minutes of the Town's March 20, 2023, meeting, and read the names of individuals who spoke during the public hearing. He noted that, according to the minutes, there was no Go Mart representative who spoke. Mr. Miller recalled that at the Board of Supervisors meeting held on May 24, 2023, no one spoke at all during the public hearing for the BLA. He said the County's notices were both customary and statutorily consistent with the Town's notices.

Public discussion surrounding the BLA and annexation began in the Town three years ago, Mr. Miller continued. Town officials were aware of concerns and had received a fair amount of feedback from residents. Mr. Miller also pointed out that the Town recently approved new water and sewer rates at the June 26, 2023, meeting, and as of July 1, rates for out-of-town customers doubled.

Regarding the petition, Mr. Miller commented that his request to view the petition prior to the meeting was declined. He again referenced the minutes of the March 20 Town of Elkton meeting, which reflected the BLA would involve 63 total properties, including 53 residences. Mr. Miller pointed out there was an obvious mismatch of numbers since the petition contains over 400 signatures alleging to be affected property owners. The petition contained no addresses, and many names were illegible, making it impossible to verify the identities or properties of those who signed. Mr. Miller said the only property owners affected are those 53 residents within the BLA area.

Mr. Miller displayed a map detailing the area subject to the BLA, and a Town annexation agreement from 2001. According to the annexation agreement, the Town only requires a unilateral ordinance to take in properties within the agreement area. Mr. Miller noted this information has been publicly available in the Clerk's office since the annexation agreement was put in place, and Go Mart purchased their property in 2015. He clarified that even though the annexation agreement could be executed by the Town at any time, the Town opted to do the BLA since that would apply to properties outside of the annexation agreement area.

Mr. Miller concluded by stating his remarks are intended to provide clarity and background, and there is no implication that any action should or should not be taken. He said both the Town and the County have, after all due process, approved the BLA. The next step is to file a joint petition with the Rockingham County Circuit Court. Should anything interrupt that process, said Mr. Miller, it would be within the Town's right and authority to annex the subject properties under the annexation agreement.

Chairman Ritchie said he understood Mr. Haley's comments and his client's perspective, however, he indicated what Mr. Miller explained was correct. Mr. Haley expressed appreciation, and noted there was still a respectful disagreement regarding the adequacy of the public notice.

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**ASSISTANT COUNTY ADMINISTRATOR FOR FINANCE & OPERATIONS.**

Ms. Davidson recalled the County issued a Request for Proposals (RFP) for the replacement of existing backup and recovery software, which received two responses. She said staff recommended awarding the contract to SHI International Corporation for a total cost of \$322,713.89 over a five-year contract term.

On motion by Supervisor Wolfe-Garrison, 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; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board awarded a contract to SHI International Corporation for a total cost of \$322,713.89 over a five-year term for IT Backup and Recovery Software.

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Ms. Davidson reported Court Services received a \$40,000 grant from Sentara RMH for a vehicle to transfer the Crisis Intervention training simulator. A Ford Transit has been approved by the County Garage for this use.

On behalf of the Finance Committee, on motion by Supervisor Wolfe-Garrison, 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; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved the following FY2023-2024 Supplemental Appropriation:

**Sentara Crisis Intervention Training Vehicle Grant**

Supplemental Appropriation: \$40,000

\$40,000	1001-00000-11899-000-318400-000	General Fund: Local Grants
\$40,000	1001-02110-10258-000-508001-000	Court Services: CIT: Machinery & Equipment

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**COMMUNITY DEVELOPMENT**

Ms. Cooper requested the Board’s support to further study each of the following items: the impact of intensive poultry operations on communities, electronic messaging centers and how to increase safety where they are located, and the effect of short-term rentals on neighboring properties and the housing market.

Discussion ensued regarding short-term rentals and Ms. Cooper answered various questions from Board members. She indicated although extensive conversations on this issue have previously occurred, the current study focus is not on the allowance of short-term rentals, but rather their impact on local housing inventory.

Administrator King stated staff have received multiple calls of concern about intensive poultry operations. He said he believes the primary issues are well water usage and the impact on aquifers, as well as the costs of stormwater plan review and inspection. Chairman Ritchie said close attention must be paid to issues such as competition with family farms and biosecurity for an operation of this size.

Chairman Ritchie remarked that gaining more information would be useful, and indicated staff had the Board’s approval to move forward in studying each of the three areas.

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**RECESS.**

At 5:08 p.m., Supervisor Breedon left the meeting, and Chairman Ritchie recessed the meeting for dinner.

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**TRANSPORTATION DEPARTMENT.**

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

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**PUBLIC HEARING – VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) SECONDARY ROAD SIX-YEAR IMPROVEMENT PROGRAM.**

Mr. Komara presented the proposed Secondary Six-Year Plan for Fiscal Years 2023-2024 through 2028-2029, and the proposed Secondary Construction Budget for Fiscal Year 2023-2024. He indicated the six-year plan is a rural rustic concept which allows VDOT to use 30-foot prescriptive rights-of-way, dig ditches and provide pipes. Mr. Komara said the most significant problem is drainage.

Mr. Komara reviewed proposed projects on the Six-Year Plan and answered questions from Board members.

Chairman Ritchie opened the public hearing at 6:25 p.m. No public comments were received, and Chairman Ritchie closed the public hearing at 6:26 p.m.

On motion by Supervisor Kyger, seconded by Supervisor Chandler, and carried by a roll call vote of 4 to 0, voting recorded as follows: BREEDEN – ABSENT; CHANDLER – AYE; KYGER – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved the Secondary System Construction Program Estimated Allocations report for Rockingham County as follows:

Secondary System  
Rockingham County  
Construction Program  
Estimated Allocations

Fund	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	Total
CTB Formula - Unpaved State	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Formula Secondary State	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Secondary Unpaved Roads	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TeleFee	\$178,847	\$178,847	\$178,847	\$178,847	\$178,847	\$178,847	\$1,073,082
STP Converted from IM	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Federal STP - Bond Match	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MG Formula	\$0	\$0	\$0	\$0	\$0	\$0	\$0
State Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Federal STP	\$0	\$0	\$0	\$0	\$0	\$0	\$0
District Grant - Unpaved	\$1,238,058	\$1,078,349	\$986,572	\$986,572	\$986,572	\$986,572	\$6,262,695
<b>Total</b>	<b>\$1,416,905</b>	<b>\$1,257,196</b>	<b>\$1,165,419</b>	<b>\$1,165,419</b>	<b>\$1,165,419</b>	<b>\$1,165,419</b>	<b>\$7,335,777</b>

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**PUBLIC HEARINGS – SPECIAL USE PERMITS.**

SUP23-0659 J. GALEN BEERY

Zoning Administrator Getz reviewed the following request:

SUP23-0659 J. Galen Beery, for a machinery and equipment center located on the north side of Rushville Road (Route 737) and west side of Harness Shop Road (Route 810). Zoned A-1 (Prime Agricultural District). Tax Map #106-(A)- L94. Election District 2.

Mr. Berry, the applicant, was present.

At 6:29 p.m., Chairman Ritchie opened the public hearing. No public comments were received, and the public hearing was closed at 6:30 p.m.

On motion by Supervisor Wolfe-Garrison, seconded by Supervisor Kyger, and carried by a roll call vote of 4 to 0, voting recorded as follows: BREEDEN – ABSENT; CHANDLER – AYE; KYGER – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved SUP23-0659 J. Galen Beery, for a machinery and equipment center located on the north side of Rushville Road (Route 737) and west side of Harness Shop Road (Route 810).

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SUP23-0724 WAYNE T. GEHMAN & CARMEN F. WYSE

Mr. Getz presented the following request:

SUP23-0724 Wayne T. Gehman & Carmen F Wyse, for a utility building, large, located on the north side of Well Hollow Road (Route 777) approximately 700 feet east of Snapps Creek Road (Route 752). Zoned A-2 (General Agricultural District). Tax Map # 78-(A)- L2A. Election District 2.

Mr. Getz stated the applicants are requesting to build a 24’x30’ utility building, and there are currently no dwellings on the property.

Chairman Ritchie opened the public hearing at 6:32 p.m.

Applicant Wayne Gehman indicated he and his wife purchased the subject property with plans to build a future retirement home, and he intends to use the proposed utility building for lumber and equipment storage.

At 6:34 p.m., Chairman Ritchie closed the public hearing.

On motion by Supervisor Wolfe-Garrison, seconded by Supervisor Kyger, and carried by a roll call vote of 4 to 0, voting recorded as follows: BREEDEN – ABSENT; CHANDLER – AYE; KYGER – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved SUP23-0724 Wayne T. Gehman & Carmen F Wyse, for a utility building, large, located on the north side of Well Hollow Road (Route 777) approximately 700 feet east of Snapps Creek Road (Route 752).

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**UPDATE – ROCKINGHAM COUNTY FAIR.**

Rockingham County Fair General Manager Rebecca Holloway provided an update to the Board. She said this year marks the 75<sup>th</sup> anniversary and the Fair will be held August 14-19, 2023. Ms. Holloway reviewed the Fair’s activities and said other fairs around the country look to Rockingham County as an example, particularly for the livestock facilities. Supervisor Kyger thanked Ms. Holloway and remarked the Fair is a source of pride and a destination for the County.

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**REMOVAL FROM THE TABLE.**

On motion by Supervisor Kyger, seconded by Supervisor Chandler, and carried by a roll call vote of 4 to 0, voting recorded as follows: BREEDEN – ABSENT; CHANDLER – AYE; KYGER – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board removed SUP21-219 Linda Cowasjee from the table.

Mr. Getz recalled this request was tabled at the January 26, 2022, meeting and was on hold until the kennel ordinance was finalized.

On motion by Supervisor Chandler, seconded by Supervisor Kyger, and carried by a roll call vote of 4 to 0, voting recorded as follows: BREEDEN – ABSENT; CHANDLER – AYE; KYGER – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved SUP21-219 Linda Cowasjee, 14225 Hupp Road, Timberville, VA for a commercial dog kennel located on the west side of Hupp Road approximately 0.3 mile north of Long Meadow Drive, in Election District 1.

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**ADJOURN.**

Chairman Ritchie declared the meeting adjourned at 6:54 p.m.

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Chairman

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# Finance Department Staff Report

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July 26, 2023

## **Procurement:**

### **Action:**

**Recreation Center** - The County is seeking design-build proposals from firms authorized to do business in the State of Virginia, to design and build an indoor recreation center on property owned by the County at Rockingham Park at the Crossroads, 1 Rockingham Pk Wy, Penn Laird, VA 22846. The RFP closed July 12, 2023 at 2:00pm. The RFP received three responses and interviews were held on Monday, July 17<sup>th</sup>. Staff recommend awarding the contract to Lantz Construction Company in an amount not to exceed \$13.5 million.

### **No Action:**

**Marketing Services** - The County is seeking proposals from qualified marketing firms to provide comprehensive marketing services to support various initiatives related to recruiting, economic development, and tourism, on a job order contracting basis. The selected firm will be responsible for delivering strategic marketing solutions, executing targeted campaigns, and assisting in promoting the region's potential as a desirable place to live, work, and visit. The RFP closed July 14, 2023 at 2:00pm with six responses, which staff are in the process of reviewing.

**Stone for Landfill** - The purpose of this Invitation to Bid (ITB) is to request formal competitive sealed bids through the Invitation to Bid process to establish a contract for the purchase of stone for the Rockingham County Landfill. The ITB closes August 4, 2023 at 2:00pm.

**Vehicles** - The purpose of this Invitation to Bid (ITB) is to request formal competitive sealed bids through the Invitation to Bid process to establish a contract for the purchase of fourteen (14) vehicles for Rockingham County. The ITB closes August 11, 2023 at 2:00pm.



# COUNTY of ROCKINGHAM

## Finance Department

**Trish Davidson, CPFO**  
**Director of Finance**

TO: Board of Supervisors

FROM: Trish Davidson, Director of Finance

DATE: July 26, 2023

SUBJECT: Surplus Items

The attached list represents items that are no longer used by Rockingham County. If the Board approves the list for surplus, the items may be sold on the public surplus website.

If you have any questions, please don't hesitate to contact me.

TD/bjl

**Items to Declare Surplus -July 2023**

<b>Dept. #</b>	<b>Department</b>	<b>Description</b>	<b>Quantity</b>
3102	Sheriff's Office	2015 Ford Taurus	1
3102	Sheriff's Office	2014 Ford Taurus	5
3102	Sheriff's Office	2013 Ford Taurus	1
3102	Sheriff's Office	2011 Ford Explorer	1
3102	Sheriff's Office	2007 Ford Explorer	1
2110	Court Services	2002 Ford Bus	1

**Items to Discard**



# The Department of Community Development

## Staff Report

July 26, 2023

### Board Action Requested

None.

### Planning Commission Action Items

At its July 5 meeting, the Planning Commission acted on the following items:

Case #	Applicant	Request	Location	Status
OA23-0700	Great Eastern Resort Corporation	Citizen-generated ordinance amendment to the Rockingham County Code, Chapter 17 (Zoning Ordinance), Section 17-404 Planned Resort district (R-4), Subsection 17-404. 05 (d) and Table 17-606, Land Use and Zoning Table to amend the maximum area allowed for Village Centers and add the following five uses as Permitted within the R-4 zoning district: Animal Hospital, Antique or Craft Shop, Farm Market, Group Home, and Nursing Home.	--	Recommended for approval by PC 7/5. To be heard by BOS 7/26.
REZ23-0681	CSJ Family Farm, LLC (c/o Rebecca S. Bowman)	This is a request to rezone 12.647 acres from R-2 (Medium Density Residential) to A-2 (General Agricultural). Election District 2.	Located on the north side of Longs Pump Rd (Rt 721), approximately 0.2 mile east of Kratzer Rd (Rt 753)	Recommended for approval by PC 7/5. To be heard by BOS 7/26.
REZ23-0698	Great Eastern Resort Corporation (Massanutten Station)	This is a request to rezone a total of 224.6 acres to R-4 (Planned Resort); approximately 145 acres currently PCD (Planned Commercial Development) and 80 acres currently A-2 (General Agricultural). All existing master plans within this area would be replaced with a R-4 Master Plan that incorporates all 224.6 acres. Election District 5.	Located on the east side of Resort Dr (Rt 644), south of Bloomer Springs Rd (Rt 646), and west of East Point Rd (Rt 602)	Recommended for approval by PC 7/5. To be heard by BOS 7/26.
REZ23-0712	Great Eastern Resort Corporation (Active Adult)	This is a request to rezone a total of approximately 197.26 acres to R-5 (Planned Neighborhood); 67.5 acres currently A-2 (General Agricultural), 125.25 acres currently RR-1 (Residential or Recreation), and 4.25 acres currently R-5 (Planned Neighborhood). Election District 5.	Located on the north side of Resort Dr (Rt 644), approximately 0.5-mile northeast of Massanutten Dr	Recommended for approval by PC 7/5. To be heard by BOS 7/26.

REZ23-0711	Great Eastern Resort Corporation (Woodstone Meadows)	This is a request to amend approximately 11 acres of the Woodstone Meadows R-5 Master Plan for the redesign of the commercial uses and the addition of a multi-purpose trail. Election District 5.	Located at the intersection of Meadowvista Ln and Resort Dr (Rt 644)	Recommended for approval by PC 7/5. To be heard by BOS 7/26.
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At its August 1 meeting, the Planning Commission will act on the following item:

Case #	Applicant	Request	Location	Status
REZ23-0185	LBD Investments	This is a request to rezone 26.918 acres from A-2 (General Agricultural) to R-5 (Planned Neighborhood). Election District 3.	The property is located on the west side of Boyers Road (Rt 704), approximately 0.2 mile north of Stone Spring Road (Rt 280). Tax Map # 125-(A)- L194.	--

### Solar Projects Approved with Aggregate Cap Totals\*

\*Aggregate cap is 1,800 acres for all facilities. Up to 450 acres of the cap can be projects occupying areas between 50 and 150 acres.

Project Name	Projects of 50 Acres or Less	Projects of 50 to 150 Acres
SolAmerica (Scenic L Farms)	18	
Caden Energix Endless Caverns, LLC		149
Sun Ridge Solar		150
Knight Solar		149
<b>SUBTOTAL</b>	<b>18</b>	<b>448</b>
<b>TOTAL ACREAGE = 466</b>		

### Transportation Project Applications

#### Transportation Alternatives Program

Transportation Alternatives Program (TAP) pre-screening applications have been submitted for construction of sidewalk segments in the Stone Port area. The formal submittal window opens August 1 for acceptably screened applications.

#### Revenue Sharing

Staff has submitted the following projects for pre-screening:

1. Intersection of Port Republic Rd (VA 253) and Cross Keys Rd (VA 276) Turn Lane Improvements- Requesting additional funds to supplement earlier Revenue Sharing award
2. Intersection of Brocks Gap Rd (VA 259) and Runions Creek Rd (Rt. 612) Turn Lane Improvements

The formal submittal window opens August 1 for acceptably screened applications.

## Projects and Reports

Projects & Committees	Staff Lead(s)	Status	Target Date
Comprehensive Plan Rewrite	Rachel & Rhonda	Chapter 7, Land Use, Joint Work Session is August 1. A draft of Chapter 6, Housing, will be part of the work session packet. See webpage for all updates: <a href="https://www.rockinghamcountyva.gov/CivicAlerts.aspx?AID=609">https://www.rockinghamcountyva.gov/CivicAlerts.aspx?AID=609</a>	Early Summer of 2024
Bicycle & Pedestrian Advisory Committee (BPAC)	Rachel	July 17 meeting was cancelled. Next meeting tentatively set for September 18 at 3:30 pm.	Standing Committee

Ongoing Review/Tasks	Staff Lead(s)	Status
Deed/Plat Review	Donna	2 deeds/plats under review as of 7/6/23: 7 pending review, 3 awaiting revision.
Code Compliance	Kelly & Carley	141 active complaints & 24 cases pending legal action as of 6/29/23.
Building Inspections & Plan Review *	Joe	1,425 building/other inspections conducted in June (averaged 75.05 daily) 63 residential plans under review as of 06/30/23 14 commercial plans under review as of 06/30/23 0 rezoning requests under review as of 06/30/23 2 site plans under review as of 06/30/23 1 special use permit under review as of 06/30/23

## Requests Tabled By Board of Supervisors

### Special Use Permit Applications(s):

Date	Case #	Applicant	Request	Location	Election District
1/8/20	19-286	Soil Health Technologies	Composting site (like-use to a refuse and recycling center)	865 Pike Church Rd.	2
12/9/20	20-297	Todd White	Two additional dwellings	728 Fellowship Church	3
6/9/21	21-075	Hank Hensley	Small contractor's business	4765 Pleasant Valley	3
1/11/23	22-2440	Cardosa	Small contractor's business	48 Gravels Road	2

### Rezoning Request(s):

Case #	Applicant	Request	Location	Status
REZ22-2527	Valley View Village LLC	This is a request to rezone 12.825 acres from R-2 (Medium Density Residential) to PMF (Planned Multi-Family) and incorporate this acreage into the existing master plan for 5.3 acres zoned PMF. This master plan amendment would include a total of 420 units. Election District 3.	West side of Reservoir Street (Route 710), approximately 100' north of Fieldale Place. Tax Map # 125-(A)-L159 & 125-(A)-L160.	Tabled 5/24

### Ordinance Amendments(s):

Case #	Applicant	Request	Location	Status
-	-	-	-	-

# County of Rockingham

Rhonda H. Cooper  
Director

## Department of Community Development



### Rezoning Conventional District Case Report 2023-0681

<b>Applicant</b>	CSJ Family Farm, LLC (c/o Rebecca S. Bowman)
<b>Location</b>	3090 Longs Pump Road: North side of Longs Pump Road (Route 721), approximately 0.2 mile east of Kratzer Road (Route 753)
<b>Comprehensive Plan</b>	Agricultural Reserve
<b>Tax Map Number</b>	79-(A)- L162
<b>Present Zoning</b>	R-2 – Medium Density Residential District
<b>Proposed Zoning</b>	A-2 – General Agricultural District
<b>Acreage</b>	12.647
<b>Election District</b>	2
<b>Planning Commission Action</b>	Recommendation of Approval, July 5, 2023
<b>Board of Supervisors Action</b>	

## **General Information:**

### Overview and Background

Located on the north side of Longs Pump Road (Route 721), approximately 0.2 mile east of Kratzer Road (Route 753), this is a request to rezone a 12.647-acre parcel (TM 79-(A)- L162) from R-2 (Medium Density Residential) to A-2 (General Agricultural).

