



Casey B.
Armstrong
Director

COUNTY of ROCKINGHAM
Department of Community Development

August 2, 2016

1. Call To Order
2. Pledge Of Allegiance And Invocation- Bill Loomis
3. Approval Of Minutes
 - 3.I. Minutes From July 5, 2016

Documents:

[PC 7-5-16.PDF](#)

4. Public Hearing

4.I. Rezoning

4.I.i. REZ16-180

Oleg Kilimnik, 864 Switchboard Rd, Rockingham, VA 22802, to rezone a portion of TM# 124-(A)- L51, located south of Cecil Wampler Rd (Rt 704) approximately 515 feet east of Scholars Rd (Rt 988), totaling 4.71 acres, from General Agricultural District (A-2) to Heavy Industrial District (I-1). The Comprehensive Plan identifies this area for Industrial Use. It is in Election District 4.

Documents:

[REZ16-180 - ADMIN REPORT.PDF](#)
[REZ16-180 - AREA MAP.PDF](#)
[REZ16-180 - PLAN.PDF](#)
[REZ16-180 - PROFFERS.PDF](#)

4.I.ii. REZ16-181

Daniel H. Wylie, PO Box 1021, Broadway, VA 22815, to rezone TM# 52-(A)- L114 and L115, totaling 2.012 acres, located east of Daphna Rd (Rt 803) and west of Mayland Rd (Rt 259) from Low-Density Residential District (R-1) to General Agricultural District with Conditions (A-2C). The property is located within Election District 1 and identified by the Comprehensive Plan as Community Residential.

Documents:

[REZ16-181 - ADMIN REPORT.PDF](#)
[REZ16-181 - AREA MAP.PDF](#)
[REZ16-181 - PROFFER.PDF](#)

5. Unfinished Business

6. Miscellaneous

6.I. Policy For Postponement By Applicant

Documents:

[POLICY FOR POSTPONEMENT BY APPLICANT BOS APPROVED 5-12-2010 \(2\).PDF](#)

7. City Planning Commission Liaison Report

7.I. July 13, 2016- Brent Trumbo

8. Upcoming City Planning Commission Liaison Report

8.I. August 10, 2016- Rodney Burkholder

9. Site Visit

10. Staff Report Overview

10.I. Staff Report 7-13-16

Documents:

[STAFF REPORT 7-13-16.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

PLANNING COMMISSION

MINUTES

July 5, 2016

The Rockingham County Planning Commission met on Tuesday, July 5, 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. Steven Pence, and Mr. David Rees. Staff members present were Director of Planning, Rhonda Cooper; Senior Planner, James May; Zoning Administrator, Diana Stultz; and Secretary, Amanda Thomas.

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

Chairman Burkholder offered the Pledge of Allegiance and Invocation.

MINUTES

On motion by Mr. Loomis, and seconded by Mr. Pence, the June 7, 2016, minutes were approved with a 4-0 vote.

PUBLIC HEARING

REZONING REQUESTS

REZ16-160 KKB, LLC, P.O. Box 2037, Harrisonburg, VA 22801, to rezone TM# 125-(A)- L6A, located west of Port Republic Rd (Rt 253), north of Stone Port Blvd (Rt 726), and northeast of Apple Valley Rd (Rt 726), from General Residential District (R-3) to Planned Multifamily District (PMF). The Comprehensive Plan designates this area for Mixed Use. Election District 4.

Mr. May presented the request.

In response to a question by Mr. Loomis, Mr. May stated that there would be 425 bedrooms.

At 6:39 p.m., Chairman Burkholder opened the public hearing.

Mr. Dain Hammond, the managing partner of KKB LLC, stated that after purchasing the property and looking at several different options, it was felt that student housing would be the best fit for being in the Urban Development Area (UDA). Mr. Hammond noted that he has built and continues to manage other student housing complexes within the area. The proposed building will be the most valuable within Rockingham County, generating \$250,000 in tax revenue. Mr. Hammond acknowledged the concerns of the Sheriff's Department, but added that the cost to Rockingham County to build family housing would be a considerable amount more in public education and transportation. Mr. Hammond clarified that the building would be built, like his other student housing, as a safe house, with a secured entry. In the last

five years, that development has averaged .85 phone calls a week to Harrisonburg City Police; less than half of other student housing. In summary, Mr. Hammond stated that this project is needed to satisfy the objections of the UDA and Comprehensive Plan, to fuel retail growth, and to add tax revenue. This project would be completed within one year, in one phase. He included that they are currently working with Harrisonburg City to gain the sewer capacity approval.

Mr. Rees questioned what would be done if public transportation could not be provided. Mr. Hammond responded that he is currently in negotiations with Harrisonburg City on the cost of providing public transportation. It may be more cost effective to have limited public transportation and provide some private transportation as a supplement.

At 6:52 p.m., Chairman Burkholder closed the public hearing.

Mr. May presented the staff recommendation of tabling this rezoning request until sewer capacity approval is received from Harrisonburg City.

Mr. Rees questioned if the Hartman property, located south of the property under review, was currently occupied. Mr. Hammond responded that the Hartman family is between residences at this time, but that KKB LLC has been working with the Hartman's to provide a shared easement.

Mr. Rees stated that the Sheriff's Department's comments are concerning.

Mr. Rees motioned for the Planning Commission to table the proposed rezoning; Mr. Pence seconded the motion.

On a vote of 4-0, the Commission tabled this rezoning.

