



COUNTY of ROCKINGHAM

Department of Community Development

Rhonda H. Cooper
Director

Planning Commission Meeting Agenda

September 1, 2020

6:30 p.m.*

1. **Call to Order & Statement on Modified Public Hearings-** Chairman Burkholder
2. **Pledge of Allegiance and Invocation-** Keith Sheets
3. **Approval of Minutes-** August 4, 2020 Regular Meeting
4. **Public Hearings**
 - Rezoning Case
 - A. **REZ20-145 - Lake Pointe Village Property Owners Association, c/o Ed Smith,** 3320 Mesinnetto Creek Drive, Rockingham, VA 22801. Request location: **Lake Pointe Village, Massanetta Springs Road (Route 687)** approximately 500 feet north of Izaak Walton Drive. Request to rezone Tax Map Parcel 125-(A)-L261 from R-2 to R-3C (General Residential with conditions), and Tax Map Parcel 125-(A)-L263 from R-3C to R-3C with revised conditions to allow an increase in the permitted number of units from 4 to 6 (3 total duplexes), totaling approximately 6.51 acres for both parcels. Election District 3. *This hearing was postponed from August 4 by request of applicant.*
 - Ordinance Amendment
 - A. **OA20-205 -** Amendment to Chapter 17, Section 201 to **revise the definition of car wash to allow motor vehicle detailing** and to **revise the definition of motor vehicle repair shop** to allow vehicle detailing and hand washing of motor vehicles; and to amend Chapter 17, Table 606 to **add car wash by special use permit in the A-1, A-2 and RV** zoning districts.
5. **Unfinished Business-** None.
6. **New Business-** None.
7. **Ongoing Business**
 - A. Pending Ordinance Amendments – Update
8. **City Planning Commission Liaison Report**

August 12 – Mike Harvey
9. **Upcoming City Planning Commission Liaison Report**

September 9 – Keith Sheets

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

11. **Staff Report Overview**

12. **Adjournment**

***SPECIAL NOTICE TO THE PUBLIC:** Pursuant to Governor Northam’s Executive Order 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 online:
<https://zoom.us/j/98354675117?pwd=RVpwb05XUHFGd01ZYyttTGlrNWg3QT09>

Meeting ID: 983 5467 5117

Passcode: 544875

Phone Number: +1 301 715 8592

PLANNING COMMISSION

MINUTES

August 4, 2020

The Rockingham County Planning Commission met on Tuesday, August 4, 2020, in the Board of Supervisors Room in the Rockingham County Administration Center. Members present were, Chairman Rodney Burkholder, Commissioner Michael Harvey, Commissioner Bill Loomis, and Commissioner Keith Sheets. Vice Chairman Kevin Flint was present virtually through a Zoom meeting; Staff members present were Director of Community Development, Rhonda Cooper; Director of Planning, Bradford Dyjak; Senior Planner, Patrick Wilcox; and Secretary, Kayla Yankey.

At 6:35 p.m., Chairman Burkholder called the meeting to order. He noted the meeting would be conducted in accordance with Governor Ralph Northam's Executive Order limiting public gatherings and would adhere to Centers for Disease Control's social distancing guidelines. The meeting was livestreamed accessible online and by phone for those wishing to watch and comment.

Commissioner Harvey offered the Pledge of Allegiance and Invocation.

MINUTES

On motion by Mr. Loomis, and seconded by Mr. Sheets the June 2, 2020 regular minutes were approved with a 5-0 vote.

PUBLIC HEARING

Rezoning Requests

REZ20-034, Holtzman Properties, LLC., P.O. Box 8, Mt. Jackson, VA 22842. Request location: Spotswood Trail, Penn Laird, west of intersection of Lawyer Road (Rt. 655) and Spotswood Trail (U.S. 33). Request to rezone **6036 and 6072 Spotswood Trail** (Tax Map Parcels 126-(A)- L81 & L82B), approximately 1.1 acres, from A-2 (General Agriculture) to B-1C (General Business with Conditions) **and 6080 Spotswood Trail** (Tax Map Parcel 126-(A)- L82A), approximately 0.47 acre, from B-1C to B-1C with revised conditions. Election District 5.

Mr. Dyjak presented the request. The applicant seeks to expand both the convenience store and gas station and to extend the B-1 district to the two adjoining western parcels in conjunction with a future vacation of lot lines. While the applicant has submitted proffered conditions on the subject parcels, no use limitation were included, thus any allowable use within the B-1 district could be pursued if the rezoning request is approved. The applicant proffered a "Rezoning Plan" as component of the application depicting proposed turn lane improvements to be constructed by the applicant and dedicated to the Virginia Department of Transportation (VDOT) upon completion.

At 6:42 p.m., Chairman Burkholder opened the public hearing.

