

PLANNING COMMISSION

MINUTES

December 4, 2018

The Rockingham County Planning Commission met on Tuesday, December 4, 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, Mr. Bill Loomis, and Mr. Rodney Burkholder. 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 Trumbo offered the Pledge of Allegiance and Invocation.

PUBLIC HEARING

REZONING REQUESTS

REZ18-338, Greendale, LLC. c/o Devon Anders, 1346 Pleasants Drive, Harrisonburg, VA 22801, is requesting to rezone a 13.12-acre parcel referenced as The Crossings- Section 2 located on Dorval Road, approximately 500' south of its intersection with Greendale Road from R-3C (General Residential with Conditions) to PSF (Planned Single Family). The parcel is identified in the Comprehensive Plan as Community Residential in the Urban Growth Area, Tax Map #124-(A)-L131, Election District 4.

Mr. Dyjak presented the request.

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

Mr. Dick Blackwell, with Blackwell Engineering, stated that most of this project has been built out with small but nice homes. The rezoning change would allow for an increase in lots from thirty-two (32) to forty (40) within the County and still have over 30% open space. A total of twelve (12) lots are bisected by the City of Harrisonburg and Rockingham County boundary line, with six (6) lots within the County and six (6) within the City. He indicated that discussions have been had with Harrisonburg City and VDOT concerning the roadway. Roads will be designed to Harrisonburg City standards, which will meet VDOT standards as well. Mr. Blackwell stated that reviews on stormwater and water and sewer connections will be reviewed by both Rockingham County and Harrisonburg City. As many trees as is practical will be left for buffering and reducing water runoff.

Mr. Jeff Cornwell, an adjoining landowner, stated that he has concerns over stormwater runoff with the substantial grade of the property. He fears this will affect his property and has already spoken with Mr. Blackwell about the installation of a channel drain. Mr. Cornwell requested that this issue be resolved prior to construction beginning.

Mr. Blackwell responded to Mr. Cornwell's concerns, stating that the stormwater runoff will be channeled.

At 6:48 p.m., Chairman Rees closed the public hearing.

Mr. Dyjak indicated that Mr. Cornwell's email was received the day of the meeting, and was a supplemental document given to the Commission separate from the packet.

Mr. Dyjak presented the staff recommendation of approval.

Mr. Eddie Lough, an adjoining landowner, questioned if Phase Two of this request will be under the same covenants as Phase One and what determines what will be built on those lots.

Mr. Blackwell stated that the top part will have a homeowners association (HOA) which will help to maintain the planned park. He also mentioned that the developer will be the same as the existing homes.

Mr. Craig Anders, the son of one of the project's developers, Devon Anders, stated that the HOA requirements will be the same as far as the minimum square footage for all homes. He noted that the market will determine what is built, but they are targeting the \$200,000-\$250,000 range.

Mr. Rees noted that the Planning Commission hears the pleas of the Department of Fire and Rescue relative to its concerns of additional service demand and are aware that F&R is overworked.

Mr. Loomis motioned for the Planning Commission to recommend approval of the proposed rezoning; Mr. Sheets seconded the motion. On a vote of 5-0, the Commission recommended the approval of this rezoning.

REZ18-339, Skylar & Talli, LLC, P.O. Box 1039, Harrisonburg, VA 22803, is requesting to rezone a 6.302-acre parcel located on the west side of Reservoir Street (Route 710) approximately 100' north of Fieldale Place from R-3C (General Residential with Conditions) to PMF (Planned Multi-Family). The parcel is identified in the Comprehensive Plan as Mixed Use Center in the Urban Development Area, Tax Map #125-(A)-L160, Election District 3.

Mr. Dyjak presented the request.

Mr. Rees stated that the number of estimated school children seems low. Mr. Dyjak stated that those numbers came directly from the school system.

In response to a question by Mr. Loomis, Mr. Dyjak stated that the proposed plan includes seven (7) parking spaces over the minimum requirement.

Mr. Sheets questioned whether the units would be rented and owner-maintained, not sold individually. Mr. Dyjak stated that the units would be rented and not sold individually.

At 7:10 p.m., Chairman Rees opened the public hearing.

Mr. Blackwell mentioned that the units would be rented and that eighty percent (80%) were one (1) or two (2) bedroom units. He noted that the applicant has met with VDOT and Rockingham County

concerning the connections. He added that Robinson Park roadway was designed without taking into consideration its connectivity to this adjacent parcel.

In response to a question from Mr. Rees regarding stormwater runoff, Mr. Blackwell responded that a major retention pond would be needed.

