



Casey B.  
Armstrong  
Director

**COUNTY of ROCKINGHAM**  
Department of Community Development

**June 7, 2016**

1. Call To Order
2. Pledge Of Allegiance And Invocation- Brent Trumbo
3. Approval Of Minutes
  - 3.I. Minutes From May 3, 2016

Documents: [PC 5-3-16.DOCX](#)

4. Public Hearing
  - 4.I. Rezoning

4.I.I. REZ16-131

SVEC, P.O. Box 236, 147 Dinkel Avenue, Mount Crawford, VA 22841, to rezone TM # 123-(A)- L85, totaling 18.027 acres, located northeast of South Valley Pike (Rt. 11) and east of Oakwood Drive (Rt. 704), from General Agricultural District (A-2) to General Business District (B-1). The Comprehensive Plan identifies this area as Commercial. It is located in Election District 2.

Documents: [REZ16-131 - ADMIN REPORT.PDF](#), [REZ16-131 - AREA MAP.PDF](#)

5. Unfinished Business
6. Miscellaneous
7. City Planning Commission Liaison Report
  - 7.I. May 11, 2016- Bill Loomis
8. Upcoming City Planning Commission Liaison Report
  - 8.I. June 8, 2016- Steve Pence
9. Site Visit
10. Staff Report Overview
  - 10.I. Staff Report 5-18-16

Documents: [STAFF REPORT 5-18-16.PDF](#)

11. Adjournment

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**PLANNING COMMISSION**

**MINUTES**

**May 3, 2016**

The Rockingham County Planning Commission met on Tuesday, May 3, 2016, in the Board of Supervisors Room in the Rockingham County Administration Center. Members present were, Chairman Rodney Burkholder, Vice Chair Mr. Bill Loomis, Mr. Brent Trumbo, Mr. Steven Pence, and Mr. David Rees. Staff members present were Director of Planning, Rhonda Cooper; Zoning Administrator, Diana Stultz; and Secretary, Amanda Thomas.

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

Mr. Pence offered the Pledge of Allegiance and Invocation.

**MINUTES**

On motion by Mr. Loomis, and seconded by Mr. Pence the April 5, 2016, minutes were approved with a 5-0 vote.

**PUBLIC HEARING**

**REZOING REQUEST**

**REZ16-095** Pleasant Run, LC, 2340 S. Main Street, Harrisonburg, VA 22801, to amend the proffered conditions on a 71-acre portion of TM# 124-(A)- L98, located west of Pleasant Valley Rd (Rt. 679) approximately 500 feet north of Spaders Church Rd (Rt. 689), and retain the zoning of Medium Density Residential District with Conditions (R-2C). The amendment increases the permitted density of the development. The Comprehensive Plan identifies this area as Agricultural Reserve. It is located in Election District 4.

Ms. Cooper presented the request.

At 6:43 p.m., Chairman Burkholder opened the public hearing.

Mr. Mike Pugh, co-owner of Pleasant Run, LC, stated that, at this time, there is only one lot for sale that is in the Turner Ashby School District; most of the development lies in the Spotswood School District. Mr. Pugh stated that the larger lots average a sell-rate of six (6) to seven (7) lots per year; however, he would be willing to proffer that no more than twenty-five (25) lots could be sold per year.

In response to a question by Mr. Rees, Mr. Pugh stated that the impact fee was established based on total amount of impact fees for the previous lots, divided by the total number of lots, bringing the

impact fee to \$750.00 per lot. Mr. Pugh also stated that this amount seems to be in line with other impact fees. Ms. Cooper added that some developments proffer an impact fee, and others do not.

In response to a question by Mr. Trumbo, Mr. Pugh stated that VDOT is concerned about the intersection on Route 11. Mr. Pugh stated that he does not feel as though this development would contribute to the existing issue. Mr. Pugh added that he does not see more than twelve (12) to fifteen (15) homes built per year.

Mr. Loomis questioned what the average lot size would be. Mr. Pugh replied that the lot sizes would be comparable in size to lots found in Crossroads Farms or Barrington. Mr. Pugh stated that the current larger lot sizes range from one and a half (1.5) acres to three (3) acres, making the homes appraise around \$500,000-\$750,000. Mr. Pugh would like the smaller lots with homes to appraise around \$300,000, to be more affordable. Mr. Pugh stated that the duplex lots were included as he sees a need for the older generation to be in close proximity to the hospital. Mr. Pugh added that the integrity and design would continue to be protected and a Property Owners Association would be put into place to protect the green space and trails.

Mr. Loomis questioned if the unit count of 166 included duplexes, or if that would be the number of lots. Mr. Pugh stated that it would be 166 individual units.

In response to a question by Mr. Loomis, Mr. Pugh stated that the design of the homes will be compatible with the existing homes. He added that this development will have a completely separate governing body as well as a twenty (20) acres of open space.

Mr. Rees questioned the size of the proposed lots. Mr. Pugh stated that they are various sizes because of the design and layout. Mr. Gary Crummet added that they would be around one (1) acre or a little under. Mr. Pugh stated that the duplex lots would be slightly larger to allow for a variety of structures.

In response to a question by Mr. Trumbo, Mr. Pugh stated that there was a choice to rezone this property to R-5 or stay with its current zoning of R-2. The R-5 zoning would require sidewalks on both sides of the street, where R-2 requires only one side of the street to have a sidewalk. Mr. Pugh added that a sidewalk will be placed on one side of the road.

At 6:57 p.m., Chairman Burkholder closed the public hearing.

Ms. Cooper presented the staff recommendation of approval.

Mr. Loomis expressed his concern over the increase in traffic, as well as the harsh turn. He stated that he felt as though this road was already well traveled. Mr. Trumbo concurred with Mr. Loomis' statement

Mr. Rees noted that the road has had improvements over the last ten (10) years.