Todd Rhea, attorney from Clark and Bradshaw representing Holtzman Properties, LLC., spoke in favor of the rezoning stating that this project is one of the last stations in the area to be upgraded. He explained the scope of work as being a more environmentally-conscientious approach by taking out and upgrading the equipment. The applicant has been working with VDOT on access management entering and exiting the site.

At 6:44 p.m., seeing as there was no one to speak in opposition to the rezoning, Chairman Burkholder closed the public hearing.

The parcel adjoins several larger parcels with a B-1 designation along U.S. Route 33 and Lawyer Road. The request would be consistent with the Zoning Code, specifically the B-1 district requirements Section 17-310.02(a) & (b) as the parcel adjoins existing B-1 district parcels and is oriented along a primary road near major intersections. Mr. Dyjak acknowledged its receipt prior to the hearing of edited proffered conditions clarifying the timing of the proposed turn lane improvements. Staff recommended approval of this request with the understanding that Public Works comments shall be addressed in advance of a future site plan submittal.

Commissioner Sheets asked if Lawyer Road would serve as an entry and exit, Mr. Dyjak verified that it would be. Commissioner Burkholder commented that he has been impressed by other projects similar to this.

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

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

REZ20-145 Lake Pointe Village Property Owners Association, c/o Ed Smith, 3320 Mesinetta Creek Drive, Rockingham, VA 22801. Request location: Lake Pointe Village, Massanetta Springs Road (Route 687) approximately 500 feet north of Izaak Walton Drive. Request to rezone Tax Map Parcel 125-(A)-L261 from R-2 to R-3C (General Residential with conditions), and Tax Map Parcel 125-(A)-L263 from R-3C to R-3C with revised conditions to allow an increase in the permitted number of units from 4 to 6 (3 total duplexes), totaling approximately 6.51 acres for both parcels. Election District 3.

This hearing was postponed by request of the applicant.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

ONGOING BUSINESS

Commissioners were updated on pending ordinance amendments, specifically the outdoor lighting ordinance amendment and a board authorized study of car washes in A-1, A-2 and RV districts.

MISCELLANEOUS

City Planning Commission Liaison Report

Vice Chairman Flint gave a report for the June 10, 2020 Harrisonburg City Planning Commission Meeting.

Commissioner Loomis gave a report for the July 8, 2020 Harrisonburg City Planning Commission Meeting.

Upcoming Harrisonburg City Planning Commission Meeting

The Liaison for the August 12, 2020 Harrisonburg City Planning Commission Meeting is Commissioner Harvey.

Site Visit

A site visit is to be scheduled, a media notice will follow.

Staff Report Overview

Ms. Cooper reviewed the staff report, highlighting the VDOT initiated US 33 Arterial Management Plan. The 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.

ADJOURNMENT

At 7:00 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 REZ20-145

Applicant	Lake Pointe Village Property Owners Association
Address/Location	North side of Massanetta Springs Road (VA 687), about 500 feet north of Izaak Walton Drive (VA 1070).
Tax Map#	125-(A)- L261 & L263
Acreage	6.51 acres
Present Zoning	R-2/R-3C – Medium Density Residential and General Residential with Conditions
Proposed Zoning	R-3C – General Residential with Conditions
Election District	3
Comprehensive Plan	Community Residential within an Urban Development Area
Staff Recommendation	Table, July 31, 2020; Hearing postponed by applicant's request, July 31, 2020. Approval, August 19, 2020
Planning Commission	
Board of Supervisors	

GENERAL INFORMATION

OVERVIEW/BACKGROUND:

The Lake Pointe subdivision was rezoned to R-3C in 1992, and amendments to proffered conditions for parcel 125-(A)-L263 were approved May 25, 2005 in Case #RZ05-12. The conditions authorized the construction of up to two duplexes (four units) directly across from Lake Shenandoah and adjoining the existing property owners association common area.

The larger parcel (L263) is limited by proffered conditions to a maximum of two duplexes (four units), but would like to amend the proffers to allow for three duplexes (six units), while at the same time rezoning the adjacent lot to the north (L261) to the same zoning, which land would be included upon resubdivision of the parcel to create the six duplex lots on the eastern portion of the parcel. The remainder would exist as one contiguous parcel preserved as common area. The proposed proffer amendments are attached for reference.

STAFF AND AGENCY ANALYSIS

PLANNING & ZONING

Comprehensive Plan Consistency:

The property is shown as Community Residential in the Comprehensive Plan and is part of the Stone Spring Urban Development Area. It is designated for suburban development by the UDA plan. The Comprehensive Plan identifies Community Residential Areas as comprising the future urban residential neighborhoods and being concentrated around various population centers.

