



COUNTY of ROCKINGHAM

Department of Community Development

Rhonda H. Cooper
Director

Planning Commission Meeting Agenda

June 2, 2020

6:30 p.m.*

1. **Call to Order & Statement on Modified Public Hearings-** Chairman Burkholder
2. **Pledge of Allegiance and Invocation-** Bill Loomis
3. **Approval of Minutes-** March 3, 2020 Regular Meeting
4. **Rezoning Case Not Requiring A Public Hearing**
 - A. **REZ20-039 - HABU Development, LLC. (c/o Gary Sandridge)**, 116 E. Point Road, Elkton, VA 22827 requests amending the approved proffers to remove the maximum number of recorded lots allowed per calendar year, while retaining the R-2C (Medium-density residential district with conditions). No increase in the number of units is requested and no other changes to the already-approved subdivision are proposed. The amendment would apply to South Peak Subdivision (formerly Life Farm), McGaheysville, Tax map # 142-(A)-L11, 13, 14, 15 & 16. Election District 5.
5. **Public Hearings**

Rezoning Cases

 - A. **REZ20-058, Rivers Edge Enterprise LLC., (c/o Vern Michael)**, 8218 Port Republic Road, Port Republic, VA 24471 to rezone 0.244-acre portion of 8138 Port Republic Road from R-1 (Low-Density Residential) to A-2 (General Residential) for purpose of transferring to 152-(8)- L2A. Tax Map # 152-(7)- L4. Election District 3. *Hearing to commence at approximately 6:50 P.M.*
 - B. **REZ20-071, Richard Rohrer**, 8730 Rawley Pike, Hinton, VA 22831 to rezone 1.0 acre on the east side of Garbers Church Road (VA 910), 0.25 mile west of John Wayland Highway (VA 42) from A-2 (General Agricultural) to B-1 (General Business). Tax map # 108-(A)- L111B. Election District 2. *Hearing to commence at approximately 7:00 P.M.*

Capital Improvements Program (CIP) Plan Amendments

 - A. Amendments to the adopted Rockingham County fiscal years 2021 – 2025 CIP shall be considered for recommendation to the Board of Supervisors. The CIP serves as a five-year plan to guide the construction or acquisition of capital projects and the amendments will include the addition of two transportation projects. *Hearing to commence at approximately 7:10 P.M.*
6. **Unfinished Business-** None.
7. **New Business-** None.

8. **Ongoing Business**

A. Pending Ordinance Amendments – Update

9. **City Planning Commission Liaison Report**

March 11 – Mike Harvey

10. **Upcoming City Planning Commission Liaison Report**

June 10 – Kevin Flint

11. **Site Visits** – To be scheduled; media notice to follow.

12. **Staff Report Overview**

13. **Adjournment**

***SPECIAL NOTICE TO THE PUBLIC:** Pursuant to Governor Northam’s Executive Order #63 limiting public gatherings and adhering to Centers for Disease Control’s social distancing guidelines, the **meeting will be livestreamed on Zoom** and accessible by phone.

- You may appear in person at this meeting; however, **the total number of members of the public permitted within the meeting room will be limited.**
- **You will be encouraged to wear a mask in public** in compliance with the executive order.
- **Hearing times for each case are approximate and used for guidance purposes only** and may begin before or after the posted time.
- Those wishing to attend a specific public hearing case will be allowed inside the Board Meeting Room as space permits and encouraged to arrive at least 5 minutes prior to the approximate hearing time.
- To make public comment on any of the items on this agenda, please submit to: BDyjak@RockinghamCountyVA.gov or call (540)-564-1513.
- **You are invited to participate through our livestream:**
To Join Zoom Meeting on-line:
<https://us02web.zoom.us/j/89019488574?pwd=d244bDBGS2lpQTN3eENtVnp4T2FKQT09>

Meeting ID: 890 1948 8574

Password: 606234

Phone Number: +1 301-715-8592

PLANNING COMMISSION

DRAFT MINUTES

March 3, 2020

The Rockingham County Planning Commission met on Tuesday, March 3, 2020, in the Board of Supervisors Room in the Rockingham County Administration Center. Members present were, Chairman Rodney Burkholder, Vice Chairman Kevin Flint, Commissioner Michael Harvey, Commissioner Bill Loomis, and Commissioner Keith Sheets. Staff members present were Director of Community Development, Rhonda Cooper; Director of Planning, Bradford Dyjak; Senior Planner, Patrick Wilcox; Deputy Zoning Administrator & Code Compliance Office, Kelly Getz; and Secretary, Kayla Yankey.

At 6:31 p.m., Chairman Burkholder called the meeting to order and offered the Pledge of Allegiance and Invocation.

MINUTES

On motion by Commissioner Harvey, and seconded by Commissioner Loomis the February 4, 2020 minutes were approved with a 5-0 vote.

PUBLIC HEARING

Capital Improvements Program Plan

The Rockingham County Capital Improvements Program (CIP) for fiscal years 2021 - 2025 requires a public hearing. The CIP serves as a five-year plan to guide the construction or acquisition of capital projects. Mr. Dyjak and staff requested the Commission recommend approval of the CIP to the Board of Supervisors.

Chairman Burkholder opened the public hearing at 6:37 p.m.

Seeing as there was no one to speak in favor or opposition at 6:37 p.m. Chairman Burkholder closed the public hearing.

Vice Chairman Flint motioned to recommend moving forward the Rockingham County Capital Improvements Program (CIP) Plan to the Board of Supervisors. Commissioner Sheets seconded the motion.

On a vote of 5-0, adoption of the Rockingham County Capital Improvements Program (CIP) Plan was recommended to the Board of Supervisors.

Ordinance Amendment

OA20-008 - Amendment to the Rockingham County Code, Chapter 17 (Zoning Ordinance), Table 17-806.02 Area, Setback, and Height – Planned. Proposal to eliminate distances between apartment units that adjoin in the PMF (Planned Multi-Family) Zoning District.

Mr. Dyjak presented the request.

Commissioner Loomis asked Mr. Dyjak if there were any current projects this ordinance amendment pertains to. Mr. Dyjak answered that the planned Locust Grove Village development on Boyers Road could be an example, and reiterated that this distance was already permitted with duplexes and rowhomes.

Commissioner Harvey asked if there were any current violations that this amendment would help to alleviate; Mr. Dyjak said there were not.

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

Ronald Shank, an adjoining land owner to Locust Grove Village, asked staff and commissioners what the changes would be. Mr. Dyjak explained that this amendment was to better align with other setbacks in the PMF zoning district, and that this would only apply to interior lines not perimeter property lines. Ms. Cooper added that there would be flexibility for apartment buildings to have 10' between buildings, and that the density of proposed projects is normally determined during a rezoning.

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

Commissioner Harvey motioned for the Planning Commission to recommend approval of the proposed ordinance amendment; Commissioner Loomis seconded the motion.

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

Rezoning Requests

REZ20-016 - West Lake Space, LLC., 1502 Brookhaven Drive, Rockingham, VA 22801 request to rezone 0.743 acres from A-2 General Agricultural District to R-3 General Residential District. The parcel is located at 3302 Albert Long Drive (Route 895), Rockingham, VA . Comprehensive Plan Designation: Mixed Use Center within the Stone Spring Urban Development Area; Tax Map #125-(A)-L125A. Election District 3.

Mr. Getz presented the request with an aerial of the property. Mr. Getz noted that the VDOT comments included in the packet would be addressed during site plan, and would not impact the rezoning. Staff finds the application meets applicable zoning code, Section 17-308, and is consistent with the Comprehensive Plan - specifically the Stone Spring Urban Development Area Plan recommendations. Changing the zoning designation to the R-3 district would represent a logical extension of adjacent properties along Allen Road and Port Republic Road, creating neighborhood cohesion and a transition amongst remaining A-2 and R-3, PMR, and nearby B-1 districts. Staff therefore recommends approval of the application as submitted.

At 6:51 p.m., Chairman Burkholder opened the public hearing.

Dr. Saied Asfa, a plastic surgeon at a neighboring medical practice, spoke in favor of the rezoning.

At 6:52 p.m., seeing as there was no one to speak in opposition to the rezoning; Chairman Burkholder closed the public hearing.

Commissioner Loomis motioned for the Planning Commission to recommend approval of the proposed rezoning; Commissioner Sheets seconded the motion.

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

REZ20-022 - Freedom Center DC Institute, 9373 N. Congress St., New Market, VA 22844 request to rezone a 3-acre parcel located on the west side of North Valley Pike (US 11), about 200 feet south of Mayland Road (VA 259) from B-2C-Neighborhood Business with Conditions to A-2-General Agricultural. Comprehensive Plan Designation: Agricultural Reserve; Tax Map # 67-(A)- L11A2. Election District 1.

Mr. Getz presented the request, and explained that this property was formally known as The Shoppes at Mauzy and served as a stage coach inn in the 1800's. In 2018 the property was rezoned to B-2C to be used as an event center, and the new owner would like to use the structure as a single family dwelling. Mr. Getz explained that changing to A-2 zoning would restrict commercial activity on the property.

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

At 6:56 p.m., seeing as there was no one to speak in favor of or opposition to the rezoning, Chairman Burkholder closed the public hearing.

Vice Chairman Flint motioned for the Planning Commission to recommend approval of the proposed rezoning; Commissioner Harvey seconded the motion.

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

REZ20-023 - Cosner Construction, Inc., P.O. Box 609, Broadway, VA 22815, request to amend the existing proffered conditions and plan description of Locust Grove Village covering 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), designated as PMF-C Planned Multi-Family District with Conditions. Comprehensive Plan Designation: Community Residential in the Stone Spring Urban Development Area, Tax Map #125-(A)-L220B, Election District 3.

Mr. Dyjak presented the request explaining that the development had been approved for 86 units, and this was merely an amendment to the existing proffer to change terminology from condominiums to residential units.

At 6: 59 p.m., Chairman Burkholder opened the public hearing.

Todd Rhea, an attorney for Clark & Bradshaw, spoke in favor of the terminology change explaining that the term condominiums can cause problems on the financing side of developing. He explained that there were going to be changes to the density and setbacks of the project.

At 7:03 p.m., seeing as there was no one to speak in opposition to the rezoning, Chairman Burkholder closed the public hearing.

