



Rockingham County
Department of Community Development

Rezoning Case Report
REZ21-192
Great Eastern Resort Corporation

Address/Location	0.3 mile southwest of the intersection of Bloomer Springs Rd. (Rt. 646) and Resort Dr. (Rt. 644)
Tax Map#	128-(A)- L132 & L133
Acreage	9.98 acres
Present Zoning	R-4 Planned Resort District
Proposed Zoning	R-4 Planned Resort District (Master Plan Amendment)
Election District	5
Comprehensive Plan	Residential within Urban Growth Boundary
Staff	Recommended Denial: September 2, 2021 Recommended Tabling: September 7, 2021 Recommended Approval: September 8, 2021
Planning Commission	Recommended Approval: September 7, 2021
Board of Supervisors	

OVERVIEW

The applicant has requested a rezoning to amend the Master Plan by changing 9.98 acres of Blue Ridge Acres (labelled as Type NN), from Area A (single-family dwelling) use to Area B (townhouse) use. The Master Plan Classification Chart and Tract Schedule would be amended to reflect the proposed townhouses designated as Type NN-B, Blue Ridge Acres. The Planned Total Residential Units in the Classification Chart would remain unchanged.

Proffered Conditions

The proffers state that no more than 95 townhouses would be constructed within Tract NN-B and a 15-foot-deep vegetated buffer would be maintained along the north and west property lines. Within disturbed areas and where the proposed townhouses are below the grade of adjacent houses, the proposed buffer would also contain a 6-foot opaque fence along the shared property line. No timeshare units would be permitted.

STAFF AND AGENCY ANALYSIS

PLANNING & ZONING

This site is designated as Existing Resort-Related Development in the McGaheysville Area Plan, and the Comprehensive Plan designates nearly all of Massanutten Village as Community Residential. Community Residential areas are “planned for a variety of housing types, but primarily single-family detached homes.”

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.

FIRE AND RESCUE

This request is located within the McGaheysville Volunteer Fire Department and the East Rockingham Emergency Services stations respective first due area. This project will need to meet the requirements of the Rockingham County Fire Prevention Code.

PUBLIC WORKS

This parcel lies outside of the County utilities service area. Water and Sewer services for Massanutten Village will be provided by Utilities, Inc. and is currently within the MPSC franchise area.

ENVIRONMENTAL SERVICES

Environmental Services has no comment for the amendment. Any environmental concerns will be addressed during the site plan process.

COUNTY SCHOOLS

According to our generation reports we would expect 90 townhouses to have the following impacts on the school division:

- East Rock High School = 19 additional students (No data for high schools, so the middle school data was used)
- Elkton Middle School = 19 additional students
- McGaheysville Elementary School = 30 additional students

Current enrollment at McGaheysville Elementary and East Rock High School shows that there would be no issues with this proposed development. Elkton Middle School currently has 555 students with a capacity of 610. With the addition of the students coming from South River Elementary, this project could put Elkton Middle near or over capacity.

Two additional buses would be needed in this area to accommodate this project. We would suggest that facilities be included for bus pick-up locations at one or each entrance to accommodate a bus stop and the potential for parents waiting with their children.

VIRGINIA DEPARTMENT OF HEALTH

The Health Department has no comment on this proposal.

VIRGINIA DEPARTMENT OF TRANSPORTATION

Bloomer Springs Road (Route 646):

- Functional Class: Local
- Speed Limit: 40 mph
- Annual Average Daily Trips: 360 vpd (2019)

1. The rezoning does not appear to require a Chapter 527 Low Volume Submission Traffic Impact Analysis (TIA). This warrant would only be triggered if the development is expected to generate a net difference in potential traffic generation equal to or exceeding the existing volume on the public road AND has a difference of over 400 vehicle trips per day. It appears that the existing planned area 'A' allows for 1.5 single family units per acre (15 single family homes) while the proposal will allow for a maximum of 95 total units. Based on the VDOT preliminary traffic computations, the net difference in traffic generation will be at or just below the required 400 vehicle trips per day when compared to the current zoning. That said, VDOT recommends that the Engineer provide a traffic generation statement to verify the VDOT preliminary computations prior to hearing the rezoning.
2. VDOT maintained streets must be designed and constructed in accordance with the Secondary Street Acceptance Requirements (SSAR, GS-SSAR). The SSAR requires multiple connections in multiple directions. A waiver is considered if the surrounding areas are built out; the looping roadway network also makes an exception more favorable. Other more typical design features would be reviewed during the construction plan process.
3. VDOT maintained streets must meet a public service requirement. This includes at least three separately owned and occupied lots. The preliminary plan does not appear to be creating separate lots. Public streets may serve other residential developments, such as multi-family units, as long as the streets are constructed in such a way as not to resemble a parking lot. For the streets to be eligible for state maintenance, the townhomes either need to be constructed on separately owned lots or have entrances to parking areas off the public roadways. As designed, the driveways are essentially a continuous row of perpendicular parking along the street. Since on-street parking is not feasible in most of the areas, overflow parking areas should be considered.
4. Any entrance/intersection to a state-maintained roadway will be required to meet the requirements of Appendix F of the VDOT Road Design Manual. The southern street intersection does not appear to meet intersection sight distance and any easement would run through the proposed buildings. There is a location near the inside of the curve on Bloomer Springs that would meet sight distance requirements. All internal street intersections, if remaining public, will also be required to meet sight distance requirements and other design parameters in the Appendix.
5. VDOT is willing to meet to discuss these comments upon request.

