

Department of Community Development



Planning Commission Meeting Agenda

January 6, 2026

Board Meeting Room at 6:00 p.m.

- 1) Call to Order – Chairman Rohrer
- 2) Pledge of Allegiance and Invocation – Commissioner Sheets
- 3) Approval of Minutes of December 2, 2025, Regular Meeting
- 4) Public Hearing

REZ25-1749 John and Kathryn Johnson request to amend the proffers on a 2.716-acre portion of Tax Map # 125-A-263 and 125-A-261, zoned R-3 C (General Residential with Conditions). Election District 3.
- 5) Unfinished Business – None.
- 6) New Business – None.
- 7) Ongoing Business
 - a. City Planning Commission Liaison Report: December 10 – Chairman Rohrer
 - b. Upcoming City Planning Commission Liaison Report: January 14 – Commissioner Sheets
- 8) Staff Report Overview
- 9) Adjournment

PLANNING COMMISSION

MINUTES

December 2, 2025

The Rockingham County Planning Commission met on Tuesday, December 2, 2025, in the Board of Supervisors Room in the Rockingham County Administration Center. The following members were present: Chairman Kevin Flint, Vice Chairman Jordan Rohrer, Commissioner Michael Harvey, and Commissioner Keith Sheets. The following staff members were present: Director of Community Development Rachel Salatin, Deputy Director of Community Development Dylan Nicely, Zoning Administrator Kelly Getz, Senior Planner Kayla Yankey and Secretary Dale Gulley. Commissioner Matthew Dale was not in attendance.

Chairman Flint called the meeting to order at 6:00 p.m.

Commissioner Rohrer provided the Invocation and led the Pledge of Allegiance.

APPROVAL OF MINUTES.

On motion by Commissioner Harvey, seconded by Commissioner Sheets, and carried by a roll call vote of 4 to 0, voting recorded as follows, Flint AYE; Harvey AYE; Rohrer AYE; Sheets AYE; the Planning Commission approved the minutes of the November 5, 2025, regular meeting.

UNFINISHED BUSINESS.

REZ25-1293 Yasin Soufi Nejad requests to rezone 1.6 acres from RR-1 (Residential or Recreational) to A-2 (General Agricultural). Tax Map # 95-A-83F. Election District 3.

On motion by Commissioner Sheets, seconded by Commissioner Harvey, and carried by a roll call vote of 4 to 0, voting recorded as follows, Flint AYE; Harvey AYE; Rohrer AYE; Sheets AYE; the rezoning was taken off the table.

Ms. Yankey gave an overview of the rezoning request.

On motion by Commissioner Sheets, seconded by Commissioner Rohrer, and carried by a roll call vote of 4 to 0, voting recorded as follows, Flint AYE; Harvey AYE; Rohrer AYE; Sheets AYE; the rezoning was recommended for approval.

REZ25-0185 Weidig Family Trust and DR Horton requests to rezone two parcels totaling approximately 44 acres from A-2 (General Agricultural) to R-5 (Planned Neighborhood). This property is located west of Port Republic Road (Rt 253), approximately 0.1 mile south of Stone Spring Road (Rt 280). Tax Map # 125-A-20G and a portion of 125-7-1. Election District 4.

On motion by Commissioner Harvey, seconded by Commissioner Sheets, and carried by a roll call vote of 4 to 0, voting recorded as follows, Flint AYE; Harvey AYE; Rohrer AYE; Sheets AYE; the rezoning was taken off the table.

Mr. Nicely shared the concerns raised at the November public hearing when the request was tabled. After the November meeting, staff met with the applicants, their engineers, and VDOT staff to discuss the concerns raised. To address the concerns, the applicant submitted an updated Master Plan and Plan Description with an additional roadway connection to the southeast, all townhouses accessed by alleys, and the removal of the private pump station with the guarantee of a sewer easement from the adjoining property. The applicant also proffered a phasing schedule of no more than 72 building permits per rolling 12-month period for single family detached, townhomes, or duplex units.

Commissioner Harvey asked if the stormwater run-off concerns raised at the previous meeting had been addressed.

Brian Rowe, DR Horton, explained how the stormwater management on the site would be addressed. He stated the developer's commitment to making changes when requested to do so by staff and agencies. He shared with the Planning Commission that DR Horton will be hosting a community meeting to meet and talk with neighbors.

Chairman Flint asked staff if they thought the applicant had been responsive to the issues identified.

Mr. Nicely stated that the applicant has made diligent effort to address all issues and concerns presented by staff and the Planning Commission and held numerous meetings with County staff and VDOT.

On motion by Commissioner Harvey, seconded by Commissioner Rohrer, and carried by a roll call vote of 4 to 0, voting recorded as follows, Flint AYE; Harvey AYE; Rohrer AYE; Sheets AYE; the rezoning was recommended for approval.

Chairman Flint called a five-minute recess.

NEW BUSINESS.

A. 2026 Commission Meeting Schedule & Inclement Weather Policy – Adoption

On a motion by Commissioner Sheets, seconded by Commissioner Rohrer, the Planning Commission unanimously approved the 2026 Planning Commission Meeting Schedule & Inclement Weather Policy.

