

Rockingham County
Virginia

Planning Commission
Meeting Minutes

for

Massanutten

1970's

The Rockingham County Planning Commission met in regular meeting on August 3, 1971 at the court house in Harrisonburg. Members of the Commission present were as follows: Howard Zigler, A.M. Funkhouser, Glen Stiteler, Larry Garber, Dee Floyd, Herbert Garst and Zoning Administrator, George Price.

In the absence of the chairman, Vice-chairman Funkhouser presided. Glen Stiteler gave the invocational prayer.

The following conditional use permits were considered:

1. Request of Howard Simmers for a Mobile Home Park adjoining the corporate limits of the town of Timberville on Road 260 near the intersection of 260 and 618.

Mr. Lawrence Hoover, atty, represented a group of adjoining property owners who opposed the permit on the grounds it would lower property values by being located in ~~in~~ an already established housing development.

Mr. Nathan Miller, an attorney, represented adjoining subdivision developers who also opposed the granting of the permit.

M.C. Howard, retired forester, opposed the permit on the grounds it was on prime agricultural land.

On motion by Howard Zigler and seconded by Glen Stiteler it was passed that the Planning Commission recommend that the Supervisors deny the request of Mr. Simmers.

Rezoning requests considered were:

1. Massanutten Development Company for an area of 3042 acres located on and around Massanutten Peak to be rezoned from A - 1 Agricultural to R - 4 Planned Community category.

Mr. James Sipe attorney for the company submitted the Master Plan for the development. Mr. John Mc Nair, consulting engineer for the company explained the plan in general.

A motion was made by Howard Zigler and seconded by Dee Floyd that the Commission approve a joint Public Hearing be held on the request, on August 24, 1971 at 7:30 P.M. at the Court House, Harrisonburg, Va. The motion was passed.

2. Charles J. Keenan - on old U.S. 33 west of Mc Gheysville for rezoning from A - 1 to M - 1 for a kennel for dogs and cats. It was recommended that he apply for a conditional use permit.

The request of the Board of Supervisors to restudy the area required for mobile home placement was tabled until the meeting following the public hearing on August 9. The ^{motion} was made by Larry Garber and seconded by Glen Stiteler.

The minutes of July 15 were read and approved.

The adjournment motion was made by Howard Zigler and seconded by Glen Stiteler.

Respectfully submitted,
Herbert S. Garst, Secretary
 Herbert S. Garst.

9-1-71

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The Rockingham County Planning Commission held the regular meeting September 7, 1971 at the Court House, Harrisonburg, Virginia with the following members present: Bernard Coffman, A. M. Funkhouser, Howard Zigler, Dee Floyd, Larry Garber, Dwight Jordan and Zoning Administrator, George Price also present.

As Mr. Bernard Coffman's appointment had expired as of August 31, 1971 but had been appointed by the Rockingham County Board of Supervisors to fill the unexpired term of Glen Stiteler as Mr. Stiteler had resigned, the Commission was without a chairman as Mr. Herbert Garst's appointment had expired as of August 31, 1971 the Commission was without a secretary. Mr. Dwight Jordan was appointed to a four year term to replace Mr. Herbert Garst as a board member.

The meeting was opened by Vice-Chairman A. M. Funkhouser and Zoning Administrator, George Price was asked to record the minutes until the election of a new chairman and secretary. The appointments of which would run until the regular election of officers during the October meeting. Invocation was by Bernard Coffman.

Vice -Chairman Funkhouser asked for nominations for chairman. Mr. Dee Floyd nominated Mr. Bernard Coffman, it was seconded by Mr. Howard Zigler. There were no other names proposed and by unanimous vote Mr. Bernard Coffman was elected chairman. Vice-Chairman Funkhouser then asked for nominations for secretary. Mr. Bernard Coffman nominated Dee Floyd, seconded by Mr. Funkhouser, no other names were presented and nominations were closed and by unanimous vote Mr. Dee Floyd was elected secretary.

The minutes of August 3, 1971, August 9, 1971 and August 24, 1971 were read and approved without correction.

The rezoning request of the Massanutten Development Company was then discussed and on motion of Howard Zigler and seconded by A. M. Funkhouser it was unanimously voted to recommend to the Rockingham County Board of Supervisors to rezone the area owned by the Massanutten Development Company from A-1 Agricultural, to R-4 Residential Planned Community.

Letters to Mr. Glen Stiteler and Mr. Herbert Garst commending them on their fine work to the Commission were read and signed by all members present.

The Commission then took up the matter of a Conditional Use Permit for the Lilly Mobile Home Park, to be developed by Mr. W. H. Hubbell, located on the north side of road 738 approximately .2 miles east of road 613 in Ashby district. Mr. Hubbell was represented by attorney John Gray Paul who advised that Mr. Hubbell had complied with all of the regulations and had approval of the Health Department for about six lots. Mr. Hubbell also spoke stating that his would be a first class mobile home park with swimming pool, recreation areas, etc. Attorney James R. Sipe representing some of the land owners spoke in opposition to this proposed park. He stated that the deeds in the Lilly Garden Subdivision developed by Mr. W. H. Hubbell and adjacent to the proposed park area contained a number of restrictions, one being that no trailers would be allowed. A large number of persons in opposition of this mobile home park were in attendance. On motion of A. M. Funkhouser, seconded by Mr. Zigler it was unanimously voted to delay action on this matter until the regular

November 2, 1971

The Rockingham County Planning Commission met November 2, 1971, 7:00 p.m. at the Court House, Harrisonburg, Virginia with the following members being present: Bernard Coffman, A. M. Funkhouser, Dee Floyd, Howard Zigler, John Zigler, Dwight Jordan and Zoning Administrator George Price also present.

The meeting was opened by Mr. Coffman and invocation was given by Dwight Jordan. The minutes of October 5 were read and approved.

The Massanutten Development Company presented the revised final plan Unit 2 to the Commission and also the master plan for water and sewer facilities for Units 1 and 2. Two of the Cul-De-Sacs did not comply with the subdivision ordinance in that they did not have the full 50 foot radius required. It was determined by on the spot observation that due to the topography the 100 foot circle was impractical, also that the street ending at the turn around exceeded the 400 foot length. On motion of A. M. Funkhouser, seconded by Dwight Jordan it was unanimously voted to waive these two requirements on Unit 2.

Mr. Dee Floyd moved that as it appeared that all the requirements had been met as stated in the R-4 district that approval be given to final plan Unit 2. Motion was seconded by Howard Zigler and unanimously passed.

Conditional Use Permit was requested by Mr. H. E. Shifflett for a mobile home park containing two trailers. Dwight Jordan moved that we recommend to the Rockingham County Board of Supervisors that the Conditional Use Permit with the regular conditions be granted, motion was seconded by Dee Floyd and unanimously passed.

Conditional Use Permit for Mr. Richard Layman for a tire repair and sales business, located on the east side of 42 just north of Bridgewater town limits. There was some discussion whether or not this operation would be detrimental to the area and it was moved by Mr. Dwight Jordan to delay action on this request until he could check the area, motion was seconded by Howard Zigler and unanimously carried.

Conditional Use Permit of Mrs. T. G. Faulkner for a beauty shop under the home occupation section of the ordinance, located on the east side of 619 about $\frac{1}{2}$ mile north of 721 in Linville district. On motion of Howard Zigler that a recommendation to the Rockingham County Board of Supervisors for a Zoning Permit and a Conditional Use Permit with the regular conditions be granted. Motion was seconded by Dee Floyd and was unanimously carried.

The Commission briefly discussed plans for studying various building codes and lot sizes for mobile homes. It was agreed that we contact Mr. John Byrd building official for the City of Harrisonburg to meet with the Commission at their December meeting, also it was agreed to arrange a suitable time to have a joint meeting with the Commission and the Rockingham County Board of Supervisors for the discussion of mobile home parks and lot sizes for mobile homes.

November 18, 1971

The Rockingham County Planning Commission met November 18, 1971 at 7:00 p.m. in the Court House with the following members being present: Messers. Bernard Coffman, Dwight Jordan, A. M. Funkhouser, Howard Zigler and John Zigler, Zoning Administrator George R. Price was also present.

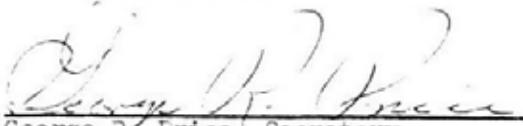
Meeting was opened by Vice Chairman Jordan who also chaired the meeting for Mr. Coffman. The minutes of the previous meeting held November 2, 1971 were read and on motion of John Zigler, seconded by Bernard Coffman it was unanimously voted to approve same as read.

Attorney James Sipe presented a revised plat of Unit #2 of the Massanutten Development Company. Mr. Sipe explained that they would like to locate Lanier Lane due to a water problem and rename it to Hawksbill Road, also to rename Hawksbill Road to Lanier Lane in this unit. Lots number 160 and 161 will be added on the new Hawksbill Road. As no lots have been sold in the Unit #2 they will vacate the plat now on record and will record the revised plat. Mr. Howard Zigler moved that these changes be approved, motion was seconded by Mr. Funkhouser and unanimously carried.

Mr. Dwight Jordan gave some additional information on the Richard Layman Conditional Use Permit that was discussed at the last meeting. Mr. Jordan stated that there was no objection and the Virginia Department of Highways approved the entrance also a water line across property could be relocated if necessary. Mr. Price, Zoning Administrator, advised the commission that the lot to be conveyed to Mr. Layman did not meet the requirements of the Zoning Ordinance for square footage and that the proposed lot would have to have an exception granted under the Subdivision Ordinance. Mr. Funkhouser moved that the Commission recommend to the Rockingham County Board of Supervisors that this Conditional Use Permit with the usual conditions be granted subject to obtaining the required square footage for the lot and obtain an entrance permit.

Mr. Robert Shumate of the Division of State Planning presented a number of maps that are being prepared for the Comprehensive Plan. Mr. Shumate stated that he could not meet with the Commission on December 16 so this meeting has been cancelled.

Being no further business before the Commission and on motion of John Zigler, seconded by Bernard Coffman it was unanimously voted to adjourn. Meeting adjourned.


George R. Price, Secretary

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December 7, 1971

The Rockingham County Planning Commission met December 7, 1971 at 7:00 p.m. in the Court House with the following members being present: Messers. Bernard Coffman, Dee Floyd, Dwight Jordan, John Zigler, Zoning Administrator George A. Price was also present.

The meeting was opened by Chairman Coffman and invocation was given by John Zigler. Minutes of the previous meeting were approved as read.

The first matter discussed by the Board was a rezoning request ~~by~~ a number of residents in the Mill Creek, Goods Mill area, including the Fox Hill Subdivision on road 865.

Mr. William H. Bowman who operates a farm in the area stated that he was opposed to rezoning the district from an agricultural district. Thomas Bowman a home owner in the area along 865 was also against rezoning the area.

