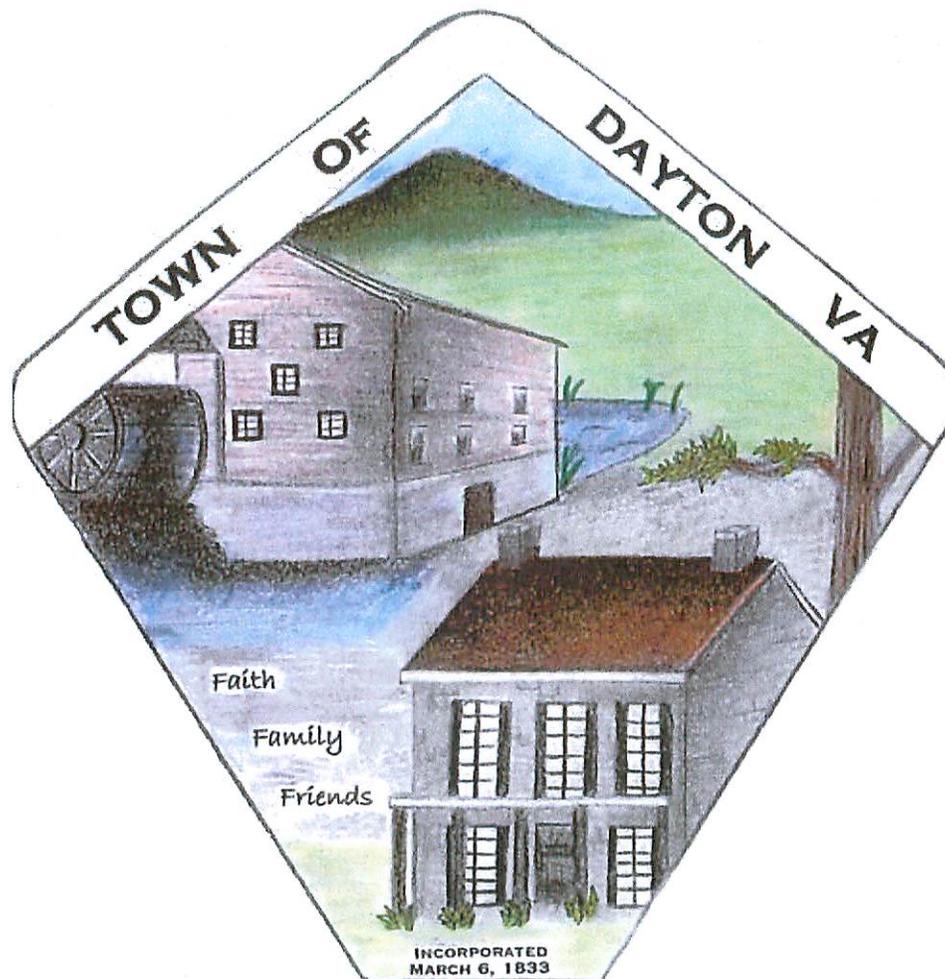


Final

# Town of Dayton

## Comprehensive Plan

### 2012



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## The History of Dayton

The Town of Dayton is one of the oldest settled communities in Rockingham County, and is the County's second oldest incorporated town. The Dayton area was first settled in the mid- 1740s, when because of the fertile land and abundance of fresh spring water, settlers located along Cook's Creek.

Daniel Harrison (c. 1702-1770) came into the Shenandoah Valley from Delaware in 1737 with his entire family. After settling initially in what is now the northeastern part of Rockingham County, Daniel Harrison moved in 1745 to the area of Cook's Creek and about 1748 built his stone house on a rise above the Creek.

The village grew as farming families who traced their roots to England, Scotland and Ireland arrived. By the 1780s, Mennonite families began settling in this lush, fertile valley and added much to the cultural make-up of Dayton.

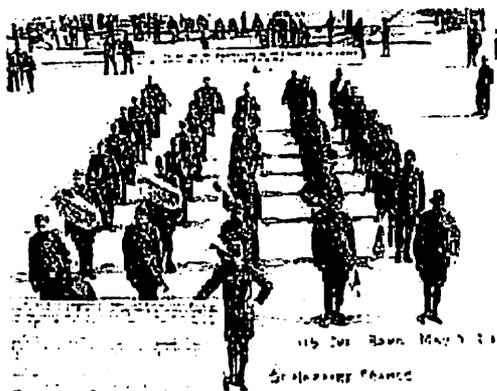
Another family living near Harrison was that of Daniel Rife. Rife had a log cabin in the area of the present college building and the original name given to the town was his: Rifetown or Rifessville. A post office under the latter name was established July 24, 1832. However, the following year on March 6, 1833, the Virginia Legislature passed an act providing that a tract of land of not more than thirty-five acres, the property of Daniel Rife and others, be established as a town by the name of Dayton. Just why the town was renamed has never been determined. Jonathan Dayton, who ratified the Constitution in New Jersey in 1787, went west and bought or traded land with the Indians along the Ohio River. The city named after him in Ohio is, of course, large and well-known. No direct connection is known between this small town in Virginia and Jonathan Dayton or the city in Ohio.

Dayton with its twenty-six houses was incorporated May 20, 1852, soon after the completion of the Warm Spring-Harrisonburg Turnpike. It was incorporated again in March 1880 because of continued growth. The town government was enlarged from a Mayor and trustees to a Mayor and Council, and a Town Sergeant and Clerk were appointed.

The town prospered, although it was seriously threatened during the Civil War. In 1864, one of Union General Sheridan's officers was killed by a Confederate scout between Dayton and Harrisonburg. Sheridan, as a reprisal, ordered all structures within five miles burned. Lt. Col. Thomas F. Wildes of the 116th Ohio had been ordered to guard the grist mills against smuggling to Confederate troops. When Wildes received the order to burn the town, he delayed execution and sent a messenger to General Sheridan, pleading with him and telling of the kindness of the people of Dayton. Meanwhile, the Dayton residents removed their possessions to the fields. Dense smoke rising from burning farmhouses and barns could be seen. Just before Dayton homes were to be torched, the countermanding order arrived.

Dayton was a cultural center for many years. In 1878, the publishing firm, first established by Joseph Funk in Singers Glen, was moved to Dayton by his grandsons. The Ruebush-Kieffer Printing and Publishing Company was the largest publisher in Virginia at the turn of the century, specializing in music.

The Shenandoah College and Conservatory of Music (now Shenandoah University) was organized in 1875 under the leadership of Rev. A.P. Funkhouser. This institution was a major factor in the life of Dayton until 1960 when it moved to Winchester. College Street earned its name from the school and many of the buildings along this avenue served as part of the campus.