(Staff Note: see Valley Engineering response and VDOT's concurrence with Valley Engineering's response. Both documents are attached.)

STAFF RECOMMENDATION: Denial

September 2, 2021

The proposed townhouses lack compatibility with surrounding residential development to the north, west, and along Bloomer Springs Road. This housing type would be more appropriately located in an area with a higher concentration and variety of development. Additionally, Rockingham County Public Schools has expressed concern regarding Elkton Middle School's capacity.

STAFF RECOMMENDATION: Table

September 7, 2021

Staff received revised proffers a few hours prior to the Planning Commission hearing. Due to their recent arrival, staff recommends tabling this request to provide sufficient time for review.

PLANNING COMMISSION RECOMMENDATION: Approval

September 7, 2021

On a 2-1-1 vote, with Commissioners Sheet and Burkholder in support, Commissioner Loomis in opposition, Chairman Flint abstaining, and Commissioner Harvey in absentia, the Planning Commission recommended approval of the proposed rezoning.

STAFF RECOMMENDATION: Approval

September 8, 2021

Staff reviewed the revised proffer received September 7, 2021, regarding landscaping along most of the Bloomer Springs Road frontage and determined this landscaping, coupled with the buffers to the north and west, serve to buffer and provide transition between this housing type and the surrounding community.

BOARD OF SUPERVISORS:

October 13, 2021



Great Eastern Resort Corporation Rezoning Request



PC Hearing Date: 9/7/2021

REZ#21-192

MASSANUTTEN UNIT 3

MASSANUTTEN UNIT 5

R4

ALLEGHANY DR

POWELL PL

FORT RD

LANIER LN

R4 To R4

646

128-(A)- L133

128-(A)- L132

BLOOMER-SPRINGS RD

RESORT DR

644

R4

PEAR TREE LN

RHODODENDRON CT

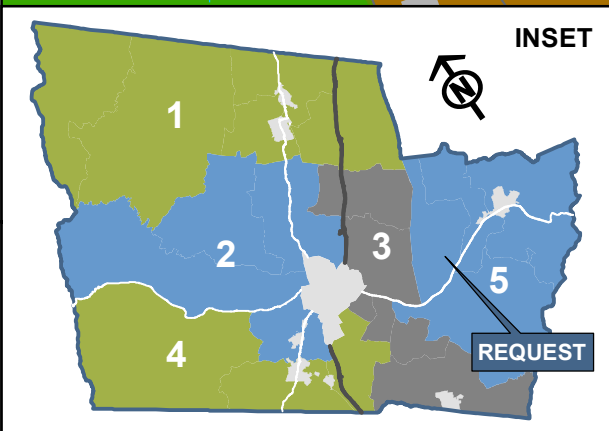
FLOWER DR

PINEY MOUNTAIN ACRES

INSET



REQUEST



MASSANUTTEN VILLAGE MASTER PLAN AMENDMENT REQUEST

GREAT EASTERN RESORT CORPORATION

PROJECT NARRATIVE

July 27, 2021, Revised 8-31-21

Since the previous Master Plan Amendment in 2007 and addition of the Springston Regals in 2018, Massanutten Village has remained as a strong and growing community of Rockingham County. Great Eastern and the Massanutten Property Owners Association continuously improve upon the existing community amenities as well as producing new and innovative facilities throughout the resort itself and its surrounding area to maintain the quality of life for home owners and guests year around. This amendment requests a minor adjustment to the Master Plan tract schedule (moving ± 10 acres of Tract ‘NN’ from Area ‘A’ to Area ‘B’) to allow for townhome uses.

Project Objective

The project’s objective is to expand affordable housing choices in the Resort area to allow local residents and Resort employees housing options at price points accessible to median community incomes. Doing so at this site will also reduce workforce commuting distances to the Resort’s employment concentration area, improving area congestion along Highway 33 during peak commuting times. Traditionally available single family detached housing inventory in the resort area is currently being targeted to recreational, transient rental purposes, largely due to proximity to the resort, thus creating a shortage and raising costs for permanent residents working throughout the area.

Water and Sewer

Water and sewer services for Massanutten Village will be provided by Utilities, Inc, and is currently within the MPSC franchise area. All required lines, pump stations, treatment facilities, and other components of the systems have been or will be installed by the developer and owned and maintained by Utilities, Inc.