In response to a question by Mr. Burkholder, Ms. Cooper stated that, as a rule of thumb, the vehicle trips would increase by ten (10) trips per day, per unit. Mr. Trumbo added that in VDOT's statement they are estimating an increase of more than 1,000 trips per day.

In response to a question by Mr. Trumbo, Ms. Cooper stated that the original Traffic Impact Analysis (TIA), done by Valley Engineering in 2009, was not given in this packet. She noted that Seth Roderick is making the case that this rezoning request does not warrant updating the TIA. VDOT's concerns would be the same in the past. Ms. Cooper added that VDOT did accept the letter.

Mr. Rees stated that farm land is located on small roads, and when rezoning farm land it should be taken into account that road upgrades will be needed. He added that this part of the County is growing, but people are not going to want to live on the larger highways.

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

On a vote of 3-0-2 (approval: Mr. Burkholder, Mr. Rees and Mr. Pence; - abstain: Mr. Loomis and Mr. Trumbo), the Commission recommended the approval of this rezoning.

## **ORDINANCE AMENDMENTS**

**OA16-109** Amendment to the Rockingham County Code, Chapter 17 (zoning), Section 17-701.03 Private streets to state that private streets shall not exceed maximum grades for local rural roads as defined in the AASHTO manual with Fire & Rescue inspecting any private streets with grades greater than ten (10) percent.

Mrs. Stultz presented the request.

In response to a question by Mr. Loomis, Mrs. Stultz stated that the maximum grade on rural mountainous roads could go up to fifteen percent (15%), but Fire and Rescue would be asked to inspect any road with a grade above ten percent (10%).

At 7:08 p.m., Chairman Burkholder opened the public hearing.

At 7:09 p.m., seeing as there was no one to speak in favor of or opposition to the ordinance amendment, Chairman Burkholder closed the public hearing.

Mrs. Stultz presented the staff recommendation of approval.

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

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

**OA16-104** Amendment to the Rockingham County Code, Chapter 17 (zoning), Article VI Land Uses, Section 17-607 Supplemental standards for certain land uses to add supplemental standards for craft breweries to allow production of no more than 250,000 barrels per year in the business districts and in the planned districts and no more than 15,000 barrels per year in the agricultural district. This amendment also removes the supplemental standards for event centers and restaurants in the A-1 and A-2 zoning districts if associated with a craft brewery.

Mrs. Stultz presented the request.

In response to a question by Mr. Rees, Mrs. Stultz stated that a craft brewery does not have to raise any of its own products; however, it could choose to raise some of its products if it is located in the A-1 or A-2 districts. Mrs. Stultz added that there is not a specific amount of product that must be raised on site, being that a farm brewery does not have that requirement. A craft brewery in the A-1 or A-2 district would be by Special Use Permit, allowing them to have a restaurant.

Mr. Rees questioned how many barrels a farm brewery could produce per year. Mrs. Stultz stated that they were permitted to produce up to 15,000 barrels per year. This ordinance would put a craft brewery at the same barrel-per-year limit, in the A-1 and A-2 districts.

Mr. Trumbo questioned, when looking at the footprint and barrel production of the Devil's Backbone brewery, if it were logical to assume that with this amendment it would allow for a facility that was twice the size. Mrs. Stultz stated that those numbers could be a possibility, but not all operations would want to be that size.

At 7:17 p.m., Chairman Burkholder opened the public hearing.

At 7:18 p.m., seeing as there was no one to speak in favor of or opposition to the ordinance amendments, Chairman Burkholder closed the public hearing.

Mrs. Stultz presented the staff recommendation of approval.

## **UNFINISHED BUSINESS**

**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.

**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.

Mr. Loomis motioned for the Planning Commission to remove the ordinance amendments from the table; Mr. Trumbo seconded the motion.

On a vote of 5-0, the Commission removed the ordinance amendments from the table.

Mrs. Stultz presented the staff recommendation of approval.

Mr. Loomis motioned for the Planning Commission to recommend approval of proposed ordinance amendments OA16-104, OA16-080, and OA16-081; Mr. Rees seconded the motion.

In response to a question by Mr. Pence, Mrs. Stultz stated that if a restaurant were associated with a craft brewery it could be located within the brewery; otherwise it would typically be located in a residence, which would help to limit the size. Mrs. Stultz added that it would still require a Special Use Permit.

On a vote of 5-0, the Commission recommended the approval of these three ordinance amendments.

**MISCELLANEOUS**

There were no miscellaneous items.

**CITY PLANNING COMMISSION LIAISON REPORT**

Mr. Rees gave a report for the April 13, 2016 Harrisonburg City Planning Commission Meeting.

Upcoming Harrisonburg City Planning Commission Meeting

The Liaison for the May 11, 2016 Harrisonburg City Planning Commission Meeting is Mr. Loomis.

**SITE VISIT**

The Commissioners determined no site visits needed to be scheduled.

**STAFF REPORT OVERVIEW**

Ms. Cooper reviewed the staff report.

**ADJOURNMENT**

At 7:37 p.m., having no further business, the Commission adjourned

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Rodney Burkholder, Chair

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Amanda Thomas, Secretary



# Community Development Rezoning Report REZ16-131

**Planning Commission**  
June 7, 2016

**Board of Supervisors**  
June 22, 2016

<b>Applicant</b>	SVEC
<b>Tax Map Id</b>	123-(A)- L85
<b>Present Zoning</b>	General Agricultural District (A-2)
<b>Proposed Zoning</b>	General Business District (B-1)
<b>Location</b>	West of South Valley Pike (U.S. 11), north of Oakwood Drive (Rt. 704)
<b>Acreage</b>	18.027 acres
<b>Election District</b>	2
<b>Comprehensive Plan</b>	Mixed Use Center

<b>Staff Recommendation:</b>	Approval	May 31, 2016
<b>Planning Commission:</b>		
<b>Board of Supervisors:</b>		

## **GENERAL INFORMATION**

### **OVERVIEW / BACKGROUND**

This property lies between an industrial district to the south along South Valley Pike near Mt. Crawford and a commercial district to the north along South Valley Pike near the city limits of Harrisonburg. The parcel lies between the intersection of South Valley Pike and Oakwood directly to the south and the intersection of South Valley Pike and Cecil Wampler Road approximately 250 feet to the north.