The applicant would like the opportunity to explore agricultural uses.

## **Staff and Agency Analysis:**

### Building Services

All future construction will need to meet the requirements of the Virginia State Building Code.

### Fire

This rezoning request is located within RCFR Station 10's response area. The Fire Marshal's Office has no concerns with this rezoning request.

### Environmental

There are known flooding issues between the driveways of 3090 and 3102 Longs Pump Road.

Land disturbance to exceed 10,000 square feet requires an erosion and sediment control plan and permit; land disturbance over one acre requires an engineered stormwater management plan and construction general permit.

### Planning and Zoning

#### *Zoning Ordinance: (Sec. 17-303)*

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

The minimum acreage required for the A-2 district shall be six (6) contiguous acres. No minimum acreage shall be required for additions that form a logical extension of or adjoin an existing A-1 district or A-2 district. *Staff note:* Subject parcel is greater than six acres and adjoins existing A-2 zoned property to the north, west, and south.

#### *Comprehensive Plan:*

This area is designated in the Comprehensive Plan as Agricultural Reserve which is planned for agricultural uses and uses that support agriculture as a viable way of life and economic enterprise. Within this area, many forms of agriculture are appropriate, including silviculture. Uses that support agriculture are also appropriate. 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.

### Public Works

Public works has no comment regarding this proposed rezoning request. County water and sewer is not available in this area.

### VDOT

VDOT has no objection to the proposed rezoning. Any future access to a VDOT maintained roadway must be in accordance with the VDOT Road Design Manual. A VDOT Land Use Permit is required for any work to be completed

with the VDOT right of way and may be obtained at the VDOT Harrisonburg Residency Office.

VA Department of Health

The local health department has no comment related to this rezoning. If any use of the property requires a sewage disposal system, private well, or any other permit from the health department, applicant shall contact the local health department office prior to construction.

**Considerations:**

**Comprehensive Plan**

This area is designated as Agricultural Reserve in the Comprehensive Plan. The Agricultural Reserve is planned for agricultural uses and uses that support agriculture as a viable way of life and economic enterprise.

**Uses**

No proffer statement has been submitted with this rezoning application, therefore if approved, all A-2 uses would be available.

**Surrounding Area**

The subject parcel adjoins existing A-2 zoned property to the north, west, and south.



**Planning Commission Action:**

On July 5, 2023, the Planning Commission made a recommendation of approval with a roll call vote of 5-0.

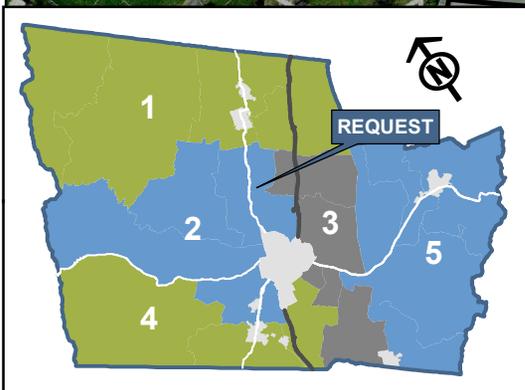
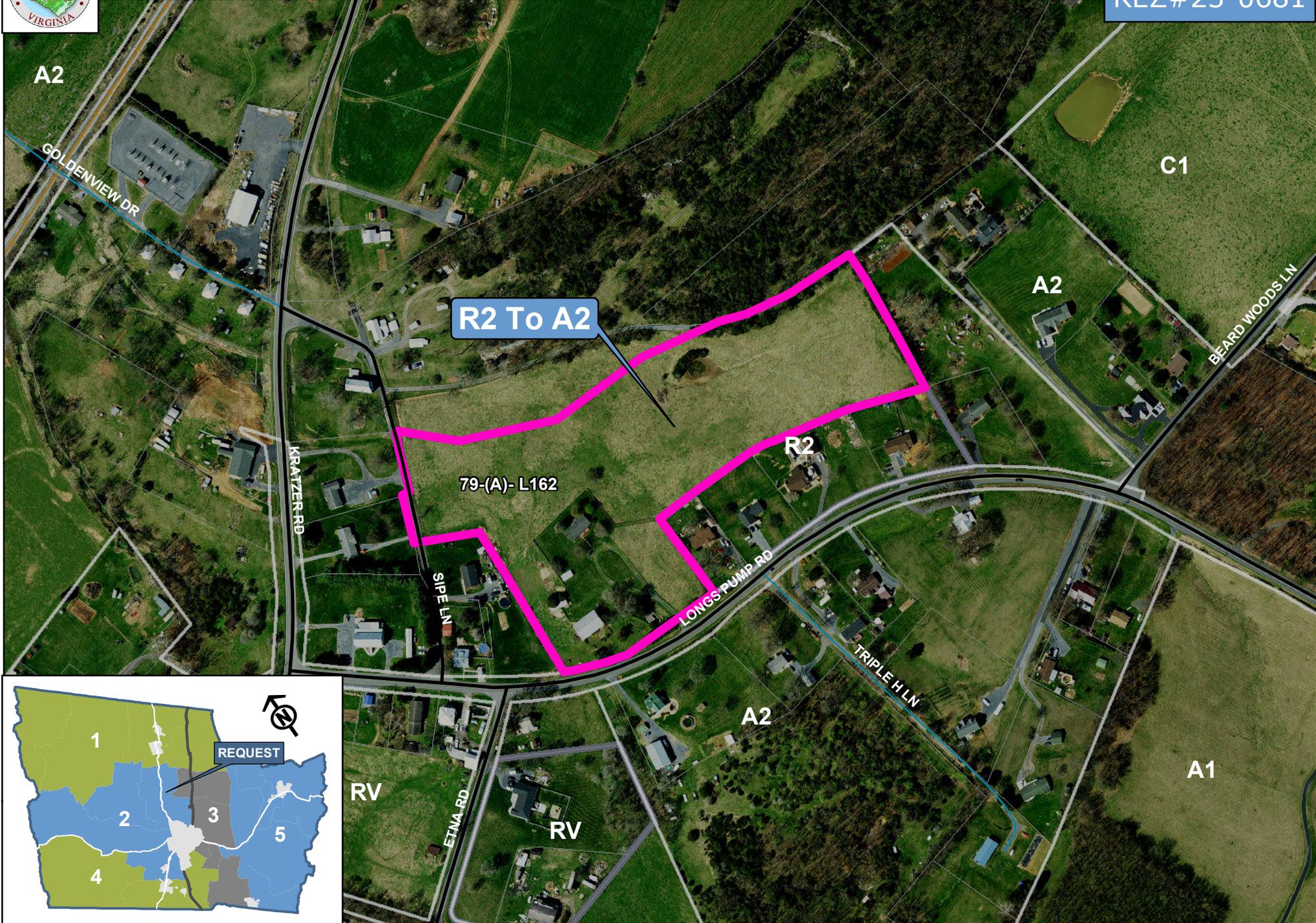


# CSJ Family Farm, LLC Rezoning Request



PC Hearing Date: 7/5/2023

REZ#23-0681





# Rockingham County Rezoning Application

**Office Use Only**  
 Application Date Received: 5/5/23  
 Project Number: RE223-0681

## Application Procedure

The rezoning process usually takes about eight weeks from time of application submittal. However, timing can vary depending on application submission date in connection to scheduled public hearings.

1. Applicant participation in a recommended Pre-Application Meeting to receive early input from county and agency staff. Call (540) 564-5074 for more information and scheduling.
2. Submission of complete application (as a guide, use the check list provided below).
3. Staff and agency application review and comments from the County departments of Building, Engineering, Planning, Fire & Rescue, Public Works, Environmental, Zoning, Economic Development, Public Schools; Virginia Department of Health (VDH); and Virginia Department of Transportation (VDOT). Other applicable agencies may be contacted if needed.
4. Notification letters of public hearing mailed to adjoining landowners.
5. Rezoning sign placed on property in public view and drone video taken of property.
6. Public hearing advertisement placed in the local paper.
7. Planning Commission public hearing\*, review, and recommendation to the Board of Supervisors.
8. Board of Supervisors public hearing\*, review, and final rezoning determination. The decision to approve or deny the rezoning request is ultimately determined by the Rockingham County Board of Supervisors.

\*The applicant, or representative, is encouraged to attend both related public hearings.

## Application Checklist (please submit with application)

It is the responsibility of the applicant to gather all information and submit a complete rezoning application to the Rockingham County Department of Community Development. Applications can be mailed, dropped off in person, or [emailed](#).

- A completed and signed application (digital PDF preferred). *Multiple copies of the application signature sheets can be submitted to provide space for all landowners to sign.*
- A boundary map of the property, showing the metes and bounds description of the area to be rezoned. The submitted map cannot be larger than 11" x 17".
- If rezoning to a [Planned District](#), a [master plan and plan description](#) are required.
- If rezoning to a [Conventional District](#), a [statement of proffers](#) may be submitted.
- Required fee determined by the chart below. Checks should be made payable to "Rockingham County" and credit card payments are subject to a 2.5% convenience fee. **Total included fee:** \$150

Planned Development District Rezoning Request	
Fee	\$750 + \$25/acre
Amendments Involving a Public Hearing	\$750 + \$25/acre
Proffer Amendments Not Involving a Public Hearing	\$750
Conventional District Rezoning Request	
Agricultural (for agricultural uses)	\$150
Single – or Two-family Residential	\$525 + \$25/acre
Residential for More than Two Families	\$525 + \$25/acre
Commercial/Industrial	\$525 + \$25/acre
Other	\$525 + \$25/acre

**Rezoning Application Form**

Property Owner: CSJ Family Farm, LLC c/o Rebecca S. Bowman  
Address: 3090 Longs Pump Rd., Rockingham, VA 22802  
Telephone: 540-833-4816 Email: rbowm5@gmail.com

Other Applicant Party (such as a contract purchaser) if applicable: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Other Contact Person (such as a law or engineering firm) if applicable: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Application Contact: \_\_\_\_\_

Property Location: (N) S E W of (Road Name) LONGS PUMP RD. (Route #) 721  
approximately 0.15 miles/feet (N S E W) of (Road Name) KRATZER RD.  
(Route #) 753 Election District #: 2

Property Tax Map Number(s): 79-(A)L162

Number of acres in rezoning request: 12.647 Current Zoning: R2 Proposed Zoning: A2

Indicate Method of:

Water Supply

- County Water
- City Water \*
- Community System
- Well
- Cistern

Sewage Disposal

- County Sewer
- City Sewer \*
- Community System
- Septic System
- Alternative: \_\_\_\_\_

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

Please check attachments included:

- For **Conventional District** Rezoning: A Statement of Proffers, in compliance with Section 17-1004.03 of Rockingham County's Zoning Ordinance, may be submitted with this form.
- For **Planned District** Rezoning: A Master Plan and Plan Description, in compliance with Section 17-1004.04 of Rockingham County's Zoning Ordinance, shall be submitted with this form.

Rebecca S. Bowman  
Print Name of Landowner

[Signature]  
Signature of Landowner

Rebecca S. Bowman  
Print Name of Applicant or Agent

[Signature]  
Signature of Applicant or Agent

**ORDINANCE AMENDING SECTION 17-404 OF THE CODE OF ORDINANCES  
OF  
ROCKINGHAM COUNTY, VIRGINIA**

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

**That Section 17-404. Planned Resort district (R-4), Subsection 17-404.05 (d)** is hereby amended as follows:

**17-404. Planned Resort district (R-4).**

**Sec. 17-404.01. Definition.**

The R-4 district permits master-planned, and generally self-contained, development that includes a variety of light commercial facilities within village centers, residential accommodations, and recreational facilities that cater to resort visitors and residents.

**Sec. 17-404.02. Requirements**

- (a) Lot design, arrangement, and shape shall be such that lots will provide satisfactory and desirable sites for buildings, be properly related to topography, and provide convenient and safe access.
- (b) Uses in the R-4 district shall be permissible only in the general location shown on the approved master plan.
- (c) The use of any area within the R-4 district shall be shown on the site plan.

**Sec. 17-404.03. Minimum area.**

- (a) The minimum acreage required for the R-4 district shall be five hundred (500) contiguous acres of land.
- (b) No minimum acreage shall be required for additions that form a logical extension of or adjoin an existing R-4 district.

**Sec. 17-404.04. Water and sewer.**

All uses requiring water service shall be served by public water in the R-4 district, all uses requiring sewage treatment shall be served by public sewer.

**Sec. 17-404.05. District areas.**

- (a) Within the district, five (5) types of development areas shall be permitted.
  - (1) "A" area: Single-family detached, accessory dwelling;
  - (2) "B" area: Single-family detached, accessory dwelling, duplexes, rowhouses;
  - (3) "C" area: Single-family detached, accessory dwelling, duplexes, rowhouses, apartments;
  - (4) "D" area: Timeshare: Single-family detached, accessory dwelling, duplexes, rowhouses, apartments;
  - (5) "Village center" area: Hotel or motel units, commercial uses, apartments;

- (b) Village centers shall be light commercial and office areas within which neighborhood- and resort-related commercial uses are located.
- (c) Village centers contain public uses which serve the social, cultural, and service needs of the community.
- (d) Village centers shall not exceed ~~twenty (20)~~ **fifty (50)** percent of the total project area.

**Sec. 17-404.06. Common areas.**

- (a) Common area shall comprise a minimum of twenty-five (25) percent of the total project area.
- (b) A minimum of fifteen (15) percent of the village center shall be common area.
- (c) The village center shall have at least twenty thousand (20,000) square feet in greens or plazas, with the primary or central green or plaza being at least ten thousand (10,000) square feet, and all others required to meet this minimum being at least two (2), twenty-five hundred (2,500) square feet.
- (d) The common area within the village center shall be considered a portion of the twenty-five (25) percent common area required for the total project.

**Sec. 17-404.07. Land uses.**

See article VI, land uses.

**Sec. 17-404.08. Development standards.**

See article VII, development standards.

**Sec. 17-404.09. Area, setback, and height standards.**

See article VIII, area, setback, and height standards.

**All other parts of Section 17-404 are re-affirmed.**

That **Table 17-606. Land Use and Zoning Table** be and hereby is amended by adding the following land uses in the R-4 zoning district, as permitted (P) uses:

P: Permitted; SU: Special Use; A: Permitted Accessory; Asterisk*: Supplemental Standards Apply	<b>Table 17-606. Land Use and Zoning Table</b>																							
	A-1	A-2	RV	RR-1	R-1	R-2	R-3	PSF	PMF	PG	R-4	R-5	MH-1	MHP	MXU	B-1	B-2	BX	PCD	PMR	I-1	PID	S-1	
Animal hospital											P													
Antique or craft shop											P													
Farm market											P													
Group home											P													
Nursing home											P													

All other portions of Table 17-606 continue as they were, reaffirmed and unaffected.

This ordinance shall be effective from the\_\_ day of\_\_\_\_, 2023.

Adopted the \_\_\_\_ day of\_\_\_\_\_, 2023.

Aye                      Nay                      Abstain                      Absent

- Supervisor Ritchie  
District 1
- Supervisor Wolfe-Garrison  
District 2
- Supervisor Chandler  
District 3
- Supervisor Kyger  
District 4
- Supervisor Breeden  
District 5

\_\_\_\_\_  
DEWEY L. RITCHIE,  
Chairman of the Board of Supervisors

ATTESTE:

\_\_\_\_\_  
STEPHEN G. KING  
County Administrator



**The Resorts Companies, Inc.**  
Massanutten Resort | Wilderness Presidential Resort

Phone (434) 973-5677  
Fax (434) 973-5217

*Physical Address*  
610 West Rio Road | Charlottesville, Virginia 22901

*Mailing Address*  
P.O. Box 6006 | Charlottesville, Virginia 22906

May 9, 2023

Mr. Kelly Getz  
Zoning Administrator  
Rockingham County Community Development  
20 East Gay St.  
Harrisonburg, VA 22802

Reference: Zoning Ordinance Amendment Application

Dear Mr. Getz,

Please accept this letter and attached fee of \$500 as an official application to amend Chapter 17 of the Code of Ordinances of the County Rockingham, Virginia. Per the requirements of Section 17-1002.01, the following amendments are proposed along with the reason for amending each section.

**Chapter 17, Article IV, Section 17-404.- Planned Resort District**

This amendment request is to revise the maximum area allowed for Village Centers as currently written in Section 17-404.05 (d) from twenty (20) percent to fifty (50) percent. The reason for this request is to provide more flexibility for resort projects that contain both commercial and residential uses.

**Existing Ordinance Section 17-404.05 (d) language:**

*(d) Village centers shall not exceed twenty (20) percent of the total project area.*

**Proposed Ordinance Section 17-404.05 (d) language:**

*(d) Village centers shall not exceed fifty (50) percent of the total project area.*

**Chapter 17, Article VI- Land Uses, Table 17-606.- Land Use and Zoning Table**

This amendment request is to add the following 5 uses as "Permitted" within the R-4 zoning category.

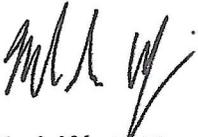
- *Animal Hospital*
- *Antique or Craft Shop*
- *Farm Market*
- *Group Home*
- *Nursing Home*

The reason for this request is to:

1. Provide resort guests and residents access to veterinary services.
2. Provide commercial areas within R-4 resort projects the ability to allow businesses to sell antiques or crafts, as often found in resort communities.
3. Provide commercial areas within R-4 resort projects the ability to offer for sale such items as fresh produce, seasonal fruits, fresh flowers, arts and craft items, and food and beverages. Markets such as these are generally associated with resort communities.
4. Provide flexibility for resort projects to provide housing for all ages and abilities of residents.

Please feel free to contact me if you have any questions regarding the above amendment request or require additional information. Thank you in advance for your consideration.

