

PLANNING COMMISSION

MINUTES

June 7, 2016

The Rockingham County Planning Commission met on Tuesday, June 7, 2016, in the Board of Supervisors Room in the Rockingham County Administration Center. Members present were, Vice Chair Mr. Bill Loomis, Mr. Brent Trumbo, Mr. Steven Pence, and Mr. David Rees. Staff members present were Director of Planning, Rhonda Cooper; Senior Planner, James May; and Secretary, Amanda Thomas.

At 6:30 p.m., Mr. Loomis called the meeting to order.

Brent Trumbo offered the Pledge of Allegiance and Invocation.

MINUTES

On motion by Mr. Trumbo, and seconded by Mr. Rees the May 3, 2016, minutes were approved with a 4-0 vote.

PUBLIC HEARING

REZONING REQUEST

REZ16-131 SVEC, P.O. Box 236, 147 Dinkel Avenue, Mount Crawford, VA 22841, to rezone TM # 123-(A)- L85, totaling 18.027 acres, located northeast of South Valley Pike (Rt. 11) and east of Oakwood Drive (Rt. 704), from General Agricultural District (A-2) to General Business District (B-1). The Comprehensive Plan identifies this area as Commercial. It is located in Election District 2.

Mr. May presented the request.

Mr. Rees questioned if the location of the entrance off of Rt. 704 [Oakwood Drive] had been determined. Mr. May stated that according to the concept drawing, there are two entrances; however, no matter where the entrances are located they would have to meet VDOT standards.

In response to a question by Mr. Trumbo, Mr. May stated that if the realignment of Oakwood Drive were to take place, it would only impact the southern portion, which VDOT has reviewed.

Mr. Trumbo questioned if the only unresolved issue with VDOT is the sight distance. Mr. May stated the applicant would not be able to receive site plan approval without an approved entrance. Ms. Cooper added that site plans are not required at the rezoning stage and the details would be worked out at the site plan level.

At 6: 44 p.m., Mr. Loomis opened the public hearing.

Mr. Rees stated for the record that he personally knows several employees, including his brother, who work for SVEC. Mr. Rees stated that he feels he can participate in this decision fairly and objectively, in the public interest.

Mr. John Coffey, Vice President of Engineering and Operations for SVEC, spoke on behalf of the applicant. Mr. Coffey stated that there are two SVEC locations in Rockingham County, located in Mt. Crawford and Dayton. After an acquisition in 2010, resulting in the company growing by 530%, it was decided to look at facilities for current and future operations. Mr. Coffey stated the parcel in question is a central location for the two current Rockingham County locations and would provide a minimal impact on both the member base and the employees. The location of this parcel would provide the needed ready-access to Route 11. Mr. Coffey indicated that a single building is planned to house both the headquarters as well as the Rockingham District Operations. This would hold about one hundred (100) employees. In reference to VDOT's sight distance concerns, Mr. Coffey stated that they have had lengthy conversations with VDOT and he believes this issue is resolved.

Mr. Seth Roderick, Director of Planning and Transportation for Valley Engineering, stated that he has been working with SVEC on this project. Mr. Roderick stated that the aerial survey of the property was recently received which allowed for finishing the analysis of the sight distance triangles that are required for VDOT. It was found that the issue is largely due to the existing topography. With having the topography cut down to allow for a right turn lane and entrances, it will allow enough sight distance to meet VDOT's standards. Mr. Roderick stated that this would be confirmed at the site plan level.

At 6:51 p.m., Mr. Loomis closed the public hearing.

Mr. May presented the staff recommendation of approval.

Mr. Rees stated that he is not always in favor of rezoning agricultural land, but he feels this would be a good fit for the property.

Mr. Trumbo stated that from a land use perspective, this is a good fit, but that he is concerned that the property could be used for a variety of intensive uses.

In response to Mr. Trumbo's concern, Mr. Coffey stated there are no plans to use the property for anything other than the current operations of SVEC.

Mr. Pence stated that he does not believe this rezoning would be as much of an impact on neighbors as it would have been ten (10) to fifteen (15) years ago.

Mr. Rees motioned for the Planning Commission to recommend approval of the proposed rezoning; Mr. Pence seconded the motion.

On a vote of 4-0, the Commission recommended the approval of this rezoning.

UNFINISHED BUSINESS

The Commission had no unfinished business.

MISCELLANEOUS

The Commission had no miscellaneous items.

CITY PLANNING COMMISSION LIAISON REPORT

Mr. Loomis gave a report for the May 11, 2016 Harrisonburg City Planning Commission Meeting.

Upcoming Harrisonburg City Planning Commission Meeting

The Liaison for the June 8, 2016 Harrisonburg City Planning Commission Meeting is Mr. Pence.

SITE VISIT

The Commissioners determined no site visits needed to be scheduled.

STAFF REPORT OVERVIEW

Ms. Cooper reviewed the staff report.

ADJOURNMENT

At 7: 09 p.m., having no further business, the Commission adjourned

Bill Loomis, Vice Chair

Amanda Thomas, Secretary