



Casey B.
Armstrong
Director

COUNTY of ROCKINGHAM
Department of Community Development

April 3, 2018

1. Call To Order
2. Pledge Of Allegiance And Invocation- David Rees
3. Approval Of Minutes
 - 3.I. Minutes From March 6, 2018

Documents:

[PC 3-6-18.PDF](#)

4. Public Hearing

4.I. Rezoning

4.I.i. REZ18-056

Gary Sandridge (HABU Development), 116 East Point Rd., Elkton VA 22827, to rezone a 53.773-acre parcel located on the north and south sides of Island Ford Rd. (Rt. 649) approximately 800 feet southeast of McGaheysville Rd. (Rt. 996), from A2 (General Agricultural) to PSF (Planned Single Family). The Comprehensive Plan identifies the area as Residential within the Urban Growth Boundary and in the Village Core of the McGaheysville Area Plan. Tax map #142A2-(A)-L5. Election District 5.

Documents:

[SANDRIDGE REPORT 3-29.PDF](#)

[GIS MAP.PDF](#)

[2699-ISLAND FORD SUBDIVISION UPDATE TO MASTER PLAN WITH METES AND BOUNDS.PDF](#)

4.I.ii. REZ18-057

Tan Bark Lane LLC, 4901 Crowe Drive, Mt. Crawford VA 22841, to rezone a total of 75.11 acres located on the west side of Pear St. (Rt. 922) approximately 0.15 mile southwest of Erickson Ave. (Rt. 726), from A2 (General Agricultural) to R5 (Planned Residential). The Comprehensive Plan identifies the area as Community Residential in the Urban Growth Boundary. Tax map #108-(A)-L188, 108-(A)-L189, 108-(A)-L164A and 108-(6)-L2. Election District 2.

Documents:

[TANBARK3-30.PDF](#)

[GIS MAP.PDF](#)

[SIGNED PROFFER STATEMENT.PDF](#)

[FULLY SIGNED SIGNAL AGREEMENT_3-30-18.PDF](#)
[COBBLERS VALLEY EX CONDITIONS 3-30-2018.PDF](#)
[COBBLERS VALLEY MASTER PLAN 3-30-2018.PDF](#)
[COBBLERS VALLEY-PLAN DESCRIPTION_03-30-18.PDF](#)
[COBBLER VALLEY- CITY WATER LETTER_3-30-18.PDF](#)
[LETTER FROM ADJ. LANDOWNERS.PDF](#)

4.1.iii. REZ18-063

Ronnie Freed, 18943 Brocks Gap Rd, Bergton VA 22811, to rezone a 2-acre portion of parcel located on the west side of Brocks Gap Rd. (Rt. 259) approximately 900 feet north of Bergton Rd. (Rt. 820), from A2 (General Agricultural) to RV (Rural Village). The Comprehensive Plan identifies the area as Agricultural Reserve. Tax map #11-(A)-L25B. Election District 1.

Documents:

[FREED REPORT 3-30.PDF](#)
[GIS MAP.PDF](#)

4.II. Ordinance Amendments

4.II.i. OA18-084

Amendment to the Rockingham County Code, Chapter 17 (Zoning), Section 17-603. Special Uses to remove the findings of fact required by the Board of Supervisors in granting or denying special use permits.

Documents:

[OA18-084 SEC. 17-603.PDF](#)

4.II.ii. OA18-085

Amendment to the Rockingham County Code, Chapter 17 (Zoning) Section 17-1003.2(b) Board of supervisors hearing and action to add language that relieves the Board from being required to make explicit findings prior to issuing a special use permit.

Documents:

[OA18-085 SEC. 17-1003.2\(B\).PDF](#)

5. Unfinished Business

5.I. REZ18-011

Randy Cosner, PO Box 609, Broadway VA 22815, to rezone a 1.546-acre parcel located on the northwest side of Boyers Rd. (Rt. 704) approximately 350 feet north of Cullison Court (Rt. 1013), from A2 (General Agricultural) to R3 (General Residential). The Comprehensive Plan identifies the area as Mixed Use Center. Tax map #125-(A)-L223B. Election District 3.

Documents:

[REZ18-011 COSNER PROFFER.PDF](#)

6. Miscellaneous

7. City Planning Commission Liaison Report

7.I. March 14, 2018- Brent Trumbo

8. Upcoming City Planning Commission Liaison Report

8.I. April 11, 2018 - Rodney Burkholder

9. Site Visit

10. Staff Report Overview

10.I. March 28, 2018 Staff Report

Documents:

[STAFF REPORT 3-28-18.PDF](#)

11. Adjournment

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