### **PROFFERS<sup>1</sup>**

The applicant has not submitted any proffered conditions to this rezoning request.

### **COMPREHENSIVE PLAN**

The Comprehensive Plan identifies this area as Mixed Use Center. It also identifies the area directly to the south of this property as Industrial and the area directly to the east as Commercial. The Mixed Use Center is a subset of the Community Residential land use area, and calls for residential areas mixed with civic or commercial uses. The Commercial areas are focused along the primary roads of the County and include retail, office space, and mixed use areas. Industrial areas offer good access to primary roads and include distribution centers, warehouses, and accessory office space.

### **ZONING AND EXISTING LAND USE**

From a zoning standpoint, there are no objections to this request. They will need a site plan at which time we will look at setbacks, parking, etc. They will be applying for a special use permit for the building height and, in time, for a telecommunications tower.

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<sup>1</sup> Proffers are voluntary contributions made by developers to the County through the conditional zoning process. Proffers are binding commitments which become a part of the County's zoning ordinance as it pertains to a specific property.

### Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	General Agricultural District (A-2)	Agriculture
East	General Agricultural District (A-2)	Agriculture
South	General Business District (B-1)	Shooting Range
West	Prime Agricultural District (A-1)	Agriculture

## STAFF AND AGENCY ANALYSIS

### UTILITIES

#### Public Works

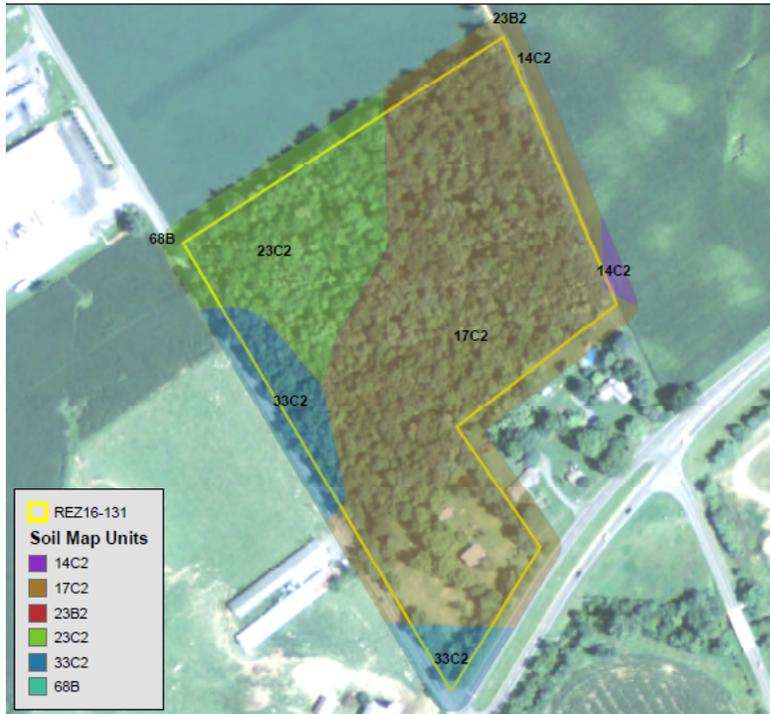
Public water is available to the property from two possible locations. A 12" main is on the east side of Rt. 11 and would require a road bore to bring the water to the property. An 8" line is located along Oakwood Drive and would potentially require easements to access the line. The access point would be near the southwest corner of the property. For public sewer, the Harrisonburg Rockingham Regional Sewer Authority has a gravity line located on property on the east side of Rt. 11 and would require a road bore and potentially an easement to access the line. There is also a Rockingham County line on property on the south side of Oakwood Drive. Connection to this line would require a road bore and potentially easements to access the line.

#### Health Department

No comments; public utilities to serve the development. If there are any wells that need to be abandoned a permit should be obtained from the health department.

## ENVIRONMENTAL

### Soils



Slopes are 0 to 15 percent. Depth to a root restrictive layer in 14C2 and 17C2, bedrock (lithic), is 20 to 40 inches. In all other areas, it is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer of 14C2 is moderately low; in the most restrictive layer of 17C2 is moderate; in all other areas is moderately high. Available water to a depth of 60 inches is very low in 14C2, low in 17C2, and moderately high in all other areas. Shrink-swell potential is high in 14C2, moderately high in 17C2, low in 68B, and moderate in all other areas. This soil is frequently flooded in area 68B only. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

### Environment

No comments.

## PUBLIC FACILITIES

### Schools

Rockingham County Public Schools has no objections to the proposed rezoning of TM# 123-(A)-L85 from General Agricultural (A-2) to General Business (B-1).

### Fire & Rescue

This property is located within the Bridgewater Volunteer Fire Department and Bridgewater Volunteer Rescue Squads respective response areas. With the continued construction and growth within the County, our office has concerns with being able to provide emergency services to new and upcoming projects and locations while maintaining current emergency responses. This project will have to meet the requirements of the Rockingham County Fire Prevention Code once started.

### Sheriff

The Sheriff's Office has no comment.

