

Department of Community Development



Planning Commission Meeting Agenda

August 1, 2023

Board Meeting Room at 6:30 p.m.

- 1) Call to Order – Chairman Harvey
- 2) Pledge of Allegiance and Invocation – Commissioner Loomis
- 3) Approval of Minutes from July 5, 2023, Regular Meeting
- 4) Public Hearing

Rezoning Request

REZ23-0185 LBD Investments: This is a request to rezone 26.918 acres from A-2 (General Agricultural) to R-5 (Planned Neighborhood). The property is located on the west side of Boyers Road (Rt 704), approximately 0.2 mile north of Stone Spring Road (Rt 280). Tax Map # 125-A-194. Election District 3.

- 5) Unfinished Business – None.
- 6) New Business – None.
- 7) Ongoing Business
 - a. City Planning Commission Liaison Report: July 12 – Chairman Harvey
 - b. Upcoming City Planning Commission Liaison Report: August 9 – Commissioner Sheets
- 8) Staff Report Overview
- 9) Adjournment

PLANNING COMMISSION

MINUTES

July 5, 2023

The Rockingham County Planning Commission met on Wednesday, July 5, 2023, in the Board of Supervisors Room in the Rockingham County Administration Center. The following members were present: Chairman Michael Harvey, Vice Chairman Keith Sheets, Commissioner Kevin Flint, Commissioner Bill Loomis, and Commissioner Jordan Rohrer. The following staff members were present: Director of Community Development Rhonda Cooper, Deputy Director Rachel Salatin, Zoning Administrator Kelly Getz, Planner Kayla Yankey, Planner Dylan Nicely, and Secretary Denee Sorrell.

Chairman Harvey called the meeting to order at 6:30 p.m.

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

APPROVAL OF MINUTES.

On motion by Commissioner Loomis, seconded by Commissioner Flint, and carried by a roll call vote of 5 to 0, voting recorded as follows, Flint AYE; Harvey AYE; Loomis AYE; Rohrer AYE; Sheets AYE; the Planning Commission approved the minutes of the June 6, 2023, regular meeting.

PUBLIC HEARING.

Rezoning Request

Mr. Nicely presented the following request:

REZ23-0681 CSJ Family Farm, LLC (c/o Rebecca S. Bowman). This is a request to rezone 12.647 acres from R-2 (Medium Density Residential) to A-2 (General Agricultural). The property is located on the north side of Longs Pump Road (Rt 721), approximately 0.2 mile east of Kratzer Road (Rt 753). Tax Map # 79-A-162. Election District 2.

Chairman Harvey and Commissioner Loomis stated that during their visits to the site, it appeared the land was currently being used for agricultural.

Chairman Harvey opened the public hearing at 6:35 p.m.

Applicant, Rebecca Bowman, confirmed that the land was being used for the grazing of horses and goats as well as her residence.

Seeing as there was no one to speak in opposition to the rezoning, Chairman Harvey closed the public hearing at 6:37 p.m.

On motion by Commissioner Rohrer, seconded by Commissioner Sheets, and carried by a roll call vote of 5 to 0, voting recorded as follows, Flint AYE; Harvey AYE; Loomis AYE; Rohrer AYE; Sheets AYE; the rezoning was recommended for approval.

Ordinance Amendment

Mr. Nicely presented the following request:

OA23-0700 Great Eastern Resort Corporation, a citizen-generated ordinance amendment to the Rockingham County Code, Chapter 17 (Zoning Ordinance), Section 17-404 Planned Resort district (R-4), Subsection 17-404.05 (d) and Table 17-606, Land Use and Zoning Table to amend the maximum area allowed for Village Centers and add the following five uses as Permitted within the R-4 zoning district: Animal Hospital, Antique or Craft Shop, Farm Market, Group Home, and Nursing Home.

Mr. Nicely explained that this ordinance amendment would allow a Village Center to change from 20% of a total project area to 50% of the total project area in an R-4 district, as well as add the requested permitted uses to the district. Commissioner Loomis asked if there were any state code parameters that needed to be considered as part of this amendment.

Mr. Nicely responded that this request pertains only to the Rockingham County Zoning Ordinance.

Chairman Harvey opened the public hearing at 6:41 p.m.

Todd Rhea, Attorney with Clark and Bradshaw, stated that this amendment would allow greater flexibility when developing within the R-4 zoning district.

Seeing as there was no one to speak in opposition to the ordinance, Chairman Harvey closed the public hearing at 6:43 p.m.

On motion by Commissioner Sheets, seconded by Commissioner Flint, and carried by a roll call vote of 5 to 0, voting recorded as follows, Flint AYE; Harvey AYE; Loomis AYE; Rohrer AYE; Sheets AYE; the ordinance was recommended for approval.

Rezoning Requests Continued

Mr. Nicely presented the following request:

REZ23-0698 Great Eastern Resort Corporation (Massanutten Station). This is a request to rezone a total of 224.6 acres to R-4 (Planned Resort); approximately 145 acres currently PCD (Planned Commercial Development) and 80 acres currently A-2 (General Agricultural). All existing master plans within this area would be replaced with a R-4 Master Plan that incorporates all 224.6 acres. The property is located on the east side of Resort Drive (Rt 644), south of Bloomer Springs Road (Rt 646), and west of East Point Road (Rt 602). Election District 5.

Mr. Nicely explained that this proposed development would include up to 1,255 residential units of varying housing types, as well as 100 hotel units, 250 hotel/apartment units, and 250 timeshare units. The Plan also includes two Village Center areas containing commercial and resort related activities.

Chairman Harvey asked if there was a proffer statement included with the request.

Mr. Nicely stated that the plan description serves as the proffers in planned district developments.

Commissioner Sheets asked why one of the entrances on Rt 602 was limited to a right in/right out.

Mr. Nicely answered that the right in/right out placement was likely due to VDOT spacing requirements with full functioning intersections.

Chairman Harvey opened the public hearing at 6:57 p.m.

Steve Krohn, President of Great Eastern Resort Corporation, explained the process that he and his team had completed for the development of these very long-range master plans. Prior to an official rezoning application submittal there had been nearly 25 sessions over the past year soliciting input from all neighbors. He feels that their proposed plans reflect the community input gained from that process.

Mr. Krohn also noted that the need for more full-time residents was a significant voice in the proposed plans as growth in nearby Airbnb and lack of new residential construction in the area creates huge pressure on availability and affordability in the local housing market. The proposal will offer affordability, availability while prohibiting Airbnb or transient rentals.

Commissioner Sheets commented that to his understanding all commercial activities are not just for resort guests but for the general public as well.

Mr. Krohn answered that commercial activities will be open to the general public. An example was given of a farmer's market that was recently held; it sold out quickly and was attended by resort visitors and full-time residents.

Rob Robinson with Urban Design Associates presented to the Commission. The presented plan is a paradigm shift that incorporates more full-time residents living on the mountain. He explained that the proposed concept provides clear development principles, that expands market focus, increases connectivity, creates safe trails, provides daily services, and increases participation for local businesses.

Josh Lyons, President of Sunnyside Communities, spoke in favor of the proposal and acknowledged that the Shenandoah Valley is a desirable location to seniors. He feels that adding more senior living options and amenities to the east side of the county is positive.