REZ16-161 Great Eastern Resort Corporation, P.O. Box 6006, Charlottesville, VA 22901, to amend the Master Plan for Woodstone Meadows on TM# 128-(A)- L122A, L122A1, L122A2, L123, & 129-(A)- L16A, totaling 53.61 acres, located east of Resort Drive (Rt 644) approximately 500 feet north of Bloomer Springs Rd (Rt 646), while retaining the existing Planned Residential District (R-5) zoning. The Comprehensive Plan designates this area for Community Residential. Election District 5.

Mr. May presented the request.

In response to a question by Mr. Pence, Mr. May stated that a total number of units is not stated in either the master plan or the proffers.

At 7:00 p.m., Chairman Burkholder opened the public hearing.

At 7:01 p.m., seeing as there was no one to speak in favor of or opposition to the rezoning, Chairman Burkholder closed the public hearing.

Mr. May presented the staff recommendation of approval.

Mr. Pence questioned if the total number of units would change. Ms. Cooper responded that there are already an overall approved number of units for Woodstone Meadows, and even if there were an increase in units in this area, the overall number could not be reached. The current structures have twelve (12) units per structure and the footprint of the proposed buildings appear to be the same. Mrs.

Stultz added that the height of the buildings would not increase due to the original master plan being submitted under the previous zoning ordinance.

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

On a vote of 4-0, the Commission recommended the approval of this rezoning.

ORDINANCE AMENDMENTS

OA16-155 Amendment to the Rockingham County Code, Chapter 17 (zoning), Table 801.06.01 Area, Setback, and Height - Conventional to reduce the minimum rear setback for primary structures and for accessory structures which are more than 580 square feet of floor area from 35 feet to 25 feet, and to increase minimum rear setback for accessory dwellings from 5 feet to 25 feet in the A-1, A-2, and RV zoning districts.

Mrs. Stultz presented the requests.

In response to a question by Mr. Rees, Mrs. Stultz stated that this ordinance amendment was generated by staff, due to several inquiries from the public. She added that there were meetings held with Fire and Rescue to discuss safe distances.

Mr. Loomis questioned if there would be any negative impact in changing the setbacks. Mrs. Stultz stated that it was not felt that there would be. Mr. Loomis questioned if driveways would be affected. Mrs. Stultz stated that they would not.

At 7:07 p.m., Chairman Burkholder opened the public hearing.

At 7:08 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.

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

On a vote of 4-0, the Commission recommended the approval of this ordinance amendment.

UNFINISHED BUSINESS

There was no unfinished business.

MISCELLANEOUS

There were no miscellaneous items.

CITY PLANNING COMMISSION LIAISON REPORT

Mr. Pence gave a report for the June 8, 2016 Harrisonburg City Planning Commission Meeting.

[Upcoming Harrisonburg City Planning Commission Meeting](#)

The Liaison for the July 13, 2016 Harrisonburg City Planning Commission Meeting is Mr. Trumbo.

SITE VISIT

There was a site visit scheduled for Friday, July 8, at 1:30 p.m.

STAFF REPORT OVERVIEW

Ms. Cooper reviewed the staff report.

ADJOURNMENT

At 7:19 p.m., having no further business, the Commission adjourned

Rodney Burkholder, Chair

Amanda Thomas, Secretary



Community Development Rezoning Report REZ16-180

Planning Commission
August 2, 2016

Board of Supervisors
August 24, 2016

Applicant	Oleg Kilimnik
Tax Map Id	Portion of 124-(A)- L151
Present Zoning	General Agricultural District (A-2)
Proposed Zoning	Heavy Industrial District (I-1)
Location	South of Cecil Wampler Rd (Rt. 704) approximately 515 feet east of Scholars Rd (Rt 988)
Acreage	4.7 acres of 19.09-acre parcel
Election District	4
Comprehensive Plan	Industrial

Staff Recommendation:	Approval	July 27, 2016
Planning Commission:		
Board of Supervisors:		

GENERAL INFORMATION

OVERVIEW

The applicant plans to construct a parking area for his tractor trailer.

PROFFERS¹

Proffers have been submitted.

COMPREHENSIVE PLAN

The Industrial Area is designated for large- and small-scale industrial activity in areas with good access to primary roads and I-81, and that is served, or can be served, by public water and sewer. Accessory commercial uses are permitted, also.

ZONING AND EXISTING LAND USE

Many industrial uses in the I-1 zoning district could be detrimental to the A-2 land around it. However, this is a very small parcel that is being rezoned, and all setbacks for any building in the future would be 30' from the agricultural parcels. Therefore, a large industrial use could not be placed on this property. For that reason, the Zoning Administrator has no major concerns with this request.

Adjoining Properties and Uses

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

¹ 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.

STAFF AND AGENCY ANALYSIS

UTILITIES

Public Works

Rockingham County's new 16" Pleasant Valley waterline is currently being installed along Cecil Wampler Road and should be available for connections within 30 days. It appears the property has a small amount of road frontage along Cecil Wampler Road where a connection could be made. County sewer is not readily available to the property. The closest is approximately 1,200' from the property but would require easements for access. The next closest is approximately 2,000' from the property which is located in VDOT right-of-way. Capacity in both of these sewer mains is limited due to the grade of the sewer further downstream. Total capacity in the mains would be 500,000 gallons per day of sewer with a portion of that capacity already being utilized by existing connections as well as a future truck terminal in the area.

Health Department

If persons will be working onsite or any permanent facilities will have plumbing, then a sewage disposal system will need to be approved. It appears that the request is simply to construct a parking lot at this time.

ENVIRONMENTAL

Soils



23B2 - Slopes are 2 to 7 percent.

23C2 - Slopes are 7 to 15 percent.

Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

65B2 and 65C2, depicted on the map above, are outside the subject area.

Erosion and Sediment Control and Stormwater Management

No comments submitted.

PUBLIC FACILITIES

Schools

No comments submitted.

Fire & Rescue

The property is located within the Hose Company #4 Volunteer Fire Department's Port Republic Road Sub-station and Harrisonburg Volunteer Rescue Squad's respective first due 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.

Sheriff

The Sheriff's Office has no comments.

TRANSPORTATION

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Cecil Wampler Road (Route 704)	Minor Collector	2-Lane Highway	2,500 vpd	45 mph

* Vehicles per Day (VPD)

VDOT

The proposed rezoning will not have a significant impact on traffic. Access to the site will be in accordance with Appendix F of the VDOT Road Design Manual. The limited frontage to Cecil Wampler Road (Rt. 704) will allow for a moderate volume commercial entrance, which is adequate for the proposed use. A VDOT land use permit will be required to construct the required entrance.

SUMMARY

Considerations

- The property is located within an Industrial Area of the Urban Growth Area and along a significant truck corridor.
- A substantial amount of land to the north, west, and east is zoned I-1, Heavy Industrial, or B-1, General Business, with agricultural land used for residences in immediate proximity.
- The proffers limit the use of this site to a truck parking lot. In the absence of buildings, no water and sewer service are required.

REZ16-180
Oleg Kilminik
Zoning from A2 to I-1

Staff Recommendation: Approval

July 27, 2016

This site is designated as an Industrial Area as in the Comprehensive Plan, has direct access to a truck route, and is not expected to negatively impact surrounding uses.

Planning Commission Recommendation:

August 2, 2016

Board Decision:

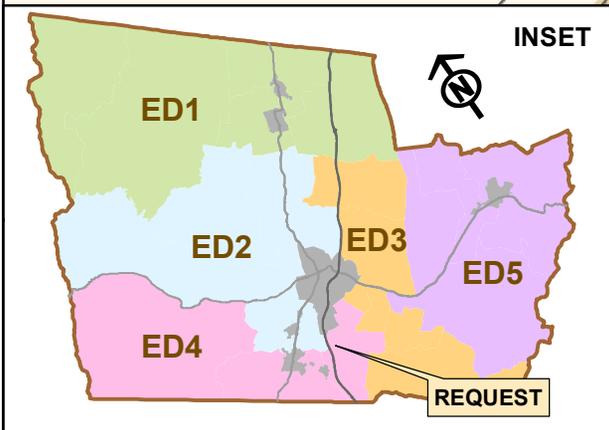
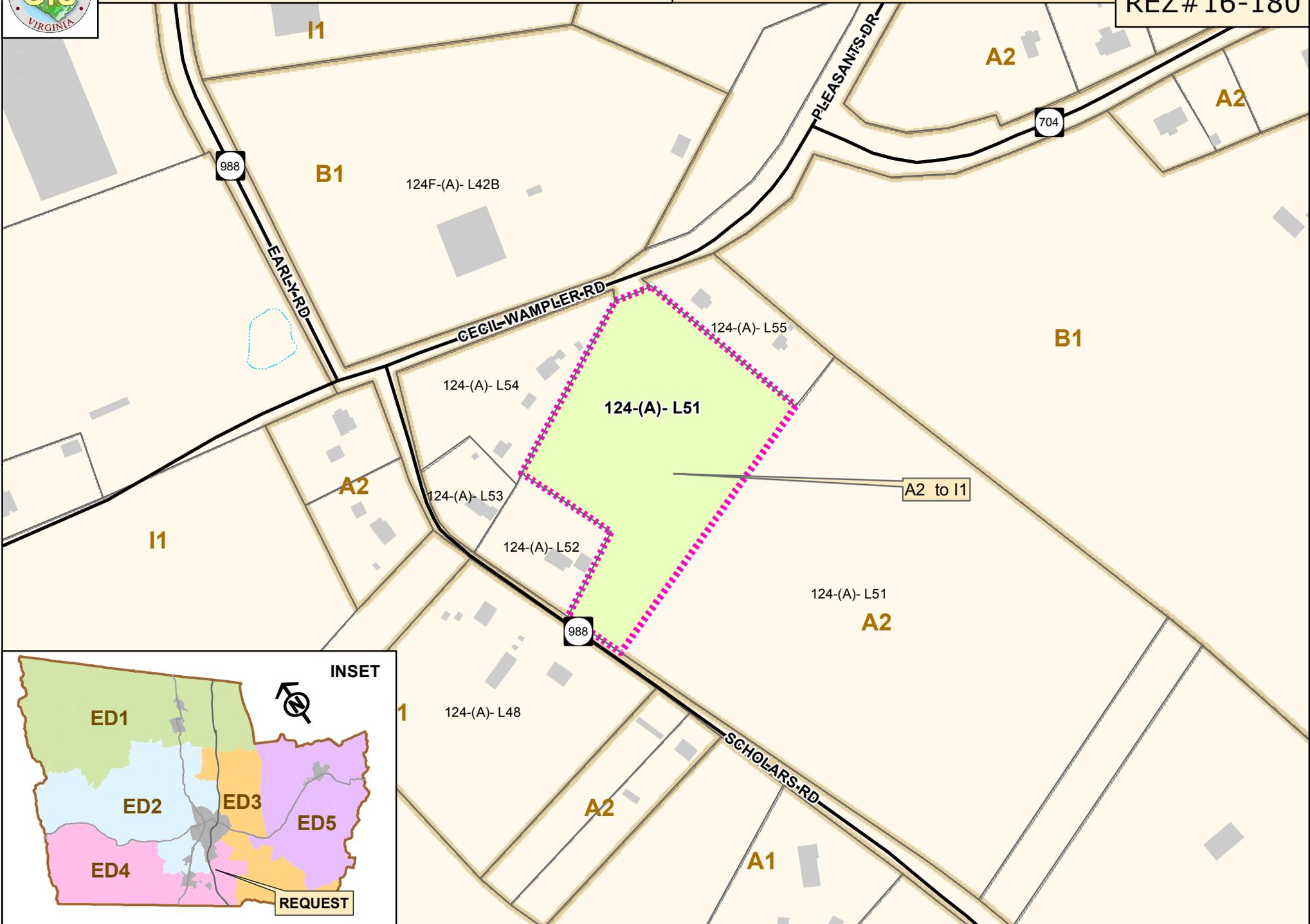


