

## PLANNING COMMISSION

### MINUTES

August 2, 2016

The Rockingham County Planning Commission met on Tuesday, August 2, 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. 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 6:31 p.m., Chairman Burkholder called the meeting to order.

Mr. Loomis offered the Pledge of Allegiance and Invocation.

### MINUTES

On motion by Mr. Pence, and seconded by Mr. Loomis, the July 5, 2016, minutes were approved with a 5-0 vote with the following correction: On page 2, line 3, objections should be changed to objectives.

### PUBLIC HEARING

#### REZONING REQUESTS

**REZ16-180** Oleg Kilimnik, 864 Switchboard Rd, Rockingham, VA 22802, to rezone a portion of TM# 124-(A)- L51, located south of Cecil Wampler Rd (Rt 704) approximately 515 feet east of Scholars Rd (Rt 988), totaling 4.71 acres, from General Agricultural District (A-2) to Heavy Industrial District (I-1). The Comprehensive Plan identifies this area for Industrial Use. It is in Election District 4.

Mr. May presented the request.

In response to a question by Mr. Rees, Mr. May stated that according to the proffers, there will be twelve (12) parking spaces for tractor trailers.

Ms. Cooper noted that the proffers had been updated since the Commissioners received copies. Mr. May stated that proffer number one had been amended. The intent of the applicant was to not limit them to having just a parking lot in the future, but for this phase there would only be a parking lot.

Mr. Trumbo questioned if the I-1 zoning was necessary because of the request to have truck parking. Mr. May stated that it was.

In response to a question by Mr. Burkholder, Mr. May stated that it was the opinion of the Zoning Administrator that the I-1 zoning would have a heavy impact on the neighboring residential properties, zoned A-2, if the property size were different.

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

Mr. Richard Johnson, with Blackwell engineering, stated that he was in attendance to represent the applicant and answer any questions.

In response to a question by Mr. Rees, Mr. Johnson stated that the parking surface would be gravel.

At 6:40 p.m., Chairman Burkholder closed the public hearing.

Mr. May presented the staff recommendation of approval.

Mr. Trumbo questioned if there were any stormwater regulations that would impact this application. Mr. May stated that a land disturbance permit would be needed if more than 10,000 sq. ft. would be disturbed, and if more than one (1) acre were disturbed, the applicant would need to provide a stormwater management plan at the site plan level.

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

On a vote of 5-0, the Commission recommended the approval of this rezoning.

**REZ16-181** Daniel H. Wylie, PO Box 1021, Broadway, VA 22815, to rezone TM# 52-(A)- L114 and L115, totaling 2.012 acres, located east of Daphna Rd (Rt 803) and west of Mayland Rd (Rt 259) from Low-Density Residential District (R-1) to General Agricultural District with Conditions (A-2C). The property is located within Election District 1 and identified by the Comprehensive Plan as Community Residential.

Mr. May presented the request.

Mr. Rees questioned what type of business this would be. Mr. May stated that it would be lawn and garden equipment.

In response to a question by Mr. Loomis, Mr. May responded that it would be agriculturally related with non-agricultural customers.

Mr. Loomis questioned if the residence on the property was serviced by Broadway water and sewer. Ms. Cooper stated that she did not believe it was. Mr. May added that he could find out that information.

At 6: 48 p.m., Chairman Burkholder opened the public hearing.

Mr. Daniel Wylie, applicant, stated that the residence on the property is on well and septic.

In response to a question by Mr. Trumbo, Mr. Wylie stated that the mulch he currently had stored next to a storage facility would be moved to the location in question. He added that he is not looking to sell mulch and other products to the public; it would be for his businesses use and storage.

At 6: 50 p.m., Chairman Burkholder closed the public hearing.

Mr. May presented the staff recommendation of approval.

Mr. Trumbo questioned if the property would exclusively be accessed via Daphna Rd. Mr. May responded that that was correct and added that VDOT had placed that restriction on this rezoning.

Mr. Trumbo stated that this rezoning request seems appropriate for the property.

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

On a vote of 5-0, the Commission recommended the approval of this rezoning.

## **UNFINISHED BUSINESS**

**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 new information on this request.

Mr. Loomis questioned if the issue with Harrisonburg City buses had been resolved. Mr. May stated that it was still in negotiation.

Mr. Burkholder questioned if the bus service was a negotiable item. Mr. May responded that he would need to research if providing bus service was proffered.

In response to a question by Mr. Rees, Mr. May stated that the applicant has two (2) viable alternatives when it comes to the sewer system; it is a question as to how much the applicant wishes to spend.

Mr. Rees motioned for the Planning Commission to remove this rezoning from the table; Mr. Pence seconded the motion.

On a vote of 5-0, the Commission removed this request from the table.

Mr. Rees stated that he feels this property is a good location for student housing and the design of the apartments focuses on safety. Mr. Rees believes that the bus service issue can be resolved and should not be something that holds up the decision of the Planning Commission.

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

In response to a question by Mr. Trumbo, Mr. May stated that the major issues from the previous meeting were sewer and safety. After speaking with the Harrisonburg Police Department, he found their comments to be enlightening.

On a vote of 5-0, the Commission recommended the approval of this rezoning.

**MISCELLANEOUS**

Policy for Postponement by Applicant

Ms. Cooper presented the Policy for Postponement by Applicant.

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

On a vote of 5-0, the Commission recommended the approval of this policy.

**CITY PLANNING COMMISSION LIAISON REPORT**

Mr. Trumbo gave a report for the July 13, 2016 Harrisonburg City Planning Commission Meeting.

Upcoming Harrisonburg City Planning Commission Meeting

The Liaison for the August 10, 2016 Harrisonburg City Planning Commission Meeting is Mr. Burkholder.

**SITE VISIT**

No site visit was scheduled.

**STAFF REPORT OVERVIEW**

Ms. Cooper reviewed the staff report.

**ADJOURNMENT**

At 7: 18 p.m., having no further business, the Commission adjourned

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Rodney Burkholder, Chair

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Amanda Thomas, Secretary