

TOWN OF TIMBERVILLE
and
TIMBERVILLE GROWTH AREA
COMPREHENSIVE PLAN

ADOPTED
FEBRUARY 9, 2012

PREPARED BY
TOWN OF TIMBERVILLE
PLANNING COMMISSION

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INTRODUCTION

Providing for the future is an important endeavor for any community. The comprehensive plan serves as a framework by which a locality can identify its needs and rationally allocate its resources to meet those needs.

The procedure by which a locality in Virginia prepares a comprehensive plan is delineated in the Code of Virginia, §15.2-2223. All aspects of community development are dealt with in a comprehensive plan. The plan may include, but need not be limited to: (1) designating areas for various types of public and private development; (2) designating a comprehensive system of transportation facilities; (3) delineating a system of community service facilities; and (4) designating areas for renovation and other special community programs. The comprehensive plan is general in nature, in that it designates the approximate location and character of each feature shown on the plan. The plan should present the long-range recommendations for the general development of the territory covered by the plan.

Once a plan is adopted by the local governing body, a comprehensive plan has the following legal status:

The comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature, including any road improvement and any transportation improvement, shown on the plan and shall indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use as the case may be. (Code of Virginia §15.2-2223)

Therefore, the plan is the general guideline for community development and, once adopted, the local commission has the authority to approve or disapprove proposals for development based on conformance of the proposal with the plan. The comprehensive plan is the basic planning document upon which other implementation documents, such as the official map, zoning ordinance, and subdivision regulations, should be based.

The above indicates that the comprehensive plan has two primary functions: (1) to serve as the basis for the more detailed ordinances developed to implement the plan; and (2) to provide a general plan scheme within which the planning commission has full authority and a reasonable basis upon which to evaluate and reject or accept development proposals. A further state requirement is that "at least once every five years the comprehensive plan, or the completed parts of it, shall be reviewed by the local commission to determine whether it is advisable to amend the plan." This requirement insures that current conditions are reflected in the plan.

The Town of Timberville adopted its first comprehensive plan on March 20, 1980. In June 1981, the Town adopted a revised zoning ordinance. The revisions to the ordinance were made from recommendations from the plan. On June 9, 1988, the Town adopted the first update to its original plan. As required by the State Code, the 2004 plan is being updated. This revision of the comprehensive plan will serve to reflect existing conditions, as well as the changes that have occurred in the years since the plan was adopted. It will also reflect the impact that these changes will have on the future of the Town of Timberville.

TIMBERVILLE'S MISSION & VISION

A mission statement is a written declaration of an organization's core purpose and focus that normally remains unchanged over time. Properly crafted mission statements (1) serve as filters to separate what is important from what is not, (2) clearly state which markets will be served and how, and (3) communicate a sense of intended direction to the entire organization.

A vision statement is an aspirational description of what an organization would like to achieve or accomplish in the mid-term or long-term future. It is intended to serve as a clear guide for choosing current and future courses of action.

GOAL

By 2013, the Town Council with assistance from the Planning Commission, and input from residents, will develop mission and vision statements that define Timberville and explain how the town is expected to look in the future.

GOVERNMENT STRUCTURE AND FUNCTION

Standards

The Town administration functions under the Timberville Code and Charter which was adopted March 17, 1884, and was revised on February 21, 1894; March 1, 1962; March 27, 1972; March 9, 1977; and most recently on March 9, 2007 when the Virginia General Assembly approved a revision moving the town elections from May to November.

Personnel

Since the last revision of the comp plan there have been two (2) full-time positions added to the Town of Timberville staff bringing the total number of full-time employees to eleven (11). There are three (3) departments in which the full-time employees are located: administration, public works and public safety (police department). The administrative positions are classified as town manager, town clerk/treasurer, and office assistant. The public works department is composed of a maintenance supervisor and three (3) maintenance/equipment operators. The police department is made up of a Chief of Police, one (1) sergeant, and two (2) patrol officers.

Training

Members of the Town administration attend classes to assist them in their job duties. The water treatment operators, maintenance crew members and the police officers also attend classroom and hands on training to assist them in performing their duties.

Space

The Town Office is located on the corner at 392 South Main Street and McCauley Drive, and measures approximately 64 feet wide by 49 feet deep. This facility includes the administrative offices and Council chambers.

Organization

Timberville is governed under the Council-Manager form of government. The Town Council, the legislative body of the town, consists of a mayor, who is elected at large and serves a two year term, and six council members who serve staggered four year terms. The town manager is directly responsible to the Town Council. The Town Manager is appointed by the Town Council to act as the administrative head of the town. The manager serves at the pleasure of the council to carry out its policies, direct business procedures, and has the power to appoint and remove all town employees except the Town Attorney, Town Clerk and Police Chief, who are also appointed by the Council. Duties and responsibilities of the Town Manager include the preparation, submission and administration of the annual budget, advising the Council on the affairs of the town, handling citizen complaints, maintaining all personnel records, enforcing the town charter, and directing and

supervising all departments. The Town Manager also acts as the zoning administrator and subdivision agent for the town.

Growth and planning for the Town of Timberville are handled by the Timberville Planning Commission which was established February 8, 1968. The Planning Commission is responsible for the development and updates to the Comprehensive Plan as well as formulating recommendations to the Town Council on issues such as lot line revisions, special/conditional use requests, and making determinations on complaints of blighted areas.

Finances

The Town of Timberville has several sources of income. These include taxes, fees, charges, and other revenues. The "liabilities" category also indicates some of the expenditures of the Town, long-term debt, and accounts payable. Table 3-1 presents a comparison of total assets and total liabilities for Fiscal Year 2004 and 2011. As shown in this table, the long-term debt for 2004 was \$190,534, which consisted of a water bond and a sewer bond. This debt has since increased to a total of \$235,933 as the Town has incurred additional long-term debts to finance several building and renovation projects.

**TABLE 3-1
TOWN OF TIMBERVILLE BALANCE SHEETS
JUNE 30, 2004 and 2011**

ASSETS	2004	2011	DOLLAR CHANGE	PERCENT CHANGE
TOTAL ASSETS	\$2,245,802	\$3,112,470	866,668	38.6%
LIABILITIES				
Long-Term Debt	190,534	235,933	45,399	23.8%
TOTAL LIABILITIES	\$ 395,982	\$ 612,819	216,837	54.8%

SOURCE: Town of Timberville.

Tax Rates & Assessments

Table 3-2 depicts the tax rates for the Town of Timberville. All properties are required by State law to be assessed at 100 percent of fair market value.

**TABLE 3-2
TOWN OF TIMBERVILLE
TAX RATES - 2011**

	NOMINAL TAX RATE PER \$100	ASSESSMENT RATIO	EFFECTIVE TAX RATE PER \$100
REAL ESTATE	\$0.115	100%	\$0.115
MACHINERY & TOOLS	\$0.30	40%	\$0.30
PERSONAL PROPERTY	\$0.30	40%	\$0.30

Town and County Government

In the Commonwealth of Virginia, a town is an incorporated municipality similar to a city with a smaller required minimum population. While cities are independent by Virginia law, towns are contained within a county. The Town of Timberville and Rockingham County share a special relationship that strengthens the delivery of services to both Town and County residents. The Town of Timberville provides enhanced service levels for police protection, recreation, public works, and planning and zoning. The town also provides water and sewer services to its residents. In turn, Rockingham County provides schools, courts, and social services to the residents of the town. The county also operates a landfill where the solid waste from the town is disposed of for a fee.

HISTORY AND CULTURAL CONSERVATION

The early settlers of Timberville, like the rest of the Shenandoah Valley, were mostly immigrants from Pennsylvania composed of native Germans or people of German extraction. These immigrants brought with them the religions, habits, and customs of their ancestors. The settlement of Timberville was originally called Williamsport, then Thompsons Store and Riddles Tavern. The town followed about the same lines as the early settlements elsewhere in Virginia by being developed along a waterway. When James I, King of England, granted charters for settling colonies in Virginia, he also gave instructions as to the proposed governing. Included in these instructions were: "To use means to convert the heathen; each town to teach some children fit for college; to plant corn and an abundance of vines; to put prentices to trade and not let them forsake their trades for planting tobacco or any such useless commodity; to build water mills and block houses on the banks of rivers; to make salt, pitch, tar, soap, and oyl of walnuts and employ apothecaries in distilling of beer; to be industrious and self-supporting..."

About 1750, a log house was built on the western bank of the Shenandoah River. Daniel Zigler's father moved into this property in 1814. Also, the first store was opened by Abraham Williamson in 1814. At that time the settlement was known as Williamsport. In 1872, William G. Thompson took over the running of the store and the area was known as Thompson's Store. A few years later, Nathaniel Bare found the store was too small and built a larger store building further up the street. This building is still standing and is used for a warehouse.

In 1827, a post office was established. The large forest of trees lying to the north suggested the name Timberville and that name lasted. The Town of Timberville was first chartered on March 17, 1884, with a Town size of approximately 126 acres. Through annexations in 1950, 1968, 2000 and 2007, the Town now encompasses approximately 805 acres and has a population of approximately 2,500.

In 1744, the Colonial Government of Virginia concluded a treaty with the Indians which permitted the white man to settle as far as the Ohio River. Even after this agreement and the final departure of the Indian tribes, it is known that they returned in large bodies on several occasions to plunder and murder. These expeditions were usually led by white renegades.

To afford protection from these raiders, the first settlers used forts as places of security. These frontier forts were usually large enclosures built of logs situated near water. The enclosed areas were called "stockades." Inside the stockade were cabins or other buildings. Farmers nearby would hurry their families and farm animals into the stockade when they heard the Indians were on the warpath.

Several such forts were located in what is now Rockingham County. Fort Run was an old stone fort near Simmers Garage at Timberville. This fort was built over a spring. Near the Timberville bridge by the old Zigler house was an unnamed fort. As well as can be determined, this fort was torn down in 1880, but W. O. Mowbray writes that there was one at this location which had bullet holes and port holes.

The Town continued to grow with the rest of the area; businesses flourished and faded. In 1814, John Zigler ran a tannery which, at the time of his death in 1856, was the largest tannery in Rockingham County. A hemp mill was built by Mr. Zigler near his tannery. In 1830, a pottery works was located on the site of the marble works formerly run by Rife Brothers. There was a harness and saddle maker's shop and a shoemaker's shop. In 1830, Tobias Schull opened a blacksmith shop and in 1831, a mill was built and operated by Mr. Carner. Ownership was passed

on to Charles E. Fahrney about 1900. About 1885, a livestock handling firm, C. Driver & Company, was organized. Timberville shipped about \$600,000 worth of livestock annually. Farm machinery, fertilizer, and seeds were handled by E. M. Minnick and W. H. Arehart in 1886. Groceries, merchandise, eggs, butter, and other farm produce were delivered by wagon in 1893 by D. S. Wampler Grocery and Dry Goods Store.

A star route postal delivery was begun that started in New Market, went to Timberville, and then on to Cherry Grove and Cootes Store. Mr. Karnick was mail carrier on this once-a-week route. In 1902, three rural free mail routes were established.

