

PLANNING COMMISSION

DRAFT MINUTES

March 3, 2020

The Rockingham County Planning Commission met on Tuesday, March 3, 2020, in the Board of Supervisors Room in the Rockingham County Administration Center. Members present were, Chairman Rodney Burkholder, Vice Chairman Kevin Flint, Commissioner Michael Harvey, Commissioner Bill Loomis, and Commissioner Keith Sheets. Staff members present were Director of Community Development, Rhonda Cooper; Director of Planning, Bradford Dyjak; Senior Planner, Patrick Wilcox; Deputy Zoning Administrator & Code Compliance Office, Kelly Getz; and Secretary, Kayla Yankey.

At 6:31 p.m., Chairman Burkholder called the meeting to order and offered the Pledge of Allegiance and Invocation.

MINUTES

On motion by Commissioner Harvey, and seconded by Commissioner Loomis the February 4, 2020 minutes were approved with a 5-0 vote.

PUBLIC HEARING

Capital Improvements Program Plan

The Rockingham County Capital Improvements Program (CIP) for fiscal years 2021 - 2025 requires a public hearing. The CIP serves as a five-year plan to guide the construction or acquisition of capital projects. Mr. Dyjak and staff requested the Commission recommend approval of the CIP to the Board of Supervisors.

Chairman Burkholder opened the public hearing at 6:37 p.m.

Seeing as there was no one to speak in favor or opposition at 6:37 p.m. Chairman Burkholder closed the public hearing.

Vice Chairman Flint motioned to recommend moving forward the Rockingham County Capital Improvements Program (CIP) Plan to the Board of Supervisors. Commissioner Sheets seconded the motion.

On a vote of 5-0, adoption of the Rockingham County Capital Improvements Program (CIP) Plan was recommended to the Board of Supervisors.

Ordinance Amendment

OA20-008 - Amendment to the Rockingham County Code, Chapter 17 (Zoning Ordinance), Table 17-806.02 Area, Setback, and Height – Planned. Proposal to eliminate distances between apartment units that adjoin in the PMF (Planned Multi-Family) Zoning District.

Mr. Dyjak presented the request.

Commissioner Loomis asked Mr. Dyjak if there were any current projects this ordinance amendment pertains to. Mr. Dyjak answered that the planned Locust Grove Village development on Boyers Road could be an example, and reiterated that this distance was already permitted with duplexes and rowhomes.

Commissioner Harvey asked if there were any current violations that this amendment would help to alleviate; Mr. Dyjak said there were not.

At 6:41 p.m., Chairman Burkholder opened the public hearing.

Ronald Shank, an adjoining land owner to Locust Grove Village, asked staff and commissioners what the changes would be. Mr. Dyjak explained that this amendment was to better align with other setbacks in the PMF zoning district, and that this would only apply to interior lines not perimeter property lines. Ms. Cooper added that there would be flexibility for apartment buildings to have 10' between buildings, and that the density of proposed projects is normally determined during a rezoning.

At 6:45 p.m., Chairman Burkholder closed the public hearing.

Commissioner Harvey motioned for the Planning Commission to recommend approval of the proposed ordinance amendment; Commissioner Loomis seconded the motion.

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

Rezoning Requests

REZ20-016 - West Lake Space, LLC., 1502 Brookhaven Drive, Rockingham, VA 22801 request to rezone 0.743 acres from A-2 General Agricultural District to R-3 General Residential District. The parcel is located at 3302 Albert Long Drive (Route 895), Rockingham, VA . Comprehensive Plan Designation: Mixed Use Center within the Stone Spring Urban Development Area; Tax Map #125-(A)-L125A. Election District 3.

Mr. Getz presented the request with an aerial of the property. Mr. Getz noted that the VDOT comments included in the packet would be addressed during site plan, and would not impact the rezoning. Staff finds the application meets applicable zoning code, Section 17-308, and is consistent with the Comprehensive Plan - specifically the Stone Spring Urban Development Area Plan recommendations. Changing the zoning designation to the R-3 district would represent a logical extension of adjacent properties along Allen Road and Port Republic Road, creating neighborhood cohesion and a transition amongst remaining A-2 and R-3, PMR, and nearby B-1 districts. Staff therefore recommends approval of the application as submitted.

