



Casey B.
Armstrong
Director

COUNTY of ROCKINGHAM
Department of Community Development

February 6, 2018

1. Call To Order
2. Pledge Of Allegiance And Invocation- Rodney Burkholder
3. Approval Of Minutes
 - 3.I. Minutes From January 2, 2018

Documents:

[PC 1-2-18.PDF](#)

4. Public Hearing

4.I. Rezoning

4.I.i. REZ17-329

Durwood Michael, 2340 South Main St., Harrisonburg VA 22801, request to rezone the R-1, Low Density Residential portion of a 32.125-acre property located at the end of Town Reservoir Lane (private), approximately 1000' east of Forestville Rd. (Rt. 42), to A1-Prime Agricultural. The Comprehensive Plan identifies this area as Agricultural Reserve. Election District 1.

Documents:

[REZ17-329.PDF](#)

[REZ17-329 - AREA MAP.PDF](#)

4.I.ii. REZ17-330

Sunnyside Retirement Community, 566 E. Market St., Harrisonburg VA 22801, request to rezone a 27.11-acre portion of a 46.994-acre parcel, located on the east side of Massanetta Springs Road. (Rt. 687) approximately 0.6 mile north of Shen Lake Drive (Rt. 689) from R-2, Medium Density Residential, to R-5, Planned Neighborhood. The Comprehensive Plan identifies the area for Community Residential development. Tax map #126-(A)-L44B, Election District 3.

Documents:

[REZ17-330.PDF](#)

[REZ17-330 - AREA MAP-MP BOUNDARY.PDF](#)

4.I.iii. REZ17-334

Rockingham County, 20 E. Gay St., Harrisonburg VA 22802 request to rezone a 4-acre portion of tax map #142-(A)-L89, located on the south side of Three Springs Road (Rt. 650) approximately 3000' west of Power Dam Road (Rt. 651), from A-1,

Prime Agricultural, to S-1, Public Service for public water treatment facility/well. In the Comprehensive Plan the property is shown as Agricultural Reserve. Election District 5.

Documents:

[REZ17-334.PDF](#)
[REZ17-334 - AREA MAP.PDF](#)

4.II. Ordinance Amendments

4.II.i. OA17-317

Amendment to the Rockingham County Code, Chapter 17 (Zoning), Table 17-606 (Land Use and Zoning Table) to add sports complex as a permitted use with supplemental standards (P*) in the I-1, Industrial Zoning District.

Documents:

[OA17-317 TABLE 17-606 SPORTS COMPLEX IN I-1.PDF](#)

4.II.ii. OA17-318

Amendment to the Rockingham County Code, Chapter 17 (Zoning), Table 17-806.01 Area, Setback, and Height Standards – Conventional, to reduce the setbacks in the RR-1, Residential or Recreational Zoning District as follows: Single-family detached dwellings and manufactured homes reduce minimum side setback from 35' to 15' and minimum rear setback from 35' to 25'; accessory structures which are 580 sq. ft. or less of floor area, reduce minimum side setback from 35' to 5' and minimum rear setback from 35' to 5'; and accessory structures which are more than 580 sq. ft. of floor area, reduce side setback from 35' to 15' and minimum rear setback from 35' to 25'.

Documents:

[OA17-318 TABLE 17-806.01 - RR-1 SETBACKS.PDF](#)

5. Unfinished Business

6. Miscellaneous

7. City Planning Commission Liaison Report

7.I. January 10, 2018- Bill Loomis

8. Upcoming City Planning Commission Liaison Report

8.I. February 14, 2018- Keith Sheets

9. Site Visit

10. Staff Report Overview

10.I. 1-24-18 Staff Report

Documents:

[STAFF REPORT 1-24-18.PDF](#)

11. Adjournment

Harrisonburg, VA 22802 Fax (540) 564-2922 Harrisonburg, VA 22803

Web Site: www.rockinghamcountyva.gov