## **TRANSPORTATION**

### Traffic Counts

<b>Road</b>	<b>Classification</b>	<b>Geometry</b>	<b>Traffic Count*</b>	<b>Posted Speed</b>
South Valley Pike (Rt 11)	Minor Arterial	4-Lane Divided	12,000	55 mph
Oakwood Drive (Rt 704)	Major Collector	2-Lane Highway	3,800	45 mph

\* Vehicles Per Day (VPD)

### VDOT

1. The expected traffic generation from 18 acres of business property could be substantial. Having no master plan or proffers, we assume that the use could be the highest intensity permitted by the B-1 district.
2. Oakwood Drive (Rt. 704) is currently carrying a great deal of traffic for the existing road geometry. An improvement project is a possibility in the future. For this reason, an increased setback requirement for elements of the site should be considered. The existing right-of-way appears to be a 30' prescriptive right-of-way. Additional fee-simple right-of-way will be required to make roadway improvements.
3. A right turn lane from Rt. 11 to Rt. 704 has been explored as a road improvement project in the past. The addition of the commercial traffic generated by this site will make a right turn lane even more needed. It is my understanding that right-of-way negotiations with the previous landowner made the project cost prohibitive in the past. It is essential to obtain the sliver of land between the Rt. 11 right-of-way and the older turnpike right-of-way before the project can be completed; the right turn

lane would benefit the users of this development as well as the users of Rt. 11 and Oakwood Drive.

4. The only plan of development that has been viewed by VDOT consisted of a conceptual site plan during the pre-application review period; that plan was not made available in the application packet for rezoning. However, I bring it up to discuss entrance access options. Any entrance must meet the requirements of Appendix F of the Road Design Manual. The more specific concern is the intersection sight distance requirements (500' 2-lane, 45 mph):
  - a. The entrance shown on the sketch along the northern property line, and potentially used as an access for fairground events, does not appear to meet sight distance. The best location, which would still need to be verified, is across from the existing commercial entrance approximately 185' north of the property line. An entrance in this location would obviously require additional land acquisition or an easement.
  - b. The second entrance, closer to Rt. 11, appears to be planned for approximately 400' south of the north property line. This location also appears to have questionable sight distance. The best location near this point, which would have to be verified by survey, is approximately 100' north of the planned location, which is around 300' south of the north property line.
  - c. I highly recommend survey verifying the sight distance availability as soon as possible to determine potential access options. The two alternate locations mentioned above appear to be the best options, and appear to have a high likelihood of meeting the requirement; however, due to grass growth and existing physical features, it is not possible to guarantee with certainty without a topographical physical feature survey and sight line profiles.
5. If additional plans, proffers, or agreements are made as a result of these or other comments, VDOT requests to have the opportunity to review the additional documents prior to the hearing.

## **SUMMARY**

### Considerations

- The Comprehensive Plan identifies this area for Mixed Use and the adjacent land for Commercial and Industrial use.
- Public utilities are available to the site but would require a road bore.
- VDOT has expressed multiple concerns with the impact that commercial development may have on the road network in this area.

- The applicant is currently negotiating a memorandum of understanding with VDOT to address these concerns.

Staff Recommendation: Approval

May 31, 2016

Whereas this request conforms to the Comprehensive Plan, and whereas the applicant has recognized the need to mitigate the impact on the road network, staff recommends approval.

Planning Commission Recommendation:

Board Decision:

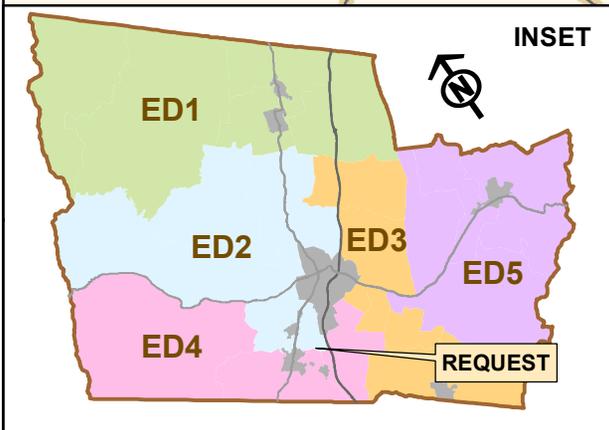
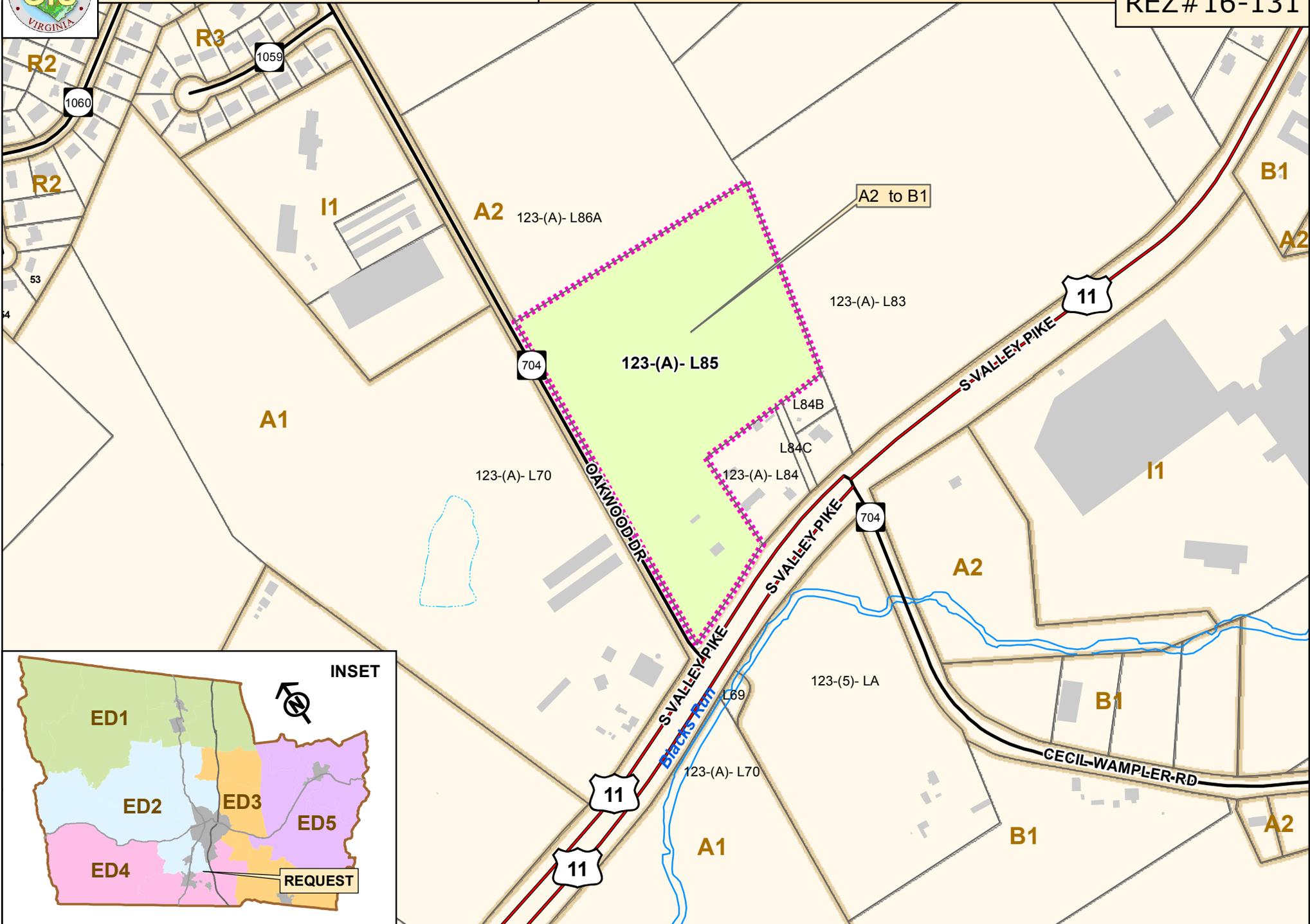


