



COUNTY of ROCKINGHAM
Department of Community Development

William L. Vaughn
Director

September 8, 2003

Mr. Devon Anders
1346 Pleasants Drive
Harrisonburg, VA 22801

Dear Mr. Anders:

At the regular meeting of the Rockingham County Board of Supervisors held on August 27, 2003, your request to rezone 98.795 acres from A1 and A2 to Conditional M1, on parcels 123(A)73, a portion of 123(A)74, 124(A)42, a portion of 138(A)1B, and 124(A)40 was approved, with the following conditions:

The Property shall not be used for any of the following uses:

1. Slaughterhouse.
2. Assembly of phonographs.
3. Automobile assembling, tire retreading or recapping or battery manufacture.
4. Blacksmith shop.
5. Pharmaceutical, medical or dental laboratories (provided that other types of laboratories and research and development facilities are permitted).
6. Manufacture, compounding, processing, packaging or treatment of drugs or pharmaceuticals.
7. Brewery or associated activities.
8. ~~Truck terminal.~~

The following uses of the Property are deleted from the list of uses that may be permitted by special use permit under Section 17-102, and shall not be permitted uses of the Property:

1. Auto graveyard
2. Junkyard.
3. Quarry or gravel pit operation.
4. Livestock sales pavilion.
5. Circus, carnival or fair.
6. Sale of travel trailers, manufactured homes, campers, excepted from enclosure.
7. Feed mill.

8. Batching plant for asphalt, concrete (provided that such plants shall be permitted by special use permit on a temporary basis for construction purposes).
9. Airport, heliport or flight strip.
10. Animal husbandry.
11. ~~Commercial as permitted in the B-1 district.~~

In addition, development of any portion of the Property shall be subject to compliance with the following additional proffered conditions:

1. ~~The primary road affording access to the Property on the east side of Interstate 81 from State Route 704 shall be constructed to Virginia Department of Transportation specifications in substantially the location shown on the proposed road plan submitted to the County as part of this rezoning application, provided that (a) the cul-de-sac may be configured as a temporary cul-de-sac to provide flexibility for possible extension of the road into adjoining property and (b) the plan is subject to changes required by VDOT to qualify for acceptance into the public street system.~~
2. ~~At the time of construction of a building on Rockingham County Tax Parcel 124-(A)-42, a landscaping buffer shall be installed along that parcel's boundary line with Rockingham County Tax Parcels 124-(A)-43 and 44, if at that time such adjoining parcels are used for residential purposes. The landscaping buffer will be comprised of evergreen trees of at least five feet in height, spaced at planting to take into account size at mature growth, provided that planning staff shall have the authority to approve alternative screening proposed by owner in the context of a particular project.~~
3. Any building and any area designated on a site plan for parking of trucks, trailers, tractor-trailers, or other equipment or vehicles which are situate within seventy-five feet of the right-of-way line of Interstate 81 and are visible from vehicles traveling Interstate 81 shall incorporate a row of shade trees between such building or parking area, as the case may be, and Interstate 81, to break up the visual line of sight from Interstate 81 (the intent being to provide visual interest, not a screen). The planting will be comprised of saplings spaced to take into account size at mature growth (20 years) and located so as to be aesthetically attractive (roughly equivalent to one every fifty lineal feet of visual impact running roughly parallel to Interstate 81), with sufficient gaps to facilitate permitted signage. Planning staff shall have the authority to approve deviations from this paragraph proposed by owner in the context of a specific project.
4. All dumpsters and exterior storage areas shall be screened by means of a landscaping buffer of evergreen trees or shrubs (spaced at planting to take into account size at mature growth) or wall or fence, excluding areas designated for parking of trucks, trailers, tractor-trailers, or other equipment or vehicles. Planning staff shall have the authority to approve deviations from this paragraph proposed by owner in the context of a specific project.

5. No neon or flashing lighting or internally illuminated signage shall be permitted on the Property.
6. Parking lots in excess of fifty feet wide or deep shall be improved with perimeter landscaping comprised of small clusters of mixed evergreens, flowering bushes and shade trees approximately every 35 feet, for visual aesthetics, emphasizing perimeters facing public roadways. The intent is to incorporate landscaping along parking lot perimeters similar to that currently in place at Lots 1 and 2, Pleasant Valley Commercial Park. Planning staff shall have the authority to approve deviations from this paragraph proposed by owner in the context of a specific project.

If this property is to be divided, the next step is to obtain subdivision plat approval. Following subdivision plat approval and prior to beginning any construction, a site plan must be approved and the necessary building permits acquired. These services are available in this office.

If I can be of further assistance to you, please call me at 564-3030.

Sincerely,



Rhonda G. Henderson
Director of Planning