



Casey B.
Armstrong
Director

COUNTY of ROCKINGHAM
Department of Community Development

June 6, 2017

1. Call To Order
2. Pledge Of Allegiance And Invocation- Brent Trumbo
3. Public Hearing
- 3.I. Rezoning

3.I.i. REZ17-086

Shenandoah Valley Electric Cooperative, P.O. Box 236, Mt. Crawford, VA 22841 to rezone TM# 123-(A)- L33, 123-(A)- L35 and 123-(A)- L28A, located south of West Mosby Road (Rt 701) and approximately 900 feet east of John Wayland Highway (Rt 42), totaling 7.85 acres, from General Agriculture (A-2) to General Industrial with conditions (I-1C). The comprehensive plan identifies this area as Mixed Use Center. This parcel is located in Election District 2.

Documents:

[REZ17-086 - ADMIN REPORT.PDF](#)
[REZ17-086 - AREA MAP.PDF](#)
[REZ17-086 - DAYTON WATER AND SEWER.PDF](#)
[REZ17-086 - PROFFER.PDF](#)

3.I.ii. REZ17-093

Lori A. Cave, 9312 Garage Lane, Grottoes, VA 24441, to rezone TM#160-(A)- L36, located southwest of Port Republic Road(Rt. 253) and approximately 50 feet east of South Eastside Highway (Rt. 340), totaling 45.728 acres, from Planned Growth (PG) to General Agricultural (A-2). The comprehensive plan identifies this area as Mixed Use Center. Parcel is located in Election District 3.

Documents:

[REZ17-093 - ADMIN REPORT.PDF](#)
[REZ17-093 - AREA MAP.PDF](#)
[REZ17-093 - GROTTUES.PDF](#)

3.I.iii. REZ17-104

Rockingham County to rezone:

- from Limited Industrial District (I-2) to General Industrial District (I-1):
 - o TM# 106-(A)- L63, located west of Dry River Rd. (Rt. 738) approximately 4,500 feet north of Ottobine Rd. (VA 257) totaling 4.656 acres;
 - o TM# 137-(A)- L8B, 137-(A)- L8C, 137-(A)- L8E, 137-(A)- L8F, 137-(A)- L8F1, 137-(A)- L8G, 137-(A)- L8H, 137-(A)- L8K, 137-(A)- L8L, 137-(A)- L9, 137C-(2)- L1, 137C-(2)- L2, 123-(A)- L70A, 137-(A)- L8A, 137-(A)- L8M, 137-(A)- L8M1, 137C-(1)- L1, 137C-(1)- L2, 137C-(1)- L3, 137C-(1)- L4A, 137C-(1)- L4B, 137C-(2)- L7, 137C-

- (2)- L8, located east and west of S. Valley Pike (US 11) continuing north of Dinkel Ave. (VA 257) for approximately 4,500 feet, totaling 224.394 acres;
 - o TM# 124F-(A)- L70, 124F-(A)- L70B, 124F-(A)- L70C, located north and south of Pleasnts Dr. (Rt. 898) continuing west of Pleasant Valley Rd. (Rt. 679) for approximately 800 feet; totaling 45.45 acres;
 - o TM# 131-(2)- L3, 131-(2)- L3A, 131-(2)- L3B, 131-(2)- L4, located west of S. East Side Hwy (Rt. 340) continuing south from Ore Wash Rd. for approximately 2,200 feet;
 - o a portion of TM#142-(A)- L116D, located west of Island Ford Rd. (Rt. 649) approximately 1,800 feet north of Jacob Burner Dr. (Rt. 991), totaling 6.905 acres;
 - o TM# 40-(A)- L52, 40-(A)- L56, located south of Spar Mine Rd. (Rt. 617) west of Getz Dr. (Rt. 790), totaling 31.393 acres;
 - o TM# 94-(A)- L88, 94-(A)- L88A, 94-(A)- L88B, 94-(A)- L89, 94-(A)- L89A, 94-(A)- L89B, located west of Kratzer Rd. (Rt. 793) north of the City of Harrisonburg limit, totaling 56.684 acres;
 - o TM# 95-(A)- L67, 95-(A)- L68, 95-(A)- L69A, 95-(A)- L69B, 95-(A)- L70, located west of N Valley Pike (Rt 11) approximately 4300 feet south of Exit 251 interchange, totaling 264.199 acres;
 - from Limited Industrial District (I-2) to General Business District (B-1):
 - o TM#123-(A)- L75B, 123-(A)- L75B1, 123D-(2)- L1, 123D-(2)- L2, 123D-(2)- L3, 123D-(2)- L4, located east of S. Valley Pike (US 11) and south of Sweet Corn Dr., totaling 8.331 acres;
 - o TM# 52-(2)- L1A, 52-(A)- L111, 52-(A)- L112, located east of Mayland Rd. (VA 259) at E. Springbrook Rd. (Rt. 1421), totaling 0.866 acres;
 - o TM# 95-(A)- L69A, 95-(A)- L69B, located west of N. Valley Pike (US 11) approximately 4,300 feet south of Exit 251 interchange, totaling 2.019 acres; and
 - from Limited Industrial District (I-2) to General Agricultural District (A-2):
 - o TM# 115-(A)- L162, 115-(A)- L162B, 115-(A)- L162C, located west of N. East Side Hwy (Rt. 340) at Oviedo Dr., totaling 56.33 acres;
 - o TM# 51-(A)- L77A, located immediately north of the Town of Broadway between the North Fork of the Shenandoah River and the railroad, totaling 6 acres.