Given the underlying district, use and master plan layout will not change; staff finds that the proposed amendments to the existing proffer statement meet applicable zoning codes, specifically Section 17-403 for the Planned Multi-Family District. While "condominiums" are permitted within the PMF zoning district, this is an ownership structure and not a defined use. Therefore, the proposed amendment would remain consistent with the PMF district standards and approved Master Plan. Mr. Dyjak offered staff's recommendation of approval of the request as submitted.

Commissioner Loomis motioned for the Planning Commission to recommend approval of the proposed rezoning; Commissioner Sheets seconded the motion.

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

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

ONGOING BUSINESS

Commissioners were updated on pending ordinance amendments, and informed that any pending amendments could be found in the staff report.

MISCELLANEOUS

City Planning Commission Liaison Report

Commissioner Loomis gave a report for the February 12, 2020 Harrisonburg City Planning Commission Meeting.

Upcoming Harrisonburg City Planning Commission Meeting

The Liaison for the March 11, 2020 Harrisonburg City Planning Commission Meeting is Commissioner Harvey.

Site Visit

There were two proposed dates for a site visit, March 12th and March 17th.

Staff Report Overview

Ms. Cooper reviewed the staff report informing the Commission of a new building plan reviewer, Ben Terry, who is currently a County building inspector, and a new permit technician would be joining the Community Development Department.

ADJOURNMENT

At 7:13 p.m., having no further business, the Commission adjourned.

Minutes approved by the Commission on _____, 2020 by:

Rodney Burkholder, Chair

Kayla Yankey, Secretary



**ROCKINGHAM COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT**

REZONING CASE REPORT REZ20-039

Applicant	HABU Development, LLC. (c/o Gary Sandridge)
Address/Location	South Peak Subdivision. Northwest of McGaheysville Road (Rt. 996), approximately 0.3 mile northeast of Three Leagues Road (Rt. 1090).
Tax Map#	142-(A)-L11, 13, 14, 15 & 16
Acreage	21.76 acres
Present Zoning	R-2C - Medium-density residential district with conditions
Proposed Zoning	R-2C - Medium-density residential district with conditions
Election District	5
Comprehensive Plan	Community Residential - Village Core (Near-Term) within the McGaheysville Area Plan
Staff Recommendation	Approval, May 28, 2020
Planning Commission	
Board of Supervisors	

GENERAL INFORMATION

OVERVIEW/BACKGROUND:

The initial rezoning case RZ08-07 involving the South Peak Subdivision (formerly known as Life Farm), was approved by the Board of Supervisors January 28, 2009. The approved proffered conditions required not less than six (6) single family detached lots and not more than seventy-eight (78) single-family two unit attached lots for a maximum of eighty-four (84) total dwelling units. Additionally, the applicant is limited to obtaining 30 building permit applications per calendar year, and only 30 lots have been recorded to-date.

REQUEST:

The applicant seeks to replace an existing proffered condition governing the phasing of construction by completely removing the limitation on the maximum number of recorded lots allowed per calendar year, while retaining the R-2C (Medium-density residential district with conditions). The proffer statement is attached deleting the phasing restrictions. VDOT recommended further technical edits to bring the existing proffered language into conformance with current standards, although no substantive changes are proposed. These edits were agreed upon by the applicant and incorporated therein.

The proposed amendments notwithstanding, the development would remain unchanged as it relates to underlying zoning district, mixture of residential unit types, and total number of units. The Board of Supervisors **waived the public hearing requirement for this case** on February 26, 2020 pursuant to Virginia Code Section 15.2-2302.B, which authorizes the waiver “where such amendment does not affect conditions of use or density, a local governing body may waive the requirement for a public hearing....”

STAFF AND AGENCY ANALYSIS

PLANNING & ZONING

Comprehensive Plan Consistency:

The parcel has an underlying Comprehensive Plan designation as Community Residential and as Village Core Near-Term Expansion in the McGaheysville Area Plan. The request does not impact these designations.

Zoning Consistency:

“Section 17-307.01. – Definition [Medium Density Residential district (R-2)].

The R-2 district provides medium-density residential development alternatives, including neighborhood amenities and clustered development.”

ENVIRONMENTAL SERVICES

There are no comments or concerns relative to this request.

PUBLIC WORKS

The County is able to supply water and sewer services to these lots as approved in their site plan.

VIRGINIA DEPARTMENT OF HEALTH

The Health Department has no comment on this proposal. Public water and sewer will serve the project.

VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT)

VDOT has no objection to the proffer amendment removing the phasing requirement. VDOT's recommended clarifications were satisfactorily incorporated into the amended proffer statement.

FIRE AND RESCUE

The project site is located within the McGaheysville Volunteer Fire Company and East Rockingham Emergency Services stations first due area. The Department of Fire & Rescue has no concerns with this request.

ROCKINGHAM COUNTY PUBLIC SCHOOLS

This existing subdivision is served by McGaheysville Elementary School, Elkton Middle School, and East Rockingham High School. The proposed proffer amendment would pose no change to the existing anticipated student generation evaluated as part of the previous rezoning case.

STAFF RECOMMENDATION

Approval, May 28, 2020

Given the underlying district, use and total number of units will not change, and considering the students generated by this development were already factored into attendance projections since approval in 2009, the phasing schedule is now obsolete. Staff finds the proposed amendments to the existing proffer statement meet applicable zoning codes, specifically Section 17-307 for the Medium Density Residential District and recommends approval of the request as submitted.

PLANNING COMMISSION RECOMMENDATION

BOARD OF SUPERVISORS DECISION

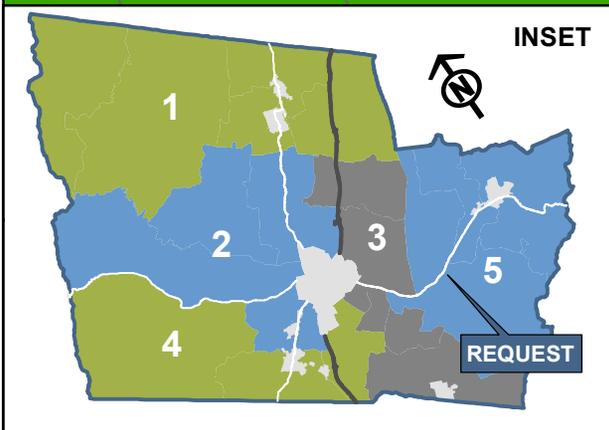


HABU Development, LLC Rezoning Request



PC Hearing Date: 4/7/2020

REZ# 20-039



ROCKINGHAM COUNTY REZONING APPLICATION (prev. RZ08-07)

Prior to submitting this application, the applicant must have a preliminary meeting with a planner in the Department of Community Development. No application can be accepted until this meeting is held. Call 540-564-3033 for an appointment.

APPLICANT'S CHECKLIST:

- Complete this application and sign the front and back.
- Enclose a boundary map of the property, showing a metes and bounds description of the area to be rezoned. The map cannot be larger than 11" x 17".

FOR OFFICE USE ONLY

Applicant Meeting Date:	Planner: <u>B. Dyjak</u>	<u>Amendment to Ex. Proffers</u>
Application Fee: <u>\$525.00</u>	Receipt #	Date Received: <u>2/19/20</u>
Taxes Paid:	Staking Given:	
Deadline Date:	PC Hearing Date: <u>* 4/7/20 Hearing waived by BOS 2/26/20</u>	BOS Hearing Date: <u>*</u>

APPLICANT: HABU Development, LLC Check if: Owner: Contract Purchaser:

MAILING ADDRESS: 116 E Point Rd Elkton EMAIL: gsandridge@dynamicaviation.com

CONTACT PERSON: Gary Sandridge DAYTIME PHONE: 540-560-2620

Send notices to you? If so, include postal and email address: 116 E Point Rd Elkton, VA 22827

LOCATION: (N S E W) of (Road Name) SOUTH PEAK SUBDIVISION McCaheysville, VA (Route #) _____

approximately _____ miles/feet (N S E W) of (Road Name) _____

(Route #) _____ in Election District # _____

TAX MAP(S) #: 142-A-L16, 142-A-L11, 13, 14, 15 PRESENT USE: Under development

NUMBER OF ACRES IN REZONING REQUEST: _____ FROM R2C ZONING TO R-2C*

INDICATE METHOD OF:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Water Supply | <input type="checkbox"/> Sewage Disposal |
| <input type="checkbox"/> County Water | <input type="checkbox"/> County Sewer |
| <input type="checkbox"/> City Water * | <input type="checkbox"/> City Sewer * |
| <input type="checkbox"/> Community System | <input type="checkbox"/> Community System |
| <input type="checkbox"/> Well | <input type="checkbox"/> Septic System |
| <input type="checkbox"/> Cistern | <input type="checkbox"/> Alternative (Specify) _____ |

* If City water and/or sewer are selected, applicant must have full approval by City and County prior to submitting this rezoning application.

Virginia law permits the landowner to offer conditions (proffers) governing the use of the property. The conditions (proffers) would add to, or modify, the use of the property that the landowner is requesting to be rezoned. These conditions (proffers) must be presented to the Community Development Office in letter form.

Gary W Sandridge
Signature of Landowner

Signature of Applicant or Agent

March 16, 2020

Rockingham County, VA
Board of Supervisors
20 E Gary St
Harrisonburg, VA 22802

Ref: New Rezoning Case #REZ20-039 South Peak Subdivision - originally rezoned with proffers as Life Farm Property by the Board of Supervisors on January 28, 2009 in Case #RZ08-07 TM#142-A-L16 and TM#142A-L11,13,14,&15

Pursuant to Code of Virginia Section 15.2-2303.4, the applicant deems reasonable and appropriate, as conclusively evidenced by the signed proffers.