The Farmers and Merchants Bank opened for business in August 1908, and was housed in a new brick building on Main Street. Ten rooms outfitted for guests and, known as The Rockingham Hotel, housed the visitors in the area. Timberville was becoming more and more "industrious and self-supporting." The Town became known for its wealthy residents, large homes, beautiful gardens, and fine orchards.

When the B & O Railroad provided passenger and express service in 1868, the river transportation was ended. Five bridges rose and fell over the Shenandoah River. The dates of the first two bridges are unknown. The third bridge was constructed in 1840 and was destroyed by a flood in 1843. For about the next 40 years the only way to get to the other side was by fording the river which was relatively easy because of the gently sloping river bank at this point. The most picturesque of the bridges was then built in 1884. The Timberville covered bridge, which was 312 feet in length (each half was 156 feet long supported in the middle by a stone pier), was torn down in 1938. The current bridge was constructed in 1938 and underwent major renovations in 1996 in which the entire bridge was almost completely rebuilt.

The first schoolhouse was a single room, 15 x 18 feet, with 3 small windows. It was located near the Shenandoah River. The pupils sat on slab benches. In 1871, a 20 x 25 foot school was built and H. W. Rife was the first schoolmaster. Already Timberville was teaching "some children fit for college."

Dr. A. W. Vaughan, grandson of Adam Lichliter and the first post master, established a drug store in conjunction with his medical practice in 1896. Dr. Welty B. Fahrney started practicing dentistry in 1898.

There seems to be a difference of opinion where the first recorded church service was held in Timberville. Some say that the Rader Lutheran Congregation is the oldest congregation, and a record as early as 1762 shows a joint meeting between the Lutherans and the Reforms in an old log building. Other historians note the first recorded church service was held in 1819, when a group of people gathered for service in John Zigler's barn where the German Baptists worshipped. Regardless of which is right, it is apparent that King James' instructions in 1621 "to use means to convert the heathen" was still a guideline in community settlements. The Timberville Church of the Brethren was constructed in 1878-79. It burned down in 1928, and a new building was constructed in 1929. It was reported as being the first church built in Timberville.

The Church of the Brethren maintained an Old Folk's Home which was located in Timberville. The initial steps toward providing such an institution were taken in 1888 when Michael Zigler, S. F. Miller, and N. W. Berry were appointed a committee by the Second District of Virginia to take the matter under advisement. In 1892, a committee had raised \$23,772.38 and 30 acres of land near Timberville.

Near the Old Folk's Home, the Church of the Brethren also maintained an Orphan's Home which was established in the 1905. The plan was for a home and industrial school for orphan children regardless of religious affiliation. The building for the home was constructed in 1909 and

still stands today. The original trustees of the institution were D. H. Zigler, J. W. Wampler, M. J. Cline, and P. S. Thomas. In 1938, the home was closed due to financial difficulties.

The descendants of the early settlers still living in Timberville have much in common with their ancestors. They are a peaceable, industrious people with respect for civil authority and their God.

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GOAL

Preserve the history of the Town of Timberville so future generations can learn about the town's past and their heritage.

OBJECTIVES

1. Protect and preserve historical buildings and areas that existed or continue to exist and publicize events of historical significance that occurred in the town.

Recommendations

- a. Continue installation of historical markers throughout the town.
- b. Work towards a national historic district designation.
- c. Continue to support the Plains District Memorial Museum and efforts by other individuals, groups or organizations to preserve and showcase the town's history.

TOWN LOGO

The official town logo was adopted by the town council on February 8, 2007. The logo was designed by Timberville resident Philip Ritchie, Sr. and incorporates many of the natural features associated with Timberville. The large "T" represents the timber for which the town was named; the green coloring denotes the valley heritage; the flowing blue characterizes the waters of the North Fork of the Shenandoah River; and the purple is indicative of the protective mountains that surround the valley.



NATURAL FEATURES AND RESOURCES

Location

The Town of Timberville is located in Rockingham County in the Shenandoah Valley of Virginia, west of the Blue Ridge Mountains (See Figure 5-1 at end of chapter). The community is approximately 110 miles northwest of Richmond, the State Capitol, and 13 miles north of Harrisonburg, the County Seat for Rockingham County. Timberville is 3 miles south of the Rockingham/Shenandoah County line along State Route 42. Timberville can be reached by following Route 211 from Interstate 81 at New Market, State Route 259 northwest from the Interstate 81 Mauzy Exit, State Route 42 northeast from Harrisonburg, or State Route 42 southwest from Woodstock in Shenandoah County.

Physiography

The physiography of an area is a description of the nature or natural phenomena of the area or the general geography. Each physiographic province of a natural topographic division of a continent is controlled basically by its structural geology and has land forms and water supply in addition to common climate, soil, and vegetation which differ from other physiographic provinces. The province surrounding Timberville is called the Valley-Ridge Province lying between the Blue Ridge Province to the east and the Appalachian Province to the west.

This natural topographic division is part of the Appalachian Valley, an old geosyncline in which sediments were deposited, consolidated, and later folded and eroded to form the topography existing today. This province, controlled by its structural geology, is distinct from its neighboring provinces.

Climate

Timberville enjoys a moderate climate as described herein. Daytime temperatures during the summer average 80°(F) with nighttime lows averaging in the 50s. The average temperature is approximately 54°(F) with recorded extremes of 101°(F) and -16°(F).

The growing season averages 166 days with the last frost occurring around April 30th and the first frost occurring around October 10th. Freezing temperatures have occurred, however, as late as May 25th and as early as September 21st.

Average annual precipitation is 37 inches. Annual rainfall averages 34 inches and snowfall averages 29 inches. Studies indicate that 30 percent of the annual precipitation leaves the watershed in the form of runoff.

Prevailing winds are southerly to northwesterly at an average velocity of 10 miles per hour; however, during storms winds are generally from the northeast with maximum wind velocities in the 80 miles per hour range not uncommon.

Topography

The topography of the area is characterized by rolling hills and valleys, paralleled by mountains to the east and west. Slopes range from 0-45° with elevations ranging from 980 to 1,120 feet in Timberville. Maximum relief, therefore, is approximately 140 feet in Timberville. This community is located along the floodway fringe of the North Fork of the Shenandoah River.

GOAL FOR NATURAL FEATURES AND RESOURCES

Preserve and utilize the natural amenities and resources in and around Timberville to the town's greatest benefit.

OBJECTIVES

1. Preserve and enhance the quality and usefulness of the North Fork of the Shenandoah River.

Recommendations

- a. Coordinate with the Army Corps of Engineers to dredge the river and re-establish a defined waterway making the river more navigable.
 - b. Construct and develop access points to the river for fishing, boating and other recreational purposes.
 - c. Continue establishment of riparian buffers along waterways to prevent erosion and deterioration of stream and river banks.
2. Preserve and enhance the beauty of the natural setting of Timberville.

Recommendations

- a. The town should continue to plant trees and beautify landscapes through other types of plantings and developers should be encouraged to do the same.
- b. Create a comprehensive beautification plan, which includes development of attractive entrances to the town, that will guide the actions of the town in determining the need for plantings.
- c. Develop standards that would either require or encourage developers to achieve a certain level of landscaping.

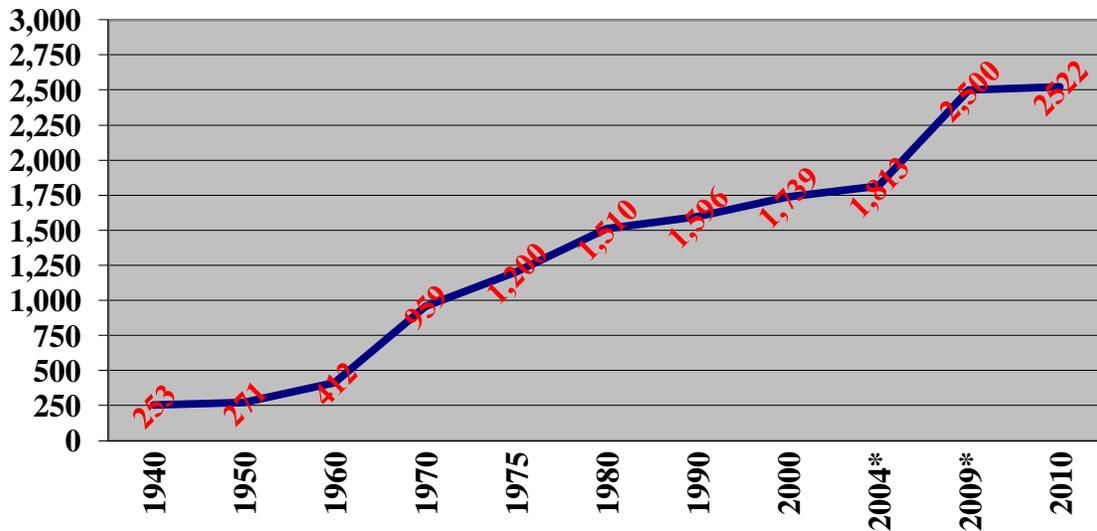
POPULATION, HOUSING, & COMMUNITY DESIGN

Planning decisions are related to the analysis of population and housing demands. Future demands on public facilities, community services, and land are directly linked to population. Consequently, studies of population characteristics are important in planning for the needs of the community.

Past Population Trends

Between 1940 and 2000, the Town of Timberville's population increased from 253 persons in 1940 to 1,739 in 2000, a gain of 1,486 persons or 587 percent (see Figure 6-1). The population remained stable between 1940 and 1950; however a large increase of 52 percent was noted between 1950 and 1960. After annexation in 1968, the population of Timberville in 1970 was 959, a 133 percent increase over 1960 population levels. Growth over each decade has continued, with the slowest growth between 1980 and 1990 (5.7%); however, growth increased somewhat between 1990 and 2000 (9.0%). The estimated 2004 population was 1,813, which took into account an additional 74 persons from annexed land in 2000. The population, according to the 2010 decennial census, is 2,522 persons. The increases, over the 2004 estimates, are based on an annexation which occurred in 2007 plus a high period of growth in the housing market.

Figure 6-1



*Increase due in part to annexation.

SOURCE: U.S. Census Bureau.

Population Characteristics

The 2000 Census further details Timberville's population by race, age, and sex. In 2000, 1,693 of Timberville's residents were white and 46 non-white.

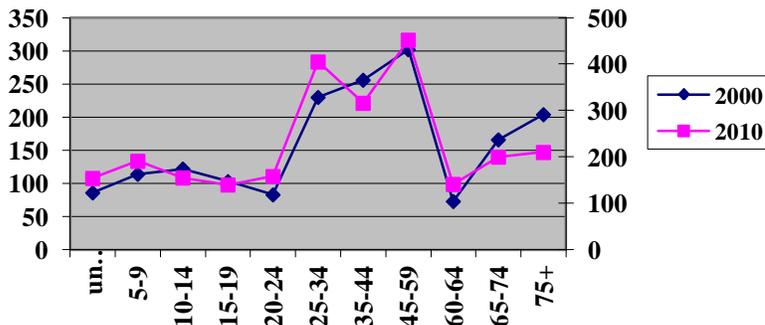
Table 6-1 presents a breakdown of Timberville's population by age and gender while Figure 6-2 shows a graphic comparison of these numbers. As seen in this table, 24.4 percent of the residents in 2000 can be classified as youth (ages 19 and under), 54.3 percent as working force (ages 20-64), and 21.3 percent as elderly (ages 65+). The youth category declined from 26 percent in 1990, while the elderly category increased from 17.9 percent in 1990. Females are more numerous in eight of the eleven categories.