B. 2026 County Liaison to City Meeting Schedule

The 2026 County Liaison to City Meeting Schedule was provided for the Commission's reference. On a motion by Commissioner Harvey, seconded by Commissioner Sheets, the Commission unanimously approved the 2026 County Liaison to City Meeting Schedule.

C. Election of Commission Chair and Vice Chair for 2026

Discussion was had on the traditional rotation of the Chair and Vice Chair position. Under this rotation, District 2 would serve as Chair and District 3 as Vice Chair. However, due to the vacancy in District 3, it was determined that District 4 would serve as Vice Chair for 2026.

On motion by Commissioner Sheets, seconded by Chairman Flint, and carried by a roll call vote of 4 to 0, voting recorded as follows, Flint AYE; Harvey AYE; Rohrer AYE; Sheets AYE; Commissioner Rohrer was elected as Chairman and Commissioner Harvey was elected as Vice Chairman, effective January 2026.

ONGOING BUSINESS.

A. City Planning Commission Liaison Report

Chairman Flint provided an overview of the agenda items from the November 12, 2025, Harrisonburg City Planning Commission Meeting.

B. Upcoming City Planning Commission Liaison Report

Commissioner Rohrer is the liaison for the December 10, 2025, Harrisonburg City Planning Commission Meeting.

STAFF REPORT OVERVIEW.

Chairman Flint gave an overview of the Capital Improvement Program (CIP) process thus far.

ADJOURNMENT.

Having no further business, the Commission adjourned at 6:30 p.m.

Minutes approved by the Commission on _____, 2026 by:

Kevin Flint, Chairman

Dale Gulley, Secretary

Department of Community Development



Rezoning Case Report: REZ25-1749

Applicant	John and Kathryn Johnson
Location	Northwest side of Massanetta Springs Road (Route 687), approximately 0.5 mile south of Shen Lake Drive (Route 689).
Stone Spring Urban Development Area Plan	Suburban Transect (T-2)
Tax Map #	Portions of 125-A-263, 125-A-261
Present Zoning	R-3 C - General Residential District with Conditions
Proposed Zoning	R-3 C - General Residential District with Conditions (Proffer Amendment)
Acreage	2.716
Election District	3
Planning Commission Action	Scheduled for January 6, 2026
Board of Supervisors Action	Tentatively scheduled for January 28, 2026

General Information

Overview and Background

In 2020, the Lake Pointe Village Property Owner's Association (POA) rezoned tax map # 125-A-263 and 125-A-261 to R-3 C (General Residential with Conditions) with the following proffers:

- The property shall consist of no more than three residential duplexes.
- All subdivided lots and dwelling units would be incorporated into the Lake Pointe Village Property Owners Association.
- All dwelling units shall share a common driveway with a single point of access onto Massanetta Springs Road.
- All residential lots created on the property would be amassed on approximately 2 acres in the easternmost portion of the property.

The current request (REZ25-1749):

This application requests to amend the proffers on a 2.716-acre portion of the above tax map parcels, by restricting the use and development of the property to no more than two single family detached dwellings. The property would no longer be required to be within the Lake Pointe POA or restricted to a common driveway with a single access point onto Massanetta Springs Road. The residual R-3 C acreage not included in this rezoning request will remain common area for the Lake Pointe Village POA, as designated in the 2020 rezoning.



Staff and Agency Analysis

Planning and Zoning

Stone Spring Urban Development Area Plan

The Suburban Transect Zone (T-2) consists of low-density residential areas primarily of detached single-family residences with large landscaped yards, and some attached housing, such as duplexes and townhouses. Mixed-use nodes of residential, neighborhood commercial, telecommuter services, and civic activity (such as libraries, parks, and plazas) are present. Setbacks are large and variable. Building height is typically lower than in the Transition Transect Zone (T-3). The T-2 has less emphasis on pedestrian accommodations than the T-3.

Zoning Ordinance: General Residential District (R-3) (Section 17-308)

The R-3 district provides medium-density to high-density residential development alternatives, including neighborhood amenities and commercial areas. While allowing for a variety of uses, the R-3 district is primarily residential. All nonresidential uses shall be compatible with the residential nature of the district. Any new R-3 district created after

October 1, 2014, shall be located in urban growth areas designated in the Comprehensive Plan or any other plan adopted by the County

Building Services

Building Services has no comment.

Engineering and Environmental

If this rezoning is approved, any future applicant should contact the environmental manager (ahancock@rockinghamcountyva.gov) to discuss a potential wetland area on the property. A 25-foot riparian buffer is required on each side of any perennial or intermittent streams.

Fire

This request is located within the Port Republic Road Emergency Response Station and the Harrisonburg Volunteer Rescue Squad's response areas. The Fire Marshal's Office has no concerns with the request.

Public Works

County water and sewer are available to the property. Private sewer easements would need to be acquired prior to any development.

Rockingham County Public Schools (RCPS)

RCPS has no comment.