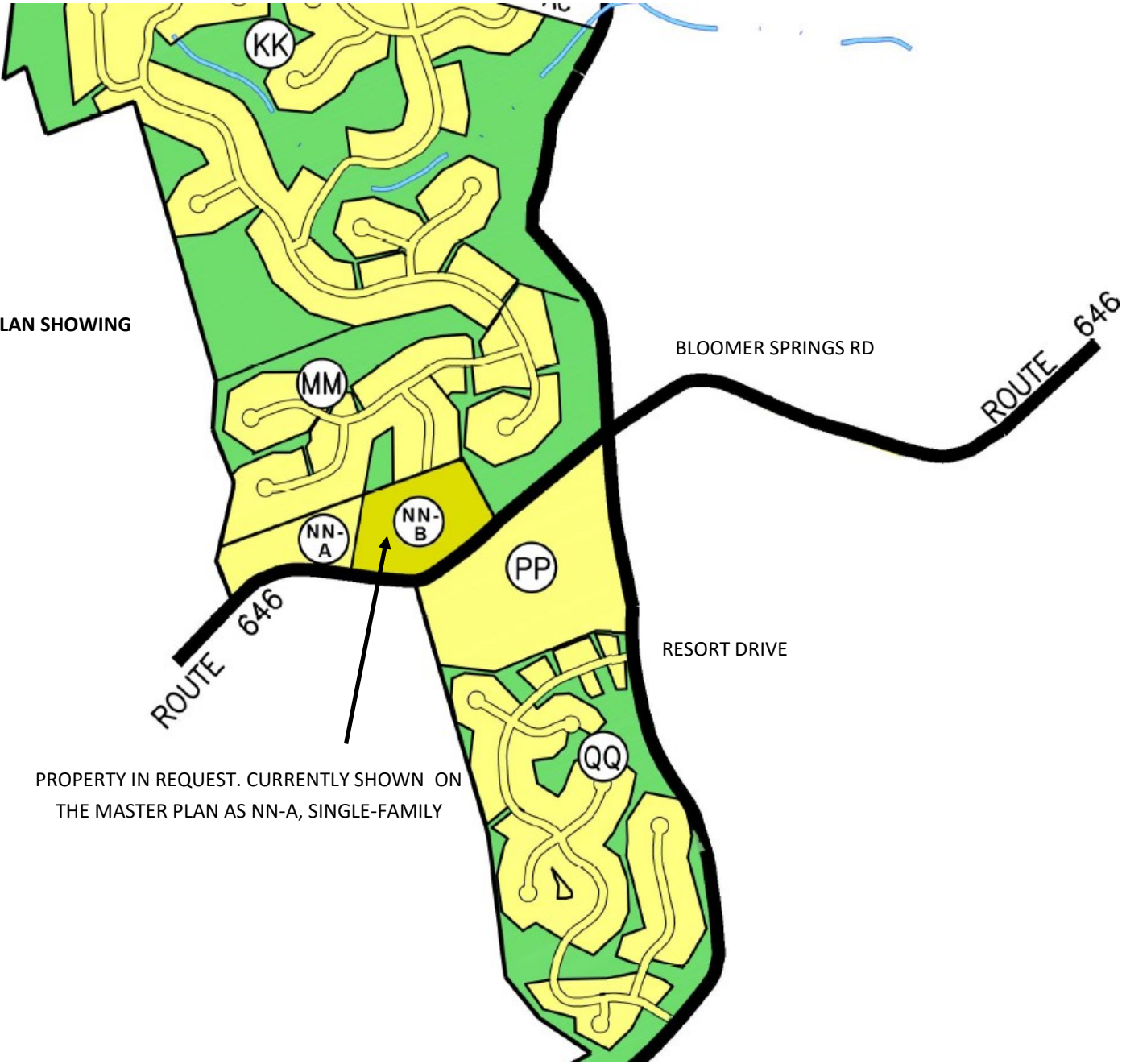
Lighting

All outdoor lighting, including the placement, orientation, distribution patterns and fixture types of outdoor lights, shall be installed to minimize light trespass while meeting the minimum street light requirements described in section 17.706 of the Rockingham County Code of Ordinances.

Proffers

The Applicant has agreed to limit units within “Tract NN-B” to 95 units.

DETAIL FROM PROPOSED MASTER PLAN SHOWING
AREA IN REQUEST.



PROPERTY IN REQUEST. CURRENTLY SHOWN ON
THE MASTER PLAN AS NN-A, SINGLE-FAMILY

SYMBOL	CLASSIFICATION	MAXIMUM UNITS/ACRE BY ORDINANCE	PLANNED UNITS/ACRE	MAXIMUM ACREAGE BY ORDINANCE	PLANNED ACREAGE	PLANNED TOTAL RESIDENTIAL UNITS
	"A" AREAS – DETACHED SINGLE FAMILY	2.7	1.5	—	2,603	3,904
	"B" AREAS – TOWN HOUSES	8.3**	5.0	—	134	670
	"C" AREAS – MULTI FAMILY *	15	10	—	147	1,470
	"D" AREAS – TIME SHARE UNITS SINGLE FAMILY / MULTI FAMILY *	—	2.84	—	380	1,080 ^Δ
	VILLAGE CENTERS – COMMERCIAL	—	—	276	66	290 ROOMS MOTEL HOTEL
	OPEN AREA / RECREATIONAL PRESERVE	—	—	—	1,790	—
	TOTAL				5,120	7,414

* MULTI-FAMILY INCLUDES CONDOMINIUMS
Δ REFER TO PROFFER #2 REGARDING 140 UNIT DEFERRAL

** MAXIMUM DENSITY IN TRACT 'NN-B'
SHALL BE 20 UNITS/ACRE

GOLF COURSE TRACT SCHEDULE
(ACREAGE INCL. IN DEVELOPED AREA)

