

PLANNING COMMISSION

MINUTES

November 7, 2018

The Rockingham County Planning Commission met on Wednesday, November 7, 2018, in the Board of Supervisors Room in the Rockingham County Administration Center. Members present were, Chairman David Rees, Vice Chair Keith Sheets, Mr. Brent Trumbo, and Mr. Bill Loomis. Staff members present were Deputy Director of Community Development, Rhonda Cooper; Director of Planning, Bradford Dyjak; and Secretary, Amanda Thomas.

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

Commissioner Sheets offered the Pledge of Allegiance and Invocation.

MINUTES

On motion by Mr. Loomis, and seconded by Mr. Sheets the October 2, 2018, minutes were approved with a 4-0 vote.

PUBLIC HEARING

REZONING REQUESTS

REZ18-292, Randy Cosner, P.O. Box 609, Broadway, VA 22815, is requesting to rezone two parcels totaling 2.74 acres located on the northwest side of Boyers Road (Route 704) approximately 350' northeast from Cullison Court from A-2 (General Agricultural) and R-3 (General Residential) to PMF (Planned Multi-Family). The two parcels are identified in the Comprehensive Plan as Community Residential in the Urban Growth Area, Tax Map #125(A)-L223 & L223B, Election District 3.

Mr. Dyjak presented the request.

At 6:41 p.m., Chairman Rees opened the public hearing.

Mr. Ed Blackwell, with Blackwell Engineering, spoke on behalf of the applicant. He stated that the applicant submitted proffers, including the construction of a 10-foot-wide shared use path within an easement to be granted to the Virginia Department of Transportation (VDOT).

In response to a question by Mr. Rees, Mr. Blackwell stated that these will be lots which could be sold, and the parking code for Rockingham County will be met, with a total surplus of four (4) spaces above the minimum code requirement.

Mr. Loomis asked what the anticipated length of time to complete would be. Mr. Blackwell responded that it would likely take one (1) to two (2) years for development build-out.

In response to a question by Mr. Rees, Mr. Blackwell stated that an existing fifteen-inch (15") or eighteen-inch (18") sewer line is on Sentara RMH's property, and a twelve-inch (12") force main is along the eastern side of the subject property. While this project would only require an eight-inch (8") sewer line, the applicant is willing to work with the County and oversize the line, which will intercept the force main. Mr. Blackwell noted that they will be working with Sentara RMH to hopefully rework the sewer line route.

Mr. Sheets questioned the reasoning for the proposed Knox Box gate located at a second entrance across from Cullison Court, to which Mr. Blackwell stated that the Department of Fire and Rescue requested two entrances and VDOT did not want a second full entrance.

At 6:47 p.m., with no one else to speak in favor of or in opposition to the request, Chairman Rees closed the public hearing.

Mr. Dyjak presented the staff recommendation of approval.

Mr. Loomis motioned for the Planning Commission to recommend approval of the proposed rezoning; Mr. Trumbo seconded the motion. On a vote of 4-0, the Commission recommended the approval of this rezoning.

REZ18-309, Rockingham Aviation Corporation & North River Investments, LLC., 1402 Airport Road, P.O. Box 7, Bridgewater, VA 22812, are requesting to rezone three parcels totaling 54.096 acres located on the north side of Airport Road (Route 727) approximately 2 miles east of Warm Springs Pike (Route 42) from A-2 (General Agricultural) to I-1 (Industrial). The three parcels are identified in the Comprehensive Plan as Agricultural Reserve, Tax Map #136-(A)-L89A, 137-(A)-L34 & L36, Election District 4.

Mr. Dyjak presented the request.

At 6:56 p.m., Chairman Rees opened the public hearing.

Mr. Michael Stoltzfus, President and CEO of Dynamic Aviation, stated that there is a need for extra space for both employees and customers. In addition to that needed space, the company also has a vision of a museum to house several airplanes. Mr. Stoltzfus noted that special use permits have been attained for these projects. He also stated that Dynamic Aviation works to be a good member of the community.

Mr. Rees questioned if the runway could be extended. Mr. Stoltzfus responded that the runway currently goes to the edge of the property.

At 7:00 p.m., with no one else to speak in favor of or in opposition to the request, Chairman Rees closed the public hearing.

Mr. Dyjak presented the staff recommendation of approval of the application with proffer statement.

Mr. Rees stated that he is familiar with Dynamic Aviation and feels they are highly reputable and an asset to this community.

Mr. Sheets motioned for the Planning Commission to recommend approval of the proposed rezoning; Mr. Trumbo seconded the motion. On a vote of 4-0, the Commission recommended the approval of this rezoning.

REZ18-273, Partners Development, Inc., 859 Cottontail Trail, Mt. Crawford, VA 22841, is requesting an amendment to the existing approved proffers on a 25.704-acre parcel located on the north and west sides of White Oak Drive approximately 700' west of Walnut Creek Drive. The parcel is zoned R-2C (Medium Density Residential with Conditions) and is identified in the Comprehensive Plan as Community Residential in the Urban Growth Area. Tax Map #107-(A)-L166, Election District 2. This hearing was re-advertised from the October 2, 2018 public hearing.