Accordingly, I/(we) hereby proffer that the use and development of this property shall be in strict accordance with the following conditions:

1. One divided street connection to McGaheysville Road (State Rte. 996) to be provided with development of the property.
2. Any streets constructed which would run toward Tax Map #142-A-L1A and Tax Map # 142-A-L1 will be extended to the property lines, and a right-of-way will extend to property line. Right-of-way will be dedicated for public use.
3. A community park centrally located for the use of residents. Park to be owned and maintenance provided by the HOA. Several other small landscaped areas will be owned and maintained by the HOA. The community park and entrance to park should be defined with fencing or shrubs.
4. Streets shall be dedicated for public use and subject to Virginia Department of Transportation requirements.
5. A four foot (4') bicycle lane or a five foot (5') sidewalk shall be constructed on one side of all internal streets.
6. The development will have not less than six (6) single family detached lots and not more than seventy-eight (78) single family two unit attached lots for a maximum of eighty-four (84) total dwelling units.
7. All units will be served by County water and sewer.
8. Ten (10') foot Right of Way along Rt. 996, McGaheysville Road will be dedicated for public use.
9. The road/lot layout, as shown on Exhibit A, will generally be the layout followed in the design of the subdivision.
10. No roadway will be connected to Spotswood Trail (Rt. 33).
11. The four (4) lots fronting McGaheysville Road (Rt. 996) shall be single family detached lots and shall have a minimum of 100 foot frontage.

These proffered conditions supersede all conditions set forth in the previous proffer statement dated February 19, 2020 and supersede those approved by the Board of Supervisors on January 28, 2009 I Case #RZ08-07.

Property Owner and Applicant,

Gary W Sandridge
HABU Development, LLC

January 16, 2009

Rhonda Henderson
Rockingham County-Community Development
20 East Gay St.
Harrisonburg, VA 22802

Reference: Life Property—Rezoning—TM#142-A-L16 from A2 to R-2C and
TM#~~124~~¹⁴²-A-L11, 13,14, &15 from R-2 to R-2C

BE: 1931

Dear Rhonda:

We hereby offer the following proffers as conditions to the proposed rezoning of a tract containing 10.724 acres, identified as Tax Map # 142-A-16 currently zoned A2, to-wit:

1. One divided street connection to McGaheysville Road (State Rte. 996) to be provided with development of the property.
2. Any streets constructed which would run toward Tax Map # 142-A-L1A and Tax Map # 142-A-L1 will initially stop ten (10) feet short of those property lines, however right of way will extend to property line. Right of way will be dedicated to VDOT.
3. A community park centrally located for the use of residents. Park to be owned and maintenance provided by the HOA. Several other small landscaped areas will be owned and maintained by the HOA. The community park and entrance to park should be defined with fencing or shrubs.
4. Streets will be public and dedicated to Virginia Department of Transportation and constructed according with VDOT requirements.
5. A four foot (4') bicycle lane or a five foot (5') sidewalk shall be constructed on one side of all internal streets.
6. The development will have not less than six (6) single family detached lots and not more than seventy-eight (78) single family two unit attached lots for a maximum of eighty-four (84) total dwelling units.
7. All units will be served by County water and sewer.
8. Ten (10') foot Right of Way along Rt. 996, McGaheysville Road will be dedicated to the Virginia Department of Transportation.
9. The road/lot layout, as shown on Exhibit A, will generally be the layout followed in the design of the subdivision.
10. No roadway will be connected to Spotswood Trail (Rt. 33)
11. The four (4) lots fronting McGaheysville Road (Rt. 996) shall be single family detached lots and shall have a minimum of 100 foot frontage.
12. Construction shall be phased as follows:
 - No more than 30 building permits shall be applied for in any one calendar year.

Property Owner and Applicant,



Gary Burner



ROCKINGHAM COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

REZONING CASE REPORT REZ20-058

Applicant	Rivers Edge Enterprises LLC
Address/Location	Portion of 8138 Port Republic Road, Port Republic.
Tax Map#	Portion of 152-(7)- L4
Acreage	0.244 portion of 1.644-acre parcel
Present Zoning	R-1 - Low-Density Residential District
Proposed Zoning	A-2 - General Agricultural District
Election District	3
Comprehensive Plan	Agricultural Reserve
Staff Recommendation	Approval, May 28, 2020
Planning Commission	
Board of Supervisors	

GENERAL INFORMATION

OVERVIEW/BACKGROUND:

The applicant owns both the subject property and the adjoining parcel, to which he seeks to transfer the 0.244-acre portion in question. This adjoining land transfer is not possible given the fact that two parcels are within different zoning districts. If approved, the applicant plans to transfer the 0.244 acres to the lot already zoned A-2 for the purpose of planting a tree-line buffer.

PROFFERS:

There are no proffers with this request. No conditions exist on the current zoning classification.

STAFF AND AGENCY ANALYSIS

PLANNING & ZONING

Comprehensive Plan Consistency:

The property is shown as Agricultural Reserve in the Comprehensive Plan. This request would be considered a decrease of intensity from a residential zoning district to an agricultural district and would be consistent with the Comprehensive Plan.

Zoning Consistency:

Sec. 17-303.1 Definition (A-2 district)

The A-2 district is designed to implement the comprehensive plan goals related to the preservation of the county's agricultural industry, economy, and rural character. This is achieved by giving preference to uses that conserve agricultural and forestal land, protect water and air quality, and conserve water and other natural and ecological resources.

Sec. 17-303.02. Requirements (A-2 district)

- The predominant land uses in the A-2 district shall be agricultural production and forestry. Agritourism and agribusiness-related support uses shall be permitted in order to supplement farm income.
- The A-2 district shall allow more community-scale retail, service, and recreational uses than the A-1 district, primarily through special use permits.
- Agricultural and forestal activities shall be regulated only to the extent necessary to protect public health and safety. People who choose to live in this district should expect agricultural and forestal activities to produce noise, odors, and other effects as part of day-to-day operations.

Zoning Considerations:

The applicant has stated his intention to transfer the land, once rezoned, to the adjoining A-2 parcel and plant a line of trees as a buffer on the rezoned portion.

ENVIRONMENTAL SERVICES

Environmental Services had no comment on this request.

PUBLIC WORKS

Public water and sewer are not available for this location, which is using a well and septic system.

VIRGINIA DEPARTMENT OF HEALTH

The applicant must ensure the land transfer does not impact any existing or proposed sewage disposal system or water supply, or an easement may be necessary. Any request for septic or well records can be made at the local health department.

VIRGINIA DEPARTMENT OF TRANSPORTATION**Roadway Information:**

Port Republic Road (Rt. 253)

Functional Class.: Minor Arterial
Traffic Count: 6,300 vpd (2018)
K factor = 0.107
Dir. Factor = 0.689
Posted Speed: 55 mph

VDOT Comment:

The proposed rezoning and subsequent transfer will not have a substantial impact to VDOT roadways. VDOT has no objection.

FIRE AND RESCUE

The request is located within the Grottoes Volunteer Fire Department and Grottoes Volunteer Rescue Squad's respective first due area. Our office has no concerns with the rezoning. Any future projects will need to meet the requirements of the Rockingham County Fire Prevention Code.

CONSIDERATIONS

Rezoning this property to A-2-General Agricultural would allow for the adjoining land transfer desired by the applicant for the purpose of planting a tree buffer between parcels.

STAFF RECOMMENDATION**Approval, May 28, 2020**

Staff finds the application meets applicable zoning requirements under Section 17-303 of the Zoning Code for A-2 district standards, and is consistent with the Comprehensive Plan. Staff recommends approval of the application as submitted.

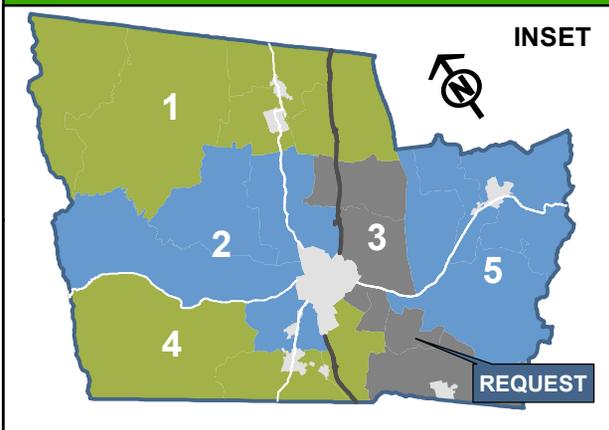


Rivers Edge Enterprise LLC Rezoning Request



PC Hearing Date: 5/5/2020

REZ# 20-058



ROCKINGHAM COUNTY REZONING APPLICATION

Prior to submitting this application, the applicant must have a preliminary meeting with a planner in the Department of Community Development. No application can be accepted until this meeting is held. Call 540-564-3033 for an appointment.

APPLICANT'S CHECKLIST:

- Complete this application and sign the front and back.
- Enclose a boundary map of the property, showing a metes and bounds description of the area to be rezoned. The map cannot be larger than 11" x 17".

FOR OFFICE USE ONLY

Applicant Meeting Date:	Planner: <u>pw</u>	
Application Fee: \$	Receipt #	Date Received:
Taxes Paid:	Staking Given:	
Deadline Date:	PC Hearing Date:	BOS Hearing Date:

APPLICANT: Vern D. and Mary Jane Michael Check if: Owner: Contract Purchaser

MAILING ADDRESS: P.O. Box 119, Port Republic, VA 24477 EMAIL: mjmichael119@gmail.com

CONTACT PERSON: Vern Michael DAYTIME PHONE: 540/810-5005

Send notices to you? If so, include postal and email address: see above

LOCATION: (N S E W) of (Road Name) Port Republic Rd (Route #) _____

approximately _____ miles/feet (N S E W) of (Road Name) _____

(Route #) _____ in Election District # _____.

TAX MAP(S) #: TM 152(8)2A PRESENT USE: Residence

NUMBER OF ACRES IN REZONING REQUEST: 4.802 FROM _____ ZONING TO _____

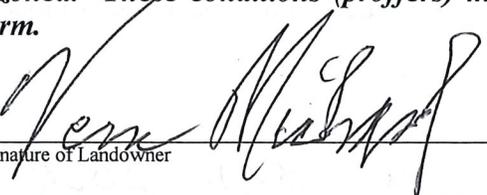
INDICATE METHOD OF:

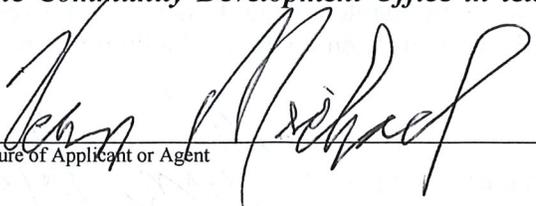
- Water Supply
- County Water
- City Water *
- Community System
- Well
- Cistern

- Sewage Disposal
- County Sewer
- City Sewer *
- Community System
- Septic System
- Alternative (Specify) _____

* If City water and/or sewer are selected, applicant must have full approval by City and County prior to submitting this rezoning application.

