

PLANNING COMMISSION

MINUTES

February 5, 2019

The Rockingham County Planning Commission met on Tuesday, February 5, 2019, in the Board of Supervisors Room in the Rockingham County Administration Center. Members present were, Chair Keith Sheets, Vice Chair Rodney Burkholder, Mr. Kevin Flint and Mr. David Rees. Staff members present were Deputy Director of Community Development, Rhonda Cooper; Director of Planning, Bradford Dyjak; Code Compliance Officer, Kelly Getz; and Secretary, Amanda Thomas.

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

Commissioner Rees offered the Pledge of Allegiance and Invocation.

Chairman Sheets welcomed new Commissioner Kevin Flint.

MINUTES

On motion by Mr. Rees, and seconded by Mr. Burkholder, the January 2, 2019, minutes were approved with a 4-0 vote.

PUBLIC HEARING

REZONING REQUEST

REZ19-004, Bill Neff, 3570 N. Valley Pike, Harrisonburg, VA 22802 requesting to rezone a 17.453-acre portion of a 32.759-acre parcel on the west side of Kratzer Road (Route 753) at its intersection with Pulses Hill Lane (Route 908) from A-2 (General Agricultural) zoning district to I-1C (Industrial) district with conditions. Tax Map Parcel #94-(A)-L110, Election District #2.

Mr. Dyjak presented the request.

In response to a question by Mr. Rees, Mr. Dyjak stated that the northern portion of the parcel had previously been rezoned.

Mr. Sheets questioned if there would be a limit of ten (10) employees for the entire parcel. Mr. Dyjak clarified that each parcel created would have a limit of ten (10) employees per shift.

In response to a question by Mr. Flint, Mr. Dyjak stated that the speed limit is fifty-five miles per hour (55 MPH).

Mr. Burkholder questioned whether the Virginia Department of Transportation (VDOT) was aware that the employee limit was per parcel. Mr. Dyjak stated that VDOT was aware and that the employee limit proffer does minimize the potential traffic impact.

At 6:45 p.m., Chairman Sheets opened the public hearing.

Mr. Bill V. Neff, the applicant, stated that this request is an extension of the rezoning that was approved several months ago.

Mr. Rees questioned what would be done with the sink holes. After explaining various means of addressing them, including filling them in, Mr. Neff added that he has a good engineering firm looking after this site. Ms. Cooper urged Mr. Neff to check with the Rockingham County Community Development Department's Environmental Services Division, as well as review the Code of Virginia to see how to legally handle sinkholes.

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

Mr. Dyjak presented the staff recommendation of approval.

Mr. Rees stated that this request is consistent with the surrounding area to rezone this portion of the parcel.

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

On a vote of 4-0, the Commission recommended the approval of this rezoning.

UNFINISHED BUSINESS

No action was taken on either of the two tabled rezoning cases.

Tabled January 2, 2019, Requires action by April 2, 2019:

REZ18-360, SCAKL, L.C., 4125 Tanners Court, Harrisonburg, VA 22802 is requesting to amend an existing approved Master Plan totaling approximately 56 acres by adding 6 lots within the Meadowbrook Subdivision located at N. Valley Pike (US 11) at its intersection with Suffolk Drive. The parcel is zoned R-5 (Planned Neighborhood) identified in the Comprehensive Plan as Mixed Use Center in the Urban Growth Area, Tax Map #95E-(A)-L55B, Election District 2.

Tabled January 2, 2019, Requires action by April 2, 2019:

REZ18-361, Cosner Investments, LLC., P.O. Box 609, Broadway, VA 22815, is requesting to rezone a 5.9 acre-portion of a 10-acre parcel located on the southeast side of Boyers Road (Route 704) approximately 0.5 mile south of Stone Spring Road (VA 280) from A-2 (General Agricultural) to PMF (Planned Multi-Family). The parcel is identified in the Comprehensive Plan as Community Residential in the Urban Development Area, Tax Map #125-(A)-L220B, Election District 3.

MISCELLANEOUS

The Commission received the 2019 County Liaison to City Planning Commission Schedule.

CITY PLANNING COMMISSION LIAISON REPORT

Upcoming Harrisonburg City Planning Commission Meeting

The Liaison for the February 13, 2019 Harrisonburg City Planning Commission Meeting is Chair Sheets.

SITE VISIT

No site visit was scheduled.

STAFF REPORT OVERVIEW

Ms. Cooper reviewed the staff report.

ADJOURNMENT

At 6:57 p.m., having no further business, the Commission adjourned

Keith Sheets, Chair

Amanda Thomas, Secretary