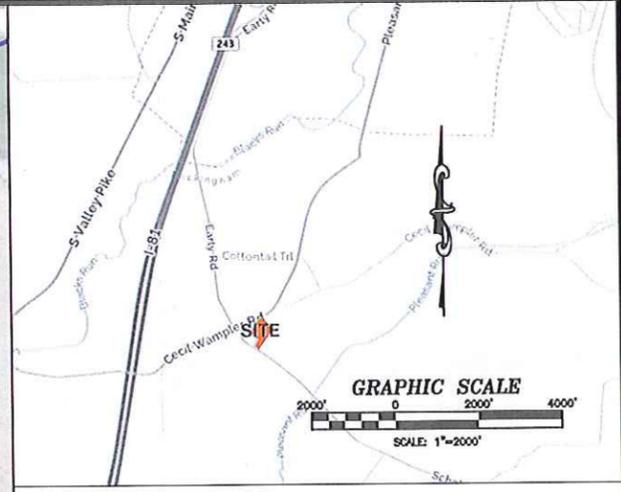
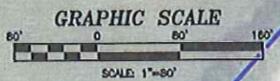
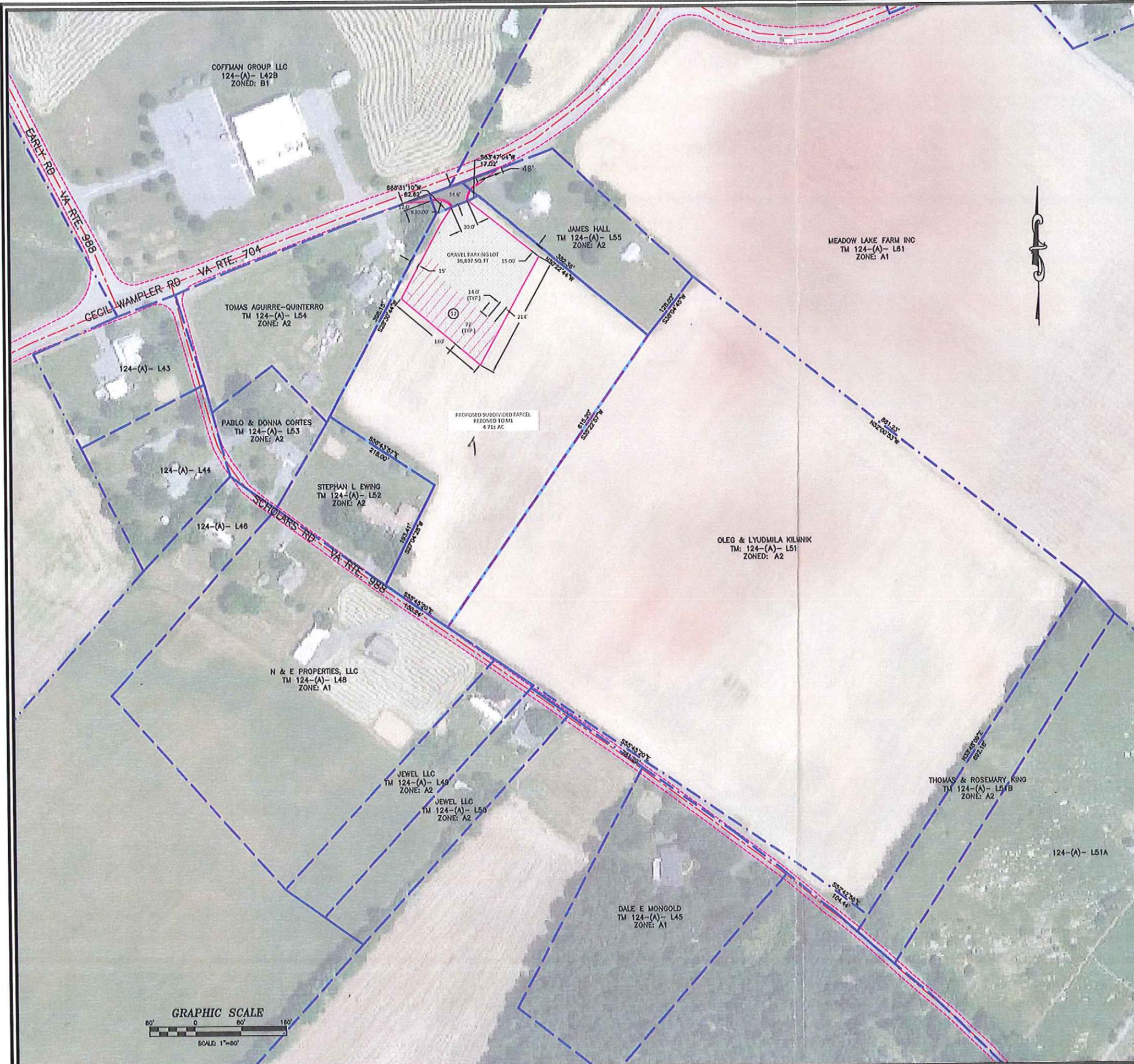
Oleg Kilimnik Rezoning Request