Virginia law permits the landowner to offer conditions (proffers) governing the use of the property. The conditions (proffers) would add to, or modify, the use of the property that the landowner is requesting to be rezoned. These conditions (proffers) must be presented to the Community Development Office in letter form.


Signature of Landowner


Signature of Applicant or Agent

ADJOINING LANDOWNERS:

Provide the names and complete mailing addresses of all adjoining landowners, including landowners across any road, railroad, stream, or river. Also include any adjoining landowners within the City of Harrisonburg, a town, or in another county. Attach additional sheets, if necessary.

Names and addresses of adjoining County landowners are available at <http://rockingham.gisbrowser.com> and in the Real Estate and Land Use Office located in the Rockingham County Administration Center.

Remember: If the property in this rezoning request adjoins the City of Harrisonburg, a town, or another county, it is your responsibility to supply this office with the names and current addresses of the adjoining properties within the City, town, or other county.

NAME	ADDRESS
Jordan M. and Stephanie S. Parlee	8096 Port Republic Rd, Port Republic, VA 24471
Glenn E. and Debbie S. Bollinger	8104 Port Republic Rd, Port Republic, VA 24471
Joshua D. and Sarah S. Wisor	8139 Port Republic Rd, Port Republic, VA 24471
Jack Jr and Bonnie S Hutchison	4196 Pineville Rd, Port Republic, VA 24471
Gerald E. Sr Myers Estate	7803 Port Republic Rd, Port Republic, VA 24471

ADJOINING PROPERTY OWNER VERIFICATION

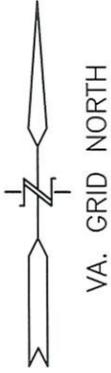
AS APPLICANT FOR THIS REZONING, I Yerr Michael
Applicant (PLEASE PRINT NAME)

hereby acknowledge that I have faithfully and correctly provided names and complete mailing addresses of all my adjoining property owners and those directly across the street or road. I understand that failure to do so will leave me liable for additional costs for re-advertising and that my request could be delayed until proper notification has been given to all adjoining property owners.

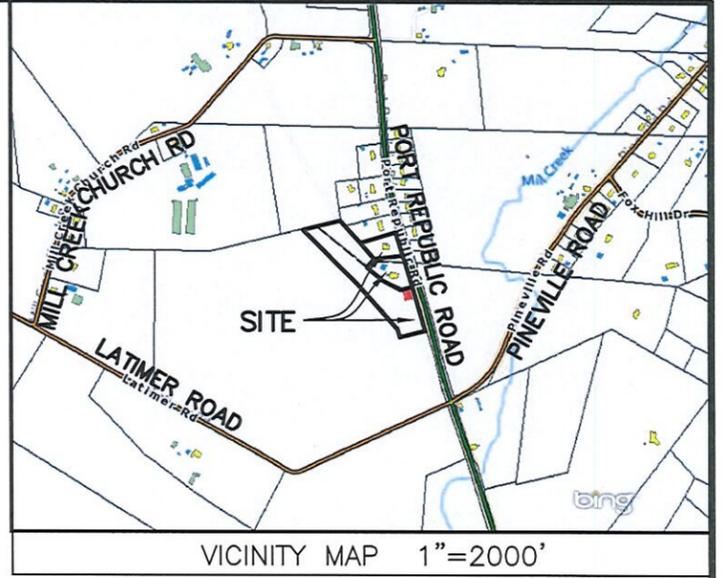
Signature of Applicant Yerr Michael Date: 3-10-2020

FEBRUARY 20, 2020
SCALE: 1"=200'

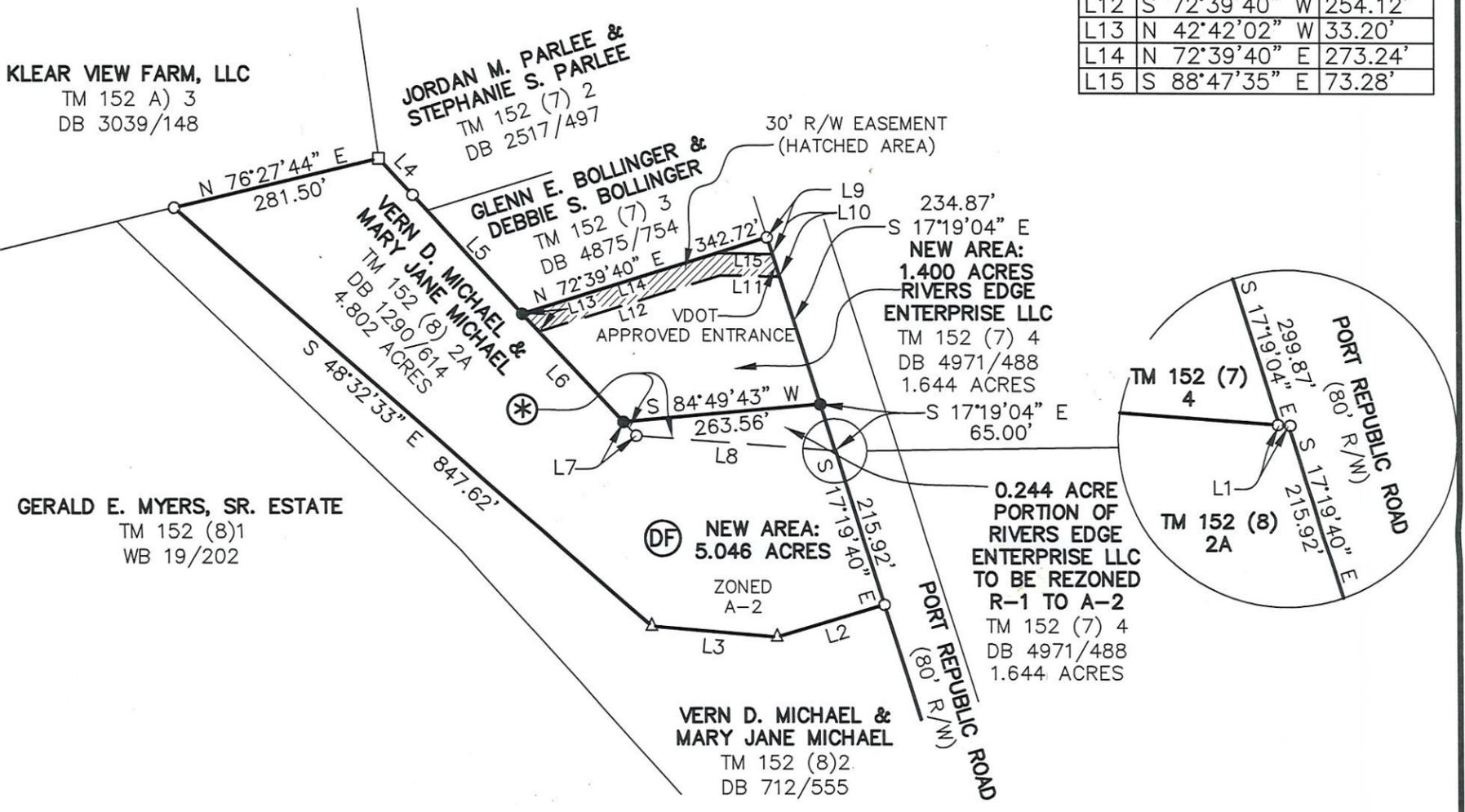
- = FOUND IRON PIN
- = SET IRON PIN
- = CORNER POST
- △ = POINT
- ⊛ = PROPERTY LINE HEREBY VACATED
- ⊙(DF) = APPROXIMATE LOCATION OF DRAINFIELD



LINE	BEARING	DISTANCE
L1	S 85°41'54" E	1.06'
L2	S 72°51'10" W	150.00'
L3	S 84°49'19" E	168.09'
L4	S 42°42'18" E	66.23'
L5	S 42°28'47" E	215.61'
L6	S 42°42'02" E	198.44'
L7	N 42°42'02" W	25.00'
L8	N 85°41'54" W	265.63'



20' R/W EASEMENT		
LINE	BEARING	DISTANCE
L9	S 17°19'04" E	23.31'
L10	S 17°19'04" E	31.64'
L11	N 88°47'35" W	78.43'
L12	S 72°39'40" W	254.12'
L13	N 42°42'02" W	33.20'
L14	N 72°39'40" E	273.24'
L15	S 88°47'35" E	73.28'

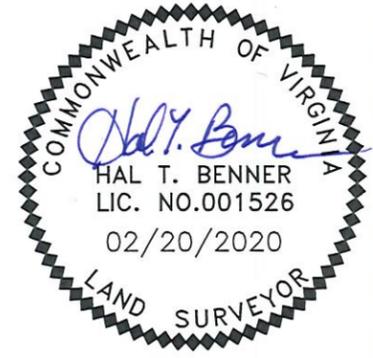


DIVISION SURVEY ADJOINING LAND TRANSFER OF A 0.244 ACRE TRACT

ASHBY DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

- NOTES:
- 1) THIS CONVEYANCE IS AN ADJOINING TRANSFER, PROVIDED UNDER 16-9(a) AND THE COMBINED PARCELS SHALL BE TREATED AS ONE PARCEL FOR ZONING AND SUBDIVISION PURPOSES.
 - 2) TAX MAP PARCEL 152 (7) 4 IS ZONED R-1, & TAX MAP PARCELS 152 (8) 2A IS ZONED A-2. THE 0.244 ACRE PORTION OF TAX MAP PARCEL 152 (7) 4 IS TO BE REZONED FROM R-1 TO A-2.
 - 3) ANY STRUCTURE ON THE COMBINED PARCELS IS IN COMPLIANCE WITH COUNTY SETBACK LAWS WITH REGARD TO THE NEW PROPERTY LINES.
 - 4) PARCELS ARE IN FLOOD ZONE X.
 - 5) THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY.

