



Casey B.
Armstrong
Director

COUNTY of ROCKINGHAM
Department of Community Development

November 1, 2016

1. Call To Order
2. Pledge Of Allegiance And Invocation- David Rees
3. Approval Of Minutes
 - 3.I. August 2, 2016 Meeting Minutes

Documents:

[PC 8-2-16.PDF](#)

- 3.II. October 4, 2016 Planning Commission Meeting Minutes

Documents:

[PC 10-4-16.PDF](#)

4. Public Hearing

- 4.I. Rezoning

- 4.I.I. 6:30 PM REZ16-287

The Broadway Group, 216 Westside Sq., Huntsville, AL, 35801, seeks to rezone TM# 142A1 -(A)- L28, 29, 30 totaling 1.77 acres from Medium Density Residential (R-2) to General Business (B-1). Property is located east of Judy Ln. (Rt. 647) and south of Spotswood Trl. (Rt. 33). The Comprehensive Plan identifies the area as Village Core. Election District 5.

Documents:

[REZ16-287 - ADMIN REPORT.PDF](#)

[REZ16-287 - AREA MAP.PDF](#)

5. Unfinished Business
6. Miscellaneous
7. City Planning Commission Liaison Report
8. Upcoming City Planning Commission Liaison Report
9. Staff Report Overview
10. Adjournment

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PLANNING COMMISSION

MINUTES

August 2, 2016

The Rockingham County Planning Commission met on Tuesday, August 2, 2016, in the Board of Supervisors Room in the Rockingham County Administration Center. Members present were, Chairman Rodney Burkholder, Vice Chair Mr. Bill Loomis, Mr. Brent Trumbo, Mr. Steven Pence, and Mr. David Rees. Staff members present were Director of Planning, Rhonda Cooper; Senior Planner, James May; and Secretary, Amanda Thomas.

At 6:31 p.m., Chairman Burkholder called the meeting to order.

Mr. Loomis offered the Pledge of Allegiance and Invocation.

MINUTES

On motion by Mr. Pence, and seconded by Mr. Loomis, the July 5, 2016, minutes were approved with a 5-0 vote with the following correction: On page 2, line 3, objections should be changed to objectives.

PUBLIC HEARING

REZONING REQUESTS

REZ16-180 Oleg Kilimnik, 864 Switchboard Rd, Rockingham, VA 22802, to rezone a portion of TM# 124-(A)- L51, located south of Cecil Wampler Rd (Rt 704) approximately 515 feet east of Scholars Rd (Rt 988), totaling 4.71 acres, from General Agricultural District (A-2) to Heavy Industrial District (I-1). The Comprehensive Plan identifies this area for Industrial Use. It is in Election District 4.

Mr. May presented the request.

In response to a question by Mr. Rees, Mr. May stated that according to the proffers, there will be twelve (12) parking spaces for tractor trailers.

Ms. Cooper noted that the proffers had been updated since the Commissioners received copies. Mr. May stated that proffer number one had been amended. The intent of the applicant was to not limit them to having just a parking lot in the future, but for this phase there would only be a parking lot.

Mr. Trumbo questioned if the I-1 zoning was necessary because of the request to have truck parking. Mr. May stated that it was.

In response to a question by Mr. Burkholder, Mr. May stated that it was the opinion of the Zoning Administrator that the I-1 zoning would have a heavy impact on the neighboring residential properties, zoned A-2, if the property size were different.

At 6:39 p.m., Chairman Burkholder opened the public hearing.

Mr. Richard Johnson, with Blackwell engineering, stated that he was in attendance to represent the applicant and answer any questions.

In response to a question by Mr. Rees, Mr. Johnson stated that the parking surface would be gravel.

At 6:40 p.m., Chairman Burkholder closed the public hearing.

Mr. May presented the staff recommendation of approval.

Mr. Trumbo questioned if there were any stormwater regulations that would impact this application. Mr. May stated that a land disturbance permit would be needed if more than 10,000 sq. ft. would be disturbed, and if more than one (1) acre were disturbed, the applicant would need to provide a stormwater management plan at the site plan level.

Mr. Rees motioned for the Planning Commission to recommend approval of the proposed rezoning; Mr. Pence seconded the motion.

On a vote of 5-0, the Commission recommended the approval of this rezoning.

REZ16-181 Daniel H. Wylie, PO Box 1021, Broadway, VA 22815, to rezone TM# 52-(A)- L114 and L115, totaling 2.012 acres, located east of Daphna Rd (Rt 803) and west of Mayland Rd (Rt 259) from Low-Density Residential District (R-1) to General Agricultural District with Conditions (A-2C). The property is located within Election District 1 and identified by the Comprehensive Plan as Community Residential.