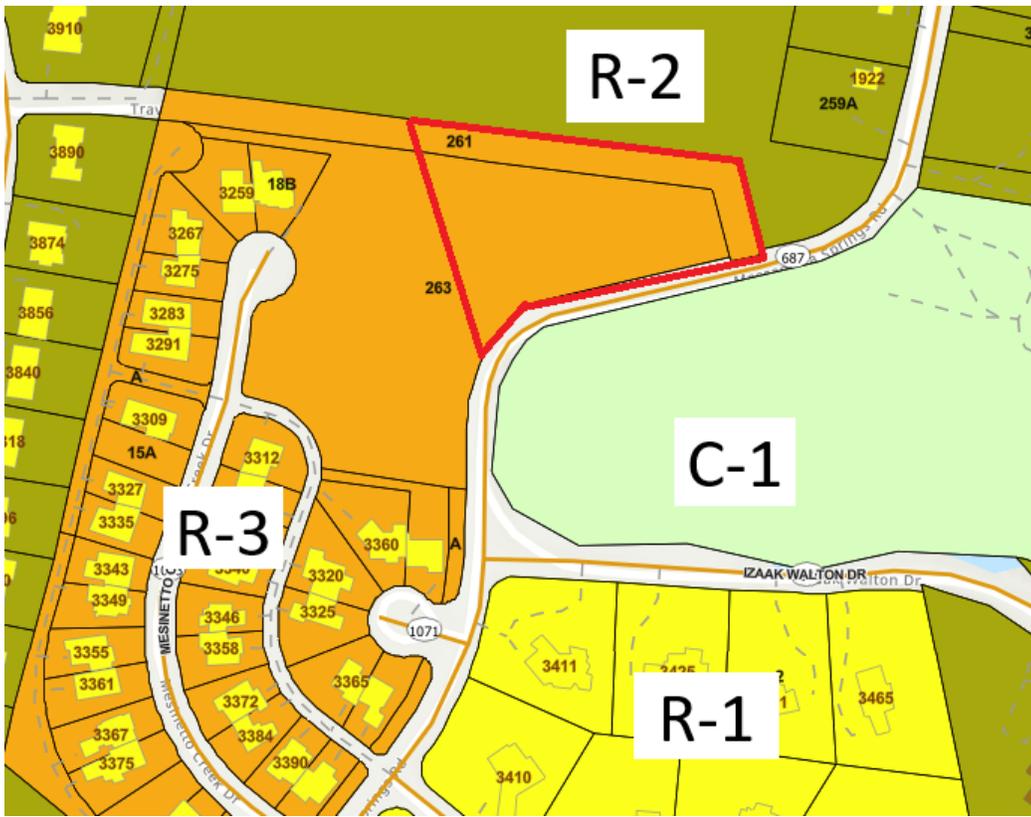
Virginia Department of Transportation (VDOT)

Any new entrance will be required to meet all applicable state standards. A VDOT Land Use Permit is required for a new entrance and may be obtained at the VDOT Harrisonburg Residency Office.

Considerations

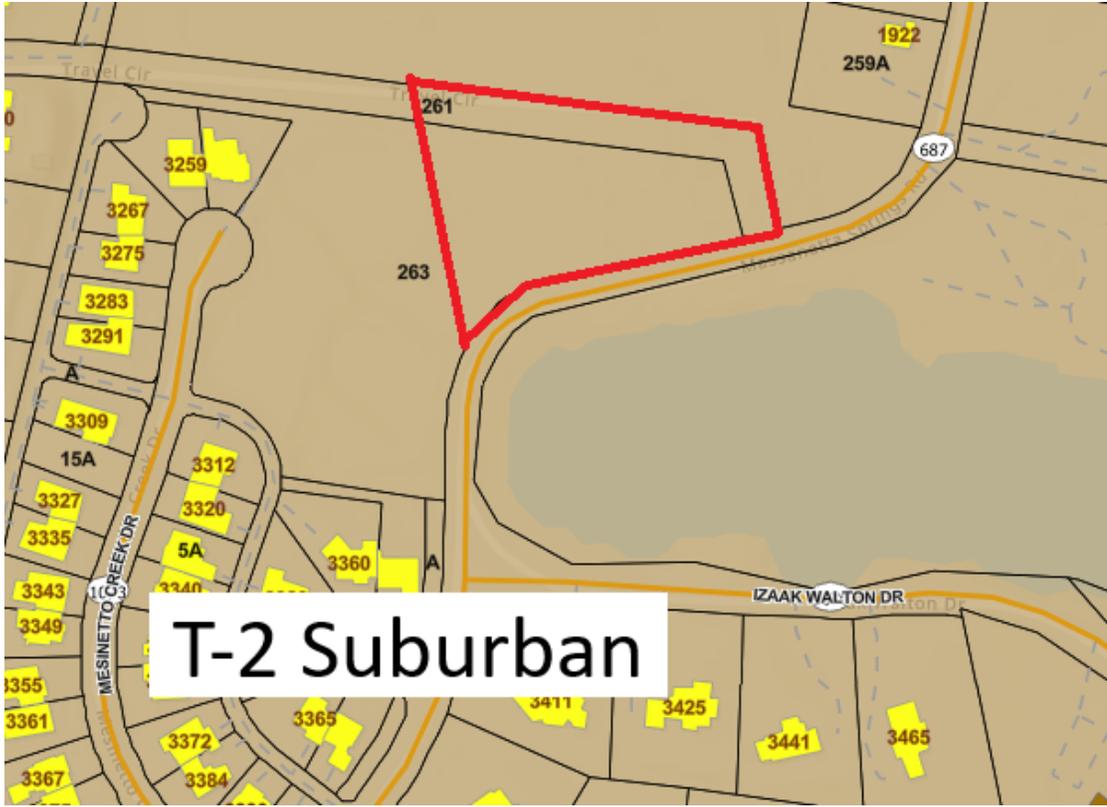
Surrounding Uses

The property adjoins R-2 zoned land to the north, R-3 zoned land to the west, and C-1 zoned land to the south (Lake Shenandoah).