*At left, the 116th Infantry Band appears in formation in France. The band was organized at Shenandoah College under the direction of Prof. W. H. Ruebush and served from the Mexican border to Europe. In addition to playing their instruments, members provided first-aid and carried stretchers. Photo courtesy Harrisonburg Rockingham Historical Society.*

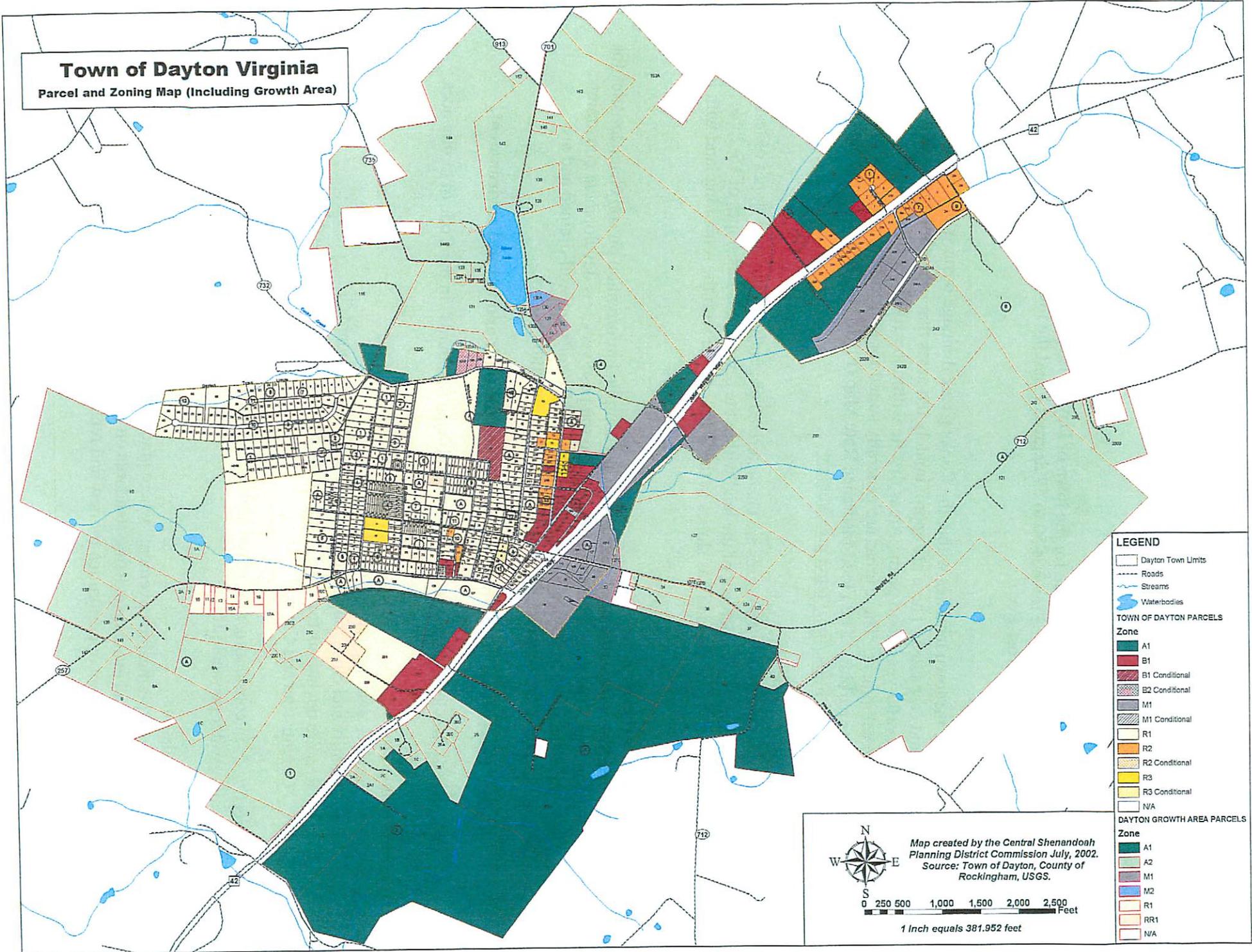
The Dayton of today still bears many signs of its rich past and history. For those who call the Shenandoah Valley and Dayton home, as well as those who come to visit, there is much in the present and future to be proud of, as well.

The real beauty of the town is its people. Dayton is a blend of families who can trace their ancestors to a time when this community was just a stop on the Warm Spring Turnpike to those who have in recent years brought cultural richness of their own to the town.

This comprehensive plan seeks to provide a framework for planning for the period of 2013-2018 and beyond. The Planning Commission developed the plan after receiving input from a steering committee comprised of town residents and merchants. Additionally, it includes comments and recommendations from the 2011 Dayton Economic Development Plan and resident survey spearheaded by individuals with the “Partners in Community Leadership Program” at James Madison University. It also incorporates ideas and concepts from the 2005 “Dayton Land Use and Infrastructure Plan” presented by Milton Herd. That 2005 document references numerous historic resources located in town or immediately adjacent.

Dayton is a small town located in an agricultural community. In the year 2000, the County adopted an Agricultural Forestal District for land located adjacent to town boundaries, and this was extended in 2010. These provide for certain protections of the agricultural lands and activities on the properties included in this district. These are shown on the following map.

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



**LEGEND**

- Dayton Town Limits
- Roads
- Streams
- Waterbodies

**TOWN OF DAYTON PARCELS**

**Zone**

- A1
- B1
- B1 Conditional
- B2 Conditional
- M1
- M1 Conditional
- R1
- R2
- R2 Conditional
- R3
- R3 Conditional
- N/A

**DAYTON GROWTH AREA PARCELS**

**Zone**

- A1
- A2
- M1
- M2
- R1
- RR1
- N/A

Map created by the Central Shenandoah  
Planning District Commission July, 2002.  
Source: Town of Dayton, County of  
Rockingham, USGS.

0 250 500 1,000 1,500 2,000 2,500 Feet

1 Inch equals 381.952 feet

## Natural Environment

### Background:

The mean annual precipitation rate for the town of Dayton is 35 to 45 inches a year. The mean annual air temperature for the town is 50 to 57 degrees F and the town experiences a period of 138 to 187 days a year frost-free.