1. Section II--C-4: Policies for Rezoning Decisions: Residential Rezoning Requests within the Urban Growth Areas
 - e. *Interparcel Access.* The concept plan must show one or more street connections to all adjoining properties that also lie within the Urban Growth Area and are not blocked by natural barriers; these connections must be constructed by the applicant at the time such portion of the concept plan is developed.
2. Section: II-B-Goals:
 - Goal 6: Achieve a Balance of Compatible Land Uses and Communities in which people can live, work and play
 - Goal 7: Achieve a Range of Housing Types and Values to meet the needs of all income levels
 - Goal 10: Preserve and Improve Free Flow of Traffic and Improve the Safety of the Road System

The rezoning request is compatible with Comprehensive Plan goals in terms of the proposed district being appropriate in this area, as well as the proposed density being acceptable. After further discussion and analysis, staff has found the proposal to be consistent with the Comprehensive Plan.

Zoning Consistency:

After further discussions and analysis, staff finds the proposal to be consistent with the zoning code.

R-3 General Residential District Code Requirements**Sec. 17-308.01. - Definition.**

The R-3 district provides medium-density to high-density residential development alternatives, including neighborhood amenities and commercial areas.

Sec. 17-308.02. - Requirements.

- (a) While allowing for a variety of uses, the R-3 district is primarily residential. All nonresidential uses shall be compatible with the residential nature of the district.
- (b) Any new R-3 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.

Sec. 17-308.03. - Maximum area.

1. No minimum acreage shall be required for the R-3 district.

Sec. 17-310.04. - Water and sewer.

- (a) Within urban growth areas, all uses requiring water service shall be served by public water.
- (b) Within urban growth areas, all uses requiring sewage treatment shall be served by public sewer.

ENVIRONMENTAL SERVICES

The parcels are situated within the Lake Shenandoah Stormwater Control Authority and primarily in the Mill Creek-North River watershed. The property contains an intermittent stream and a freshwater pond. There is no mapped floodplain.

The site is underlain by carbonate rock material, but there are no known sinkholes. Site soils are in Hydrologic Soil Group B. Group B soils are defined as having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

PUBLIC WORKS

Public Works has no concerns with the proposed increase from 4 to 6 units. The applicant has provided design for water line and sewer line extensions that will have the capacity to serve the additional units.

FIRE AND RESCUE

The request is located within the Port Republic Road Emergency Response Station and Harrisonburg Volunteer Rescue Squad's respective first due area. This project will need to meet the requirements of the Rockingham County Fire Prevention Code.

VIRGINIA DEPARTMENT OF TRANSPORTATION**Roadway Information:**Massanetta Springs Road (Rt. 687)

Functional Class.:	Local
Traffic Count:	570 vpd (2019)
K-factor =	0.106
Dir. Factor =	0.507
Posted Speed:	25 mph

VDOT Comments:

1. VDOT does not object to the minor increase in density. A Traffic Impact Analysis is not required.
2. Individual private entrances on Massanetta Springs Road will not be permitted. Preliminary layouts have shown a single point of access to serve the units. VDOT requests that the single point of access be made a condition of the rezoning.
3. See attached sketch for reference. The boundary line proposed to be vacated aligns with a stub street (unnamed stub off Traveler Road, State Route 1033). The parcel could serve as an extension of the stub street to provide access to the R2 zoned parcel (L259) to the north that may otherwise have difficulty gaining access via Massanetta Springs Road frontage having sight distance limitations. Furthermore, there may be an opportunity to preserve a potential connector street from Massanetta Spring Road to Travelers Road. The frontage of the L261 parcel (proposed to be consolidated) on Massanetta Spring Road does not have adequate sight distance as presently measured in the field; it is difficult to tell with certainty whether it would be achievable with vegetation removal, but would most certainly require a sight line easement crossing the L259 R2 zoned parcel (red line on sketch, the L259 frontage does not appear to be able to meet the requirements on its own frontage). VDOT recommends maintaining portion(s) of the L261 parcel within the common area to preserve access for future development.
4. Any access to a VDOT maintained street must be in accordance with the VDOT Road Design Manual and will be reviewed at the site plan stage of development.

STAFF RECOMMENDATION

Table, July 31, 2020
Hearing postponed by applicant's request, July 31, 2020
Approval, August 19, 2020

Staff initially recommended tabling the request in order to allow the applicant the opportunity to address planning, zoning, and VDOT comments and the applicant requested postponement on July 31, 2020 of the August 4 public hearing to meet with staff. Subsequent to the applicant's request to postpone, staff facilitated further discussions with VDOT, applicant, applicant's engineer, and County attorney to further consider the impact to road networks in the area and interparcel connectivity.