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 062385
DRAWING: 062385.dwg
CRD: 062385





ROCKINGHAM COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

REZONING CASE REPORT REZ20-071

Applicant	Richard Rohrer
Address/Location	East side of Garbers Church Road (VA 910), 0.25 mile west of John Wayland Highway (VA 42)
Tax Map#	108-(A)- L111B
Acreage	1.001 acres
Present Zoning	A-2 - General Agricultural
Proposed Zoning	B-1 - General Business
Election District	2
Comprehensive Plan	Commercial within an Urban Growth Area
Staff Recommendation	Approval, May 28, 2020
Planning Commission	
Board of Supervisors	

GENERAL INFORMATION

OVERVIEW/BACKGROUND:

The applicant owns both the subject property, as well as the adjoining property to the Northeast. The applicant currently has a site plan under review for a mini-storage facility to include both parcels, which will be dependent on this rezoning. However, nothing related to the mini-storage has been proffered for this rezoning, nor are there any other proffers.

STAFF AND AGENCY ANALYSIS

PLANNING & ZONING

Comprehensive Plan Consistency:

The property is shown as Commercial in the Comprehensive Plan. The Comprehensive Plan identifies Commercial Areas as being *“comprised of existing community retail, professional offices, and retail/office mixed use areas, as well as planned expansions of such areas along the County’s primary roads.*

1. Section II--C-3: Policies for Integrating Land Use, Transportation & Utilities:

The designated Urban Growth Areas...are areas that are planned for public infrastructure expansion and urban growth.

2. Section: II-B-Goals:

Policy #4.1.5 Retain and expand the existing industries and businesses now operating in the County.

The rezoning request is compatible with Comprehensive Plan goals through the targeting of commercial development envisioned along primary roads, especially since the parcel adjoins existing B-1 zoned properties.

Zoning Consistency:

From a zoning standpoint, this request is a logical expansion of an existing B-1 zoning district.

B-1 General Business District Code Requirements

Sec. 17-310.01. - Definition.

The B-1 district provides a wide range of retail, wholesale, and service businesses to the public at convenient, concentrated locations.

Sec. 17-310.02. - Requirements.

(a) Any new B-1 district created after October 1, 2014, shall be located in urban growth areas designated in the comprehensive plan or any other plan adopted by the county.

(b) Sites shall be designed and built to ensure safe pedestrian and vehicular access internal to the site and to adjoining properties.

(c) Sites with adequate frontage and depth shall be provided to prevent sprawling strip commercial development and to permit controlled access to public streets.

(d) To maintain traffic safety and flow along the fronting public streets, interparcel access shall be provided.

Sec. 17-310.03. - Minimum area.

No minimum acreage shall be required for the B-1 district.

Sec. 17-310.04. - Water and sewer.

(a) All uses requiring water service shall be served by public water where available.

(b) All uses requiring sewage treatment shall be served by public sewer where available.

ENVIRONMENTAL SERVICES

Environmental Services had no comment on this request.

PUBLIC WORKS

Public works determined that a sewer connection will be possible for this property.

VIRGINIA DEPARTMENT OF HEALTH

The applicant will need to obtain approval for the proposed well. A private sector design package must be submitted to the health department for review and construction permit approval. If the proposed well will serve more than 25 persons 60 days or more a year the approval would have to be obtained from the Office of Drinking Water-Lexington Field Office rather than the local health department.

VIRGINIA DEPARTMENT OF TRANSPORTATION**Roadway Information:**

Garbers Church Road (Rt. 910)

Functional Class.: Major Collector

Traffic Count: 3,000 vpd (2018)

K-factor = 0.108

Dir. Factor = 0.598

Posted Speed: Unposted

VDOT Comments:

1. VDOT understands that the purpose of the rezoning is to develop the lot with mini-storage units; however, there are no proffers provided that would limit the usage to any specific business. The rezoning is not expected to substantially impact the adjacent roadways. A VDOT Chapter 527 Traffic Impact Analysis is not warranted.
2. Access to the business is to come off the existing privately maintained commercial driveway. Specifics of the entrance will be evaluated at time of site plan review.

FIRE AND RESCUE

The request is located within the Hose Company #4 Fire Department and Harrisonburg Volunteer Rescue Squad's respective first due area. Our office has no concerns with the rezoning. Any future projects will need to meet the requirements of the Rockingham County Fire Prevention Code.

CITY OF HARRISONBURG

The City of Harrisonburg commented that the City's Land Use Guide designates the properties in the City within this vicinity to be for Commercial and that it appears that the requested rezoning is compatible with the future land uses planned for in the City in this vicinity. The City inquired as to the potential impact to the traffic signals at the Erickson Avenue and Garbers Church Road intersection and the South High Street and Erickson Avenue intersection. VDOT explained that the area under review was too small to warrant a traffic impact analysis.

STAFF RECOMMENDATION

Approval, May 28, 2020

The property in the request is currently zoned A-2, General Agricultural but is shown as Commercial in the Comprehensive Plan within an Urban Growth Area. This rezoning request conforms to the Comprehensive Plan and form a logical extension of the existing adjoining B-1 district. Staff recommends approval.

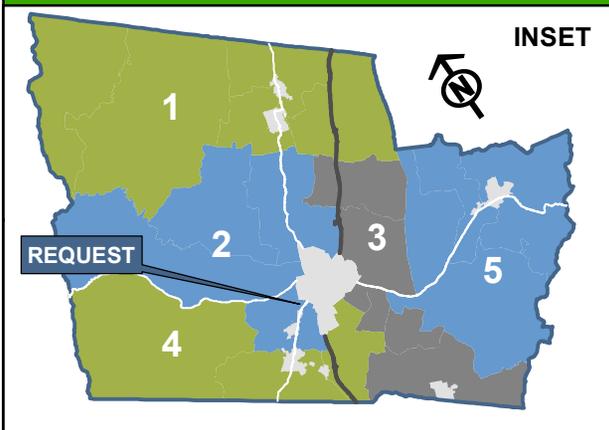


Richard Rohrer Rezoning Request



PC Hearing Date: 5/5/2020

REZ# 20-071



ROCKINGHAM COUNTY REZONING APPLICATION

Prior to submitting this application, the applicant must have a preliminary meeting with a planner in the Department of Community Development. No application can be accepted until this meeting is held. Call 540-564-3033 for an appointment.

APPLICANT'S CHECKLIST:

- _____ Complete this application and sign the front and back.
- _____ Enclose a boundary map of the property, showing a metes and bounds description of the area to be rezoned. The map cannot be larger than 11" x 17".

FOR OFFICE USE ONLY

Applicant Meeting Date:	Planner: <u>PW</u>	
Application Fee: \$ <u>550.00</u>	Receipt # <u>2020 030040</u>	Date Received:
Taxes Paid:	Staking Given:	
Deadline Date:	PC Hearing Date:	BOS Hearing Date:

APPLICANT: Richard Rohrer Check if: Owner: Contract Purchaser: _____

MAILING ADDRESS: 8730 Rowley Pkwy EMAIL: HideawayFarm2@verizon.net

CONTACT PERSON: Richard DAYTIME PHONE: 540-496-3366

Send notices to you? If so, include postal and email address: HideawayFarm2@Verizon.net

LOCATION: (N S E W) of (Road Name) Garbers Church Rd. (Route #) _____

approximately 1/4 miles/feet (N S E W) of (Road Name) Erickson Ave

(Route #) _____ in Election District # _____

TAX MAP(S) #: 108(A) 117 PRESENT USE: corn field

NUMBER OF ACRES IN REZONING REQUEST: 1.0 FROM A0 ZONING TO B1

- INDICATE METHOD OF:
- | | |
|--|--|
| <u>Water Supply</u> | <u>Sewage Disposal</u> |
| County Water | County Sewer <input checked="" type="checkbox"/> |
| City Water * | City Sewer * |
| Community System | Community System |
| Well <input checked="" type="checkbox"/> | Septic System |
| Cistern | Alternative (Specify) _____ |

* If City water and/or sewer are selected, applicant must have full approval by City and County prior to submitting this rezoning application.

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Signature of Landowner

Richard Rohrer
Signature of Applicant or Agent

BOUNDARY SURVEY OF TAX MAP PARCELS 108 (A) 117 & 108 (A) 111B

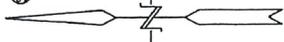
CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

JANUARY 15, 2020
SCALE: 1"=100'