# SVEC Rezoning Request



PC Hearing Date: 6/07/2016  
BOS Hearing Date: 6/22/2016

REZ# 16-131



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**AUTHORIZED POSITIONS- 31.5**

**Filled Positions- 21.0**

Department Director (Casey Armstrong)

**ADMINISTRATIVE**

Administrative Assistant (Amanda Thomas)

**PERMIT INTAKE & PROCESSING**

Permit Specialist II (Leslie Dodrill)

Permit Specialist I (Kelley Ann Weatherholtz)

**BUILDING CODE ENFORCEMENT**

Building Official (Joe Shifflett)

Building Plan Reviewer (Jay Carter)

Electrical Inspector (J.N. Riddel)

Electrical Inspector (Terry Derrer)

Inspector (Ricky Davis)

Building Inspector (James E. Campbell)

**LAND DEVELOPMENT REVIEW**

Development Plan Manager (Peter Kesecker)

**PLANNING: SHORT- AND LONG-RANGE**

Director of Planning (Rhonda Cooper)

Senior Planner (James May)

**ZONING CODE ENFORCEMENT**

Zoning Administrator (Diana Stultz)

Deputy Zoning Administrator (Diane Lepkowski)

Code Compliance Officer (Kelly Getz)

**GEOGRAPHIC INFORMATION SYSTEMS**

GIS Specialist (Mark Rathke)

GIS Technician (Kendrick Smith)

**ENVIRONMENTAL SERVICES**

Environmental Manager (Lisa Perry)

Environmental Inspector (Adam Hancock)

Environmental Inspector (Blake Barnes)

**Vacant Positions- 10.5**

Permit Specialist II

Permit Specialist I

Permit Specialist I- Part-time

Deputy Building Official

Building and Plumbing Inspector  
Inspector

Plumbing Inspector

GIS Coordinator

Addressing Technician

Planner

Erosion & Sediment Control Administrator

## BOARD ACTION REQUESTED

None.

## PROJECTS AND REPORTS

### **URBAN DEVELOPMENT AREA (UDA) GRANT OPPORTUNITY WORK SESSION** (Rhonda Cooper)

On May 18, the Board will hold a work session to discuss existing and proposed development in the UDA and a surrounding study area, and possible options for studying the UDA. The UDA is located east of the City. This study would become part of the update of the Comprehensive Plan.

### **USDA RURAL DEVELOPMENT: ADDITIONAL WORKSHOP OFFERED** (Rhonda Cooper)

Anne Herring, USDA's Virginia Rural Development Coordinator, has offered to hold a targeted workshop(s) for the Departments of Fire and Rescue and Economic Development.

On Monday, April 25, from 9 a.m. to noon, in the Rockingham County Administration Center's Community Room, Anne Herring and other staff from Virginia's USDA Rural Development office offered information to Rockingham County staff about funding available through USDA-Rural Development's programs. This was an opportunity for local governments, community leaders, not-for-profits, and other organizations to learn how they might partner with USDA-Rural Development on community projects such as:

- sewer and water improvements;
- homeownership and essential housing improvements;
- community facility projects including health care clinics, police and fire stations, community centers, schools and child care centers;
- broadband projects; and
- rural business initiatives.

### **ROCKINGHAM BICYCLE ADVISORY COMMITTEE (RBAC)** (Rhonda Cooper)

The RBAC's next meeting is June 16. The committee met April 21 to update its Annual Work Plan in light of the draft County Bicycle and Pedestrian Plan. On February 18, the Committee recommended that the final draft of the Rockingham County Bicycle and Pedestrian Plan move forward to public comment and then to Planning Commission and Board hearings.

### **MPO & NON-MPO BICYCLE AND PEDESTRIAN PLANS** (Rhonda Cooper)

The MPO TAC is expected to forward a final draft MPO Plan and recommend it for public release to the Policy Board in early summer. The MPO and County Bicycle and Pedestrian Plans will be presented at a public meeting. The public meeting will be the citizens' and stakeholders' opportunity to review the draft plans and maps within an open house and formal presentation format. Both plans are expected to be ready for final action by autumn.