Mr. May presented the request.

Mr. Rees questioned what type of business this would be. Mr. May stated that it would be lawn and garden equipment.

In response to a question by Mr. Loomis, Mr. May responded that it would be agriculturally related with non-agricultural customers.

Mr. Loomis questioned if the residence on the property was serviced by Broadway water and sewer. Ms. Cooper stated that she did not believe it was. Mr. May added that he could find out that information.

At 6: 48 p.m., Chairman Burkholder opened the public hearing.

Mr. Daniel Wylie, applicant, stated that the residence on the property is on well and septic.

In response to a question by Mr. Trumbo, Mr. Wylie stated that the mulch he currently had stored next to a storage facility would be moved to the location in question. He added that he is not looking to sell mulch and other products to the public; it would be for his businesses use and storage.

At 6: 50 p.m., Chairman Burkholder closed the public hearing.

Mr. May presented the staff recommendation of approval.

Mr. Trumbo questioned if the property would exclusively be accessed via Daphna Rd. Mr. May responded that that was correct and added that VDOT had placed that restriction on this rezoning.

Mr. Trumbo stated that this rezoning request seems appropriate for the property.

Mr. Trumbo motioned for the Planning Commission to recommend approval of the proposed rezoning; Mr. Loomis seconded the motion.

On a vote of 5-0, the Commission recommended the approval of this rezoning.

UNFINISHED BUSINESS

REZ16-160 - KKB, LLC, P.O. Box 2037, Harrisonburg, VA 22801, to rezone TM# 125-(A)- L6A, located west of Port Republic Rd (Rt 253), north of Stone Port Blvd (Rt 726), and northeast of Apple Valley Rd (Rt 726), from General Residential District (R-3) to Planned Multifamily District (PMF). The Comprehensive Plan designates this area for Mixed Use. Election District 4.

Mr. May presented the new information on this request.

Mr. Loomis questioned if the issue with Harrisonburg City buses had been resolved. Mr. May stated that it was still in negotiation.

Mr. Burkholder questioned if the bus service was a negotiable item. Mr. May responded that he would need to research if providing bus service was proffered.

In response to a question by Mr. Rees, Mr. May stated that the applicant has two (2) viable alternatives when it comes to the sewer system; it is a question as to how much the applicant wishes to spend.

Mr. Rees motioned for the Planning Commission to remove this rezoning from the table; Mr. Pence seconded the motion.

On a vote of 5-0, the Commission removed this request from the table.

Mr. Rees stated that he feels this property is a good location for student housing and the design of the apartments focuses on safety. Mr. Rees believes that the bus service issue can be resolved and should not be something that holds up the decision of the Planning Commission.

Mr. Rees motioned for the Planning Commission to recommend approval of the proposed rezoning; Mr. Loomis seconded the motion.

In response to a question by Mr. Trumbo, Mr. May stated that the major issues from the previous meeting were sewer and safety. After speaking with the Harrisonburg Police Department, he found their comments to be enlightening.

On a vote of 5-0, the Commission recommended the approval of this rezoning.

MISCELLANEOUS

Policy for Postponement by Applicant

Ms. Cooper presented the Policy for Postponement by Applicant.

Mr. Loomis motioned for the Planning Commission to recommend approval of the proposed policy; Mr. Rees seconded the motion.

On a vote of 5-0, the Commission recommended the approval of this policy.

CITY PLANNING COMMISSION LIAISON REPORT

Mr. Trumbo gave a report for the July 13, 2016 Harrisonburg City Planning Commission Meeting.

Upcoming Harrisonburg City Planning Commission Meeting

The Liaison for the August 10, 2016 Harrisonburg City Planning Commission Meeting is Mr. Burkholder.

SITE VISIT

No site visit was scheduled.

STAFF REPORT OVERVIEW

Ms. Cooper reviewed the staff report.

ADJOURNMENT

At 7: 18 p.m., having no further business, the Commission adjourned

Rodney Burkholder, Chair

Amanda Thomas, Secretary

**PLANNING COMMISSION
MINUTES
October 4, 2016**

The Rockingham County Planning Commission met on Tuesday, October 4, 2016, in the Board of Supervisors Room in the Rockingham County Administration Center. Members present were Chairman Rodney Burkholder, Vice Chairman Bill Loomis, Brent Trumbo, Steven Pence, and David Rees. Staff members present were Director of Planning, Rhonda Cooper; Senior Planner and Acting Secretary, James May; and Zoning Administrator, Diana Stultz.