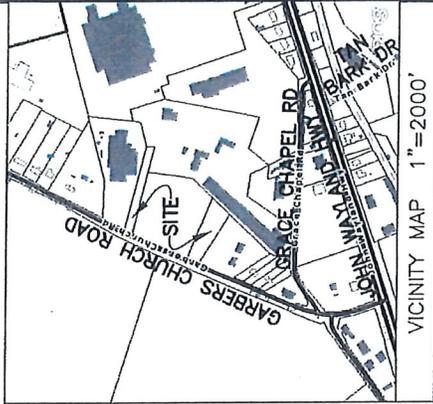
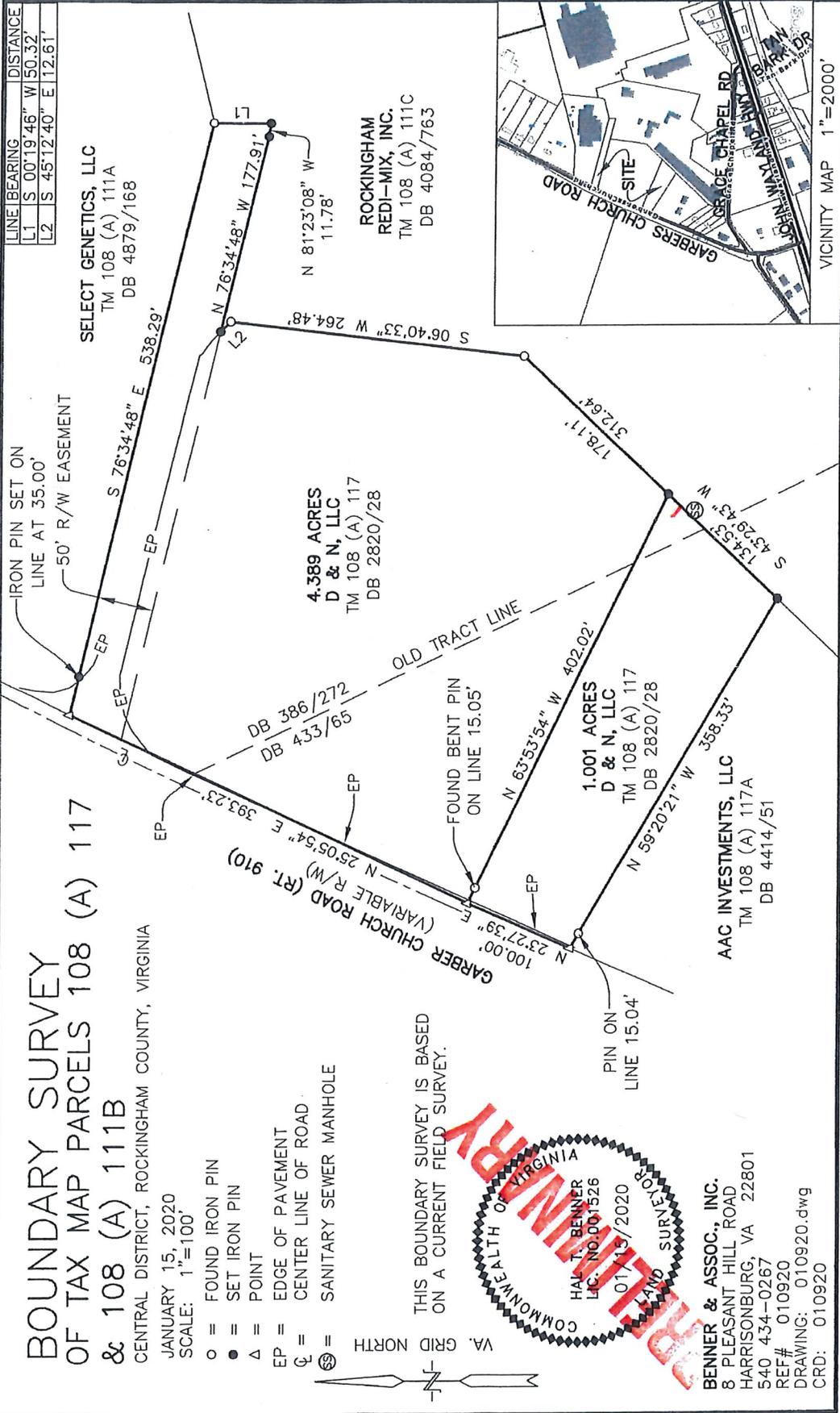
- = FOUND IRON PIN
- = SET IRON PIN
- △ = POINT
- EP = EDGE OF PAVEMENT
- ☉ = CENTER LINE OF ROAD
- ⊕ = SANITARY SEWER MANHOLE

THIS BOUNDARY SURVEY IS BASED
ON A CURRENT FIELD SURVEY.

VA. GRID NORTH



LINE	BEARING	DISTANCE
L1	S 00°19'45" W	50.32'
L2	S 45°12'40" E	12.61'



BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 010920
DRAWING: 010920.dwg
CRD: 010920



ROCKINGHAM COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning Commission Agenda Item

To: Rockingham County Planning Commission
From: Bradford Dyjak, Director of Planning
Meeting Date: June 2, 2020
Subject: **Capital Improvements Program Plan FY 2021-2025 –
Transportation Project Amendments**

Overview:

The Board of Supervisors adopted the County Capital Improvements Program (CIP) Plan on April 22, 2020, which serves as a five-year plan to guide the construction or acquisition of capital projects. After the autumn 2019 to winter 2020 CIP update process concluded, two transportation projects were identified by County staff and VDOT for grant funding applications (project sketches attached).

Summary of New Projects:

These staff-initiated amendments to the adopted Rockingham County Capital Improvement Programs include two Community Development projects totaling an additional **\$7.64m** in **project costs** to the adopted total of \$180,093,000 for all categories. Staff submitted SMART Scale pre-applications for both projects, and if awarded, VDOT would fund the projects with no County contributions.

Name & CIP # (VDOT Project #)	Location	Project Scope	Funding Program & Status	Cost
#CD-05 (#7125) Smithland Road (Route 720) Widening	Between US-11 in and Rt. 718 in the City (approx. 0.8 miles)	Widen Rt. 720 to add a minimum 4-ft shoulder and increase lane width from 10- ft to 12-ft where possible.	SMART Scale Pre- Application submitted 4/17/20	\$5.7m
#CD-06 (#7157) Mt. Crawford Park & Ride Expansion	VA 257 at I-81 Exit 240	Expansion of the existing Mt. Crawford Park and Ride at I-81, Exit 240	SMART Scale Pre- Application submitted 4/16/20	\$1.94m

Comprehensive Plan Consistency:

GOAL 10: Preserve and Improve Free Flow of Traffic and Improve the Safety of the Road System.

- Strategy 10.3: Protect existing public investments in roads by...designing a transportation system that serves all modes (motor vehicles, bicycles, buggies and pedestrians) by locating roads, paths, lanes and sidewalks according to need.
- Policy 10.5.5: Maximize, when fiscally possible, the participation in the state revenue sharing program.

Recommendation & Action:

The Board of Supervisors authorized staff to prepare VDOT funding pre-applications for both of the projects and staff generated scopes and cost estimates with VDOT accordingly. Staff finds that both requests are consistent with the Comprehensive Plan and requests the Planning Commission hold its public hearing and **recommend adoption of the amendments to the Board of Supervisors.**

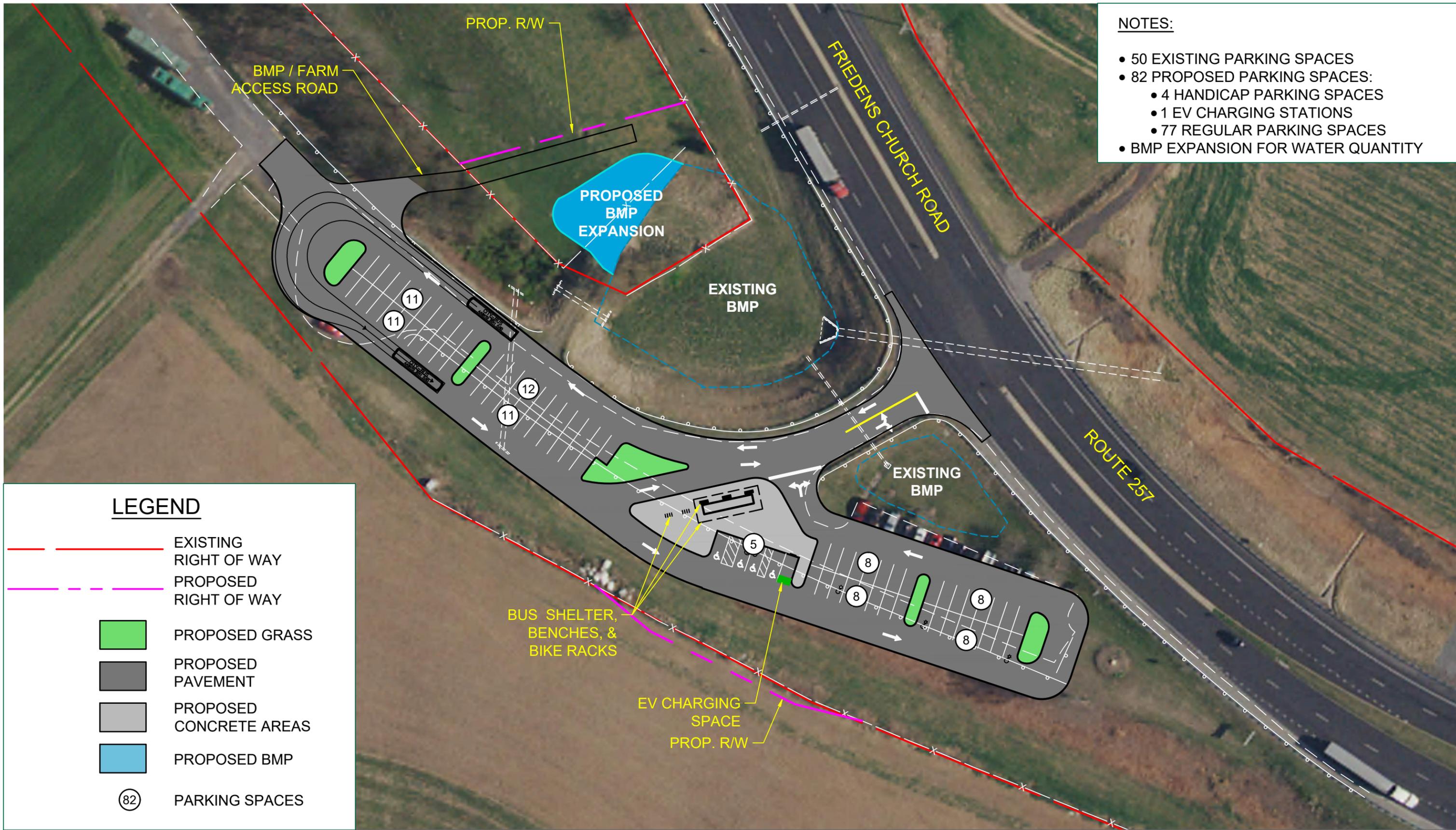


Rt. 720/Smithland Road Widening



Conceptual sketch, Not to Scale
 Parcels from Rockingham County GIS

Rockingham County
 April 2020

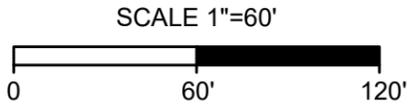


- NOTES:**
- 50 EXISTING PARKING SPACES
 - 82 PROPOSED PARKING SPACES:
 - 4 HANDICAP PARKING SPACES
 - 1 EV CHARGING STATIONS
 - 77 REGULAR PARKING SPACES
 - BMP EXPANSION FOR WATER QUANTITY

LEGEND

- EXISTING RIGHT OF WAY
- - - PROPOSED RIGHT OF WAY
- PROPOSED GRASS
- PROPOSED PAVEMENT
- PROPOSED CONCRETE AREAS
- PROPOSED BMP
- Ⓢ PARKING SPACES

MOUNT CRAWFORD PARK & RIDE



May 27, 2020

STAFF REPORT: COMMUNITY DEVELOPMENT DEPARTMENT

BOARD ACTION REQUESTED

US 33 ARTERIAL MANAGEMENT PLAN (AMP) RESOLUTION OF SUPPORT

The application for the US 33 AMP requires the Board document its support of the plan with a Resolution of Support. A copy has been included in the Board packet. Additional information about this opportunity to study and plan for the future of US 33 (Spotswood Trail) is provided below under Projects and Reports.