Regards,



Mark Wagner  
Vice President, Corporate Development

**Great Eastern Resort Corporation**

Cell (540) 830-9126

[mwagner@massresort.com](mailto:mwagner@massresort.com)

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

**PEAK CONSTRUCTION COMPANY, INC.**

2286 RESORT DRIVE  
MCGAHEYSVILLE, VA 22840

SUNTRUST BANK

47790

68-02/510

DATE	AMOUNT
May 08, 2023	\$500.00

PAY Five Hundred & 00/100 Dollars

TO THE ORDER OF Treasurer County of Rockingham  
P. O. Box 471  
Harrisonburg, VA 22801



*W. B. Baker*

AUTHORIZED SIGNATURE

⑈047790⑈ ⑆051000020⑆ 205242561⑈

**PEAK CONSTRUCTION COMPANY, INC.**

47790

Memo:

Check #	Date	Description	Amount	Paid	Disc
47790	May 08, 2023	Treasurer County of Rockingham	\$500.00		
# of Invoices: 1					
Invoice Number	Date	Description	Amount	Paid	Disc
06082023	5/8/2023	Massanutten Station Master Plan	\$500.00	\$500.00	

## Department of Community Development



### Rezoning Planned District Case Report: REZ23-0698

Applicant	Great Eastern Resort Corporation - Massanutten Station
Address/Location	East side of Resort Drive (Rt 644), south of Bloomer Springs Road (Rt 646), west of East Point Road (Rt 602), and north of Spotswood Trail (US 33)
McGaheysville Area Plan	Existing and Future Resort-Related Development
Tax Map#	129-(A)- L27A, 129-(A)- L26A, 129-(A)- L26A3, 129-(A)- L26A2, 129-(A)- L28, 129-(A)- L41, 129-(A)- L45C, 129-(A)- L45B, 129-(A)- 45A, 129-(A)- L27, 129-(A)- L57A, 129-(A)- L57
Present Zoning	PCD - Planned Commercial Development District, A-2 - General Agricultural District
Proposed Zoning	R-4 - Planned Resort District
Acreage	224.600
Election District	5
Planning Commission	Recommendation of Approval, July 5, 2023
Board of Supervisors	

## **General Information:**

Located in Election District 5 on the east side of Resort Drive (Rt 644), south of Bloomer Springs Road (Rt 646), north of Spotswood Trail (US 33), and west of East Point Road (Rt 602), this is a request to rezone a total of 224.6 acres to R-4 (Planned Resort). Of the 224.6 acres in the request, approximately 145 acres are currently zoned PCD (Planned Commercial Development) with the remaining 80 acres currently zoned A-2 (General Agricultural). If approved, all existing master plans within this area would be replaced with a R-4 Master Plan that incorporates all 224.6 acres.

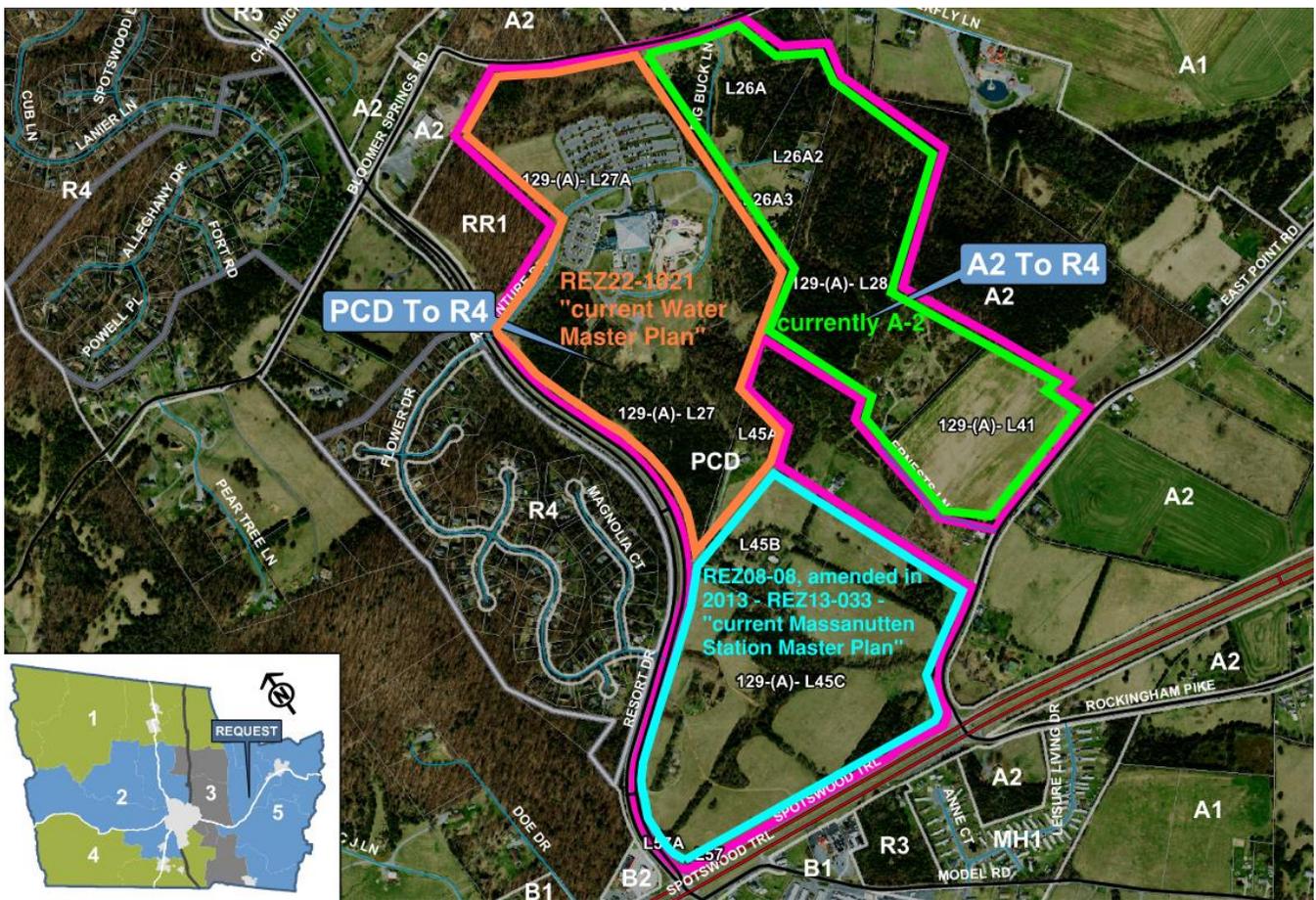
### Rezoning History & Background

Referred to as the current Massanutten Station Master Plan, in 2008 the Board of Supervisors approved REZ08-08, a 67.3-acre PCD (Planned Commercial Development) master planned development. Approved from a zoning standpoint, yet not built, this current Massanutten Station Master Plan is permitted for approximately 264,000 square feet of retail space and up to 235 residential units. This master plan includes professional offices, an outdoor amphitheater, concert hall, welcome center, and recreational fields. This master plan and plan description was most recently amended in 2013 (REZ13-033) to replace the word “condominium” in the plan description to read “residences for full-time and resort vacation users,” not having any effect on use or density. REZ08-08 pertained to tax map and parcel numbers 129-(A)- L57, L57A, L45B, and L45C.

In June of 2022 the Board approved REZ22-1021, a master plan amendment merging the Water Park Master Plan, initially approved in 2008 (REZ08-15), and the Village Festival Master Plan, initially approved in 2004 (REZ03-21), to create the current Water Park Master Plan - an 80.06-acre PCD master planned development. This current Water Park Master Plan includes the area where the water park is located, as well as the 4-acre ground-mounted solar facility that is currently under construction. This master plan also includes a Hotel and Reception and Sales Center, approved from a zoning standpoint, yet not built out. REZ22-1021 pertains to tax map and parcel numbers 129-(A)- L27, L27A, and L45A.

The remaining approximately 80 acres proposed to be included in the subject rezoning request is currently zoned A-2 (General Agricultural) and includes tax map parcel numbers 129-(A)- L41, L28, L26A, L26A2, and L26A3.

In summary, this proposed rezoning would bring the Massanutten Station and Water Park Master Plans, plus the additional 80 acres, into one Massanutten Station Master Plan.



The subject request (REZ23-0698):

This rezoning request seeks to merge the existing 67.3-acre Massanutten Station Master Plan and 80.06-acre Water Park Master Plan, along with approximately 80 acres of A-2 property, to create a contiguous R-4 (Planned Resort District) master planned development totaling 224.6 acres, referred to here on as Massanutten Station.

As set forth in the submitted master plan and plan description, Massanutten Station includes a mixed-use center intended to serve both resort visitors and surrounding communities. In total this development proposes up to 1,255 residential units of varying housing types: single family detached, duplexes, rowhouses, and apartments. Of these 1,255 proposed residential units, 230 will be age-restricted by private covenants and restrictions to qualify as 55-or-over housing. Also proposed are 100 hotel units, 250 hotel/apartment units, and 250 timeshare units.

Access to the development is shown on the master plan to be provided via Adventure Drive and two existing curb cuts located on Resort Drive and Route 33. Additionally, the development includes two new access points on East Point Road, to be fully paid for and constructed by the Developer and designed per VDOT standards. The proposed northern-most entrance on East Point Road would be a full access entrance with an associated left turn lane on East Point Road. The proposed southern-most entrance on East Point Road would be limited to a right-in/right-out. A gated emergency access would be provided to Bloomer Springs Road.

An extensive network of walking and biking trails is proposed throughout the development and provides connectivity to the trails proposed within two additional, but separate rezoning requests: Woodstone Meadows (REZ23-0711) and Active Adult (REZ23-0712) to the north.

This development includes two Village Centers in the areas depicted on the master plan. Village Centers allow for hotel units, commercial uses, and apartments. Village Centers are intended for neighborhood- and resort-related commercial uses which serve the social, cultural, and service needs of the community.

- Located at the northeast corner of Spotswood Trail and Resort Drive in the southern-most area of this proposed

development, the Village Center, labeled as Village Center-Commercial Core on the master plan, intends to be a mixed-use center with commercial uses such as, but not limited to, local shops, services, a hotel, and businesses in a walkable environment. This Commercial Core area will include up to 555 residential units, 230 of which will be age-restricted, with the remaining 325 units in this area to include apartments, some of which may be placed above ground-floor retail uses. This Commercial Core will also include a centrally located outdoor green/plaza to serve as outdoor common area.

- Located in the northern-most area of this development, along Adventure Drive, the Village Center, labeled as Village Center-Recreational Core on the master plan, includes the existing water park, a future water park expansion area, the 4-acre solar facility, and a proposed hotel/apartment building, all of which are permitted uses in the R-4 district.

## **Staff and Agency Analysis:**

### Planning & Zoning

#### *McGaheysville Area Plan*

All area within this proposed development is designated as either Existing or Future Resort-Related Development in the McGaheysville Area Plan.

#### *Zoning Ordinance*

The R-4 district permits “master-planned, and generally self-contained, development that includes a variety of light commercial facilities within village centers, residential accommodations, and recreational facilities that cater to resort visitors and residents. Village centers shall be light commercial and office areas within which neighborhood- and resort-related commercial uses are located.”

### Building Services

All construction will need to be in accordance with the Virginia Uniform Statewide Building Code.

### Engineering

Engineering has no comments at this time.

### Environmental

Land disturbance to exceed 10,000 square feet requires an erosion and sediment control plan and permit; land disturbance over 1 acre requires an engineered stormwater management plan and Construction General Permit.

### Fire

This rezoning request is located within the McGaheysville Volunteer Fire Department and the East Rockingham Emergency Services Station's first-due area. The Fire Marshal's Office has concerns related to the project(s) that will occur in the [proposed] rezoned area. Due to the proposed density and uses within the rezoned area, the burden on the fire and EMS system will greatly increase in an area that already has a large emergency call volume. Also, the proposed ordinance amendment for an increase in the size of a village center is concerning as the normal layout of village centers is not conducive to emergency apparatus response and set-up during emergency operations. The future plan will need to meet the requirements of the Rockingham County Fire Prevention Code, and associated standards, to ensure the safety of citizens and visitors.

*Planning Staff Note:* If the ordinance amendment, OA23-0700, and subsequent rezoning are approved, any future development within the village centers, or any area within the master plan, must receive site plan approval prior to site development and construction. To receive site plan approval, any future site plan would be reviewed by the Fire Department and must meet the requirements and regulations of the Rockingham County Fire Prevention Code.

## Public Works

Public Works staff met with representatives of Great Eastern Resort Corporation on 6/20/23 where additional information was provided concerning the proposed rezoning. Of property being rezoned, the only parcel that can be served by County water and sewer is tax map 129-(A)-L41, 17.95 acres. The remaining property all falls within the service area of the Massanutten Public Service Corporation and would require the water and sewer services be connected to the Corporation. With that, these comments only address tax map 129-(A)-L41. The site can be served by County public water and sewer. County water (12" ductile main) currently ends at a point on the south side of Spotswood Trail approximately 500' west of East Point Road. The 12" main would need to be extended along Spotswood Trail and north along East Point Road to this parcel. Options for sewer would need to be evaluated for the parcel. A private sewer pump station at the Leisure Living Trailer Court currently pumps into a 4" County force main. There may be potential for the pump station to be obtained and converted to a County-owned station. If not, a new pump station would need to be constructed. The Rockingham County has a no-net-gain policy regarding sewer pump stations, which would require the removal of an existing County sewer pump station, if a new one is constructed, and connected to the existing 4" force main. This would require installation of a new 4" main along East Point Road and Spotswood Trail. A connection point would need to be determined but a point along Model Road just east of Spotswood Trail intersection would appear the most feasible.

### Virginia Department of Transportation (VDOT)

Spotswood Trail (US 33)

Functional Class: Principal Arterial

Posted Speed: 55 mph

Traffic Count: 21,000 vpd (2019)

Resort Drive (Rt. 644)

Functional Class: Major Collector

Posted Speed: 45 mph

Traffic Count: 8,100 vpd (2019)

East Point Road (Rt. 602)

Functional Class: Major Collector

Posted Speed: 55 mph

Traffic Count: 3,700 vpd (2021)

The proposed development, which shows a variety of land uses including commercial and office space, hotels, timeshares, single family, multi-family, and assisted living is expected to generate approximately 14,820 vehicle trips per day. This rezoning warrants a Chapter 527 Traffic Impact Analysis (TIA). A TIA was completed in June of 2023.

The master plan has been reviewed in detail only relevant to the rezoning. A more comprehensive review will be required at the time of the site plan stage.

Any internal subdivision street proposed to be accepted into the state secondary road system shall be designed in accordance with the Secondary Street Acceptance Requirements (SSAR). The public street standard will be VDOT GS-SSAR.

Any access to a VDOT maintained roadway must be in accordance with the VDOT Road Design Manual including Appendix F (Access Management) and will be reviewed in greater detail at the site plan stage of development.

VDOT has reviewed the proposed mitigations as stated in the TIA. VDOT concurs with the recommended improvements summarized in Table 7 and Table 8 of the report. The improvements to Route 602 (East Point Road) and Route. (Resort Drive) shall be completed at the time of opening as stated in the TIA.

The entrances on Route 602 have the potential to cause unintended unsafe conditions because of the speed at which vehicles regularly travel on Route 602. The Route 602 improvements should include design features that will encourage southbound traffic to slow down as it is approaching the new entrances. The report shows no traffic taking a right into either entrance on Route 602. Turn Lane warrants will be required at the site plan phase.

The proposed improvements on Route 33 (Spotswood Trail), Route 644 (Resort Drive/Mt. Olivet Church Road), and Route 649 (Island Ford Road) were also recommended in the recent Route 33 Corridor Study. This development is contributing to the need for the recommended improvements at the intersection of Route 33 and Route 644 however, this improvement is not proposed to be built until it is funded through Smart Scale or another funding source. VDOT recommends the details for the funding of these off-site mitigations should be resolved as part of this rezoning request.

It should be noted that, due in part to objections from Great Eastern Resort, Rockingham County did not proceed with the Smart Scale application in 2022 to improve the intersection of Route 33 and 644 as recommended in the Route 33 Corridor Study. It was assumed that, since the resort is generating much of the traffic using that intersection, that they would also contribute to any improvements needed. The original recommendation in the Route 33 Corridor study was for a Thru-Cut, which was significantly less expensive than the traditional improvements at that intersection.

The delay on the minor approaches for nodes 7 and 8 increases with the added trip generation in this submittal and a 2nd approach lane is not recommended. The delays for these minor approaches are reported in terms of lane group (left turn + right turn) rather than by lane. The delay reported at node 7 in the TIA is 67.5 s (LOS E) for the lane group, while the model shows that the left turn has a rather worse delay of 98.8 s (LOS F), with 11.6 s (LOS B) for the right turn. While traffic may redistribute itself between nodes 7 and 8 to choose the optimal path to exit Massanutten Station, sensitivity needs to be given during the site planning process to make this choice available. Concentrating traffic at node 7 may risk the need for alternative intersection control options, which is arguably unfavorable given proximity to the Resort Dr/US-33 intersection. VDOT will request a VJUST analysis at the site plan phase of development and may restrict certain movements at this entrance based on that analysis.

#### Rockingham County Public Schools

It is our understanding that this development will be phased in over a significant amount of time, and that the first five years will generate no or very few students for RCPS due to the early focus on 55+ housing and maybe some workforce housing. In the long term, the students who will come to RCPS from this proposed development will not create a significant capacity issue at the elementary or high school level. Based on a combination of county-wide and school-specific student generation calculations, we expect the development to generate approximately 130 elementary students, 45 middle school students, and 60 high school students.

Although the property is currently dissected by the district line that separates McGaheysville Elementary School and River Bend Elementary School, our plan is to change that line to move the entire development into the River Bend Elementary Area. That school and East Rockingham High School both have capacity reserves that can accommodate the additional students.

Elkton Middle School is an area of concern with respect to this proposed development. The school is currently over capacity by 12 students. However, the school is not seeing significant growth, which is very different from the schools in the UDA that are close to capacity. Even with an additional 45 students, the school could function for a period of time until the capacity issue can be addressed through the Capital Improvement Plan or other solutions in the attendance area.

We do not foresee issues with transportation as long as roads are of sufficient size to accommodate school buses, and are maintained at the same level (fixing potholes, plowing during inclement weather, etc.) that the roads in Massanutten are in order for us to safely provide buses. Intersections will need to be of sufficient size for a school bus to turn around.

We do not anticipate any need for fixed structures to serve as bus stops. Transportation will determine actual physical intersection bus stops dependent on safety and location of our students. Those locations will always be subject to change depending on population growth, loss, and/or the actual physical housing locations.

Virginia Department of Health (VDH)

No comment: public utilities to serve.

## Considerations:

### Proposed Ordinance Amendment: OA23-0700

This rezoning, as currently proposed, is contingent on approval of OA23-0700 which would increase the maximum allowed area for Village Centers in the R-4 (Planned Resort) District from 20% to 50% of the total project area. This ordinance amendment, set to be heard by the Board prior to this rezoning request, would additionally add the uses Animal Hospital, Antique or Craft Shop, Farm Market, Group Home, and Nursing Home as permitted uses in the R-4 District.

### Roadway Improvements

- The Traffic Impact Analysis (TIA), completed in June of 2023, recommended the following improvements to the US 33 (Spotswood Trail) / Route 644 (Resort Drive / Mt Olivet Church Road) Intersection:
  - Installation of additional, dual-left, turn lane on US 33 east bound onto Resort Drive.
  - Installation of additional, dual-left, turn lane on Resort Drive south bound onto US 33.
  - Installation of a dedicated left turn lane on Mt Olivet Church Road northbound onto US 33.



These US 33 / Route 644 TIA-recommended improvements were also included as one of two options in the recent US 33 Corridor Study. The developer is not proposing any monetary contribution nor the construction of the recommended improvements to this intersection as part of this rezoning; without either of these, any improvements to this intersection would come in the form of a future VDOT- and County-submitted transportation project, likely a revenue sharing application which is 50/50 County/VDOT match program.

As stated in the legally binding Plan Description submitted with this rezoning application, and depicted on the master plan, Great Eastern Resort Corporation and Great Eastern Village Festival LLC agree to dedicate Right-of-Way to VDOT for the purpose of facilitating improvements to this intersection. This dedicated Right-of-Way would eliminate, or at least reduce, Right-of-Way acquisition costs for any future transportation project at this intersection, therefore bringing down the overall future County contribution and total cost of the project.

- This development includes two new access points on East Point Road, to be fully paid for and constructed by the Developer, as stated in the Plan Description. Consistent with the recommendations of the TIA, the proposed northern-most entrance on East Point Road would be a full access entrance with an associated left-turn lane on East Point Road. The proposed southern-most entrance on East Point Road would be limited to a right-in/right-out.