Attorney Porter R. Graves, Jr., representing Marlo Farms advised that they would oppose any rezoning of their property that would restrict their farm operations.

Mr. Anton DeFabio and a number of other area residents spoke in favor of rezoning the area to protect their investments from future poultry operations.

The Commission discussed this at some length and advised the persons present that they would study the matter further and let them know of the results before any public hearing would be recommended.

Mr. Page Will presented an application for rezoning from A-1 Agricultural to B-1 Business, an area located on the west side of Route 42, .1 mile south of the Dayton, Virginia town limits, for use of a Building Supply operation. On motion of Dwight Jordan and seconded by Lee Floyd it was unanimously recommended to hold a joint public hearing with the Rockingham County Board of Supervisors on this request.

The Massanetta Springs and Lake Shenandoah area was again discussed for rezoning to an R-2 Residential. The Commission redesigned the zone to include additional areas that were not included in the previous proposed area. On motion of John Zigler and seconded by Dwight Jordan it was unanimously recommended to hold a joint public hearing on this matter.

A Zoning and Conditional Use Permit application from Misses E. L. Fletcher, J. A. Gandy, S. M. Holzberg and S. Y. Rowe for a family campground, located east of the intersection of 620 & 608 in Plains district, was discussed and on motion of Dee Floyd, seconded by John Zigler it was unanimously voted to recommend to the Rockingham County Board of Supervisors that the Conditional Use Permit with the stated conditions be granted.

Conditional Use Permit application from Marcella Life for a Beauty Parlor under the home occupation section of the Zoning Ordinance was reviewed and on motion of Lee Floyd seconded by John Zigler it was unanimously voted

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July 5, 1972

The Rockingham County Planning Commission met July 5, 1972 at the Court House, Harrisonburg, Virginia with the following members present: Messers. Bernard Coffman, Dee Floyd, A. M. Funkhouser, Larry Garber, John Zigler, Dwight Jordan, Howard Zigler and Secretary George Price.

The meeting was opened by Chairman Coffman and the invocation was given by Dwight Jordan.

The minutes of the previous meeting were read and approved.

The public hearing for the amendment for lots for mobile homes having been held the Commission took the following action. Mr. Dwight Jordan moved that they recommend to the Rockingham County Board of Supervisors to adopt the amendment to Section 2-1-33, this motion was seconded by Howard Zigler and the vote was recorded as follows: Mr. Howard Zigler and Mr. Dwight Jordan voting for the adoption, Mr. Dee Floyd, Mr. A. M. Funkhouser, Mr. Larry Garber and Mr. John Zigler voting against the adoption. Motion was denied and as a result the recommendation to the Board would be that the amendment to 2-1-33 be denied.

Mr. Irvin Dean of Elkton, Virginia applied for a rezoning of a parcel of land that he owns in the southeast section of Elkton, Virginia ~~but~~ in Rockingham County and after studying ~~of~~ the area the Commission on motion of A. M. Funkhouser, seconded by John Zigler recommended to the Rockingham County Board of Supervisors that a public hearing be held for the area so described including additional land and on lines designated by Zoning Administrator Price.

Massanutten Development Company presented a request for rezoning of additional land owned by them and adjoining the presently owned land to rezone from A-1, Agricultural to R-4, Residential Planned Community. The list of parcels were presented and on motion of Larry Garber, seconded by Dee Floyd it was unanimously voted to recommend to the Rockingham County Board of Supervisors that a joint public hearing be held to consider this rezoning request.

The Massanutten Development Company also presented a Phase 1 project known as Ski-Side Courts. Mr. Sipe presented the plan and explained the various aspects and number of units and density controls that they were complying with and on motion of Howard Zigler, seconded by A. M. Funkhouser it was unanimously voted to approve Phase 1 of the Ski-Side Courts under Section SA-6-2 (C) of the Zoning Ordinance.

The Conditional Use Permit of the Interstate Company, Inc. was presented. Mr. Lewis Jolly representing the Company explained the plan and the appropriate conditions were drawn up and on motion of Larry Garber, seconded by Dwight Jordan it was unanimously voted to recommend to the Board of Supervisors that this Conditional Use Permit be granted.

The Conditional Use Permit for Reuben Christophel was presented to the Commission. Mr. Christophel would like to continue and expand an operation of Sheet Metal Plant, the various conditions were drawn and on motion of John Zigler, seconded by Larry Garber it was unanimously voted to recommend to the Rockingham County Board of Supervisors that this Conditional Use

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July 25, 1972

The Rockingham County Planning Commission met July 25, 1972 at the Court House, Harrisonburg, Virginia with the following members present: Messers. John Zigler, Dwight Jordan, Bernard Coffman, Howard Zigler, A. M. Funkhouser, and Secretary George Price.

The meeting was opened by Chairman Coffman and the invocation was given by Mr. Howard Zigler.

Mr. Coffman again welcomed the members of the Citizens Participation Committee and introduced Mr. Robert Shumate from the Division of State Planning who explained the Comprehensive Plan and the part the C.P.C. would play in its adoption.

Mr. Jim Chappell of the Central Shenandoah Valley Planning district was introduced and gave some guidelines and purposes of the C.P.C.

The Planning Commission appointed Mr. Shumate to choose six persons from the C.P.C. to act as a Nominating Committee to appoint a Chairman, Vice Chairman and Secretary for same. Those chosen were, Mrs. Brown, Mr. Crowe, Mr. Swope, Mr. Shull, Mr. Moyers and Mr. Dofflemyer.

This group met and then advised the Commission that the next meeting of the C.P.C. would be held August 8, 1972 at 7:30 p.m. for the election of officers.

On motion of John Zigler, seconded by Dwight Jordan it was unanimously voted to change the meeting night of August 1 to August 8, 1972 at 7:30 p.m.

Mr. Shumate would meet again with the Planning Commission on August 22, 1972.

The Conditional Use Permit for Mr. Norman Workman for a Camper-Trailer Sales lot near McGaheysville was presented. On motion of John Zigler, seconded by Dwight Jordan it was unanimously voted to table action on this request until further investigations can be made and conditions drawn.

The Conditional Use Permit of Mr. Neff and others was presented for a Trailer Park, located on the north side of 659 just east of Ashby Heights. Administrator Price advised the Commission that this proposed park was in the area that was being considered for rezoning for which a joint public hearing had been held. On motion of A. M. Funkhouser, seconded by John Zigler it was unanimously voted to table action on this request until the next regular meeting August 8, 1972.

As a result of a joint public hearing held on July 24, 1972 the Commission acted on the following matters:

The request of Massanutten Development to rezone their additional land from A-1 Agricultural to R-4 Residential Planned Community was discussed and on motion of John Zigler, seconded by Howard Zigler it was unanimously voted to recommend to the Rockingham County Board of Supervisors that this rezoning request be granted.

April 3, 1973

The Rockingham County Planning Commission met April 3, 1973 at 7:00 p.m. at the Court House, Harrisonburg, Virginia with the following members present: Messers. Dwight Jordan, Dee Floyd, Howard Zigler, John Zigler, Larry Garber and Secretary George Price. Absent, A. M. Funkhouser and Bernard Coffman.

In the absence of Chairman Coffman the meeting was chaired by Vice Chairman, Dwight Jordan and invocation was given by Dee Floyd.

The minutes of March 6 and March 20, 1973 were read and approved.

Attorney James R. Sipe appeared before the Commission representing Massanutten Development Company for the approval of a 40 acre tract for condominiums designated as the Grenoble Woods. As this plan met all the requirements, motion was made by Dee Floyd, seconded by Larry Garber to approve Grenoble Woods. Motion was unanimously passed.

The rezoning request of Harold Simmons to rezone from A-1 Agricultural to B-1 Business and public hearing having been held, motion was made by Howard Zigler, seconded by Dee Floyd to recommend to the Rockingham County Board of Supervisors that this request be approved.

The rezoning request of Warren Derrow to rezone from A-1 Agricultural to B-1 Business, was presented to the Commission and it was felt that the area was too small and it was in a agricultural residential area. Motion was made by John Zigler, seconded by Larry Garber and it was unanimously voted to recommend to the Rockingham County Board of Supervisors that this request be denied.

Mr. Alvin Funkhouser 's request to rezone from A-1 Agricultural to B-1 Business was presented. Motion was made by Larry Garber, seconded by John Zigler, it was unanimously voted to recommend to the Board of Supervisors to rezone.

The Homes Foundation, Inc. request for rezoning from A-1 Agricultural to R-3 Residential was discussed at some length by the Commission. Motion was made by Larry Garber that due to the many residents that appeared at the public hearing that were concerned with the small lot sizes and the possibility of multi-family units and using septic systems that it would cause problems in the future, he would recommend to the Rockingham County Board of Supervisors to rezone this proposed subdivision from A-1 Agricultural to R-1 Residential which would require 20,000 ft. lot area. Motion was seconded by John Zigler and unanimously passed.

Mr. Melvin Whissen's application for rezoning from A-1 Agricultural to B-1 Business for a Auto Sales lot, located at the intersection of Route 257 & 737, 1 mile west of Dayton. On motion of Dee Floyd, seconded by John Zigler, it is recommended to the Rockingham County Board of Supervisors to hold a joint public hearing on this rezoning request.

The application of Ronald McPherson to rezone his land from A-1 Agricultural to B-1 Business, located on the north side of Route 259, west of Broadway town limits. Mr. Howard Zigler moved to recommend to the Rockingham County Board of Supervisors to hold a joint public hearing on this request but to

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May 7, 1974

The Rockingham County Planning Commission met May 7, 1974 at 7:30 p.m. in the Court House, Harrisonburg, Virginia with the following members present: Messers. Bernard Coffman, Howard Zigler, Dee Floyd, Dwight Jordan, A. M. Funkhouser, Larry Garber and Secretary George Price. John Zigler being absent.

The meeting was opened by Chairman Jordan and the invocation was given by Howard Zigler.

The minutes of April 2, 1974 were read and approved.

Attorney William Julias representing Mr. Arvid Andresen for a miniature golf course to be located across from The Coachman Inn in compliance with Article 6-1-26. Mr. Julias stated that there was ample room on the property owned by Mr. Andresen for this use and ample off street parking and as this was in the business zone and was in harmony with the uses around the area, motion was made by Howard Zigler, seconded by Larry Garber to recommend to the Rockingham County Board of Supervisors to give favorable consideration to this request.

The revised master plan of Massanutten Development was presented to the Commission. The revised plan shows the various lot subdivisions and roads with very little change in the overall plan. Motion was made by Bernard Coffman, seconded by Dee Floyd to approve the revised master plan.