### **PORT REPUBLIC RURAL VILLAGE GRANT PROJECT** (Rhonda Cooper)

The Shenandoah Valley Network (SVN) and Community Alliance for Preservation (CAP) staff and the project consultant, Paradigm Design, held the last of three community workshops on April 7. The consultant presented the vision and values expressed by the group, and the community's preferences for implementation of its vision for the future. By early summer, the consultants will have a draft rural village report and recommendations.

Community workshops in Port Republic, held on January 21 and February 18, were used to describe the planning process, to receive input on what the community considers to be its assets and liabilities now and in the future, and to discuss techniques to maintain the character of the Port Republic village.

The SVN was awarded a Battlefield Protection Grant to study the potential for a Rural Village Overlay District for Port Republic. SVN has contracted with Paradigm Design to work with Port Republic's village and area landowners to develop the landowners' vision, then to develop guidelines to preserve special characteristics, and to develop a list of uses compatible with the traditional village and surrounding agriculture and battlefields. The resulting Rural Village Overlay District could become a general model for application in the County's other rural villages. This grant was awarded by the National Park Service's American Battlefield Protection Program.

#### **HOUSE BILL 2 TRANSPORTATION PROJECT APPLICATIONS (Rhonda Cooper)**

The HB2 project scoring and recommendation phase has been completed by the Office of Intermodal Planning and Investment (OIPI), VDOT, and the Department of Rail and Public Transportation (DRPT). The recommended projects will be reviewed by the Commonwealth Transportation Board (CTB) in February. By June, the CTB is expected to adopt the Six Year Improvement Plan (SYIP).

The Rawley Pike (U.S. 33) and South Valley Pike (U.S. 11) projects are included in the list of recommended projects. Staff will resubmit an application in the upcoming round for the Mayland Road (VA 259) project.

#### **MPO SOUTH REGIONAL CORRIDOR STUDY (Rhonda Cooper)**

The ad hoc committee is reviewing revisions to the MPO Route 11 South Regional Study. The MPO Policy Board tabled the original Study on June 21, 2012. The study encompasses part of the County; City; and the Towns of Bridgewater, Dayton, and Mt. Crawford; from Port Republic Road (City) to Dinkel Avenue and from Interstate 81 to Route 42.

#### **E-911 TO NEXT GENERATION 911 TRANSITION (Kendrick Smith)**

The Virginia E-911 services board has begun planning for a transition to NG-911. Currently, our 911 system is based on an aging technology, an analog network. Our 911 system is dependent on service providers, and they will soon be moving away from analog networks and into IP (Internet Protocol) networks. Due to this transition, our 911 system will soon have to be based on an IP network as well. In a 911 system based on an IP network, GIS will be the primary database for routing emergency calls rather than the MSAG (Master Street Address Guide) and the database of phone numbers maintained by service providers that are used now.

VITA (Virginia Information Technologies Agency) has been working with local government GIS technicians to begin the process of ensuring our GIS data is up to par. Rockingham County GIS recently submitted their data to VITA for analysis to gauge the readiness of the data. The results of the analysis were very positive, with 96.8% of our address points matching the addresses maintained by Verizon. Ninety-five percent of our road centerlines matched the MSAG that is maintained by HRECC. Both of these numbers were high across analyses that VITA has completed across the state of Virginia.

Although the County GIS data is in great shape currently, there is still a lot of work to be done. The NG-911 Regional Advisory Council has selected 2019-2020 as a preliminary target date for switching to IP based 911 systems. We should have no issues being able to be in compliance by that time. The current list of errors within our GIS data will most likely take two to three months to be corrected. Once the corrections have been made, we will send the data back to VITA for another analysis to gauge our accuracy again and see if other issues arise.

## CITYVIEW RE-ADOPTION PROJECT MANAGEMENT PLAN (James May)

At the beginning of 2016, Community Development staff began meeting regularly with members of Technology staff to review the various issues that had arisen over ten years of CityView as the tracking software for the Department. This review generated a list of seven projects to improve the internal processes of the Department as a whole. These projects include improving the tracking of all internal processes through CityView, standardizing the file organization system, converting historic files and data for storage and analysis, opening the CityView Portal, and standardizing all letters and reports. The completion of this Project Management Plan will provide a path forward for addressing these issues. The outcome of this project will be a more efficient and coordinated administrative process fully utilizing the available tools through improved integration of multiple software packages and staff responsibilities.

## PROJECTS AND REPORTS TABLED BY THE BOARD OF SUPERVISORS

### NORTH VALLEY PIKE CORRIDOR STRATEGIC PLAN (Rhonda Cooper)

The Board tabled the North Valley Pike Corridor Strategic Plan on December 15, 2010. Staff recommends reworking this Plan as part of the Comprehensive Plan revisions.

## PLANNING COMMISSION ACTIONS

The following items were heard by the Commission on May 3:

Item	Description	Comments/ Recommendations
REZ16-095	Pleasant Run, LC, 2340 S. Main Street, Harrisonburg, VA 22801, to amend the proffered conditions on a 71-acre portion of TM# 124-(A)- L98, located west of Pleasant Valley Rd (Rt. 679) approximately 500 feet north of Spaders Church Rd (Rt. 689), and retain the zoning of Medium Density Residential District with Conditions (R-2C). The amendment increases the permitted density of the development. The Comprehensive Plan identifies this area as Agricultural Reserve. It is located in Election District 4.	Approval; to be heard by Board on June 8
OA16-104	Amendment to the Rockingham County Code, Chapter 17 (zoning), Article VI Land Uses, Section 17-607 Supplemental standards for certain land uses to add supplemental standards for craft breweries to allow production of no more than 250,000 barrels per year in the business districts and in the planned districts and no more than 15,000 barrels per year in the agricultural district. This amendment also removes the supplemental standards for event centers and restaurants in the A-1 and A-2 zoning districts if associated with a craft brewery.	Approval; to be heard by Board on June 8
OA16-109	Amendment to the Rockingham County Code, Chapter 17 (zoning), Section 17-701.03 Private streets to state that private streets shall not exceed maximum grades for local rural roads as defined in the AASHTO manual with Fire & Rescue inspecting any private streets with grades greater than ten (10) percent.	Approval; to be heard by Board on June 8