PROJECTS AND REPORTS

LAKE SHENANDOAH STORMWATER CONTROL AUTHORITY (Lisa Koerner Perry)

The public hearing which was originally scheduled for March 25 has been set for June 10.

US 33 ARTERIAL MANAGEMENT PLAN (Rhonda Cooper)

VDOT has recommended, at no cost to the County, that US 33 East be the subject of an Arterial Management Plan. VDOT would work with the County to develop a plan dedicated to preserving this corridor while also accommodating existing and future development. Arterial Management Plans are used to identify ways to ensure safety and preserve the capacity of Virginia's arterial highway network without wide-scale roadway widenings and traffic lights. An Arterial Management Plan would help guide localities and the development community in their decision-making processes that will ultimately lead to safer access while minimizing congestion; planning and designing the appropriate level of access for future development in the corridor; and improving the County's position when applying for Smart Scale, Revenue Sharing, and other transportation project grant funds.

Staff recommends the Plan encompass US 33 East from the City/County Line to Elkton Plaza at the west side of the Town of Elkton and, due to the length of this corridor, specifically emphasize the:

- segment between the City/County Line and Lawyer Road, including possible focus areas at the Rockingham Park Way / US 33 intersection and Indian Trail Road between Rockingham Park and US 33, and
- key intersections between Lawyer Road and Elkton Plaza
 - Island Ford Road
 - Resort Drive
 - East Point Road
 - Mt. Hermon Rd.
 - Rockingham Pike at Elkton Plaza.

PROJECTS AND REPORTS, continued

With Board involvement, the final focus areas will be determined early in the process. If the development of a US 33 Arterial Management Plan has Board support, in a few weeks VDOT will request the Board provide a resolution of support. Once the VDOT Central Office approves the scope and funding, the study could commence in fall 2020 and conclude in late 2021 in advance of the 2022 round of Smart Scale applications.

BUILDING SERVICES DIVISION & FRONT COUNTER OPERATIONS (Joe Shifflett)

From January 1 to February 28, 2020, building permit applications totaled 379; these numbers reflect an approximately 120% increase in permit activity for the same period last year. Permit application totals for the same period in 2019 were 171, 2018 totaled 285 and 2017 totaled 253. The attached Development Activity Report breaks down separate totals of permit types and fees collected through April 30, 2020. Total number of permits processed for the month of April 2020 were 162. YTD total 713.

The table below tracks weekly residential and commercial building permit and revenue activity to give insight as to how the building division is affected through this timeframe.

Weekly Permit Type, Count and Revenue Tracking							
	3/9-13	3/16-20	3/23-27	3/30-4/3	4/6-15 (8 days)	4/16-30 (11 days)	5/1-15 (11 days)
Residential Permits	(37) \$12,505	(32) \$6,420	(34) \$6,914	(11) \$12,811	(35) \$7,558	(41) \$18,394.30	(51) \$29,417.10
Commercial Permits	(4) \$4,065	(1) \$95	(5) \$2,356	(19) \$4,665	(15) \$46,230* *Interchange Permit	(9) \$15,501.60	(8) \$2,829.05

Highlighted area indicates timeframe of County Administration Center closure to public.

ROCKINGHAM BICYCLE ADVISORY COMMITTEE (RBAC) (Bradford Dyjak)

The RBAC will hold an online meeting May 21 to discuss National Bike Month, and review updates on transportation, trails and greenway projects, and evaluate bicycle safety measures. The RBAC meeting scheduled for Thursday, March 19, was canceled due to the County’s emergency declaration.

PROJECTS AND REPORTS, continued

SMART SCALE, REVENUE SHARING, AND TRANSPORTATION ALTERNATIVE PROJECT APPLICATIONS

(Bradford Dyjak)

Staff submitted two SMART Scale pre-application projects and awaits the Commonwealth Transportation Board's decision on Revenue Sharing funding awards later in 2020 and for federal Transportation Alternative applications thereafter.

Project # & Name	Location	Project Scope	Funding Program & Status	Cost
#7125 Smithland Road (Route 720) Widening	Between US-11 in and Rt. 718 in the City (approx. 0.8 miles)	Widen Rt. 720 to add a minimum 4-ft shoulder and increase lane width from 10-ft to 12-ft where possible.	SMART Scale Pre-Application submitted 4/17/20	\$5.7m
#7157 Mt. Crawford Park & Ride Expansion	VA 257 at I-81 Exit 240	Expansion of the existing Mt. Crawford Park and Ride at I-81, Exit 240	SMART Scale Pre-Application submitted 4/16/20	\$1.94m
#5786 VA 253/VA 276 Turn Lanes	Intersection of VA 253 (Port Republic Rd.) & VA 276 (Cross Keys Rd.)	Install left turn lanes on northbound and southbound VA 276 (Cross Keys Road) at intersection with VA 253.	Revenue Sharing Application submitted 9/25/19	\$1.5m
#5790 Lake Shenandoah Watershed Culvert Improvements	2 upstream crossings at Baybrook Drive & Berryfield Drive; Shen Lake Drive (Route 689) crossing	The project would address storm sewer improvements by upgrading two upstream culverts within existing VDOT rights-of-way and reconstructing a road crossing at Shen Lake Drive.	Revenue Sharing Application submitted 9/30/19	\$1.61m
#5887 Garbers Church Road Bike & Buggy Lanes	Garbers Church Road (Route 910) from VA 42 to Erickson Avenue	<ul style="list-style-type: none"> a. Design & construct paved, 8-foot wide lanes on both sides of 0.6 mile road segment b. Phase 1: preliminary engineering, right-of-way acquisition (\$350k) [Phase 2 construction (\$1.455m) will be future grant application.] 	Transportation Alternatives Set-Aside (TAP) Application submitted 9/30/19.	\$1.805m (Phase 1: \$350k)

PROJECTS AND REPORTS, continued

CENSUS COMPLETE COUNT OUTREACH (Bradford Dyjak)

1. **Local Coordination** – Virtual weekly meetings of City, County, and Town representatives, Massanutten Regional Library system, James Madison University, Bridgewater College, Rockingham County Public Schools, and Harrisonburg City Public Schools continue.
2. **Census Invitations and Response Rates**
 - a. “It’s not too late to bring more education funding into our community. It’s not too late to provide more safety equipment to firefighters. It’s not too late to complete your census!”
 - b. Initial invitations to complete the Census began were mailed March 12 through March 20. Several additional rounds of reminders with questionnaires were mailed as scheduled.
 - c. The Census Bureau has extended both field data collection and self-response deadline until October 31, 2020, from August 14.
 - d. **Over 66.9% of all County residents have already self-responded** to these initial invitations as of May 17 compared to nearly 60% nationally. **The current rate surpasses the County’s 2010 response rate.** Initial Self-Response Rates are updated daily at <https://2020census.gov/en/response-rates.html>.
 - e. Enumerator non-response follow-up Census-takers will interview households in person. The revised schedule should start August 11 and continue to October 31.
3. **Social Media** – The County webpage continues to be updated; Economic Development and Tourism Coordinator Joshua Gooden posts messages through the County’s Facebook and Instagram accounts.
4. **Election Mail Inserts** – In addition to the informational fliers provided at polling stations during the primary elections, Voter Registrar Lisa Gooden will include to insert fliers in each piece of election mail through May.
5. **Church Bulletins** – Inserts are still being distributed to many churches; several have agreed to send electronic messages/ e-bulletins where physical services are no longer held.
6. **Door Hangers**– Staff continues distributing door hangers prepared by James Madison Center for Civic Engagement to selected low-response census tracts and has partnered with the towns of Broadway, Dayton, Elkton, and Grottoes for placement.
7. **Educational**
 - a. **Lessons:** Civics teachers worked collaboratively to develop an online learning module to teach students about census in this new “distance learning” environment.
 - b. **Poster Contest:** Students have been encouraged to participate in a poster contest sponsored by JMU and the Harrisonburg-Rockingham Complete Count Committee with submissions accepted online through June 1.
 - c. **Flier Distribution:** Both County and City school systems are also distributing fliers with school lunch pickup program at various locations.

PLANNING COMMISSION ACTIONS

The Planning Commission is scheduled to meet on June 2 with three cases listed below. The April 7 and May 5 meetings were canceled. At the Planning Commission's March 3 meeting, three rezoning cases and an ordinance amendment were recommended for approval. Since that time, one rezoning case, Freedom Center DC Institute, has been withdrawn. The ordinance amendment status report is presented later in this report.

Item	Description	Comments/ Recommendations
REZ20-039	HABU Development, LLC. (c/o Gary Sandridge), requests amending the approved proffers to remove the maximum number of recorded lots allowed per calendar year, while retaining the R-2C (Medium-density residential district with conditions). The amendment would apply to South Peak Subdivision (formerly Life Farm), McGaheysville, Tax map # 142-(A)-L11, 13, 14, 15 & 16. Election District 5.	Scheduled before Planning Commission 6/2/20
REZ20-058	Rivers Edge Enterprise LLC (c/o Vern Michael), 8218 Port Republic Road, Port Republic, VA 24471 requests to rezone 0.244-acre portion of 8138 Port Republic Road from R-1 (Low-Density Residential) to A-2 (General Residential) for purpose of transferring to 152-(8)- L2A. Tax Map # 152-(7)- L4. Election District 3.	Scheduled before Planning Commission 6/2/20
REZ20-071	Richard Rohrer , requests to rezone 1 acre on the east side of Garbers Church Road (VA 910), 0.25 mile west of John Wayland Highway (VA 42) from A-2 (General Agricultural) to B-1 (General Business) . Tax map # 108-(A)- L111B. Election District 2.	Scheduled before Planning Commission 6/2/20
REZ20-016	West Lake Space, LLC. , requests to rezone 0.743 acres from A-2 General Agricultural District to R-3 General Residential District . The parcel is located at 3302 Albert Long Drive (Route 895), Rockingham, VA. Tax Map #125-(A)-L125A. Election District 3.	Planning Commission recommended approval 5-0 on 3/3/20; Board hearing 6/24/20
REZ20-023	Cosner Construction, Inc. , request to amend the existing proffered conditions and plan description of Locust Grove Village covering 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) , designated as PMF-C Planned Multi-Family District with Conditions. Tax Map #125-(A)-L220B, Election District 3.	Planning Commission recommended approval 5-0 on 3/3/20; Board hearing 6/24/20
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 R2C (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.	Motion to recommend approval failed 2-3 on 1/2/19; Pending before Board: applicant requested postponement of 2/13/19 hearing.