The Commission restudied the request of Mr. Golden Brunk for the rezoning of the Norview Subdivision to a residential zone. Mr. Brunk requested that his application be changed from R-2 to R-1 as the R-2 was one of the objections made at the public hearing on March 11, 1974. Mr. Dee Floyd moved to recommend to the Rockingham County Board of Supervisors to rezone the Norview Subdivision from A-1 to R-1. Motion was seconded by Larry Garber and unanimously passed.

Mr. M. R. Hertzler's request for rezoning of his property from A-1 to AR-1 was discussed and on motion of Larry Garber, seconded by A. M. Funkhouser it was unanimously voted to recommend to the Board of Supervisors that a joint public hearing be held on this request.

The request of James Keeler to rezone from R-4 to A-1 a 31 $\frac{1}{4}$ acre tract of land, located at Court Manor was presented and discussed. The Commission felt that they did not have sufficient information as to the option to purchase without some consent in writing from the owner. Motion was made by Dee Floyd to table this request for advise from the County Attorney Larry Hoover. Motion was seconded by Bernard Coffman and unanimously passed.

The rezoning request for the Eastview Subdivision to rezone from A-1 to R-3 was presented and on motion of Larry Garber, seconded by Howard Zigler it was recommended to the Rockingham County Board of Supervisors to hold a joint public hearing on this rezoning request.

The Orchard Hills Subdivision request to rezone from A-1 to R-2 was presented and on motion of Howard Zigler, seconded by Dee Floyd it was recommended to the Rockingham County Board of Supervisors to hold a joint public hearing on this request.

December 3, 1974

The Rockingham County Planning Commission met December 3, 1974 at 7:30 P.M. in the Court House, Harrisonburg, Virginia, with the following members present: Chairman Dee Floyd, Dwight Jordan, Larry Garber, Bernard Coffman, Howard Zigler, County Engineer Don Krueger, County Planner Lloyd Schlicker, and Secretary George Price with John Zigler, and A. M. Funkhouser being absent.

The meeting was opened by Chairman Dee Floyd and the invocation was given by Howard Zigler.

The minutes of the November 5, 1974 meeting were approved as presented.

Mr. James Sipe, Attorney at Law, representing Massanutten Development appeared before the Board to re-approve the GreenView Hills section as they had made some road changes, increased the total acreage, and realigned several lots. Zoning Administrator, George Price advised the Board that the GreenView Hills plan meets all of the requirements of the R-4 zone and on motion of Howard Zigler, seconded by Bernard Coffman it was unanimously voted to approve the GreenView Hills final plan.

The Joint Public Hearing having been held on the following rezoning request, Mr. Lloyd Schlicker made the staff report with the following recommendations:

To recommend that the request of W. A. Bumstead for rezoning from A-1 to AR-1 be denied for the following reasons:

1. This is productive farmland.
2. The soil characteristics indicates severe limitations for septic tanks.
3. Route 850 is a 1 lane farm access road. Residential development would bring pressure to improve this road at public expense.
4. Agricultural areas are not the areas intended for AR-1 zoning.

After discussion, motion was made by Dwight Jordan, seconded by Howard Zigler to recommend to the Rockingham County Board of Supervisors to deny this rezoning request, motion was unanimously carried.

On the request of Biedler Fulk to rezone his tract of land from A-1 to M-1 was presented and the staff report recommended to deny this rezoning because of the small area involved and if approved many uses could be made of the land that would not be compatible to the surrounding land use.

Mr. Larry Garber moved to recommend to the Rockingham County Board of Supervisors to deny this rezoning request but to consider a Special Use Permit to manufacture trusses. Motion was seconded by Bernard Coffman, and unanimously carried.

The next matter presented by the County Planner, Lloyd Schlicker, was the request of Mr. V. W. Nesselrodt for rezoning a parcel of land on Route 613 from A-1 to R-3. The staff report recommended to deny the R-3 zone but to grant a R-1 zone because the land area for lots comply with R-1 zone for single family dwellings but which may require Mr. Nesselrodt to re-design his subdivision. Mr. Dwight Jordan moved to recommend to the Rockingham County Board of Supervisors to deny the R-3 request but to grant a R-1, motion was seconded by Howard Zigler, and unanimously carried.

The request of Dennis Powers to rezone a tract of land located on the west side of Rt. 828 in Stonewall District from A-1 to R-1 was discussed at some length. The staff report was given with the recommendation to deny for the following reasons:

1. The site is located on a 1 lane road and is accessible by a 1 lane bridge. Residential development would cause pressure to improve the farm access road at public expense.
2. Soil characteristics indicates severe limitations for septic tanks.
3. Residential use would conflict with the adjacent agricultural use.

Dwight Jordan moved to table this request until the January meeting to afford the members an opportunity to view the property. Motion was seconded by Bernard Coffman, and unanimously carried.

The request of Nick Forkovitch^{wrote} was sent back to the Planning Commission by the Rockingham County Board of Supervisors for further study and recommendation. Again this request was discussed at great length. The staff report was also presented.

Porter R. Graves, Jr., Attorney, representing Mr. Forkovitch stated that a public sewer system could be used and that a public water system would be installed but septic systems were not completely disregarded as the Health Department has checked some of the proposed lot areas in the lower portion of the proposed Section III of the Twin Pines Estates Subdivision.

Mr George "Skip" Roberts, representing Dr. Torkelson and others, opposed the rezoning as it may cause pollution problems and lower the water tables of the area which would adversely affect farming operations in the vicinity. After some discussion Mr. Dwight Jordan moved to recommend to the Rockingham County Planning Commission to deny this rezoning request, motion was seconded by Larry Garber and recorded as follows: Dwight Jordan, Larry Garber, and Dee Floyd voting yea. Howard Zigler voting nay. Bernard Coffman abstaining with the reason that he had been unable to attend the Public Hearing due to illness.

Several amendments to the Zoning Ordinance were presented. Larry Garber moved to recommend to the Rockingham County Board of Supervisors to hold a Joint Public Hearing to amend 6-1-38 of the Zoning Ordinance to include medical and related clinics, motion was seconded by Bernard Coffman, and unanimously carried.

Bernard Coffman moved to recommend to the Rockingham County Board of Supervisors to hold a Joint Public Hearing to amend the following section of the Zoning Ordinance to read:

Article 9-1-1 : Building or structures shall be started, reconstructed, enlarged, or altered only after Zoning approval has been obtained from the Administrator.

Article 9-1-1-1: A mobile home shall be placed only after a permit has been approved by the Zoning Administrator.

Motion was seconded by Dwight Jordan, and unanimously carried.

Bernard Coffman moved to table the Planned Residential Development proposal for further study, motion was seconded by Larry Garber, and unanimously carried.

Mr. Price advised the Commission that there would be a land use presentation with the Board of Supervisors on December 30, 1974 at 2:00 P.M.

Being no further business before the Commission and on motion of Dwight Jordan, seconded by Larry Garber, it was unanimously voted to adjourn.

Meeting adjourned.


George R. Price, Secretary

April 1, 1975

The Rockingham County Planning Commission met April 1, 1975 at 7:30 P.M. at the Court House, Harrisonburg, Virginia with the following members present: Bernard Coffman, Dee Floyd, John Zigler, A. M. Funkhouser, Dwight Jordan, Howard Zigler, Secretary George R. Price, County Planner Lloyd Schlicker and County Engineer Don Krueger. Larry Garber arrived later in the meeting.

The invocation was given by A. M. Funkhouser. The minutes of March 4, 1975 were read and approved.

The first matter of business on the agenda was the request of Merck and Company for an expansion of their facilities located on the west side of Route 340 two miles south of Elkton. Plans show the addition to be seventy-nine feet high and Mr. Jerry Stuart and Wade Tish were presenting the Merck Company appeared before the Commission in compliance with Section 7-6 of the Zoning Ordinance for height regulations which requires approval of the Planning Commission for any structure exceeding the thirty-five foot height limitation. Mr. Stuart showed a scale model of the expansion and advised that approximately seventy persons would be employed on two shifts. The new plant would be mostly a mechanised operations and the scheduled date of completion would be in 1977. The present employment at the Merck plant is approximatley five hundred and twenty persons.

Bernard Coffman moved to grant the additional height in accordance with 7-6 of the Zoning Ordinance, motion was seconded by A. M. Funkhouser, and unanimously carried.

The next item of business before the Commission was Mr. James Sipe, Mr. James Lane, attorneys representing the Massantutten Development Corp. for a reapproval of the Greenview Hills plat for final plan. Mr. Sipe advised that the only change was in the open space area and stating that the present area designated for the stables would be put into a reserve area for future planning and the stable itself would be moved to the western side of the mountain. The open space requirement was still being met. There was some lengthly discussion as to whether or not these plats as presented were meeting all the requirements of the Zoning Ordinance and the Subdivision Ordinance. Mr. Krueger was asked for his recommendations which were to require the utility easements and the utility layouts. Mr. A. M. Funkhouser moved to approve the Greenview Hills new plat as presented by having Massanutten Development meet all the requirements on any future plat, Mr. John Zigler seconded this motion and the vote was recorded as follows: Dee Floyd, John Zigler, A. M. Funkhouser, Dwight Jordan, Howard Zigler voting yea - Bernard Coffman voting ney. Motion was carried. At this point Mr. James Sipe withdrew the request for approval of Unit 6 which Massanutten will review and present to the Planning Commission at a later date.

Chairman Dee Floyd then opened the discussion on the rezoning request, the joint public hearing having been held. In order was Consumers Credit Corporation for rezoning from A-1 (Agricultural) to B-1 (Business). Mr. Howard Zigler said that he would like to support this request if Mr. Huffman would build the road. County Planner, Lloyd Schlicker stated that this would be conditional zoning which would be illegal but that if a Special Use Permit were issued than conditions for roads and other improvements could be made. Mr. Wiley Huffman asked permission to speak. Chairman Floyd advised that this was not the policy that had been adopted by the Supervisors and the Planning Commission but this was just a discussion prior to recommendations being made by the Planning Commission. After a brief discussion among members Mr. Huffman was allowed to speak. In regards to the unsurfaced narrow road serving Mr. Huffman's property Mr. Huffman stated that he did have resources that could improve this road and Mr. Jordan asked if he could obtain the right of ways for such improvement.

Commission member Howard Zigler asked Mr. Huffman what would be wrong with having a Special Use Permit for this farmers market, and in answer Mr. Huffman stated that it would take five or six Special Use Permits to do the things he wanted to do in there. John Zigler made a motion to recommend to the Rockingham County Board of Supervisors to deny this rezoning request, motion was seconded by Bernard Coffman and recorded as follows: Bernard Coffman, Dee Floyd, John Zigler, Dwight Jordan voting yea, Howard Zigler and A. M. Funkhouser abstaining. Motion was carried.

Mr. Larry Garber arrived at the Commission meeting at this time.