Mr. Dyjak presented the request.

Chairman Rees stated that earlier comments received from individuals for this particular request were reviewed. If any individual who spoke previously would like to speak again, they were welcome to, but their comments were already noted.

At 7:13 p.m., Chairman Rees opened the public hearing.

Mr. Carl Snyder, with Valley Engineering, stated that the applicant is requesting to make a change to the original proffers, which stated that once the twenty-third (23rd) lot was completed, which has occurred, a street to either Erikson Avenue or Silver Lake Road was required and Rockingham County or F&R could request a Knox Box be placed on that road. A connection to Erickson is not feasible, leaving a connection to Silver Lake Road as the option. During discussion with the County, F&R and VDOT stated that neither agency sought a Knox Box to restrict access, which could effectively allow for an open thoroughfare into the development. Mr. Snyder stated that they have been working with VDOT to address the traffic concerns in keeping with doing away with the connection to Silver Lake Road. The client would prefer to invest within Belmont to fix traffic issues, rather than open the possibility of unknowns. In 2005, Nutmeg Court did not meet VDOT criteria for the traffic volume; however, current VDOT design criteria, regarding geometry, supports this request. Since 2005 VDOT has produced more stringent access requirements, which would not allow for a connection to Erickson Avenue.

Ms. Connie Hillyard, a Belmont resident, shared her concerns of the sewer system not being able to hold the current amount of stormwater and the issues that more homes would cause.

Mr. Thomas Pender, a Belmont resident, noted that he spent eight years in the Army Corps of Engineers and that the sewer issues stated by Ms. Hillyard could be a serious problem. He added his concerns over current speed limits not being followed, obstructed views when trying to make turns, pedestrian and homeowner safety, and the issues that additional traffic would cause. Mr. Pender questioned the staff regarding whether VDOT's comments were indicating a preference for a connection to Silver Lake Road. Mr. Dyjak responded that VDOT has concerns over the connectivity and have expressed that they would like that addressed. The applicant has been working with VDOT. Mr. Pender stated that he doesn't feel a connection to Erickson Avenue would be good, but a connection to Silver Lake Road would be needed.

Mr. Larry Brown, a Belmont resident, asked the commission to draw their attention to VDOT's comment that states the original proffer is not intended as an access restriction, but was included to prevent significant increase in traffic volume in certain sections of Belmont, until such time as additional access could be constructed to help even out traffic. Mr. Brown noted that the traffic count is outdated and

traffic has increased, especially due to construction. He requested that the commission table this request until there are more specifics.

Ms. Lenore Ann Price-Stelland, a Belmont resident, expressed her concerns over the traffic issues, the older water connections, and new underground electric boxes. She stated that housing and roads need to be planned well in advance and it is being done after the fact. She noted that the roads are not wide enough and wanted to know whose land will be taken in order to widen the streets. She is also concerned over taking the farm land to build the additional houses.

Mr. Ernst Cornett, a Belmont resident, stated that an accident occurred at Nutmeg Road and Erickson Avenue, and has concerns over the proffers of making the streets narrower. He noted that during the original rezoning request, Board of Supervisors member Billy Kyger had wanted any development in that area to connect to Silver Lake Road.

At 7:41 p.m., Chairman Rees closed the public hearing.

Mr. Dyjak presented the staff recommendation of tabling.

Mr. Trumbo motioned for the Planning Commission to table this proposed rezoning; Mr. Loomis seconded the motion. On a vote of 4-0, the Commission tabled this rezoning.

UNFINISHED BUSINESS

REZ18-182, David Edelstein, 2713 Mountain Valley Rd., Keezletown VA, to rezone a 0.372-acre parcel located on the north side of Spotswood Trail (Rt. 33) on the east side of the intersection of Chestnut Oak Lane (Private) from A2 (General Agricultural) to B1 (General Business). The Comprehensive Plan identifies the area as Agricultural Reserve. Tax Map #126-(A)-L92. Election District #3.

Mr. Dyjak stated that the applicant had formally withdrawn this request.

MISCELLANEOUS

The commission had no miscellaneous items.

CITY PLANNING COMMISSION LIAISON REPORT

Commissioner Loomis gave a report for the October 10, 2018, Harrisonburg City Planning Commission Meeting.

Upcoming Harrisonburg City Planning Commission Meeting

The Liaison for the November 14, 2018, Harrisonburg City Planning Commission Meeting is Commissioner Rees.

SITE VISIT

No site visit was scheduled.

STAFF REPORT OVERVIEW

Ms. Cooper reviewed the staff report.

ADJOURNMENT

At 7:58 p.m., having no further business, the Commission adjourned

David Rees, Chair

Amanda Thomas, Secretary

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