COUNTY-INITIATED ORDINANCES

Amendment (OA#)	Chapter/Section	Reason & Scope	Status
1. Private Street Standards	17-700, 701	Review of private streets design standards ongoing.	Board authorized study on 1/23/19
2. Review of A-1 & A-2 District Uses	17-302 & 17-303; Ch. 16	Evaluate distinction of uses between the two districts; consider consolidation into a single agricultural zoning district.	Board authorized study 8/23/17; Staff concluded study.
3. Review of PMR District Requirements	17-409	Evaluate appropriate uses and regulations for maximum development flexibility.	Board authorized study 12/12/18; Staff has performed a comparative analysis.
4. Review of Signage Code	17-707	Review Planned District sign submission requirements, line-of-sight standards, review code organization.	Board authorized study 12/12/18
5. Wireless Telecommunications Facilities	Ch. 17, Article VI	Ensure consistency with recent updates to state code limiting the scope of review for local governments.	Board authorized study 7/17/19; Staff review is underway.
6. (OA19-260 & 261) Inoperable Vehicles	11-31 –40 & 17-201	Revise “automobile graveyard” definition; review screening and vehicle removal provisions.	Board authorized study 8/14/19; Board hearing date T.B.D.
7. (OA20-008) PMF District: Setbacks for Apartment Buildings	17-403 & 17-806.02	Eliminate setbacks for apartment structures & required 10’ between buildings in Planned Multifamily District.	PC Recommended Approval 3/3/20; Board hearing 6/24/20
8. Poultry Operations Study	17-201, 606, 607& 16-9.1	Evaluate: proximity to existing residential dwellings, stormwater run-off, aquifer health, and air particulates generated from the poultry houses.	Board Authorized study 1/8/20; Staff research underway; Advisory Committee has been selected.
9. Outdoor Lighting Requirements	17-706	Evaluate: height, plan requirements, dark sky compliance, and fixture specifications.	Board authorized study 5/13/20; Staff draft ordinance is underway

PRIORITY PROJECTS UNDERWAY BY STAFF

Projects	Lead Person	Status	Target Date
Census 2020 Complete Count Committee	Bradford	Initial Census request for response was sent between 3/12 & 3/20. Subsequent mailings with surveys have been mailed. Census enumerator operations are temporarily on hold, but will conclude by 10/31/20.	Ongoing through October 2020
Capital Improvement Program (CIP) Amendments	Bradford	Adding two pending Smart Scale transportation projects to CIP.	Planning Commission 6/2/20
Ongoing Review/Tasks	Lead Person	Status	
Deed Review	Diane	17 deeds under review as of 5/19/20: 5 pending review, 12 awaiting revision.	
Violations	Kelly	57 active complaints, 25 cases pending legal action as of 5/5/20	
Site Plans & Subdivisions	Bradford & Patrick	14 site plans and 4 subdivisions under review as of 5/6/20; 1 approved since 5/1/20	
Subdivision Ordinance Variances	Diana	0 requests under review, as of 5/4/20	
Zoning Variances	Diana	0 requests under review, as of 5/4/20	
Zoning Appeals	Diana	0 requests under review, as of 5/4/20	
Home Occupation Permits	Diana	0 permit requests under review, as of 5/4/20	
Home Business Permits	Diana	0 permit requests under review, as of 5/4/20	
Special Use Permits	Diana	7 permit requests under review, as of 5/4/20	
Special Entertainment Permits	Diana	0 permit requests under review, as of 5/4/20	
Rezoning	Bradford	10 rezoning requests under review, as of 5/19/20	
Permits and Fees Processed	Joe	718 total transactions for month of April 2020	
Building Inspections	Joe	1478 inspections conducted during April 2020 (averaged 77.78 inspections per day)	
Building Plans	Joe	25 Plans under review, as of 4/30/20	
Environmental (E&S/Stormwater) Plan Review	Lisa	21 plans under review, 37 approved and awaiting permit issuance, as of 5/4/2020	
Environmental Inspections	Lisa	810 inspections conducted in March 2020	
Addressing Structures	Kendrick	30 new structures addressed in April 2020	
Naming of New Roads	Kendrick	1 new road named in April 2020	

UPCOMING PUBLIC HEARINGS

May 27, 2020, Board of Supervisors, at 7:00 p.m.

Ordinance Amendments

None.

Rezoning- Requiring a Public Hearing

None.

Special Use Permits

None.

REQUESTS TABLED BY BOARD OF SUPERVISORS

SPECIAL USE PERMIT APPLICATION(S)					
Year Tabled	Date Tabled	File	Applicant	Request	Election District
2020	1/8/20	19-286	Soil Health Technologies	Composting site (like use to refuse and recycling center)	2
REZONING REQUEST(S)					
Year Tabled	Date Tabled	File	Applicant	Request	Election District
-	-	-	-	N/A	-
ORDINANCE AMENDMENTS					
Year Tabled	Date Tabled	File	Applicant	Request	
2020	1/8/20	19-267	None	Section 17-201 & 17-607 using semi-trailers for storage	

STAFF DIRECTORY

Name	Job Title	Office Number	Mobile Number
ADMINISTRATION			
Rhonda Cooper	Director	564-3033	271-5061
PERMIT INTAKE & PROCESSING			
Lisa McDonald	Permit Specialist I	564-3038	N/A
Jessica Diaz	Permit Specialist I	564-3040	N/A
Kayla Yankey	Permit Specialist II	564-6024	578-1120
BUILDING CODE ENFORCEMENT			
Joe Shifflett	Building Official	564-3041	578-1558
Ben Terry	Plan Reviewer	564-3046	578-1123
JN Riddel	Building Inspector	N/A	578-1121
Rick Davis	Building Inspector	N/A	830-8018
Danny Mason	Building Inspector	N/A	578-3515
Josh Haugh	Building Inspector	N/A	607-9535
(vacant)	Building Inspector	N/A	N/A
PLANNING, ZONING, DEVELOPMENT, & GEOGRAPHIC INFORMATION SYSTEMS			
Bradford Dyjak	Director of Planning	564-1513	578-2659
Diana Stultz	Zoning Administrator & Subdivision Agent	564-3032	830-8017
Diane Lepkowski	Deputy Zoning Administrator & Deputy Subdivision Agent	564-3037	578-1126
Kelly Getz	Deputy Zoning Administrator & Code Compliance Officer	564-6063	810-5024
Mark Rathke	GIS Specialist	564-5076	N/A
Kendrick Smith	GIS Technician	564-3029	830-5811
Patrick Wilcox	Senior Planner	564-5074	271-2952
ENVIRONMENTAL SERVICES			
Lisa Koerner Perry	Director of Environmental Services	564-6095	271-8760
Adam Hancock	Stormwater Management Program Administrator	564-1529	271-6523
Drew Thacker	Environmental Inspector	564-3047	607-3665
Justin Turner	Environmental Inspector	564-3038	560-5589

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Activity Report - April 2020

	Permits Issued					Fees Collected				
	Apr-20	Apr-19	One Year Change	Jan-Apr 2020	Jan-Apr 2019	Apr-20	Apr-19	One Year Change	Jan-Apr 2020	Jan-Apr 2019
Building										
Commercial/Industrial	21	12	75.0 %	55	50	\$ 66,898.66	\$ 28,351.03	136.0 %	\$ 169,003.09	\$ 70,651.62
Manufactured	2	3	-33.3 %	11	13	\$ 235.24	\$ 307.91	-23.6 %	\$ 1,179.68	\$ 1,400.31
Single Family	43	24	79.2 %	157	81	\$ 41,377.30	\$ 26,321.16	57.2 %	\$ 145,100.19	\$ 88,851.62
Subtotal	66	39		223	144	\$ 108,511.20	\$ 54,980.10		\$ 315,282.96	\$ 160,903.55
Electrical										
	23	16	43.8 %	88	102	\$ 1,767.90	\$ 992.92	78.1 %	\$ 5,208.07	\$ 6,110.22
Subtotal	23	16		88	102	\$ 1,767.90	\$ 992.92		\$ 5,208.07	\$ 6,110.22
Mechanical										
	3	5	-40.0 %	15	21	\$ 176.96	\$ 256.28	-31.0 %	\$ 820.21	\$ 1,148.78
Subtotal	3	5		15	21	\$ 176.96	\$ 256.28		\$ 820.21	\$ 1,148.78
Other										
	56	61	-8.2 %	201	203	\$ 11,081.64	\$ 15,560.03	-28.8 %	\$ 68,936.32	\$ 78,498.27
Subtotal	56	61		201	203	\$ 11,081.64	\$ 15,560.03		\$ 68,936.32	\$ 78,498.27
Land Use Related										
Major Subdivisions Approved	1	0	0.0 %	9	0	\$ 75.00	\$ 0.00	0.0 %	\$ 1,775.00	\$ 0.00
Erosion and Sediment Permit:	6	5	20.0 %	24	20	\$ 3,509.25	\$ 8,609.25	-59.2 %	\$ 40,838.75	\$ 50,991.00
Special Use Permits	1	0	0.0 %	22	0	\$ 4,963.75	\$ 0.00	0.0 %	\$ 11,241.25	\$ 0.00
Deeds Approved	12	0	0.0 %	180	0	\$ 7,375.00	\$ 0.00	0.0 %	\$ 18,875.00	\$ 0.00
Site Plans Approved	3	0	0.0 %	36	0	\$ 2,325.00	\$ 0.00	0.0 %	\$ 15,000.00	\$ 0.00
Subtotal	23	5		271	20	\$ 18,248.00	\$ 8,609.25		\$ 87,730.00	\$ 50,991.00
Total	171	126		798	490	\$ 139,785.70	\$ 80,398.58		\$ 477,977.56	\$ 297,651.82



Urban Development Area - Development Status



- Rezoning Under Review
- Rezoning Approved
- Site Plan Under Review
- Site Plan Approved
- Construction Underway
- Complete