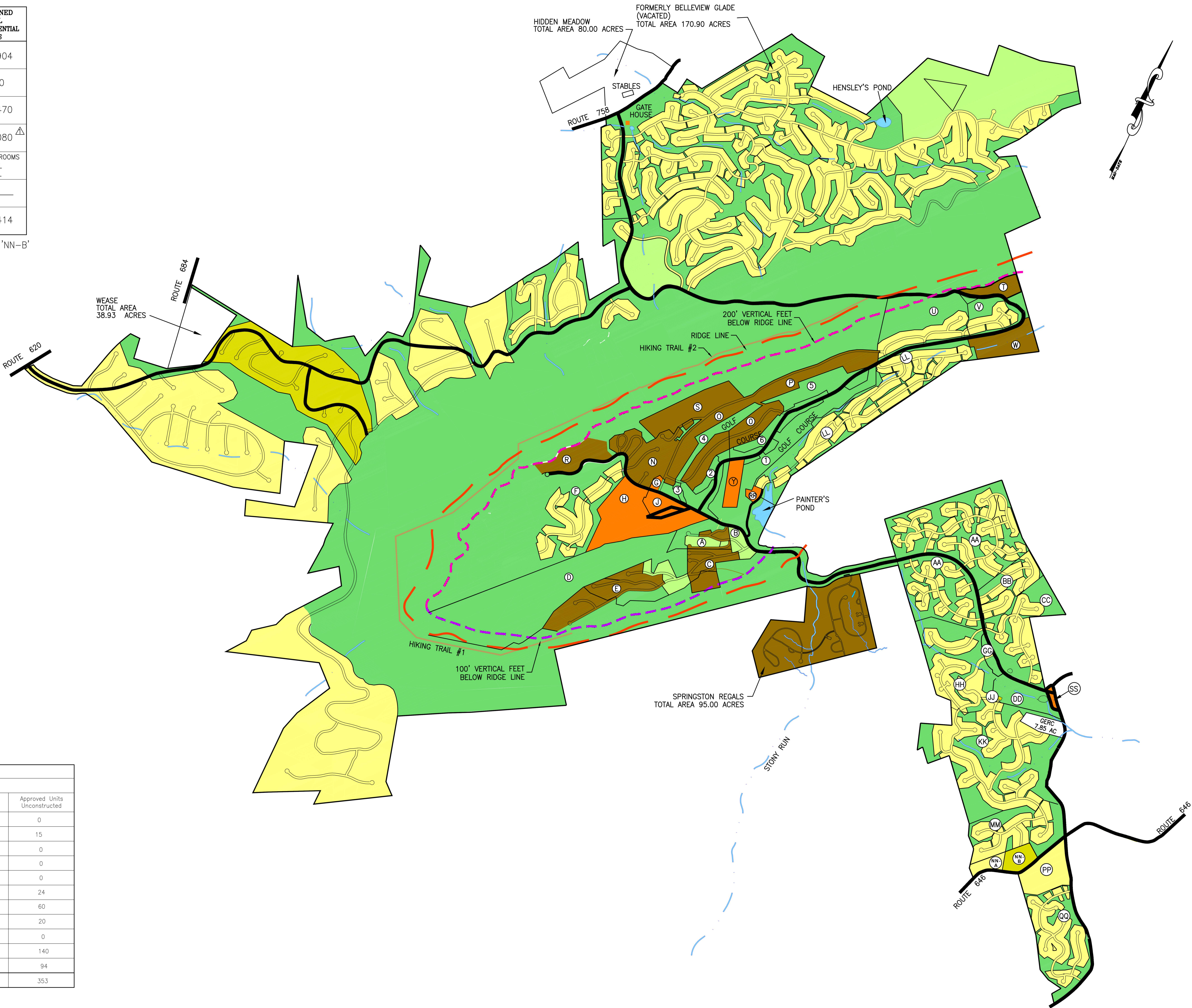
TRACT	DEVELOPMENT	TOTAL AREA
①	FAIRWAYS 10 THRU 18 AREAS	65.012 AC
②	FAIRWAY 1 AREA	3.761 AC
③	FAIRWAY 2 AREA	1.653 AC
④	FAIRWAY 3 & 4 AREAS	11.738 AC
⑤	FAIRWAY 5 THRU 8 AREAS	21.496 AC
⑥	FAIRWAY 9 AREA	5.270 AC

TRACT SCHEDULE (AREAS A,B,C,VILLAGE CENTER,OPEN AREA)

TRACT	DEVELOPMENT	UNITS	DEVELOPED AREA	OPEN AREA	TOTAL AREA
Ⓐ	SKISIDE COURTS	24	8.11 AC	11.18 AC	19.29 AC
Ⓑ	SKISIDE COURTS EAST	44	5.04 AC	1.91 AC	6.95 AC
Ⓓ	RECREATIONAL AREA	X	X	6.16 AC	144.541 AC
Ⓕ	VILLAGE WOODS	98 LOTS	31.68 AC	44.10 AC	75.78 AC
Ⓖ	SVOA	X	X	X	2.068 AC
Ⓗ	VILLAGE SQUARE	290 HOTEL	X	X	41.639 AC
Ⓙ	MPOA	X	X	X	8.40 AC
Ⓤ	UNIT 9	54	18.77 AC	37.09 AC	55.86 AC
Ⓥ	UNIT 10	32	9.64 AC	10.44 AC	20.08 AC
Ⓢ	LE CLUB	X	X	X	8.96 AC
ⒶⒶ	UNIT 4	269	74.10 AC	98.74 AC	172.84 AC
ⒷⒷ	UNIT 6	67	20.72 AC	10.42 AC	31.14 AC
ⒸⒸ	UNIT 1	70	21.71 AC	31.15 AC	52.86 AC
ⒹⒹ	HOPKINS PARK	X	X	9.08 AC	9.08 AC
ⒺⒺ	UNIT 4C	X	X	3.45 AC	3.45 AC
ⒻⒻ	UNIT 2	91	30.78 AC	36.98 AC	67.76 AC
ⒼⒼ	J. HOPKINS III—QUAIL'S NEST	9	.373 AC	4.577 AC	4.95 AC
ⒼⒼ	UNIT 3	190	64.52 AC	74.57 AC	139.09 AC
ⒼⒼ	GREENVIEW HILLS	195	58.20 AC	45.75 AC	103.95 AC
ⒼⒼ	UNIT 5A	76	26.00 AC	21.20 AC	47.20 AC
ⒼⒼ	BLUE RIDGE ACRES—A	5	± 6.0 AC	X	± 6.0 AC
ⒼⒼ	BLUE RIDGE ACRES—B	95	± 10.0 AC	X	± 10.0 AC
ⒼⒼ	SWANEY(FORM.PINEY MT.RES.)	1	1.00 AC	22.16 AC	23.16 AC
ⒼⒼ	PINEY MT. ACRES	116	34.60AC	36.13 AC	70.73 AC
ⒼⒼ	MAINTENANCE AREA	X	1.95	X	1.95 AC
ⒼⒼ	ENTRANCE & GATE HOUSE	X	X	X	3.30 AC