While the overall development potential of adjoining parcels would require further study, the scope of review presented in this rezoning is narrow. Interparcel connections would not be addressed during the rezoning review, as new roads and streets are not proposed within the scope of this project. The proposed proffered conditions would limit the three duplex units to the eastern portion of the parcel, thus retaining future potential additional access options for others to consider. The application meets applicable zoning code, Section 17-308, is consistent with the Comprehensive Plan, and creates an extension of the existing R-3 district.

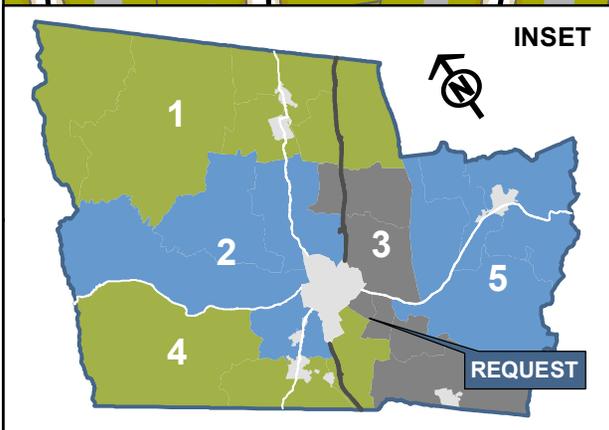
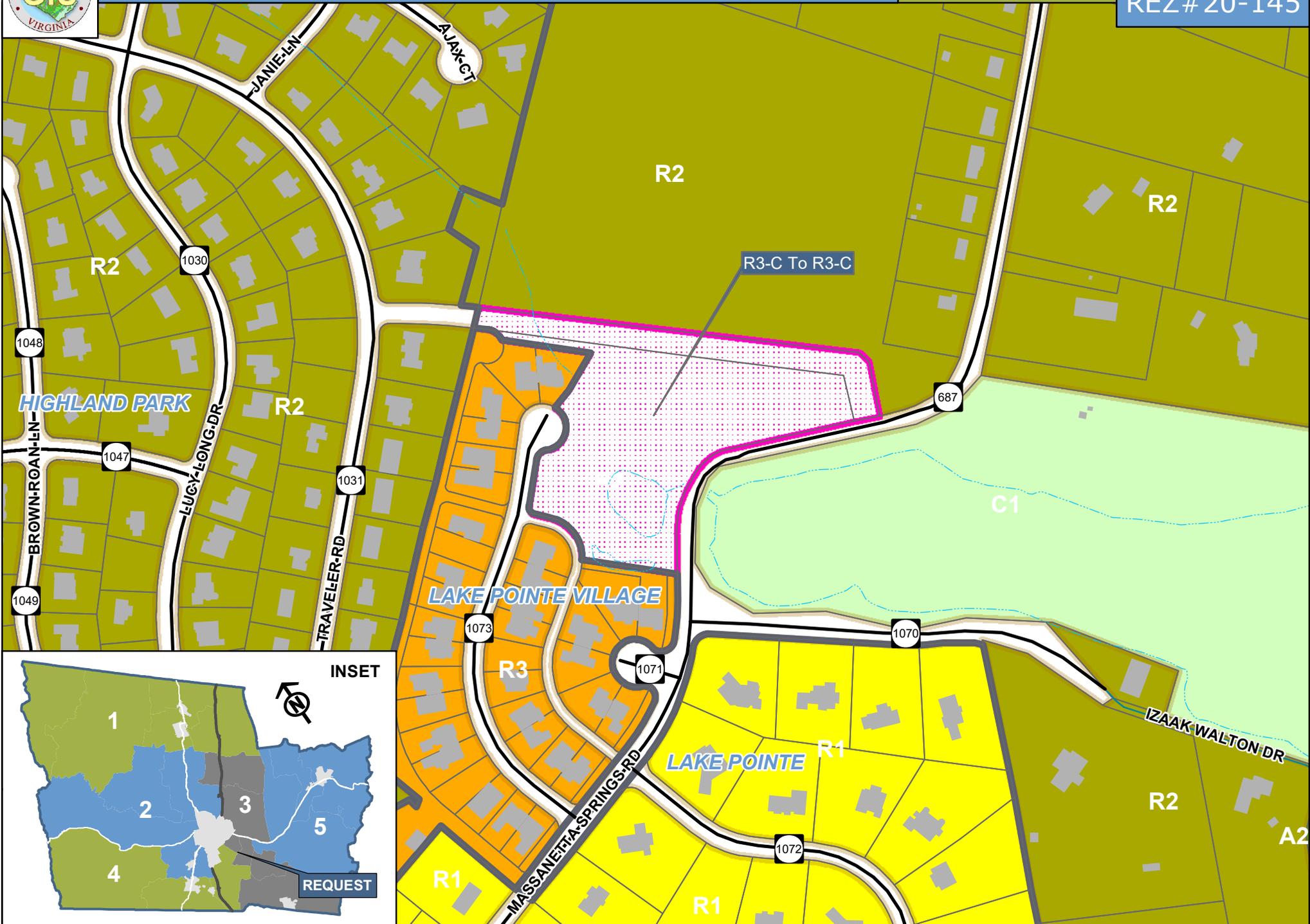