### Amenities

The development proposes a multi-purpose trail that would connect Massanutten Station, Woodstone Meadows, and the proposed Active Adult development. Within the proposed residential areas, pedestrian accommodations are required on at least one side of the street while within the proposed Village Centers, pedestrian accommodations are required on both sides of the street. The Master Plan shows connections from the sidewalks to the multi-purpose trails, creating adequate pedestrian connectivity throughout the development and to the adjoining Woodstone Meadows development to the north.

Signage or a pedestrian warning system may be required by VDOT where the multi-purpose trail crosses Bloomer Springs Road. Any recommendation from VDOT is best addressed during the rezoning process.

### Planning Commission Action:

On July 5, 2023, the Planning Commission made a recommendation of approval with a roll call vote of 5-0.

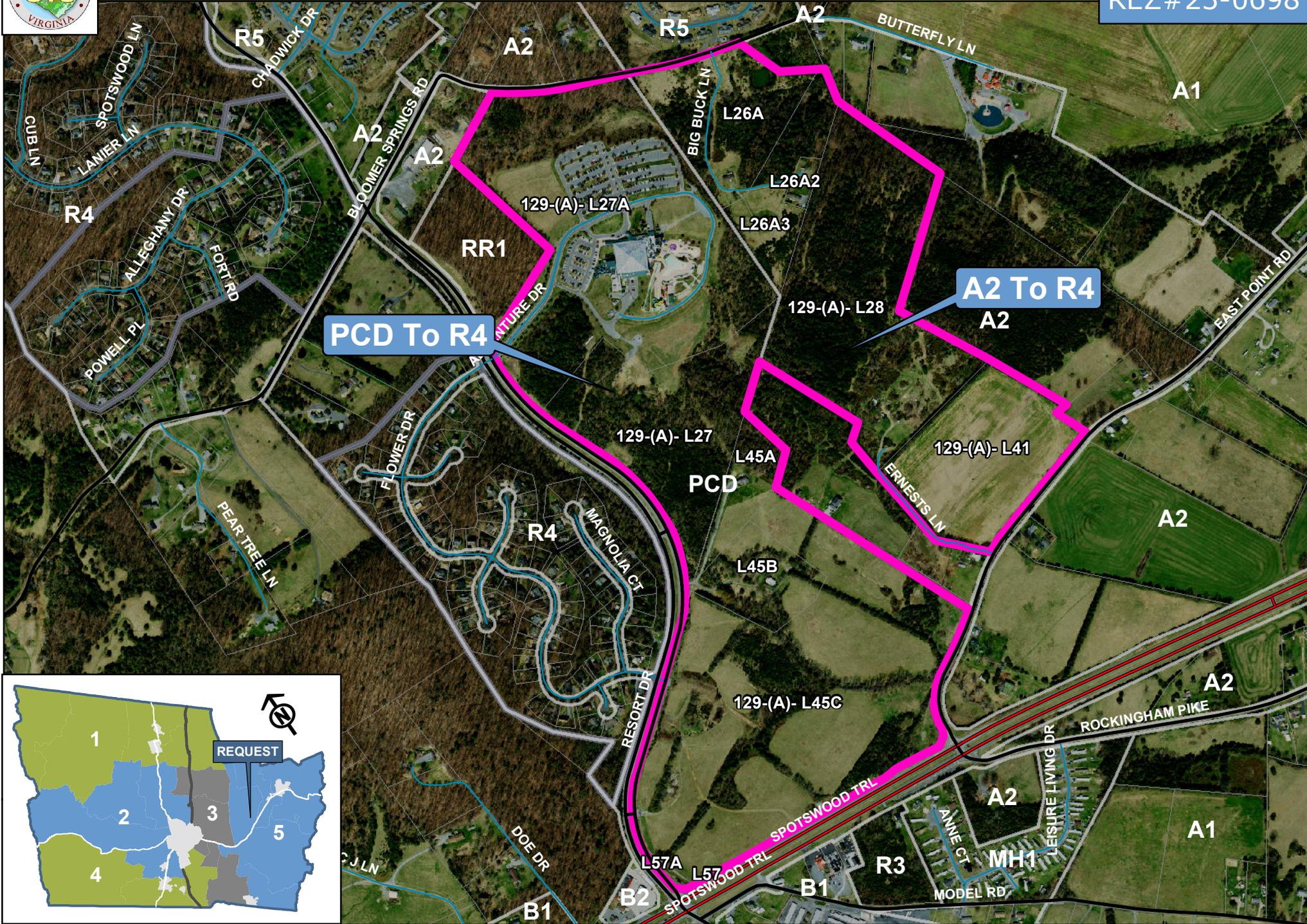


# Massanutten Station Rezoning Request



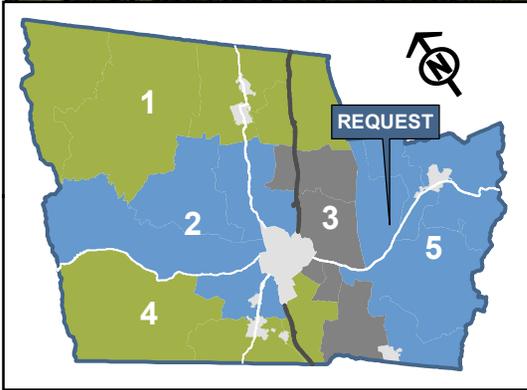
PC Hearing Date: X/X/2023

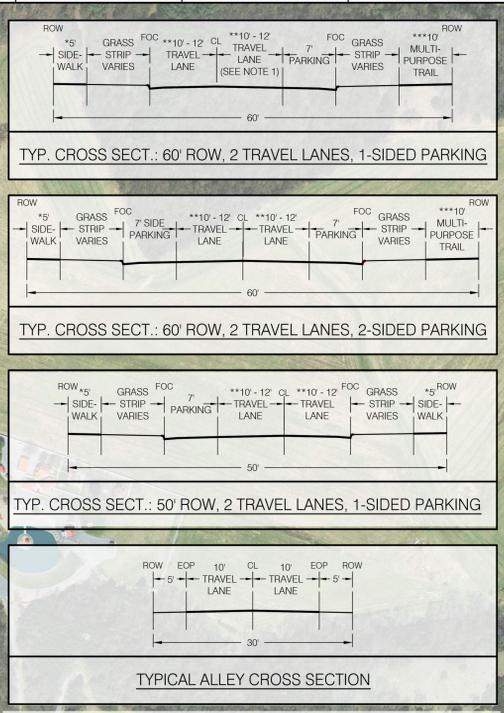
REZ#23-0698



PCD To R4

A2 To R4  
A2





**TYPICAL CROSS SECTION NOTES:**

- \* TYPICAL STREET SECTIONS VARY THROUGHOUT THE DEVELOPMENT BASED UPON FINAL DETERMINATION OF WALKWAY/TRAIL LOCATIONS. WALKWAY/TRAILS IDENTIFIED IN THE STREET SECTIONS ON THIS SHEET MAY BE OMITTED, SO LONG AS A 5' WIDE MINIMUM PEDESTRIAN WALKWAY IS PROVIDED ON AT LEAST ONE (1) SIDE OF THE ROADWAY.
- \*\* TRAVEL LANE WIDTH TO BE DETERMINED BY VEHICLES PER DAY FOR THE PROPOSED ROAD. UP TO 400 VPD, THE MINIMUM WIDTH OF TRAVEL LANES SHALL BE 10 FEET. BETWEEN 401 AND 3,000 VPD THE MINIMUM WIDTH OF TRAVEL LANES SHALL BE 11 FEET. BETWEEN 3,001 AND 5,500 VPD THE MINIMUM WIDTH SHALL BE 12 FEET.
- \*\*\* THE 10 FT. WIDE MULTI-PURPOSE TRAIL SHOWN ON THE TYPICAL CROSS-SECTIONS ABOVE IS OPTIONAL AND DEPICTS A CONDITION WHERE THE MULTI-PURPOSE TRAIL FOLLOWS THE ROAD ALIGNMENT INSTEAD OF BEING LOCATED WITHIN THE COMMON AREA AS INDICATED ON THE MASTER PLAN.

**MASTER PLAN NOTES:**

- A VEHICULAR CONNECTION FROM ADVENTURE DRIVE TO 'C' AREAS ADJACENT TO BLOOMER SPRINGS ROAD MAY BE OMITTED DUE TO TOPOGRAPHIC CHALLENGES AND/OR ADVERSE ENVIRONMENTAL IMPACTS.
- B VEHICULAR ACCESS TO BLOOMER SPRINGS ROAD SHALL BE LIMITED TO EMERGENCY ACCESS ONLY UNTIL VDOT IMPROVEMENTS TO BLOOMER SPRINGS ROAD ARE COMPLETED AND THE APPROVED ROAD CORRIDOR CAN ADEQUATELY ACCOMMODATE ADDITIONAL TRAFFIC.
- C REFER TO PLAN DESCRIPTION FOR RIGHT OF WAY TO BE DEDICATED FOR RESORT DRIVE ROAD IMPROVEMENTS.
- D REFER TO PLAN DESCRIPTION FOR MT. OLIVET CHURCH ROAD RIGHT OF WAY TO BE DEDICATED.
- E REFER TO PLAN DESCRIPTION FOR OFF-SITE STORMWATER EASEMENT DEDICATION FOR ROAD IMPROVEMENTS.
- F LOCATION OF HOTEL AND INDOOR WATER PARK EXPANSION AS INDICATED WITHIN THE VILLAGE CENTER-RECREATIONAL CORE IS PRELIMINARY AND SUBJECT TO CHANGE INCLUDING THE POTENTIAL FOR THE USES TO SWITCH LOCATIONS (HOTEL ON EAST SIDE, WATER PARK EXPANSION ON WEST SIDE OF EXISTING WATER PARK).



OVERALL SITE DATA	
TOTAL SITE AREA:	± 224.6 ACRES
EXISTING ZONING:	PCD, A-2
PROPOSED ZONING:	R-4 PLANNED RESORT DISTRICT
TAX MAP NUMBERS:	SEE SHEET 1
DEVELOPMENT DATA: PLANNED RESORT DISTRICT (R-4)	
B' AREA:	±80 ACRES
C' AREA:	±14 ACRES (SINGLE FAMILY, DUPLEX, TOWNHOUSES, APARTMENTS)
D' AREA:	±7 ACRES (TIMESHARES); SINGLE FAMILY, DUPLEX, TOWNHOUSES, APARTMENTS)
C' OR D' AREA:	±7 ACRES (ALL 'C' AND 'D' USES ALLOWED)
VILLAGE CENTER (COMMERCIAL CORE):	±38.3 ACRES (HOTEL, COMMERCIAL USES, APARTMENTS) 17.05% OF TOTAL PROJECT AREA
VILLAGE CENTER (RECREATIONAL CORE):	±11.0 ACRES (HOTEL, APARTMENTS, RESORT RELATED COMMERCIAL USES, SOLAR ENERGY-LARGE) 18.25% OF TOTAL PROJECT AREA
TOTAL AREA OF VILLAGE CENTER:	±79.3 ACRES (35.3% OF PROJECT AREA)
DENSITY:	
PROPOSED UNITS - AREA 'B':	450 UNITS (7.5 DU / AC.)
PROPOSED UNITS - AREA 'C':	250 UNITS (17.86 DU / AC.)
PROPOSED UNITS - AREA 'D':	250 TIMESHARE UNITS (35.71 DU / AC.)
PROPOSED UNITS - AREA 'C' OR 'D':	* UNITS LOCATED IN THIS AREA ARE ACCOUNTED FOR IN THE 'AREA 'C' AND 'D' ALLOCATIONS LISTED ABOVE
VILLAGE CENTER (COMMERCIAL CORE):	555 UNITS (INCLUDING 230 AGE-RESTRICTED UNITS, SEE PLAN DESCRIPTION)
- HOTEL UNITS	100 ROOMS
- COMMERCIAL	152,600 SF
VILLAGE CENTER (RECREATIONAL CORE):	250 UNITS
- HOTEL/APARTMENT UNITS	60,000 SF
- COMMERCIAL	60,000 SF
EXISTING INDOOR WATER PARK	4 ACRES
INDOOR WATER PARK EXPANSION	
SOLAR ENERGY - LARGE	
TOTAL PROJECT DENSITY:	1,255 UNITS
- RESIDENTIAL UNITS	100 ROOMS
- HOTEL UNITS	250 ROOMS/APARTMENTS
- HOTEL/APARTMENT UNITS	250 TIMESHARE UNITS
- COMMERCIAL	272,600 SF
COMMON AREAS:	
COMMON AREA REQUIRED:	56.15 ACRES (25% OF PROJECT AREA)
COMMON AREA PROVIDED:	56.15 ACRES MINIMUM
COMMON AREA REQUIRED WITHIN VILLAGE CENTER (COMMERCIAL CORE):	5.75 ACRES (15%), 5.75 AC. MINIMUM PROVIDED
VILLAGE CENTER (COMMERCIAL CORE) GREENS/PLAZAS:	GREEN/PLAZA 'C': 20,000 SF MIN. (20,000 SF REQUIRED)
COMMON AREA REQUIRED WITHIN VILLAGE CENTER (RECREATIONAL CORE):	5.03 ACRES (15%), 5.03 AC. MINIMUM PROVIDED
VILLAGE CENTER (RECREATIONAL CORE) GREENS/PLAZAS:	GREEN 'A': 15,000 SF MIN. GREEN 'B': 5,000 SF MIN. (20,000 SF MINIMUM REQUIRED)
PARKING REQUIRED (RESIDENTIAL):	
- SINGLE FAMILY / DUPLEX / TOWNHOUSES:	2 SPACES PER UNIT
- APARTMENTS:	1 BEDROOM UNIT = 1 SPACE PER UNIT 2 BEDROOM UNIT = 1.5 SPACES PER UNIT 3 BEDROOM UNIT = 2 SPACES PER UNIT
- PARKING REQUIRED (VILLAGE CENTER AREAS):	PARKING SHALL BE PROVIDED PER CODE SECTION 17-702.05
SETBACKS AND HEIGHT MAXIMUMS:	
- MINIMUM SETBACKS (INTERIOR LOT LINES):	NONE
- MINIMUM SETBACKS (PERIMETER):	NONE
- MAXIMUM BUILDING HEIGHT:	B' AREA = 45 FEET C' AND D' AREAS = 45 FEET (FOR SINGLE FAMILY, DUPLEX, AND TOWNHOUSES) VILLAGE CENTER = 75 FEET (FOR APARTMENTS)



**MASSANUTTEN STATION MASTER PLAN**  
**ILLUSTRATIVE SITE PLAN**  
 PLANNED RESORT DISTRICT (R-4)  
 ROCKINGHAM COUNTY, VIRGINIA

REVISIONS:

06/13/2023	PER PLANNING COMMENTS

DATE: 05/09/2023

PROJECT No.: 2544-4

EXP./CLIENT No.: 1867-1

SHEET No.:

**2 OF 2**

# **MASSANUTTEN STATION**

## **PLAN DESCRIPTION**

PLANNED RESORT DISTRICT (R-4)  
May 9th, 2023 (REVISED 6/13/23)

TAX MAP NUMBERS: 129-(A)-L27A, 129-(A)-L26A, 129-(A)-L26A3, 129-(A)-L26A2, 129-(A)-L28, 129-(A)-L41, 129-(A)-L45C, 129-(A)-L45B, 129-(A)-L45A, 129-(A)-L27, 129-(A)-L57A, 129-(A)-L57

REZONING CASE NUMBER: REZ23-0698

The Development proposes the rezoning of approximately 224.6 acres, located along Resort Drive (Route 644), between Spotswood Trail (Route 33) and Bloomer Springs Road (Route 646). This request will convert the referenced parcels (see above) into one contiguous R-4 (Planned Resort District) development. Together, the Plan Description and Massanutten Station Master Plan (“Master Plan”) make up the “Massanutten Station Plan” or “Development”.

The Massanutten Station Plan creates a mixed-use center that serves both resort visitors and surrounding communities. The Development includes a variety of housing types and two Village Centers, as generally depicted in the accompanying Master Plan. The first Village Center, referred to as the “Commercial Core”, is intended to be an everyday mixed-use center with uses such as, but not limited to, local shops, services, a boutique hotel, and businesses in a walkable environment. In addition to the commercial uses, the Commercial Core Village Center includes a variety of housing types such as apartments above ground floor retail uses, age-restricted housing, and conventional apartments. Of the 555 proposed residential units within the Village Center Commercial Core, 230 units shall be designated as age-restricted. These units, including assisted living, independent living, and memory care units, shall be age-restricted by covenants and restrictions so as to qualify as “55-or-over housing” under all applicable laws. Recorded covenants shall affirmatively state that removal or substantial revision of any provisions restricting age of occupancy so as to permit permanent residency of minors within these units will require an amendment to the Master Plan and Plan Description for the Project.

A dedicated green/plaza is featured as a public space in the heart of the Commercial Core with flexible outdoor areas that can support special events and overflow parking.

The second Village Center, referred to as the “Recreational Core” includes the existing indoor/outdoor water park and its associated uses in addition to a future water park expansion and an adjacent hotel/apartment building. Components of the existing PCD Water Park Master Plan shall be carried over to the proposed R-4 Planned Resort District, including the existing Green ‘A’/Green ‘B’ areas, solar facility(large), and telecommunication equipment that have been previously approved as part of the Water Park Master Plan.

In addition to the proposed residential uses within the Village Centers, the Development will include a variety of housing types in areas depicted on the accompanying Master Plan. Permitted housing types shall include the following:

- ‘B’ Area:** Single Family Detached, Duplexes, Rowhouses
- ‘C’ Area:** Single Family Detached, Duplexes, Rowhouses, Apartments
- ‘D’ Area:** Timeshare (Single Family Detached, Duplexes, Rowhouses, Apartments)
- ‘C’ or ‘D’ Area:** Area shall include uses allowed in both ‘C’ or ‘D’ areas.

Architecturally, all structures built within the Development shall be regulated and approved by the developer’s Architectural Review Board, which will be established to administer design and construction requirements, including architectural styles, diversity of building character (non-repeat requirements), etc. Material selections

for roofs will adhere to “Firewise Communities for Virginia” recommendations, as established by the Virginia Department of Forestry.

An extensive network of walking and biking trails will be constructed throughout the proposed Development, as generally depicted in the Master Plan. The proposed trails shall include:

- a. Multi-purpose trails that are hard-surfaced (asphalt, concrete, etc.) and measure 10’ in width (minimum), serving as the central spine of non-vehicular mobility, which shall provide connection to multi-purpose trails within the adjacent Woodstone Meadows development. The proposed multi-purpose trail shall either be located off-street within common areas or adjacent to a proposed street.
- b. Pedestrian-only trails that are either hard- or innately surfaced (mulch, stone, etc.) and measure 5’ in width (min), serving spur destinations and recreational areas;

All amenity spaces, as generally depicted on the Master Plan, shall be constructed and opened for use concurrently with adjacent roadway sections.

Access to the Development shall be via Adventure Drive and existing curb cuts located on Resort Drive and Route 33. New access points from East Point Road shall be designed per VDOT standards and constructed by the Developer. The southern entrance shall be right-in/right-out. The northern entrance shall be full movement with an associated left turn lane on East Point Road. Right-of-way for the road widening to facilitate the left turn lane will be granted by the developer. The left turn lane shall be constructed prior to the opening of the northern East Point Rd. entrance. Additional, emergency (gated) access shall be provided to Bloomer Springs Road. Roadway stubs shall be provided, at a minimum, in the direction of parcel designated by TM # 129-A-L42B, as generally depicted on the Master Plan. Inter-parcel connection(s) are illustrated as approximate locations only, and may shift as necessary during formal design, in order to best accommodate existing terrain and natural features.

