



Casey B.  
Armstrong  
Director

**COUNTY of ROCKINGHAM**  
Department of Community Development

**January 5, 2016**

**6:30 P.M.**

1. Call To Order
2. Pledge Of Allegiance And Invocation- Brent Trumbo
3. Approval Of Minutes
  - 3.I. Minutes From November 4, 2015  
Documents: [PC 11-4-15.PDF](#)
  - 3.II. Minutes From December 1, 2015  
Documents: [PC 12-1-15.PDF](#)
4. Public Hearing
  - 4.I. Rezoning
    - 4.I.i. REZ15-314  
Go-Mart, Inc., 915 Riverside Drive, Gassaway, WV 26624, to rezone TM# 130-(A)-L9B, totaling 2.071 acres, located west of Mount Hermon Road (Rt 979) and north of Spotswood Trail (US 33), zoned General Agricultural District (A-2), to General Business District (B-1). The Comprehensive Plan identifies this area as Mixed Use Center. The property is located in Election District 5.  
  
Documents: [REZ15-314 - ADMIN REPORT.PDF](#), [REZ15-314 - AREA MAP.PDF](#), [REZ15-314 - LETTER FROM ELKTON.PDF](#)
    - 4.I.ii. REZ15-317  
Lispen, LLC, 1346 Pleasants Drive, Suite 6, Harrisonburg, VA 22801, to rezone portions of TM# 123-(A)- L74 and TM# 124-(A)- L40, totaling 28.521 acres, located south of Cecil Wampler Road (Rt 704) and east of Interstate Highway 81, zoned General Industrial District with Conditions (I-1C), to General Industrial District with Conditions (I-1C). The Comprehensive Plan identifies this area as Industrial. The property lies in Election District 4.  
  
Documents: [REZ15-317 - ADMIN REPORT.PDF](#), [REZ15-317 - AREA MAP.PDF](#), [REZ15-317 - PROFFER.PDF](#)
  - 4.II. Ordinance Amendments
    - 4.II.i. OA15-322  
Amendment to the Rockingham County Code, Chapter 17 (Zoning), Article 2 (Definition of Terms) to add a definition for agriculturally-related business, not otherwise listed.

Documents: [OA15-322 DEF. OF AGRICULTURALLY-RELATED BUSINESS.PDF](#)

4.II.ii. OA15-323

Amendment to the Rockingham County Code, Chapter 17 (Zoning), Table 17-606 (Land Use and Zoning Table) to allow agriculturally-related business, not otherwise listed as a special use permit with supplemental standards (SU\*) in the A1, A2, & RV zoning districts.

Documents: [OA15-323 AG-RELATED BUSINESS BY SUP WITH SUPPLICMENTAL STANDARDS.PDF](#)

4.II.iii. OA15-324

Amendment to the Rockingham County Code, Chapter 17 (Zoning), Section 17-607 (Supplemental Standards for Certain Land Uses) to set standards for agriculturally-related business, not otherwise listed.

Documents: [OA15-324 SUPPLEMENTAL STANDARDS FOR AG-RELATED BUSINESSES.PDF](#)

4.II.iv. OA15-325

Amendment to the Rockingham County Code, Chapter 17 (Zoning), Section 17-701.02 (Public Streets) to state that while R-3 apartment complex lots must front on a public street, there may be a private access easement from the public street to the parking lot, and it shall meet the requirements of Fire Department access roads as outlined in the Rockingham County Fire Prevention Code.

Documents: [OA15-325 PRIVATE ACCESS EASEMENTS FOR APARTMENTS.PDF](#)

4.II.v. OA15-327

Amendment to the Rockingham County Code, Chapter 17, Zoning, to remove the term "final plan" and replace with the term "site plan" in Sections 17-400.02(d) Requirements; 404.02(c) Requirements; 405.02(d) Requirements; 702.07 Shared parking; 17-703.01(c) Landscape plan; 703.08(b) Utility easements; 17-1004.10(b) (2) Effect of acceptance: Map references; conformance to existing conditions.

Documents: [OA15-327 SITE PLANS.PDF](#)

5. Unfinished Business

6. Miscellaneous

6.I. 2015 Annual Report

Documents: [ANNUAL REPORT.PDF](#)

6.II. 2016 County Liaison Schedule

7. City Planning Commission Liaison Report

7.I. December 9, 2015- Steve Pence

8. Upcoming City Planning Commission Liaison Report

8.I. January 13, 2016- Brent Trumbo

9. Site Visit

10. Staff Report Overview

10.I. Staff Report 12-9-15

Documents: STAFF REPORT 12-9-15.PDF

11. Adjournment

20 E. Gay Street      Telephone (540) 564-3030      PO Box 1252  
Harrisonburg, VA 22802      Fax (540) 564-2922      Harrisonburg, VA 22803

Web Site: [www.rockinghamcountyva.gov](http://www.rockinghamcountyva.gov)