### Floodplain:

The majority of the town land lies within the Cooks Creek drainage basin which borders Dayton on the north and east sides. There are approximately ten acres that lie within this section that are classified in the 100-year flood plain. Areas that lie within the 100-year floodplain are not suitable for development. These areas are generally suited for recreational purposes, agriculture, or limited use as parking. The Flood Insurance Rate Map (FIRM) of Dayton on the next page can be accessed at: <https://msc.fema.gov/webapp>

### Topography:

The majority of the town's 480 acres are characterized as gently rolling with slopes of less than 15%. Approximately two percent of the land within the town limits has slopes of 15-25%. Approximately 22% of the land has slopes in the 7-15% range with the remaining land with less than 7% slopes.

### Soil Characteristics:

The United States Department of Agriculture has compiled information on soil characteristics for the Dayton area. The soils within the town of Dayton pose very few development constraints. The town is classified as having Class I or II soils. These soils are well-drained and are generally suitable for development and placement of structures.

## 1 Goal : Preserve an attractive balance between the built and natural environment.

Objective 1: Review and revise Dayton's "Landscape Standards" in the Code of Ordinances.

### Recommendations:

- Enforce existing tree ordinances.
- Identify and close loop holes in the "Landscape Standards".
- Require deviations from the "Landscape Standards" to be approved by Planning Commission and Council.

Objective 2: In considering new paved areas, evaluate and encourage the installation of materials that allow water permeability.

### Recommendations

- Utilize "permeable pavement" where practical and permissible.
- Review and evaluate existing standards on curb and gutters.
- Explore grant opportunities for new and replacement of paved areas.

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding...

To obtain more detailed information for areas where Base Flood Elevations (BFEs) under development have been determined, users are encouraged to contact the Flood Profiles and Floodway Data Analysis Bureau of the Federal Emergency Management Agency...

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic calculations which report the characteristics of the National Flood Insurance Program...

Control elevations for the Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for the jurisdiction.

The predictions used in the preparation of this map were obtained from the National Flood Insurance Program. The predictions were based on hydrologic calculations and hydraulic calculations...

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to elevations and ground elevations referenced to the same vertical datum for information regarding construction of the National Flood Insurance Program...

Special Reference System: National Geographic Survey, NGA, Silver Spring, Maryland. 1315 East-West Highway, Silver Spring, Maryland 20910. (301) 715-2151

To obtain current elevation, description, and/or contact information for beach nourishment on this map, please contact the Information Services Branch of the National Geographic Survey at (301) 715-2151, or visit its website at www.nga.gov.

DATUM MAP SOURCES: Base map data were obtained in digital data format from the U.S. Geological Survey, the Commonwealth of Virginia, Rockingham County Geographic Information System Services, and the City of Mechanicsville. Shoreline data were downloaded, by name, from the National Hydrographic Office...

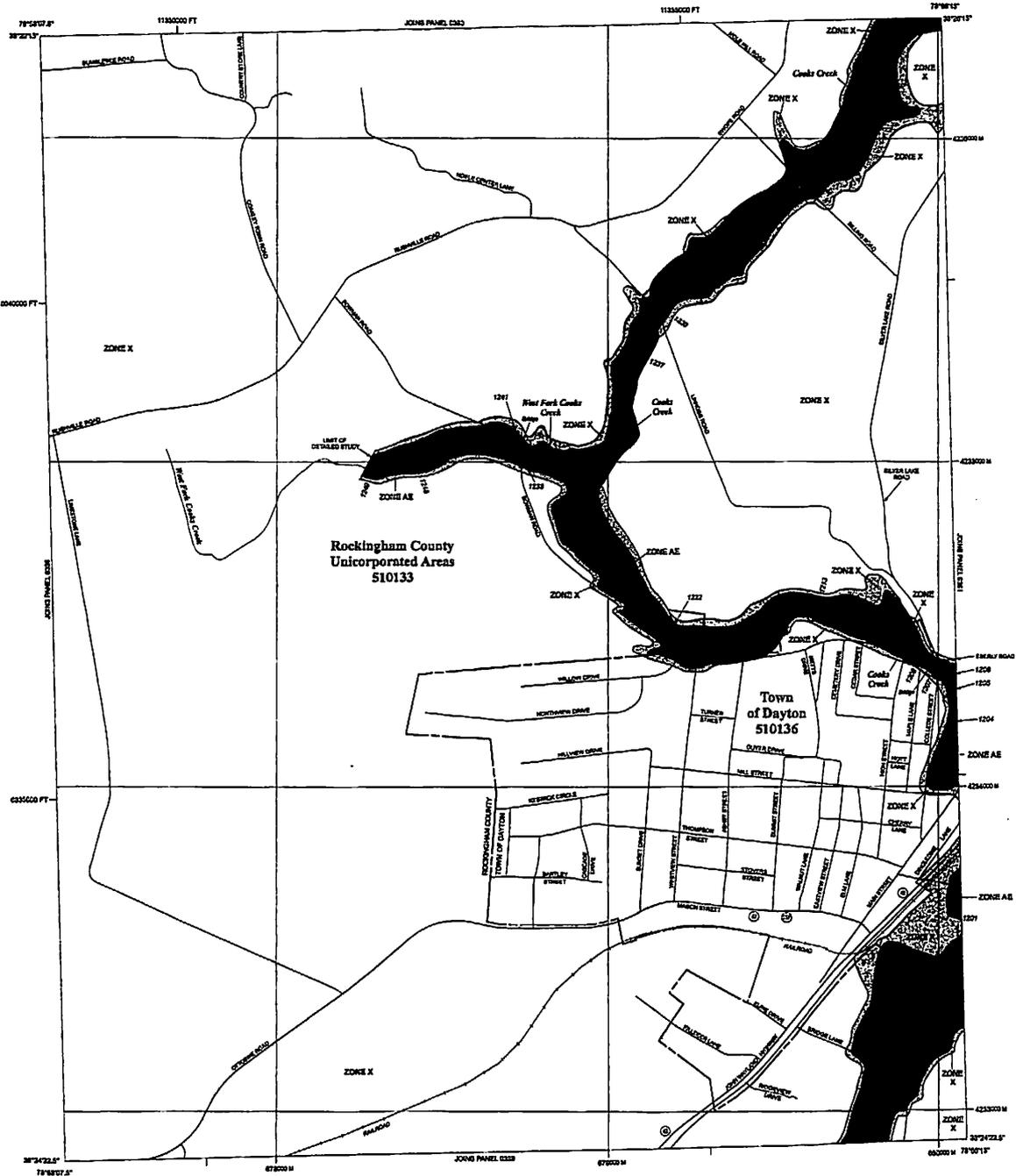
Based on the above mentioned digital photographs, the map reflects some additional spot-height elevations collected from the previous FIRM for this jurisdiction. As a result, the Flood Profiles may reflect elevation changes that differ from what is shown on the map. Also, the road to beachline annotations for unincorporated areas may differ from what is shown on previous maps.