**TABLE 6-1
POPULATION BY AGE AND GENDER
2000 AND 2010**

AGE	FEMALE			MALE			TOTAL		
	2000	2010	CHANGE	2000	2010	CHANGE	2000	2010	CHANGE
Under 5	44	72	64%	69	82	19%	86	154	79%
5-9	57	98	72%	41	93	127%	114	191	68%
10-14	46	80	74%	46	75	63%	122	155	27%
15-19	53	66	25%	47	74	57%	103	140	36%
20-24	49	85	73%	52	73	40%	83	158	90%
25-34	115	209	82%	127	196	54%	230	405	76%
35-44	133	158	19%	113	158	40%	256	316	23%
45-59	160	232	45%	106	220	108%	302	452	50%
60-64	38	75	97%	34	66	94%	73	141	93%
65-74	105	113	8%	62	87	40%	166	200	20%
75+	134	134	0%	46	76	65%	204	210	3%
TOTAL	934	1,322	42%	743	1,200	62%	1,739	2,522	45%

Source: U.S. Census Bureau, 2000 and 2010

Figure 6-2



Comparison of 2000 & 2010 population ranges

Housing Characteristics

The Town of Timberville has a variety of housing types. Overall, the condition of the housing is good. The housing stock in Timberville has grown from 771 units in 2000 to 1,166 units in 2010, an increase of 51.2 percent. In owner occupied dwellings, there were 2.39 persons per unit in 2000 while in 2010 there were 2.42 persons per unit. Renter occupied dwellings in 2000 had 2.13 persons per unit compared to 2.26 in 2010.

In 2000, 462 (59.9%) units were owner-occupied, 273 (35.4%) units were renter occupied, and 36 (4.7%) units were vacant. By 2010, the number of owner occupied units had increased to 683 (58.6%), renter occupied units increased to 384 (32.9%) and the number of vacant units rose drastically to 99 (8.5%).

Additional housing characteristics for the Town of Timberville are shown in Table 6-2. In reviewing this table, it can be seen that the housing stock in Timberville is, on the whole, fairly old. Over fifty percent of the housing units are 30 years old or older. Depending on the continued maintenance of older structures, this can be seen as an influential factor in the future.

**TABLE 6-2
AGE OF HOUSING STOCK
TOWN OF TIMBERVILLE**

YEAR	NUMBER OF UNITS BUILT	PERCENTAGE
2005 or later	152	13.04
2000 to 2004	73	6.26
1990 to 1999	102	8.75
1980 to 1989	211	18.10
1970 to 1979	304	26.07
1960 to 1969	70	6.00
1940 to 1959	155	13.29
1939 and Earlier	99	8.49
TOTAL	1,166	100.0

SOURCE: Bureau of the Census, 2010.

GOAL #1

The town should strive to be identified as a diverse community that welcomes all persons while growing at a managed and maintained rate so as not to place an undue burden on aging infrastructure of all types.

OBJECTIVES FOR GOAL #1

1. Timberville should balance its stock of housing opportunities to attract people of all ages and income levels.

Recommendations

- a. Utilize proper zoning procedures and regularly review and update the Timberville Land Development Regulations.
- b. Encourage development of various types and levels of housing to match the needs of all citizens through well designed and livable neighborhood environments with the focus migrating toward a larger stock of single family residences.
- c. Encourage the use of vacant property and adaptive reuse of existing structures for a variety of uses.

GOAL #2

Residents and visitors of Timberville will enjoy an enhanced quality of life that is characterized by the town's history, beauty, healthy environment, safe streets and neighborhoods, well rounded educational opportunities, diverse and affordable housing, and quality social and recreational activities and support systems.

OBJECTIVES FOR GOAL #2

1. Timberville will retain and redevelop the friendly small town atmosphere, which includes the religious and historic characteristics, keys to the town's uniqueness, while providing modern conveniences and amenities.

Recommendations

- a. Maintain or develop ordinances that direct residential construction to be similar in character to existing styles.
 - b. Initiate dialogue with appropriate parties to bring modern telecommunications technology, such as internet hotspots, to town.
2. Redefine Timberville's identity and strive to be recognized as a community dedicated to supporting and promoting the arts and culture through social activities and events that will bring residents together and foster pride in their community.

Recommendations

- a. Continue with beautifying the town and promote opportunities for residents to take part in these efforts fostering a sense of ownership.

- b. Establish regular social activities that will provide individuals and families entertainment opportunities within the town limits.
 - c. Continue with a festival that celebrates the town's heritage and provides the community members a venue in which to showcase their talents.
3. Ensure safety through the provision of public services and maintenance activities.

Recommendations

- a. Develop partnerships between the police department and local organizations to ensure safe streets and neighborhoods.
 - b. Continue mutual aid agreements with neighboring towns and the county.
 - c. Encourage police officer and maintenance crew training above required federal or state standards to provide a comfortable and safe environment.
4. The town should promote the idea of a healthy, inviting environment and cohesive community in which to raise a family.

Recommendations

- a. Develop good working relationships with influences outside the municipal boundaries and other governmental agencies to provide for a healthy environment within the town.
- b. Market the town focusing on its beautiful landscaping and surrounding scenic views indicative of its location in the plains of the Shenandoah Valley.
- c. Develop attractive and inviting gateway entrances.

COMMUNITY FACILITIES

This segment of the plan deals with those elements of the Town of Timberville collectively known as community facilities. These elements are varied and include utilities, schools, recreation facilities, law enforcement, library facilities, the post office, and emergency services.

UTILITIES

Water System

The Town of Timberville owns and operates a central water system serving approximately 1,100 connections (see Fig. 7-1 at the end of chapter). The town's water is supplied by three sources: a spring and two wells. Until 2010, when Well #2 became the primary supply for the town's water, the preferred supply of water is from the protected spring outside of the Town Limits. The water flows from the spring by gravity to a building where it is treated by liquid chlorination. From this building the water goes into the raw storage tank which was built in the mid 1940's and served as the Town reservoir for decades. The "reservoir" has a holding capacity of 228,420 gallons, after which the water will overflow. There is a booster pumping station which houses dual 6 inch, 3 stage canned submersible pumps. Water flows by gravity from the reservoir to the pumping station where it is then pumped to the filtration system. As water enters the building fluoride is injected to a concentration of approximately 1.0 part per million. Filtration of the water is performed with a cartridge filtration system. The system consists of dual Harmsco filter trains in parallel, each capable of filtering 170 gpm. Each train has a pre-filter which houses 5 cartridges rated at 5 microns and a final filter housing 5 cartridges rated at .35 microns. The filtration is monitored continuously through a remote system that tracks residual chlorine, raw turbidity and finished turbidity. After treatment the water goes into a vault outside the filtration building where it is directed into the distribution system, with excess going into the 297,490 gallon bolted, glass lined, steel storage tank. The tank is 33 feet in diameter and 46.5 feet to the overflow. The town has a second tank that is currently used as a back-up storage source. The Town has two wells which can produce approximately 225 and 110 gallons per minute. In 2010 a decision was made to utilize the largest well as the primary source of water production for the town instead of the spring because it is more cost effective to operate in this manner. Average metered sales in Timberville are approximately 160,000 gallons per day.

Sewer System

The Timberville Sewer Collection System, which was started in the 1940's, consists of approximately 44,400 feet of 6 inch, 8 inch, and 10 inch gravity sewer line; 180 manholes; 2,320 feet of 4 inch force main; and five pump stations of approximately 100 gallons per minute each (see Fig. 7-2 at end of chapter).

Up until 2000, the Town of Timberville owned and operated a sewage treatment plant. The town now sends its wastewater to a regional wastewater treatment facility. That facility was purchased by the Town of Broadway in 2008 after the original owner and builder of the facility was forced to file bankruptcy because of its inability to manage the facility financially and operationally.

There are approximately 1,000 sewer connections on the Timberville System currently. Charges for water and sewer service are shown in Table 7-1.

**TABLE 7-1
TOWN OF TIMBERVILLE
CONNECTION FEES AND USER CHARGES
WATER AND SEWER - 2011**

IN-TOWN	WATER	SEWER
Connection Fee	\$3,000.00	\$3,000.00
0 – 5,000 Gallons	\$21.63	\$29.10
5,001 - 15,000 Gallons	\$2.73/1,000 Gallons	\$3.04/1,000 Gallons
15,001 - 25,000 Gallons	\$2.99/1,000 Gallons	\$3.30/1,000 Gallons
25,001 - 50,000 Gallons	\$3.24/1,000 Gallons	\$3.55/1,000 Gallons
50,001 - 100,000 Gallons	\$3.50/1,000 Gallons	\$3.81/1,000 Gallons
Over 100,000	\$3.76/1,000 Gallons	\$4.07/1,000 Gallons
OUT-OF-TOWN		
Connection Fee	\$3,500.00	\$3,500.00
0 – 3,000	\$26.68	\$26.68
Over 3,000	\$2.00/1,000 gallons	\$4.00/1,000 gallons

Gas System

Gas service to the Town of Timberville is provided by Columbia Gas of Virginia.

GOAL FOR UTILITIES

Timberville's expanse of water and sewer facilities will continue to provide premier service to its customers.

OBJECTIVES

1. Ensure water capacity to satisfactorily serve current and future customers

Recommendations

- a. Continue to use current sources of water including the spring and 2 wells.
 - b. Continue discussions with the Town of Broadway to discuss Timberville purchasing water from Broadway once the Plains Mill Spring on Rt. 211 is developed.
 - c. Secure capacity from the Food Processors Water Cooperative which the town could purchase as another source of water.
 - d. Continue and expand practice of replacing leaking water lines instead of just patching leaks.
 - e. Appropriately plan and design town water infrastructure to accommodate future land use patterns and population growth.
2. Ensure collection system and sewer capacity allocated at Broadway Regional Waste Water Treatment Facility can adequately service Timberville.

Recommendations

- a. Continue repairs of collection system and implement plan to address Inflow and Infiltration issues.
- b. Institute savings plan for purchase of future capacity at Broadway's facility or to construct Timberville owned treatment plant.
- c. Design future sewer facilities and infrastructure to accommodate future growth and which can be operated economically.

PUBLIC SCHOOLS

Students attending Broadway High School and John C. Myers Elementary School come from the Plains and Linville Districts. Communities making up the attendance area of the middle and high schools include Bergton, Fulks Run, Cootes Store, Broadway, Timberville, Linville-Edom, Lacey Springs, Tenth Legion, and Singers Glen.

Broadway High School

Broadway High School was opened in January 1998. 1,034 students, grades 9-12, attended the school in the 2010-2011 school year. Transportation is provided for all county students to school.

