



Casey B.  
Armstrong  
Director

**COUNTY of ROCKINGHAM**  
Department of Community Development

**October 4, 2016**

1. Call To Order
2. Pledge Of Allegiance And Invocation- Bill Loomis
3. Approval Of Minutes
4. Election Of Chair And Vice-Chair
5. Public Hearing
  - 5.I. Bicycle And Pedestrian Plan

Documents:

[RHAMCO\\_DRAFTPLAN\\_09272016\\_RS\\_WITHFIGURES.PDF](#)

5.II. Ordinance Amendments

5.II.i. OA16-220

Amendment to the Rockingham County Code, Chapter 17 (zoning), Section 17-201. Definitions generally to remove the definition of memorial garden.

Documents:

[OA16-220 SEC. 17-201REMOVE MEMORIAL GARDEN.PDF](#)

5.II.ii. OA16-221

Amendment to the Rockingham County Code, Chapter 17 (zoning), Table 17-606 Land use and zoning table, under Other Uses, Cemetery in the A-2 and RV Districts, change special use permit (SU) to special use permit with supplemental standards (SU\*) and in the RR-1, R-1, R-2, R-3, PSF, and PG Districts, changes special use permit with supplemental standards (SU\*) to special use permit (SU).

Documents:

[OA16-221 TABLE 17-606 CEMETERIES AND MEMORIAL GARDENS.PDF](#)

5.II.iii. OA16-222

Amendment to the Rockingham County Code, Chapter 17 (zoning), Section 17-607 Supplemental Standards for certain land uses, under

cemetery amend to read "In the A-1, A-2, and RV zoning districts, more than one (1) gravesite located on a parcel of land constitutes a cemetery.

Documents:

[OA16-222 SEC. 17-607 CEMETERIES.PDF](#)

5.II.iv. OA16-226

Amendment to the Rockingham County Code, Chapter 17 (zoning), Section 17-606 Land use and zoning table, under other uses. Remove the term park and replaced with Park, government-owned, in all zoning districts shall be permitted (P) and Park, non-government-owned, in all zoning districts except S-1 shall be by special use permit (SU).

Documents:

[OA16-226 TABLE 17-606 PARKS..PDF](#)

5.II.v. OA16-228

Amendment to the Rockingham County Code, Chapter 17 (zoning), Table 17-806.01 Area, setback and height - Conventional to change the setbacks as follows: in the A-1, A-2, and RV zoning districts, increase the side setback for accessory dwellings from 5' to 15'; in the R-1 zoning district, reduce minimum front setback from 35' to 25' if the right-of-way is 50' or greater and from 60' to 50' from center of road if right-of-way is less than 50'; reduce minimum rear setback for single-family dwellings from 35' to 25'; reduce minimum side setback for single-family detached dwellings from 15' to 10'; and to reduce minimum side and rear setbacks for accessory structures from 10' to 5'. In the R-2 zoning district, reduce minimum front setback from 35' to 25' if right-of-way is 50' or greater and from 60' to 50' from centerline of road if right-of-way is less than 50'; reduce minimum rear setback for single-family detached dwellings and duplex dwellings from 35' to 25'; and to reduce minimum side and rear setbacks for accessory structures from 10' to 5'. In the R-3 zoning district, reduce minimum front setback from 35' to 25' if right-of-way is 50' or greater and from 60' to 50' from center of right-of-way if right-of-way is less than 50'; reduce minimum side and rear setbacks for accessory structures from 10' to 5'; remove "8 lots per acre maximum" under minimum lot size for rowhouses; and remove "18 units per acre maximum" under minimum lot size for apartment structures.

Documents:

[OA16-228 TABLE 17-806.01 SETBACK CHANGES.PDF](#)

5.II.vi. OA16-258

Amendment to the Rockingham County Code, Chapter 16 (Subdivision), Section 16-40 under Certificate of approval to add a signature panel for Stormwater Manager.

Documents:

5.III. Rezoning

5.III.i. REZ16-194

Riverglen, LLC / Cave Hill Farm. LLC, & Diane Workman Derzis, c/o Lisa A. Hawkins, Esq. P.O. Box 1287, Harrisonburg, VA 22802, to rezone TM# 143-(A)- L15 and 15C, totaling 13.076 acres, located on the south side of Island Ford Road (Rt. 649) approximately 1300 feet east of Power Dam Road (Rt. 650), from Recreational and Residential District with Conditions (RR-1C) to Prime Agricultural District (A-1). This property is identified as Agricultural Reserve in the Comprehensive Plan. Election District 5.

Documents:

[REZ16-194 - ADMIN REPORT.PDF](#)  
[REZ16-194 - PROFFER.PDF](#)  
[REZ16-194 - AREA MAP.PDF](#)

5.III.ii. REZ16-245

Dove, Chad E., 129 Windy Knoll Dr, Rockingham, VA 22802, to rezone TM# 94B-(5)- L1, L2, and L3, totaling 0.69 acre, located west of Harpine Hwy (Rt 42) and south of Harman Rd (Rt 1151), from Medium Density Residential District (R-2) to General Business District (B-1). The Comprehensive Plan identifies this area as Community Residential. Election District 2.

Documents:

[REZ16-245 - ADMIN REPORT.PDF](#)  
[REZ16-245 - AREA MAP.PDF](#)  
[REZ16-245 - CITY FO HARRISONBURG SEWER.PDF](#)

6. Unfinished Business

7. Miscellaneous

7.I. City Planning Commission Liaison Report

7.II. Upcoming City Planning Commission Liaison Report

8. Site Visit

9. Staff Report Overview

10. Adjournment

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