Lake Pointe Village POA Rezoning Request



PC Hearing Date: 8/4/2020

REZ# 20-145



PROFFER STATEMENT

RE: *Lake Pointe Village*

Owner: Lake Pointe Village POA (c/o Ed Smith, Secretary)

Date: July 24, 2020

Rezoning Case Number: TBD

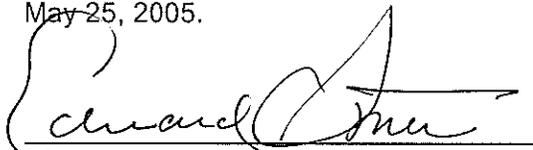
Tax Map Numbers: 125-(A)-L263, L261 totaling approximately 6.51 acres ("Property")

STATEMENT OF PROFFERS

Applicant hereby proffers that the use and development of this Property shall be in strict accordance with the following conditions:

1. The Property shall consist of no more than three residential duplexes (6 dwelling units, total).
2. Dwelling units / subdivided lots shall be incorporated into the Lake Pointe Village Property Owners Association at time of initial development and/or sale. Associated restrictions, covenants, and bylaws will govern.
3. All dwelling units on the Property shall share a common driveway / access easement with a single point of access onto Massanetta Springs Rd (Rte 687).
4. All residential lots associated with this rezoning shall be amassed into approximately 2± acres total, and located on the easternmost portion of the Property as generally depicted on Attachment A.

The conditions set forth in this proffer statement supersede all conditions set forth in previous proffer statements, including those approved with the previous rezoning of TM 125-(A)-L263 dated May 25, 2005.



Applicant/Owner Signature

Edward Smith

Printed Name

ORDINANCE AMENDING
SECTION 17-201
AND TABLE 17-606
OF THE CODE OF ORDINANCES
OF
ROCKINGHAM COUNTY, VIRGINIA

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF ROCKINGHAM COUNTY, VIRGINIA:

That Section 17-201. Definitions generally be and hereby is amended as follows in alphabetical order:

Section 17-201. Definitions generally.

Car wash. A site used for washing, ~~and~~ cleaning and detailing of passenger vehicles, recreational vehicles, or other motor vehicles.

Motor vehicle repair shop. A facility for the general repair, rebuilding, or reconditioning of engines, motor vehicles and trailers, or providing collision services, including body, frame, or fender repair, and overall painting. May include vehicle detailing and hand washing of vehicles.

All other definitions are reaffirmed.

That Table 17-606. Land Use and Zoning Table be and hereby is amended as follows:

Section 17-606. Land Use and Zoning Table.

That car wash be added by Special Use Permit in the A-1, A-2, and RV zoning districts.

P: Permitted; SU: Special Use; A: Permitted Accessory; Asterisk *: Supplemental Standards Apply	Table 17-606. Land Use and Zoning Table																					
	A-1	A-2	RV	RR-1	R-1	R-2	R-3	PSF	PMF	PG	R-4	R-5	MH-1	MHP	MXU	B-1	B-2	PCD	PMR	I-1	PID	S-1
Carwash	<u>SU</u>	<u>SU</u>	<u>SU</u>								P				P	P	SU	P		P	P	

All other parts of Table 17-606 are re-affirmed.

This ordinance shall be effective from the ___ day of _____, 2020.

Adopted the ___ day of _____, 2020.

Aye

Nay

Abstain

Absent

Supervisor Trumbo

District 1

Supervisor Wolfe-Garrison

District 2

Supervisor Chandler

District 3

Supervisor Kyger

District 4

Supervisor Breeden

District 5

Chairman of the Board of Supervisors

ATTESTE:

August 26, 2020

STAFF REPORT: COMMUNITY DEVELOPMENT DEPARTMENT

BOARD ACTION REQUESTED

SMART SCALE REVISED RESOLUTION OF SUPPORT

The Board adopted a resolution of support on June 24, 2020 for the County to submit both the Smithland Road (Route 720) widening project and the Mt. Crawford Park & Ride Expansion for VDOT SMART Scale funding program applications. Upon further consultation with VDOT staff, it was determined the Harrisonburg-Rockingham Metropolitan Planning Organization would submit the Mt. Crawford Park and Ride application on the County's behalf to enhance competitiveness of the application for possible funding. To reflect this change of submission, staff requests the Board adopt the revised resolution of support. Details of both projects are found in the Transportation Project Applications Table on page 3 of this staff report and the applications were submitted to VDOT August 17, but resolutions of support will be accepted until October 31.