Bradford Dyjak, with Massanutten Property Owners Association, spoke in favor, stating that the attention to process and the focus on design is a definite paradigm shift for Massanutten Resort. The proposed mixed-use development will be a notable community gain to this currently dormant property.

Thomas Jenkins, with Shenandoah Valley Bicycle Coalition, spoke in favor and stated that the proposed trails are a great way to get people enjoying the outdoors and physically active. He expressed excitement with what the project will bring to the Shenandoah Valley.

Gary Sandridge, an adjacent landowner, spoke in favor of the proposals and stated that getting more business into the area is valuable.

Oren Collenger, a homeowner and timeshare owner, shared concerns over lack of law enforcement presence with the removal of the police department from the Massanutten area. He stated that currently the Rockingham County Sheriff's Office serves the area but asked if there will be another attempt to house security or law enforcement on site with the new proposals. He also expressed concern of adding more homes to the area that may increase the already high cost of water services.

Commissioner Sheets commented that he was surprised at the lack of opposition for this ambitious plan and felt this was an excellent plan and a good use of the land.

Commissioner Flint stated that the applicant was very helpful and transparent with information which helped him understand the proposal.

Chairman Harvey closed the public hearing at 7:34 p.m.

On motion by Commissioner Sheets, seconded by Commissioner Loomis, and carried by a roll call vote of 5 to 0, voting recorded as follows, Flint AYE; Harvey AYE; Loomis AYE; Rohrer AYE; Sheets AYE; the rezoning was recommended for approval.

Ms. Yankey presented the following request:

REZ23-0711 Great Eastern Resort Corporation (Woodstone Meadows). This is a request to amend approximately 11 acres of the Woodstone Meadows R-5 Master Plan for the redesign of the commercial uses and the addition of a multi-purpose trail. The property is located at the intersection of Meadowvista Lane and Resort Drive (Rt 644). Election District 5.

Chairman Harvey opened the public hearing at 7:42 p.m.

Mr. Robinson continued his presentation, explaining that this proposed project would bring flexible spaces and more people to the mountain. The design concept will be more functional and incubate a different and positive community culture.

Commissioner Loomis asked why it is a proposed rezoning if the property is already zoned R-5.

Ms. Cooper explained that anytime there is a substantial change to layout or density of a master plan a rezoning amendment is required.

Commissioner Sheets stated that he believed this was a good use of the area.

Chairman Harvey closed the public hearing at 7:46 p.m.

On motion by Commissioner Sheets, seconded by Commissioner Loomis, and carried by a roll call vote of 5 to 0, voting recorded as follows, Flint AYE; Harvey AYE; Loomis AYE; Rohrer AYE; Sheets AYE; the rezoning was recommended for approval.

Ms. Yankey presented the following request:

REZ23-0712 Great Eastern Resort Corporation (Active Adult). This is a request to rezone a total of approximately 197.26 acres to R-5 (Planned Neighborhood); 67.5 acres currently A2 (General Agricultural), 125.25 acres currently RR-1 (Residential or Recreation), and 4.25 acres currently R-5 (Planned Neighborhood). The property is located on the north side of Resort Drive (Rt 644), approximately 0.5-mile northeast of Massanutten Drive. Election District 5.

Ms. Yankey explained that this request consists of no more than 625 residential units that are planned to be a mix of single-family detached, duplexes, rowhouses, and apartments, all age-restricted by covenants to full-time residents who are 55 years old or older.

Chairman Harvey opened the public hearing at 8.00 p.m.

Mr. Robinson completed his presentation, providing architectural details of the proposed Active Adult Community. . The design concept is to work with the existing natural slopes, stream corridors, and forested areas. More than half of this site will be unchanged landscape, allowing for varying building types.

Commissioner Loomis asked if the abandoned barn that is currently on the property would remain or removed.

Mr. Robinson answered that the barn would be deconstructed and rebuilt to become an architectural feature in the community.

Commissioner Loomis asked if the project would be built in phases.

Mr. Robinson answered that the first units built would be model homes. Additional units would be constructed as according to market demand.

Commissioner Flint stated that intended 55 and older communities have not always been successful and asked if a market study had been completed for this development.

Mr. Robinson answered that a market study had been completed and that is showed a demand for a 55 and older community that provided an active lifestyle, accessible areas, amenities, and a sense of place.

Patrick Creegan, adjoining landowner, expressed concern with sharing a right of way with the development and flooding issues in the area.

Chairman Harvey addressed Mr. Creegan's concerns, commenting that the plan and developer would not be permitted to encroach on any surrounding parcel and that a stormwater mitigation plan would be reviewed during the site plan review phase.

Commissioner Sheets asked if it was normal to have a resort and a 55 and older community together.

Mr. Robinson answered that, yes, it was and that the compact, walkable neighborhoods and amenities complimented one another.

Mr. Krohn said that Great Easter Cooperation plans to create an accessible community and that every home is designed to have a first-floor master suite. In their experience, people want to be active and engaged in the outdoors.

Chairman Harvey asked Mr. Krohn to respond to the law enforcement presence question that was brought forth earlier by Mr. Collenger.

Mr. Krohn answered that this has not been addressed yet. However, he explained that the tax revenue generated from the development could help support public safety in the area.

Commissioner Loomis asked if the proposed community would be gated.

Mr. Krohn answered that it will not, since an active community does not want seclusion and separation.

Commissioner Sheets asked Mr. Krohn about the 10 to- 15-year buildout prediction and what part of the project would be built first.

Mr. Krohn answered the Active Adult community is planned to be built first.

Chairman Harvey closed the public hearing at 8:23 p.m.

On motion by Commissioner Sheets, seconded by Commissioner Rohrer, and carried by a roll call vote of 5 to 0, voting recorded as follows, Flint AYE; Harvey AYE; Loomis AYE; Rohrer AYE; Sheets AYE; the rezoning was recommended for approval.

NEW BUSINESS.

There was no new business.

ONGOING BUSINESS.

A. City Planning Commission Liaison Report

Commissioner Loomis provided an overview of the agenda items from the June 14, 2023, Harrisonburg City Planning Commission Meeting.

B. Upcoming City Planning Commission Liaison Report

Chairman Harvey is the liaison for the July 12, 2023, Harrisonburg City Planning Commission Meeting.

STAFF REPORT OVERVIEW.

Ms. Cooper informed the Commission about the formation of the Southeast Crescent Regional Commission, a seven-state commission which is authorized under the 2008 Farm Bill, who invests in projects that support basic infrastructure, business development, natural resources, and workforce/labor development. Its mission is to help create jobs, build communities, and improve the lives of those who reside in the 428 counties of the seven-state region.

ADJOURNMENT.

Having no further business, the Commission adjourned at 8:31 p.m.

Minutes approved by the Commission on _____, 2023 by:

Michael Harvey, Chairman

Denee Sorrell, Secretary

Department of Community Development



Rezoning Planned District Case Report: REZ23-0185

Applicant	LBD Investments
Address/Location	0.2 mile north of Stone Spring Road on the west side of Boyers Road.
Stone Spring Urban Development Area Plan	Neighborhood Center Zone within the Stone Ridge Area
Tax Map #	125-(A)- L194
Present Zoning	A-2 – General Agricultural District
Proposed Zoning	R-5 – Planned Neighborhood District
Acreage	26.918
Election District	3
Planning Commission	
Board of Supervisors	

General Information:

Overview and Background

Located on the west side of Boyers Road (Rt 704), approximately 0.2 mile north of Stone Spring Road (Rt 280), this is a request to rezone a parcel totaling 26.918 acres from A-2 (General Agricultural) to R-5 (Planned Neighborhood).