Stone Spring Urban Development Area Plan

The property is designated as Suburban (T-2) in the Stone Spring Urban Development Area Plan and is located within an established suburban-style community consisting of existing duplexes and single-family homes. This proposal is not inconsistent with the Suburban designation.



Density

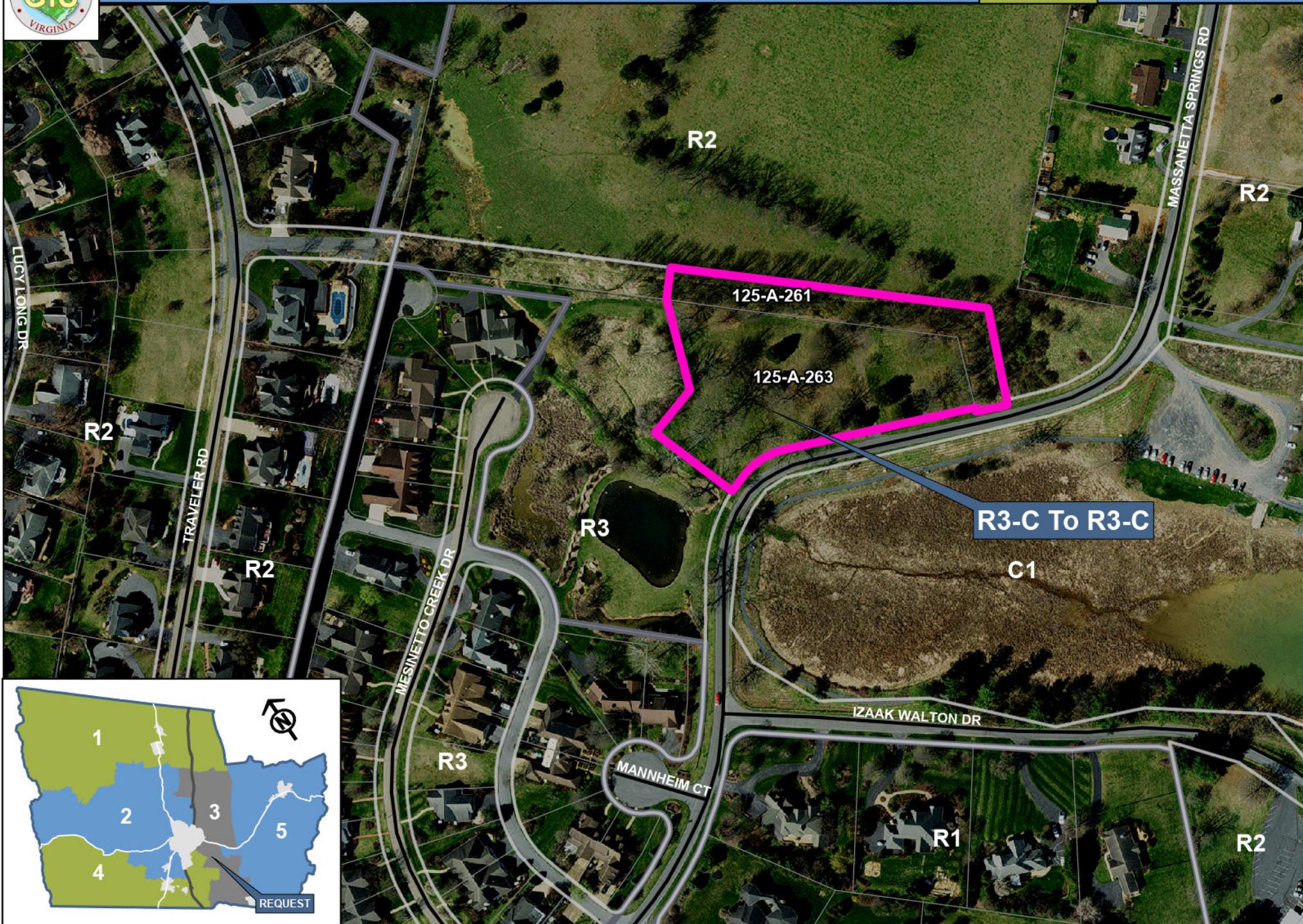
The 2020 approved proffers would permit up to three duplexes (six units). This request would decrease the density by only allowing two single-family dwelling units.



