

**PLANNING COMMISSION  
MINUTES  
November 1, 2016**

The Rockingham County Planning Commission met on Tuesday, November 1, 2016, in the Board of Supervisors Room in the Rockingham County Administration Center. Members present were Chairman Bill Loomis, Vice Chairman David Rees, Brent Trumbo, Steven Pence, and Rodney Burkholder. Staff members present were Director of Planning and Acting Secretary, Rhonda Cooper; and Senior Planner, James May.

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

Commissioner Rees offered the Pledge of Allegiance and Invocation.

**MINUTES**

The August 2 and October 4, 2016, minutes were presented. On motion by Mr. Trumbo, and seconded by Mr. Rees the minutes were approved with a 5-0 vote.

**PUBLIC HEARING**

**REZONING REQUEST**

**REZ16-287** *The Broadway Group, 216 Westside Sq., Huntsville, AL, 35801, seeks to rezone TM# 142A1-(A)- L28, 29, 30 totaling 1.77 acres from Medium Density Residential (R-2) to General Business (B-1). Property is located east of Judy Ln. (Rt. 647) and south of Spotswood Trl. (Rt. 33). The Comprehensive Plan identifies the area as Village Core. Election District 5.*

Mr. May presented the request.

At 6:35 p.m., Chairman Loomis opened the public hearing.

Ms. Kristyna Moore of The Broadway Group spoke to this request. The Broadway Group represents “one of the fastest growing retailers in America” offering “popular brands at affordable prices.” Should this retailer locate at this site, Ms. Moore estimated 12 to 15 new jobs. Ms. Moore reviewed a proposed layout for a retail establishment and noted that a privacy fence would be installed between the dwelling on the adjacent property and the proposed parking lot.

Ms. Cooper noted that the applicant has not proffered the proposed use or the layout and that any buffer and/or screening would be required by the zoning ordinance. These issues will be addressed at the site plan level.

Mr. Gary Burner spoke in favor of this request as one of the landowners.

Mr. George McDaniel spoke in favor of this request as one of the landowners. He explained that his mother lives in the dwelling unit adjacent to the parking lot; he intends to convert the dwelling unit to commercial use after his mother moves out.

At 6:45 p.m. Chairman Loomis closed the public hearing.

Mr. Trumbo asked for a clarification of the surrounding zoning.

Mr. Pence asked for a review of the available uses in the General Commercial District (B-1).

Mr. May answered that the available uses range from the adjacent Peak View Plaza to higher intensity uses.

Mr. Pence motioned for the Planning Commission to recommend approval of the proposed rezoning; Mr. Burkholder 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. Loomis gave a report for the October 12, 2016, Harrisonburg City Planning Commission Meeting.

[Upcoming Harrisonburg City Planning Commission Meeting](#)

The Liaison for the November 9, 2016, Harrisonburg City Planning Commission Meeting is Mr. Pence.

#### **SITE VISIT**

The Commission has no pending requests for a site visit.

## **STAFF REPORT OVERVIEW**

Ms. Cooper reviewed the staff report.

## **ADJOURNMENT**

At 6:55 p.m., having no further business, the Commission adjourned

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Bill Loomis, Chairman

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James May, Acting Secretary