The submitted Master Plan proposes a maximum of 280 residential units, of which a maximum of 33% (92 units) would be 3-bedroom units, with the remaining units limited to 1- or 2-bedroom units. No 4-bedroom (or more) units would be permitted. The Master Plan includes a variety of housing types; single family detached dwellings, duplexes, and townhome style apartments. While all units within the proposed development would appear as either a single-family detached dwelling, a duplex, or a townhome, all homes would function as rented apartment units since all grounds and homes would remain on a single tax parcel, to be owned, maintained, and professionally managed by a single entity – the developer.

Staff and Agency Analysis:

Planning and Zoning

Stone Spring Urban Development Area Plan

This site is located within the Stone Ridge area of the Stone Spring Urban Development Area Plan, designated as a T-4 Neighborhood Center transect zone. T-4 Neighborhood Center Zones are intended to consist of higher density mixed use buildings that accommodate residential (townhouses and apartments) and commercial. Neighborhood Centers are intended to have a compact network of neighborhood streets, with consistent sidewalks, street tree planting, and buildings placed close to the sidewalks and streets. Development is intended to be organized around neighborhood parks within a quarter mile walk.

Zoning Ordinance

The R-5 district provides a variety of housing types and affordability; services and neighborhood-oriented businesses within neighborhood centers; parks and open space for recreation, conservation, or other common benefits; preservation of natural landscape features and amenities; transportation networks within the development that accommodate vehicles, bicycles, pedestrians, and, where appropriate, transit; and streets, sidewalks, and paths that interconnect internally and to adjoining properties. While allowing for a variety of uses, the R-5 district is primarily residential.

Building Services

The developer should consider installing utilities strategically so that individual lots could be divided for future sale. This comment does not apply to apartment buildings.

All construction will need to be in accordance with the Virginia Uniform Statewide Building Code.

Engineering

No comments at this time.

Environmental

There are known drainage issues along the Boyers Road roadside ditches leading downstream towards Stone Spring Road. Analysis of the downstream receiving channel will be requested at the site plan stage to ensure no erosive or flooding conditions will occur as a result of the proposed development. Drainage improvements will be required should there prove to be inadequate downstream receiving channels.

Fire

This rezoning request is located within the Port Republic Road Emergency Response Station and the Harrisonburg Volunteer Rescue Squad's respective response areas. The Fire Marshal's Office reviewed the master plan as submitted and at this time has no comments.

Public Works

Public Works has no comment at this time. Comments for Public Works will be made during the site plan review process.

Virginia Department of Transportation (VDOT)

VDOT has reviewed the rezoning request to rezone approximately 27 acres from A2 to R5 for a proposed 280-unit development. The following are updated comments after the review of the revised Masterplan dated March 22, 2023. The following comments are after review of the revised TIA dated July 18, 2023.

Route 704 (Boyers Road)

Traffic Count - 95 vpd

Functional Classification – Local Road

Route 704 (Boyers Road) currently has a traffic count of 95 vehicles per day (vpd). The proposed development of 280 units is estimated to generate approximately 1,900 vehicle trips per day. With this amount of increased traffic, VDOT has concerns it would significantly impact the Route 704 (Boyers Road) / Route 280 (Stone Spring Road) intersection. The developer has provided a Traffic Impact Analysis (TIA), dated July 18, 2023, with a proposed mitigation of a channelized median (Restricted Crossing U-Turn (RCUT)) restricting left and through movements for the northbound and southbound Boyers Road approaches, with corresponding U-turn movements made at Banner Way for southbound traffic and at the Preston Lake Commercial Driveway for northbound traffic. VDOT concurs with this recommended mitigation. The design of the improvements will be reviewed at the site plan phase of development.

Any street within the development proposed to be accepted into the VDOT Secondary System will need to be designed in accordance with the Secondary Street Acceptance Requirements (SSAR) including the Subdivision Road Design criteria per Appendix B (1) Subdivision Street Design Guide. At the time of review of the Masterplan, VDOT has no issues with the proposed centerline radius, road grade, and pavement widths of each street intended to be public. Each internal street intersection on a public street and any entrance onto a public street will be reviewed for sight distance at the site plan review phase.

Rockingham County Public Schools (RCPS)

Based on student generation calculations, we expect this development to generate approximately 20 elementary students, 10 middle school students, and 16 high school students. Currently, Cub Run Elementary School, Montevideo Middle School, and Spotswood High School each have capacity reserves that can accommodate the additional students.

Public streets are proposed within this development, therefore we do not foresee issues with transportation as long as roads are of sufficient size to accommodate school buses, and are maintained (fixing potholes, plowing during inclement weather, etc.) in order for RCPS to safely provide buses. Intersections will need to be of sufficient size for a school bus to turn around. Transportation will determine actual physical intersection bus stops dependent on safety and location of students. Those locations will be subject to change depending on population growth, loss, and/or the actual physical housing locations.

Considerations:

Stone Spring Urban Development Area Plan

This area is located within the Stone Ridge area of the Stone Spring Urban Development Area Plan, designated within a Neighborhood Center Zone, intended for higher density mixed use buildings that accommodate residential, commercial, office and retail. Neighborhood Centers are intended to have a compact network of neighborhood streets and consistent sidewalks. The Master Plan proposes a public street network throughout the development, providing future public roadway connections to adjacent properties. Additionally, the Master Plan proposes sidewalks on both sides of all streets within the development.

Multi-Purpose Trail

The proposed development includes a multi-purpose trail along the development's Boyers Road frontage, extending along the site's southern property line and stubbing to Tax Map 125-12-12, providing future bicycle and pedestrian connectivity to the south as this area develops. The portion of this multi-purpose trail along the development's Boyers Road frontage would be installed by the developer at time of site development for this project. The remaining portion of this multi-purpose trail, extending along the site's southern property line and stubbing to Tax Map 125-12-12 is agreed to be installed by the developer within one year of a tenth certificate-of-occupancy being issued on Tax Map 125-12-12. This is consistent with the Stone Spring Urban Development Area (UDA) Plan which conceptually depicts a pedestrian and bicycle trail connecting the Stone Ridge and Stone Port areas of the UDA.

Roadway Improvements

VDOT concurred with the Traffic Impact Analysis' recommended mitigation of a channelized median (Restricted Crossing U-Turn (R-CUT)), restricting left and through movements for the northbound and southbound Boyers Road approaches, with corresponding U-turn movements to be made at Banner Way for southbound traffic and at the Preston Lake Commercial Driveway for northbound traffic.

The developer has agreed to fully construct and fund this improvement at the Boyers Road / Stone Spring Road intersection prior to the issuance of the first certificate-of-occupancy.