All water and sanitary sewer services shall be connected to either the Massanutten Public Service Corporation or public mains owned and operated by Rockingham County. Water mains, at a minimum, will be stubbed to neighboring properties concurrently with the roadways mentioned above.

The following right-of-way and easements shall be dedicated for off-site improvements:

1. Great Eastern Resort Corporation and Great Eastern Village Festival LLC agree to dedicate Right-of-Way from Tax Map Parcels 129-(A)-57A and 129-(A)-45C, respectively to VDOT for the purpose of facilitating improvements to the U.S. Route 33 and Resort Drive intersection. The ROW dedication shall be limited to a strip of land no more than 12-feet wide, measured from the current ROW boundary, and no more than 400-feet, measured from the current Route 33 ROW. No land shall be dedicated that would cause a loss of the existing Massanutten Resort Entrance Monument due to construction or that would create a sign setback violation per the Rockingham County Zoning Ordinance. The dedication of said ROW shall occur within 90 days of the request from VDOT and supported by approved ROW plans and surveys for the intersection improvements. Refer to item “C” on the Master Plan for graphic representation of the Right-of-Way to be dedicated.
2. Spotswood Trail LLC agrees to dedicate to VDOT a strip of Right-of-Way to VDOT along the road frontage of Tax Map Parcel 129-(A)-63, located a distance of 25 feet from the centerline of the existing Mt. Olivet Church Road. The dedication of said ROW shall occur within 90 days of the request from VDOT. The Right-of-Way dedication shall be limited to the area in which VDOT currently has a 30-foot prescriptive easement. Refer to item “D” on the Master Plan for graphic representation of the Right-of-Way to be dedicated.

3. Spotswood Trail LLC agrees to dedicate an offsite easement on Tax Map Parcel 129-(A)-63 to VDOT for the sole purpose of constructing a Stormwater Management Facility to treat runoff from VDOT improvements associated with The Route 33/Resort Drive/Mt. Olivet Church Road intersection improvements. The location of said easement shall be located where generally shown on the Master Plan (item 'E') and shall be limited to a maximum area of 12,000 square feet. The dedication of said easement shall occur within 90 days of the request from VDOT and supported by approved ROW plans and surveys for the intersection improvements. Any stormwater measures located within the easement shall be owned and maintained by VDOT in perpetuity and shall not interfere with the existing BMP located adjacent to the proposed easement



# Rockingham County Rezoning Application

### Office Use Only

Application Date Received: \_\_\_\_\_

Project Number: \_\_\_\_\_

## Application Procedure

The rezoning process usually takes about eight weeks from time of application submittal. However, timing can vary depending on application submission date in connection to scheduled public hearings.

1. Applicant participation in a recommended Pre-Application Meeting to receive early input from county and agency staff. Call (540) 564-5074 for more information and scheduling.
2. Submission of complete application (as a guide, use the check list provided below).
3. Staff and agency application review and comments from the County departments of Building, Engineering, Planning, Fire & Rescue, Public Works, Environmental, Zoning, Economic Development, Public Schools; Virginia Department of Health (VDH); and Virginia Department of Transportation (VDOT). Other applicable agencies may be contacted if needed.
4. Notification letters of public hearing mailed to adjoining landowners.
5. Rezoning sign placed on property in public view.
6. Public hearing advertisement placed in the local paper.
7. Planning Commission public hearing\*, review, and recommendation to the Board of Supervisors.
8. Board of Supervisors public hearing\*, review, and final rezoning determination. The decision to approve or deny the rezoning request is ultimately determined by the Rockingham County Board of Supervisors.

*\*The applicant, or representative, is encouraged to attend both related public hearings.*

## Application Checklist *(please submit with application)*

It is the responsibility of the applicant to gather all information and submit a complete rezoning application to the Rockingham County Department of Community Development. Applications can be mailed, dropped off in person, or [emailed](#).

- A completed and signed application (digital PDF preferred). *Multiple copies of the application signature sheets can be submitted to provide space for all landowners to sign.*
- A boundary map of the property, showing the metes and bounds description of the area to be rezoned. The submitted map cannot be larger than 11" x 17".
- If rezoning to a [Planned District](#), a [master plan and plan description](#) are required.
- If rezoning to a [Conventional District](#), a [statement of proffers](#) may be submitted.
- Required fee determined by the chart below. Checks should be made payable to "Rockingham County" and credit card payments are subject to a 2.5% convenience fee. **Total included fee: \$6,375**

Planned Development District Rezoning Request	
Fee	\$750 + \$25/acre \$750+ (225 ac.x \$25) = \$6,375)
Amendments Involving a Public Hearing	\$750 + \$25/acre
Proffer Amendments Not Involving a Public Hearing	\$750
Conventional District Rezoning Request	
Agricultural (for agricultural uses)	\$150
Single – or Two-family Residential	\$525 + \$25/acre
Residential for More than Two Families	\$525 + \$25/acre
Commercial/Industrial	\$525 + \$25/acre
Other	\$525 + \$25/acre

**Rezoning Application Form**

Great Eastern Resort Corporation, Great Eastern Waterpark LLC,  
**Property Owner:** Great Eastern Rentals LLC, Great Eastern Village Festival LLC,  
**Address:** PO Box 6006, Charlottesville, VA 22906  
**Telephone:** 540-437-3364 **Email:** mwagner@massresort.com

**Other Applicant Party (such as a contract purchaser) if applicable:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Telephone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Other Contact Person (such as a law or engineering firm) if applicable:** Valley Engineering  
**Address:** 4901 Crowe Drive, Mt. Crawford, VA 22841  
**Telephone:** 540-820-7296 **Email:** cgeorge@valleyesp.com

**Application Contact:** Mark Wagner (Great Eastern), 540-830-9126

**Property Location:** (N S E W) of (Road Name) Spotswood Trail (Route #) 33  
approximately 0 miles/feet (N S E W) of (Road Name) Resort Drive  
(Route #) 644. **Election District #:** 5

**Property Tax Map Number(s):** See attached

**Number of acres in rezoning request:** 224.6 (Total) **Current Zoning:** PCD, A-2 **Proposed Zoning:** R-4  
206.65 AC. (Great Eastern controlled)

**Indicate Method of:**

Water Supply

- County Water
- City Water \*
- Community System
- Well
- Cistern

Sewage Disposal

- County Sewer
- City Sewer \*
- Community System
- Septic System
- Alternative: \_\_\_\_\_

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

**Please check attachments included:**

- For Conventional District Rezoning:** A Statement of Proffers, in compliance with Section 17-1004.03 of Rockingham County's Zoning Ordinance, may be submitted with this form.
- For Planned District Rezoning:** A Master Plan and Plan Description, in compliance with Section 17-1004.04 of Rockingham County's Zoning Ordinance, shall be submitted with this form.

GREAT EASTERN RESORT CORP. / MARK WAGNER  
Print Name of Landowner  
[Signature]  
Signature of Landowner

GREAT EASTERN RESORT CORP. / MARK WAGNER  
Print Name of Applicant or Agent  
[Signature]  
Signature of Applicant or Agent

# Rezoning Application Form

Property Owner: Sharon Rosser

Address: 815 8th Street, Shenandoah, VA 22849

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Other Applicant Party (such as a contract purchaser) if applicable: Great Eastern Resort Corp.

Address: PO Box 6006, Charlottesville, VA 22906

Telephone: 540-437-3364

Email: mwagner@massresort.com

Other Contact Person (such as a law or engineering firm) if applicable: Valley Engineering

Address: 4901 Crowe Drive, Mt. Crawford, VA 22841

Telephone: 540-820-7296

Email: cgeorge@valleyesp.com

Application Contact: Mark Wagner (Great Eastern), 540-830-9126

Property Location:  N  S  E  W of (Road Name) East Point Road (Route #) 602  
approximately 0.25 miles/feet  N  S  E  W of (Road Name) Spotswood Drive  
(Route #) 33. Election District #: 5

Property Tax Map Number(s): 129-(A)-L41

Number of acres in rezoning request: 224.6 (Total) Current Zoning: A-2 Proposed Zoning: R-4  
17.95 AC. (Rosser Tract)

Indicate Method of:

Water Supply

- County Water
- City Water \*
- Community System
- Well
- Cistern

Sewage Disposal

- County Sewer
- City Sewer \*
- Community System
- Septic System
- Alternative: \_\_\_\_\_

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

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Sharon Rosser  
Print Name of Landowner

Sharon Rosser  
Signature of Landowner

GREAT EASTERN RESORT CORP. / MARK WAGNER  
Print Name of Applicant or Agent

[Signature]  
Signature of Applicant or Agent

## Guide: Statement of Proffer for Conventional Zoning Districts *(if applicable)*

The Rockingham County Zoning Ordinance allows applicants for [Conventional District](#) rezoning to offer a statement of proffers (conditions) to be placed on the land as a part of the rezoning application. If approved by the Board of Supervisors, such proffers shall become legally binding regulations applying to the land rezoned in addition to existing zoning regulations. The existence of such proffers will be notated on the County's zoning map and will apply to the land, regardless of changes in ownership, unless or until the proffers are changed through a future ordinance amendment process.

Reference [Section 17-1004.03](#) of the Zoning Ordinance located on the County's website for more information and formatting requirements.

## Guide: Master Plan & Plan Description for Planned Zoning Districts *(required)*

The Rockingham County Zoning Ordinance requires [Planned District](#) rezoning applications to include a master plan and plan description. The master plan, plan description, and any demonstrative materials submitted with the application will become part of the record of the hearing on the application and become legally binding elements of the zoning ordinance and map if the rezoning is approved by the Board of Supervisors. A separate statement of proffers are not a component of a Planned District rezoning.

**Master plan and plan description shall include the following information as a minimum:**

1. A vicinity map at a scale of not less than one (1) inch equal to one thousand (1,000) feet showing surrounding properties, surrounding public streets, and private roads.
2. An accurate boundary survey of the tract.
3. An existing conditions map(s) showing elements specified in Section 17-1004-04.
4. A master plan showing elements specified in Section 17-1004-04.
5. A plan description, to include a summary of design elements such as lot characteristics, building heights, and common area characteristics, and to convey any items required above which cannot be effectively illustrated with images.

Reference [Section 17-1004.04](#) of the Zoning Ordinance located on the County's website for more information and requirements.

## PROPERTY TAX MAP NUMBERS

 <span style="font-size: 1.2em; font-weight: bold;">SUMMARY OF EXISTING PROPERTY OWNERSHIP</span>				
PARCEL	TAX MAP	OWNER	ZONING	USE
A	129-(A)-L27A	GREAT EASTERN WATERPARK, LLC	PCD	WATER PARK / UNDEVELOPED
B	129-(A)-L26A	GREAT EASTERN RENTALS, LLC	A2	HOMESITE / PASTURE
C	129-(A)-L26A3	GREAT EASTERN RENTALS, LLC	A2	HOMESITE / PASTURE
D	129-(A)-L26A2	GREAT EASTERN RENTALS, LLC	A2	HOMESITE
E	129-(A)-L28	GREAT EASTERN VILLAGE FESTIVAL, LLC	A2	MANUFACTURED HOMESITE / WOODED
F	129-(A)-L41	SHARON K. ROSSER	A2	TILLABLE
G	129-(A)-L45C	GREAT EASTERN VILLAGE FESTIVAL, LLC	PCD	PRIVATE RESORT
H	129-(A)-L45B	GREAT EASTERN RENTALS, LLC	PCD	HOMESITE / RESIDENTIAL
J	129-(A)-L45A	GREAT EASTERN RENTALS, LLC	PCD	HOMESITE / RESIDENTIAL
K	129-(A)-L27	GREAT EASTERN WATERPARK, LLC	PCD	UNDEVELOPED
L	129-(A)-L57A	GREAT EASTERN RESORT CORPORATION	PCD	COMMERCIAL
M	129-(A)-L57	GREAT EASTERN VILLAGE FESTIVAL, LLC	PCD	RESIDUAL

## Department of Community Development



### Rezoning Planned District Case Report: REZ23-0711

Applicant	Great Eastern Resort Corporation - Woodstone Meadows
Address/Location	Located at the intersection of Meadowvista Ln and Resort Dr (Rt. 644).
McGaheysville Area Plan	Existing Resort Related Development
Tax Map #	128-(A)- L123, 128D1-(2)- LB, 129-(A)- L126, 129-(A)- L16A, 128-(A)- L119A, 128-(A)- L122A2, 129-(A)- L15A, 128D1-(2)- LA, 128-(A)- L119, 128-(A)- L123A, 128-(A)- L122A, 128-(A)- L122A1, 128-(8)- L2, 128-(8)- L1, 128-(A)- L128, 128-(A)- L129, 128-(A)- L127A, 128-(2)- L5B, 128-(A)- L4D2, 128-(A)- L4D, 128-(A)- L123A, 128-(A)- L4D1
Present Zoning	R-5 - Planned Neighborhood District
Proposed Zoning	R-5 - Planned Neighborhood District (Master Plan Amendment)
Acreage	429.462
Election District	5
Planning Commission	Recommendation of Approval, July 5, 2023
Board of Supervisors	

## **General Information:**

### Overview and Background

Woodstone Meadows, located within the Massanutten Resort area and zoned R-5 (Planned Neighborhood District), is an established timeshare community with resort-related amenities and commercial uses. Current commercial uses within the central resort check-in building are timeshare sales, restaurant, indoor-outdoor pool facility, physical fitness facility, arcade, escape room, and administrative offices. Uses surrounding the central check-in building include a spa, general store, hub for seasonal activities, and recreational activities such as tennis and pickleball.

This master plan amendment proposes the redesign of the newly designated Woodstone Meadows Neighborhood Center area to organize uses that are open to the general public along a promenade designed for daily activities, as well as special events and festivals. One of the proposed new buildings would relocate the sales center adjacent to the current check-in center.

This amendment also proposes a multi-purpose trail system that will connect the Woodstone Neighborhood Center to the proposed Massanutten Active Adult community to the north, to Woodstone Meadows' Regal Vista timeshare area, to the proposed Massanutten Station to the south.

## **Staff and Agency Analysis:**

### Planning and Zoning

#### *McGaheysville Area Plan*

This area is designated as Existing Resort-Related Development in the McGaheysville Area Plan. The Woodstone Meadows Master Plan includes timeshares, sales, and amenities to serve the timeshare residents and is consistent with resort-related development.

#### *Zoning Ordinance*

The R-5 district provides a variety of housing types and affordability; services and neighborhood-oriented businesses within neighborhood centers; parks and open space for recreation, conservation, or other common benefits; preservation of natural landscape features and amenities; transportation networks within the development that accommodate vehicles, bicycles, pedestrians, and, where appropriate, transit; and streets, sidewalks, and paths that interconnect internally and to adjoining properties. While allowing for a variety of uses, the R-5 district is primarily residential.

### Building Services

All construction will need to be in accordance with the Virginia Uniform Statewide Building Code.

### Engineering

No comments at this time.

### Environmental

During the construction of Regal Vistas Phase 9 there have been drainage issues which affected downstream properties. *[Planning Staff Note: After further discussion with Environmental staff, concerns regarding drainage issues have been resolved.]* The proposed multipurpose trail appears to intersect an existing stormwater BMP within the Regal Vistas development. *[Planning Staff Note: The proposed location of the multi-purpose trail is stated to be conceptual only and will not affect the existing stormwater BMP.]*

### Fire

This rezoning request is located within the McGaheysville Volunteer Fire Department and the East Rockingham

Emergency Services Station's first-due area.

### Public Works

Rockingham County water and sewer utilities are not available in this area. Water and sewer services would be provided by Massanutten Public Service Corporation (MPSC).

### Virginia Department of Transportation (VDOT)

- Rt 644 (Resort Drive), 8,100 vehicles per day, 45 mph, Major Collector

Any access to a VDOT maintained roadway must be in accordance with the VDOT Road Design Manual including Appendix F (Access Management) and will be reviewed in greater detail at the site plan stage of development.

## **Considerations:**

### **Uses**

This request is redesigning existing commercial uses within Woodstone Meadows Village Center. These commercial uses were not included in the TIA for Active Adult and Massanutten Station, since they are primarily existing. The reconfiguration would provide more publicly visible commercial uses along the promenade and provide more recreational opportunities to the community.

### **Common Area Connectivity**

The proposed request includes a multi-purpose trail that connects Massanutten Station, Woodstone Meadows, and Active Adult Community. The primary segments of these trails would accommodate pedestrians, bicyclists, and golf carts. This internal trail system allows residents and visitors from each of these communities to safely access amenities and commercial areas without interfacing with motorized traffic on Resort Drive (Rt 644).

A crosswalk will be required for the multi-purpose trail to cross Resort Drive, connecting Woodstone Meadows to Active Adult. The TIA recommended this crossing be examined for traffic control since this will likely be of the "mid-block" variety and will need to be reviewed for appropriate sight distance, traffic calming, proper stop control, and advanced warnings for motorists (e.g., solar-enabled flashing pedestrian crosswalk signs). The multi-purpose trail also would cross Bloomer Springs Rd.

## **Planning Commission Action:**

On a roll call vote of 5-0, the Planning Commission recommended approval of the rezoning request.