Documents:

- [REZ17-104 - ADMIN REPORT.PDF](#)
- [REZ17-104 ROCKINGHAM COUNTY 1.PDF](#)
- [REZ17-104 ROCKINGHAM COUNTY 2.PDF](#)
- [REZ17-104 ROCKINGHAM COUNTY 3.PDF](#)
- [REZ17-104 ROCKINGHAM COUNTY 4.PDF](#)
- [REZ17-104 ROCKINGHAM COUNTY 5.PDF](#)
- [REZ17-104 ROCKINGHAM COUNTY 6.PDF](#)
- [REZ17-104 ROCKINGHAM COUNTY 7.PDF](#)
- [REZ17-104 ROCKINGHAM COUNTY 8.PDF](#)
- [REZ17-104 ROCKINGHAM COUNTY 9.PDF](#)
- [REZ17-104 ROCKINGHAM COUNTY 10.PDF](#)
- [REZ17-104 ROCKINGHAM COUNTY 11.PDF](#)
- [REZ17-104 ROCKINGHAM COUNTY 12.PDF](#)
- [REZ17-104 ROCKINGHAM COUNTY 13.PDF](#)

3.II. Ordinance Amendments

3.II.i. OA17-090

Amendment to the Rockingham County Code, Chapter 17 (Zoning), Section 17-701.05.E Dead-end streets, public and private to remove #3 and #4 which require medians if the dead-end street is greater than 800 hundred (800) feet.

Documents:

[OA17-090 SEC. 17-701.05.E DEAD-END STREETS.PDF](#)

3.II.ii. OA17-041

Amendment to the Rockingham County Code, Chapter 17 (Zoning), Article 2. Definition of Terms, Section 17-201. Definitions generally, to repeal some definitions, to repeal and re-enact some definitions, and to enact new definitions.

Documents:

[OA17-041 SEC. 17-201 DEFINITIONS.PDF](#)

3.II.iii. OA17-042

Amendment to the Rockingham County Code, Chapter 17 (Zoning), Section 17-605. Supplemental standards, to remove D and E that allowed people to request waivers to supplemental standards, and Section 17-607 involving a comprehensive re-write of the supplemental standards for certain land uses.

Documents:

[OA17-042 SEC. 17-605 AND 17-607.PDF](#)

3.II.iv. OA17-043

Amendment to Rockingham County Code, Chapter 17 (Zoning), Table 17-606 to remove supplemental standards from some uses, to remove uses, and to add uses within the different zoning districts.

Documents:

[OA17-043 TABLE 17-606.PDF](#)

3.II.v. OA17-050

Amendment to the Rockingham County Code, Chapter 17 (Zoning) to add Section 17-113.01 Rules of interpretation and construction, agricultural operation, to the Code to address the resolution adopted by the Board of Supervisors on June 18, 2014.

Documents:

[OA17-050 SEC. 17-113.01.PDF](#)

3.II.vi. OA17-083

Amendment to the Rockingham County Code, Chapter 17 (Zoning), Article 3. Conventional Districts to repeal the I-2 zoning district (Sections 17-313 through Section 17-313.07) reserving Section 17-313 for later use.

Documents:

[OA17-083 SEC. 17-313 THRU 17-313.7 REPEAL.PDF](#)

3.II.vii. OA17-089

Amendment to the Rockingham County Code, Chapter 17 (Zoning), Section 17-606, Section 17-700.01(c)(6), Table 17-703.04, Table 17-806.01, and Table of Contents, Article III, Section 17-313 through Section 17-313.07 to remove references to the I-2 Zoning District and

reserving Section 17 - 313 in Table of Contents for later use if needed.

Documents:

[OA17-089 REMOVE REFERENCES TO I-1 ZONING.PDF](#)

4. Unfinished Business
5. Miscellaneous
6. City Planning Commission Liaison Report
 - 6.I. May 10, 2017- Brent Trumbo
7. Upcoming City Planning Commission Liaison Report
 - 7.I. June 14, 2017- Rodney Burkholder
8. Site Visit
9. Staff Report Overview
 - 9.I. Staff Report 5-24-17

Documents:

[STAFF REPORT 5-24-17.PDF](#)

10. Adjournment

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