



Casey B.  
Armstrong  
Director

**COUNTY of ROCKINGHAM**  
Department of Community Development

**April 5, 2016**

1. Call To Order
2. Pledge Of Allegiance And Invocation- David Rees
3. Approval Of Minutes
  - 3.I. Minutes From March 1, 2016

Documents: [PC 3-1-16.DOCX](#)

4. Public Meeting

- 4.I. REZ16-077

SVTB Crossroads LLC, 1463 Brookhaven Dr., Harrisonburg, VA 22801, to amend the master plan for Crossroads Farm, TM# 126-(A)- L24, located south of Spotswood Trail (Rt 33) and west of Cross Keys Road (Rt 276), totaling 293.32 acres. The property will remain zoned Planned Residential District (R-5). The Comprehensive Plan identifies the area as Community Residential. Election District 3.

Documents: [REZ16-077 - ADMIN REPORT.PDF](#), [REZ16-077 - AREA MAP.PDF](#), [REZ16-077 - MASTER PLAN.PDF](#), [REZ16-077 - NARRATIVE.PDF](#), [REZ16-077 - PROFFER.PDF](#)

5. Public Hearing

- 5.I. Rezoning

- 5.I.i. REZ16-069

LCD Acquisitions, LLC, 455 Epps Bridge Parkway, Suite 201, Athens, GA 30606, to rezone TM# 125-(A)- L163, L164, L165, L165A, and a portion of L182, totaling 36.81 acres, currently zoned General Agricultural District (A-2), to Planned Residential District (R-5). The Comprehensive Plan identifies this area as Mixed Use and within the Urban Development Area. Election District 3.

Documents: [REZ16-069 - ADMIN REPORT.PDF](#), [REZ16-069 - AREA MAP.PDF](#), [REZ16-069 - MASTER PLAN.PDF](#), [REZ16-069 - PLAN DESCRIPTION.PDF](#), [REZ16-069 - PROFFER.PDF](#)

- 5.II. Ordinance Amendments

- 5.II.i. OA16-062

Amendment to the Rockingham County Code, Chapter 17 (Zoning), Article 2 Definitions of Terms, Section 17-201 Definitions generally to clarify the definitions of Dwelling duplex, by adding language that side by side duplex units may be on separate lots and by adding language to the definition of Dwelling, rowhouse to state that this shall be three or more units.

Documents: [OA16-062 SEC. 17-201 DUPLEX, ROWHOUSE DEF..PDF](#)

5.II.ii. OA16-080

Amendment to the Rockingham County Code, Chapter 17 (zoning), Article 2 Definition of Terms, Section 17-201 Definitions generally to remove the definition of microbrewery and to add the definition of craft brewery with an annual production of less than 250,000 barrels of beer or ale annually. May include on-premise tap room or associated on-site restaurant.

Documents: [OA16-080 SEC 17-201 CRAFT BREWERY DEF .PDF](#)

5.II.iii. OA16-081

Amendment to the Rockingham County Code, Chapter 17 (Zoning), Table 17-606 Land Use and Zoning Table, under Assembly Uses, remove microbrewery and replace with craft brewery as a permitted use in the R-4, R-5, MXU, B-1, B-2, PCD, and PMR zoning districts.

Documents: [OA16-081 TABLE 17-606 CRAFT BREWERY.PDF](#)

5.II.iv. OA16-087

Amendment of the Rockingham County Code, Chapter 2, Administration, Section 2-44, Planning, subdivision, and zoning fees: updating terminology to reflect changes to Chapter 17, Zoning; adding 2-44(a)(4) Mixed Development Site Plan review fee of \$450+ \$25 per residential or non-residential unit and \$25 per acre of project area; removing Construction Plan review fee; differentiating between Planned Development District Amendments involving a public hearing and those not involving a public hearing; setting a fee of \$750 for Planned Development District Amendments not involving a public hearing; setting a fee of \$525 for Conventional District Amendments not involving a public hearing; reducing the Home Occupation Permit review fee from \$50 to \$25; removing Home Occupation Recertification fee; setting a Home Business Permit review fee of \$50; removing Poultry Facility fee of \$25; and adding Temporary Family Health Care Structure fee of \$100.

Documents: [OA16-087 SEC 2-44 PLANNING, SUBDIVISION, AND ZONING FEES FINAL.PDF](#)

6. Unfinished Business

7. Miscellaneous

8. City Planning Commission Liaison Report

8.I. March 9, 2016- Rodney Burkholder

9. Upcoming City Planning Commission Liaison Report

9.I. April 13, 2016- David Rees

10. Site Visit

11. Staff Report Overview

11.I. Staff Report 3-23-16

Documents: [STAFF REPORT 3-23-16.PDF](#)

12. Adjournment

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