

**PLANNING COMMISSION**

**MINUTES**

**July 5, 2016**

The Rockingham County Planning Commission met on Tuesday, July 5, 2016, in the Board of Supervisors Room in the Rockingham County Administration Center. Members present were, Chairman Rodney Burkholder, Vice Chair Mr. Bill Loomis, Mr. Steven Pence, and Mr. David Rees. Staff members present were Director of Planning, Rhonda Cooper; Senior Planner, James May; Zoning Administrator, Diana Stultz; and Secretary, Amanda Thomas.

At 6:30 p.m., Chairman Burkholder called the meeting to order.

Chairman Burkholder offered the Pledge of Allegiance and Invocation.

**MINUTES**

On motion by Mr. Loomis, and seconded by Mr. Pence, the June 7, 2016, minutes were approved with a 4-0 vote.

**PUBLIC HEARING**

**REZONING REQUESTS**

**REZ16-160** KKB, LLC, P.O. Box 2037, Harrisonburg, VA 22801, to rezone TM# 125-(A)- L6A, located west of Port Republic Rd (Rt 253), north of Stone Port Blvd (Rt 726), and northeast of Apple Valley Rd (Rt 726), from General Residential District (R-3) to Planned Multifamily District (PMF). The Comprehensive Plan designates this area for Mixed Use. Election District 4.

Mr. May presented the request.

In response to a question by Mr. Loomis, Mr. May stated that there would be 425 bedrooms.

At 6:39 p.m., Chairman Burkholder opened the public hearing.

Mr. Dain Hammond, the managing partner of KKB LLC, stated that after purchasing the property and looking at several different options, it was felt that student housing would be the best fit for being in the Urban Development Area (UDA). Mr. Hammond noted that he has built and continues to manage other student housing complexes within the area. The proposed building will be the most valuable within Rockingham County, generating \$250,000 in tax revenue. Mr. Hammond acknowledged the concerns of the Sheriff's Department, but added that the cost to Rockingham County to build family housing would be a considerable amount more in public education and transportation. Mr. Hammond clarified that the building would be built, like his other student housing, as a safe house, with a secured entry. In the last

five years, that development has averaged .85 phone calls a week to Harrisonburg City Police; less than half of other student housing. In summary, Mr. Hammond stated that this project is needed to satisfy the objections of the UDA and Comprehensive Plan, to fuel retail growth, and to add tax revenue. This project would be completed within one year, in one phase. He included that they are currently working with Harrisonburg City to gain the sewer capacity approval.

Mr. Rees questioned what would be done if public transportation could not be provided. Mr. Hammond responded that he is currently in negotiations with Harrisonburg City on the cost of providing public transportation. It may be more cost effective to have limited public transportation and provide some private transportation as a supplement.

At 6:52 p.m., Chairman Burkholder closed the public hearing.

Mr. May presented the staff recommendation of tabling this rezoning request until sewer capacity approval is received from Harrisonburg City.

Mr. Rees questioned if the Hartman property, located south of the property under review, was currently occupied. Mr. Hammond responded that the Hartman family is between residences at this time, but that KKB LLC has been working with the Hartman's to provide a shared easement.

Mr. Rees stated that the Sheriff's Department's comments are concerning.

Mr. Rees motioned for the Planning Commission to table the proposed rezoning; Mr. Pence seconded the motion.

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

**REZ16-161** Great Eastern Resort Corporation, P.O. Box 6006, Charlottesville, VA 22901, to amend the Master Plan for Woodstone Meadows on TM# 128-(A)- L122A, L122A1, L122A2, L123, & 129-(A)- L16A, totaling 53.61 acres, located east of Resort Drive (Rt 644) approximately 500 feet north of Bloomer Springs Rd (Rt 646), while retaining the existing Planned Residential District (R-5) zoning. The Comprehensive Plan designates this area for Community Residential. Election District 5.

Mr. May presented the request.

In response to a question by Mr. Pence, Mr. May stated that a total number of units is not stated in either the master plan or the proffers.

At 7:00 p.m., Chairman Burkholder opened the public hearing.

At 7:01 p.m., seeing as there was no one to speak in favor of or opposition to the rezoning, Chairman Burkholder closed the public hearing.

Mr. May presented the staff recommendation of approval.

Mr. Pence questioned if the total number of units would change. Ms. Cooper responded that there are already an overall approved number of units for Woodstone Meadows, and even if there were an increase in units in this area, the overall number could not be reached. The current structures have twelve (12) units per structure and the footprint of the proposed buildings appear to be the same. Mrs.

Stultz added that the height of the buildings would not increase due to the original master plan being submitted under the previous zoning ordinance.

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

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

## **ORDINANCE AMENDMENTS**

**OA16-155** Amendment to the Rockingham County Code, Chapter 17 (zoning), Table 801.06.01 Area, Setback, and Height - Conventional to reduce the minimum rear setback for primary structures and for accessory structures which are more than 580 square feet of floor area from 35 feet to 25 feet, and to increase minimum rear setback for accessory dwellings from 5 feet to 25 feet in the A-1, A-2, and RV zoning districts.

Mrs. Stultz presented the requests.

In response to a question by Mr. Rees, Mrs. Stultz stated that this ordinance amendment was generated by staff, due to several inquiries from the public. She added that there were meetings held with Fire and Rescue to discuss safe distances.

Mr. Loomis questioned if there would be any negative impact in changing the setbacks. Mrs. Stultz stated that it was not felt that there would be. Mr. Loomis questioned if driveways would be affected. Mrs. Stultz stated that they would not.

At 7:07 p.m., Chairman Burkholder opened the public hearing.

At 7:08 p.m., seeing as there was no one to speak in favor of or opposition to the ordinance amendments, Chairman Burkholder closed the public hearing.

Mr. Loomis motioned for the Planning Commission to recommend approval of the proposed ordinance amendment; Mr. Pence seconded the motion.

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

## **UNFINISHED BUSINESS**

There was no unfinished business.

## **MISCELLANEOUS**

There were no miscellaneous items.

## **CITY PLANNING COMMISSION LIAISON REPORT**

Mr. Pence gave a report for the June 8, 2016 Harrisonburg City Planning Commission Meeting.

[Upcoming Harrisonburg City Planning Commission Meeting](#)

The Liaison for the July 13, 2016 Harrisonburg City Planning Commission Meeting is Mr. Trumbo.

## **SITE VISIT**

There was a site visit scheduled for Friday, July 8, at 1:30 p.m.

## **STAFF REPORT OVERVIEW**

Ms. Cooper reviewed the staff report.

## **ADJOURNMENT**

At 7:19 p.m., having no further business, the Commission adjourned

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Rodney Burkholder, Chair

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Amanda Thomas, Secretary