### AREA & DENSITY TABULATION

AREA:	429.462 AC
MINIMUM ALLOWABLE OPEN SPACE:	107.37 AC (25%)
PERMANENT OPEN SPACE:	109 AC (25%)
RECREATIONAL OPEN SPACE:	101 AC (23%)
COMMERCIAL AREA (TOTAL):	30 AC (7%)
COMMERCIAL AREA OUTSIDE NEIGHBORHOOD CENTER AREA:	±15.5 AC
NEIGHBORHOOD CENTER AREA:	±14.5 AC
NC COMMON AREA REQUIRED:	±2.9 AC (20%)
NC COMMON AREA PROVIDED:	2.9 AC, MIN.
DWELLING UNITS:	TIMESHARE
TOTAL APPROVED UNITS:	1700 UNITS
BEDROOMS PER UNIT:	4 BEDROOMS (75%) 2 BEDROOMS (25%)
GROSS DENSITY:	3.9 UNITS/AC

### TRACT SCHEDULE

DB 1363 PG 544, TM #128 (A) 123, ZONED R-5, LAND USE: RESORT, COMM. UNDEVELOPED, ±38.496 AC
DB 1378 PG 785, TM #128(1) (2) LB, ZONED R-5, LAND USE: RECREATIONAL OPEN SPACE, ±23.439 AC
DB 3857 PG 32, TM #129 (A) 126, ZONED R-5, LAND USE: RESORT, ±77.205 AC
DB 2414 PG 572, TM #129 (A) 16A, ZONED R-5, LAND USE: RESORT P.U.D., ±47.86 AC
DB 1910 PG 325, TM #128 (A) 119A, ZONED R-5, LAND USE: RESORT, ±8.358 AC
DB 857 PG 26, TM #128 (A) L122A2, ZONED R-5, LAND USE: RESORT, ±11.237 AC
DB 1952 PG 394, TM #129 (A) 15A, ZONED R-5, LAND USE: COMMERCIAL, ±2 AC
DB 2389 PG 672, TM #128(1) (2) LA, ZONED R-5, LAND USE: OPEN SPACE, PASTURE, STORAGE, STABLE, ±11.72 AC
PARCEL REMOVED FROM MASTER PLAN
DB 1772 PG 55, TM #128 (A) L123A, ZONED R-5, LAND USE: RESORT, ±0.900 AC
DB 1527 PG 591, TM #128 (A) L123A, ZONED R-5, LAND USE: RESORT, ±33.587 AC
DB 1684 PG 501, TM #128 (A) 122A1, ZONED R-5, LAND USE: RESORT, ±14.21
DB 4656 PG 109, TM #128 (B) L2, ZONED R-5, LAND USE: COMMERCIAL, UNDEVELOPED, ±4.765 AC
DB 2577 PG 415, TM #128 (B) L1, ZONED R-5, LAND USE: UNDEVELOPED, ±1.783 AC
DB 1705 PG 479, TM #128 (A) L128, ZONED R-5, LAND USE: HOMESITE, UNDEVELOPED, ±3.384 AC
DB 4656 PG 109, TM #128 (A) L129, ZONED R-5, LAND USE: HOMESITE, UNDEVELOPED, ±1.025 AC
DB 4656 PG 109, TM #128 (A) L127A, ZONED R-5, LAND USE: HOMESITE, UNDEVELOPED, ±1.318 AC
DB 1521 PG 1, TM #128 (2) L5B, ZONED R-5, LAND USE: UNDEVELOPED, ±8.474 AC
DB 2539 PG 712, TM #128 (A) L402, ZONED R-5, LAND USE: UNDEVELOPED, ±9.774 AC
DB 766 PG 32 & 34, TM #128 (A) L4D, ZONED R-5, LAND USE: WASTE WATER TREATMENT PLANT, ±13.121 AC, OWNER: MPSC
DB 2272 PG 709, TM #128 (A) L123A, ZONED R-5, LAND USE: COMMERCIAL, ±0.707 AC
DB 3857 PG 29, TM #128 (A) L4D1, ZONED R-5, LAND USE: COMMERCIAL, ±13.674 AC

### KEY TO IMPROVEMENTS & AMENITIES

**RECREATIONAL:**

- GOLF COURSE
- TENNIS/BASKETBALL COURTS
- SWIMMING POOL COMPLEX
- CLUBHOUSE
- PICNIC AREA & SHELTER
- CLUBHOUSE, TENNIS/BASKETBALL COURTS, COMMUNITY COMPLEX
- PLAYGROUND AREA

**COMMERCIAL:**

- GOLF COURSE MAINTENANCE AREA
- WASTE WATER TREATMENT EXPANSION
- HORSEBACK RIDING STABLES
- MAINTENANCE AREA, STORAGE FACILITIES, ACTIVITY CENTER & OFFICE SPACE
- ADMINISTRATIVE OFFICE
- TIME-SHARE
- MAINTENANCE & REFUSE AREA

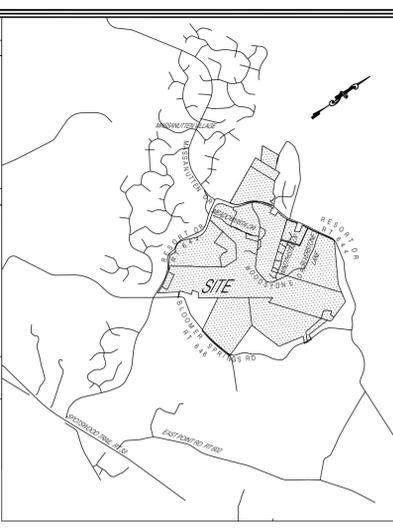
EXISTING WOODED AREA - TO REMAIN IN NATURAL UNDISTURBED STATE TO FULLEST EXTENT POSSIBLE

### PROJECT LEGEND

**SYMBOLS**

- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- CLUSTER LINES
- PHASE LINES
- MULTI-PURPOSE TRAIL
- 5' PEDESTRIAN TRAIL
- VEGETATIVE BUFFERS/SCREENING ZONES
- 100 YEAR FLOOD PLAIN

\* ANY SYMBOL THAT IS NOT CALLED OUT SHALL BE EXISTING  
 \*\* ANY SYMBOL THAT IS TO BE PROPOSED SHALL BE CALLED OUT  
 \*\*\* SYMBOL SIZE MAY VARY ON DRAWING TO CORRESPOND TO SCALE



- ### NOTES:
- PUBLIC WATER & SEWER SERVICE TO BE PROVIDED FOR ALL COMMERCIAL USES AND FOR ALL DWELLING UNITS. LOCATION OF PROPOSED WATER & SEWER LINES, MANHOLES, FORCE MAINS AND PUMP STATIONS IS CONCEPTUAL ONLY. FINAL DESIGN WILL BE SHOWN ON THE FINAL PLANS.
  - PRESENT LAND USE: PASTURE, HAYFIELD, WOODED AREAS AND EXISTING RECREATION, SERVICE AND TIMESHARE DEVELOPMENT.
  - FUTURE STORM WATER DRAINAGE PLAN AND FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. EROSION AND SEDIMENT CONTROL PLANS SHALL BE PROVIDED FOR ALL CONSTRUCTION, IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK.
  - BASED ON THE IMPLIED DEFINITION OF THE CURRENT COMPREHENSIVE PLAN OF ROCKINGHAM COUNTY, VIRGINIA, AVAILABLE GEOLOGIC MAPS AND FIELD INSPECTIONS INDICATE THE ABSENCE OF "SIGNIFICANT GEOLOGIC DATA".
  - ALL INTERNAL STREETS TO BE PRIVATELY OWNED & MAINTAINED. ALL STREETS AND ROADS OPEN TO PUBLIC ACCESS SHALL BE SURFACED AND MAINTAINED TO CREATE A DUST FREE ENVIRONMENT.
  - A PORTION OF THE LAND SHOWN HEREON IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN. ALL LAND SHOWN IS DESIGNATED ON THE FEMA FLOOD INSURANCE RATE MAPS DATED SEPTEMBER 29, 1986, ON MAP #510133 0556B AND IS SHOWN AS ZONE "A2" (AREAS OF 100 YEAR FLOOD PLAIN).
  - PEDESTRIAN CIRCULATION ROUTES TO CONCLUDE WITH THE ROAD SYSTEM, EXCEPT WHERE SHOWN OTHERWISE.
  - SEE ATTACHED SURVEY PLATS FOR PROPERTY LINE METES AND BOUNDS.
  - NEIGHBORHOOD VILLAGE USES MAY INCLUDE, BUT ARE NOT LIMITED TO, CHECK IN/OUT SERVICES, RESORT AND REAL ESTATE SALES, RESORT/RESIDENT SERVICES, RETAIL SALES/GENERAL STORE, GOLF PRO SHOP, SPA'S, RESTAURANTS, ACTIVITY AREAS, ADMINISTRATIVE OFFICES, OUTDOOR RENTALS, OUTDOOR SPORTS, PLAYGROUNDS, ETC. LOCATION OF EACH USE WITHIN THE NEIGHBORHOOD VILLAGE AREA TO BE DETERMINED AT TIME OF DEVELOPMENT.

Revision	Date	Requested By
1	3/20/01	CLIENT
2	3/31/03	CLIENT
3	5/29/03	ROCKINGHAM COUNTY
4	12/24/03	CLIENT
5	2/27/04	CLIENT
6	3/10/04	ROCKINGHAM COUNTY
7	6/16/05	CLIENT
8	4/27/07	CLIENT
9	6/28/07	ROCKINGHAM COUNTY
10	8/3/07	ROCKINGHAM COUNTY
11	04/07/09	CLIENT
12	04/16/09	CLIENT
13	07/05/11	CLIENT
14	05/25/16	CLIENT
15	06/13/22	CLIENT
16	06/20/22	PER PLANNING COMMENTS
17	05/09/23	CLIENT
18	06/13/23	PER PLANNING COMMENTS

Revision	Date	Requested By
19	06/28/23	PER PLANNING COMMENTS

# WOODSTONE MEADOWS

STONEWALL DISTRICT, MCGAHEYSVILLE, VIRGINIA

# R-5 MASTER PLAN



**VALLEY ENGINEERING**  
 4901 CROWD DRIVE  
 MOUNT CRAWFORD, VA 22841  
 TELEPHONE (540) 434-6365  
 www.valleyesp.com

**OWNER/DEVELOPER**  
 GREAT EASTERN RESORT CORPORATION  
 C/O PEAK CONSTRUCTION  
 P.O. BOX 1227  
 HARRISONBURG, VA 22801

PROJECT No	6092-9
SCALE:	1" = 200'
DATE:	3/5/01
REV:	06/28/23
SHEET	1 OF 1

# **WOODSTONE MEADOWS**

## **PLAN DESCRIPTION**

MASTER PLAN AMENDMENT REQUEST

DATE: MAY 9th, 2023 (REVISED 6-28-23)

REZONING CASE NUMBER: REZ23-0711

The objective of this application is to update the comprehensive Woodstone Meadows R-5 Master Plan (“Woodstone Meadows Plan”) that depicts all existing and proposed development within the 429.462-acre Woodstone Meadows Plan site (previously 433.695 acres). The approved Woodstone Meadows Plan was most recently updated and amended in 2022 to update unit labels to better identify current uses and amenities. This new application updates the Woodstone Meadows Master Plan to depict a multi-purpose trail and redesigned Neighborhood Center. The total number of approved units (1,700) and approved plan density remains unchanged in this update.

### *Project Objective and Character*

The Woodstone Meadows Master Plan represents one of the primary time-share and amenity development areas at Massanutten Resort. Containing the Woodstone Meadows and Regal Vistas time-share projects and related Resort amenities, the Woodstone Meadows Master Plan remains an active development.

The primary update to the Master Plan includes the redesign of the Neighborhood Center, including supportive uses within the visitor check-in center and adjacent commercial/resort uses. Uses include, but are not limited to, resort/resident services, the general store, spa, restaurant(s), retail sales, golf pro shop, canoeing and kayaking rentals, basketball courts, tennis courts, and other recreational uses. The intent is to organize uses that are open for the general public along a promenade designed for daily activities and events. The update proposes to relocate the sales center from the current building to a new building adjacent to the check-in center.

A new multi-purpose trail and pedestrian trail system will connect the commercial center to the Massanutten Active Adult Master Plan area to the north across Resort Drive, to the existing resort units throughout the Woodstone and Regal Vista area, and to the Massanutten Station Master Plan area to the south. The proposed trail system shall include:

- a. Multi-purpose trails that are hard-surfaced (asphalt, concrete, etc.) and measure 10’ in width (minimum).
- b. Pedestrian-only trails that are either hard- or innately surfaced (mulch, stone, etc.) and measure 5’ in width (min), serving spur destinations and recreational areas.

Great Eastern and its property management affiliates landscape and maintain all time-share project areas and other developed areas shown on the Woodstone Meadows Master Plan. Existing wooded areas not designated for development shall remain in their natural, undisturbed state to the fullest extent possible with the exception of the construction of the trail system, utilities, and associated recreational amenities.

### *Water and Sewer*

Water and sewer services for Woodstone Meadows are currently provided by Massanutten Public Service Corporation (MPSC) systems. All required lines, pump stations, treatment facilities, and other components of

the systems have been installed by the developer and are owned and maintained by MPSC.

*Land Area Sales and Leasing*

The only property sales in the Woodstone Meadows Master Plan area are of time-share units, subject to the Virginia Time-share Act. No land in the Woodstone Meadows Master Plan area is expected to be leased, although commercial or service facilities may be leased to and operated by one or more subsidiaries of Great Eastern Resort Corporation or under third party contracts.



# Rockingham County Rezoning Application

### Office Use Only

Application Date Received: \_\_\_\_\_

Project Number: \_\_\_\_\_

## Application Procedure

The rezoning process usually takes about eight weeks from time of application submittal. However, timing can vary depending on application submission date in connection to scheduled public hearings.

1. Applicant participation in a recommended Pre-Application Meeting to receive early input from county and agency staff. Call (540) 564-5074 for more information and scheduling.
2. Submission of complete application (as a guide, use the check list provided below).
3. Staff and agency application review and comments from the County departments of Building, Engineering, Planning, Fire & Rescue, Public Works, Environmental, Zoning, Economic Development, Public Schools; Virginia Department of Health (VDH); and Virginia Department of Transportation (VDOT). Other applicable agencies may be contacted if needed.
4. Notification letters of public hearing mailed to adjoining landowners.
5. Rezoning sign placed on property in public view.
6. Public hearing advertisement placed in the local paper.
7. Planning Commission public hearing\*, review, and recommendation to the Board of Supervisors.
8. Board of Supervisors public hearing\*, review, and final rezoning determination. The decision to approve or deny the rezoning request is ultimately determined by the Rockingham County Board of Supervisors.

*\*The applicant, or representative, is encouraged to attend both related public hearings.*

## Application Checklist *(please submit with application)*

It is the responsibility of the applicant to gather all information and submit a complete rezoning application to the Rockingham County Department of Community Development. Applications can be mailed, dropped off in person, or [emailed](#).

- A completed and signed application (digital PDF preferred). *Multiple copies of the application signature sheets can be submitted to provide space for all landowners to sign.*
- A boundary map of the property, showing the metes and bounds description of the area to be rezoned. The submitted map cannot be larger than 11" x 17".
- If rezoning to a [Planned District](#), a [master plan and plan description](#) are required.
- If rezoning to a [Conventional District](#), a [statement of proffers](#) may be submitted.
- Required fee determined by the chart below. Checks should be made payable to "Rockingham County" and credit card payments are subject to a 2.5% convenience fee. **Total included fee:** \$1,025

Planned Development District Rezoning Request	
Fee	\$750 + \$25/acre
Amendments Involving a Public Hearing	\$750 + \$25/acre    \$750+ (11 ac.x \$25) = \$1,025)
Proffer Amendments Not Involving a Public Hearing	\$750
Conventional District Rezoning Request	
Agricultural (for agricultural uses)	\$150
Single – or Two-family Residential	\$525 + \$25/acre
Residential for More than Two Families	\$525 + \$25/acre
Commercial/Industrial	\$525 + \$25/acre
Other	\$525 + \$25/acre

# Rezoning Application Form

**Property Owner:** Great Eastern Resort Corporation  
Address: PO Box 6006, Charlottesville, VA 22906  
Telephone: 540-437-3364 Email: mwagner@massresort.com

**Other Applicant Party (such as a contract purchaser) if applicable:** \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**Other Contact Person (such as a law or engineering firm) if applicable:** Valley Engineering  
Address: 4901 Crowe Drive, Mt. Crawford, VA 22841  
Telephone: 540-820-7296 Email: cgeorge@valleyesp.com

**Application Contact:** Mark Wagner (Great Eastern), 540-830-9126

**Property Location:** (N SEW) of (Road Name) Resort Drive (Route #) 644  
approximately 1 miles/feet (N SE W) of (Road Name) Spotswood Trail  
(Route #) 33 Election District #: 5

**Property Tax Map Number(s):** See attached

**Number of acres in rezoning request:** 429.462 **Current Zoning:** R-5 **Proposed Zoning:** R-5

**Indicate Method of:**

Water Supply

- County Water
- City Water \*
- Community System
- Well
- Cistern

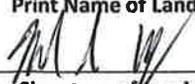
Sewage Disposal

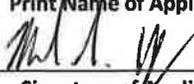
- County Sewer
- City Sewer \*
- Community System
- Septic System
- Alternative: \_\_\_\_\_

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

**Please check attachments included:**

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GREAT EASTERN RESORT CORP. / MARK WAGNER  
Print Name of Landowner  
  
Signature of Landowner

GREAT EASTERN RESORT CORP. / MARK WAGNER  
Print Name of Applicant or Agent  
  
Signature of Applicant or Agent

### Guide: Statement of Proffer for Conventional Zoning Districts *(if applicable)*

The Rockingham County Zoning Ordinance allows applicants for [Conventional District](#) rezoning to offer a statement of proffers (conditions) to be placed on the land as a part of the rezoning application. If approved by the Board of Supervisors, such proffers shall become legally binding regulations applying to the land rezoned in addition to existing zoning regulations. The existence of such proffers will be notated on the County's zoning map and will apply to the land, regardless of changes in ownership, unless or until the proffers are changed through a future ordinance amendment process.

Reference [Section 17-1004.03](#) of the Zoning Ordinance located on the County's website for more information and formatting requirements.

### Guide: Master Plan & Plan Description for Planned Zoning Districts *(required)*

The Rockingham County Zoning Ordinance requires [Planned District](#) rezoning applications to include a master plan and plan description. The master plan, plan description, and any demonstrative materials submitted with the application will become part of the record of the hearing on the application and become legally binding elements of the zoning ordinance and map if the rezoning is approved by the Board of Supervisors. A separate statement of proffers are not a component of a Planned District rezoning.

**Master plan and plan description shall include the following information as a minimum:**

1. A vicinity map at a scale of not less than one (1) inch equal to one thousand (1,000) feet showing surrounding properties, surrounding public streets, and private roads.
2. An accurate boundary survey of the tract.
3. An existing conditions map(s) showing elements specified in Section 17-1004-04.
4. A master plan showing elements specified in Section 17-1004-04.
5. A plan description, to include a summary of design elements such as lot characteristics, building heights, and common area characteristics, and to convey any items required above which cannot be effectively illustrated with images.

Reference [Section 17-1004.04](#) of the Zoning Ordinance located on the County's website for more information and requirements.

# PROPERTY TAX MAP NUMBERS

## TRACT SCHEDULE

- 1 DB 1363 PG 544, TM #128 (A) 123, ZONED R-5,  
LAND USE: RESORT, COMM, UNDEVELOPED, 138.498 AC
- 2 DB 1378 PG 785, TM #128D1 (2) LB, ZONED R-5,  
LAND USE: RECREATIONAL OPEN SPACE, ±23.439 AC
- 3 DB 3857 PG 32, TM #129 (A) 126  
ZONED R-5, LAND USE: RESORT, ±77.205 AC
- 4 DB 2414 PG 572, TM #129 (A) 16A  
ZONED R-5, LAND USE: RESORT P.U.D., ±47.86 AC
- 5 DB 1910 PG 325, TM #128 (A) 119A  
ZONED R-5, LAND USE: RESORT , ±8.358 AC
- 6 DB 857 PG 26, TM #128 (A) L122A2  
ZONED R-5, LAND USE: RESORT , ±11.237 AC
- 7 DB 1952 PG 394, TM #129 (A) 15A  
ZONED R-5, LAND USE: COMMERCIAL, ±2 AC
- 8 DB 2389 PG 672, TM #128D1 (2) LA, ZONED R-5,  
LAND USE: OPEN SPACE, PASTURE, STORAGE, STABLE,  
±11.72 AC
- 9 PARCEL REMOVED FROM MASTER PLAN.
- 10 DB 1772 PG 55, TM #128 (A) L123A  
ZONED R-5, LAND USE: RESORT, ±0.900 AC
- 11 DB 1527 PG 591, TM #128 (A) L122A  
ZONED R-5, LAND USE: RESORT , ±33.587 AC
- 12 DB 1684 PG 501, TM #128 (A) 122A1  
ZONED R-5, LAND USE: RESORT , ±14.21
- 13 DB 4656 PG 109, TM #128 (8) L2  
ZONED R-5, LAND USE: COMMERCIAL, UNDEV., ±4.765 AC
- 14 DB 2577 PG 415, TM #128 (8) L1  
ZONED R-5, LAND USE: UNDEVELOPED, ±1.783 AC
- 15 DB 1705 PG 479, TM #128 (A) L128, ZONED R-5,  
LAND USE: HOMESITE, UNDEVELOPED, ±3.384 AC
- 16 DB 4656 PG 109, TM #128 (A) L129, ZONED R-5,  
LAND USE: HOMESITE, UNDEVELOPED, ±1.025 AC
- 17 DB 4656 PG 109, TM #128 (A) L127A, ZONED R-5,  
LAND USE: HOMESITE, UNDEVELOPED, ±1.318 AC
- 18 DB 1521 PG 1, TM #128 (2) L5B, ZONED R-5,  
LAND USE: UNDEVELOPED, ±8.474 AC
- 19 DB 2539 PG 712, TM #128 (A) L4D2, ZONED R-5,  
LAND USE: UNDEVELOPED, ±9.774 AC
- 20 DB 766 PG 32 & 34, TM #128 (A) L4D  
ZONED R-5, LAND USE: WASTE WATER TREATMENT PLANT,  
±13.121 AC, OWNER: MPSC
- 21 DB 2272 PG 709, TM #128 (A) L123A  
ZONED R-5, LAND USE: COMMERCIAL, ±0.707 AC
- 22 DB 3857 PG 29, TM #128 (A) L4D1  
ZONED R-5, LAND USE: COMMERCIAL, ±13.674 AC

## Department of Community Development



### Rezoning Planned District Case Report: REZ23-0712

Applicant	Great Eastern Resort Corporation- Active Adult
Address/Location	Located on the north side of Resort Dr (Rt 644), approximately 0.5-mile northeast of Massanutten Dr
McGaheysville Area Plan	Existing Resort-Related Development
Tax Map#	128-(A)- L114B, 128-(A)- L113, 128-(A)- L114, 128-(A)- L114A, 128-(A)- L118, 128-(A)- L119, 128-(A)- L122B
Present Zoning	A-2 - General Agricultural District RR-1 - Residential or Recreational District R-5 - Planned Neighborhood District
Proposed Zoning	R-5 - Planned Neighborhood District
Acreage	197.260
Election District	5
Planning Commission	Recommendation of Approval, July 5, 2023
Board of Supervisors	

## **General Information:**

### Overview and Background

This is a request to rezone a total of approximately 197.26 acres to R-5 (Planned Neighborhood); 67.5 acres are currently A-2 (General Agricultural), 125.25 acres are currently RR-1 (Residential or Recreation), and 4.25 acres are currently R-5 (Planned Neighborhood). The applicant has submitted a proposed master plan consisting of no more than 625 residential units with amenities and commercial uses such as a clubhouse, meeting spaces, athletic facilities, coffee shop, and a real estate office. The residential units are planned to be a mix of single-family detached, duplexes, rowhouses, and apartments, all age-restricted by covenants to full-time residents who are 55 years old or older.