PROJECTS AND REPORTS

LAKE SHENANDOAH STORMWATER CONTROL AUTHORITY (Adam Hancock)

At the June 24th meeting, the Lake Shenandoah Stormwater Control Authority Board voted to set a rate of \$0.04 for 2020 billing cycle, and of \$0.08 for 2021-2030.

US 33 ARTERIAL MANAGEMENT PLAN (Rhonda Cooper)

VDOT District Office has set a kickoff meeting for September 19. VDOT's on-call consultants, Kimley-Horn, will work with Brad Reed, the Staunton's Assistant District Planner, to draft a scope and schedule and to arrange communication with County officials and other stakeholders regarding next steps and scoping questions.

Staff preliminarily recommended the Plan encompass US 33 East from the City/County Line to Elkton Plaza at the west side of the Town of Elkton. With Board involvement, the focus areas will be determined early in the process. The study is expected to commence in fall 2020 and conclude in late 2021 in advance of the 2022 round of Smart Scale applications.

The Plan will identify ways to ensure safety and preserve the capacity of US 33 without wide-scale roadway widenings and traffic lights, and will help guide the County and the development community in their decision-making processes, ultimately leading to safer access while minimizing congestion; to planning and designing the appropriate level of access for future development in the corridor; and to improving the County's position when applying for Smart Scale, Revenue Sharing, and other transportation project grant funds. This Plan will be prepared at no cost to the County.

PROJECTS AND REPORTS, continued

BUILDING SERVICES DIVISION & FRONT COUNTER OPERATIONS (Joe Shifflett)

The attached Development Activity Report breaks down separate totals of permit types and fees collected through July 31, 2020. Total number of permits processed July 01 through July 31, 2020 was 192; YTD total 1,347.

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, & Revenue										
March-June 2020										
	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	5/18-29 10 days	6/1-16 12 days	6/17-30 10 days
Residential Permits	(37) \$12,505	(32) \$6,420	(34) \$6,914	(11) \$12,811	(35) \$7,558	(41) \$18,3940	(51) \$29,417	(38) \$15,503	(114) \$40,449**	(80) \$25,183
Commercial Permits	(4) \$4,065	(1) \$95	(5) \$2,356	(19) \$4,665	(15) \$46,230	(9) \$15,502	(8) \$2,829	(8) \$6,345*	(23) \$5,908	(10) \$1,916
July-December 2020										
	7/1-31	8/1-8/31	9/1-9/30	10/1-10/31	11/1-11/30	12/1-31				
Residential Permits	(192) \$24,686 ***									
Commercial Permits	(9) \$13,475									

Yellow highlight indicates timeframe of County Administration Center closure to public.

*Interchange Permit

**6/01-16: South Peak Subdivision

***7/1-31: Sunset Spring Subdivision / South Peak Subdivision

ROCKINGHAM BICYCLE ADVISORY COMMITTEE (RBAC) (Bradford Dyjak)

The RBAC will next meet September 24 with a VDOT Residency staff member. The RBAC met July 23 to review the County Bicycle and Pedestrian Plan, discuss coordination with VDOT on future projects, and to receive various trail and greenway project updates.

PROJECTS AND REPORTS, continued

TRANSPORTATION 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 Application submitted 8/17/20	\$2.503m
#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 Application submitted by HRMPO 8/17/20	\$2.48m
#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; BOS withdrew application 8/12/20	\$1.61m
#5887 Garbers Church Road Bike & Buggy Lanes	Garbers Church Road (Route 910) from VA 42 to Erickson Avenue	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. Tentative award 7/10/20	\$1.805m (Phase 1: \$350k)

CENSUS COMPLETE COUNT OUTREACH (Bradford Dyjak)

1. Census Invitations and Response Rates

- a. The Census Bureau has extended both field data collection and self-response deadline until September 30, 2020, supplanting the prior deadline extension of October 31.
- b. **Over 69% of all County residents have already self-responded** to these initial invitations as of July 1 compared to 61.9% 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>.
- c. **Three of the County's incorporated towns ranked within the 20 highest response rates in Virginia.**
 - **#7 – Bridgewater 77.4%; #12 – Broadway 73.1%; and #18 – Mt. Crawford 70.8%**

PROJECTS AND REPORTS, continued

- d. Enumerator non-response follow-up Census-takers will interview households in person. The revised schedule should start August 11 and continue to October 31.
2. **COVID-19 Testing Sites** – The Department of Fire & Rescue installed posters at the testing site and has Census handouts for distribution to willing testing participants.
 3. **Mobile Questionnaire Assistance:** The Census Bureau is identifying essential services sites throughout the region where Census response representatives will be stationed at tables to provide assistance with completing the form (while observing social distancing protocols). A list of locations is provided by the Bureau for local reference.