A student shall be eligible for graduation upon successful completion of the graduation requirements, including passing of the Minimum Competency test set forth by the Virginia State Board of Education and the Rockingham County School Board. Students entering 9th grade after 2009 may select to receive either a 23 or 26 unit diploma (see Table 7-2). Further expanding the school's offerings, the Massanutten Vocational Technical Center offers vocational courses in which Broadway High School students may participate. The Center is located in Pleasant Valley in Harrisonburg.

**TABLE 7-2
ROCKINGHAM COUNTY PUBLIC SCHOOLS
HIGH SCHOOL DIPLOMAS**

	23 UNITS	26 UNITS
English	4	4
Math	3	4
Science	3	4
History/Social Science	3	4
Foreign Language	0	3
Physical Ed./Health	2	2
Economics/Finance	1	1
Fine or Practical Arts	1	1
Electives	6	3

The curriculum at Broadway High School provides general, vocational, and college preparatory courses. Students plan their schedules with the assistance of guidance counselors, teachers, and parents. The curriculum is flexible enough that if a student's interests and/or needs

change, usually he/she is able to adjust his program accordingly and is, therefore, not "locked" into a particular program for the duration of high school.

J. Frank Hillyard Middle School

J. Frank Hillyard Middle School began operating as an intermediate school in August 1998. Prior to becoming the middle school, the building was originally built as Broadway High School in 1952. The transition to an intermediate school occurred when the new high school was opened in early 1998 and the original John C. Myers Middle School became an elementary school. J. Frank Hillyard Middle School houses grades six through eight.

The curriculum is designed for middle age students, and to educate the total child. The intellectual, physical, emotional, and social development of each pupil is promoted. The curriculum includes exploratory courses for sixth, seventh, and eighth graders including art, music, guidance, home economics, and shop. Since the creation of the original middle school the entire curriculum has undergone vast changes as the needs, interests, and concerns of the students have changed. The enrollment for the 2010-2011 school year was 756 students.

Plains Elementary School

Plains Elementary School enrollment for the 2010-2011 school year was 475 children. The students are transported by bus from a 12 mile radius. The school facility is located in Timberville, Virginia.

In 1968, Rockingham County was involved in a consolidation of small, rural schools during the time of the *Needs Assessment Study*. Three schools (Timberville Elementary, Tenth Legion Elementary and Broadway Elementary) were being closed in the spring of 1972, and the newly constructed Plains Elementary School was to be opened. The local school division chose to build a 67,505 square foot, open-space school at Plains to initiate a program to meet identified needs of the elementary students in the school attendance area. More recently the open space idea was abandoned and the school underwent renovations to divide the open areas into individual classrooms.

Plains Elementary School consists of children from kindergarten through grade 5, but also offers a pre-school program. The school's instructional spaces provide areas for reading, math, science, language arts, music, art, and other activities.

Pupils with special needs are accommodated through programs such as learning disabilities, educable mentally handicapped, Title I Reading Classes, speech pathology, or a fifth grade reading and math program. These children are then mainstreamed back into the classroom to participate in daily activities with their peers. There is a large instructional materials center (IMC) with books, educational games, audio-visual equipment, publications, and toys to further learning. There are also teachers at Plains in the specialty areas of physical education, music, and Bible (off campus).

GOAL FOR EDUCATION

To have high quality educational opportunities and facilities available to the children of Timberville.

OBJECTIVE

1. Support and cooperate with Rockingham County on decisions affecting the education of children in Timberville.

Recommendations

- a. Continue and increase the participation of the town in mentorship programs.
- b. Confer with the county on large developments that could affect school populations.
- c. Offer the use of town facilities for school functions at little or no cost to the school.

Parks & Recreation

A well-planned park and open-space system is an essential part of any sound community development plan. This park system should provide for recreational opportunities within the community and a more attractive community appearance. The parks and open-space system for the Town of Timberville should be planned to accommodate the projected population growth. The following recreational facilities are now available for the residents of the Town and the surrounding area.

A 12 acre park, owned by the Town of Timberville, contains the following facilities and equipment:

1. A 45' x 80' pool with 32' x 65' bathhouse with restrooms. There is also a 15' x 20' children's pool.
2. Two softball fields.
3. Two tennis courts (One court has a basketball goal for half court play).
4. Three picnic shelters (as follows):
 - 24' x 90' handicap accessible shelter with stone fireplace and two restrooms.
 - 20' x 60'
 - 20' x 58'
5. Playground area equipped with slides, swings, and 2 large play structures installed in the fall of 2006.
6. Permanent horseshoe pits.
7. One large outdoor barbecue pit (approximately 30' long).
8. Fishing and boating is available as the North Fork of the Shenandoah River is the boundary of the park.

There is room for expansion at the park location.

Plains Elementary School, J. Frank Hillyard School, and Broadway High School provide the following facilities for general public use:

1. open space;
2. tennis courts;
3. baseball and softball fields;
4. walking and running tracks
5. playground equipment.

There is also green area provided in the Timber Hills Subdivision in Timberville for their residents.

GOAL

Maintain and develop recreational facilities which are well used and best fulfill the needs of the residents of Timberville.

OBJECTIVES

1. Take advantage of the benefits the Plains District Memorial Park has to offer.

Recommendations

- a. Market the park through a public education campaign to make the park a more common destination for outings.
 - b. Continue to upgrade and add playground equipment.
 - c. Increase police presence and decrease the amount of vandalism and property destruction.
 - d. Seek alternate forms of funding, such as grants, to increase the amenities at the park.
2. Cooperate with the Rockingham County Parks and Rec Department to increase use and awareness of the Plains District Community Center.

Recommendations

- a. Advertise events and programs being held at the community center.

- b. Continue to support the center by hosting town functions at the facility.

Public Works

Timberville's public works department consists of four full-time maintenance crew members who operate out of the public works building located at 181 South C Street. Construction of this 50 foot x 80 foot building was completed in April of 2007. The building consists of an office with restroom, 3 regular parking bays each of which can accommodate parking for 2 vehicles deep, and a wash bay.

Besides the public works building other major assets include: 1997 and 2008 Chevrolet 3/4 ton 4 wheel drive pick-up trucks; a 2001 Dodge 1/2 ton 2 wheel drive pick-up truck with utility body; a 2007 Ford 1 ton 4 wheel drive pick-up with dump bed; a 1988 GMC single axle full-size dump truck; a 1995 Case 2 wheel drive backhoe; a sewer jet machine; a sewer line video inspection system; and multiple sizes and varieties of mowers and trailers.

Library Facilities

Library facilities are provided for the Timberville-Broadway area by the Village Library Association, a local nonprofit group staffed by volunteers. The library is located in Broadway at 113 South Central Street and is given yearly contributions by the Town of Timberville and Broadway and by local organizations and individuals. Libraries are also available at the public schools.

The Rockingham Public Library cooperates with the Village Library in meeting the needs of the reading public. The main library of the Rockingham Public Library Association is in Harrisonburg. It serves the City of Harrisonburg and the Counties of Rockingham and Page.

Plains District Memorial Museum

The Plains District Memorial Museum was established in 1998. The museum was originally located in the building directly behind the town office but relocated in the summer of 2008 after the purchase of the old Rockingham Milling Company was finalized. The museum houses historical items from the entire Plains District of Rockingham County. The museum is staffed entirely by volunteers and is open Thursday thru Sunday from 1:00 p.m. – 4:00 p.m.

Plains District Community Center

In January 2003, Pilgrim's Pride donated the building located at 233 McCauley Drive for development of the Plains District Community Center. Lantz Construction began working on the building in November of 2003. The estimated cost for renovations to the building was \$1,000,000. The center opened to the public in the spring of 2004. The center is operated by Rockingham County Recreation Department and has one full-time director and several part-time employees.

The community center houses two multi-purpose activity rooms (one with a shuffleboard court), a full service kitchen, a teen activity center equipped with billiard tables, ping pong games, video games and seating for card playing and gathering. Rooms are available for rent for activities

such as banquets, parties, receptions, and meetings. The community center hosts many scheduled activities ranging from physical exercise classes, such as gymnastics, dance and martial arts, to creative arts classes such as painting and basket making. The center is home to the Timberville-Broadway Senior Center where individuals over 60 years of age can participate in programs that keep them physically, mentally and socially active. The senior citizens have full-time access to two rooms, three days a week. Other programs of significant importance to the community that are based in the community center are the local Meals on Wheels program and the Broadway-Timberville Chamber of Commerce. The chamber conducts its monthly board meetings from this location. The lower level of the building is used by the Broadway Community Little League as a batting and practice facility which is called the Strike Zone.

Post Office

The Timberville Post Office, located at the corner of South Main Street and West Riverside Drive, was built in 1973. The facility adequately served the Timberville area until an annexation took place in 2007. Since that time there is one area inside of Timberville's corporate boundaries that continues to be serviced by the Broadway post office and retains the Broadway ZIP code even though many attempts have been made to change the ZIP code to Timberville's. Expansion or relocation of this facility will become necessary in the near future as Timberville's vacant land continues to be developed.

The determination for the need of a community post office is established by national policy. Expansion of post office facilities has been limited in recent years by Federal guidelines which require the eventual financial independence of the postal service. Postal stations should be located at focal points of shopping. They may be in government-owned buildings, but post office policy calls for leased quarters as a general rule. Post offices, stations or branches are established when the existing facilities cannot give adequate service to the area it serves.

Police Department

The Town of Timberville currently has four full-time law enforcement officers, paid entirely by the Town. The police department is located behind the town office building, 392 South Main Street and McCauley Drive. The police department moved to this building in 2010 when it was renovated after the Plains District Memorial Museum relocated to 176 North Main Street. This space consists of a semi-open floor plan with a separate office for the chief of police, a computer room, interview room, restroom and ample storage space. Parking is provided for day-to-day police transactions.

The service area for the Timberville Police Department is primarily within the Town Limits, unless otherwise requested by another law enforcement agency. Timberville has entered into mutual aid agreements with the Rockingham County Sheriff's Department and the Town of Broadway which allows Timberville's officers to assist or respond to calls in the other jurisdictions if necessary, and vice versa. State law states if help is called for by officers in another area, there is no limit to where officers can go within the State.

There are no jail facilities in Timberville, as the Rockingham County Jail is utilized. As the Town population grows, it will be necessary to employ more officers, but at present four are adequate.

Timberville Volunteer Fire Department

The Timberville Fire Department, formed in 1948, is a volunteer organization with a membership of 35 active members and 12 life members. The Fire Department operates under its own by-laws, as well as the by-laws set by the Rockingham County Firemen's Association and the Underwriter's Fire Code. The Timberville Fire Department has both administrative officers and line officers and a board of directors. The Fire Department has mutual aid agreements with the Broadway Fire Department and other fire departments in Rockingham County and the City of Harrisonburg. The organization also works with the fire departments in Shenandoah County. They work and train with the Broadway Emergency Squad. Some of the members of the Fire Department are also members of the Broadway Emergency Squad.

