



Casey B.
Armstrong
Director

COUNTY of ROCKINGHAM
Department of Community Development

October 2, 2018

1. Call To Order
2. Pledge Of Allegiance And Invocation- David Rees
3. Approval Of Minutes
 - 3.I. September 4, 2018 Minutes

Documents:

[PC 9-4-18.PDF](#)

4. Public Hearing

4.I. Rezoning

4.I.i. REZ18-254

Triphase Electric, 300 N. Sandstone Lane, Bridgewater 22812 are requesting an amendment to the existing approved proffers on properties located on the south side of Rawley Pike (Rt. 33) approximately 0.2 mile west of Belmont Drive (Rt. 1135). The properties are zoned B1C (General Business with Conditions) and are identified in the Comprehensive Plan as Community Residential in the Urban Growth Area. Tax Map# 107-(A)-L177 & 178. Election District 2.

Documents:

[REZ18-254 CASE REPORT.PDF](#)
[GIS MAP.PDF](#)
[APPLICATION.PDF](#)
[PROFFER STATEMENT.PDF](#)

4.I.ii. REZ18-273

Partners Development, Inc., 859 Cottontail Trail, Mt. Crawford, VA 22841, is requesting an amendment to the existing approved proffers on a 25.704-acre parcel located on the north and west sides of White Oak Drive approximately 700' west of Walnut Creek Drive. The parcel is zoned R2C (Medium Density Residential with Conditions) and is identified in the Comprehensive Plan as Community Residential in the Urban Growth Area. Tax Map #107-(A)-L166, Election District 2.

Documents:

[REZ18-273_CASEREPORT.PDF](#)
[GIS MAP.PDF](#)
[REZ18-273_APPLICATION_AND_PROFFERAMENDMENT.PDF](#)

4.II. Rezoning Not Requiring A Public Hearing

4.II.i. REZ18-226

Dean M. Nichols, Lorna W. Nichols, Stonewall Investors; C/O P.O. Box 1287, Harrisonburg, VA 22803, are requesting an amendment to the existing approved proffers on a 10.871-acre parcel located on the west side of South Valley Pike (U.S. 11) approximately 500' south of Pike Church Road (Rt. 701). The parcel is zoned B1C (General Business with Conditions) and is identified in the Comprehensive Plan as a Mixed Use Center in the Urban Growth Area. Tax Map# 123-(A)-L99A, Election District 2.

Documents:

[REZ18-226_CASEREPORT.PDF](#)
[GIS MAP.PDF](#)
[REZ-18-226_APPLICATION.PDF](#)
[REZ-18-226_PROFFERS.PDF](#)
[REZ-18-226_SITEPLAN.PDF](#)

5. Unfinished Business

5.I. Action Required By November 7, 2018.

5.I.i. REZ18-182

David Edelstein, 2713 Mountain Valley Rd., Keezletown VA, to rezone a 0.372-acre parcel located on the north side of Spotswood Trail (Rt. 33) on the east side of the intersection of Chestnut Oak Lane (Private) from A2 (General Agricultural) to B1 (General Business). The Comprehensive Plan identifies the area as Agricultural Reserve. Tax Map #126-(A)-L92. Election District #3.

6. Miscellaneous

7. City Planning Commission Liaison Report

7.I. September 12, 2018 - Rodney Burkholder

8. Upcoming City Planning Commission Liaison Report

8.I. October 10, 2018 - Bill Loomis

9. Site Visit

10. Staff Report Overview

10.I. September 26, 2018 Staff Report

Documents:

[COMMUNITY DEVELOPMENT STAFF REPORT 9-26-18.PDF](#)

11. Adjournment

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