Mr. Mac Nichols, the attorney representing the applicant, stated that it would be practically impossible to connect through the existing dead-end street in the Robinson Park apartment complex to the southwest of this subject parcel. He noted that the proposed use of apartments is the best possible use of this property, because a commercial use would generate even more traffic. If this connection were pursued, it would result in the applicant removing an entire building, relocation of stormwater retention, and be detrimental to the project.

Mr. Keith May, listing agent for the subject parcel, stated that most of the telephone inquiries he has received have been regarding concerns that this project would be student housing; therefore, constructing upscale apartments would be less intensive in terms of use. He said he thinks the neighbors would be happier with upscale apartments as opposed to student housing.

Mr. Cole Wells, who is currently living close to the subject parcel, stated he has concerns over traffic and U-turns. He suggested that a traffic light be installed.

At 7:21 p.m., Chairman Rees closed the public hearing.

Mr. Dyjak presented the staff recommendation of tabling this request to allow the applicant time to address outstanding issues.

Mr. Trumbo questioned whether VDOT had any recommendations for future plans if U-turns become an issue. Mr. Dyjak stated that this issue was part of the reason for recommending tabling of the case due to the outstanding comments from VDOT.

Mr. Loomis motioned for the Planning Commission to table this rezoning; Mr. Burkholder seconded the motion. On a vote of 5-0, the Commission tabled this rezoning.

ORDINANCE AMENDMENTS

OA18-340, Amendment to the Rockingham County Code, Chapter 17 (Zoning), Article II. Definition of Terms, Section 17-201. Definitions generally: to amend the definition of Medical Office or Clinic to include medical spa that is associated with that medical practice.

Mr. Dyjak presented the request and noted that it was a staff-initiated amendment requested by Zoning Administrator Diana Stultz.

Ms. Cooper recommended removing the word “medical” from the proposed amendment so that it would read “and/or a spa associated with the medical office within the office”. Ms. Cooper suggested this revision since a definition does not exist in Article 2 of the Zoning Code for “medical spa” to distinguish it from “spa,” which is defined. If the term remains “medical spa” it should be defined in Article 2.

Mr. Loomis questioned if a special use permit (SUP) would still be required. Mr. Dyjak responded that it would not change a need for a SUP in some zoning districts, but instead would now allow a spa along with a medical office.

At 7:32 p.m., Chairman Rees opened the public hearing.

No one spoke in favor of or in opposition to the ordinance amendment. At 7:32 p.m., Chairman Rees closed the public hearing.

Ms. Dyjak presented the staff recommendation of approval with the change of removing “medical”.

Mr. Burkholder motioned for the Planning Commission to recommend approval of the proposed ordinance amendment with the stated change; Mr. Sheets seconded the motion. On a vote of 5-0, the Commission recommended the approval of this ordinance amendment with the stated change.

OA18-343, Amendment to the Rockingham County Code, Chapter 17 (Zoning), Sections 17-700 Ownership, and 17-701 Streets: to authorize the provision of either public or private roads within apartment and rowhouse subdivisions in the R-3, General Residential, zoning district.

Mr. Dyjak informed the commission that this request was being postponed until the January 2, 2019, Planning Commission regular meeting.

UNFINISHED BUSINESS

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.

Mr. Dyjak noted that this tabled case requires action by the February 5, 2019, Planning Commission meeting.

Mr. Burkholder noted ongoing communication is underway with VDOT regarding this request.

MISCELLANEOUS

Mr. Sheets motioned for the Planning Commission to approve the 2019 Rockingham County Planning Commission meeting schedule and Inclement Weather Policy; Mr. Loomis seconded the motion. On a vote of 5-0, the Commission approved the 2019 Rockingham County Planning Commission meeting schedule and Inclement Weather Policy.

CITY PLANNING COMMISSION LIAISON REPORT

Commissioner Rees gave a report for the November 14, 2018, Harrisonburg City Planning Commission Meeting.

Upcoming Harrisonburg City Planning Commission Meeting

The Liaison for the December 12, 2018, Harrisonburg City Planning Commission Meeting is Commissioner Sheets.

SITE VISIT

A site visit will be coordinated with the Commissioners for pending rezoning case #REZ18-361 along Boyers Road (Route 704).

STAFF REPORT OVERVIEW

Ms. Cooper reviewed the staff report.

ADJOURNMENT

At 7:52 p.m., having no further business, the Commission adjourned.

David Rees, Chair

Amanda Thomas, Secretary