Copyright 2008 of this map are based on the best data available at the time of publication. Because changes due to construction or de-construction may have occurred since the map was published, map users should conduct comparable research to verify named geographic facts herein.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a listing of Communities with Outstanding National Flood Insurance Program Claims for each community as well as a listing of the panels on which each community is located.

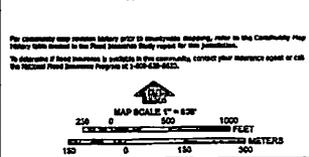
Contact the FEMA Map Service Center at 1-800-353-6819 for information on available products associated with this FIRM. Available products may include professional printed editions of this map, a Flood Insurance Study report, and/or digital copies of this map. The FEMA Map Service Center may also be contacted by Fax at 1-800-353-6822 and its website at www.fema.gov.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-5447 (1-877-369-2227) or visit the FEMA website at www.fema.gov.



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INSURIFICATION BY THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE X: No Flood Protection Determined. ZONE AE: Flood depths of 1 to 3 feet (mostly areas of ponding) Base Flood Elevation. ZONE A: Flood depths of 1 to 3 feet (mostly areas of ponding) average water depth. ZONE AH: Special Flood Hazard Area boundary protection from the 1% annual chance flood by a levee system. ZONE AM: Area to be protected from the 1% annual chance flood by a Federal Flood Protection System. ZONE V: Coastal flood zone with velocity hazard (wave action). FLOODWAY AREAS IN ZONE AE: Areas of 6.2% annual chance flood. OTHER FLOOD AREAS: Areas of 6.2% annual chance flood. OTHER AREAS: Areas not shown on this map.



Panel 0367D. FIRM FLOOD INSURANCE RATE MAP ROCKINGHAM COUNTY, VIRGINIA AND INCORPORATED AREAS. PANEL 387 OF 675 (SEE MAP INDEX FOR FIRM PANEL LAYOUT). COORDINATES: CORNER, WEST OF 14013 14013; CORNER, EAST OF 14013 14013. MAP NUMBER 5165C0367D. EFFECTIVE DATE FEBRUARY 6, 2008. Federal Emergency Management Agency.

## Population and Housing

### Background:

The town of Dayton is one of the oldest settled communities in Rockingham County with traditional development including a mixed use down town, walkable interconnected streets and human scale design. New growth should achieve a mixed use pattern of development as an extension of the pattern and scale of the older part of town using Traditional Neighborhood Design (TND) elements.

### Population:

Based on U.S. Census Bureau the population of Dayton increased by 182 citizens between the years of 2000 and 2010. This represents a 13.5% increase. It is anticipated that the population will increase by 15% between 2010 and 2020 for a total population of 1760.

### Population between 2000 and 2010:

<u>Year</u>	<u>Total</u>
2000	1,348
2010	1,530
2020	1,760

### Housing:

Dayton currently has three subdivisions with lots available for construction: Willow West, South Breeze and Rhodes Hill.

- Willow West has 81 total lots, 10 of which are still vacant.
- South Breeze has 65 total lots, 19 of which are still vacant (this number does NOT include the Business lots fronting Mason Street).
- Rhodes Hill, the newest Dayton subdivision, will begin construction in the spring of 2013 with a total of 39 lots available. Lots will range in size from quarter-acre to half-acre.

Based on building permits issued in the town of Dayton between the years of 2003 and 2011, Dayton had increased by a total of 54 single family homes, bringing the total to 592 homes. The largest growth period occurred between 2005 and 2007 with a 56% increase.



Willow West Entrance

**Building permits issued in Dayton:**

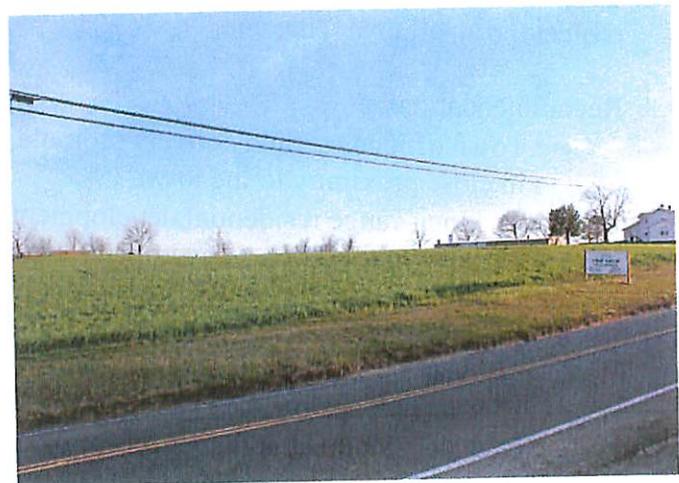
<u>Year</u>	<u>No. of Permits</u>
2003	4
2004	8
2005	11
2006	7
2007	12
2008	4
2009	4
2010	3
2011	1

**Inventory and Analysis:**

An analysis of existing land within town limits and available residential building lots reveals a relatively limited potential for substantial new population growth (beyond projected). Residents have expressed a desire to “build out” the current three available subdivision properties before seeking to annex large residential areas further away from the current town. Specifically, the three close proximity development areas are: 1. South Breeze (extended), 2. Rhodes Hill Subdivision, and 3. 257 South West (Blake Rhodes Property). Inexpensive access to town water and sewer services is reason enough to maximize the “build out” of these neighborhoods.



Rhodes Hill



Rt. 257 West



South Breeze Subdivision

**2 Goal: As residential areas are added, encourage orderly growth in adherence to town codes and zoning ordinances.**

Objective 1: Encourage compatible building and site design for new development using elements of Traditional Neighborhood Design.

Objective 2: Assure that the town fully benefits from all proffers by residential developers.

Objective 3: Encourage residential development that includes a variety of housing options.

Recommendations:

- Review, revise, and enforce existing ordinances pursuant to residential development.
- Town officials should maximize the attractiveness of potential residential development by requiring adequate green spaces and parks.
- Town officials should enforce all proffers, ordinances, signage, and require sidewalks, curb, gutter, etc. in new residential areas.
- Consider the residential development of a “55 & Over” community (possibly at Rt. 257 South West property).

**3 Goal: Preserve, enhance, and promote Dayton’s historic, rural, small-town atmosphere while seeking limited planned residential growth.**

Objective 1: Maintain the integrity of residential, commercial, historic, and industrial areas.

Objective 2: Encourage the transportation network to be compatible with Dayton’s desire to protect the small town character.