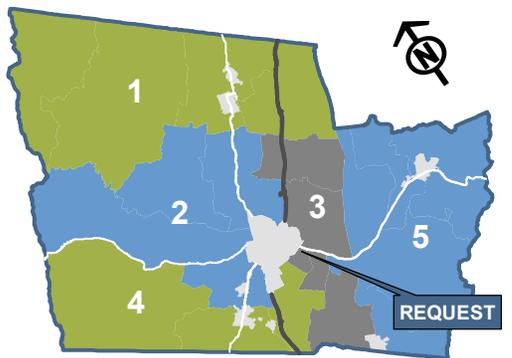
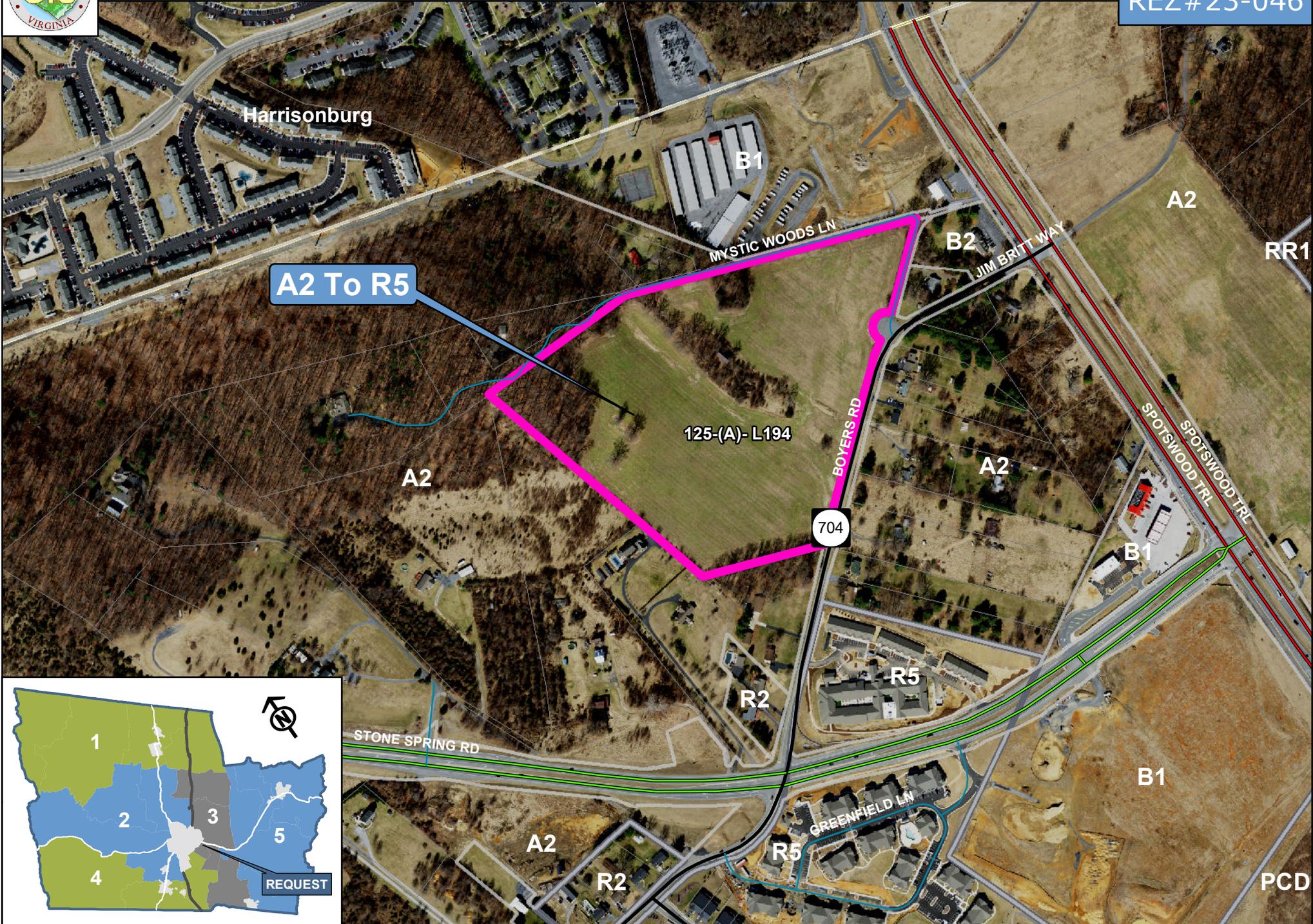


