

**PLANNING COMMISSION  
MINUTES  
October 4, 2016**

The Rockingham County Planning Commission met on Tuesday, October 4, 2016, in the Board of Supervisors Room in the Rockingham County Administration Center. Members present were Chairman Rodney Burkholder, Vice Chairman Bill Loomis, Brent Trumbo, Steven Pence, and David Rees. Staff members present were Director of Planning, Rhonda Cooper; Senior Planner and Acting Secretary, James May; and Zoning Administrator, Diana Stultz.

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

Commissioner Loomis offered the Pledge of Allegiance and Invocation.

**MINUTES**

Minutes were not presented with the packet and will be reviewed at to the next meeting

**ELECTION OF CHAIR AND VICE-CHAIR**

Chairman Burkholder asked for nominations.

A motion was made by Mr. Trumbo, seconded by Mr. Pence to name Mr. Loomis as Chairman. The motion carried with a 5-0 vote. Mr. Trumbo made a motion, seconded by Mr. Pence to name Mr. Rees as Vice-Chairman. The motion carried with a 5-0 vote.

**PUBLIC HEARING**

**BICYCLE AND PEDESTRIAN PLAN**

*The County Bicycle and Pedestrian Plan identifies routes that link destinations but need bicycling improvements to increase safety and comfort level; and recommends bicycle and pedestrian facilities, potential priority focus areas, and system-wide recommendations.*

Ann Cundy, Transportation Planner with the Central Shenandoah Planning District Commission (CSPDC) presented the Bicycle and Pedestrian Plan.

Mr. Rees asked why no projects in the Old Order Mennonite community had achieved top priority status. Ms. Cooper explained that the priorities are based upon scoring but are not determinative for timing of construction or for funding.

Mr. Loomis asked if the projects had cost estimates associated. Ms. Cooper and Ms. Cundy explained that the cost per project was estimated using the VDOT Planning Estimator, and this estimate was used as a factor in the scoring of the projects.

Mr. Rees and Mr. Loomis asked about buggy lanes. Ms. Cundy explained that buggy lanes are potential tools presented in the plan.

Mr. Trumbo noted the conflict between trucks and bicyclists, causing a safety concern. Ms. Cooper and Ms. Cundy explained that the safety scores measure the impact of the improvement rather than the current level of safety. Ms. Cundy also pointed out that alternative routes were explored before addressing improvements on routes with existing truck traffic.

Ms. Cooper pointed out that the plan does not address rural roads with low traffic volumes, as those routes were deemed sufficient for current levels of bicycle traffic. Additionally, Ms. Cooper reiterated the point that details of specific projects would be addressed when funding becomes available.

At 7:04 p.m., Chairman Loomis opened the public hearing.

Ms. Cooper noted that Travis Layman and Denise Harris, members of the Rockingham Bicycle Advisory Committee, who had worked on the development of the plan, were in attendance.

At 7:05 p.m., no one spoke in favor of or opposition to the plan, Chairman Loomis closed the public hearing.

Mr. Pence asked if sufficient right-of-way existed along Route 33 for bicycle facilities. Ms. Cooper explained that some segments do, but the plan also recommends using alternatives to Route 33 where available.

Mr. Trumbo asked if the recommendation would be for the specific projects and the priority rankings. Ms. Cooper explained that the recommendation would be for the entire plan and reiterated that the plan does not set a construction agenda.

At 7:10 p.m., on motion by Mr. Rees and seconded by Mr. Pence, the Planning Commission recommended approval for the Rockingham County Bicycle and Pedestrian Plan by unanimous vote.

## **REZONING REQUEST**

**REZ16-245** *Dove, Chad E., 129 Windy Knoll Dr, Rockingham, VA 22802, to rezone TM# 94B-(5)- L1, L2, and L3, totaling 0.69 acre, located east of Harpine Hwy (Rt. 42) and south of Harman Rd (Rt. 1151), from Medium Density Residential District (R-2) to General Business District (B-1). The Comprehensive Plan identifies this area as Community Residential. Election District 2.*

Mr. May presented the request.

At 7:18 p.m., Chairman Loomis opened the public hearing.

Mr. Chad Dove spoke to his request, explaining his intent to move his existing automobile repair business to this new location.

At 7:20 p.m., no one spoke in favor of or opposition to the rezoning request, Chairman Loomis closed the public hearing.

Mr. May presented the staff recommendation of approval.

Mr. Burkholder 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.

## **ORDINANCE AMENDMENTS**

**OA16-220** *Amendment to the Rockingham County Code, Chapter 17 (zoning), Section 17-201. Definitions generally to remove the definition of memorial garden.*

**OA16-221** *Amendment to the Rockingham County Code, Chapter 17 (zoning), Table 17-606 Land use and zoning table, under Other Uses, Cemetery in the A-2 and RV Districts, change special use permit (SU) to special use permit with supplemental standards (SU\*) and in the RR-1, R-1, R-2, R-3, PSF, and PG Districts, changes special use permit with supplemental standards (SU\*) to special use permit (SU).*

**OA16-222** *Amendment to the Rockingham County Code, Chapter 17 (zoning), Section 17-607 Supplemental Standards for certain land uses, under cemetery amend to read "In the A-1, A-2, and RV zoning districts, more than one (1) gravesite located on a parcel of land constitutes a cemetery.*

Mrs. Stultz presented the requests.

At 7:30 p.m., Chairman Loomis opened the public hearing.

At 7:31 p.m., no one spoke in favor of or opposition to the ordinance amendments, Chairman Loomis closed the public hearing.

Mrs. Stultz presented the staff recommendation of approval.