John and Kathryn Johnson Rezoning Request



REZ#25-1749



Proffer Statement

Re: Lake Pointe Village POA (c/o Renee Conell, President, LPVPOA)

Date: December 8, 2025

Rezoning Case Number: REZ25-1749

Tax Map Numbers: Portions of 125-(A)-L263, L261 Totaling approximately 2.716 acres ("Property")

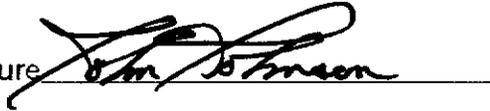
STATEMENT OF PROFFER

The Applicant hereby proffers that the use and development of this Property shall be in strict accordance with the following condition:

1. The Property shall consist of no more than two single family detached dwelling units;

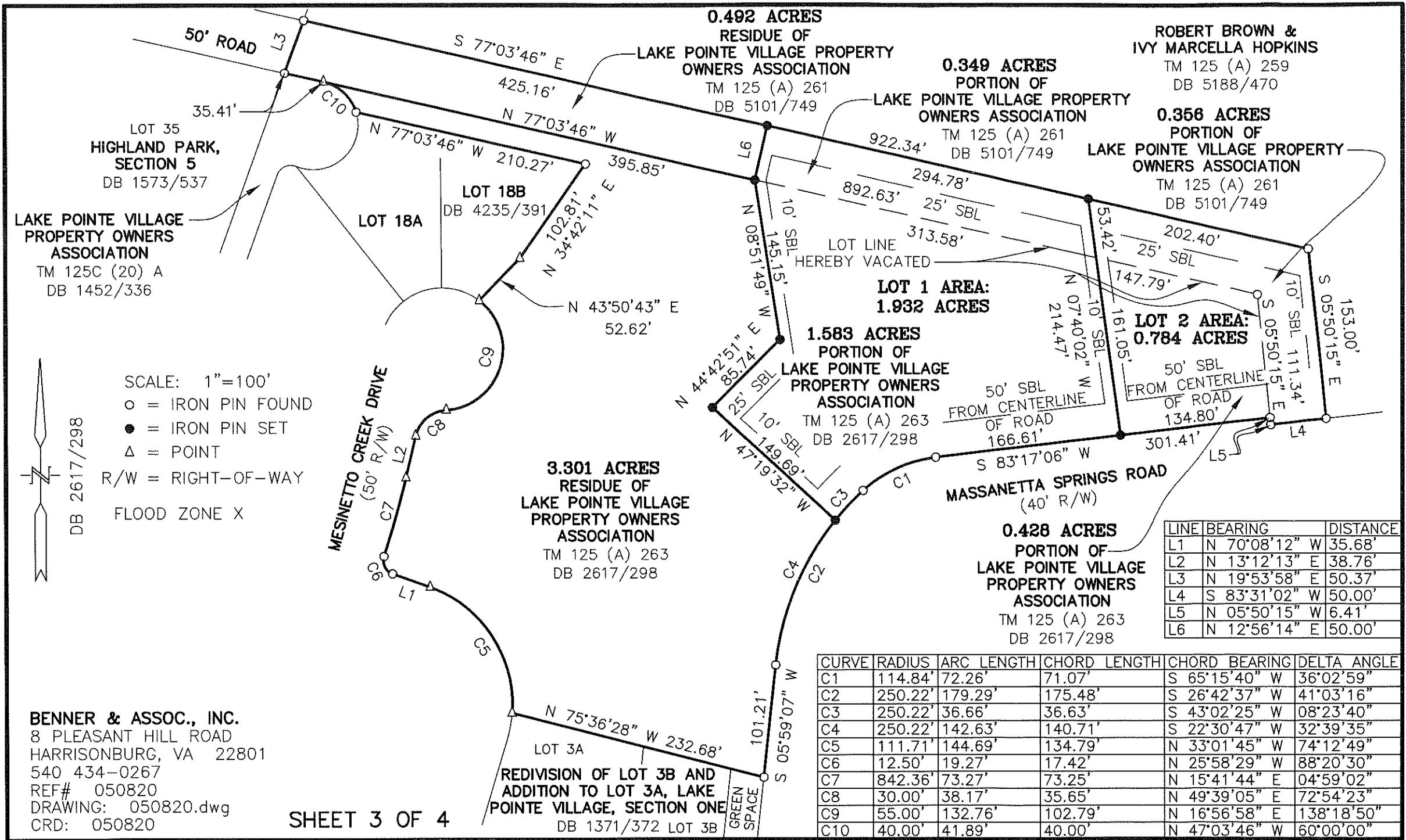
The condition set forth in this proffer statement shall supersede all conditions governing the 2.716 acres ("Property") set forth in previous proffer statements including those dated July 24, 2020.

Applicant Signature _____

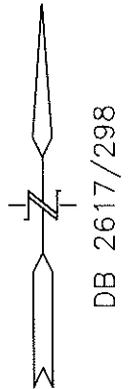


Owner Signature _____

DocuSigned by:
Renee Conell
E07F9F0D5B284AB...