PC Hearing Date: 8/02/2016
BOS Hearing Date: 8/24/2016

REZ # 16-180





SITE DESIGN:
 BLACKWELL ENGINEERING
 ATTN: ED BLACKWELL
 568 EAST MARKET STREET
 HARRISONBURG, VA 22801
 540-432-9555

DEVELOPER:
 OLEG KILMNIK
 864 SWITCHBOARD ROAD
 HARRISONBURG, VA 22802
 PHONE: 540-560-1475

PROPERTY INFO:
 TM# 124-A-L51
 4.7± ACRES OF
 19.1± ACRES
 ZONED: A2
 PROPOSED: M1
 USE: UNDEVELOPED
 PROPOSED: PARKING
 FEMA FLOOD ZONE C

- LEGEND**
- CENTER LINE
 - CITY/COUNTY LINE
 - SITE BOUNDARY
 - E/T — ELECTRIC/TELEPHONE
 - METER/ TRANSFORMER
 - GUY WIRE
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLES
 - PROPOSED UTILITY POLE
 - W — WATER LINES
 - FM — SANITARY SEWER FORCE MAIN
 - S — SANITARY LINES
 - SC — SANITARY SEWER CLEANOUT
 - SS — STORM SYSTEM
 - D — PROPOSED DITCH
 - G — GAS LINES
 - PL — EXISTING PROPERTY LINE
 - SETBACK LINE
 - EASEMENT LINE
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - PROPOSED ROAD/EDP
 - PROPOSED PARKING
 - EXISTING ROAD
 - EXISTING PARKING
 - CURBING: CO-8 OR CO-7
 - CURBING: CO-2 OR CO-3
 - HANDICAP PARKING
 - CO-12/ASPHALT RAMP
 - DUMPSTER
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - WATER VALVE
 - WATER METER
 - EXISTING FENCE LINE
 - PROPOSED FENCE
 - CONCRETE PAVING
 - HEAVY PAVEMENT
 - LIGHT PAVEMENT
 - GRAVEL AREA
 - GRASS AREA

Date: 6/17/16
 Scale: AS NOTED
 Designed by: EHB
 Drawn by: NAK
 Checked by: EHB

Blackwell
 Engineering, PLLC
 568 East Market Street
 Harrisonburg, Virginia 22801
 Phone: (540) 432-9555 FAX: (540) 434-7604
 Email: BE@BlackwellEngineering.com



Revision Dates

PROPOSED REZONING SITE PLAN
 SAFE ROAD LLC - PARKING LOT
 OLEG KILMNIK
 864 SWITCHBOARD ROAD
 HARRISONBURG, VA 22802

Drawing No.
1
 of 1 Sheets

Job No. 2564

July 22, 2016

Ms. Rhonda Cooper
Rockingham County
Director of Planning
20 East Gay Street
Harrisonburg, VA 22802

RE: Oleg Killimnik - TM 124-(A)-L51 4.7 acres of 19.1 acres
Rezone from A-2 to I-1C

Dear Ms. Cooper:

Along with the rezoning request for the above referenced property, the following proffers are submitted:

1. The attached Master Plan shall generally be followed. Adjustments during the design phase may be necessary, but the basic layout shall be maintained. Up to twelve (12) spaces for parking tractor-trailers shall be provided. No more than 12 shall be parked at any time.
2. No vehicle or trailer maintenance shall be performed on-site, unless a maintenance building is constructed in the future, in which case toilet facilities shall be required and connection to public water and sewer utilities.
3. Visual buffer in the form of six foot (6') solid fences or two offset rows of Leyland Cypress trees planted 9' apart shall be provided along boundaries with neighboring residential properties, where allowed. If used, the Leyland cypress trees will be "15 gallon" size (approximately 6' in height when planted) and spaced 18' on centers.

Sincerely,



Oleg Killimnik



Community Development Rezoning Report REZ16-181

Planning Commission
August 2, 2016

Board of Supervisors
August 24, 2016

Applicant	Daniel H. Wylie
Tax Map Id	52-(A)- L114 and L115
Present Zoning	Low Density Residential District (R-1)
Proposed Zoning	General Agricultural District (A-2)
Location	East of Daphna Rd. (Rt. 803) and west of Mayland Rd. (Rt. 259)
Acreage	2.012 acres
Election District	1
Comprehensive Plan	Commercial

Staff Recommendation:	.Approval	July 27, 2016
Planning Commission:		
Board of Supervisors:		

GENERAL INFORMATION

OVERVIEW

The subject properties were rezoned from General Agricultural District (A-2) to the Low-Density Residential District (R-1) during the 1985 comprehensive rezoning of the County.

PROFFERS¹

Proffers limit the use of this site to a single-family dwelling, agriculture, and a contractor's business. If this rezoning request is granted, the operation of a contractor's business would require a special use permit.

COMPREHENSIVE PLAN

Commercial Areas are generally comprised of existing or planned community retail, professional offices, and retail/office mixed use areas along primary roads. Commercial areas are planned for public water and sewer and should offer connecting streets and sidewalks where appropriate. New commercial areas must be landscaped to reduce the visual impacts of large parking lots. Most of the parking should be located to the sides or rear of buildings.