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

On a vote of 5-0, the Commission recommended the approval of these ordinance amendments.

**OA16-226** *Amendment to the Rockingham County Code, Chapter 17 (zoning), Section 17-606 Land use and zoning table, under other uses. Remove the term park and replaced with Park, government-owned, in all zoning districts shall be permitted (P) and Park, non-government-owned, in all zoning districts except S-1 shall be by special use permit (SU).*

Mrs. Stultz presented the request.

At 7:35 p.m., Chairman Loomis opened the public hearing.

At 7:35 p.m., no one spoke in favor of or opposition to the ordinance amendments, Chairman Loomis closed the public hearing.

Mrs. Stultz presented the staff recommendation of approval.

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

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

**OA16-228** *Amendment to the Rockingham County Code, Chapter 17 (zoning), Table 17-806.01 Area, setback and height - Conventional to change the setbacks as follows: in the A-1, A-2, and RV zoning districts, increase the side setback for accessory dwellings from 5' to 15'; in the R-1 zoning district, reduce minimum front setback from 35' to 25' if the right-of-way is 50' or greater and from 60' to 50' from center of road if right-of-way is less than 50'; reduce minimum rear setback for single-family dwellings from 35' to 25'; reduce minimum side setback for single-family detached dwellings from 15' to 10'; and to reduce minimum side and rear setbacks for accessory structures from 10' to 5'. In the R-2 zoning district, reduce minimum front setback from 35' to 25' if right-of-way is 50' or greater and from 60' to 50' from centerline of road if right-of-way is less than 50'; reduce minimum rear setback for single-family detached dwellings and duplex dwellings from 35' to 25'; and to reduce minimum side and rear setbacks for accessory structures from 10' to 5'. In the R-3 zoning district, reduce minimum front setback from 35' to 25' if right-of-way is 50' or greater and from 60' to 50' from center of right-of-way if right-of-way is less than 50'; reduce minimum side and rear setbacks for accessory structures from 10' to 5'; remove "8 lots per acre maximum" under minimum lot size for rowhouses; and remove "18 units per acre maximum" under minimum lot size for apartment structures.*

Mrs. Stultz presented the requests.

In response to questions by the Commissioners, Ms. Stultz noted that this amendment would not impact the amount of green space required elsewhere in the ordinance. Ms. Stultz stated that this is a market-driven and a staff-driven proposal. Mr. Trumbo asked if this would impact the value of existing townhome developments in the County. Ms. Stultz responded that most townhome developments are in developed areas and would not be directly impacted by a change in regulation that only affects new developments.

At 7:45 p.m., Chairman Loomis opened the public hearing.

Shirley Hawkins spoke in favor of the amendment, stating that when she wanted to expand her rear porch, she was not able to do so because she encroached on the rear setback by one foot on one corner.

At 7:40 p.m., Chairman Loomis closed the public hearing.

Mrs. Stultz presented the staff recommendation of approval.

Mr. Pence asked if the setbacks included the driveway. Ms. Stultz noted that they do not.

Mr. Pence motioned for the Planning Commission to recommend approval of the proposed ordinance amendment; Mr. Burkholder seconded the motion, noting that this amendment makes areas more bike-able and walkable.

Mr. Loomis suggested increasing the maximum number of townhouse units per acre rather than removing the limit, noting that developers will only meet the minimum standards. Ms. Cooper noted that the other constraints provide a limit and that developers will construct to the market.

On a vote of 4-1, the Commission recommended the approval of this ordinance amendment.

**OA16-258** *Amendment to the Rockingham County Code, Chapter 16 (Subdivision), Section 16-40 under Certificate of approval to add a signature panel for Stormwater Manager.*

Mrs. Stultz presented the request.

At 7:59 p.m., Chairman Loomis opened the public hearing.

At 8:00 p.m., no one spoke in favor of or opposition to the ordinance amendments, Chairman Loomis closed the public hearing.

Mrs. Stultz presented the staff recommendation of approval.

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

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

## **REZONING REQUEST**

**REZ16-194** *Riverglen, LLC / Cave Hill Farm, LLC, & Diane Workman Derzis, c/o Lisa A. Hawkins, Esq. P.O. Box 1287, Harrisonburg, VA 22802, to rezone TM# 143-(A)- L15 and 15C, totaling 13.076 acres, located on the south side of Island Ford Road (Rt. 649) approximately 1300 feet east of Power Dam Road (Rt. 650), from Recreational and Residential District with Conditions (RR-1C) to Prime Agricultural District (A-1). This property is identified as Agricultural Reserve in the Comprehensive Plan. Election District 5.*

Mr. May presented the request.

At 8:07 p.m., Chairman Burkholder opened the public hearing.

At 8:10 p.m., no one spoke in favor of or opposition to the ordinance amendments, Chairman Loomis closed the public hearing.

Mr. May presented the staff recommendation of approval.

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

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

#### **UNFINISHED BUSINESS**

None.

#### **MISCELLANEOUS**

None.

#### **CITY PLANNING COMMISSION LIAISON REPORT**

Mr. Rees gave a report for the September 9, 2016, Harrisonburg City Planning Commission Meeting.

[Upcoming Harrisonburg City Planning Commission Meeting](#)

The Liaison for the October 10, 2016, Harrisonburg City Planning Commission Meeting is Mr. Loomis.

#### **SITE VISIT**

The Commission determined no site visit would be necessary.

#### **STAFF REPORT OVERVIEW**

Ms. Cooper reviewed the staff report.

#### **ADJOURNMENT**

At 8:30 p.m., having no further business, the Commission adjourned

---

Bill Loomis, Chairman

---

James May, Acting Secretary

DRAFT