Recommendations:

- Town officials should actively promote the “build out” of current subdivisions and those in close proximity to the town.
- The long-range residential development area should include the investigation of areas adjacent to the Route 257 property as well as the area along the North Eastern Route 42 corridor (Lineweaver and Burkholder properties).
- As developers recommend sub-division areas not in close proximity to town limits, town officials should move cautiously and evaluate the benefits of annexation or property line adjustments against the stated goal(s).
- New development at the periphery of the current town limits should be similar in general form as the historic town core.
- New development should follow the principles of Traditional Neighborhood Design.

## Employment and Commerce

### Background:

Dayton is a very special, diverse community consisting of industrial, commercial, residential and artisan properties/ opportunities. The businesses within our community provide a stable tax base for our town as well as an array of employment opportunities. Tax revenues from businesses assist in providing public services and amenities to town residents. Much of the employment as well as the taxable properties can be directly related to agribusiness, which flourishes in the county. Due to Dayton's diversity and agricultural base, the area economy continues to be resilient, strong and generally less affected by national economic fluctuations.

### Employment:

#### Inventory and Analysis:

Rockingham County is the leading agricultural county in the State of Virginia, playing a major role in the economy both of the Commonwealth and of the United States. The town of Dayton is fortunate to have poultry industry employment opportunities (Cargill-Dayton) located within the town limits. The tax revenues received from Cargill-Dayton exceed those from any other town business.

The figures below (Source: VA. Agricultural Statistic Service) compare the gross farm income of the top five agricultural counties in Virginia.

<u>Ranking:</u>	<u>County:</u>	<u>Farm Income:</u>
1	Rockingham	\$446,666,000+
2	Augusta	\$143,914,000+
3	Accomack	\$109,133,000+
4	Page	\$108,720,000+
5	Shenandoah	\$69,658,000+

Of the top ten Rockingham County and Harrisonburg employers, Cargill is located in Dayton. Many town residents are employed at one of the employers listed below:

<u>Ranking:</u>	<u>Employer:</u>	<u>#of Employees:</u>
1	James Madison University	2,800+
2	Cargill Turkey Products	2,000+
3	Rockingham Memorial Hospital	2,000+
4	Rockingham County Public Schools	1,800+
5	Massanutten Resort	1,400+
6	Pilgrims Pride	1,200+
7	Wal- Mart	1,100+
8	R.R. Donnelley	1,100+
9	Merck & Company, INC	970+
10	Marshalls, INC	915+

**4 Goal: The town of Dayton shall retain and expand the strong employment base.**

Objective: Retain and strengthen the present industrial relationship with Cargill-Dayton.

Recommendation:

- Town officials should work with local industry representatives to ensure that adequate water and sewer capacity is available and abundant for future expansions.
- The transportation network in the Mosby Road industrial area should be evaluated to allow for easier access to and from local eating establishments and businesses.

Objective: Seek opportunities to expand and build upon the present employment base of Dayton.

Recommendation:

- Town officials should promote the idea of the town of Dayton being a great place to locate and expand a business due in part to our strategic and proactive planning for growth opportunities.

**Commerce:**

**Inventory and Analysis:**

With the close proximity to Harrisonburg and Bridgewater, most Dayton residents can shop for needed items with relative ease. The exception is for those residents who are homebound. Within the town of Dayton, there are approximately 80 active businesses. In 2011, approximately 190 business licenses were purchased and resulted in a total of \$48,000 in

revenue. One recent example of Dayton's economic growth is the introduction of the new Artisan Courtyard. This venture, operated by the Artisan Courtyard Volunteer Network (ACVN), a nonprofit Virginia business trust, hopes to employ individuals with artisan flair to staff the cottages purchased by each individual professional artisan. As envisioned and constructed in the Cooks Creek Park area, this unique opportunity should prove to encourage tourism in the Town of Dayton and provide future downtown development opportunities. In 2011, Dayton entered into an agreement with James Madison University to develop an "Economic Development Plan". This extensive cooperative effort resulted in a document presented to Council in 2012. Many recommendations and concepts from this document are included in this Comprehensive Plan.

**5 Goal: Town residents would increasingly be able to satisfy shopping/restaurant needs without leaving Dayton.**

Objective 1: The town of Dayton should encourage business growth that would provide a range of services to meet resident's needs.

Objective 2: Maintain the economic viability of the existing downtown while creating new opportunities for future business.

Recommendations:

- Town officials should encourage business ventures pertaining to pharmacy, retail food, restaurants, etc.
- In the downtown area, town officials should actively pursue the rental and renovation of the 245 Main Street property for eventual use as restaurant, coffee shop, piano bar, etc.
- Town officials should work closely with the Merchant's Association to encourage and attract new businesses.
- Town Officials should evaluate financial burden on existing and new businesses and be proactive in providing assistance.

**6 Goal: Increase the perception in the community at large that Dayton is a desirable place to visit, shop, and learn about history, arts, and culture.**

Objective: Increase the number of tourists who visit Dayton.

Recommendations:

- Town officials should advance the promotion and exposure of the town of Dayton through updated brochures placed at strategic locations (Massanutten Resort, all local retirement communities, Chamber of Commerce, I 81 rest areas and visitor centers, etc.)
- Evaluate and improve the current town website.

- Work collaboratively with the Harrisonburg Rockingham Historical Society at the High Street location in promoting events and exhibits.
- Town should actively pursue the development of a visitor center.
- Place additional attractive signage on Route 42 alerting motorists about what Dayton has to offer.

**7 Goal: As downtown properties are developed into commercial or public spaces, seek to maintain Dayton's historic, small-town atmosphere.**

Objective 1: Encourage compatible building and site design for renovation and new development in the downtown area.

Objective 2: Maximize the utilization of town-owned property in the downtown area.

Objective 3: Improve appearance of downtown area.

**Recommendations:**

- Continue the positive development of the Artisan Courtyard area.
- Create bridge and walking path from Cook's Creek Park to the mill.
- Create attractive out-door amphitheater, park, and/or local farmer's market venue at 360 College St. (previous location of Jim's Drive In).
- Improve historic property at 245 Main Street adjacent to the Dayton Mini-Mart for eventual business location.
- Create and maintain ample parking in downtown to encourage business expansion.
- Town officials should encourage current (non-residential) property owners to maintain and/or improve the utilization of buildings in the downtown area.
- Town should improve appearance of downtown by adopting uniform standards that would involve lighting, sidewalks, signage (wrought iron), etc.
- Encourage/facilitate the improvement of the appearance of several areas close to the downtown. These include, but are not limited to: The Cargill building brown wall on the East side of Rt. 42, the area East of the bank drive-through, and the fenced area on the West side of Rt. 42 between Mason Street and Huffman Drive.
- Town should fully investigate (and move forward if possible) the possibility of removing over-head cables on Main Street.