ZONING AND EXISTING LAND USE

Adjoining properties to the west, north, and south are zoned residential. However, with the proffered conditions placed on the request by the applicant, a special use permit would be required for the contractor's business. With that special use permit, the Board could place conditions that would offer relief to the adjoining landowners. Based on the conditions proffered by the applicant and the fact a special use permit would be required for the contractor's business, the Zoning Administrator has no opposition to this request.

¹ 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	Light Industrial District (I-2)	Multiple businesses
East	General Agricultural District (A-2)	Homesite
South	Low Density Residential District (R-1)	Church, Cemetery, and Undeveloped Land (Linville Creek Church of the Brethren)
West	Low Density Residential District (R-1)	Undeveloped Land (The Mennonite Foundation, Inc.)

STAFF AND AGENCY ANALYSIS

UTILITIES

Public Works

No County water and sewer is available to the property. The Town of Broadway could be contacted for potential connections.

Health Department

A sewage disposal system will need to be approved for the business. A private sector consultant/designer should be contacted to evaluate options.

ENVIRONMENTAL

Soils



29B2 - 2 to 7 percent slopes.

29C2 - 7 to 15 percent slopes.

33C2 - 7 to 15 percent slopes.

56D - 15 to 45 percent slopes.

Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderately high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

Erosion and Sediment Control and Stormwater Management

No comments submitted.

PUBLIC FACILITIES

Schools

No comments submitted.

Fire & Rescue

The site is located within the Broadway Volunteer Fire Department and Broadway Volunteer Rescue Squad's respective first due 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.

Sheriff

The Sheriff's Office has no comments.

TRANSPORTATION

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Mayland Road (Route 259)	Minor Arterial	2-Lane Highway	8,400 vpd	45 mph
Daphna Road (Route 1437)	Local Road	2-Lane Highway	30 VPD	Un-posted (cul-de-sac)

* Vehicles per Day (VPD)

VDOT

1. The subject rezoning will not have a significant impact to the roadway network.
2. Access to the subject parcel will be via Daphna Road (Rt. 1437).
3. Access to the site will be in accordance to Appendix F of the VDOT Road Design Manual.

SUMMARY

Considerations

- The property is located within a Commercial Area of the Urban Growth Area.
- The applicant has proffered conditions to this request that limit the use of the property to a single-family dwelling, agriculture, or a contractor's business.
- The applicant has proffered a condition limiting the hours of operation.

REZ16-181
Daniel H. Wylie
Zoning from R-1 to A-2C

- Should the applicant wish to pursue a contractor's business, a special use permit must be obtained.

Staff Recommendation: Approval

July 27, 2016

Whereas this request allows for a commercial use within an area designated as commercial in the comprehensive plan, staff recommends approval.

Planning Commission Recommendation:

August 2, 2016

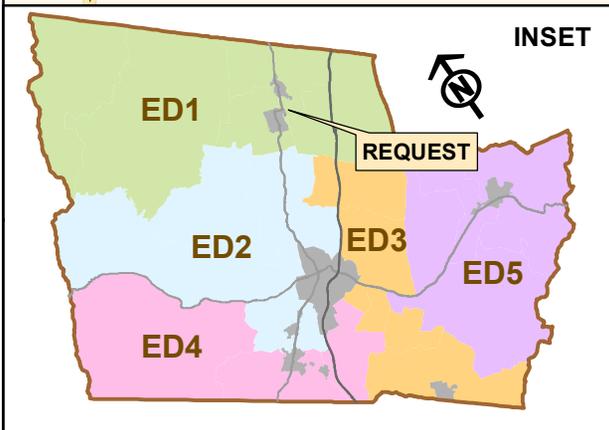
Board Decision:



Daniel H Wylie Rezoning Request

PC Hearing Date: 8/02/2016
BOS Hearing Date: 8/24/2016

REZ# 16-181



June 22, 2016

I, Daniel H. Wylie, own the tax parcels listed below which are situated between Mayland Road and Daphna Road.

Tax Map #52-(A)-114 and Tax Map #52-(A)-115

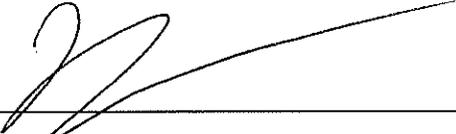
I am requesting to rezone the properties from R-1 to A-2 conditional. Only the following uses would be permitted on these parcels:

- Single-family dwelling
- Agriculture
- Contractor's business

Hours of operation shall be as follows:

- March 1 – October 31: 7:30 a.m. until 5:30 p.m.
- November 1 – February: 9:00 a.m. until 4:30 p.m.

I hereby proffer that the use and development of this property shall be in strict accordance with the proffered conditions set forth herein and/ or depicted thereon.

A handwritten signature in black ink, appearing to be 'D. Wylie', is written over a horizontal line. The signature is fluid and cursive.

Daniel H. Wylie

**POLICY FOR POSTPONEMENT BY APPLICANT
OF A PROPERLY ADVERTISED PUBLIC HEARING**

Approved by the Rockingham County Board of Supervisors on May 12, 2010
Adopted by Planning Commission _____, 2016

An applicant may provide a written request to the Community Development Department, at least ten (10) days in advance, for postponement of a properly advertised public hearing for a land use-related matter. The scheduled hearing will be postponed. The County will advertise the postponement. The applicant will be responsible for all costs associated with public notifications required by federal, state or local law, regulation or policy, including but not limited to costs to postpone and re-advertise the hearing at a later date. If a written request for postponement is received by the Community Development Department less than ten (10) days before the public hearing, the public hearing will continue as scheduled. The Board of Supervisors shall open the public hearing and receive comments from persons requesting to speak. Upon completion of the hearing, the Board will take the following actions on the matter – approve the request as submitted, approve the request as amended by the Board, deny the request, table the request or continue the hearing until a later date to allow an additional opportunity for public comment.