PLANNING COMMISSION ACTIONS

The Planning Commission met on August 4 with one case recommended to the Board. Lake Pointe Village was postponed until September 1. The ordinance amendment status report is presented later in this report.

Item	Description	Comments/ Recommendations
REZ20-034	Holtzman Properties, LLC. , Request location: Spotswood Trail, Penn Laird, west of intersection of Lawyer Road (Rt. 655) and Spotswood Trail (U.S. 33). Request to rezone 6036 and 6072 Spotswood Trail (Tax Map Parcels 126-(A)- L81 & L82B), approximately 1.1 acres, from A-2 (General Agriculture) to B-1C (General Business with Conditions) and 6080 Spotswood Trail (Tax Map Parcel 126-(A)- L82A), approximately 0.47 acre, from B-1C to B-1C with revised conditions. Election District 5.	Recommended approval 8/4/20 To be heard by Board 8/26/20
REZ20-145	Lake Pointe Village Property Owners Association, c/o Ed Smith. Request location: Lake Pointe Village, Massanetta Springs Road (Route 687) approximately 500 feet north of Izaak Walton Drive. Request to rezone Tax Map Parcel 125-(A)-L261 from R-2 to R-3C (General Residential with conditions), and Tax Map Parcel 125-(A)- L263 from R-3C to R-3C with revised conditions to allow an increase in the permitted number of units from 4 to 6 (3 total duplexes), totaling approximately 6.51 acres for both parcels. Election District 3.	Applicant requested postponement of 8/4/20 PC public hearing. To be heard by PC 9/1/20
REZ18-273	Partners Development, Inc. , 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. 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 Board 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;
3. Review of PMR District Requirements	17-409	Evaluate appropriate uses and regulations for maximum development flexibility.	Board authorized study 12/12/18.
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. 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.
8. 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
9. Car Wash in A-2 and RV Districts	17-201 & 17-606	Amending the definition of “Motor Vehicle Repair Shop” to include auto detailing add carwash as a special use in the A-2 and RV zoning districts.	Board authorized study 6/24/20: draft is being prepared.

PRIORITY PROJECTS UNDERWAY BY STAFF

Projects	Lead Person	Status	Target Date
Census 2020 Complete Count Committee	Bradford	Census enumerator operations will tentatively begin 8/11 and conclude by 10/31/20.	Ongoing through October 2020
Evaluation of New Permitting Software	CD & IT Depts.	Interviews concluded of four finalist responses to RFP. Evaluating top two products.	August 2020 selection; Implementation 2021
Ongoing Review/Tasks	Lead Person	Status	
Deed Review	Diane	19 deeds under review as of 8/20/20: 7 pending review, 12 awaiting revision.	
Violations	Kelly	60 active complaints, 23 cases pending legal action as of 8/19/20	
Site Plans & Subdivisions	Bradford & Patrick	4 site plans and 2 subdivisions under review as of 8/18/20; 6 approved since 8/7/20	
Subdivision Ordinance Variances	Diana	1 request under review, as of 8/17/20	
Zoning Variances	Diana	0 requests under review, as of 8/17/20	
Zoning Appeals	Diana	0 requests under review, as of 8/17/20	
Home Occupation Permits	Diana	0 permit requests under review, as of 8/17/20	
Home Business Permits	Diana	0 permit requests under review, as of 8/17/20	
Special Use Permits	Diana	6 permit requests under review, as of 8/17/20	
Special Entertainment Permits	Diana	1 permit request under review, as of 8/17/20	
Rezoning	Bradford	6 rezoning requests under review, as of 8/18/20	
Permits and Fees Processed	Joe	1,020 total transactions for month of July 2020	
Building Inspections	Joe	1,831 inspections conducted during July 2020 (averaged 79.60 inspections per day)	
Building Plans	Joe	36 Plans under review, as of 7/31/20	
Environmental (E&S/Stormwater) Plan Review	Adam	15 plans under review, 43 approved and awaiting permit issuance, as of 8/18/2020	
Environmental Inspections	Adam	413 inspections conducted in July 2020	
Addressing Structures	Kendrick	63 new structures addressed in July 2020	
Naming of New Roads	Kendrick	1 new road named in July 2020	

UPCOMING PUBLIC HEARINGS

August 26, 2020, Board of Supervisors, at 7:00 p.m.

Special Use Permit

SUP20-136 Showalter's Orchard and Greenhouse, LLC, DBA Old Hill, 17768 Honeyville Road, Timberville 22853 for recreational lodging on property located on the west side of **Mechanicsville Road (Route 614)** just northwest of Orchard Drive (Route 881), Election District #1, zoned A-2. Tax Map #39-(A)-159 to be attached to #28-(A)-156.