At 6:30 p.m., Chairman Burkholder called the meeting to order.

Commissioner Loomis offered the Pledge of Allegiance and Invocation.

MINUTES

Minutes were not presented with the packet and will be reviewed at to the next meeting

ELECTION OF CHAIR AND VICE-CHAIR

Chairman Burkholder asked for nominations.

A motion was made by Mr. Trumbo, seconded by Mr. Pence to name Mr. Loomis as Chairman. The motion carried with a 5-0 vote. Mr. Trumbo made a motion, seconded by Mr. Pence to name Mr. Rees as Vice-Chairman. The motion carried with a 5-0 vote.

PUBLIC HEARING

BICYCLE AND PEDESTRIAN PLAN

The County Bicycle and Pedestrian Plan identifies routes that link destinations but need bicycling improvements to increase safety and comfort level; and recommends bicycle and pedestrian facilities, potential priority focus areas, and system-wide recommendations.

Ann Cundy, Transportation Planner with the Central Shenandoah Planning District Commission (CSPDC) presented the Bicycle and Pedestrian Plan.

Mr. Rees asked why no projects in the Old Order Mennonite community had achieved top priority status. Ms. Cooper explained that the priorities are based upon scoring but are not determinative for timing of construction or for funding.

Mr. Loomis asked if the projects had cost estimates associated. Ms. Cooper and Ms. Cundy explained that the cost per project was estimated using the VDOT Planning Estimator, and this estimate was used as a factor in the scoring of the projects.

Mr. Rees and Mr. Loomis asked about buggy lanes. Ms. Cundy explained that buggy lanes are potential tools presented in the plan.

Mr. Trumbo noted the conflict between trucks and bicyclists, causing a safety concern. Ms. Cooper and Ms. Cundy explained that the safety scores measure the impact of the improvement rather than the current level of safety. Ms. Cundy also pointed out that alternative routes were explored before addressing improvements on routes with existing truck traffic.

Ms. Cooper pointed out that the plan does not address rural roads with low traffic volumes, as those routes were deemed sufficient for current levels of bicycle traffic. Additionally, Ms. Cooper reiterated the point that details of specific projects would be addressed when funding becomes available.

At 7:04 p.m., Chairman Loomis opened the public hearing.

Ms. Cooper noted that Travis Layman and Denise Harris, members of the Rockingham Bicycle Advisory Committee, who had worked on the development of the plan, were in attendance.

At 7:05 p.m., no one spoke in favor of or opposition to the plan, Chairman Loomis closed the public hearing.

Mr. Pence asked if sufficient right-of-way existed along Route 33 for bicycle facilities. Ms. Cooper explained that some segments do, but the plan also recommends using alternatives to Route 33 where available.

Mr. Trumbo asked if the recommendation would be for the specific projects and the priority rankings. Ms. Cooper explained that the recommendation would be for the entire plan and reiterated that the plan does not set a construction agenda.

At 7:10 p.m., on motion by Mr. Rees and seconded by Mr. Pence, the Planning Commission recommended approval for the Rockingham County Bicycle and Pedestrian Plan by unanimous vote.

REZONING REQUEST

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 east 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.*

Mr. May presented the request.

At 7:18 p.m., Chairman Loomis opened the public hearing.

Mr. Chad Dove spoke to his request, explaining his intent to move his existing automobile repair business to this new location.

At 7:20 p.m., no one spoke in favor of or opposition to the rezoning request, Chairman Loomis closed the public hearing.

Mr. May presented the staff recommendation of approval.

Mr. Burkholder motioned for the Planning Commission to recommend approval of the proposed rezoning; Mr. Pence seconded the motion.

On a vote of 5-0, the Commission recommended the approval of this rezoning.

ORDINANCE AMENDMENTS

OA16-220 *Amendment to the Rockingham County Code, Chapter 17 (zoning), Section 17-201. Definitions generally to remove the definition of memorial garden.*

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).*

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.*

Mrs. Stultz presented the requests.

At 7:30 p.m., Chairman Loomis opened the public hearing.

At 7:31 p.m., no one spoke in favor of or opposition to the ordinance amendments, Chairman Loomis closed the public hearing.

Mrs. Stultz presented the staff recommendation of approval.

Mr. Burkholder motioned for the Planning Commission to recommend approval of the proposed ordinance amendment; Mr. Rees seconded the motion.

On a vote of 5-0, the Commission recommended the approval of these ordinance amendments.