The Timberville Fire House is located at 217 South Main Street. The building consists of approximately 12,000 square feet. The building consist of ten rooms including two truck rooms, one kitchen, one lounge/television room, wash bay area, meeting/training room, three restrooms (one with shower), and several storage rooms. The fire department owns, among other equipment, 2 fire engines, 2 1,500 gallon tankers, a 4 wheel drive brush truck, a first responder vehicle, and a utility van. Each vehicle has a variety of other firefighting equipment such as hoses, ladders, nozzles, tools, etc. Protective clothing "turnout gear" is assigned to full members for fire fighting. The Fire Department continues to upgrade fire fighting vehicles and equipment as funds allow.

Anyone wishing to become a member of the Timberville Fire Department must submit an application to the membership committee. If approved by the membership committee, the applicant is placed on a one year probation. After receiving training during the probation year, the applicant must be voted on by the entire membership to become a full member with all rights and privileges of the other members. All probationary members are required to attend a State approved fire school during their year of probation. Regular training sessions are held at the firehouse or the surrounding area at least twice a month. Additional drills are held with the Broadway Emergency Squad and the Broadway Fire Department.

The budget for the Fire Department is provided for by several methods whereby the local fire company raises money. They have an annual lawn party in June and chicken barbeques during the year. The Fire Department sends solicitation letters to the persons residing in the area that is served. Rockingham County furnishes approximately \$30,000 and maintenance to certain equipment to supplement operating costs each year. The Town of Timberville supplies \$5,000.00 annually. Donations are received from various insurance companies, as well as individuals, businesses and industries.

The volunteers are always on an active status and on call 24 hours a day. There are normally 8 to 10 members to respond during the daylight hours and 20 to 25 members at night. All emergency calls are handled by Harrisonburg-Rockingham Emergency Operations Center in Harrisonburg. Fire Department members are alerted of all calls by the Emergency Operations Center through a paging system and voice receivers worn by the members.

Broadway Emergency Squad

The Broadway Emergency Squad, Inc. was founded in 1953. The squad serves the Towns of Broadway and Timberville, plus the surrounding area for a service area of approximately 280 square miles. From Broadway, the squad covers Timberville north to the Shenandoah County line,

east to Tenth Legion and Lacey Spring, south to Wengers Mill on Route 42, and west to the West Virginia line.

The main squad building is located in Broadway, Virginia and houses 6 ambulances, 1 mini crash truck, and 1 mass casualty crash truck. There is a substation also located in Bergton, Virginia. There are over 40 active members including 15 active life members and 12 Rockingham County career firefighters/EMTs. Most of the members have monitors and are notified of a call in their area so they can get to the scene and give first aid before an ambulance arrives from Broadway or Bergton.

GOAL FOR PUBLIC FACILITIES AND SERVICES

Provide and support premier public services and facilities that benefit the residents and community of Timberville.

OBJECTIVE

1. Ensure police, fire and other emergency services that adequately protect the Town of Timberville.

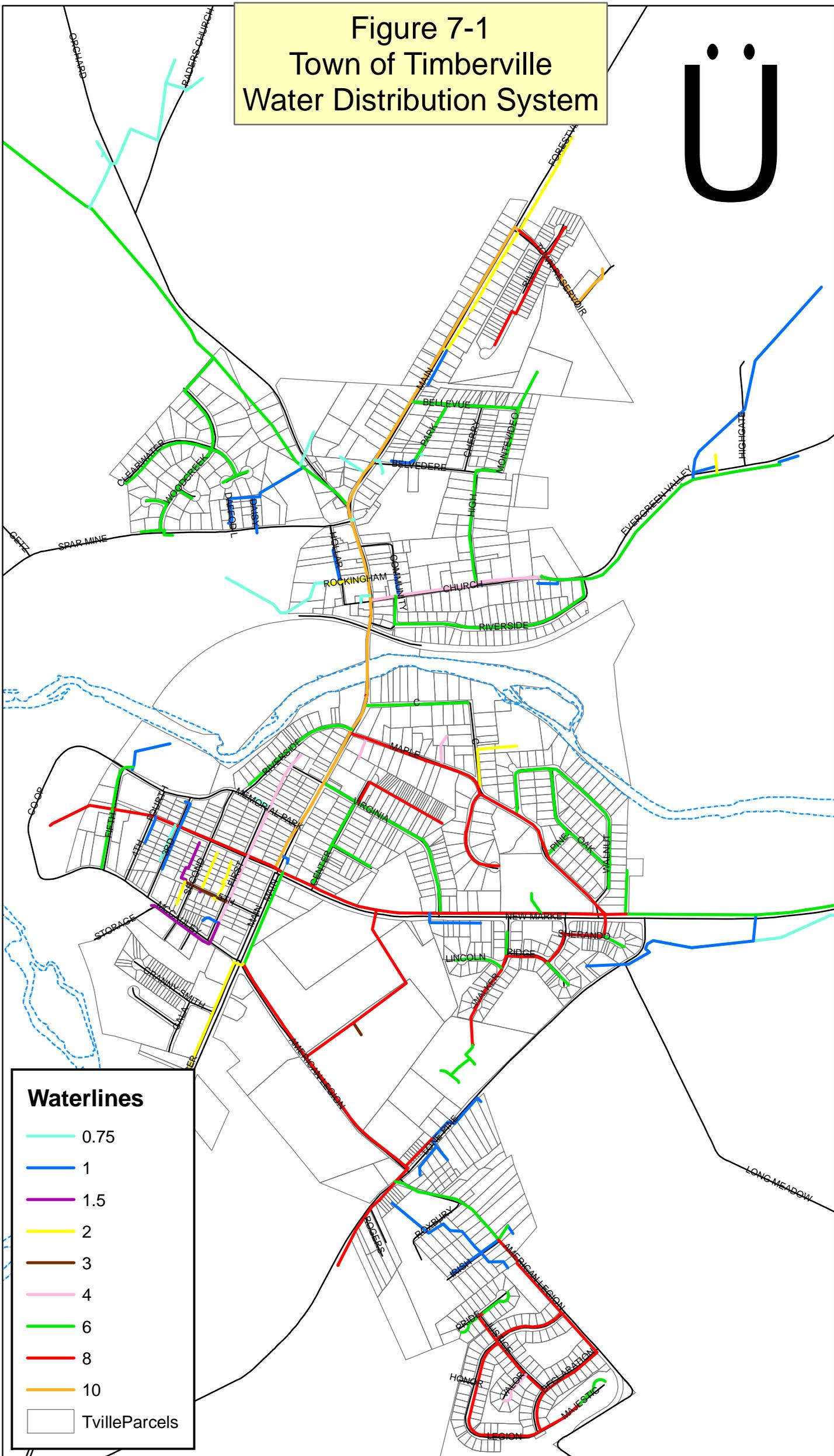
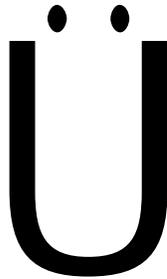
Recommendations

- a. Donate to the emergency services organizations monetarily to the extent the town's finances will afford.
 - b. Continue to allow town employees who are members of the volunteer emergency service organizations to respond to calls while on duty with the town.
 - c. Use town media and information outlets to advertise organization fundraising events.
2. Support private organizations (museums, libraries, etc.) that provide services of a public nature.

Recommendations

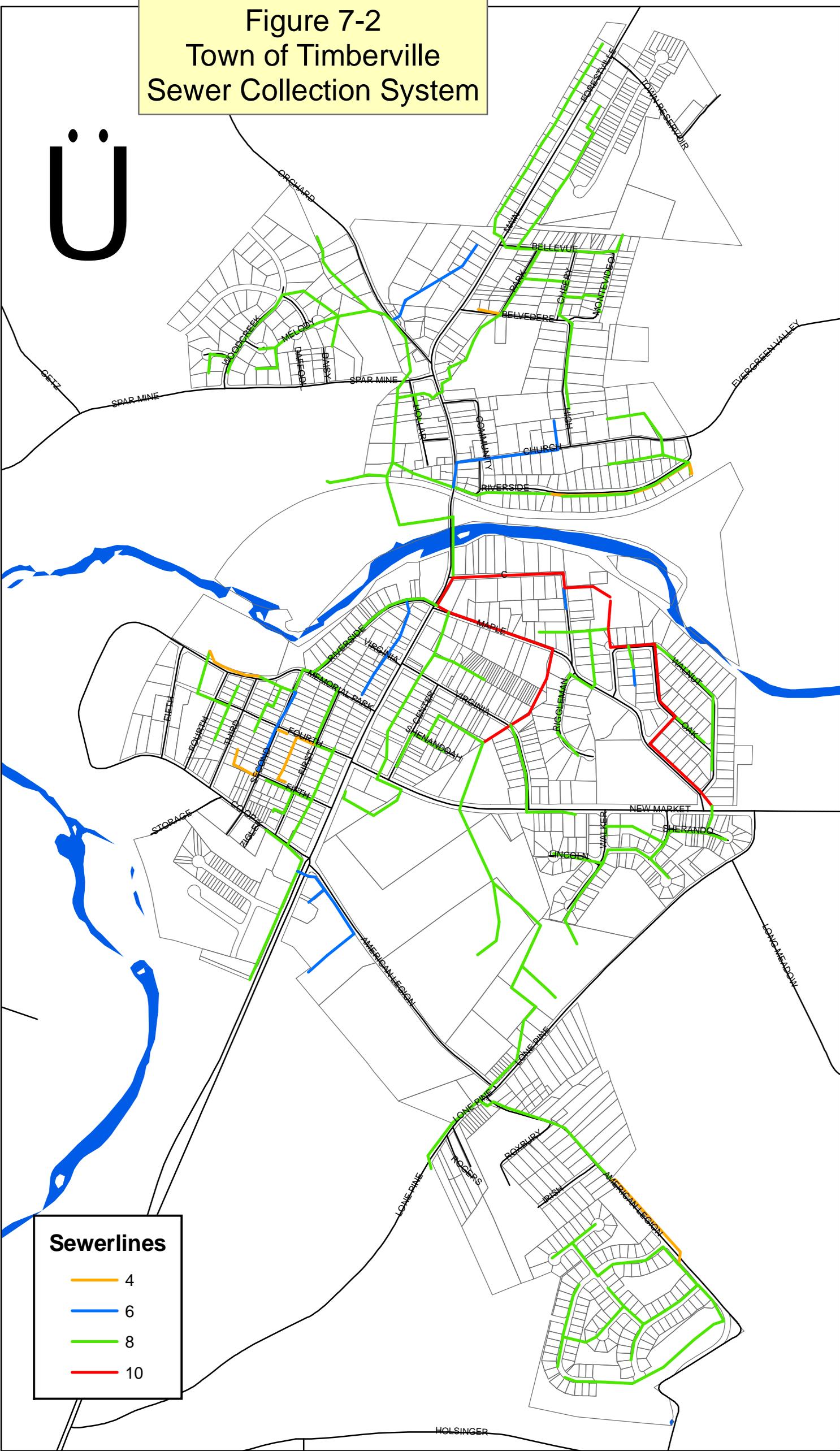
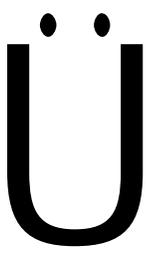
- a. Financially support organizations to extent town budget will allow.
- b. Provide town staff to assist with special projects/events as long as it doesn't take away from town projects and the organization event will directly/indirectly benefit the town.
- c. Advertise special organization events through town media outlets.