LBD Investments Rezoning Request



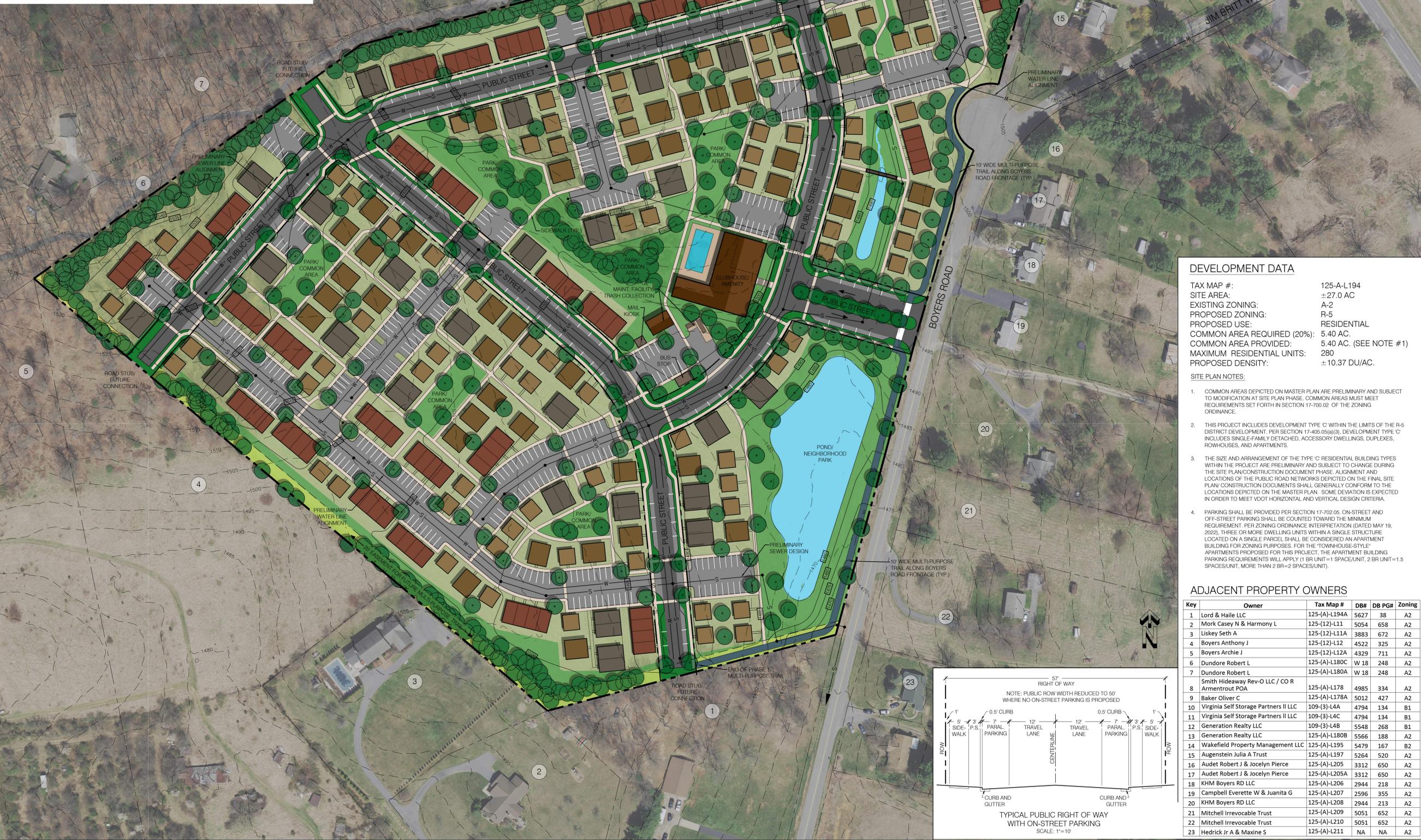
PC Hearing Date: 4/4/2023

REZ#23-046





VICINITY MAP



DEVELOPMENT DATA

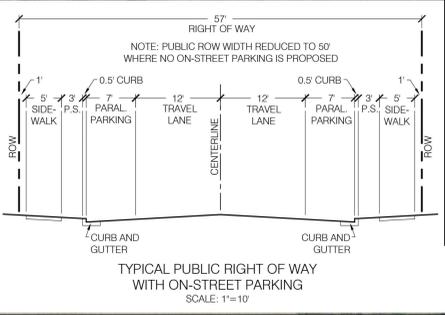
TAX MAP #: 125-A-L194
 SITE AREA: ±27.0 AC
 EXISTING ZONING: A-2
 PROPOSED ZONING: R-5
 PROPOSED USE: RESIDENTIAL
 COMMON AREA REQUIRED (20%): 5.40 AC.
 COMMON AREA PROVIDED: 5.40 AC. (SEE NOTE #1)
 MAXIMUM RESIDENTIAL UNITS: 280
 PROPOSED DENSITY: ±10.37 DU/AC.

SITE PLAN NOTES:

- COMMON AREAS DEPICTED ON MASTER PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT SITE PLAN PHASE. COMMON AREAS MUST MEET REQUIREMENTS SET FORTH IN SECTION 17-700.02 OF THE ZONING ORDINANCE.
- THIS PROJECT INCLUDES DEVELOPMENT TYPE 'C' WITHIN THE LIMITS OF THE R-5 DISTRICT DEVELOPMENT, PER SECTION 17-405.05(6)(3), DEVELOPMENT TYPE 'C' INCLUDES SINGLE-FAMILY DETACHED, ACCESSORY DWELLINGS, DUPLEXES, ROWHOUSES, AND APARTMENTS.
- THE SIZE AND ARRANGEMENT OF THE TYPE 'C' RESIDENTIAL BUILDING TYPES WITHIN THE PROJECT ARE PRELIMINARY AND SUBJECT TO CHANGE DURING THE SITE PLAN/CONSTRUCTION DOCUMENT PHASE. ALIGNMENT AND LOCATIONS OF THE PUBLIC ROAD NETWORKS DEPICTED ON THE FINAL SITE PLAN/CONSTRUCTION DOCUMENTS SHALL GENERALLY CONFORM TO THE LOCATIONS DEPICTED ON THE MASTER PLAN. SOME DEVIATION IS EXPECTED IN ORDER TO MEET VDOT HORIZONTAL AND VERTICAL DESIGN CRITERIA.
- PARKING SHALL BE PROVIDED PER SECTION 17-702.05. ON-STREET AND OFF-STREET PARKING SHALL BE COUNTED TOWARD THE MINIMUM REQUIREMENT. PER ZONING ORDINANCE INTERPRETATION (DATED MAY 19, 2022), THREE OR MORE DWELLING UNITS WITH A SINGLE STRUCTURE LOCATED ON A SINGLE PARCEL SHALL BE CONSIDERED AN APARTMENT BUILDING FOR ZONING PURPOSES. FOR THE 'TOWNHOUSE-STYLE' APARTMENTS PROPOSED FOR THIS PROJECT, THE APARTMENT BUILDING PARKING REQUIREMENTS WILL APPLY (1 BR UNIT = 1 SPACE/UNIT, 2 BR UNIT = 1.5 SPACES/UNIT, MORE THAN 2 BR = 2 SPACES/UNIT).

ADJACENT PROPERTY OWNERS

Key	Owner	Tax Map #	DB#	DB PG#	Zoning
1	Lord & Haile LLC	125-(A)-L194A	5627	38	A2
2	Mork Casey N & Harmony L	125-(12)-L11	5054	658	A2
3	Liskey Seth A	125-(12)-L11A	3883	672	A2
4	Boyers Anthony J	125-(12)-L12	4522	325	A2
5	Boyers Archie J	125-(12)-L12A	4329	711	A2
6	Dundore Robert L	125-(A)-L180C	W 18	248	A2
7	Dundore Robert L	125-(A)-L180A	W 18	248	A2
8	Smith Hideaway Rev-O LLC / CO R Armentrout POA	125-(A)-L178	4985	334	A2
9	Baker Oliver C	125-(A)-L178A	5012	427	A2
10	Virginia Self Storage Partners II LLC	109-(3)-L4A	4794	134	B1
11	Virginia Self Storage Partners II LLC	109-(3)-L4C	4794	134	B1
12	Generation Realty LLC	109-(3)-L4B	5548	268	B1
13	Generation Realty LLC	125-(A)-L180B	5566	188	A2
14	Wakefield Property Management LLC	125-(A)-L195	5479	167	B2
15	Augenstein Julia A Trust	125-(A)-L197	5264	520	A2
16	Audet Robert J & Jocelyn Pierce	125-(A)-L205	3312	650	A2
17	Audet Robert J & Jocelyn Pierce	125-(A)-L205A	3312	650	A2
18	KHM Boyers RD LLC	125-(A)-L206	2944	218	A2
19	Campbell Everette W & Juanita G	125-(A)-L207	2596	355	A2
20	KHM Boyers RD LLC	125-(A)-L208	2944	213	A2
21	Mitchell Irrevocable Trust	125-(A)-L209	5051	652	A2
22	Mitchell Irrevocable Trust	125-(A)-L210	5051	652	A2
23	Hedrick Jr A & Maxine S	125-(A)-L211	NA	NA	A2



STONE RIDGE CROSSING
 ROCKINGHAM COUNTY, VIRGINIA

VALLEY ENGINEERING
 4901 CROWE DRIVE
 MOUNT CRAWFORD, VIRGINIA 22841
 TELEPHONE (540) 434-6365
 OR (800) 343-6365
 FAX (540) 432-0685
 www.valleyesp.com

REVISIONS:
 3/22/23: PER STAFF COMMENTS
 7/27/23: PER STAFF COMMENTS

DATE: 02/07/2023
 PROJECT No.: 12811-8
 EXP./CLIENT No.: 5839-6
 SCALE: 1" = 60'

STONE RIDGE CROSSING MASTER PLAN

STONE RIDGE CROSSING DEVELOPMENT

PLAN DESCRIPTION

February 7, 2023 (Revised 7-27-23)

The development proposes the rezoning of approximately 27± acres along Boyers Rd. (Tax Map # 125-A-L194), from A-2 to R-5. Together, the Plan Description and Master Plan make up the “Stone Ridge Crossing Plan”.