### Transportation

**Background:**

For a small town, Dayton accommodates a moderate amount of very diverse modes of transportation. Dayton is a hub for the Old Order Mennonite community, so it is common to observe horse drawn buggies, wagons, tractors, and bicycles. In addition, the large middle school generates school bus and passenger car traffic at selected times. With the intersection of two state routes (Rt. 42 and Rt. 257), and the large poultry processing facility, truck traffic is constant. Pedestrians utilize sidewalks (where available) and can frequently be seen walking their pets.

**Inventory and Analysis:**

The road transportation system in Dayton is characterized by a combination of road types. Route 42 is a divided highway and is heavily traveled, as Dayton is centered between Bridgewater and Harrisonburg. There continues to be desire to maintain green space between Bridgewater to the South, and Harrisonburg to the North. Despite the four-lane nature of Rt. 42, it also contains a bike/buggy lane from Bridgewater through Dayton. Route 257 and Mosby Road intersect with Rt. 42 in Dayton and are considered major arterial roads. Bowman Road and Silver Lake Road serve to connect Dayton to the rural communities to the North and West of Dayton. Within the 1.25 square miles of Dayton, there are approximately 50 named streets that primarily serve Dayton residents. Access to Interstate 81 and Rt. 11 are within five miles of Dayton and the George Washington National Forest is approximately 12 miles west of Dayton. The Harrisonburg public transit has a Dayton/Bridgewater shuttle on Tuesday's and Thursday's by demand only. Blue Ridge Community College has a bus that comes through Dayton every hour and makes pre-arranged stops upon request.

#### Average Daily Traffic Volume Estimates

	Length of Route	Daily Number of Vehicles	4-tire Passenger Vehicles	Bus	Large Trucks		
					2-axle	3-axle	1 Trailer
Rt. 42, John Wayland Highway	0.45	17000	96%	1%	1%	1%	1%
Rt. 257, Mason Street	0.42	3900	96%	1%	1%	1%	1%
Huffman Drive	0.06	2400	95%	2%	1%	1%	1%
Business 42, Main Street	0.6	1300	96%	0%	1%	2%	1%
College Street	0.33	2500	95%	2%	1%	1%	1%

**8 Goal: Develop/maintain a safe, efficient transportation system within the town of Dayton.**

Objective 1: Town should seek to maintain a safe coexistence between motorized and non-motorized vehicles.

Recommendations:

- Town police remain vigilant at enforcing posted speed limits.
- Install sidewalks on as many streets as financially possible, and continue exploration of sidewalk grant funding.
- Maintain current pedestrian crosswalks and explore needs for future crosswalks and caution signs.

Objective 2: Town should strive to provide pedestrian friendly safe access to historical and cultural sites, parks, and business enterprises.

Recommendations:

- Develop walking/bike path from Dayton to the Dayton Farmer's Market (possibly covered).
- Develop walking /bike path from Dayton's Cooks Creek Park to Silver Lake (separate from road access).
- Highlight/promote the town's historical walking tour.
- Provide adequate sidewalks to the Artisan Courtyard and future park on College Street.
- Town officials should strive to require future developers to include walking paths and/or sidewalks for any future residential development.

**9 Goal: Work closely with the HRMPO Long Range Transportation Plan and with Department of Transportation officials to improve Dayton road systems.**

Objective 1: Town officials should remain active in the process of evaluating transportation needs and seek improvements.

Recommendations:

- Seek VDOT approval to place 4-way stop at the intersection of College and Mill Streets.
- Seek VDOT approval to place 4-way stop at the intersection of Thompson and Eastview Streets.
- Encourage VDOT to use Context Sensitive Design (CSD) in the evaluation of the Eberly Road/Silver Lake Road intersection. Pertaining to this, town officials recognize the need to evaluate this intersection and divert truck traffic. Additionally, there is recognition of the value of Silver Lake Road as a gateway to Dayton as well as its value for movement of farm equipment and horse and buggy traffic. Town residents do not want to see Eberly Road become a four-lane road.
- Seek VDOT assistance on limiting truck traffic on College and Main Streets.
- Explore the possibility of widening Rt. 257 for bike/buggy lane.
- Explore and pursue possible grant funding to improve transportation system.
- Encourage town officials to be proactive in traffic light management.
- Plan for interconnected streets in any new development areas.

## Public Services

### Electricity:

Dominion VA Power provides electric service to most town residents and businesses. A few receive service from Shenandoah Valley Electric Cooperative. Natural gas is available to a limited area of town and is provided by Columbia Gas.

### Cable:

Comcast provides cable television services to all town residents.

### Solid Waste and Recycling:

- Waste Management provides trash pickup to town residents on Friday. Large green containers are provided to residents for easy storage and pickup. Town employees collect yard debris every Wednesday and provide leaf pickup in the fall.
- Recycling services are provided by Green Earth and pickup is every Thursday.
- The town also provides heavy trash removal the first Tuesday of each month.

### Police and Emergency Services:

- Dayton has seven full-time police officers that provide 24/7 coverage for the town. Dayton has a mutual aid policy with the Bridgewater police department to ensure backup and coverage if needed.
- Fire and Rescue services are primarily provided by the Bridgewater Fire Department and Rescue Squad. The possibility of a substation in the Dayton area has been discussed.

### Health Facilities:

Rockingham Memorial Hospital is the nearest medical facility though; dental services as well as medical doctors are located within the town. Bridgewater Retirement Village provides all aspects of care from independent and assisted living to a full nursing facility. They also provide outpatient physical therapy through affiliation with Rockingham Memorial Hospital.

### Educational Facilities:

Rockingham County Public Schools operate Wilbur Pence Middle School in Dayton. The old Dayton Elementary School is now known as Dayton Learning Center where the Alternative Education Program for the county is located. Bridgewater College, Eastern Mennonite University and James Madison University are all within 20 minutes of Dayton.

## Water Facilities Plan

### Background:

The Water Facilities Plan is one of the most critical elements of a Comprehensive Plan and should be analyzed and implemented to provide the most efficient and effective water service conceivable. This Plan includes not only a discussion of the existing water system, but also includes an analysis of the proposed improvements and requirements that should occur to assure that Dayton maintains a high quality safe efficient supply of potable water.