## **Staff and Agency Analysis:**

### Planning and Zoning

#### *McGaheysville Area Plan*

This area is designated as Existing Resort-Related Development in the McGaheysville Area Plan.

### *Zoning Ordinance*

The R-5 district provides “a variety of housing types and affordability; services and neighborhood-oriented businesses within neighborhood centers; parks and open space for recreation, conservation, or other common benefits; preservation of natural landscape features and amenities; transportation networks within the development that accommodate vehicles, bicycles, pedestrians, and, where appropriate, transit; and streets, sidewalks, and paths that interconnect internally and to adjoining properties. While allowing for a variety of uses, the R-5 district is primarily residential...Neighborhood centers within an R-5 district shall be light commercial and office areas within which neighborhood-related commercial uses are located.”

### Building Services

All construction will need to be in accordance with the Virginia Uniform Statewide Building Code.

### Engineering

No comments at this time.

### Environmental

Environmental has no comments at this time.

### Fire

This rezoning request is located within the McGaheysville Volunteer Fire Department and the East Rockingham Emergency Services Station's first-due area. The Fire Marshal's Office has concerns related to the project(s) that will occur in the rezoned area.

With the increase in residential units and commercial structures within the Active Adult Community and Woodstone Meadows development, the risk to loss of life and property is increased as development encroaches into the wildfire risk topography. Along with the forementioned projects, the continued development in the surrounding communities associated with Great Eastern Resort, and other individual organizations, increases the wildfire risk to all projects and current communities. With increased risk there is a direct correlation with increased need for emergency services to address specific threats.

A wildland-urban interface (WUI) plan is an emergency response plan that is specifically designed to mitigate the risks from wildfire to life and property. These types of plans are developed with input from the fire/rescue community, the local, state, and federal wildfire mitigation subject-matter experts, and established best practices. The applicant shall continue to work on a plan to address these concerns and meet the requirements of the Rockingham County Fire Prevention Code. However, the Rockingham County Fire Prevention Code does not require any changes to construction

types or materials used that are allowed within the Rockingham County Building Codes. The recommended construction types and materials comes from organizations such as Firewise Communities, U.S. Fire Administration, Virginia Department of Forestry, and associated NFPA standards.

The Wildland-Urban Interface Plan, and associated documents, are required to be in development and under review by Rockingham County Department of Fire and Rescue's Fire Marshal's Office by December 31, 2024. Failure to follow this requirement may result in a suspension of further site plan review, building permits, or inspections for certificate of occupancy as determined by the Department of Community Development.

#### Public Works

This development is served exclusively by the Massanutten Public Service Corporation (MPSC).

#### Virginia Department of Transportation (VDOT)

- Rt 33 (Spotswood Trail), 21,000 vehicles per day, 55 mph, Principal Arterial Road
- Rt 644 (Resort Drive), 8,100 vehicles per day, 45 mph, Major Collector

This rezoning warranted a Chapter 527 Traffic Impact Analysis (TIA). A TIA was completed in June 2023.

The master plan has been reviewed in detail only relevant to the rezoning. A more comprehensive review will be required at the time of the site plan stage.

Any internal subdivision street proposed to be accepted into the state secondary road system shall be designed in accordance with the Secondary Street Acceptance Requirements (SSAR). The public street standard will be VDOT GS-SSAR.

Any access to a VDOT-maintained roadway must be in accordance with the VDOT Road Design Manual including Appendix F (Access Management) and will be reviewed in greater detail at the site plan stage of development.

VDOT has reviewed the proposed mitigations as stated in the TIA. VDOT concurs with the recommended improvements summarized in Table 7 and Table 8 of the TIA report. The improvements to Rte. 602 (East Point Road) and Rte. (Resort Drive) shall be completed at the time of opening as stated in the TIA. VDOT will require these improvements in the Active Adult Community to be completed prior to the first certificate of occupancy.

Future improvements may be necessary on Rt. 644 east of the proposed Active Adult entrance. Additional public right-of-way will be needed to improve Rt. 644 east of the proposed Active Adult entrance.

#### Virginia Department of Health (VDH)

No comment: public utilities to serve.

## **Considerations:**

### **Roadway Improvements**

To improve sight distance and safety into the development, the developer shall make improvements to the vertical and horizontal alignment within proximity of the entrance to Active Adult and Resort Drive (Rt. 644). The TIA requires the installation of a northbound left turn lane into the proposed development. These improvements are addressed in the Plan Description and are required to be completed prior to the first Certificate of Occupancy being issued for the development.

## **Amenities**

The development proposes a multi-purpose trail that connects with a multi-purpose trail in Woodstone Meadows and Massanutten Station. Within the residential area of the Active Adult Community, pedestrian accommodations are required on at least one side of the street while within the proposed Neighborhood Center, pedestrian accommodations are required on both sides of the street. The Master Plan shows connections from the sidewalks to the multi-purpose trail creating adequate pedestrian connectivity.

An equestrian trail is shown on the plan but serves local commercial horseback riding operations and is not a private horse trail for residents.

A Neighborhood Center is described in the ordinance as a small-scale commercial development that “contains uses that serve the social, cultural, and service needs of the community” with 15% used as common area. The Plan Description proposes light commercial uses open to the general public, such as a coffee shop or real estate office, as well as HOA amenities. The HOA amenities, such as a clubhouse, pool, athletic courts, and meeting spaces would solely serve the Active Adult Community and would contribute to the Neighborhood Center’s common area. The proposed indoor (25% of common area can be indoors) and outdoor HOA amenities comply with the definition of common area. In addition to the HOA amenities, other common area space may be integrated throughout the Neighborhood Center.

## **Rockingham County Public School Impact**

Since the development is age-restricted by covenants and does not allow minors to reside in the development, there are no students generated from the development. Since this is a proffered condition included in the Plan Description of the rezoning, if the age-restrictive provision is ever to be removed, the applicant will be required to revise the Master Plan and Plan Description.

## **Wildland-Urban Interface Plan (WUI)**

The applicant has proffered to develop a Wildland-Urban Interface Plan no later than December 31, 2024. It should be noted that any future development within the Active Adult Community master plan, must receive site plan approval prior to site development and construction. To receive site plan approval, any future site plan would be reviewed by the Fire Department and must meet the requirements and regulations of the Rockingham County Fire Prevention Code.

## **Planning Commission Action:**

On a roll call vote of 5-0, the Planning Commission recommended approval of the rezoning request.

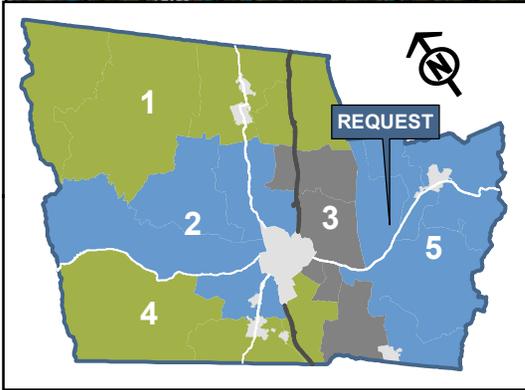
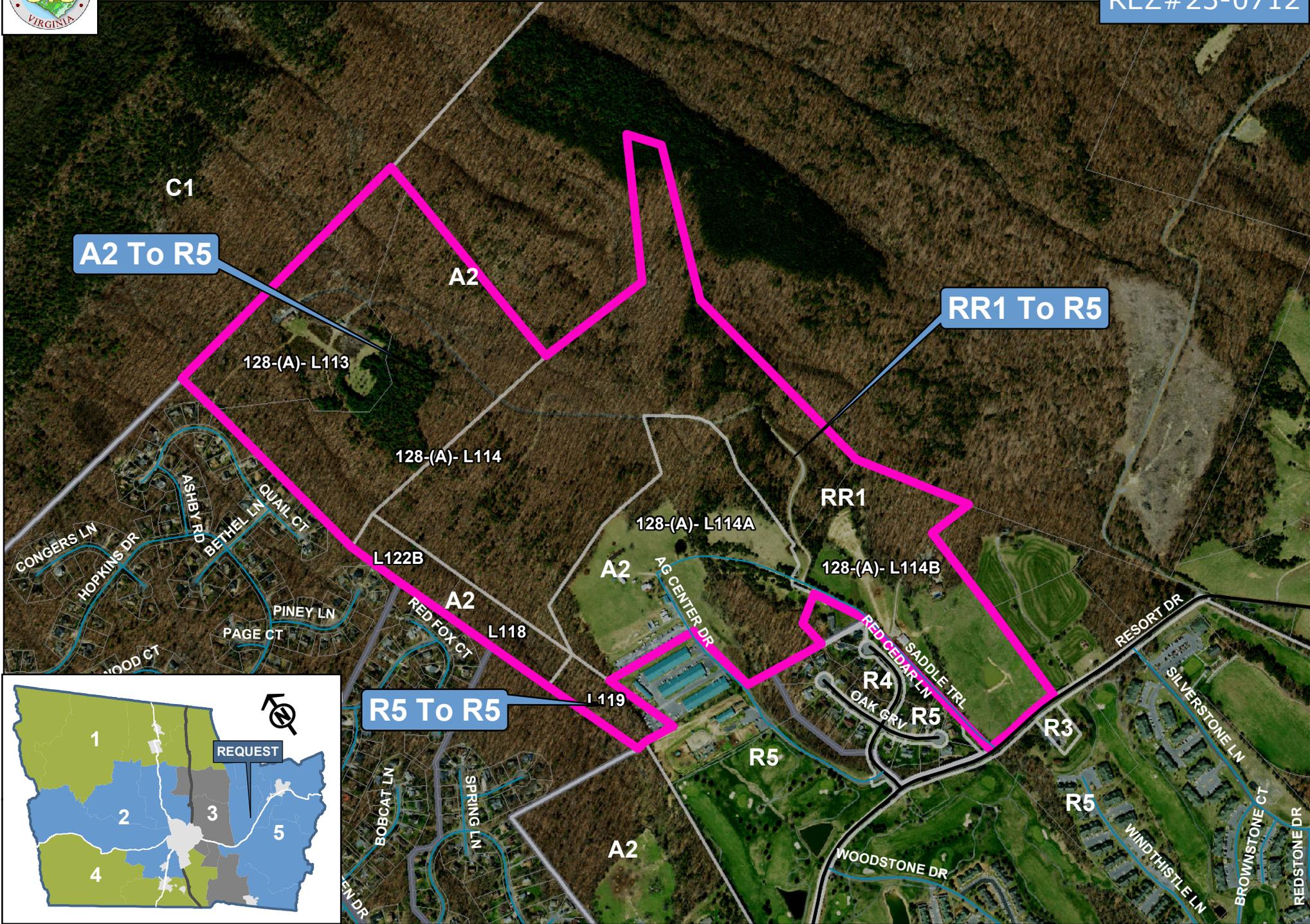


# Massanutten Active Adult Rezoning Request



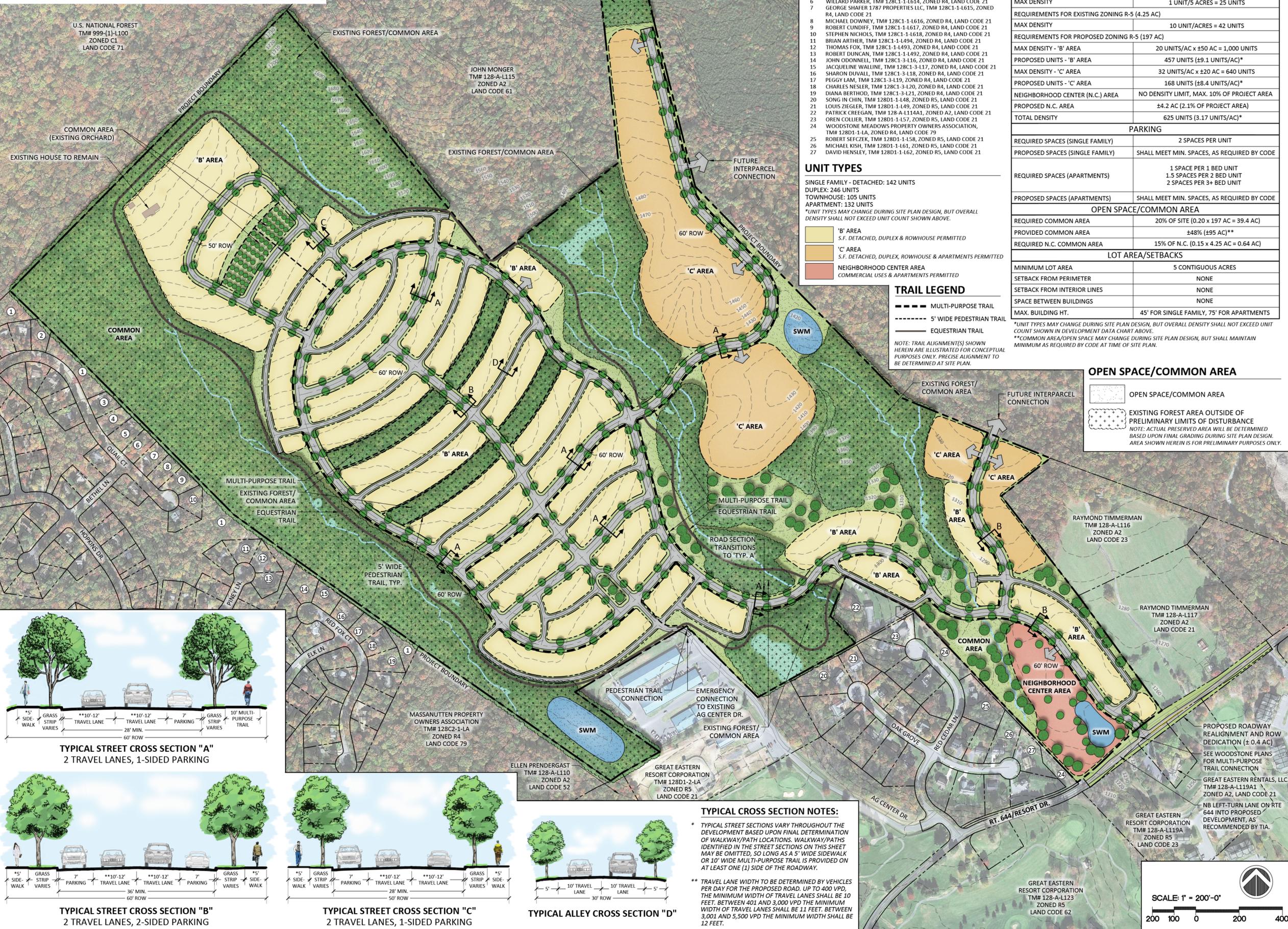
PC Hearing Date: X/X/2023

REZ#23-0712





Land Use	ITE Code	Unit	Qty	Weekday Trips (vpd)	AM Peak		PM Peak	
					IN	OUT	IN	OUT
Commercial	821	1000 SF GFA	3	283	7	4	13	14
MultiFamily (low-rise)	220	Units	42	283	4	13	13	8
MultiFamily (Mid-Rise)	221	Units	180	817	15	52	43	27
Single-Family Detached Housing	210	Units	100	943	18	52	59	35
Single-Family Attached Housing	215	Units	236	1699	28	85	79	56
<b>Total</b>				<b>4,025</b>	<b>72</b>	<b>206</b>	<b>207</b>	<b>140</b>



### ADJACENT PROPERTIES

- 1 MASSANUTTEN PROPERTY OWNERS ASSOCIATION, TM# 128C1-1-LA, ZONED R4, LAND CODE 79
- 2 J. CLARK HOPKINS, TM# 128C1-1-L610, ZONED R4, LAND CODE 21
- 3 ANIBAL DREICHMAN, TM# 128C1-1-L611, ZONED R4, LAND CODE 21
- 4 RICHARD BARBER, TM# 128C1-1-L612, ZONED R4, LAND CODE 21
- 5 VIRGINIA MILLER REVOCABLE TRUST, TM# 128C1-1-L613, ZONED R4, LAND CODE 21
- 6 WILLARD PARKER, TM# 128C1-1-L614, ZONED R4, LAND CODE 21
- 7 GEORGE SHAFFER 1787 PROPERTIES LLC, TM# 128C1-1-L615, ZONED R4, LAND CODE 21
- 8 MICHAEL DOWNEY, TM# 128C1-1-L616, ZONED R4, LAND CODE 21
- 9 ROBERT CUNDIFF, TM# 128C1-1-L617, ZONED R4, LAND CODE 21
- 10 STEPHEN NICHOLS, TM# 128C1-1-L618, ZONED R4, LAND CODE 21
- 11 BRIAN ARTHUR, TM# 128C1-1-L494, ZONED R4, LAND CODE 21
- 12 THOMAS FOX, TM# 128C1-1-L493, ZONED R4, LAND CODE 21
- 13 ROBERT DUNCAN, TM# 128C1-1-L492, ZONED R4, LAND CODE 21
- 14 JOHN O'DONNELL, TM# 128C1-3-L16, ZONED R4, LAND CODE 21
- 15 JACQUELINE WALLINE, TM# 128C1-3-L17, ZONED R4, LAND CODE 21
- 16 SHARON DUVAL, TM# 128C1-3-L18, ZONED R4, LAND CODE 21
- 17 PEGGY LAM, TM# 128C1-3-L19, ZONED R4, LAND CODE 21
- 18 CHARLES NESLER, TM# 128C1-3-L20, ZONED R4, LAND CODE 21
- 19 DIANA BERTHO, TM# 128C1-3-L21, ZONED R4, LAND CODE 21
- 20 SONG IN CHIN, TM# 128D1-1-L48, ZONED R5, LAND CODE 21
- 21 LOUIS ZIEGLER, TM# 128D1-1-L49, ZONED R5, LAND CODE 21
- 22 PATRICK CRESGAR, TM# 128-A-1-L441, ZONED A2, LAND CODE 21
- 23 OREN COLLIER, TM# 128D1-1-L57, ZONED R5, LAND CODE 21
- 24 WOODSTONE MEADOWS PROPERTY OWNERS ASSOCIATION, TM# 128D1-1-LA, ZONED R4, LAND CODE 79
- 25 ROBERT SEFCZEK, TM# 128D1-1-L58, ZONED R5, LAND CODE 21
- 26 MICHAEL KISH, TM# 128D1-1-L61, ZONED R5, LAND CODE 21
- 27 DAVID HENSLEY, TM# 128D1-1-L62, ZONED R5, LAND CODE 21

### UNIT TYPES

SINGLE FAMILY - DETACHED: 142 UNITS  
 DUPLEX: 246 UNITS  
 TOWNHOUSE: 105 UNITS  
 APARTMENT: 132 UNITS  
 \*UNIT TYPES MAY CHANGE DURING SITE PLAN DESIGN, BUT OVERALL DENSITY SHALL NOT EXCEED UNIT COUNT SHOWN ABOVE.