Project Objective and Character

The property, including all grounds and homes, shall be owned, maintained, and professionally managed by a single entity as an apartment style development; however, the product shall be a varied combination of single-family detached, duplex and townhouse style apartment housing types. The units shall range in size from approximately 700-1,500± square feet. The use of exposed cinderblock, vinyl siding and metal siding shall be prohibited. The community shall include a clubhouse fitness facility, swimming pool, and multiple picnic areas, fire pit, and grilling areas. Pocket parks shall be surrounded by dwellings, creating individual parks or "pods" within the community.

Public Streets

In order to provide future road connectivity to adjacent properties, a network of public streets shall generally be constructed where depicted and identified on the Master Plan. The public streets shall be designed and constructed to VDOT Subdivision Street Design Guide (SSAR) and provide on-street (parallel) parking in some areas. The public street network shall allow for bus stop locations throughout the development, with a centrally located, sheltered bus stop available to protect individuals from the weather.

Water and Sewer

The community will be served by public water and sewer for all uses shown on the Master Plan.

Residences

A maximum of 280 residential units shall be permitted on the site, of which a maximum of 33% of the units shall be 3-bedroom units. No 4-bedroom (or more) units shall be permitted within this development. None of the residences in the community will be designed or rented by the “room” with lockout features within a dwelling unit.

Traffic Mitigation

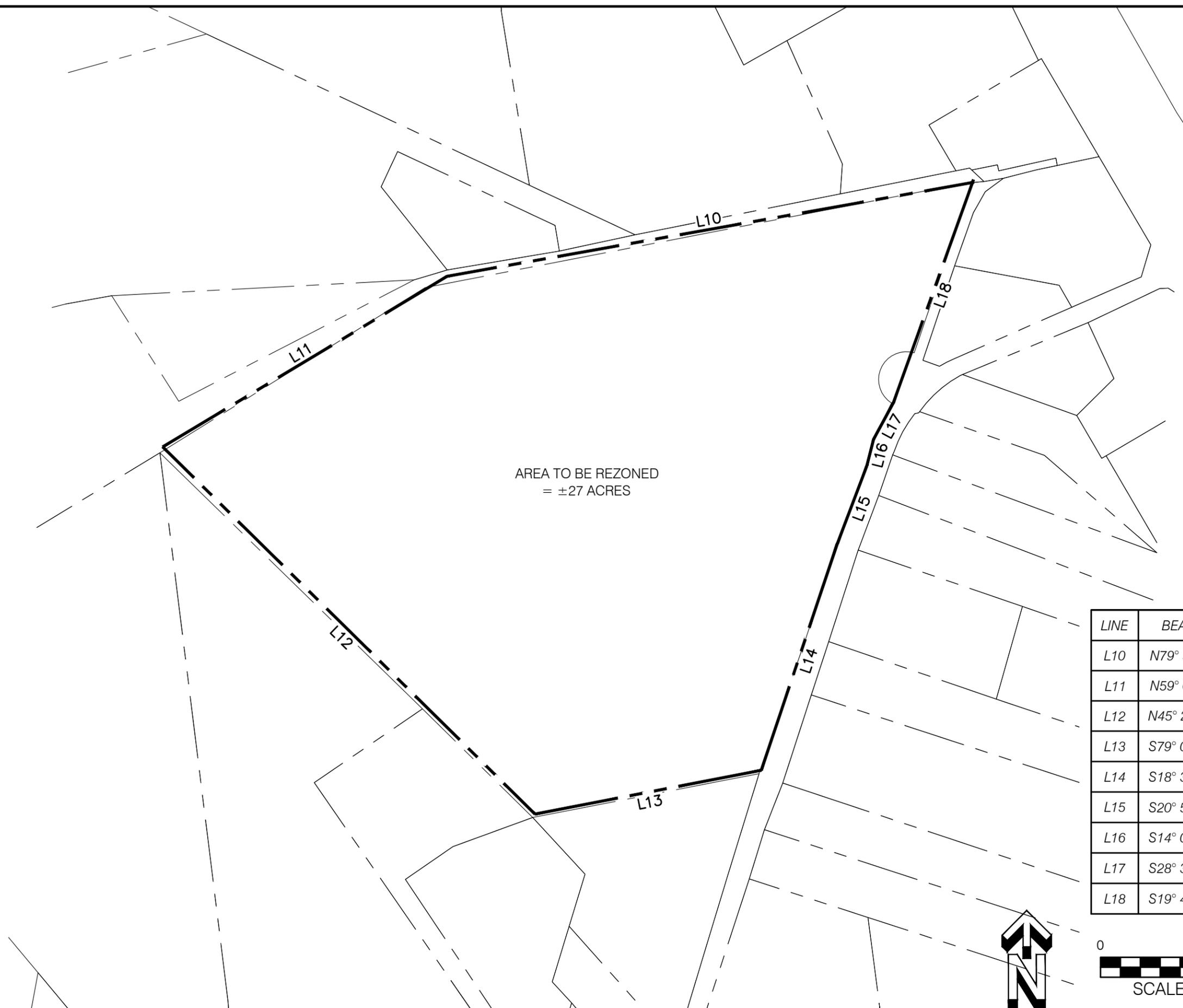
The applicant shall provide the proposed traffic mitigation improvement described below as generally depicted in the Traffic Impact Analysis dated July 18, 2023 submitted to the County in connection with this application. Upon final design approval and written request by VDOT, applicant shall install a channelized median (Restricted Crossing U-Turn (RCUT)) restricting left and through movements for the northbound and southbound Boyers Road approaches. The intersection traffic mitigation intersection improvements shall be materially in the scope and form as shown on the attached “Boyers RCut” schematic which is incorporated as a part of the Plan Description. The design of the improvements will be reviewed at the site plan phase of development for the Project. The applicant shall complete installation of the final RCut intersection improvements no later than the issuance of the first Certificate of Occupancy for a residence in the Project. In the event VDOT does not request the applicant install the Boyers RCut improvement within 48-months of the date of engineered site plan approval for this Project, this proffer shall automatically terminate.

Multi-purpose Trail

The applicant shall install a 10' wide asphalt multi-purpose trail ("MPT") along the Boyers Road frontage as generally depicted on the Master Plan. The developer shall reserve a 20' wide easement along the common property lines with the adjacent County Tax Parcels 125-(A)-L194A, 125-(12)-L11A, and 125-(12)-L12, as depicted and labeled on the Master Plan. The construction of the MPT along Boyers Road and up to and connecting to the first intersecting public street in the Project as shown on the Master Plan shall be installed at the time of improvement of Project along the Boyers Road frontage and at the time of the installation of the referenced public street respectively. The applicant shall install the second section of MPT extending from the first public street connection point shown on the Master Plan to the corner of County Tax Parcel 125-(12)-L12 ("L12") at the time of rezoning and development of the L12 parcel. Applicant shall install that second section of the MPT within 12-months of the date of issuance of the 10th Certificate of Occupancy issued for the L12 parcel.