### Inventory and Analysis:

The water supply system of the Town of Dayton consists of a spring, located on the Northwest side of Silver Lake, and two wells on the West side of town with cast iron, ductile iron, and cement pipe distribution system. When all pumps and filtration systems are operating properly, each system provides approximately 1/3<sup>rd</sup> of total supply. The Silver Lake spring water is leased from the city of Harrisonburg. The spring has a safe yield of 2.5 million gallons per day (MGD), but does require additional "back wash" procedures on the filters. The pump's capability is approximately 2.16 MGD. All sources are chlorinated and fluoridated to meet stringent state and federal (EPA) standards. Dayton pumps on average, 1.94 MGD six days a week and treats 1.8 MGD on these days. One industrial user consumes 92% of this total. There are 653 active water units and 12 inactive water units in the system. This includes 511 active "radio" reads and 154 active "manual" reads. Approximately 90% are residential connections, 7% commercial, 1% industrial, and 2% public. It is estimated that approximately 4% of Dayton's water is lost through leakage.

Dayton has two primary treated water storage tanks, one 200,000 gallon metal tank located on Mosby Road (golf ball tank) and the other (2.5 million gallon) tank located at the water treatment facility on Bowman Road. At the water treatment facility, a small 50,000 gallon untreated water tank serves as the reservoir for incoming water to be treated. The Town has a water storage capacity of approximately 2,750,000 gallons.

In 1979, the Town of Dayton and Rockingham County entered into a water storage agreement. In 1982, a 1.2 million gallon water storage tank was put into operation on Mosby Road (Kaylor Hill tank) serving the Town of Dayton and the southern Rockingham County area. In 1984, the Town of Dayton, Bridgewater, and Rockingham County entered into an agreement to provide water in emergency situations to any of the three jurisdictions, thereby providing an alternate source for each. The Mosby Road pumps produce a maximum of 880 Gallons Per Minute (GPM). As long as the current tank is utilized, Dayton can benefit from this emergency arrangement.

Water mains in Dayton range in age, diameter, and composition. The older down-town areas contain some 4" lines, while the newer areas contain 8" lines. Water mains should be sized to provide adequate fire protection. The accepted minimum size pipe for sufficient fire flow is 6 inches. Most of the distribution system in Dayton provides adequate pressure for fire protection. During replacement and new construction, an attempt has been made to eliminate dead end lines in order to provide water pressure from at least two directions. System pressures are better equalized by a looped system to provide more even flow to customers.

**10 Goal: Maintain and upgrade current water treatment systems to assure safe, high quality drinking water for Dayton customers.**

Objective 1: Adhere to design, safety, and construction standards regarding water treatment and distribution.

Objective 2: Capitalize on Dayton's water resources as much as possible for current and future growth.

Objective 3: Limit Dayton's financial burden for the water system by utilizing state assistance or grant funding whenever possible.

**Recommendations:**

- Allocate all resources necessary to remain in compliance with water safety regulations.
- Assure compliance with all cross contamination testing for existing and new locations. This will be accomplished with the purchase of a new assembly tester.
- Develop/maintain a current map of the town water system which includes a GPS mapping system of all hydrants, valves, meters, etc.
- Only approve new water lines with minimum 8" diameter.
- When up for renewal (2014), pursue reasonable extension of Silver Lake lease from City of Harrisonburg.
- Pursue new water source to satisfy long-term needs.
- The town should actively pursue state assistance to construct new storage tank and extension of water lines into future annexation area.
- Replace dead-end water lines with loop lines wherever practical. Examples include: Hillview to Northview / Willow to Rhodes Hill Subdivision.
- Finish the replacement of water lines in the down-town area (containing fire hydrants) that are less than 6" in diameter (Main Street and College Street).
- Repair/replace pumps, tubing, solenoids, filter membrane modules, etc. as necessary to assure safe, constant water supply.
- Install new generator for backup power at Silver Lake site.
- Extend concrete or asphalt parking lot at water treatment plant to accommodate tractor and trailer delivery.
- Install liner for storm water catch area around Well #2.
- If Kaylor Hill tank utilization continues, update booster station to make more attractive and energy efficient.

**11 Goal: The town should employ and maintain a professionally trained staff to assure safe, efficient, high quality water supply.**

Objective 1: Town manager responsible for all aspects of planning, organizing, and maintaining efficient water system.

Objective 2: Town should have adequate number of cross-trained personnel to handle water treatment duties.

Recommendations:

- Cross train sufficient personnel for all aspects of water treatment.
- Commit financial resources to provide adequate water treatment training.
- Conduct Inflow and Infiltration (I & I) study for the collection system.
- Provide adequate cameras and security at the water treatment plant.
- Continue the purchase of radio read meters until 100% complete.



Water Treatment Plant

## Sewer Facilities Plan

### Background:

The Sewer Facilities Plan (SFP) should supplement the Water Facilities Plan, as both aspects of these public utilities are critical to the safety and welfare of town residents. An integral component of the SFP is Dayton's involvement in the Harrisonburg-Rockingham Regional Sewer Authority (HRRSA).

### Inventory and Analysis:

In 1979 the HRRSA was developed with the primary treatment site being located at Mt. Crawford, Virginia along the banks of the North River. Dayton joined this regional approach to wastewater treatment, along with the City of Harrisonburg, the County of Rockingham, and the towns of Bridgewater and Mt. Crawford. A 2010 major upgrade to the sewer treatment facility has raised the capacity to approximately 22 Million Gallons per Day (MGD). The HRRSA has indicated that Dayton's treatment cap is approximated to be 3.0 MGD.

The present sewer distribution system of the Town of Dayton consists of approximately 15.5 miles of sewer line. The lines are clay pipe, cement, PVC, and cast iron ranging from 4 inches to 30 inches in size. There are 594 sewer units in the system. Approximately 90% are residential connections, 7% commercial, 1% industrial, and 2% public. Of this total, one industrial user averages approximately 92% of total Dayton sewer discharge. The present system is adequate to handle our present flow, but any new development will require careful mapping and planning.

### **12 Goal: The present and future infrastructure of the sewer distribution of the Town of Dayton should efficiently remove discharge to the HRRSA.**

Objective 1: Adequately estimate future sewer needs based on planned growth and expansion.

Objective 2: The Town of Dayton should have a voice in the HRRSA decision-making process.

Objective 3: The Town should be proactive in replacing antiquated or under-sized sewer lines.

### Recommendations:

- Develop/maintain a current map of the town sewer system which includes a GPS mapping system (manholes, clean-outs, etc.).
- Cross train sufficient personnel regarding all aspects of sewer distribution.
- Conduct inflow and infiltration (I & I) study of sewer system.
- Assure that all new sewer lines meet upgraded standards for size, fall, and composition.
- Develop/follow plan for replacement of antiquated sewer lines.
- Require Town Manager or designee to represent the Town of Dayton to the HRRSA and to communicate pertinent information to town officials and the general public.
- Regularly review Dayton flow charts at HRSSA to determine if there are problems in the system.