Figure 7-1
Town of Timberville
Water Distribution System



Waterlines	
	0.75
	1
	1.5
	2
	3
	4
	6
	8
	10
	TvilleParcels

Figure 7-2
Town of Timberville
Sewer Collection System



Sewerlines	
	4
	6
	8
	10

TRANSPORTATION

The circulation system provides the basic skeleton that gives logic and order to the Town's development pattern. Within Timberville, the Transportation Plan consists of a circulation plan for vehicular and pedestrian (including handicapped) traffic. This complies with the Timberville Planning Commission's transportation goals to provide a street and highway system which is efficient, safe, and convenient for vehicular and pedestrian, including handicapped, traffic.

Street Classifications

A major street plan is based on a hierarchy of streets which are classified according to function. On the lower end of this hierarchy is the minor street which functions primarily to give access to property and on the highest end is the arterial street which functions primarily to carry traffic. Harmony and efficiency in a town development pattern is greatly influenced by the extent to which the street plan and land uses respect this hierarchy of function. Table 8-1 provides a comparison of traffic counts on the existing primary roadways since 2000. The table shows that with the exception of the section of Route 42 between Church St. and New Market Rd. the other areas have experienced, a sometimes significant, decrease in the traffic volume.

In Timberville, Route 42 (S. Main St., N. Main St. & Forestville Rd.) is the primary north-south roadway. Route 42 to the south and Route 211 to the east provide vehicular access from Interstate 81. Route 617 (Spar Mine Rd. & Church St.) and Route 881 (Orchard Dr.) provide secondary means of access to the town from surrounding parts of the County.

**TABLE 8-1
TOWN OF TIMBERVILLE
AVERAGE ANNUAL DAILY TRAFFIC VOLUMES
ON PRIMARY ROADS IN TOWN LIMITS
2000, 2004 & 2010**

ROUTE	FROM	TO	2000	2004	2010
42	Timberville SCL*	211 - New Market Rd.	12,000	12,000	9,400
42	211 - New Market Rd.	Church St.		2,500	5,100
42	Church St.	Timberville NCL**	1,300	2,500	2,100
211	42 – S. Main St.	Timberville ECL***	4,200	4,300	3,100

SOURCE: Annual Average Daily Traffic Volumes, Department of Transportation, 2000, 2004 and 2010.
*Southern Corporate Limits **Northern Corporate Limits ***Eastern Corporate Limits

There are three signalized intersections within the Town. The first is at the intersection of S. Main St. (Rt. 42) and New Market Rd. (Rt. 211) where large volumes of traffic and an offset alignment of opposing roadways warrants the regulation of turning movements. The second signal is located at the entrance to the Food Lion shopping center which is a destination for many people visiting Timberville. The final light is located at the intersection of S. Main St. (Rt. 42) and McCauley Dr. (Rt. 800). Even though there is a signal light present the intersection can still be quite problematic at times because of the large semi-trucks delivering poultry to the processing facilities just outside of the western corporate limits of Timberville and during high volume traffic times such as shift changes. Along with the poultry industry, trucks from several local rock quarries add a significant amount of heavy weight traffic to the roads in town and planning for new roads or improvements to existing roads should take this into account.

The roadways in the Town of Timberville are maintained by the Virginia Department of Transportation (VDOT). There are a handful of smaller streets that the town must maintain due to the fact that they are older roads and do not meet the criteria for being accepted into VDOT's secondary street system.

The following are street classifications and their descriptions within Timberville:

Cul-De-Sac and Loop Streets

A cul-de-sac is a short dead-end street with a turn-around at its end. A loop street enters from and returns to the same street. Both of these streets are short in length, generally not exceeding 400 feet. The primary purpose of these streets is to conduct traffic to and from the adjacent dwelling units to other streets within the Town system. There is no through traffic and limited on-street parking.

Local Street

The local street is the most common residential access street. Its primary function is to conduct traffic to and from dwelling units to other streets in the Town street system. Although local streets usually connect with several other local streets, through traffic is very minimal.

Collector Streets

The collector streets serve a dual purpose of property access and traffic movement. It conducts traffic to and from activity centers and arterial streets. The collector street should be designed to collect and disperse traffic within neighborhoods without encouraging through traffic.

Arterial Streets

Arterial streets are intended as major traffic facilities that serve a region beyond the Town. Since the primary function is to move traffic, the street is not intended to provide individual property access. The more an arterial street must function to give access to property, the less efficient it becomes for moving traffic. Arterial streets are good locations for public and commercial activity centers when entrance points are controlled to prevent conflict with traffic movement.

Street Plan

The Timberville Street Plan insures safe, convenient circulation for vehicular traffic. On minor streets where vehicular traffic is slow and light, pedestrian (including handicapped) and bicycle movement can usually be accommodated on the street pavement itself. On major streets, however, the traffic moves faster and is larger in volume which causes undesirable and dangerous vehicular-pedestrian-bicycle conflicts. Figure 8-1 at the end of this chapter graphically illustrates the current street system for Timberville.

GOAL #1 FOR TRANSPORTATION

Promote a balanced, safe and efficient transportation system serving the town.

OBJECTIVE

1. Support maintenance and upgrades to the transportation system to accommodate vehicular and pedestrian traffic.

Recommendations

- a. Identify and notify VDOT of roadway issues.
 - b. Communicate with VDOT on a regular basis to express the town's opinion on annual maintenance projects.
2. Promote safer and more efficient truck access to industrial sites.

Recommendations

- a. Coordinate with and lobby VDOT to establish primary truck routes.
 - b. Establish "no truck traffic" areas, particularly in highly residential areas.
 - c. Enforce driving and speed limit laws to control large vehicles as they enter the town's jurisdiction.
3. Ensure that new development provides adequate transportation facilities to serve anticipated growth.

Recommendations

- a. Develop and base zoning regulation modifications in accordance with VDOT's Secondary Street Acceptance Requirements (SSAR).

4. Cooperate with Rockingham County and VDOT to promote regional transportation improvements.

Recommendations

- a. Support recommendations and planned improvements in the 2035 Long Range Transportation Plan.
 - b. Explore ways to limit types of traffic that have a detrimental effect on the roads in town and promote transportation ideas that will encourage traffic that is beneficial to the town.
5. Prepare for the time when the town will be forced to take over maintenance of the streets within the corporate boundaries.

Recommendations

- a. Study growth trends to anticipate when the town's population will dictate transfer of responsibility from VDOT to the town.
- b. Prior to the town taking over responsibility of the streets, begin developing a plan of annual maintenance and allocating funds to compliment state funding of maintenance projects.

GOAL #2 FOR TRANSPORTATION

Enhance the connectivity and condition of the existing transportation network within town.

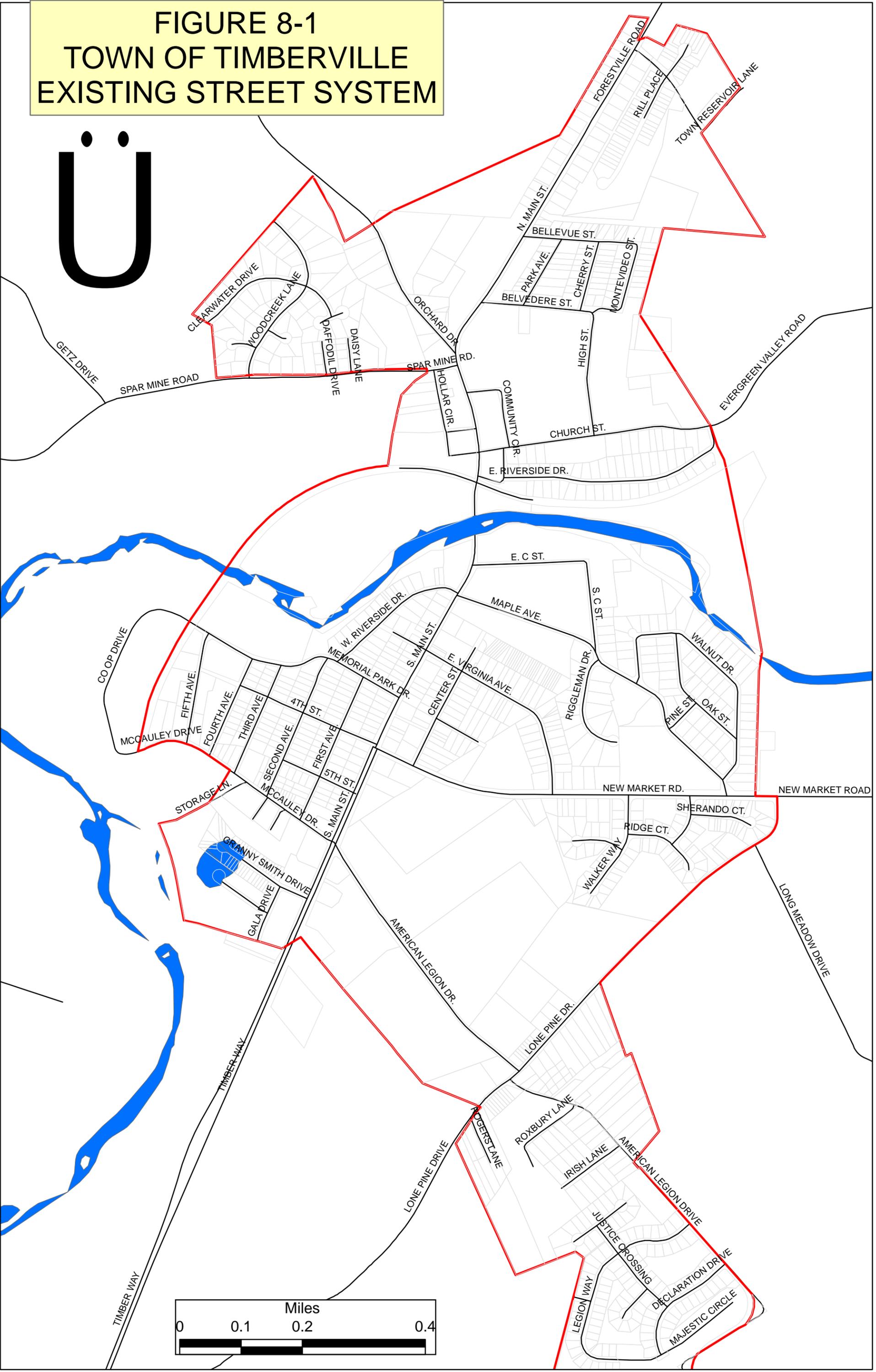
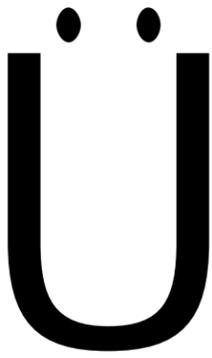
OBJECTIVE

1. Encourage alternative modes of transportation, such as walking, to reduce vehicular use of streets.

Recommendations

- a. Continue to require construction of sidewalks with new development even if the sidewalks appear to go nowhere.
- b. Infill missing sidewalk sections that will join existing pedestrian structures.
- c. Continue leveraging funding for sidewalk projects through grant programs such as Safe Routes to School.