The next item for discussion was the rezoning of the Nick Forkovitch property located on the east side of Road 680 in Ashby District. As there had been much discussion in reference to the septic system and at the public hearing some concern about the operation of the present systems Mr. Bernard Coffman moved to delay action on this request and ask the Health Department to make a full evaluation of the existing systems and of the new area that is proposed for development and have this information at the next Planning Commission meeting on May 6, 1975 motion was seconded by Howard Zigler, and unanimously carried.

The next item for discussion was the Valley Builders Limited for rezoning from A-1 to R-1 a nine acre tract lying on the east side of Route 680 approximately one mile north of the previously discussed Forkovitch property.

Howard Zigler moved to recommend to the Rockingham County Board of Supervisors to approve this subdivision, motion was seconded by A. M. Funkhouser. In discussion, Commission member Larry Garber asked County Planner Lloyd Schlicker the reason for the different recommendations between the Forkovitch and the Valley Builders request. Mr. Schlicker's reply was that the Forkovitch is farm land where the Valley Builders property is not. It is also nearer to the main road and this wooded area would have a natural screening affect for subdivision and the density would not be as great.

After other discussions the question was called for and the vote was recorded as follows: Howard Zigler, A. M. Funkhouser voting yea, Dwight Jordan, Dee Floyd, John Zigler, Larry Garber, and Bernard Coffman voting ney. Motion was defeated. Mr. John Zigler then moved to recommend to the Rockingham County Board of Supervisors to deny this rezoning request. Motion was seconded by Larry Garber and recorded as follows: Dee Floyd, John Zigler, Bernard Coffman, Larry Garber, and Dwight Jordan voting yea, Howard Zigler voting ney and A. M. Funkhouser abstaining. Motion was carried.

Motion was made by Howard Zigler to recommend to the Rockingham County Board of Supervisors to adopt the proposed Planned Residential Ordinance, motion was seconded by A. M. Funkhouser and in discussion Bernard Coffman and Larry Garber questioned the area requirements for a Planned Residential Development. County Planner Lloyd Schlicker stated that he did not think that this would be necessary for other requirements would govern and control the area. The question was called for and the vote was unanimously passed.

The Commission briefly discussed some of the problems about mobile homes without septic systems but no action was taken.

Also, Secretary Price advised the Commission of a recommendation from the Board of Supervisors that the question on dividing lots for sale be referred to the Planning Commission for their recommendation. This was referred to the County Planner Lloyd Schlicker and the Zoning Administrator George Price for study and to be brought back to the Commission at a later date.

Being no further business before the Planning Commission and on motion of John Zigler, seconded by Howard Zigler it was unanimously voted to adjourn the meeting.

Meeting adjourned.



George R. Price
George R. Price, Secretary

May 6, 1975

The Rockingham County Planning Commission met May 6, 1975 at 7:30 P.M. at the Court House, Harrisonburg, Virginia with the following members present: Dee Floyd, Bernard Coffman, John Zigler, Dwight Jordan, Howard Zigler, Larry Garber, Secretary George Price, County Planning Director Lloyd Schlicker, and County Engineer Don Krueger. Absent was A. M. Funkhouser.

Invocation was given by Dwight Jordan and the minutes of the previous meeting were read and approved. The first matter before the Commission was the request of Sundance Properties for the rezoning from A-1 to AR-1 a tract of land located at the intersection of Rd. 610 and Rd. 612 in Plains District.

Mr. Schlicker gave the staff report which called attention to drainage areas and soil erosion and recommended that the request be tabled until some minimum standards could be incorporated into the AR-1 ordinance. It was pointed out that this could result in a delay of several months. Several of the members were concerned about the delay thinking it would be unfair to the applicant and on motion of John Zigler, it was recommended to the Rockingham County Board of Supervisors to approve this request, motion was seconded by Dwight Jordan and unanimously carried.

Mr. Larry Garber then moved to have the County Planner bring in some minimum standards for the AR-1 development as soon as possible, this motion was seconded by Bernard Coffman and unanimously carried.

The next item on the agenda was the proposed amendments to R-3 as presented by Mr. Don Litten, Attorney, representing Brown's Pharmacy. This was a request to allow for a drug store in an R-3 zone and also a medical clinic with a Special Use Permit. Bernard Coffman moved to recommend to go to a Joint Public Hearing on this matter, motion was seconded by Howard Zigler and unanimously carried.

The next order of business before the Commission was for the approval of the new master plan for Massanutten Development. Mr. Don Litten, attorney representing Massanutten, presented the updated master plan showing schematic of the water and sewer layout and a plat of the complete boundary of Massanutten Development. He also asked for approval of final plat for Unit 6 and for Unit 9 along with the final plats for the ski slopes, golf course and open space for the south ridge. The Commission discussed briefly with Mr. Litten the cost of improvements for water and sewer and streets and so forth. Mr. Litten advised that Massanutten was willing to post performance bond and has given some cost estimates for the Unit 6 and Unit 9 and asked for their approval. Mr. John Zigler then moved to recommend to the Board to approve the master plan subject to the review by the staff, his motion was seconded by Howard Zigler and unanimously carried. Dwight Jordan moved to approve Unit 6 subject to the approval of the amended master plan, motion was seconded by Bernard Coffman and this was unanimously carried. Mr. Howard Zigler then moved to approve Unit 9 subject to the review of the staff, Bernard Coffman seconded this motion and it was unanimously passed.

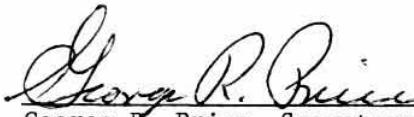
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Mr. Larry Garber moved to approve the final plats as presented for the ski slopes, golf course and the south ridge open space subject to the review of the staff, John Zigler seconded the motion and it was unanimously carried.

The next item of business before the Commission was the request of Nick Forkovitch for his rezoning, the Public Hearing having been held. The County Planning Director, Lloyd Schlicker gave the staff report and also the report from the Health Department as requested by the Commission at a prior meeting. This report stated that there was no problem with the existing systems and that the area for proposed development was of the soil type that is good for septic systems. After discussion by the Commission John Zigler moved to recommend to the Rockingham County Board of Supervisors that this request be denied, motion was seconded by Dwight Jordan and the vote recorded as follows: Larry Garber, Dwight Jordan, Bernard Coffman, Dee Floyd and John Zigler voting yea, Howard Zigler voting ney, motion was carried.

Being no further business before the Commission and on motion of John Zigler, seconded by Dwight Jordan it was unanimously voted to adjourn the meeting.

Meeting Adjourned.



George R. Price, Secretary

August 5, 1975

The Rockingham County Planning Commission met August 5, 1975 at 7:30 P.M. at the Court House, Harrisonburg, Virginia with the following members present: Dee Floyd, Bernard Coffman, A. M. Funkhouser, John Zigler, Howard Zigler, Dwight Jordan, Larry Garber, Secretary George Price, County Planner Lloyd Schlicker and County Engineer Don Krueger.

The meeting was opened by Chairman Dee Floyd and the invocation was given by John Zigler. The minutes of the previous meeting were read and approved.

The first matter before the commission was the consideration of a rezoning request of R. E. Brooks for rezoning from A-1 (Agricultural) to R-1 (Residential) 10 3/4 acres located on the south side of Road 720 one-fourth mile southeast of Road 718 in Central District, Election District #2. Public hearing on this matter had been held on July 14, 1975. The request was discussed and on motion of Bernard Coffman, seconded by Howard Zigler it was unanimously voted to recommend to the Rockingham County Board of Supervisors that this request be granted.

The second matter before the board was the consideration of the request of Garland Hartman for rezoning from A-1 (Agricultural) to R-1 (Residential) a tract of land containing 6.97 acres located on the east side of Road 613 at the intersection of Road 613 and Road 770 in Central District, Election District #3. This matter was discussed at some length and some of the objections stated at the public hearing were reviewed. Howard Zigler then moved to recommend to the Rockingham County Board of Supervisors that this request be approved, motion was seconded by Dwight Jordan and the vote was recorded as follows: Howard Zigler, Dwight Jordan, Dee Floyd, A. M. Funkhouser voting yea. Larry Garber, Bernard Coffman, John Zigler voting ney. Motion carried.

The third matter for consideration was the request of Fred Hiser, Jr. under option to A. D. Wise, Jr. and R. E. Brooks for rezoning from A-1 (Agricultural) to R-1 (Residential) 36.75 acres located on the east side of Road 752 one-fourth mile south of Route 259 in Plains District, Election District #1. This matter was discussed at some length, the staff report was reviewed and some of the comments made at the public hearing were discussed. Howard Zigler then made a motion to recommend to the Rockingham County Board of Supervisors that this request be denied because the land was in a poultry region and is served by a very narrow road. The motion was seconded by Dwight Jordan and the vote was recorded as follows: Howard Zigler, A. M. Funkhouser, Larry Garber, Dee Floyd, John Zigler and Dwight Jordan voting yea. Bernard Coffman voting ney. Motion carried.

The fourth matter for consideration was the request of John J. Myers for rezoning from A-1 (Agricultural) to B-1 (Business) a tract of land containing 5.1 acres located on the north and south side of Old Route 33 one-fourth mile west of Elkton Town Limits, Stonewall District, Election District #5. Larry Garber reminded the Commission that the applicant had recently received a Special Use Permit for this operation and that the Permit had the condition for screening from some of the adjacent residential area. It was understood that plans for the screening were underway but had not been completed. The comment was made that this should be a consideration of the Board of Supervisors and not the Planning Commission.

A. M. Funkhouser moved to recommend to the Rockingham County Board of Supervisors to grant this request, motion was seconded by Bernard Coffman and the vote was recorded as follows: Dwight Jordan, Bernard Coffman, John Zigler and A. M. Funkhouser voting yea. Larry Garber, Howard Zigler, and Dee Floyd voting ney. Motion carried.

Mr. Donald Litten Attorney representing Massanutten Development appeared before the Commission to ask for approval of Unit 10 and Mountainside Subdivision. Mr. Litten stated that he was asking the approval subject to several conditions, which were: (1) before any lots were recorded or sold that he would have to have the approval of the Health Department and the State Water Control Board and the County Engineer; (2) post a performance bond for the utility and street improvements before any lots are recorded or sold and (3) no lot would be recorded or sold until an approved Erosion and Sediment Control Plan was obtained and adequate bond posted. Larry Garber moved to approve the two units as presented with the conditions as stated by Mr. Litten. The motion was seconded by A. M. Funkhouser and in discussion County Planner Lloyd Schlicker pointed out some of the problems with street grades and that the Commission should think of Massanutten Development as a year around development in the future and consideration be given to designating school sites. Mr. Litten stated that a school site had been considered at earlier times but due to circumstances and problems the offer of the school site was withdrawn. He also stated that there are no requirements in the Zoning Ordinance for street grades in the Planned Residential Development (R-4) Zone. Mr. Earl Needer, Engineer from Massanutten Development spoke briefly and advised that grades of 25% were not uncommon in a mountain development of this type. The question was called for and the vote taken and unanimously carried.

