



Casey B.  
Armstrong  
Director

**COUNTY of ROCKINGHAM**  
Department of Community Development

**May 3, 2016**  
**6:30 p.m.**

1. Call To Order

2. Approval Of Minutes

2.I. Minutes From April 5, 2016

Documents: [PC 4-5-16.DOCX](#)

3. Public Hearing

3.I. Rezonings

3.I.i. REZ16-095

Pleasant Run, LC, 2340 S. Main Street, Harrisonburg, VA 22801, to amend the proffered conditions on a 71-acre portion of TM# 124-(A)- L98, located west of Pleasant Valley Rd (Rt 679) approximately 500 feet north of Spaders Church Rd (Rt 689), and retain the zoning of Medium Density Residential District with Conditions (R-2C). The amendment increases the permitted density of the development. The Comprehensive Plan identifies this area as Agricultural Reserve. It is located in Election District 4.

Documents: [REZ16-095 - ADMIN REPORT.PDF](#), [REZ16-095 - AREA MAP.PDF](#), [REZ16-095 - MASTER PLAN.PDF](#), [REZ16-095 - PROFFER.PDF](#)

3.II. Ordinance Amendments

3.II.i. OA16-104

Amendment to the Rockingham County Code, Chapter 17 (zoning), Article VI Land Uses, Section 17-607 Supplemental standards for certain land uses to add supplemental standards for craft breweries to allow production of no more than 250,000 barrels per year in the business districts and in the planned districts and no more than 15,000 barrels per year in the agricultural district. This amendment also removes the supplemental standards for event centers and restaurants in the A-1 and A-2 zoning districts if associated with a craft brewery.

Documents: [OA16-104 SEC. 17-607 SUPPLEMENTALS FOR CRAFT BREWERIES.PDF](#)

3.II.ii. OA16-109

Amendment to the Rockingham County Code, Chapter 17 (zoning), Section 17-701.03 Private streets to state that private streets shall not exceed maximum grades for local rural roads as defined in the AASHTO manual with Fire & Rescue inspecting any private streets with grades greater than ten (10) percent.

Documents: [OA16-109 SEC. 17-701.03 PRIVATE STREETS.PDF](#)

4. Unfinished Business

4.I. OA16-080

Amendment to the Rockingham County Code, Chapter 17 (zoning), Article 2 Definition of Terms, Section 17-201 Definitions generally to remove the definition of microbrewery and to add the definition of craft brewery with an annual production of less than 250,000 barrels of beer or ale annually. May include on-premise tap room or associated on-site restaurant.

Documents: [OA16-080 SEC. 17-201 CRAFT BREWERY WITH CHANGES.PDF](#)

4.II. OA16-081

Amendment to the Rockingham County Code, Chapter 17 (Zoning), Table 17-606 Land Use and Zoning Table, under Assembly Uses, remove microbrewery and replace with craft brewery as a permitted use in the R-4, R-5, MXU, B-1, B-2, PCD, and PMR zoning districts.

Documents: [OA16-081 SEC. 17-606 CRAFT BREWERY.PDF](#)

5. Miscellaneous

6. City Planning Commission Liaison Report

6.I. April 13, 2016- David Rees

7. Upcoming City Planning Commission Liaison Report

7.I. May 11, 2016- Bill Loomis

8. Site Visit

9. Staff Report Overview

9.I. Staff Report 4-27-16

Documents: [STAFF REPORT 4-27-16.PDF](#)

10. Adjournment

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