Two ordinance amendments were removed from the table:

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.	Tabled on April 5-until A1 & A2 Supplementary Standards are drafted; Approval on May 3; to be heard by Board on June 8
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.	Tabled on April 5-until A1 & A2 Supplementary Standards are drafted; Approval on May 3; to be heard by Board on June 8

The following item has not been scheduled for a Board hearing:

Item	Description	Comments/ Recommendations
OA15-188	An amendment to Chapter 17 (Zoning), Article 7, Table 17-702.05 to change parking requirements for Dwelling, duplex and Dwelling, single-family detached to require one space for an efficiency or one bedroom unit.	Forwarded to Board with tie vote; Staff revisions are underway; Board hearing TBA

## COUNTY-INITIATED AMENDMENTS

1. Request and Reason: There has been some interest expressed in having a craft brewery in the County. Currently the Rockingham County Code has farm brewery, micro-brewery, and the full industrial brewery. Craft breweries would allow more beer to be manufactured than the micro-brewery but not as much as the full brewery. Staff is requesting to remove micro-brewery from the Code and to add craft brewery which is what is becoming more popular throughout Virginia.

Status: The craft brewery amendments will be heard by the Planning Commission on April 5, 2016. The Planning Commission tabled the request asking staff to look at whether there should be an amount of grain, hops, etc. grown on the property and with 250,000 barrels per year, what size building would be needed. Staff changed the amount that could be produced in A-1 and A-2 to 15,000 barrels per year and 250,000 in the commercial and planned districts. Staff did not add language regarding the amount of product that must be grown. The state does not have a limit for farm brewery so staff does not feel we can set a limit for craft brewery. This will be taken back to the Planning Commission at its hearing on May 3<sup>rd</sup>. The Planning Commission recommended approval of these ordinance amendments. They will be presented to the Board on June 8.

2. Request and Reason: When another special use permit came before the Board at its public hearing on March 9, 2016 for a waiver to supplemental standards for distance between accessory dwelling and primary dwelling and for increased size for the accessory dwelling, the County Attorney asked the Board if it felt it was time for staff to look at these supplemental standards to see if change was needed. The Board authorized staff to study the supplemental standards for accessory dwellings.

## UPCOMING PUBLIC HEARINGS

May 18, 2016

Board of Supervisors

6:00 p.m.

### Agricultural & Forestal Districts

None.

### Special Use Permit

SUP16-075 Ken and Terry Rentals, LLC., 1178 Beldor Road, Elkton 22827 for a waiver to supplemental standards for an accessory dwelling to increase the distance between dwellings from 60' to 128' on property located on the south side of Model Road (Route 640) approximately 7/10 mile east of Spotswood Trail (Route 33), Election District #5, zoned A-1. Tax Map #129-(5)-6. Property address: 12336 Model Road.

SUP16-082 Sandra G. Heatwole, 917 Muddy Creek Road, Rockingham 22802 for a flea market on property located on the west side of Muddy Creek Road (Route 752) approximately 9/10 mile north of Rawley Pike (Route 33), Election District #2, zoned A-2. Tax Map #91-(6)-8.

SUP16-090 MV3 Properties, LLC, 10314 Harvest Hill Lane, Broadway 22815 for a small contractor's office (engineering/laboratories - geotechnical engineering and construction testing) with request for waiver to increase the number of employees from 5 to 15, to increase the maximum number of vehicles and pieces of equipment dispatched from site or stored overnight from 5 to 25, and to increase the size building allowed from 3500 sq. ft. to 6250 sq. ft. on property located on the east side of Harpine Highway (Route 42) approximately 6/10 mile north of Williamsburg Road (Route 782), Election District #2, zoned A-2, tax map #64-(A)-47. Property address: 7740 Harpine Highway.

### Rezoning- Not involving a public hearing

None.

### Rezoning- Requiring a public hearing

None.

### Ordinance Amendments

None.

## PRIORITY PROJECTS UNDERWAY BY STAFF

Projects	Lead Person	Status	Target Date
North Valley Pike Corridor Strategic Plan	Rhonda	Board tabled on 12/15/10. Plan elements to be addressed during Comprehensive Plan update.	2016
Rockingham Bicycle Advisory Committee (RBAC)	Rhonda	Next meeting is 6/16/16.	Ongoing

Ongoing Review/Tasks	Lead Person	Status
Deed Review	Diane	20 deeds in process as 5/10/16: 9 pending review, 11 awaiting revisions
Violations	Kelly	50 active complaints, 19 cases pending legal action as of 5/10/16
Site Plans & Subdivisions	Pete	6 site plans and 2 subdivisions under review as of 5/10/16
Subdivision Ordinance Variances	Diana	1 request under review, as of 5/10/16
Zoning Ordinance Variances	Diana	1 request under review, as of 5/10/16
Zoning Appeals	Diana	0 requests under review, as of 5/10/16
Home Occupation Permits	Diana	2 permit requests under review, as of 5/10/16
Home Business Permits	Diana	1 permit request under review, as of 5/10/16
Special Use Permits	Diana	11 permit requests under review, as of 5/10/16
Rezoning	Rhonda	2 rezoning requests under review, as of 5/10/16
Comprehensive Plan Amendments	Rhonda	0 request under review, as of 5/10/16
Permits and Fees Processed	Joe	572 total transactions for month of April 2016
Building Inspections	Joe	933 inspections conducted during April 2016 (averaged 44.43 inspections per day)
Building Plans	Joe	28 Plans under review, as of 5/10/16
Environmental (E&S/Stormwater) Plan Review	Lisa	14 plans under review as of 05/09/16, 14 awaiting permit issuance
Environmental Inspections	Lisa	814 inspections conducted in April 2016
Addressing Commercial/Residential Structures	Kendrick	41 new structures addressed in April 2016
Naming of New Roads	Kendrick	1 new private lane named in April 2016