Motion was made by Larry Garber to go into an Executive Session to discuss land acquisition, motion was seconded by John Zigler and unanimously carried. After discussion, Larry Garber moved to go out of Executive Session and motion was seconded by John Zigler and unanimously carried. No action was taken in Executive Session by the Commission. Larry Garber moved to recess this meeting to August 20, 1975 at 7:30 P.M. for the purpose of conducting a Public Hearing on the Comprehensive Water and Sewerage Plan. The motion was seconded by John Zigler and unanimously carried.

Meeting Recessed.

August 29, 1975

Continued meeting of August 5, 1975.

The following members were present: Larry Garber, Dwight Jordan, Dee Floyd, A. M. Funkhouser, Bernard Coffman, John Zigler, Howard Zigler, Secretary George Price and County Engineer Don Krueger.

Chairman Floyd called the Planning Commission to order, then announced that the Board of Supervisors and the Planning Commission would go into a Public Hearing.

Chairman Thomas Stover opened the Public Hearing, then turned the meeting over to Planning Commission Chairman Dee Floyd.

Chairman Dee Floyd read the published notice and asked if anyone wished to comment on the Water and Sewer Plan for Rockingham County. Mr. Sam Shrum speaking for Massanutten Springs and Sunnyside commented as to the limits to which they can develop because of the limits on water and sewer placed on them by the Water Control Board. He urged the Board to adopt the plan and implant it as soon as possible. Doctor Charles Tally, Director of Massanetta Springs, commented that many people use the facilities at Massanetta Springs and there is a demand for more. Mr. John Hopkins of McGaheysville, speaking for himself and Virginia Egg Producers said that the egg plant is under order from the Water Control Board to upgrade their lagoon system and that McGaheysville is a good growth center with a water system that the County may be interested in purchasing. Mr. James Jackson stated that it would be good to have Sewer Service but the County could not justify a Water System for most homes already have wells or other water supply. Mr. Don Krueger, County Engineer, stated that there are three Collector Systems being designed that conform to the plan but it may take one year to eighteen months to have designs on the Central Corridor. No one else spoke and the Public Hearing was closed.

Chairman Dee Floyd then asked if the Commission wanted to take action on this matter. Mr. Bernard Coffman offered the following resolution:

"Be it resolved that the Rockingham County Planning Commission does hereby recommend to the Board of Supervisors that the Comprehensive Water and Sewerage Plan as revised by subsequent documents entitled Preliminary Sewage and Water Facilities Plan, Financial Feasibility Review, Route 33 Corridor Segment of Facilities Plan and Sanitary Sewage Facilities Consideration-Massanetta Springs Area be adopted with the following changes.* Delete paragraph 2 of Section B - Controls and change paragraph 1 of Section C - Administration to read 'May 1976'. Further, that the Secretary deliver a certified copy of these documents to the Board of Supervisors together with this recommendation."

Resolution was seconded by Dwight Jordan and unanimously carried.

Being no further business before the Commission and on motion by A. M. Funkhouser, seconded by Howard Zigler it was unanimously voted to adjourn.

MEETING ADJOURNED.



George R. Price
George R. Price, Secretary

* TO THE POLICIES AND PROCEDURES OF THE COUNTY
SECTION

COMMITTEE TO PREPARE THE READING
SEPTEMBER 2, 1975]

September 2, 1975

The Rockingham County Planning Commission met September 2, 1975 at 7:30 P.M. in the Court House, Harrisonburg, Virginia with the following members present: Dee Floyd, Dwight Jordan, Howard Zigler, John Zigler, A. M. Funkhouser, Secretary George Price, County Planner Lloyd Schlicker, and County Engineer Don Krueger. Absent: Larry Garber.

The meeting was opened by Chairman Dee Floyd and the invocation was given by Dwight Jordan. The minutes of the August 5, 1975 meeting and the adjourned session held August 29, 1975 were read and approved after corrections to the Comprehensive Water and Sewer Plan Recommendations.

Chairman Floyd then announced that the meeting was open for discussion on the various rezoning requests on which the public hearing was held August 12, 1975.

The first request for consideration was that of Lewis Croy under contract from Elonzo Layman for rezoning from A-1 (Agricultural) to R-1 (Residential) a parcel of land containing 27.58 acres located on the north side of Road 806 at the intersection of Road 806 and Road 620 in Plains District, Election District #1.

After some discussion Mr. Howard Zigler moved to accept the planning staff's recommendation and recommend to the Rockingham County Board of Supervisors to deny this request, motion was seconded by John Zigler and unanimously carried.

The second consideration was of Dogwood Homes, Inc. under contract from Benjamin A. Fishel to rezone from A-1 (Agricultural) to R-1 (Residential) a parcel of land containing 1.54 acres located on the south side of Road 792, one-half mile west of Road 789 in Plains District, Election District #1.

Mr. Bernard Coffman moved to accept the staff's recommendation and recommend to the Rockingham County Board of Supervisors to deny the request, motion was seconded by A. M. Funkhouser and unanimously carried.

The next request for consideration was David L. Flick and Richard A. Bowman under contract from Charles L. and Phyliss Trumbo for rezoning from A-1 (Agricultural) to R-1 (Residential) a parcel of land containing 4.81 acres located on the north side of Road 752 at the intersection of Road 752 and Road 780 in Linville District, Election District #2.

Mr. Bernard Coffman moved to accept the staff's recommendation and recommend to the Rockingham County Board of Supervisors that this request be denied, motion was seconded by John Zigler and unanimously carried.

The next request was K & T, Inc. under contract from E. G. Spitzer for rezoning from A-1 (Agricultural) to R-1 (Residential) a parcel of land containing 4.39 acres located on the north side of Road 617, six-tenth of a mile east of Route 42 in Plains District, Election District #1.

Mr. Howard Zigler moved to recommend to the Rockingham County Board of Supervisors to deny this request, motion was seconded by Bernard Coffman and in discussion Mr. Zigler advised the Commission that more poultry houses were planned on the adjacent property and he did not think the land would percolate well and for any future development sewer would be on the other side of the river. The question was called for and unanimously carried.

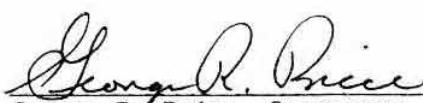
The request of J. Kenneth Kline for rezoning from A-1 (Agricultural) to R-1 (Residential) a parcel of land containing 23.84 acres located on the west side of Road 761 at the intersection of Road 761 and Road 777 in Linville District, Election District #2.

The various objections stated at the public hearing were reviewed and also the planning staff's recommendation was reviewed. Mr. John Zigler moved to recommend to the Rockingham County Board of Supervisors that this request be denied, motion was seconded by Dwight Jordan and unanimously carried.

County Planner Lloyd Schlicker then gave a brief discussion in reference to Massanutten Development. He stated that the Master Plan had been amended many times and that it was hard for the Planning Commission to determine if the final plans conform as they have not had the opportunity to study the Master Plan. He also suggested that amendments to the Master Plan should be considered after holding a Public Hearing on the revisions. He stated that it appears that the Massanutten Development Company has saturated the kettle area and may be moving towards developing the ridges as this would give them access to their present sewage disposal plant as it is not feasible to pump sewage from the western bank of the mountain to the existing plant. He also discussed the need for school sites, fire stations and other public facilities in a development of this type. Mr. Bernard Coffman then read the statement of intent for the R-4 District. Chairman Floyd then recommended that the County Planner and the County Attorney prepare proposed revisions in the R-4 Zone and bring them back to the Commission for study. Zoning Administrator Price asked the Commission to study 2-1 B18 of the Zoning Ordinance for poultry productions and whether or not this would pertain to poultry houses or if a poultry business was in operation adding another poultry house would require another Special Use Permit. Mr. John Zigler moved to have the Zoning Administrator and the County Attorney to check the 2-1 B18 Section and bring back a recommendation, motion was seconded by Howard Zigler and unanimously carried.

There being no further business to come before the Commission and on motion of Dwight Jordan, seconded by Howard Zigler it was unanimously voted to adjourn.

MEETING ADJOURNED.


George R. Price, Secretary

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October 7, 1975

The Rockingham County Planning Commission met October 7, 1975 at 7:30 P.M. at the Court House, Harrisonburg, Virginia with the following members present: Bernard Coffman, Dee Floyd, A. M. Funkhouser, Dwight Jordan, Howard Zigler, Secretary George Price, County Engineer Don Krueger and County Planner Lloyd Schlicker. Absent: Larry Garber and John Zigler.

The meeting was opened by Chairman Dee Floyd and the invocation was given by Dwight Jordan. The minutes of the previous meeting were read and approved and the first matter before the Commission was the election of officers for the 1975-76 year. Before any nominations were received Chairman Floyd made a brief statement of thanks concerning his service as Chairman for the preceding year. Mr. A. M. Funkhouser nominated Dee Floyd for the office of Chairman, the nomination was seconded by Bernard Coffman and ~~unanimously~~ carried. For the office of Vice Chairman Dwight Jordan nominated Bernard Coffman, nomination was seconded by A. M. Funkhouser and ~~unanimously~~ carried. For the office of Secretary Bernard Coffman nominated George Price, nomination was seconded by Howard Zigler and was unanimously carried.

Chairman Floyd then announced that the rezoning requests for which the Joint Public Hearing was held September 8, 1975 would be considered. The first request for consideration was that of Ralph S. Neman, Sr. for rezoning a tract of land from B-1 (Business) to A-1 (Agricultural) located south of Road 726 one-fourth of a mile west of Route 42 in Central District, Election District #3. Secretary Price read excerpts from the minutes of the Public Hearing. Chairman Floyd then read a letter from Mr. Newman, copies of which had been sent to the Board of Supervisors and Mr. Charles Wampler. After discussion motion was made by Bernard Coffman and seconded by Dwight Jordan to recommend to the Rockingham County Board of Supervisors to grant this request. Motion was unanimously carried.

The second matter for consideration was the request of Lula Raish under contract to Paul W. Stoneburner for rezoning from A-1 (Agricultural) to B-1 (Business) a tract of land located on the west side of Route 42 at the intersection of Route 42 and Road 726 in Central District, Election District #3. Motion was made by Dwight Jordan, seconded by Howard Zigler to recommend to the Rockingham County Board of Supervisors to grant this request. Motion was unanimously carried.

The next matter for consideration was the request of Willow Spring Properties for rezoning from M-1 (Industrial) to A-1 (Agricultural) a tract of land located east of Road 679 one-tenth of a mile south of Road 710 in Ashby District, Election District #3. Motion was made by Bernard Coffman, seconded by Howard Zigler to recommend to the Rockingham County Board of Supervisors to grant this request. Motion was unanimously carried.