## Parks and Recreation

### **Cooks Creek Park:**

Cooks Creek Park is located on Bowman Road adjacent to Cooks Creek. Although it is the town's smallest park, it is a truly unique place to visit. There is a shelter, playground equipment and a basketball court. There are large handicap accessible restrooms and a water fountain. Visitors are often seen fishing in the creek or enjoying the many ducks and geese that frequent the park. Artisan's Courtyard for Dayton is a showcase for regional arts and crafts and is located at Cooks Creek Park.

### **Sunset Park:**

Sunset Park is Dayton's newest and largest park. It is located on the western side of town on Sunset Drive and Westview St. It has a large shelter with oversized picnic tables which can accommodate large groups. It is a beautiful well-landscaped park with a large children's play structure, many swings and a gazebo for families to enjoy. Large handicap accessible restrooms and a new water fountain provide families with a great place to visit.

### **Phibbs Park:**

Phibbs Park is located on West View Street beside the Dayton United Methodist Church. Growth at the church has eliminated much of the park's large open area. It has a large shelter with handicap accessible restrooms, large swings and a full basketball court.

### **13 Goal: Develop and maintain high quality, safe recreational areas for town residents.**

Objective: Fully utilize town parks and green spaces.

#### Recommendations:

- Hold community events at the parks to promote use and showcase the beautiful parks.
- Connect parks with a safe system of transportation for pedestrians and bicycles.
- Construct a bridge and walking path to connect Cooks Creek Park to Silver Lake Mill.
- Incorporate performing arts venue as possible utilization of 360 College Street property.
- Encourage future developments to incorporate open green space for future parks and activities.
- Maintain and improve existing equipment as needed.

## Activities

The town of Dayton sponsors and promotes activities throughout the year that are summarized here.

### April

Farm Toy Show The first Saturday in April the Woodmen of the World hold their Farm Toy Show and Sale.

Colonial Dinner at Fort Harrison Fort Harrison hosts a colonial dinner featuring a menu of local country meal favorites. Servers are dressed in Colonial period clothing and the guests enjoy dinner on linen tablecloths with fresh flower arrangements.

Artisan Courtyard Beginning in April, the Artisan Courtyard features live events and weekly promotions to promote the arts.

Redbud Festival The downtown Merchants Association sponsors this event that includes horse drawn carriage rides, live music, and a ducky race at Cooks Creek Park. The town also has a redbud tree giveaway to highlight Arbor Day.

### May

Victorian Tea Fort Harrison hosts a Victorian Tea. Guests are served tea in fine china tea cups and light refreshments are served.

Raid at Fort Harrison The living history event occurs annually in May and focuses on the French and Indian War. The event includes encampments, demonstrations of 18<sup>th</sup> century crafts, and an Indian raid on the historic home. All participants are in period dress.

Town Yard Sale The town of Dayton encourages residents to conduct a yard sale on the second Saturday in May. Residents set up at home or rent spaces at Wilbur Pence Middle School.

### June

Historic Tours One Saturday during each of the summer months is designated as “History Day” and features tours of historic sites; typically including the Cromer-Trumbo House, Fort Harrison, and Silver Lake Mill.

### August

Course With a Cause The first Saturday in August 2012 marked the first annual Dayton “Tough Muddler” obstacle course. This challenging and unique endurance course throughout historical Dayton was a success and will be repeated.

### September

End of Summer Celebration Historically, this social event includes multiple food vendors, live music, and activities for all ages. Town officials are considering combining the Course With a Cause and the Summer Celebration event.

### October

“Dayton Day” Autumn Celebration The first Saturday in October marks the annual celebration known regionally as “Dayton Days”. It offers great food, live music, and hundreds of crafters. What began in 1979 with twelve vendors has grown to three hundred vendors and a crowd exceeding 15,000.

### December

Christmas Parade The annual Town sponsored Christmas parade is held the first Saturday of December.

Christmas at the Mill Christmas at the Mill is held each year during the first week of December. Visitors enjoy homemade refreshments while shopping and exploring the historic Mill. This event has included floating Christmas trees on Silver Lake.

Christmas Party The town hosts an annual Christmas party for residents, historically held at the Dayton United Methodist Church. The party includes door prizes, Christmas carols, craft activities, and refreshments.

**14 Goal: Promote the historic and unique qualities of Dayton while encouraging residents to take pride in “their town”.**

Objective: Support existing events and explore new ideas for future activities that appeal to town residents and visitors.

#### Recommendations:

- Seek input from residents to get new ideas for future events and activities
- Plan community events that appeal to residents of all ages and ethnicities.

# Dayton Town Parks



*Cooks Creek Park*



*Sunset Park*



*Phibbs Park*



*Artisan Courtyard*

## Land Use

### Background:

Successful long-term planning for the appropriate use of the area in and around Dayton will provide the framework for the desired preservation of town history, character, and charm while still attracting new residents and business.

### Inventory and Analysis:

**A) Residential** – See section on “Population and Housing”.

**B) Business** – Downtown Dayton offers history, charm, arts, and small business ventures. The town’s investment in the provision of adequate parking and infrastructure in downtown will attract prospective businesses. With the growth of Harrisonburg and Bridgewater, Dayton finds itself in a prime location to selectively attract businesses along the Route 42 corridor. Dayton would welcome limited commercial development of land along Route 42, both within town limits and adjacent to town boundaries. However, Dayton residents have stated they value the small-town atmosphere and are reluctant to see full commercialization of the Route 42 corridor to Harrisonburg or Bridgewater.

### **15 Goal: Experience business expansion, both within existing town boundaries and extension to possible annexation areas.**

Objective 1: Encourage the expansion of commercial enterprises within current town boundaries.

Objective 2: Encourage selected business expansion of areas along the Rt. 42 corridor adjacent to existing town boundaries.

Objective 3: Ensure that larger scale commercial uses are integrated into the surrounding neighborhoods while still having a suitable and effective relationship to a major roadway.

### Recommendations:

- The town should strive to adopt ordinances, regulations, fees, etc. that are business friendly.
- Town officials should actively solicit businesses to build and/or occupy the designated commercial property located in front of the South Breeze subdivision on Rt. 257.
- Town officials should promote the commercial development of the South side of Rt. 257 at the specific areas to the immediate East and West of the Braithwaite Studio/Coffee Shop business.
- Town officials should work closely with County officials to broker an arrangement for possible future annexation of business zoned property along Rt. 42 North of Dayton.
- Accommodate a moderate amount of commercial development at a reasonable rate in the designated areas adjacent to the current corporate limits, so as to maintain and increase the economic and social vitality of Dayton while preserving its essential small-town character.