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).*

Mrs. Stultz presented the request.

At 7:35 p.m., Chairman Loomis opened the public hearing.

At 7:35 p.m., no one spoke in favor of or opposition to the ordinance amendments, Chairman Loomis closed the public hearing.

Mrs. Stultz presented the staff recommendation of approval.

Mr. Rees motioned for the Planning Commission to recommend approval of the proposed ordinance amendment; Mr. Pence seconded the motion.

On a vote of 5-0, the Commission recommended the approval of this ordinance amendment.

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.*

Mrs. Stultz presented the requests.

In response to questions by the Commissioners, Ms. Stultz noted that this amendment would not impact the amount of green space required elsewhere in the ordinance. Ms. Stultz stated that this is a market-driven and a staff-driven proposal. Mr. Trumbo asked if this would impact the value of existing townhome developments in the County. Ms. Stultz responded that most townhome developments are in developed areas and would not be directly impacted by a change in regulation that only affects new developments.

At 7:45 p.m., Chairman Loomis opened the public hearing.

Shirley Hawkins spoke in favor of the amendment, stating that when she wanted to expand her rear porch, she was not able to do so because she encroached on the rear setback by one foot on one corner.

At 7:40 p.m., Chairman Loomis closed the public hearing.

Mrs. Stultz presented the staff recommendation of approval.

Mr. Pence asked if the setbacks included the driveway. Ms. Stultz noted that they do not.

Mr. Pence motioned for the Planning Commission to recommend approval of the proposed ordinance amendment; Mr. Burkholder seconded the motion, noting that this amendment makes areas more bike-able and walkable.

Mr. Loomis suggested increasing the maximum number of townhouse units per acre rather than removing the limit, noting that developers will only meet the minimum standards. Ms. Cooper noted that the other constraints provide a limit and that developers will construct to the market.

On a vote of 4-1, the Commission recommended the approval of this ordinance amendment.

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.*

Mrs. Stultz presented the request.

At 7:59 p.m., Chairman Loomis opened the public hearing.

At 8:00 p.m., no one spoke in favor of or opposition to the ordinance amendments, Chairman Loomis closed the public hearing.

Mrs. Stultz presented the staff recommendation of approval.

Mr. Trumbo motioned for the Planning Commission to recommend approval of the proposed ordinance amendment; Mr. Burkholder seconded the motion.

On a vote of 5-0, the Commission recommended the approval of this ordinance amendment.

REZONING REQUEST

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.*

Mr. May presented the request.

At 8:07 p.m., Chairman Burkholder opened the public hearing.

At 8:10 p.m., no one spoke in favor of or opposition to the ordinance amendments, Chairman Loomis closed the public hearing.

Mr. May presented the staff recommendation of approval.

Mr. Pence motioned for the Planning Commission to recommend approval of the proposed rezoning; Mr. Trumbo seconded the motion.

On a vote of 5-0, the Commission recommended the approval of this rezoning.

UNFINISHED BUSINESS

None.

MISCELLANEOUS

None.

CITY PLANNING COMMISSION LIAISON REPORT

Mr. Rees gave a report for the September 9, 2016, Harrisonburg City Planning Commission Meeting.

[Upcoming Harrisonburg City Planning Commission Meeting](#)

The Liaison for the October 10, 2016, Harrisonburg City Planning Commission Meeting is Mr. Loomis.

SITE VISIT

The Commission determined no site visit would be necessary.

STAFF REPORT OVERVIEW

Ms. Cooper reviewed the staff report.

ADJOURNMENT

At 8:30 p.m., having no further business, the Commission adjourned

Bill Loomis, Chairman

James May, Acting Secretary

DRAFT



Community Development Rezoning Report REZ16-287

Planning Commission
November 1, 2016

Board of Supervisors
December 14, 2016

Applicant	The Broadway Group
Tax Map Id	142A1-(A)- L28; 142A1-(A)- L29; portion of 142A1-(A)- L30
Present Zoning	Medium Density Residential District (R-2)
Proposed Zoning	General Business District (B-1)
Location	East of Judy Ln. (Rt. 647) and South of Spotswood Trl. (Rt. 33)
Acreage	1.770
Election District	5
Comprehensive Plan	Village Core of the McGaheysville Area Plan

Staff Recommendation:	Approval	October 26, 2016
Planning Commission:		
Board of Supervisors:		

GENERAL INFORMATION

OVERVIEW / BACKGROUND

As part of the comprehensive rezoning of the County, this property was rezoned to Medium Density Residential District (R-2).