The Planning Commission then reviewed the plans of the Wampler Chemical Plant under Section 7-2 of the Zoning Ordinance. Section 7-2 was read by Chairman Floyd. The Commission discussed various portions of the 7-2 Section on screening of the storage area. Mr. George Walsh stated

that they would comply with the Ordinance. After some discussion motion was made by Bernard Coffman that due to the topography of the land that he would recommend to go with the plans as submitted. Motion was seconded by Dwight Jordan and recorded as follows: Bernard Coffman, Dee Floyd, A. M. Funkhouser, Dwight Jordan voting yea, Howard Zigler voting ney. Motion was carried.

Mr. Ray Martin presented a similar request for action by the Commission in placing a kiln in a M-1 Zong under Section 7-2. The plans were reviewed and on motion of A. M. Funkhouser, seconded by Bernard Coffman it was unanimously voted to approve the plans. County Attorney Larry Hoover suggested that the Administrator thoroughly review the plans and make recommendations to bring before the Commission in these matters. The Commission concurred on this suggestion.

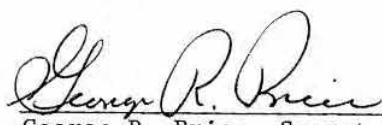
County Planner Lloyd Schlicker discussed some proposed amendments to the R-4 District of the Zoning Ordinance. A letter from a Mrs. Comer concurring with the suggested amendments of having a public hearing for any changes in the Massanutton Development mountain. County Engineer Don Krueger suggested additional amendments such as construction plans, engineering plans for water and sewer and streets. After the discussion on the various sections of Proposed Amendments to the R-4 District motion was made by Bernard Coffman and seconded by Howard Zigler to recommend to the Rockingham County Board of Supervisors to hold a Joint Public Hearing on these amendments, motion was unanimously carried.

County Planner Lloyd Schlicker then read a letter from the Highway Department which was in reference to what impact or conflict of planning the proposed improvements to Route 33 west would have in the County plan. No action was taken.

Mr. Bernard Coffman commented that, if at all possible, the members of the Commission should view the sites of rezoning requests before making recommendations. No action was taken on these comments. Chairman Dee Floyd reminded the Commission of a Joint Public Hearing scheduled for October 15th at 7:00 P.M.

Being no further business before the Commission and on motion of Dwight Jordan, seconded by Howard Zigler it was unanimously voted to adjourn.

MEETING ADJOURNED.



George R. Price
George R. Price, Secretary

December 2, 1975

The Rockingham County Planning Commission met December 2, 1975 at the Court House, Harrisonburg, Virginia at 7:30 P.M. with the following members present: Howard Zigler, Dee Floyd, Dwight Jordan, Bernard Coffman, A. M. Funkhouser, Secretary Price and County Engineer Don Krueger.

The meeting was opened by Chairman Floyd and the invocation was given by Mr. Floyd. The minutes of November 5, 1975 meeting were read and approved.

The first matter before the Commission for consideration was the rezoning request of Mr. Garland Cline requesting rezoning from B-1 (Business) to A-1 (Agricultural) a parcel of land containing 0.514 acres located on the west side of Route 42 three-tenths of a mile south of Route 257 in Ashby District, Election District #3. Secretary Price read excerpts from the minutes of the Public Hearing which was held November 12, 1975. Chairman Floyd then stated that the floor was open for a motion on this request. Dwight Jordan moved to recommend to the Rockingham County Board of Supervisors that this request be denied as there was other alternatives for Mr. Cline in placing a mobile home. Motion was seconded by Bernard Coffman. After some discussion the question was called for and the motion was unanimously carried.

The next matter for consideration was the request of Mr. Lewis Croy requesting rezoning from A-1 (Agricultural) to R-1 (Residential) a parcel of land containing 9.06 acres located on the east side of Road 619 one mile north of Route 259 in Plains District, Election District #1. Secretary Price read excerpts from the public hearing minutes. Mr. Howard Zigler then moved to recommend to the Rockingham County Board of Supervisors that this request be granted, motion was seconded by A. M. Funkhouser and the floor was open for discussion. The question was called for and the motion was unanimously carried.

The next matter for consideration was the request of Metro Pants a Division of Melville Shoe Corporation requesting rezoning from A-1 (Agricultural) to M-1 (Industrial) a parcel of land containing 4.435 acres located on the east side of Road 738 at the northern town limits of Bridgewater in Ashby District, Election District #4. Secretary Price read excerpts from the public hearing minutes, and Dwight Jordan moved to recommend to the Rockingham County Board of Supervisors to grant this request, motion was seconded by A. M. Funkhouser and the floor was open for discussion. The question was called for and the motion was unanimously carried.

Mr. Howard Zigler then made an additional motion that if the attorney deemed it legal to include a small triangle shown on the plat that we would include that in the rezoning. Motion died for lack of a second and the next case was called.

The next matter for consideration was the request of Dr. Grant Rush requesting rezoning from A-1 (Agricultural) to R-1 (Residential) a parcel of land containing 6.157 acres located on the south side of Road 996 at the intersection of Road 996 and Road 651 in Stonewall District, Election District #5. Secretary Price read excerpts from the public hearing minutes and A. M. Funkhouser moved to recommend to the Rockingham County Board of Supervisors to grant this request, motion was seconded by Bernard Coffman and the floor was open for discussion. Mr. Funkhouser stated that the area had developed into a residential zone and this would be just adding to it. The question was called for and the motion carried.

There was more discussion on the area around McGaheysville and on the rezoning requests. A. M. Funkhouser then recommended that the planning staff look over the rest of the above area and bring back a boundary for consideration, motion was seconded by Bernard Coffman and was unanimously carried.

Chairman Dee Floyd then appointed a Committee composed of A. M. Funkhouser and Bernard Coffman to accompany the staff to this area and bring back the recommendations at the next PLANNING COMMISSION meeting.

A letter from Mr. Don Litten in reference to the proposed amendments to the R-4 district was presented and Dwight Jordan made a motion to postpone action on the proposed amendments at this time due to the absence of County Planner Lloyd Schlicker and County Attorney Larry Hoover, and the short time that the members had to study the proposed revisions, it was also suggested that the Secretary would mail copies to the members for study to be presented at the next Committee meeting. Motion was seconded by A. M. Funkhouser and unanimously carried.

The meeting was open for general discussion and Bernard Coffman suggested that the commission should consider a site plan ordinance. No action was taken on this.

Being no further business before the Planning Commission and on motion of Howard Zigler, seconded by Dwight Jordan it was unanimously voted to adjourn.

MEETING ADJOURNED.



George R. Price, Secretary

January 6, 1976

The Rockingham County Planning Commission met January 6, 1976 at 7:30 P.M. at the Court House, Harrisonburg, Virginia with the following members present: Chairman Dee Floyd, A. M. Funkhouser, Bernard Coffman, John Zigler, Howard Zigler, Dwight Jordan, Secretary George Price, County Planner Lloyd Schlicker, County Engineer Don Krueger and County Attorney Lawrence Hoover, Jr.

The meeting was opened by Chairman Dee Floyd and the invocation was given by Dwight Jordan. The minutes of the previous meeting were read and approved.

The first matter to come before the Planning Commission was the consideration of the Amendments to the R-4 District of the Zoning Ordinance. The Joint Public Hearing was held November 12, 1975. Attorney Nathan Miller asked that the Ordinance consideration again be postponed and suggested amending the complete R-4 District. County Planner Lloyd Schlicker went over the proposed amendments comparing same with suggestions from Mr. Don Litten, Attorney representing Massanutten Development. After further discussion and a few minor changes motion was made by John Zigler to recommend to the Rockingham County Board of Supervisors to amend the Sections of the R-4 Ordinance, motion was seconded by Howard Zigler and the vote was as follows: Dee Floyd, A. M. Funkhouser, John Zigler, Dwight Jordan and Howard Zigler voting yea; Bernard Coffman voting nay. Motion carried.

The Committee, appointed by Chairman Dee Floyd at a previous meeting, to study the rezoning of the McGaheysville area had not completed its work. Chairman Floyd commented that he had looked at the area and made some comments. County Planner Lloyd Schlicker stated that he would like to see the land use plan completed before any extensive zoning would be done in this area. No further action was made on this matter.

County Engineer Don Krueger then passed to members the flood detention and retention policy for study. No action was taken on this matter.

County Planner Lloyd Schlicker passed out some suggested changes in the deed exception procedure of the Rockingham County Subdivision Ordinance. Due to the late hour it was suggested these suggestions be studied and brought up at another meeting. Chairman Floyd called a Special Meeting for January 20, 1976 to study these deed exception policies.

Being no further business before the Planning Commission and on motion of Bernard Coffman, seconded by John Zigler it was unanimously voted to adjourn.

MEETING ADJOURNED.


George R. Price, Secretary

JOINT PUBLIC HEARING JANUARY 12, 1976

The Rockingham County Board of Supervisors and the Rockingham County Planning Commission held a Joint Public Hearing at the Court House, Harrisonburg, Virginia January 12, 1976 at 7:00 P.M. with the following members present. Board of Supervisors: Glenn Heatwole, Jennings Morris, William Sipe, Wanda Wilt, Cecil Armentrout, and County Administrator James Moyers. Planning Commission: Dwight Jordan, A. M. Funkhouser, John Zigler, Dee Floyd, Howard Zigler, Bernard Coffman, George Price, Secretary, County Planner, Lloyd Schlicker and County Engineer, Don Krueger.

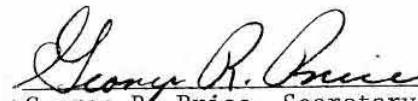
The meeting was opened by Board Chairman William Sipe then turned over to Planning Commission Chairman Dee Floyd, who read the published notice of the Joint Public Hearing.

Each of the following rezoning requests were heard and comments recorded on tape dated January 12, 1976.

Eddie and Lewis Croy	A-1 to R-1
Paul Mauzy	A-1 to R-1
Bill V. and J. C. Neff	A-1 to M-1
A. L. Strawderman, Jr. and others	A-1 to R-1 and A-1 to AR-1
Sundance Properties one of two heard	A-1 to AR-1
Sundance Properties two of two heard	A-1 to AR-1
Daniel Troyer and others	A-1 to R-5
Stanley Nesselrodt	A-1 to AR-1
Eddie Croy	R-2 to A-1

Comments and recommendations given by the Planning Staff as well as letters and petitions are on file in each of the applicant's folders. After all persons were heard Chairman Floyd adjourned the public hearing.

Meeting Adjourned.


George R. Price, Secretary

July 6, 1976

The Rockingham County Planning Commission met July 6, 1976 in the Court House, Harrisonburg, Virginia at 7:00 P.M. with the following members present: Dee Floyd, Howard Zigler, Dwight Jordan, John Zigler, Bernard Coffman, Cecil Armentrout and Secretary George Price. Also present was County Attorney Larry Hoover, County Planner Lloyd Schlicker and County Engineer Don Krueger.