TRACT SCHEDULE— 'D' AREAS								
DESCRIPTION			LAND AREA (IN ACRES)			UNITS		
Area	Tract	Tract Name	Developed Area	Open Area	Total Area	Total Approved Units Per Master Plan	Approved Units Constructed	Approved Units Unconstructed
D	C	INNSBURCK HEIGHTS	12.06	5.91	17.97	135	135	0
D	E	GRENOBLE WOODS	26.91	12.28	39.19	100	85	15
D	N	MOUNTAINSIDE SEC. 1	19.32	67.1	86.42	155	155	0
D	O	MOUNTAINSIDE SEC. 2	27.57	9.2	36.77	167	167	0
D	P	MOUNTAINSIDE SEC. 3	16.67	5.56	22.23	78	78	0
D	R	MOUNTAINSIDE SEC. 4	12	11.52	23.52	24	0	24
D	S	MOUNTAINSIDE SEC. 5	18.1	10	28.1	60	0	60
D	T	MOUNTAINSIDE SEC. 6	7	2	9	20	0	20
D	W	EAGLE TRACE XII	15	6.53	21.53	107	107	0
D	TT	SPRINGSTON	65	30	95	140	0	140
		APPROVED UNASSIGNED UNITS				94	0	94
SUB-TOTAL					379.73	1080	727	353

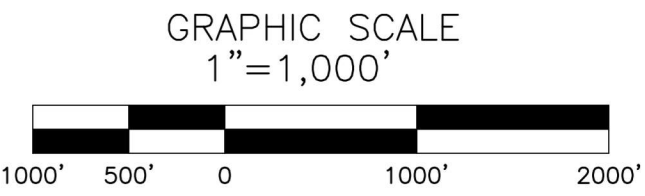
Revision	Date	Requested By
1	3/18/74	X
2	5/6/75	X
3	9/7/76	X
4	10/14/76	X
5	2/7/78	X
6	10/22/80	X
7	2/27/81	X
8	10/7/87	X
9	12/12/89	X
10	3/4/94	X
11	5/3/94	X
12	5/24/94	X
13	6/1/94	PLANNING COMM 6/7/94
14	2/26/02	COUNTY OF ROCKINGHAM
15	8/9/02	COUNTY OF ROCKINGHAM
16	8/28/02	GREAT EASTERN
17	3/27/07	GREAT EASTERN
18	6/27/18	GREAT EASTERN
19	8/6/18	GREAT EASTERN
20	8/28/18	GREAT EASTERN
21	9/6/18	GREAT EASTERN
22	7/27/21	GREAT EASTERN
23	9/2/21	GREAT EASTERN



NOTES:

1. MINOR DEVIATIONS IN LAND USE DO NOT CONSTITUTE A SIGNIFICANT VARIATION IN THE DEVELOPMENT PLAN.

2. BY USE OF RECORDED PLATS AND AVAILABLE PRELIMINARY PLANS, THIS MAP PORTRAYS AN ACCURATE REPRESENTATION OF LAND USE. WHERE POSSIBLE, IN UNPLATTED AREAS, LAND USE, INCLUDING OPEN SPACE, IS CONCEPTUAL.