FIGURE 8-1 TOWN OF TIMBERVILLE EXISTING STREET SYSTEM



LAND USE PLAN

The development of the Land Use Plan for Timberville includes consideration of the Town itself, as well as an area outside but adjacent to the Town boundaries which has been identified as the Town's growth area. By identifying a growth area, the Town is recognizing Rockingham County's goal of trying to identify growth areas that can be attractive and efficient communities with a balance of residential, commercial, and employment opportunities.

Summary of Plan Considerations

Many factors must be considered when formulating a guide for the future development of a community. The considerations will help to determine an optimum pattern of development in terms of balancing residential, commercial, and employment opportunities while seeking to preserve the natural environment and character of the community.

The Timberville Planning Commission has established guidelines to be used in planning the Town of Timberville and the Timberville growth area. Included are a desire to: (1) to grow; (2) to preserve the Town's atmosphere and its religious and historic characteristics; (3) to enhance the Town's commercial, residential, and employment opportunities; (4) to accommodate the varied housing needs of all citizens; (5) to develop a strong economic base; (6) to provide an efficient, safe, and convenient street and highway system; and (7) to provide adequate infrastructure to the residents of the Community. These guidelines indicate a plan which contains a variety of land uses. To delineate those areas in the town and surrounding area best suited for future growth, the community must first derive the determining factors of development. These factors include natural characteristics and existing community facilities to be viewed in light of the planning guidelines and considerations of population growth, economic development, and housing opportunities.

In planning the development of the Timberville area, several natural factors are taken into account. These factors include lands having steep slopes, subject to flooding, and containing natural drainage ways.

Generally, lands having slopes in excess of 25 percent are not considered for intensive development due to the costs of such development. Based upon Timberville's location in the Great Valley of Virginia, there are only isolated areas where slope conditions affect development. These areas should be considered by individual developers in their designs.

The periodic flooding of the North Fork of the Shenandoah River is an important consideration in planning the development of Timberville. The Uniform Statewide Building Code and the National Flood Insurance Program restrict the construction of structures intended for occupancy within the 100 year floodplain unless the structure is properly flood proof. Intensive development, whether residential, commercial, or industrial, is discouraged within 100 year floodplains. Floodplains, however, offer few limitations to non-intensive uses such as agriculture, forestry, recreation, and open space.

Drainage areas in some parts of Timberville pose obstacles to development. Heavy rains predicate increased runoff in these natural drainage areas, and may cause problems such as flooded basements and standing water on roadways. Pollution of groundwater supplies may also occur in drainage areas when oils, fertilizers, topsoil, and other pollutants are washed into water supplies.

Preventive measures can help to solve these problems with deliberate efforts at the time of development. The Town of Timberville in conjunction with the Town of Broadway and the Virginia Rural Water Association are in the process of developing a source water protection program to address the practices that threaten to contaminate the water sources for Timberville.

Another important planning consideration is the infrastructure of the community. The term infrastructure denotes roadways, water and sewer facilities, schools, hospitals, and other public buildings which have been constructed with local, State, or Federal funds. The public facilities support the establishment of industrial, commercial, and residential development by the private sector. These private investments create employment, shopping, service, and housing opportunities essential to the development of the community. The existing conditions in the Town of Timberville point to the need for changes in certain facilities if further development is to be accommodated.

Certain sections of the Town contain inadequate water and sewer lines. Current plans call for a continuing program of replacement and improvement of these lines. These modifications will allow for future development in the Town. In 2011, the Town contracted with the engineering firm of Patton, Harris, Rust & Associates to model the Town's water distribution system. The final report details deficiencies within the distribution system and recommends projects that would correct these deficiencies.

In developing a plan for the Town of Timberville a desired level of growth can be achieved through various policies and emphasis on certain elements. According to the census the population in 2000 was 1,739 while the population, according to the 2010 decennial census, had risen to 2,522, an increase of 45 percent. This increase included an annexation in 2007 that took in approximately 475 new residents. For calculating projections the Timberville Planning Commission has established a goal of an annual growth rate of 1.77 percent which is what the average growth rate would have been for the town had the 2007 annexation not occurred. At this rate the population of the town will be nearing 3,600 by the year 2030.

Land Use Guide

This section presents the Land Use Guide for the Town of Timberville and the Timberville growth area for the period 2010 through the year 2030. This Guide, developed after reviewing Town and County goals for future development and other plan considerations, presents a guide for future distribution of land uses. The Guide serves local citizens, Town and County officials, and those interested in investing in the Town in making development decisions. It attempts to delineate a pattern of land uses which will result in orderly growth and minimal long-range public development costs, as well as a healthy and aesthetically pleasing community.

The Land Use Guide and its map should not be confused with a zoning ordinance or zoning map. The Land Use Guide is a policy guide and has no force of law. It has a futuristic context and focuses on general areas suitable for broad use categories, whereas a zoning map shows current exact locations for specifically defined land uses. The two are related in that the Zoning Ordinance is a primary implementation tool for the Land Use Guide. Maps of the current zoning (Fig. 9-1), current land use (Fig. 9-2) and future land use (Fig. 9-3), particularly in the growth area, are located at the end of this chapter to make comparison of existing and future uses easier.

The Land Use Guide attempts to achieve a desired level of growth through a variety of incentives or actions. For the Town to experience the annual average growth rate of 1.77 percent and a population around 3,600 by 2030 a number of incentives should be offered. These include:

- A choice of housing.
- A convenient and attractive community core.
- A strong, balanced community.
- Quality education and other governmental services.
- Land use control ordinances designed to achieve the desired level of growth.

Several general policies should be kept in mind when considering development in Timberville. These policies include:

1. Population growth and related community development should be accommodated in an orderly manner.
2. Growth should be guided into planned areas where community services are presently available or can be provided at a reasonable public cost in the future.
3. A safe, efficient and convenient transportation system should be provided.
5. Land areas within the 100 year floodplain should not be developed for occupancy uses.
6. Sites of historic significance within the Town of Timberville should be carefully considered in any related development proposal.
7. Air and water resources of the Town should be protected.

The remainder of this section is an analysis of the land use categories shown on the Land Use Guide. The Town of Timberville encompasses approximately 611 acres. The entire growth area shown on the Land Use Guide covers 200 acres. Nearly all of the growth area remains in agricultural production. Timberville's growth area was re-designated during the 2007 annexation. The annexation agreement between the County and Town was renegotiated and a stipulation was included in that agreement that the Town could not annex the growth area until 2017 unless the Town, County and property owner all agreed to such a decision. The Guide envisions the Timberville area as a community which contains a full-range of public services and facilities and, in turn, includes a full-range of land uses for residential, commercial, and industrial purposes.

Land Use Categories

The following Land Use Categories describe the types of land uses that are desired in the Town of Timberville.

1. **Low-Density Residential** (R-1 Zoning District Designation). These areas consisting of single-family detached dwellings are designated in order to maintain the existing character of established neighborhoods and to provide traditional areas for home ownership.

Low-Density Residential Policies

- To maintain residential areas of single-family, low density development.
- Vacant land within these areas will be utilized for single-family residential development.
- Encourage the provision of single-family residential units which are affordable by all segments of the population.
- In traditional areas, encourage the utilization of large homes as two family structures.

2. **Medium-Density Residential** (R-2 Zoning District Designation). This category is intended to provide more flexible residential development alternatives. These areas consist of single-family detached and duplex dwellings.

Medium-Density Residential Policies

- Provide an alternative to conventional single-family dwellings while protecting the character of the residential neighborhood from encroachment of commercial and industrial uses.
- Encourage the development of attractive low to moderate density dwellings with adequate open space and off-street parking while limiting the development density of the area.

3. **High Density Residential** (R-3 Zoning District Designation). These areas encompass medium to high density residential development. Permitted dwelling types include single-family detached, duplexes, townhouses and apartment buildings.

High-Density Residential Policies

- Encourage high-density residential development in designated areas.
- Provide for higher-density development suited to the needs of the population.

4. **Mobile Home Residential** (R-4 Zoning District Designation). This category is intended to apply to mobile home parks.

5. **Planned Unit Development (PUD)** (R-5 Zoning District Designation) This category includes a variety of dwelling types, developed in clusters to make maximum use of available land while maintaining a prescribed amount of open space. This type of development could share open security systems, utilities, and maintenance structures. This minimizes maintenance and promotes both energy and utility efficiency. Single-family

homes, duplexes, townhouses, and two-three story apartments may be accommodated here. The maximum density for this area is 10 units per gross acre.

Planned Unit Development Policies

- To encourage development with a diversity of dwelling types and layout within designated areas.
- To encourage planned unit development with smaller lots surrounded by common open space as a means to hold down site development costs.
- Provide expanded community facilities to encourage these developments.
- Encourage a mix of land uses compatible with adjoining residences.
- Encourage pedestrian access and links to other development.

6. **Commercial** (B-1 and B-2 Zoning District Designation). Commercial uses include retail, wholesale, or service functions. The Town business areas should be diverse and well balanced, offering business, commercial, office, and residential uses.

Commercial Policies

- Encourage a central shopping area of diverse, but compatible uses.
- Promote mixed use in the old downtown area.
- Keep development regulations flexible enough to encourage the reuse of older buildings and the development of infill lots.
- To consider historic sites found in commercial areas when reviewing proposals for development.
- Promote rezoning of property to encourage the development of more commercial area.

7. **Light Industrial** (M-1 Zoning Designation). Industrial areas are designated to permit certain industries that do not detract from residential desirability.

Light Industrial Policies

- Encourage additional industrial jobs within the area.
- Seek industrial firms which are compatible with the water and air quality standards of the Town.
- Utilization of industrial land for other uses should be resisted.

8. **Agricultural** (A-1 Zoning District Designation). Agricultural areas are those lands currently being farmed, and which because of topography or other considerations are best suited for this use.

9. **Public Lands.** These areas are owned by the Town and exhibit a variety of uses. These lands are in and out of town and include the water treatment facility, the new and old Town Halls, the Town park and swimming pool, the water tanks, and other Town owned land.

10. **Flood Hazard Area (FH-1 Zoning District Designation).** This area includes lands found in the floodplain. The flood hazard area is superimposed over other land use categories. This area was defined by the HUD Flood Insurance Program. Developments in the hazard zone are required to be flood proof.

Flood Hazard Area Policies

- Limit occupancy development in the 100 year floodplain.

11. **Urban Development Area:** This area is planned for compact, mixed use development at urban development densities and intensities and intended to serve as a focal point for growth over the next 10-20 years. Development within the UDA must be compact, using Traditional Neighborhood Design principles, and designed to accommodate pedestrian and vehicular traffic with a full complement of services and amenities. Urban Development Areas are served by or planned for central sewer and water service, and transportation infrastructure.