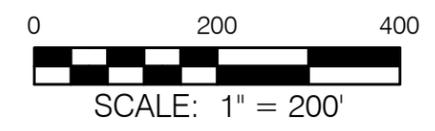
“Boyers RCut” Schematic:





AREA TO BE REZONED
= ±27 ACRES

LINE	BEARING	DISTANCE
L10	N79° 54' 00"E	1076.57'
L11	N59° 06' 00"E	667.13'
L12	N45° 27' 00"W	1051.12'
L13	S79° 04' 00"W	463.70'
L14	S18° 35' 00"W	480.00'
L15	S20° 50' 00"W	167.45'
L16	S14° 09' 00"W	54.79'
L17	S28° 33' 00"W	82.78'
L18	S19° 49' 00"W	476.74'



STONE RIDGE CROSSING
REZONING AREA EXHIBIT
VALLEY ENGINEERING <small>IDEAS MADE REAL</small> 4901 CROWE DRIVE MOUNT CRAWFORD, VIRGINIA 22841 TELEPHONE: (540) 434-6365 OR (800) 343-6365 FAX: (540) 432-0685 WEBSITE: www.valleyesp.com
SCALE: 1" = 200' PROJECT No.: 12811-8 EXP./CLIENT No.: 5839-6 DRAFT DATE: 02/06/2023 DATE: 02/06/2023
SHEET NO.: 1 OF 1



Rockingham County Rezoning Application

Office Use Only

Application Date Received: _____

Project Number: _____

Application Procedure

The rezoning process usually takes about eight weeks from time of application submittal. However, timing can vary depending on application submission date in connection to scheduled public hearings.

1. Applicant participation in a recommended Pre-Application Meeting to receive early input from county and agency staff. Call (540) 564-5074 for more information and scheduling.
2. Submission of complete application (as a guide, use the check list provided below).
3. Staff and agency application review and comments from the County departments of Building, Engineering, Planning, Fire & Rescue, Public Works, Environmental, Zoning, Economic Development, Public Schools; Virginia Department of Health (VDH); and Virginia Department of Transportation (VDOT). Other applicable agencies may be contacted if needed.
4. Notification letters of public hearing mailed to adjoining landowners.
5. Rezoning sign placed on property in public view.
6. Public hearing advertisement placed in the local paper.
7. Planning Commission public hearing*, review, and recommendation to the Board of Supervisors.
8. Board of Supervisors public hearing*, review, and final rezoning determination. The decision to approve or deny the rezoning request is ultimately determined by the Rockingham County Board of Supervisors.

**The applicant, or representative, is encouraged to attend both related public hearings.*

Application Checklist *(please submit with application)*

It is the responsibility of the applicant to gather all information and submit a complete rezoning application to the Rockingham County Department of Community Development. Applications can be mailed, dropped off in person, or [emailed](#).

- A completed and signed application (digital PDF preferred). *Multiple copies of the application signature sheets can be submitted to provide space for all landowners to sign.*
- A boundary map of the property, showing the metes and bounds description of the area to be rezoned. The submitted map cannot be larger than 11" x 17".
- If rezoning to a [Planned District](#), a [master plan and plan description](#) are required.
- If rezoning to a [Conventional District](#), a [statement of proffers](#) may be submitted.
- Required fee determined by the chart below. Checks should be made payable to "Rockingham County" and credit card payments are subject to a 2.5% convenience fee. **Total included fee: \$1425**

Planned Development District Rezoning Request	
Fee	\$750 + \$25/acre (\$750 + \$675= \$1425)
Amendments Involving a Public Hearing	\$750 + \$25/acre
Proffer Amendments Not Involving a Public Hearing	\$750
Conventional District Rezoning Request	
Agricultural (for agricultural uses)	\$150
Single – or Two-family Residential	\$525 + \$25/acre
Residential for More than Two Families	\$525 + \$25/acre
Commercial/Industrial	\$525 + \$25/acre
Other	\$525 + \$25/acre

Rezoning Application Form

Property Owner: Golden Rule LLC
Address: 308 Seneca Rd., Richmond, VA 23226
Telephone: 804-447-17285 Email: Chutchens@thirdlinecapital.com

Other Applicant Party (such as a contract purchaser) if applicable: LBD Investments
Address: Gather, Attn Chris Jenkins, 14321 Winter Breeze Dr, Suite 94, Midlothian, VA 23113
Telephone: 804-380-0742 Email: rcosby@lbdinv.com

Other Contact Person (such as a law or engineering firm) if applicable: Craig George, PLA
Address: 4901 Crowe Drive, Mount Crawford, VA 22841
Telephone: 540-820-7296 Email: cgeorge@valleyesp.com
Todd Rhea/ Clark & Bradshaw/ 540-433-2601/tcrhea@clark-bradshaw.com

Application Contact: Randy Cosby (LBD Investments)

Property Location: (N S E W) of (Road Name) Boyers Rd. (Route #) 704
approximately 0.2 miles/feet (N S E W) of (Road Name) Stone Spring Rd.
(Route #) 280 . Election District #: 3

Property Tax Map Number(s): 125-A-L194

Number of acres in rezoning request: ± 27 **Current Zoning:** A-2 **Proposed Zoning:** R-5

Indicate Method of:

Water Supply

- County Water
- City Water *
- Community System
- Well
- Cistern

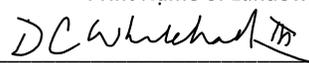
Sewage Disposal

- County Sewer
- City Sewer *
- Community System
- Septic System
- Alternative: _____

** If City water and/or sewer are selected, applicant must have full approval by City & County prior to submitting this application.*

Please check attachments included:

- For Conventional District Rezoning:** A Statement of Proffers, in compliance with Section 17-1004.03 of Rockingham County's Zoning Ordinance, may be submitted with this form.
- For Planned District Rezoning:** A Master Plan and Plan Description, in compliance with Section 17-1004.04 of Rockingham County's Zoning Ordinance, shall be submitted with this form.

D.C. Whitehead III
Print Name of Landowner

Signature of Landowner

W. Randy Cosby
Print Name of Applicant or Agent

Signature of Applicant or Agent

Guide: Statement of Proffer for Conventional Zoning Districts *(if applicable)*

The Rockingham County Zoning Ordinance allows applicants for [Conventional District](#) rezoning to offer a statement of proffers (conditions) to be placed on the land as a part of the rezoning application. If approved by the Board of Supervisors, such proffers shall become legally binding regulations applying to the land rezoned in addition to existing zoning regulations. The existence of such proffers will be notated on the County's zoning map and will apply to the land, regardless of changes in ownership, unless or until the proffers are changed through a future ordinance amendment process.

Reference [Section 17-1004.03](#) of the Zoning Ordinance located on the County's website for more information and formatting requirements.

Guide: Master Plan & Plan Description for Planned Zoning Districts *(required)*

The Rockingham County Zoning Ordinance requires [Planned District](#) rezoning applications to include a master plan and plan description. The master plan, plan description, and any demonstrative materials submitted with the application will become part of the record of the hearing on the application and become legally binding elements of the zoning ordinance and map if the rezoning is approved by the Board of Supervisors. A separate statement of proffers are not a component of a Planned District rezoning.