SCALE: 1"=100'
 ○ = IRON PIN FOUND
 ● = IRON PIN SET
 △ = POINT
 R/W = RIGHT-OF-WAY
 FLOOD ZONE X

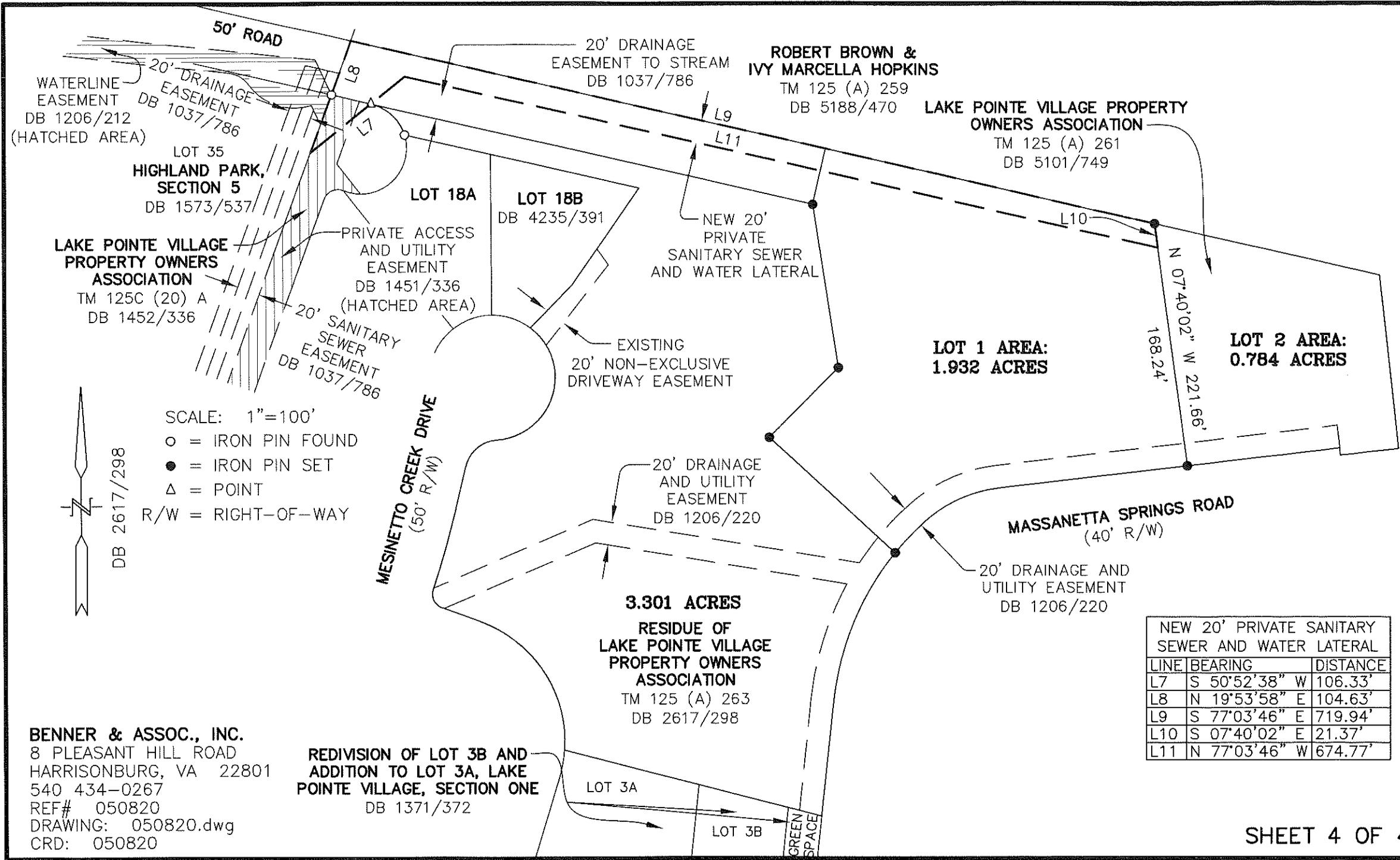


LINE	BEARING	DISTANCE
L1	N 70°08'12" W	35.68'
L2	N 13°12'13" E	38.76'
L3	N 19°53'58" E	50.37'
L4	S 83°31'02" W	50.00'
L5	N 05°50'15" W	6.41'
L6	N 12°56'14" E	50.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	114.84'	72.26'	71.07'	S 65°15'40" W	36°02'59"
C2	250.22'	179.29'	175.48'	S 26°42'37" W	41°03'16"
C3	250.22'	36.66'	36.63'	S 43°02'25" W	08°23'40"
C4	250.22'	142.63'	140.71'	S 22°30'47" W	32°39'35"
C5	111.71'	144.69'	134.79'	N 33°01'45" W	74°12'49"
C6	12.50'	19.27'	17.42'	N 25°58'29" W	88°20'30"
C7	842.36'	73.27'	73.25'	N 15°41'44" E	04°59'02"
C8	30.00'	38.17'	35.65'	N 49°39'05" E	72°54'23"
C9	55.00'	132.76'	102.79'	N 16°56'58" E	138°18'50"
C10	40.00'	41.89'	40.00'	N 47°03'46" W	60°00'00"

BENNER & ASSOC., INC.
 8 PLEASANT HILL ROAD
 HARRISONBURG, VA 22801
 540 434-0267
 REF# 050820
 DRAWING: 050820.dwg
 CRD: 050820