Rezoning Request

REZ20-034, Holtzman Properties, LLC, P.O. Box 8, Mt. Jackson, VA 22842. Request location: Spotswood Trail, Penn Laird, west of intersection of Lawyer Road (Rt. 655) and Spotswood Trail (U.S. 33). Request to rezone **6036 and 6072 Spotswood Trail** (Tax Map Parcels 126-(A)- L81 & L82B), approximately 1.1 acres, from A-2 (General Agriculture) to B-1C (General Business with Conditions) **and 6080 Spotswood Trail** (Tax Map Parcel 126-(A)- L82A), approximately 0.47 acre, from B-1C to B-1C with revised conditions. Election District 5. **The Planning Commission unanimously recommended approval of this request at its 8/4/20 public hearing.**

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			
(Vacant)	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			
(Vacant)	Director of Environmental Services	564-6095	N/A
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

SITE PLAN SUBMITTALS

Project Name	Location	Proposed Use	Description	Status	Election District
Locust Grove Village	Boyers Road (Rt. 704), 0.5 mile south of Stone Spring Road (VA 280)	Residential dwellings (apts. + rowhouses).	86 units	Under review	3
Cobblers Valley Single Family	West side of Pear Street, near Erickson Avenue	Single-family Dwellings	169 lots	Under review	2
Holtzman Liberty - Bergton	W/S of Brocks Gap Road (VA 259), 0.2 mile north of Bergton Road (VA 820)	Convenience Store	3,200-sq. ft. convenience store with 1,296-square-foot canopy for fuel sale.	Under review	1
Crownpoint Independent Living	SW side of Apple Valley Road (VA 726) in Stone Springs UDA	Multi-family	25 duplex units and 120 apartment units	Submitted	4
Mellow Mushroom	Stone Spring Road (VA 726), 0.1 mile west of Will Spring Road	Restaurant	5,704-sq. ft. restaurant with 96-space parking lot.	Awaiting corrections and resubmittal	4
Smith Office Building	Northeast side of Rock Port Drive, between Stone Port Blvd and Spring Port Drive	Office	4,481-sq. ft. office building with 43-space parking lot.	Awaiting corrections and resubmittal	4
Holy Myrrhbearers Orthodox Church	Northwest side of Cross Keys Road (VA 276), 0.3 mile south of Friedens Church Road (VA 682)	Church	5,012-sq. ft. building, with 30-space parking area.	Approved	3
Pallets Ready	W/S of Kratzer Road, 0.28 mile north of northern Harrisonburg City Limits.	Light industry	Proposed 50' x 96' facility for the production of pallets.	Approved	2
The Ponds, Phases 3 & 4	E side of Island Ford Road (VA 649) to Dave Berry Road (VA 648)	Single-family Dwellings	78 lots	Approved	5
Preston Lake Senior Living	Southwest corner of Stone Spring Road (VA 280) & Boyers Road (VA 704)	Rowhouses and nursing home	3 rowhouse buildings totaling 18 dwelling units, plus 47,800-sq. ft. nursing home facility with 70 bedrooms.	Approved	3
R.C. Storage & Maintenance Facility	1589 North Valley Pike	Warehouse/ Maintenance Facility	County storage site	Approved	2
Rockingham Eye Physicians	NE side of Rock Port Drive, between Port Hills Drive and Spring Port Drive.	Medical office or clinic	20,377-square-foot building (plus planned 3,832-sq. ft. expansion)	Approved	4

**RESOLUTION
ENDORISING THE SUBMISSION OF
VDOT SMART SCALE APPLICATIONS**

WHEREAS, the Board of Supervisors of Rockingham County has further reviewed the two Virginia Department of Transportation (VDOT) SMART SCALE Program applications endorsed by resolution on June 24, 2020; and

WHEREAS, the County remains committed to Project #7125 and reiterates its support of the application submitted to **increase the widths of existing travel lanes and add shoulders along Route 720 (Smithland Road)** from U.S. 11 (North Valley Pike) extending approximately 1,850 feet to improve safety, operations, and bicycle movement; and

WHEREAS, the County submitted a Pre-Application to **expand the Mt. Crawford Park and Ride Lot capacity**; and

WHEREAS, the County subsequently requested the Harrisonburg-Rockingham Metropolitan Planning Organization (H-RMPO) to proceed with submittal of the Mt. Crawford Park and Ride Lot expansion on its behalf instead.

NOW THEREFORE BE IT RESOLVED THAT the Board of Supervisors of Rockingham County hereby supports both of these SMART SCALE Program Round 4 applications.

BE IT FURTHER RESOLVED THAT this resolution supersedes the resolution of support adopted June 24, 2020.

ADOPTED this 26th day of August, 2020.