Growth will be directed toward the Urban Development Areas through a variety of methods. Targeted public investments in amenities such as street lighting, landscaping, street furniture, sidewalks and trails may be focused in UDA areas to attract and augment private investment and to support community design in keeping with the traditional design principles outlined in the UDA legislation. Additionally, public investment in utilities and capital facilities may be focused in UDA areas as appropriate to promote compact development and to encourage, attract and leverage private investments. Offering incentives only in or primarily within Urban Development Areas, increases the likelihood that these areas will be the focal point for future growth and help the County to meet established goals of reducing public costs and improving service delivery while accommodating population growth in a planned manner.

Urban Development Area Policies

- Promote a mix of land uses including dwellings, commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds and other similar uses meeting the needs of the adjoining neighborhoods.
- Provide connections between all sites and all uses by promoting bicycle and pedestrian friendly street and road design.
- Create an inviting and attractive environment that encourages and accommodates people living, working, shopping, and visiting, these areas;
- Accommodate vehicular parking without dominating the streetscape or landscape;
- Reduce front and side yard building setbacks; and,

- Interconnect new streets with existing local streets and roads in a logistical network;
- Integrate residential, retail, office and commercial development with public and open spaces;
- Support development densities that improve rates of walking, bicycling and transit use.
- Create incentives to encourage and facilitate compact, mixed use development in the Urban Development Areas.

GOAL #1 for Land Use

Encourage efficient and orderly land development patterns which integrate residential, commercial, industrial, and public use.

OBJECTIVE

1. Ensure Town zoning is in conformance with the land use plan.
2. Maintain the integrity of existing residential, commercial and industrial areas.
3. Encourage land development patterns that are compatible with the transportation network, community facilities, and planned infrastructure improvements.
4. Promote balanced growth through land use planning that encourages a diversity of land use activities.

GOAL #2 for Land Use

Promote a visually pleasing town image and seek to retain and revitalize the special features, particularly those of historic significance, that define the town's character.

OBJECTIVE

1. Encourage building and site design for new or infill development that is compatible with the surrounding neighborhood.
2. Improve the appearance of the town as a whole with special focus on the entryways into town and the high traffic areas.
3. Promote redevelopment in the old downtown area by using the Timberville Revitalization Report and Plan as a guide.

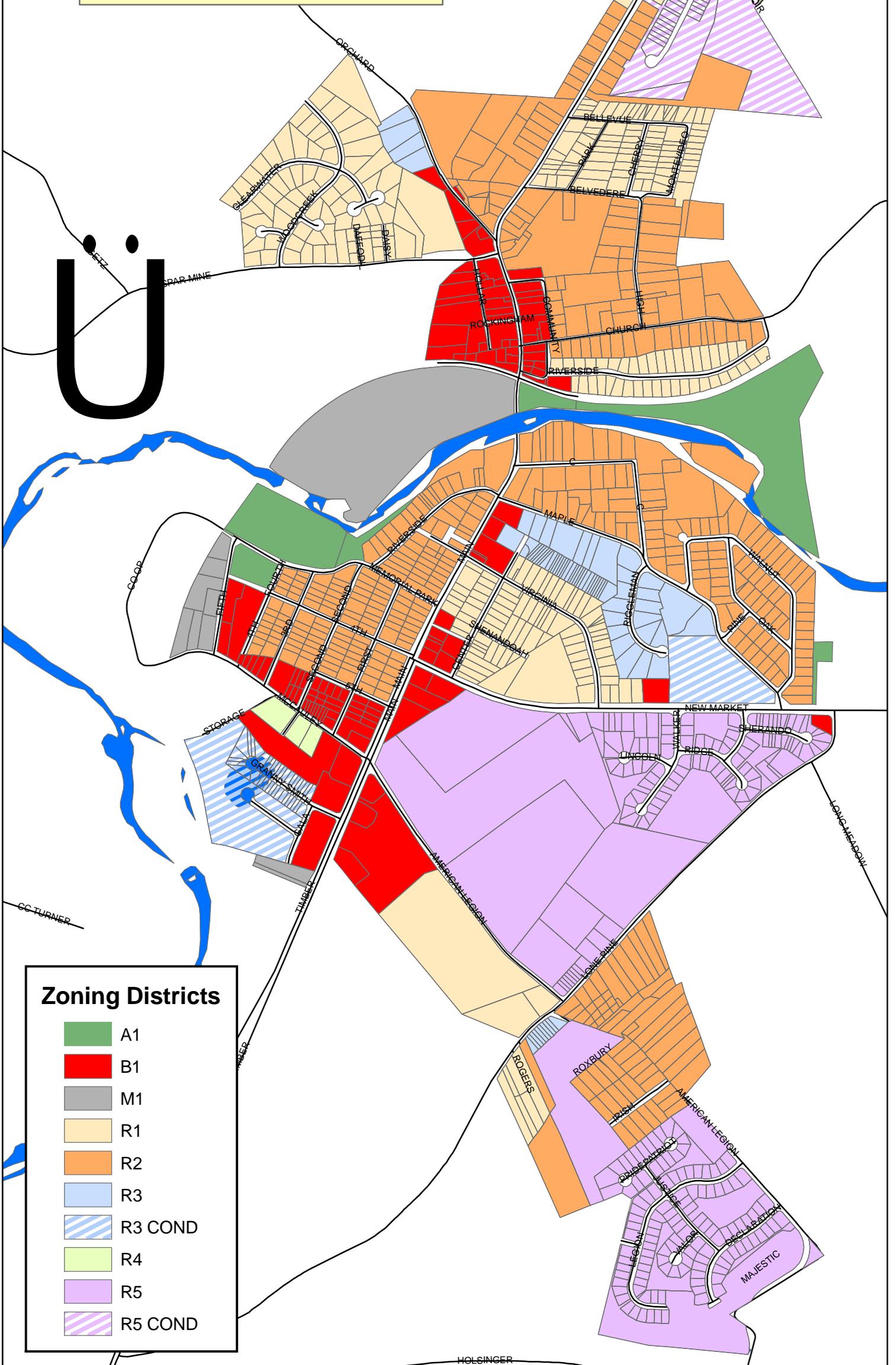
GOAL #3 for Land Use

Coordinate land use decisions in the growth area with Rockingham County officials and other appropriate agencies.

OBJECTIVE

1. Ensure that the Town of Timberville and Rockingham County planning efforts reflect Town land use and utility plans.
2. Identify County land that is adjacent to the Town's boundaries that would be suitable for future residential, commercial, and employment growth.

**Figure 9-1
Town of Timberville
Zoning Map**



Zoning Districts	
	A1
	B1
	M1
	R1
	R2
	R3
	R3 COND
	R4
	R5
	R5 COND

Figure 9-2
Town of Timberville
Current Land Use

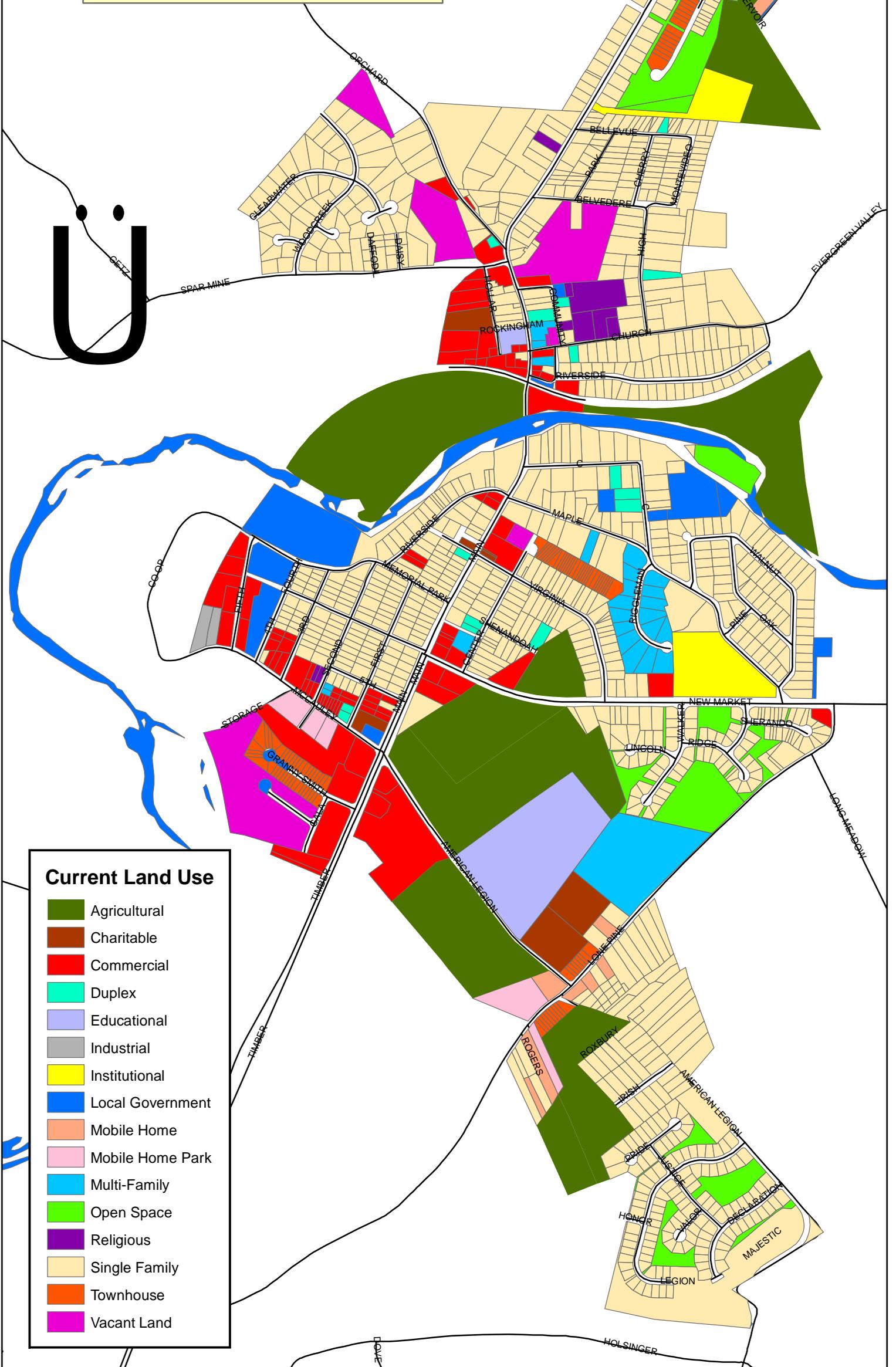
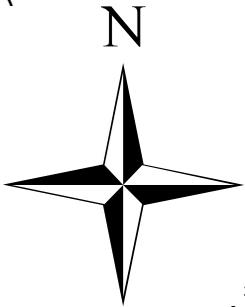
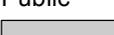
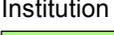
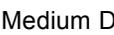


Figure 9-3 Town of Timberville Future Land Use



Future Land Use

-  Mixed Use (Comm. & Res.)
-  Park/Recreation
-  Public
-  Mobile Home
-  Commercial
-  Institution
-  Open Space
-  High Density
-  Medium Density
-  Low Density