EXCEPTION

In cases where an emergency prevents an applicant or his representative from attending the public hearing, the applicant shall provide a written request to the Board for postponement of the public hearing prior to the scheduled time for the hearing. The request shall be considered by the Board prior to the public hearing. If the Board concurs with the request, the hearing will be postponed, and no public comment will be taken. If the hearing is postponed, the applicant will be responsible for all costs associated with public notification required by federal, state or local law, regulation or policy.

PLANNING COMMISSION

On _____, 2016, the Planning Commission approved the use of this policy for its public hearings/

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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

SMART SCALE (HOUSE BILL 2) TRANSPORTATION PROJECT APPLICATIONS: ROUNDS 1 & 2 (Rhonda Cooper)

Round 1:

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 voted on by the Commonwealth Transportation Board (CTB) in June. The Rawley Pike (U.S. 33) and South Valley Pike (U.S. 11) projects are included in the list of recommended projects.

Round 2:

With half the HB2 (now renamed 2016 Smart Scale) funds and many more projects being proposed for Round 2, staff will trim the scale of some projects to possibly enhance the County's opportunity for projects to score well. VDOT will assist staff in refining these projects, then provide general design specifications and cost estimates for inclusion with each submittal. The following four projects are under review:

- **Mayland Road (VA 259)**
The section of Mayland Road, from the west end of Wentworth Drive to immediately north of East Lee Street (Rt. 42 and 259) in the Town of Broadway, was submitted in 2015, but this \$30.6 million project was not funded. VDOT will recommend a shorter segment, from East Lee Street to a to-be-determined point south.
- **Dinkel Avenue (Rt. 257) from Town of Bridgewater to US 11**
The proposal would extend the westbound right lane past the two industrial entrances and include the construction of wide shoulders for bicycles from just west of the Rt. 11 intersection lanes to the Bridgewater Town Line. VDOT will explore how well the lane extension would address traffic concerns and at what cost.
- **Alignment of intersection of Route 704 (Oakwood Drive and Cecil Wampler) with South Valley Pike (US 11) at Oakwood Drive**
Design and cost estimates will be based on Oakwood Drive being extended east of Rt. 11 to tie in to Cecil Wampler Road west of Interstate 81.
- **Improvements to Friedens Church Road (Rt. 682)**
A roundabout will be proposed at the sharp turn where Spaders Church Road and Friedens Church Road intersect to address tractor trailer hang-ups on the church's retaining wall.

The application period is open from August 15 to September 30.

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 July 21. 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)

Paradigm Design is expected to have a draft Rural Village Plan this summer. 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.

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 July 5:

Item	Description	Comments/ Recommendations
REZ16-160	KKB, LLC, P.O. Box 2037, Harrisonburg, VA 22801, to rezone TM# 125-(A)-L6A, located west of Port Republic Rd (Rt. 253), north of Stone Port Blvd (Rt 726), and northeast of Apple Valley Rd (Rt. 726), from General Residential District (R-3) to Planned Multifamily District (PMF). The Comprehensive Plan designates this area for Mixed Use. Election District 4.	Tabled
REZ16-161	Great Eastern Resort Corporation, P.O. Box 6006, Charlottesville, VA 22901, to amend the Master Plan for Woodstone Meadows on TM# 128-(A)- L122A, L122A1, L122A2, L123, & 129-(A)- L16A, totaling 53.61 acres, located east of Resort Drive (Rt 644) approximately 500 feet north of Bloomer Springs Rd (Rt. 646), while retaining the existing Planned Residential District (R-5) zoning. The Comprehensive Plan designates this area for Community Residential. Election District 5.	Approval; to be heard by Board on July 27
OA16-155	Amendment to the Rockingham County Code, Chapter 17 (zoning), Table 801.06.01 Area, Setback, and Height - Conventional to reduce the minimum rear setback for primary structures and for accessory structures which are more than 580 square feet of floor area from 35 feet to 25 feet, and to increase minimum rear setback for accessory dwellings from 5 feet to 25 feet in the A-1, A-2, and RV zoning districts.	Approval; to be heard by Board on July 27

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:** 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.

Status: Staff is reviewing the best way to work with the accessory dwellings as well as other supplemental standards.

2. **Request and Reason:** Due to the increasing number of requests for waivers to supplemental standards, at its meeting on April 27, the Board directed staff to study the supplemental standard process.

Status: This is work that will take some time, but staff will begin working with the County Attorney in an endeavor to develop better criteria for supplemental standards.

3. Request and Reason: After receiving several inquiries about enclosing decks, adding a room on a concrete patio, etc., (in old ordinance, decks, patios, etc. could encroach 50%) in rear yards of agricultural districts, the Board, at its May 18th meeting, authorized staff to review the rearyard setbacks in the agricultural districts and draft an ordinance if determined they should be changed.

Status: An ordinance amendment reducing rearyard setbacks to 25' for primary structures and for accessory structures over 580 sq. ft. and for increasing setbacks for accessory dwellings from 5' to 25' in the A-1, A-2, and RV zoning districts will be taken to the Planning Commission on July 5.

UPCOMING PUBLIC HEARINGS

July 13, 2016

Board of Supervisors

6:00 p.m.

Agricultural & Forestal Districts

None.