The meeting was called to order and the invocation was given by John Zigler. Minutes of June 2, 1976 were read and approved.

Mr. James Lane, attorney representing Massanutten Development, presented a final plan for a 24 unit townhouse development. The plan would be developed in sections. County Planner Lloyd Schlicker made some comments about the roads and building and questioned as to what would develop on the balance of the tract. Cecil Armentrout moved to approve the plan and have staff approve each section with Board and full compliance with Section 17-70 of County Code. Motion was seconded by Howard Zigler. In discussion Zoning Administrator George Price stated the plan as presented by Mr. Lane did not comply with the Code. The County Attorney was asked for comments as he was not present at the beginning of the request. He stated that he needed some time to review. John Zigler then made a substitute motion to delay approval until County Attorney could study the matter and give a ruling. Substitute motion was seconded by Bernard Coffman and unanimously carried.

Later in the meeting, County Attorney Larry Hoover, after conferring with Mr. Lane, commented that the plan did not comply with other final plans approved in the past—the Commission could give final approval and staff approve the sections as they are presented. Cecil Armentrout moved to approve subject to the approval by staff of the individual plats in full compliance with Section 17-70 of the County Code. Motion was seconded by Howard Zigler and unanimously carried.

The Shenandoah Manufacturing Company submitted a plan for expansion under Section 17.113 of the County Code. Zoning Administrator George Price explained the plan and on motion of John Zigler, seconded by Bernard Coffman it was unanimously voted to approve the plan as presented.

The Charles Burgoyne rezoning from A-1 (Agricultural) to R-1 (Residential) was discussed and on motion of Cecil Armentrout, seconded by Howard Zigler it was unanimously voted to delay action on this request until the next meeting to get more information.

Bernard Coffman moved to recommend to the Rockingham County Board of Supervisors to deny the rezoning request of Leroy Carr from A-1 (Agricultural) to AR-1 (Agricultural/Residential/Recreational), motion was seconded by John Zigler and unanimously carried.

On the request of F & L Land Company to rezone from R-1 (Residential) to R-5 (Planned Residential Development) Dwight Jordan moved to recommend to the Rockingham County Board of Supervisors to grant this request, motion was seconded by Howard Zigler and unanimously carried.

The staff report was given on the request of Robert Howard for rezoning from B-1 (Business) to M-1 (Industrial). Bernard Coffman moved to recommend to the Rockingham County Board of Supervisors to deny this rezoning. Motion was seconded by John Zigler and in discussion Howard Zigler commented that the Commission should go with the Town of Bridgewater's request to deny. Motion carried.

Howard Zigler moved to recommend to the Rockingham County Board of Supervisors to grant the request of David S. Koontz to rezone from A-1 (Agricultural) to AR-1 (Agricultural/Residential/Recreational). Motion was seconded by Dwight Jordan and unanimously carried.

Bernard Coffman moved to recommend to the Rockingham County Board of Supervisors to grant the rezoning request of Eldon S. Phillips requesting rezoning from A-1 (Agricultural) to AR-1 (Agricultural/Residential/Recreational). Motion was seconded by Howard Zigler and unanimously carried.

Bernard Coffman then moved to rescind action on the last motion as he thought it was the Sundance request. Motion was seconded by Cecil Armentrout and recorded as follows: Bernard Coffman, Cecil Armentrout, Dwight Jordan, Dee Floyd and John Zigler voting "yea", Howard Zigler voting "ney". Motion carried. Then Howard Zigler moved to recommend to the Rockingham County Board of Supervisors to grant the rezoning request of Mr. Phillips, motion was seconded by John Zigler and unanimously carried.

On the Sundance Properties request Bernard Coffman moved to recommend to the Rockingham County Board of Supervisors to grant this rezoning from A-1 (Agricultural) to AR-1 (Agricultural/Residential/Recreational). Motion was seconded by Cecil Armentrout and unanimously carried.

County Planner Lloyd Schlicker gave a report on the status of the Elkton Planning and stated the plan would come before this Commission and Board of Supervisors.

The third section of the Land Use Plan was distributed to the members for study before discussing the plan at later meetings.

Some response was given to Mt. Crawford's feasibility of the town adopting the County Subdivision Ordinance and designating the Rockingham County Planning Commission to administer same. The Commission approved the concept.

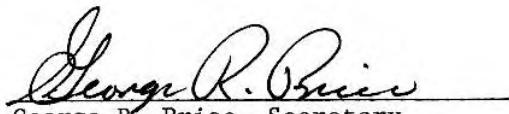
County Attorney Larry Hoover stated that there was some doubt as to whether the letter from Harrisonburg for Subdivision outside the City Limits is an official request. Motion was made by Howard Zigler to have Commission Chairman contact the Harrisonburg Planning Commission to arrange a joint meeting within 15 days to discuss joint planning and Subdivision control. Motion was seconded by Dwight Jordan and recorded as follows: Dee Floyd, Dwight Jordan, John Zigler, Howard Zigler and Cecil Armentrout voting "yea". Bernard Coffman voting "ney". Motion carried.

County Attorney Larry Hoover suggested some changes to the R-5 (Planned Residential Development) zone to comply with the Virginia Condominium Act. Bernard Coffman moved to recommend to the Rockingham County Board of Supervisors to hold a joint public hearing on proposed amendments, motion was seconded by Cecil Armentrout and unanimously carried.

Bernard Coffman moved to have the recommendation for granting or denying delated from the staff report given at the public hearings. Motion was seconded by John Zigler and vote recorded as follows: Dee Floyd, Bernard Coffman, Dwight Jordan, John Zigler and Cecil Armentrout voting "yea" and Howard Zigler abstaining.

Being no further business before the Commission motion was made by Howard Zigler to adjourn, motion was seconded by Dwight Jordan and unanimously carried.

MEETING ADJOURNED.



George R. Price, Secretary

PLANNING COMMISSION
September 7, 1976

The Rockingham County Planning Commission met September 7, 1976 in the Court House, Harrisonburg, Virginia at 7:00 P.M. with the following members present: Chairman Dee Floyd, Cecil Armentrout, Dwight Jordan, A. M. Funkhouser, Howard Zigler and John Zigler. Also present was Secretary George Price, County Planner Lloyd Schlicker, County Engineer Don Krueger and County Attorney Larry Hoover.

The meeting was opened by Chairman Floyd and the invocation was given by Dwight Jordan.

Mr. James Lane, Attorney representing Massanutten Development, presented 5 proposed amendments to the Master Plan of Massanutten. One of the changes was to change the name from Massanutten Development Company to Massanutten Village. The staff stated that as these were minor amendments and no drastic changes in the character of the project it was felt that the required public hearing was not necessary if the Commission concurred. Motion was made by A. M. Funkhouser, seconded by Cecil Armentrout to accept the proposed amendments to the Master Plan of Massanutten and unanimously carried.

The next matter for consideration was the request of B. F. Allen to rezone from A-1 (Agricultural) to R-1 (Residential) a tract of land containing 24.2 acres located on the south side of Route 83 one-fourth of a mile east of Route 620 in Central Magisterial District, Election District #2.

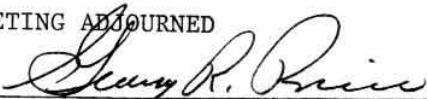
Cecil Armentrout moved to recommend to the Rockingham County Board of Supervisors to deny this request, motion was seconded by Dwight Jordan. Pictures of the area were shown by County Planner Lloyd Schlicker and after discussion the question was called for and unanimously carried.

The various amendments to Article 17 (Planned Residential Community) of the Rockingham County Code were discussed and on motion of Cecil Armentrout, seconded by John Zigler it was unanimously voted to recommend to the Rockingham County Board of Supervisors to adopt the amendments as presented.

The meeting was then open for discussion of the Proposed Land Use Plan. Many comments were made by different members of the Commission and Chairman Floyd read parts of the old Proposed Comprehensive Plan. Mr. John Zigler commented that nothing had been accomplished at this meeting toward coming up with any kind of plan, he than moved that the Commission really get into working on a Land Use Plan at the next regular meeting. Motion was seconded by Howard Zigler and unanimously carried.

Being no further business before the Commission and on motion of Howard Zigler, seconded by Cecil Armentrout it was unanimously voted to adjourn.

MEETING ADJOURNED



GEORGE R. PRICE, SECRETARY

PLANNING COMMISSION

November 3, 1976

Immediately after the adjournment of the Public Hearing the Commission went into regular session.

Chairman Floyd asked the Commission to take action on the rezoning request of Turner U. Custer because of the delay caused by lack of quorum at the first scheduled Public Hearing for Mr. Custer. All members concurred in this and on motion of Dwight Jordan, seconded by Howard Zigler it was unanimously voted to recommend to the Rockingham County Board of Supervisors to grant Mr. Custer's rezoning from A-1 (Agricultural) to B-1 (Business).

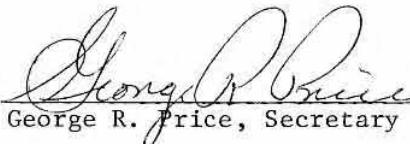
The Commission then went into discussion on the Land Use Plan. During the disucssion it was thought that the Cub Run Area should be considered as a Urban Service Area.

A. M. Funkhouser moved that Massanutten Development, Keezletown, Penn Laird and McGaheysville be designated as Urban Service Areas. Motion was seconded by Bernard Coffman and unanimously carried.

Chairman Floyd announced that a Special Meeting would be held on Monday, November 15, 1976 at 7:00 P.M. to continue work on the Land Use Plan.

Being no further business and on motion of Cecil Armentrout, seconded by Dwight Jordan it was unanimously voted to adjourn.

MEETING ADJOURNED.



George R. Price
George R. Price, Secretary

THIS PARAGRAPH
CORRECTED DEC. 1
1976. SEE PAGE

PLANNING COMMISSION

December 1, 1976

The Rockingham County Planning Commission met December 1, 1976 at 7:00 P.M. at the Court House, Harrisonburg, Virginia with the following members present: Chairman Dee Floyd, Bernard Coffman, John Zigler, Dwight Jordan, A. M. Funkhouser and Howard Zigler. Also present were Secretary George Price, County Planner Lloyd Schlicker, County Engineer Don Krueger and County Attorney Larry Hoover, Jr.

The meeting was opened by Chairman Floyd and the invocation was given by Howard Zigler.

Minutes of October 5, 1976 were read and approved. Minutes of November 3, 1976 were read and on motion of Dwight Jordan, seconded by John Zigler were unanimously approved with the corrections to the fourth paragraph as follows: Add the word "Montevideo" to list of areas designated as Urban Service Areas. After the words "Urban Service Areas" add "along with the areas around the incorporated towns and the City of Harrisonburg." Minutes of November 15, 1976 were read and approved.