REDIVISION OF LOT 3B AND
 ADDITION TO LOT 3A, LAKE
 POINTE VILLAGE, SECTION ONE
 DB 1371/372 LOT 3B



NEW 20' PRIVATE SANITARY SEWER AND WATER LATERAL		
LINE	BEARING	DISTANCE
L7	S 50°52'38" W	106.33'
L8	N 19°53'58" E	104.63'
L9	S 77°03'46" E	719.94'
L10	S 07°40'02" E	21.37'
L11	N 77°03'46" W	674.77'

BENNER & ASSOC., INC.
 8 PLEASANT HILL ROAD
 HARRISONBURG, VA 22801
 540 434-0267
 REF# 050820
 DRAWING: 050820.dwg
 CRD: 050820

**REDIVISION OF LOT 3B AND
 ADDITION TO LOT 3A, LAKE
 POINTE VILLAGE, SECTION ONE**
 DB 1371/372

Approved
9/23/20
REZ20-145

PROFFER STATEMENT

RE: *Lake Pointe Village*

Owner: Lake Pointe Village POA (c/o Ed Smith, Secretary)

Date: July 24, 2020

Rezoning Case Number: TBD

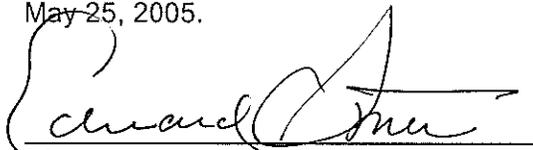
Tax Map Numbers: 125-(A)-L263, L261 totaling approximately 6.51 acres ("Property")

STATEMENT OF PROFFERS

Applicant hereby proffers that the use and development of this Property shall be in strict accordance with the following conditions:

1. The Property shall consist of no more than three residential duplexes (6 dwelling units, total).
2. Dwelling units / subdivided lots shall be incorporated into the Lake Pointe Village Property Owners Association at time of initial development and/or sale. Associated restrictions, covenants, and bylaws will govern.
3. All dwelling units on the Property shall share a common driveway / access easement with a single point of access onto Massanetta Springs Rd (Rte 687).
4. All residential lots associated with this rezoning shall be amassed into approximately 2± acres total, and located on the easternmost portion of the Property as generally depicted on Attachment A.

The conditions set forth in this proffer statement supersede all conditions set forth in previous proffer statements, including those approved with the previous rezoning of TM 125-(A)-L263 dated May 25, 2005.



Applicant/Owner Signature

Edward Smith

Printed Name



The Department of Community Development Staff Report

December 10, 2025

BOARD ACTION

No action items at this time.

STANDING COMMITTEES

Standing Committee	Staff Lead(s)	Status	Meeting Date
Agricultural & Forestal Advisory Committee	Kayla & Dylan	No new business.	As needed
Bicycle & Pedestrian Advisory Committee	Dylan	No new business.	As needed
Board of Building Code Appeals	Joe	No new business.	As needed
Board of Zoning Appeals	Kelly	No new business.	As needed
Planning Commission	Rachel	Action item(s) listed below.	First Tuesday of each month

At its December 2, 2025, meeting, the Planning Commission acted on the following items that were tabled on November 5, 2025:

Project #	Applicant	Request	Location	Status
REZ25-1293	Yasin Soufi Nejad	Requests to rezone 1.6 acres from RR-1 (Residential or Recreational) to A-2 (General Agricultural). Election District 3.	Tax Map # 95-A-83F.	PC recommended approval 12/2. Tentative BOS date 1/28/26.
REZ25-0185	Weidig Family Trust and DR Horton	Requests to rezone two parcels totaling approximately 44 acres from A-2 (General Agricultural) to R-5 (Planned Neighborhood). Election District 4.	This property is located west of Port Republic Road (Rt 253), approximately 0.1 mile south of Stone Spring Road (Rt 280). Tax Map # 125-A-20G and a portion of 125-7-1.	PC recommended approval 12/2. Tentative BOS date 1/28/26.

PROJECTS

Special Projects	Staff Lead(s)	Description/Status
Agricultural Preservation & Protection Committee	Kelly	The APP Committee, which includes Supervisor Longcor and Supervisor Hensley, met in July and December 2024, and on October 2, 2025. Discussion topics in October included the County’s subdivision ordinance and conservation easements. The next meeting is tentatively scheduled for February, 2026. This project is ongoing.
Hydrogeological Study Research	Kelly	On July 10, 2024, the Board of Supervisors requested that staff research the logistics and cost of studying groundwater availability and usage in Rockingham County. Staff compiled and shared a written report with the Board in December. On July 9, the BOS directed staff to schedule a representative from the USGS to present to the BOS more information on potential water studies and testing. The presentation from representatives of USGS will be scheduled in 2026.
Short Term Rentals	Sheila & Dylan	In January 2024, the Board of Supervisors requested that staff further investigate short-term rentals in the County and their possible effects. Members of the Board and Planning Commission met with staff on August 1, 2024, and January 31, 2025. A draft ordinance pertaining to health, safety, and welfare was tabled by the Planning Commission on May 6 th . A public survey to obtain feedback on the draft ordinance completed on June 13. Data collected from the over ninety responses was reviewed during a work session of the Planning Commission on July 1. The Planning Commission recommended approval of the updated ordinance on August 5. On October 22, the Board of Supervisors tabled the ordinance. An updated draft is included in this packet.
Briery Branch Community Center	Kayla & Rachel	On February 6, Governor Youngkin announced that Rockingham County received a \$100,000 Planning Grant through the Community Development Block Grant (CDBG) program to support the revitalization of the Briery Branch Community Center. Environmental testing, including assessments for asbestos, lead, and water quality, have been completed. Septic system evaluations are currently underway. The next Project Management Team (PMT) meeting is scheduled for December 22 at 4:00 p.m.
North Route 11 Corridor	Julia & Kayla	At the July 9, 2025, Board of Supervisor meeting, staff was directed to continue in long range planning and code compliance efforts in the North Route 11 Corridor area. This project is ongoing.