At 6:51 p.m., Chairman Burkholder opened the public hearing.

Dr. Saied Asfa, a plastic surgeon at a neighboring medical practice, spoke in favor of the rezoning.

At 6:52 p.m., seeing as there was no one to speak in opposition to the rezoning; Chairman Burkholder closed the public hearing.

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

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

REZ20-022 - Freedom Center DC Institute, 9373 N. Congress St., New Market, VA 22844 request to rezone a 3-acre parcel located on the west side of North Valley Pike (US 11), about 200 feet south of Mayland Road (VA 259) from B-2C-Neighborhood Business with Conditions to A-2-General Agricultural. Comprehensive Plan Designation: Agricultural Reserve; Tax Map # 67-(A)-L11A2. Election District 1.

Mr. Getz presented the request, and explained that this property was formally known as The Shoppes at Mauzy and served as a stage coach inn in the 1800's. In 2018 the property was rezoned to B-2C to be used as an event center, and the new owner would like to use the structure as a single family dwelling. Mr. Getz explained that changing to A-2 zoning would restrict commercial activity on the property.

At 6:56 p.m., Chairman Burkholder opened the public hearing.

At 6:56 p.m., seeing as there was no one to speak in favor of or opposition to the rezoning, Chairman Burkholder closed the public hearing.

Vice Chairman Flint motioned for the Planning Commission to recommend approval of the proposed rezoning; Commissioner Harvey seconded the motion.

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

REZ20-023 - Cosner Construction, Inc., P.O. Box 609, Broadway, VA 22815, request to amend the existing proffered conditions and plan description of Locust Grove Village covering a 5.9 acre-portion of a 10-acre parcel located on the southeast side of Boyers Road (Route 704) approximately 0.5 mile south of Stone Spring Road (VA 280), designated as PMF-C Planned Multi-Family District with Conditions. Comprehensive Plan Designation: Community Residential in the Stone Spring Urban Development Area, Tax Map #125-(A)-L220B, Election District 3.

Mr. Dyjak presented the request explaining that the development had been approved for 86 units, and this was merely an amendment to the existing proffer to change terminology from condominiums to residential units.

At 6: 59 p.m., Chairman Burkholder opened the public hearing.

Todd Rhea, an attorney for Clark & Bradshaw, spoke in favor of the terminology change explaining that the term condominiums can cause problems on the financing side of developing. He explained that there were going to be changes to the density and setbacks of the project.

At 7:03 p.m., seeing as there was no one to speak in opposition to the rezoning, Chairman Burkholder closed the public hearing.

Given the underlying district, use and master plan layout will not change; staff finds that the proposed amendments to the existing proffer statement meet applicable zoning codes, specifically Section 17-403 for the Planned Multi-Family District. While "condominiums" are permitted within the PMF zoning district, this is an ownership structure and not a defined use. Therefore, the proposed amendment would remain consistent with the PMF district standards and approved Master Plan. Mr. Dyjak offered staff's recommendation of approval of the request as submitted.

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

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

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

ONGOING BUSINESS

Commissioners were updated on pending ordinance amendments, and informed that any pending amendments could be found in the staff report.

MISCELLANEOUS

City Planning Commission Liaison Report

Commissioner Loomis gave a report for the February 12, 2020 Harrisonburg City Planning Commission Meeting.

Upcoming Harrisonburg City Planning Commission Meeting

The Liaison for the March 11, 2020 Harrisonburg City Planning Commission Meeting is Commissioner Harvey.

Site Visit

There were two proposed dates for a site visit, March 12th and March 17th.

Staff Report Overview

Ms. Cooper reviewed the staff report informing the Commission of a new building plan reviewer, Ben Terry, who is currently a County building inspector, and a new permit technician would be joining the Community Development Department.

ADJOURNMENT

At 7:13 p.m., having no further business, the Commission adjourned.

Minutes approved by the Commission on _____, 2020 by:

Rodney Burkholder, Chair

Kayla Yankey, Secretary