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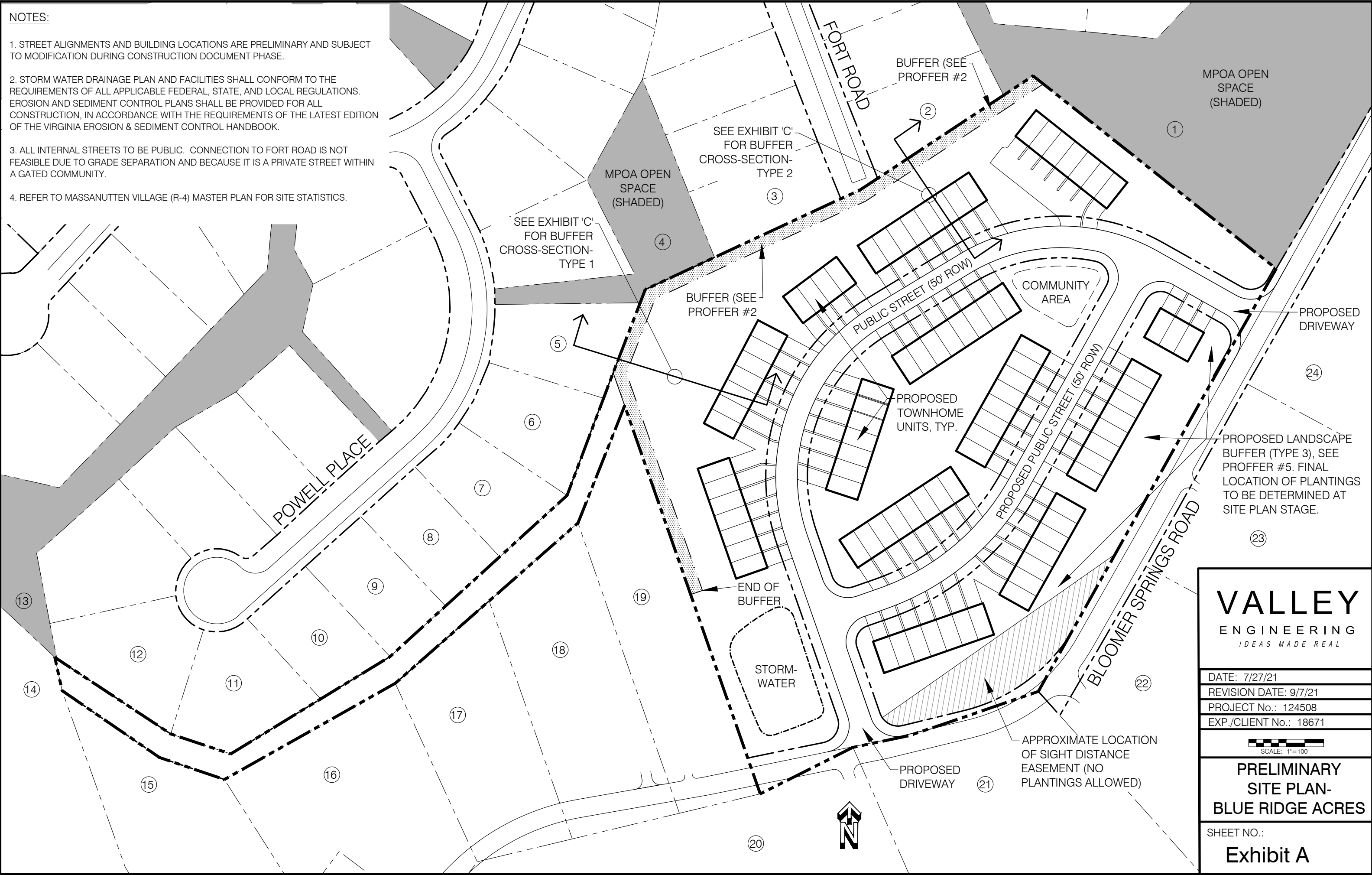
MASSANUTTEN VILLAGE
STONEWALL DISTRICT, McGAHEYSVILLE, VIRGINIA

R-4 MASTER PLAN

EXPANDER No. 1867-1
PROJECT No. 6722-2
SCALE: 1,000'
DATE: 11/29/01
REVISION: 9/2/21
SHEET 1 OF 1

NOTES:

- 1. STREET ALIGNMENTS AND BUILDING LOCATIONS ARE PRELIMINARY AND SUBJECT TO MODIFICATION DURING CONSTRUCTION DOCUMENT PHASE.
- 2. 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.
- 3. ALL INTERNAL STREETS TO BE PUBLIC. CONNECTION TO FORT ROAD IS NOT FEASIBLE DUE TO GRADE SEPARATION AND BECAUSE IT IS A PRIVATE STREET WITHIN A GATED COMMUNITY.
- 4. REFER TO MASSANUTTEN VILLAGE (R-4) MASTER PLAN FOR SITE STATISTICS.