Monthly Summary	Staff Lead(s)	Monthly Status: as of November 30, 2025
Deed/Plat Review	Donna	22 deeds/plats submitted 5 of which are awaiting revisions
Code Compliance	Kelly, Brittany & Josh	78 active code cases 21 of which are pending legal action and 9 are pending action by the magistrate
Building Inspections & Plan Review	Joe, Ben, & Matt	1,728 building/other inspections (averaged 96 daily) 82 residential plans under review 12 commercial plans under review 212 permits issued
Planning & Zoning Applications (Excludes items tabled by BOS)	Kelly, Daniel, Kayla & Dylan	8 special use permits under review 5 rezonings under review

TRANSPORTATION PROJECT APPLICATIONS

Revenue Sharing

The VDOT Revenue Sharing Program’s full applications were due on September 15. Revenue Sharing (VDOT’s 50/50 matching grant) funds can be used for eligible rural additions and to construct, reconstruct, improve, or maintain roads.

Staff, with VDOT assistance, submitted the following projects:

- Shoulder widening on a section of Airport Road
- Improving a vertical curve on Friedens Church Road, 0.1 mile east of Oakridge Road, to increase sight distance
- Requesting additional allocation for the Cross Keys Road and Port Republic Road turn lane project

LARGE SCALE SOLAR ENERGY FACILITIES

Project Name	Location	Projects of 50 Acres or Less (in acres)	Projects of 50 to 150 Acres (in acres)
SolAmerica (Scenic L Farms)	South of Rockingham Pike & 50’ east of Eagle Rock Road	18	
Caden Energix Endless Caverns, LLC	South of Craney Island Road		149
Sun Ridge Solar	10276 South East Side Highway (old quarry site)		150
Knight Solar	West of intersection of East Point Road & Freeze Farm Lane		149
TOTAL		18	448

REQUESTS TABLED BY BOARD OF SUPERVISORS

Special Use Permit Application(s):

Date	Case #	Applicant	Request	Location	Election District
12/9/20	SUP20-297	Todd White	Two additional dwellings	728 Fellowship Road	3
6/9/21	SUP21-075	Hank Hensley	Small contractors business	4765 Pleasant Valley Road	3
8/23/23	SUP23-0921	Aleksandr Bogdanov	Large utility building	Runkles Gap Road	5
11/15/23	SUP23-1304	Robert Long	Additional dwelling	Doe Hill Road	5
11/13/24	SUP24-1424	Marlen Showalter	Two additional dwellings	17449 Runions Creek Road	1
9/24/25	SUP25-0885	Cosner Construction, Inc	SFD on private well and septic in the UGA	12204 Daphna Road	1

Rezoning Request(s):

Date	Case #	Applicant	Request	Location	Election District
11/12/25	REZ22-2203	B&A Group LLC	REZ22-2203 B&A Group LLC requests to rezone 4.19 acres from B-1 C (General Business with Conditions) to I-1 C (Industrial with Conditions). The property is located on the west side of Kratzer Road (Rt. 753), approximately 0.10 mile north of Friendship Drive (Rt. 901). Tax Map # 94-A-91. Election District 2.	On the west side of Kratzer Road (Rt. 753), approximately 0.10 mile north of Friendship Drive (Rt. 901)	2

Ordinance Amendment(s):

Case #	Applicant	Request
OA24-1387	Staff-generated	Chapter 17 (Zoning Ordinance), Section 17-306, Low-Density Residential District (R-1), Section 17-307, Medium Density Residential District (R-2), and Section 17-308, General Residential District (R-3), to limit the number of building permits that may be issued within a development project during any rolling twelve (12) month period. The allowed number of building permits

		issued within a rolling twelve (12) month period may only be exceeded by special use permit.
OA25-0486	Staff-generated	Ordinance to enact sections 9-3 through 9-9 to Chapter 9 (Health and Sanitation Ordinance) of the Rockingham County Code. The proposed ordinance would add health, safety, and welfare standards to the operation of short-term rentals and establish an administrative permit process through which the standards would be enforced.

DEPARTMENT PERSONNEL

Number of Staff	22	Number of Vacancies	0	Number of Job Postings	0
Recent Staff Changes & Achievements	None.				