PROFFERS¹

No conditions have been proffered with this application. All permitted uses are available under the General Business District and all Development Standards, as detailed in Article 7 of the Zoning Ordinance, shall be met.

COMPREHENSIVE PLAN

The property lies within the Village Core of the McGaheysville Area Plan. The Village Core allows some mixed-use and small-scale commercial development connected with sidewalks on at least one side of every public street. The Village Core seeks to avoid reverse frontage layouts, wherein the rear of the building faces a public right-of-way, and seeks to avoid suburban style design patterns, such as wide street sections.

ZONING AND EXISTING LAND USE

Zoning has no issues as long as they maintain the setbacks adjoining properties and meet parking requirements and parking setbacks from both roads.

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	General Industrial District (I-1)	Autoparts Sales
East	Limited Business District	Peak View Plaza Shopping Center
South	Public Service District (PS-1)	Elkton Rescue Squad Substation
West	Medium Density Residential District (R-2)	Homesites

¹ Proffers are voluntary contributions made by developers to the County through the conditional zoning process. Proffers are binding commitments which become a part of the County's zoning ordinance as it pertains to a specific property.

STAFF AND AGENCY ANALYSIS

UTILITIES

Public Works

Public water and sewer are located on the opposite side of Judy Lane and are available for connections. An 8" waterline and 8" sewer are located along the roadway. Currently, domestic water flow is adequate for the site. Fire flows in this area are limited but will increase once water line improvements, which are planned by Public Works, are completed in the McGaheysville Area. These improvements should be completed by the end of year 2017.

Health Department

No objection to the rezoning. If a permit is needed for a sewage disposal system or well the local health department should be contacted. The local health department can also be contacted if a record search for any existing sewage disposal systems or wells on the property needs to be performed.

ENVIRONMENTAL

Soils



28A – Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January,

February, March, April, May, November, and December. This soil meets hydric criteria.

29C2 – Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches.

35B – Shrink-swell potential is high. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 27 inches during January, February, March, and April. This soil does not meet hydric criteria.

PUBLIC FACILITIES

Fire & Rescue

This property is located within the McGaheysville Volunteer Fire Department and Elkton Emergency Squad's McGaheysville Sub-stations respective first due areas. With the continued construction and growth within the County, our office has concerns with being able to provide emergency services to new and upcoming projects and locations while maintaining current emergency responses.

Sheriff

No comment,

TRANSPORTATION

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Spotswood Trail (Rt 33)	Principle Arterial	4-Lane Divided Hwy	21,000 vpd	55 mph
Judy Lane (Rt 647)	Local Road	2-Lane Hwy	450 vpd (2015)	Un-posted

* Vehicles Per Day (VPD)

VDOT

1. The subject rezoning will not have a significant enough impact to the roadway network to warrant a Chapter 527 Traffic Impact Analysis.
2. Site access will be limited to Judy Lane. No additional access on Route 33 will be permitted.
3. There is not enough frontage along Judy Lane to construct an entrance that complies with current Access Management Regulations. An Access Management Exception will need to be granted for an entrance closer than 225' from Spotswood Trail. Due to limited frontage, an exception will likely be supported at this location.
4. The increase in traffic at the Spotswood Trail and Judy Lane intersection will create the need to evaluate the existing turn lanes on Route 33. One or both of these turn lanes may be required to be upgraded to current standards to serve existing and site generated traffic.
5. Site access onto Judy Lane and turn lane improvements on Route 33 will be in accordance to Appendix F of the VDOT Road Design Manual and all other applicable specifications and standards.

SUMMARY

Considerations

- The property lies within the Village Core of the McGaheysville Area Plan.
- Adjoining uses include the Elkton Rescue Squad, Peak View Plaza Shopping Center, and auto parts sales across Rt. 33.
- Public water and sewer are available with improvements expected to be completed by the end of year 2017.
- Site access will be limited to Judy Lane. No additional access on Route 33 will be permitted.
- An Access Management Exception will need to be granted for an entrance closer than 225' from Spotswood Trail.
- Existing turn lanes on Route 33 will need evaluation to determine if one or both will require to be upgraded to current standards to serve existing and site generated traffic.

Staff Recommendation: Approval

October 26, 2016

Whereas this property lies within the Village Core of the McGaheysville Area Plan, which calls for limited commercial development, staff recommends approval.

Planning Commission Recommendation:

Board Decision:



The Broadway Group Rezoning Request

PC Hearing Date: 11/01/2016
BOS Hearing Date: 12/14/2016

REZ# 16-287