## REQUESTS TABLED BY BOARD OF SUPERVISORS

SPECIAL USE PERMIT APPLICATION(S)					
Year Tabled	Date Tabled	File	Applicant	Request	Election District

REZONING REQUEST(S) and PLAN(S)					
Year Tabled	Date Tabled	File	Applicant	Request	Election District
2010	Dec 15	NA	North Valley Pike Corridor Strategic Plan	Endorsement of Corridor Strategic Plan for North Valley Pike area from Gravels Road to Vine Street and I-81 to Kratzer Road	2

2016	Mar 23	REZ16-018	Sentara RMH Medical Center	To rezone TM# 125-(17)- L1, L1A; 125-(A)-L121, L135, L136, totaling 238.61 acres, currently zoned General Business District (B-1) and General Agriculture District (A-2), to Planned Medical and Research District (PMR). The Comprehensive Plan identifies this area as Mixed Use.	3
2016	Apr 27	REZ16-069	LCD Acquisitions, LLC	To rezone TM# 125-(A)- L163, L164, L165, L165A, and a portion of L182, totaling 36.81 acres, located east of Reservoir Street (Rt. 710) approximately 1800 feet north of Stone Spring Road (Rt. 280), 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.	3

ORDINANCE AMENDMENTS				
Year Tabled	Date Tabled	File	Applicant	Request
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## STAFF DIRECTORY

Name	Job Title	Office Number	Mobile Number
Casey Armstrong	Director	564-3031	578-2353
Blake Barnes	Environmental Inspector	564-3047	578-3515
James Campbell	Building Inspector	574-4381	578-1123
Jay Carter	Building Plan Reviewer	564-3046	578-1120
Rhonda Cooper	Director of Planning	564-3033	271-5061
Rick Davis	Building Inspector	432-3372	830-8018
Terry Derrer	Building Inspector	564-3042	578-1122
Leslie Dodrill	Permit Specialist II	564-3038	N/A
Kelly Getz	Code Compliance Officer	564-6063	810-5024
Adam Hancock	Environmental Inspector	564-1529	271-6523
Pete Kesecker	Development Plan Manager	564-5074	271-2952
Diane Lepkowski	Deputy Zoning Administrator	564-3037	578-1126
James May	Senior Planner	564-1513	N/A
Lisa Perry	Environmental Manager	564-6095	271-8760
Mark Rathke	GIS Specialist	564-5076	N/A

JN Riddel	Building Inspector	564-3045	578-1121
Joe Shifflett	Building Official	564-3041	578-1558
Kendrick Smith	GIS Technician	564-3029	830-5811
Diana Stultz	Zoning Administrator	564-3032	830-8017
Amanda Thomas	Administrative Assistant	574-3790	N/A
Kelley Ann Weatherholtz	Permit Specialist I	564-3040	N/A

**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**Development Activity Report - April 2016**

	Permits Issued					Fees Collected				
	Apr-16	Apr-15	One Year Change	Jan-Apr 2016	Jan-Apr 2015	Apr-16	Apr-15	One Year Change	Jan-Apr 2016	Jan-Apr 2015
<b>Building</b>										
Commercial/Industrial	7	11	-36.4 %	43	35	\$ 5,485.05	\$ 5,057.06	8.5 %	\$ 49,053.11	\$ 50,593.06
Manufactured	5	4	25.0 %	15	15	\$ 531.62	\$ 392.29	35.5 %	\$ 1,659.80	\$ 1,695.65
Single Family	24	18	33.3 %	87	82	\$ 24,837.36	\$ 17,638.06	40.8 %	\$ 91,657.16	\$ 81,618.09
Subtotal	36	33		145	132	\$ 30,854.03	\$ 23,087.41		\$ 142,370.07	\$ 133,906.80
<b>Plumbing</b>										
	16	2	700.0 %	17	4	\$ 1,582.79	\$ 189.22	736.5 %	\$ 1,686.58	\$ 344.85
Subtotal	16	2		17	4	\$ 1,582.79	\$ 189.22		\$ 1,686.58	\$ 344.85
<b>Electrical</b>										
	16	25	-36.0 %	83	98	\$ 863.59	\$ 1,393.69	-38.0 %	\$ 4,610.26	\$ 6,179.41
Subtotal	16	25		83	98	\$ 863.59	\$ 1,393.69		\$ 4,610.26	\$ 6,179.41
<b>Mechanical</b>										
	5	6	-16.7 %	17	20	\$ 306.06	\$ 357.00	-14.3 %	\$ 1,299.06	\$ 1,045.50
Subtotal	5	6		17	20	\$ 306.06	\$ 357.00		\$ 1,299.06	\$ 1,045.50
<b>Other</b>										
	43	42	2.4 %	143	159	\$ 5,600.94	\$ 12,809.56	-56.3 %	\$ 38,107.04	\$ 91,374.53
Subtotal	43	42		143	159	\$ 5,600.94	\$ 12,809.56		\$ 38,107.04	\$ 91,374.53
<b>Land Use Related</b>										
Erosion and Sediment Permit:	1	2	-50.0 %	14	17	\$ 150.00	\$ 6,900.00	-97.8 %	\$ 20,210.00	\$ 68,592.00
Rezoning	1	0	0.0 %	4	0	\$ 775.00	\$ 0.00	0.0 %	\$ 8,950.00	\$ 0.00
Subtotal	2	2		18	17	\$ 925.00	\$ 6,900.00		\$ 29,160.00	\$ 68,592.00
<b>Total</b>	<b>118</b>	<b>110</b>		<b>423</b>	<b>430</b>	<b>\$ 40,132.41</b>	<b>\$ 44,736.88</b>		<b>\$ 217,233.01</b>	<b>\$ 301,443.09</b>