- 'B' AREA  
S.F. DETACHED, DUPLEX & ROWHOUSE PERMITTED
- 'C' AREA  
S.F. DETACHED, DUPLEX, ROWHOUSE & APARTMENTS PERMITTED
- NEIGHBORHOOD CENTER AREA  
COMMERCIAL USES & APARTMENTS PERMITTED

### TRAIL LEGEND

- MULTI-PURPOSE TRAIL
  - 5' WIDE PEDESTRIAN TRAIL
  - EQUESTRIAN TRAIL
- NOTE: TRAIL ALIGNMENT(S) SHOWN HEREIN ARE ILLUSTRATED FOR CONCEPTUAL PURPOSES ONLY. PRECISE ALIGNMENT TO BE DETERMINED AT SITE PLAN.

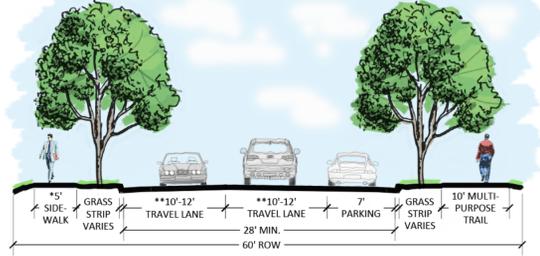
### DEVELOPMENT DATA

DENSITY	
REQUIREMENTS FOR EXISTING ZONING A-2 (67.5 AC)	
MAX DENSITY	1 UNIT/20,000 SF LOT = 147 UNITS
REQUIREMENTS FOR EXISTING ZONING RR-1 (125.25 AC)	
MAX DENSITY	1 UNIT/5 ACRES = 25 UNITS
REQUIREMENTS FOR EXISTING ZONING R-5 (4.25 AC)	
MAX DENSITY	10 UNIT/ACRES = 42 UNITS
REQUIREMENTS FOR PROPOSED ZONING R-5 (197 AC)	
MAX DENSITY - 'B' AREA	20 UNITS/AC x ±50 AC = 1,000 UNITS
PROPOSED UNITS - 'B' AREA	457 UNITS (±9.1 UNITS/AC)*
MAX DENSITY - 'C' AREA	32 UNITS/AC x ±20 AC = 640 UNITS
PROPOSED UNITS - 'C' AREA	168 UNITS (±8.4 UNITS/AC)*
NEIGHBORHOOD CENTER (N.C.) AREA	NO DENSITY LIMIT, MAX. 10% OF PROJECT AREA
PROPOSED N.C. AREA	±4.2 AC (2.1% OF PROJECT AREA)
TOTAL DENSITY	625 UNITS (3.17 UNITS/AC)*
PARKING	
REQUIRED SPACES (SINGLE FAMILY)	2 SPACES PER UNIT
PROPOSED SPACES (SINGLE FAMILY)	SHALL MEET MIN. SPACES, AS REQUIRED BY CODE
REQUIRED SPACES (APARTMENTS)	1 SPACE PER 1 BED UNIT 1.5 SPACES PER 2 BED UNIT 2 SPACES PER 3+ BED UNIT
PROPOSED SPACES (APARTMENTS)	SHALL MEET MIN. SPACES, AS REQUIRED BY CODE
OPEN SPACE/COMMON AREA	
REQUIRED COMMON AREA	20% OF SITE (0.20 x 197 AC = 39.4 AC)
PROVIDED COMMON AREA	±48% (±95 AC)**
REQUIRED N.C. COMMON AREA	15% OF N.C. (0.15 x 4.25 AC = 0.64 AC)
LOT AREA/SETBACKS	
MINIMUM LOT AREA	5 CONTIGUOUS ACRES
SETBACK FROM PERIMETER	NONE
SETBACK FROM INTERIOR LINES	NONE
SPACE BETWEEN BUILDINGS	NONE
MAX. BUILDING HT.	45' FOR SINGLE FAMILY, 75' FOR APARTMENTS

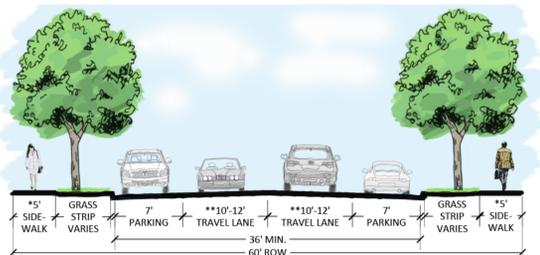
\*UNIT TYPES MAY CHANGE DURING SITE PLAN DESIGN, BUT OVERALL DENSITY SHALL NOT EXCEED UNIT COUNT SHOWN IN DEVELOPMENT DATA CHART ABOVE.  
 \*\*COMMON AREA/OPEN SPACE MAY CHANGE DURING SITE PLAN DESIGN, BUT SHALL MAINTAIN MINIMUM AS REQUIRED BY CODE AT TIME OF SITE PLAN.

### OPEN SPACE/COMMON AREA

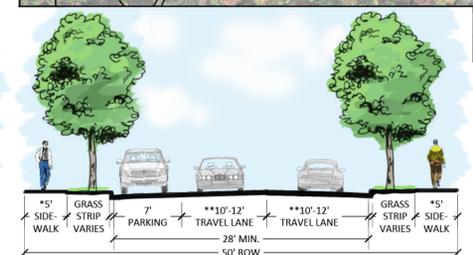
- OPEN SPACE/COMMON AREA
- EXISTING FOREST AREA OUTSIDE OF PRELIMINARY LIMITS OF DISTURBANCE  
NOTE: ACTUAL PRESERVED AREA WILL BE DETERMINED BASED UPON FINAL GRADING DURING SITE PLAN DESIGN. AREA SHOWN HEREIN IS FOR PRELIMINARY PURPOSES ONLY.



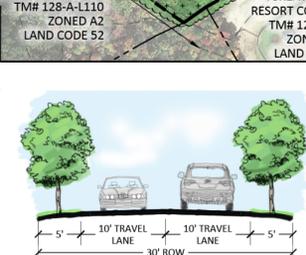
**TYPICAL STREET CROSS SECTION "A"**  
2 TRAVEL LANES, 1-SIDED PARKING



**TYPICAL STREET CROSS SECTION "B"**  
2 TRAVEL LANES, 2-SIDED PARKING



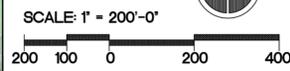
**TYPICAL STREET CROSS SECTION "C"**  
2 TRAVEL LANES, 1-SIDED PARKING



**TYPICAL ALLEY CROSS SECTION "D"**

### TYPICAL CROSS SECTION NOTES:

- \* TYPICAL STREET SECTIONS VARY THROUGHOUT THE DEVELOPMENT BASED UPON FINAL DETERMINATION OF WALKWAY/PATH LOCATIONS. WALKWAY/PATHS IDENTIFIED IN THE STREET SECTIONS ON THIS SHEET MAY BE OMITTED, SO LONG AS A 5' WIDE SIDEWALK OR 10' WIDE MULTI-PURPOSE TRAIL IS PROVIDED ON AT LEAST ONE (1) SIDE OF THE ROADWAY.
- \*\* TRAVEL LANE WIDTH TO BE DETERMINED BY VEHICLES PER DAY FOR THE PROPOSED ROAD. UP TO 400 VPD, THE MINIMUM WIDTH OF TRAVEL LANES SHALL BE 10 FEET. BETWEEN 401 AND 3,000 VPD THE MINIMUM WIDTH OF TRAVEL LANES SHALL BE 11 FEET. BETWEEN 3,001 AND 5,500 VPD THE MINIMUM WIDTH SHALL BE 12 FEET.



Seal:

Project:

# MASTER PLAN

## MASSANUTTEN - ACTIVE ADULT

MCGAHEYSVILLE, VA 22840

Revisions:	No.	Description	Date

PRELIMINARY ISSUE  
NOT FOR CONSTRUCTION

### MASTER PLAN

Project number: 21058C  
 Date: May 9, 2023  
 Drawn by: JMO  
 Checked by: JWE

## **ACTIVE ADULT NEIGHBORHOOD** **PLAN DESCRIPTION**

TAX MAP NUMBERS: 128-(A)-L113, 128-(A)-114, 128-(A)-114A, 128-(A)-114B, 128-(A)-118, 128-(A)-119, 128-(A)-122B

DATE: JUNE 28, 2023

REZONING CASE NUMBER: REZ23-0712

This proposed Active Adult Neighborhood (“Development”), identified in whole as tax map parcel numbers 128-(A)-L113, 128-(A)-114, 128-(A)-114A, 128-(A)-114B, 128-(A)-118, 128-(A)-119, and 128-(A)-122B, is located on Resort Drive (Route 664), approximately two and two-tenths (2.20) miles from its intersection with Spotswood Trail (Route 33). This request will convert the referenced parcels, totaling approximately 197 acres, into one contiguous R-5 (Planned Neighborhood District) development. Together, the Plan Description and Active Adult Neighborhood Master Plan (“Master Plan”) make up the “Active Adult Neighborhood Plan” or “Development”.

The Active Adult Neighborhood Plan will be age-restricted by covenants and restrictions so as to qualify as “55-or-over housing” under all applicable laws. Recorded covenants shall affirmatively state that removal or substantial revision of any provisions restricting age of occupancy so as to permit permanent residency of minors in the Neighborhood will require an amendment to the Master Plan and Plan Description for the Project.

The Master Plan shall consist of no more than 625 residential units, sited within the identified ‘B’, ‘C’, and ‘Neighborhood Center’ Development Areas, as generally depicted in the accompanying Master Plan. Residential unit types within each Development Area may change from those targets depicted on the Master Plan, but total project density shall not exceed 625 units.

A variety of housing types will be constructed as part of this Development. Permitted housing types include the following:

**‘B’ Area:** Single Family Detached, Duplexes, Rowhouses

**‘C’ Area:** Single Family Detached, Duplexes, Rowhouses, Apartments

**‘Neighborhood Center’ Area:** Apartments

The proposed Neighborhood Center will be developed in the area as generally depicted in the accompanying Master Plan. This area shall not exceed 4.25 acres, or 2.1% of the total project area, and shall not exceed 16,000 SF of light commercial and HOA amenity support space, such as a coffee shop, a real estate office or other residential services, a clubhouse, meeting spaces, athletic facilities (swimming pool, pickle ball, yoga) and any other improvements intended as HOA amenity space. Architecturally, all structures built within the Development shall be regulated and approved by the Developer’s Architectural Review Board, which will be established to administer design and construction requirements, including architectural styles, diversity of building character (non-repeat requirements), etc.

Material selections for roofs will adhere to “Firewise Communities for Virginia” recommendations, as established by the Virginia Department of Forestry. Additionally, the Developer shall submit a Wildland Urban Interface (WUI) emergency response plan for the Development to the Rockingham County Fire Department no later than December 31, 2024.

An extensive network of walking and biking trails will be constructed throughout the proposed Development, as generally depicted in the Master Plan. The proposed trails shall include:

- a. Multi-purpose trails that are hard-surfaced (asphalt, concrete, etc.) and measure 10' in width (minimum), serving as the central spine of non-vehicular mobility, which shall provide connection to multi-purpose trails within the adjacent Woodstone Meadows development;
- b. Pedestrian-only trails that are either hard- or innately surfaced (mulch, stone, etc.) and measure 5' in width (min), serving spur destinations and recreational areas;
- c. Equestrian trails that are either innately or naturally surfaced (dirt, grass, etc.) and measure 3' in width (min), serving local commercial horseback riding operation(s);

All amenity spaces, as generally depicted on the Master Plan, shall be constructed and opened for use concurrently with adjacent roadway sections.

Access to the Development shall be via a new entrance on Resort Drive. The developer shall complete improvements to Resort Drive that will improve its vertical and horizontal alignment within proximity of this entrance to improve sight distance and related safety components to meet current VDOT standards, including NB left turn; such improvements shall be completed prior to the first certificate of occupancy. Additional, emergency (gated) access shall be provided to Ag Center Drive. Roadway stubs shall be provided, at a minimum, in the direction of parcels designated by TM # 128-A-L115 and 128-A-L114A1, as generally depicted on the Master Plan. Inter-parcel connection(s) are illustrated as approximate locations only and may shift as necessary during formal design in order to best accommodate existing terrain and natural features.

All water and sanitary sewer services shall be connected to the Massanutten Public Service Corporation system. Water mains, at a minimum, will be stubbed to neighboring properties concurrently with the roadways mentioned above.



# Rockingham County Rezoning Application

### Office Use Only

Application Date Received: \_\_\_\_\_

Project Number: \_\_\_\_\_

## Application Procedure

The rezoning process usually takes about eight weeks from time of application submittal. However, timing can vary depending on application submission date in connection to scheduled public hearings.

1. Applicant participation in a recommended Pre-Application Meeting to receive early input from county and agency staff. Call (540) 564-5074 for more information and scheduling.
2. Submission of complete application (as a guide, use the check list provided below).
3. Staff and agency application review and comments from the County departments of Building, Engineering, Planning, Fire & Rescue, Public Works, Environmental, Zoning, Economic Development, Public Schools; Virginia Department of Health (VDH); and Virginia Department of Transportation (VDOT). Other applicable agencies may be contacted if needed.
4. Notification letters of public hearing mailed to adjoining landowners.
5. Rezoning sign placed on property in public view.
6. Public hearing advertisement placed in the local paper.
7. Planning Commission public hearing\*, review, and recommendation to the Board of Supervisors.
8. Board of Supervisors public hearing\*, review, and final rezoning determination. The decision to approve or deny the rezoning request is ultimately determined by the Rockingham County Board of Supervisors.

*\*The applicant, or representative, is encouraged to attend both related public hearings.*

## Application Checklist *(please submit with application)*

It is the responsibility of the applicant to gather all information and submit a complete rezoning application to the Rockingham County Department of Community Development. Applications can be mailed, dropped off in person, or [emailed](#).

- A completed and signed application (digital PDF preferred). *Multiple copies of the application signature sheets can be submitted to provide space for all landowners to sign.*
- A boundary map of the property, showing the metes and bounds description of the area to be rezoned. The submitted map cannot be larger than 11" x 17".
- If rezoning to a [Planned District](#), a [master plan and plan description](#) are required.
- If rezoning to a [Conventional District](#), a [statement of proffers](#) may be submitted.
- Required fee determined by the chart below. Checks should be made payable to "Rockingham County" and credit card payments are subject to a 2.5% convenience fee. **Total included fee:** \_\_\_\_\_

<b>Planned Development District Rezoning Request</b>	
Fee	\$750 + \$25/acre
Amendments Involving a Public Hearing	\$750 + \$25/acre
Proffer Amendments Not Involving a Public Hearing	\$750
<b>Conventional District Rezoning Request</b>	
Agricultural (for agricultural uses)	\$150
Single – or Two-family Residential	\$525 + \$25/acre
Residential for More than Two Families	\$525 + \$25/acre
Commercial/Industrial	\$525 + \$25/acre
Other	\$525 + \$25/acre

# Rezoning Application Form

**Property Owner:** \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**Other Applicant Party (such as a contract purchaser) if applicable:** \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**Other Contact Person (such as a law or engineering firm) if applicable:** \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**Application Contact:** \_\_\_\_\_

**Property Location:** (N) S E W of (Road Name) \_\_\_\_\_ (Route #) \_\_\_\_\_  
approximately \_\_\_\_\_ miles/feet (N) S E W of (Road Name) \_\_\_\_\_  
(Route #) \_\_\_\_\_. **Election District #:** \_\_\_\_\_

**Property Tax Map Number(s):** \_\_\_\_\_

**Number of acres in rezoning request:** \_\_\_\_\_ **Current Zoning:** \_\_\_\_\_ **Proposed Zoning:** \_\_\_\_\_

**Indicate Method of:**

Water Supply

- County Water
- City Water \*
- Community System
- Well
- Cistern

Sewage Disposal

- County Sewer
- City Sewer \*
- Community System
- Septic System
- Alternative: \_\_\_\_\_

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

**Please check attachments included:**

- For Conventional District Rezoning:** A Statement of Proffers, in compliance with Section 17-1004.03 of Rockingham County's Zoning Ordinance, may be submitted with this form.
- For Planned District Rezoning:** A Master Plan and Plan Description, in compliance with Section 17-1004.04 of Rockingham County's Zoning Ordinance, shall be submitted with this form.

\_\_\_\_\_  
**Print Name of Landowner**

\_\_\_\_\_  
**Print Name of Applicant or Agent**

\_\_\_\_\_  
**Signature of Landowner**

\_\_\_\_\_  
**Signature of Applicant or Agent**

## **Guide: Statement of Proffer for Conventional Zoning Districts *(if applicable)***

The Rockingham County Zoning Ordinance allows applicants for [Conventional District](#) rezoning to offer a statement of proffers (conditions) to be placed on the land as a part of the rezoning application. If approved by the Board of Supervisors, such proffers shall become legally binding regulations applying to the land rezoned in addition to existing zoning regulations. The existence of such proffers will be notated on the County's zoning map and will apply to the land, regardless of changes in ownership, unless or until the proffers are changed through a future ordinance amendment process.

**Reference [Section 17-1004.03](#) of the Zoning Ordinance located on the County's website for more information and formatting requirements.**

## **Guide: Master Plan & Plan Description for Planned Zoning Districts *(required)***

The Rockingham County Zoning Ordinance requires [Planned District](#) rezoning applications to include a master plan and plan description. The master plan, plan description, and any demonstrative materials submitted with the application will become part of the record of the hearing on the application and become legally binding elements of the zoning ordinance and map if the rezoning is approved by the Board of Supervisors. A separate statement of proffers are not a component of a Planned District rezoning.

**Master plan and plan description shall include the following information as a minimum:**

1. A vicinity map at a scale of not less than one (1) inch equal to one thousand (1,000) feet showing surrounding properties, surrounding public streets, and private roads.
2. An accurate boundary survey of the tract.
3. An existing conditions map(s) showing elements specified in Section 17-1004-04.
4. A master plan showing elements specified in Section 17-1004-04.
5. A plan description, to include a summary of design elements such as lot characteristics, building heights, and common area characteristics, and to convey any items required above which cannot be effectively illustrated with images.

**Reference [Section 17-1004.04](#) of the Zoning Ordinance located on the County's website for more information and requirements.**