Special Use Permit

SUP16-130 Michael & Brandy Caplinger, 2061 Cecil Wampler Road, Mt. Crawford 22841 for waivers to supplemental standards for accessory dwelling to increase distance between homes from 60' to 180' and waiver to square footage to allow up to 1300 sq. ft. for accessory dwelling on property located on the north side of Cecil Wampler Road (Route 704) approximately 600' west of Pleasant Valley Road (Route 679), Election District #4, zoned A-2. Tax Map #124C-(A)-27.

SUP16-142 Laura B. Showalter, 3401 Hemlock Street, Rockingham 22801 for a commercial dog breeding operation with a waiver to the supplemental standard requiring the kennel to be no less than 75' to adjoining property line with notarized consent of affected landowner on property located on a private right-of-way at the end of Hemlock Street west of Nutmeg Court, Election District #2, zoned A-2. Tax Map #107-(A)-167B.

SUP16-148 Mill Creek Church of the Brethren, 7600 Port Republic Road, Port Republic 24471 for cemetery expansion on property located on the west side of Port Republic Road (Route 253) approximately 1/2 mile south of Artillery Road (Route 671), Election District #3, zoned A-2. Tax Map #140-(A)-65.

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 7/21/16.	Ongoing

Ongoing Review/Tasks	Lead Person	Status
Deed Review	Diane	20 deeds in process as 7/5/16: 9 pending review, 11 awaiting revisions
Violations	Kelly	49 active complaints, 21 cases pending legal action as of 7/5/16
Site Plans & Subdivisions	Pete	10 site plans and 2 subdivisions under review as of 7/5/16
Subdivision Ordinance Variances	Diana	0 requests under review, as of 7/5/16
Zoning Ordinance Variances	Diana	0 request under review, as of 7/5/16
Zoning Appeals	Diana	0 requests under review, as of 7/5/16
Home Occupation Permits	Diana	0 permit requests under review, as of 7/5/16
Home Business Permits	Diana	0 permit requests under review, as of 7/5/16
Special Use Permits	Diana	8 permit requests under review, as of 7/5/16
Special Entertainment Permits	Diana	0 permit requests under review, as of 7/5/16
Rezoning	Rhonda	4 rezoning requests under review, as of 7/5/16
Comprehensive Plan Amendments	Rhonda	0 request under review, as of 7/5/16
Permits and Fees Processed	Joe	702 total transactions for month of June 2016
Building Inspections	Joe	1181 inspections conducted during June 2016 (averaged 53.68 inspections per day)
Building Plans	Joe	37 Plans under review, as of 6/30/16
Environmental (E&S/Stormwater) Plan Review	Lisa	20 plans under review as of 07/05/16, 21 awaiting permit issuance
Environmental Inspections	Lisa	692 inspections conducted in the month of June
Addressing Commercial/Residential Structures	Kendrick	45 new structures addressed in June 2016
Naming of New Roads	Kendrick	1 new private lane named in June 2016

REQUESTS TABLED BY BOARD OF SUPERVISORS

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

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 - June 2016

	Permits Issued					Fees Collected				
	Jun-16	Jun-15	One Year Change	Jan-Jun 2016	Jan-Jun 2015	Jun-16	Jun-15	One Year Change	Jan-Jun 2016	Jan-Jun 2015
Building										
Commercial/Industrial	12	8	50.0 %	69	80	\$ 13,289.24	\$ 13,358.59	-0.5 %	\$ 86,841.24	\$ 86,181.31
Manufactured	4	4	0.0 %	25	23	\$ 462.88	\$ 415.65	11.4 %	\$ 2,803.23	\$ 2,705.45
Single Family	46	26	76.9 %	164	155	\$ 31,427.39	\$ 27,200.27	15.5 %	\$ 152,095.52	\$ 165,216.11
Subtotal	62	38		258	258	\$ 45,179.51	\$ 40,974.51		\$ 241,739.99	\$ 254,102.87
Plumbing										
	6	0	0.0 %	27	0	\$ 562.79	\$ 0.00	0.0 %	\$ 2,542.16	\$ 0.00
Subtotal	6	0		27	0	\$ 562.79	\$ 0.00		\$ 2,542.16	\$ 0.00
Electrical										
	35	29	20.7 %	148	175	\$ 1,724.97	\$ 1,487.53	16.0 %	\$ 8,175.51	\$ 10,781.96
Subtotal	35	29		148	175	\$ 1,724.97	\$ 1,487.53		\$ 8,175.51	\$ 10,781.96
Mechanical										
	4	2	100.0 %	25	28	\$ 229.50	\$ 102.00	125.0 %	\$ 1,783.62	\$ 1,402.50
Subtotal	4	2		25	28	\$ 229.50	\$ 102.00		\$ 1,783.62	\$ 1,402.50
Other										
	73	70	4.3 %	288	287	\$ 13,088.67	\$ 31,949.28	-59.0 %	\$ 67,208.87	\$ 138,525.63
Subtotal	73	70		288	287	\$ 13,088.67	\$ 31,949.28		\$ 67,208.87	\$ 138,525.63
Land Use Related										
Erosion and Sediment Permit:	5	7	-28.6 %	21	27	\$ 3,840.00	\$ 22,538.00	-83.0 %	\$ 28,950.00	\$ 95,480.00
Subtotal	5	7		21	27	\$ 3,840.00	\$ 22,538.00		\$ 28,950.00	\$ 95,480.00
Total	185	146		767	775	\$ 64,625.44	\$ 97,051.32		\$ 350,400.15	\$ 500,292.96