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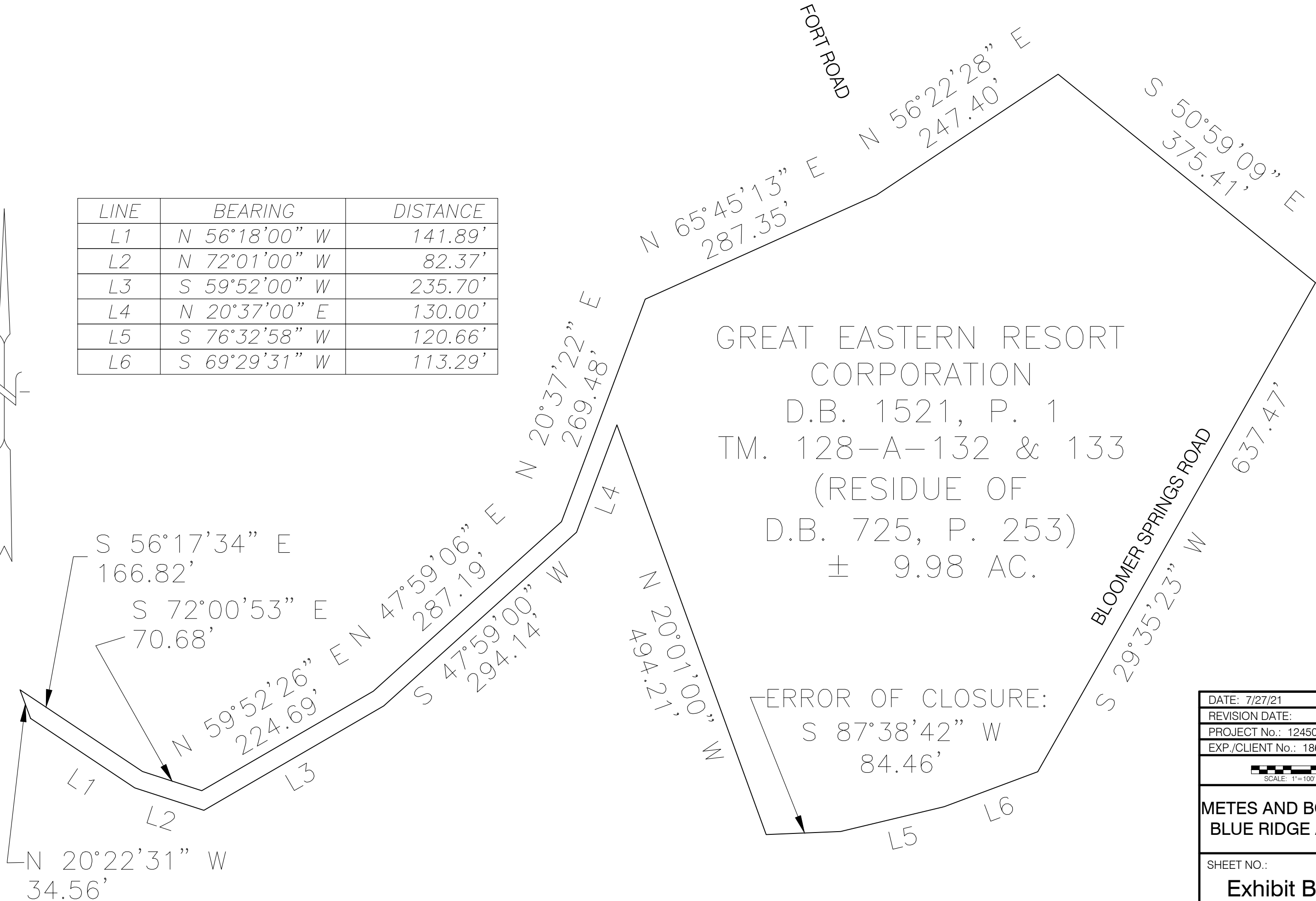
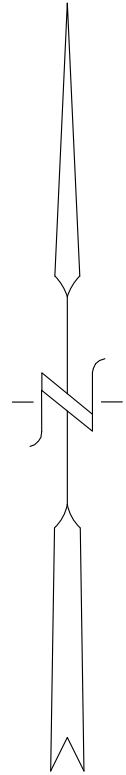
DATE: 7/27/21
REVISION DATE: 9/7/21
PROJECT No.: 124508
EXP./CLIENT No.: 18671

SCALE: 1"=100'

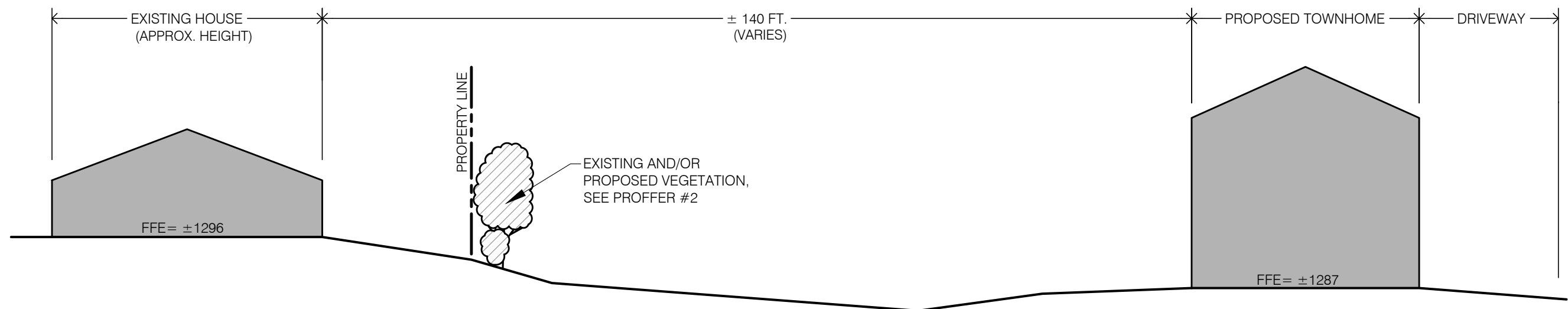
**PRELIMINARY
SITE PLAN-
BLUE RIDGE ACRES**