Master plan and plan description shall include the following information as a minimum:

1. A vicinity map at a scale of not less than one (1) inch equal to one thousand (1,000) feet showing surrounding properties, surrounding public streets, and private roads.
2. An accurate boundary survey of the tract.
3. An existing conditions map(s) showing elements specified in Section 17-1004-04.
4. A master plan showing elements specified in Section 17-1004-04.
5. A plan description, to include a summary of design elements such as lot characteristics, building heights, and common area characteristics, and to convey any items required above which cannot be effectively illustrated with images.

Reference [Section 17-1004.04](#) of the Zoning Ordinance located on the County's website for more information and requirements.



The Department of Community Development

Staff Report

July 26, 2023

Board Action Requested

None.

Planning Commission Action Items

At its July 5 meeting, the Planning Commission acted on the following items:

Case #	Applicant	Request	Location	Status
OA23-0700	Great Eastern Resort Corporation	Citizen-generated ordinance amendment to the Rockingham County Code, Chapter 17 (Zoning Ordinance), Section 17-404 Planned Resort district (R-4), Subsection 17-404. 05 (d) and Table 17-606, Land Use and Zoning Table to amend the maximum area allowed for Village Centers and add the following five uses as Permitted within the R-4 zoning district: Animal Hospital, Antique or Craft Shop, Farm Market, Group Home, and Nursing Home.	--	Recommended for approval by PC 7/5. To be heard by BOS 7/26.
REZ23-0681	CSJ Family Farm, LLC (c/o Rebecca S. Bowman)	This is a request to rezone 12.647 acres from R-2 (Medium Density Residential) to A-2 (General Agricultural). Election District 2.	Located on the north side of Longs Pump Rd (Rt 721), approximately 0.2 mile east of Kratzer Rd (Rt 753)	Recommended for approval by PC 7/5. To be heard by BOS 7/26.
REZ23-0698	Great Eastern Resort Corporation (Massanutten Station)	This is a request to rezone a total of 224.6 acres to R-4 (Planned Resort); approximately 145 acres currently PCD (Planned Commercial Development) and 80 acres currently A-2 (General Agricultural). All existing master plans within this area would be replaced with a R-4 Master Plan that incorporates all 224.6 acres. Election District 5.	Located on the east side of Resort Dr (Rt 644), south of Bloomer Springs Rd (Rt 646), and west of East Point Rd (Rt 602)	Recommended for approval by PC 7/5. To be heard by BOS 7/26.
REZ23-0712	Great Eastern Resort Corporation (Active Adult)	This is a request to rezone a total of approximately 197.26 acres to R-5 (Planned Neighborhood); 67.5 acres currently A-2 (General Agricultural), 125.25 acres currently RR-1 (Residential or Recreation), and 4.25 acres currently R-5 (Planned Neighborhood). Election District 5.	Located on the north side of Resort Dr (Rt 644), approximately 0.5-mile northeast of Massanutten Dr	Recommended for approval by PC 7/5. To be heard by BOS 7/26.

REZ23-0711	Great Eastern Resort Corporation (Woodstone Meadows)	This is a request to amend approximately 11 acres of the Woodstone Meadows R-5 Master Plan for the redesign of the commercial uses and the addition of a multi-purpose trail. Election District 5.	Located at the intersection of Meadowvista Ln and Resort Dr (Rt 644)	Recommended for approval by PC 7/5. To be heard by BOS 7/26.
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At its August 1 meeting, the Planning Commission will act on the following item:

Case #	Applicant	Request	Location	Status
REZ23-0185	LBD Investments	This is a request to rezone 26.918 acres from A-2 (General Agricultural) to R-5 (Planned Neighborhood). Election District 3.	The property is located on the west side of Boyers Road (Rt 704), approximately 0.2 mile north of Stone Spring Road (Rt 280). Tax Map # 125-(A)- L194.	--

Solar Projects Approved with Aggregate Cap Totals*

*Aggregate cap is 1,800 acres for all facilities. Up to 450 acres of the cap can be projects occupying areas between 50 and 150 acres.

Project Name	Projects of 50 Acres or Less	Projects of 50 to 150 Acres
SolAmerica (Scenic L Farms)	18	
Caden Energix Endless Caverns, LLC		149
Sun Ridge Solar		150
Knight Solar		149
SUBTOTAL	18	448
TOTAL ACREAGE = 466		

Transportation Project Applications

Transportation Alternatives Program

Transportation Alternatives Program (TAP) pre-screening applications have been submitted for construction of sidewalk segments in the Stone Port area. The formal submittal window opens August 1 for acceptably screened applications.

Revenue Sharing

Staff has submitted the following projects for pre-screening:

1. Intersection of Port Republic Rd (VA 253) and Cross Keys Rd (VA 276) Turn Lane Improvements- Requesting additional funds to supplement earlier Revenue Sharing award
2. Intersection of Brocks Gap Rd (VA 259) and Runions Creek Rd (Rt. 612) Turn Lane Improvements

The formal submittal window opens August 1 for acceptably screened applications.

Projects and Reports

Projects & Committees	Staff Lead(s)	Status	Target Date
Comprehensive Plan Rewrite	Rachel & Rhonda	Chapter 7, Land Use, Joint Work Session is August 1. A draft of Chapter 6, Housing, will be part of the work session packet. See webpage for all updates: https://www.rockinghamcountyva.gov/CivicAlerts.aspx?AID=609	Early Summer of 2024
Bicycle & Pedestrian Advisory Committee (BPAC)	Rachel	July 17 meeting was cancelled. Next meeting tentatively set for September 18 at 3:30 pm.	Standing Committee

Ongoing Review/Tasks	Staff Lead(s)	Status
Deed/Plat Review	Donna	2 deeds/plats under review as of 7/6/23: 7 pending review, 3 awaiting revision.
Code Compliance	Kelly & Carley	141 active complaints & 24 cases pending legal action as of 6/29/23.
Building Inspections & Plan Review *	Joe	1,425 building/other inspections conducted in June (averaged 75.05 daily) 63 residential plans under review as of 06/30/23 14 commercial plans under review as of 06/30/23 0 rezoning requests under review as of 06/30/23 2 site plans under review as of 06/30/23 1 special use permit under review as of 06/30/23

Requests Tabled By Board of Supervisors

Special Use Permit Applications(s):

Date	Case #	Applicant	Request	Location	Election District
1/8/20	19-286	Soil Health Technologies	Composting site (like-use to a refuse and recycling center)	865 Pike Church Rd.	2
12/9/20	20-297	Todd White	Two additional dwellings	728 Fellowship Church	3
6/9/21	21-075	Hank Hensley	Small contractor's business	4765 Pleasant Valley	3
1/11/23	22-2440	Cardosa	Small contractor's business	48 Gravels Road	2

Rezoning Request(s):

Case #	Applicant	Request	Location	Status
REZ22-2527	Valley View Village LLC	This is a request to rezone 12.825 acres from R-2 (Medium Density Residential) to PMF (Planned Multi-Family) and incorporate this acreage into the existing master plan for 5.3 acres zoned PMF. This master plan amendment would include a total of 420 units. Election District 3.	West side of Reservoir Street (Route 710), approximately 100' north of Fieldale Place. Tax Map # 125-(A)-L159 & 125-(A)-L160.	Tabled 5/24

Ordinance Amendments(s):

Case #	Applicant	Request	Location	Status
-	-	-	-	-