SHEET NO.:
Exhibit A

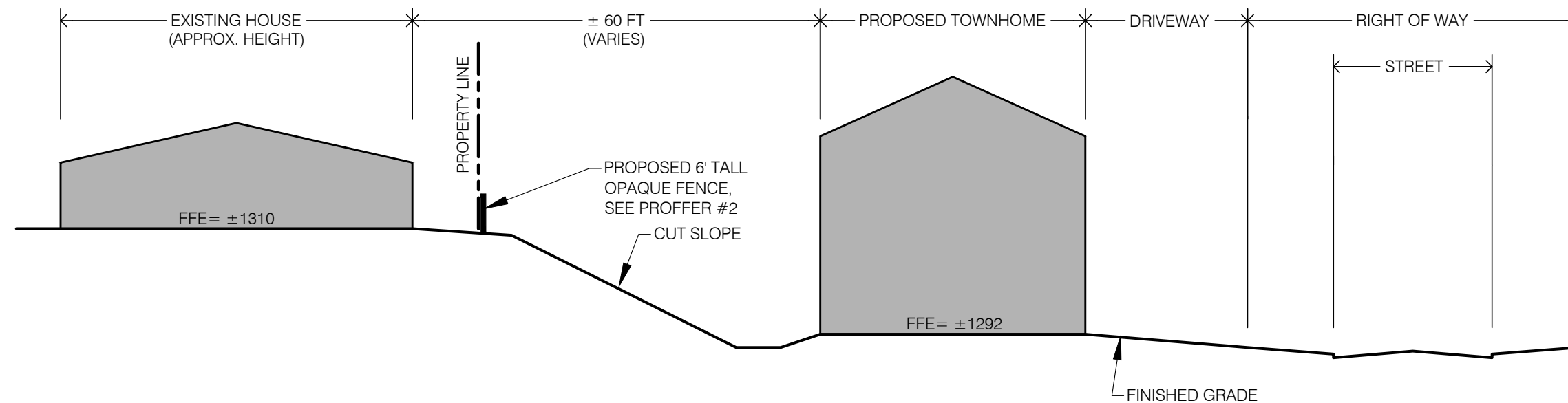
LINE	BEARING	DISTANCE
L1	N 56°18'00" W	141.89'
L2	N 72°01'00" W	82.37'
L3	S 59°52'00" W	235.70'
L4	N 20°37'00" E	130.00'
L5	S 76°32'58" W	120.66'
L6	S 69°29'31" W	113.29'



DATE: 7/27/21
REVISION DATE:
PROJECT No.: 124508
EXP./CLIENT No.: 18671
 SCALE: 1"=100'
METES AND BOUNDS- BLUE RIDGE ACRES
SHEET NO.: Exhibit B



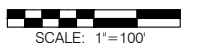
BUFFER CROSS SECTION TYPE 1-
EXISTING AND/OR PROPOSED VEGETATION
NOT TO SCALE



BUFFER CROSS SECTION TYPE 2- FENCE
NOT TO SCALE

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DATE: 8/31/21
REVISION DATE:
PROJECT No.: 124508
EXP./CLIENT No.: 18671



**TYPICAL BUFFER
CROSS-SECTIONS-
BLUE RIDGE ACRES**

SHEET NO.:
Exhibit C

MASSANUTTEN VILAGE ZONING AMENDMENT REQUEST (R-4 MASTER PLAN)

PROFFER STATEMENT

DATE: July 27, 2021 (Rev. #2, 9-7-21)

RE: R-4 Master Plan Amendment
Owner: Great Eastern Springston, LLC
Rezoning Case No:
Tax Map Number: 128-(A)-L132 and 128-(A)-L133

Great Eastern Springston, LLC hereby proffer(s) that the use and development of this property shall be in strict accordance with the following conditions:

1. Density of the development (Tract NN-B) shall not exceed 95 units.
2. The Applicant shall provide a buffer along the north and west boundaries of the project as depicted on the Preliminary Site Plan (Exhibit 'A'), dated 9-7-21. Where feasible, existing vegetation will be preserved within 15 feet of the property line (Type 1 Buffer). If existing vegetation can't be saved due to grading or does not provide a visual barrier between the developed property and the adjacent properties the buffer shall be enhanced with evergreen shrubs. Screening shrubs shall provide a visual barrier of at least 6 ft. minimum height (at maturity) between existing homes and the proposed development. See Buffer Cross-Section Type 1 (Exhibit C) for a typical scenario where a Type 1 buffer shall be provided. Within disturbed areas and/or where the proposed townhomes are below the grade of the adjacent homes, the proposed buffer shall contain a 6 ft. tall opaque fence that is located at the property line (Type 2 Buffer). If existing utilities are located at or near the property line, the proposed fence shall be located to avoid utility conflicts. See Buffer Cross-Section Type 2 (Exhibit C) for a typical scenario where a Type 2 buffer shall be provided.
3. Prior to the sale of any Lot, there shall be established a Property Owners' Association (controlled by residents and/or developer) for the management and control of any common areas and to govern property appearance.
4. This project will not include timeshare units.
5. The applicant shall provide a Type 3 landscape buffer along Bloomer Springs Road as generally depicted on the Preliminary Site Plan (Exhibit 'A'), dated 9-7-21. The buffer shall include large maturing trees (2" min. caliper at planting, spaced 50' O.C. average) with evergreen shrubs planted between trees (24" min. height at planting, 5 ft min. height at maturity). Buffer plantings will be located to avoid utility and VDOT required sight distance easements. The buffer location/distance measured from Bloomer Springs Road will vary, however buffer plants will be located between the rear of proposed units and Bloomer Springs right of way.

The conditions set forth in this proffer statement supersede all conditions set forth in previous proffer statements submitted as part of this application.

Great Eastern Resort Corporation

By: Michael L. Shiflet
Michael L. Shiflet

Its: Vice President