Mr. Donald Litten, Attorney representing Massanutten Development, presented two Final Plans for approval. Number 1 being designated as a portion of Stewart Gordon tracts and Number 2 designated as the northwest portion of the Weast tract. Mr. Litten stated that although each of the large tracts were being sold individually and they were still covered by Massanutten covenants and were consistent with the Master Plan. Motion was made by A. M. Funkhouser, seconded by Dwight Jordan to approve these two Final Plans as presented. Motion carried.

Zoning Administrator Price presented several proposed amendments to Section 17 of the Rockingham County Code. Section 17-6, (a), (b), & (e) were amended sections in the Zoning Ordinance but omitted when the Rockingham County Code was adopted. Section 17-107 (39) Public Garage and Section 17-114 (w) Indoor Tennis Courts with Special Use Permit being new uses. John Zigler moved to recommend to the Rockingham County Board of Supervisors to hold a joint public hearing on the proposed amendments. Motion was seconded by A. M. Funkhouser and then carried.

Before starting further discussion on the Land Use Plan A. M. Funkhouser moved that the Pleasant Valley area be designated as a Urban Service Area as intended in a previous motion designating Urban Service Areas. John Zigler seconded the motion and the motion carried.

A. M. Funkhouser moved to add paragraph Number 32^a as follows: The rate at which growth shall be directed to the incorporated municipalities and to the unincorporated growth areas will be determined by the availability of water and sewage disposal services and the ability of those municipalities with utilities available to provide those services to the growth areas in cooperation with the County.

*This paragraph
was passed on 12/4/77*

Motion was seconded by John Zigler and unanimously carried. John Zigler then moved to recommend to the Rockingham County Board of Supervisors to hold a Joint Public Hearing on the Land Use Plan and Policy Objectives.

Howard Zigler moved that the suggested paragraph Number 33 reading as following: "The future growth area identified on the Land Use Plan are subject to revision upon completion of the joint county municipal planning program." be added to the Policy Objectives. Motion was seconded by A. M. Funkhouser and unanimously carried.

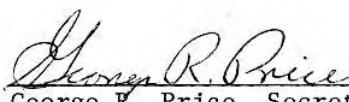
There was a short discussion on school planning as related to the Comprehensive Plan.

John Zigler moved to send to all concerned, copies of the Policies with the new addition of paragraphs 32 and 33 with a letter welcoming any comments. Motion was seconded by Howard Zigler and carried.

Real Estate disclosure forms were given to each member with instructions to complete and file with the Clerk of the Circuit Court before January 1, 1977.

Being no further business before the Commission and on motion of John Zigler, seconded by A. M. Funkhouser it was unanimously voted to adjourn.

MEETING ADJOURNED.



George R. Price, Secretary

JOINT PUBLIC HEARING

December 13, 1976

The Rockingham County Board of Supervisors and the Rockingham County Planning Commission held a joint public hearing December 13, 1976 in the Court House, Harrisonburg, Virginia at 7:00 P.M. with the following present:

BOARD OF SUPERVISORS: Chairman William Sipe, Jennings Morris, Cecil Armentrout, Wanda Wilt and County Administrator James Moyers.

PLANNING COMMISSION: Chairman Dee Floyd, John Zigler, A. M. Funkhouser, Cecil Armentrout, (Rep. from Board), Secretary George Price, County Planner Lloyd Schlicker, and County Engineer Don Krueger.

The meeting was opened by Board Chairman William Sipe and then turned over to Commission Chairman Dee Floyd who read the published notice of the Hearing.

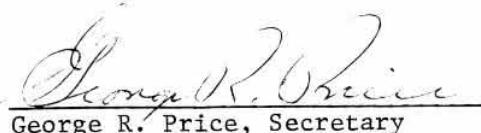
Four of the parcels to be considered were that of Massanutten Development zoned R-4 (Residential). Parcel #1 designated as the Weast tract to be rezoned to AR-1 (Agricultural/Residential/Recreational). Parcels #2 - the Nicholson tract, #3 - the Edmondson tract, and #4 - the Stroup tract are requesting to be rezoned A-1 (Agricultural).

County Planner Lloyd Schlicker gave the staff report and Donald Litten, Attorney representing Massanuttent Development, stated that some of the tracts are landlocked and may be sold to adjoining land owners or right-of-ways would be granted. The tracts, for the most part, would be hard to develop and are out of the security area of the development. No one spoke in opposition.

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County Planner, Lloyd Schlicker, then gave the staff report on the Senfield tract. Mr. Litten stated that although this tract is in the Development it is a small farm and has been used as such since Massanuttent had acquired the land. No one spoke in opposition.

Being no further business before the hearing it was adjourned by Chairman Floyd.

MEETING ADJOURNED.


George R. Price, Secretary

PLANNING COMMISSION

JANUARY 4, 1977

The Rockingham County Planning Commission met January 4, 1977 in the Court House, Harrisonburg, Virginia at 7:00 P.M. with the following present: Chairman Dee Floyd, John Zigler, Dwight Jordan, A. M. Funkhouser, Howard Zigler, Secretary George Price, County Engineer Don Krueger, and County Planner Lloyd Schlicker.

The meeting was opened by Chairman Floyd and the invocation was given by John Zigler.

Minutes of December 1, 1976 were read and the word "diverted" in the seventh paragraph was changed to "directed". Motion was made by Dwight Jordan to approve the minutes as corrected, motion was seconded by Howard Zigler and carried.

Mr. Tom Wilson, Attorney-at-Law representing the F & L Land Company, presented a letter requesting a six month extension in filing their Final Plan under Section 17-80.8(a) of the Rockingham County Code. Mr. Wilson cited a conflict with the governing bodies in determining who would serve the development with sewer and water as one of the reasons for asking for the extension.

On motion of John Zigler, seconded by A. M. Funkhouser it was unanimously voted to grant a six month extension to the F & L Land Company to file their Final Plan.

Mr. Bob Maphis of Maphis Chapman Corporation presented a plan for their expansion as required under Section 17-113 of the Rockingham County Code. Mr. Maphis stated that there would be outside storage of materials and finished products but there would be no new storage areas. The storage areas that are now being used will be utilized.

On motion of Howard Zigler, seconded by Dwight Jordan it was unanimously voted to recommend the plans be approved.

The rezoning request of Massanutten Development and Richard Senfield were reviewed and discussed briefly. County Planner Lloyd Schlicker stated that the Massanutten Development request for parcel #1 (designated as the Weast tract) to be rezoned to AR-1 (Agricultural/Residential/Recreational) was in conflict with the Urban Service Area as proposed in the Land Use Plan.

A. M. Funkhouser moved and Howard Zigler seconded to recommend to the Rockingham County Board of Supervisors to rezone Massanutten Development's parcel #1 (Weast Tract) from R-4 (Residential) to AR-1 (Agricultural/ Residential/Recreational), parcel #2 (Nicholson Tract) from R-4 (Residential) to A-1 (Agricultural), parcel #3 (Edmondson Tract) R-4 (Residential) to A-1 (Agricultural), parcel #4 (Stroup Tract) from R-4 (Residential) to A-1 (Agricultural) and the Richard Senfield Tract from R-4 (Residential) to A-1 (Agricultural). Motion was unanimously carried.

PLANNING COMMISSION

April 5, 1977

The Rockingham County Planning Commission met April 5, 1977 at the Court House, Harrisonburg, Virginia at 7:00 P.M. with the following members present: Dee Floyd, A. M. Funkhouser, Howard Zigler, John Zigler, Dwight Jordan, Jennings Morris, Secretary George Price, County Planner Lloyd Schlicker and County Engineer Don Krueger.

The meeting was opened by Chairman Floyd and the invocation was given by John Zigler.

The minutes of March 10, 1977 were read and approved.

The first matter for consideration was the request of H. R. D. Development for plan approval under Section 17-113. John Zigler moved to approve the plans as presented. Motion was seconded by Dwight Jordan and unanimously carried.

Rockingham Poultry plans were presented under Section 17-113. Howard Zigler moved to approve the plans as presented. Motion was seconded by Jennings Morris and unanimously carried.

Maphis Chapman presented plans for an addition under Section 17-113. Zoning Administrator George Price stated the plans were not sufficient as they did not show how close the new construction would be to the right-of-way. Mr. Bob Maphis stated that more detail plans were supposed to be before the Commission. New plans were obtained and discussed. John Zigler moved to approve the plans with the condition that some screening either by slatted fence or evergreen trees at the northern end visible from the road 710 be put in. Motion was seconded by Dwight Jordan and unanimously carried.

The plans for a warehouse by Mr. Winston Weaver, Sr. under Section 17-113 were presented. Howard Zigler moved to approve the plans as presented. Motion was seconded by John Zigler and unanimously carried.

Mr. Fred Swaney appeared before the Commission and asked for approval of an amended final plan in a R-4 zone. Previous approval was given Massanutten Development December 1, 1976. Mr. Swaney stated that water and sewer lines were to the lots. Chairman Floyd read a copy of a letter from Massanutten Development stating in part that water and sewer would not be available. After a lengthy discussion, Howard Zigler moved to approve this amended Final Plan designated as "Peakview" subject to the condition that no lot is to be sold or conveyed until assurance satisfactory to the Planning Commission that water and sewer service is available to each lot. Motion was seconded by Dwight Jordan and the vote was recorded as follows: Floyd, Funkhouser, Howard Zigler, Jordan, and Morris voting yea; John Zigler voting ney. Motion carried.

2-13-78

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Bridgewater Virginia, to rezone from A-1 (Agricultural) to M-1 (Industrial) two parcels of land containing a total of 7.220 acres located on the south side of Route 727, three tenths of a mile west of Route 613 in Ashby Magisterial District, Election District #4.

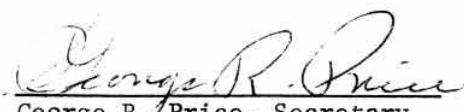
The Staff Report was given by Larry Jennings. Mr. Donald Litten representing the Jordon Brothers Hatchery stated that this had not been used as a hatchery for many years and it contains five or six structures, they are good buildings and the best utilization would be for some type of light manufacturing. Mr. Dwight Jordon, Commission Member and also adjoining property owner, spoke in opposition to this request, stating that the narrow road in the project has a very steep grade to reach some of the structures also increase septic system could affect their well. He also stated that he had no objection to manufacturing wood stoves or low key activity of this nature but once it was zoned industrial he felt that something else would be able to come in that would not be compatible to the surrounding land. No one else spoke in opposition.

Mr. Winford Miller, representing M&M Associates in Harrisonburg, Virginia, to rezone from A-1 (Agricultural) to B-1 (Business), two parcels of land containing a total of 2.99 acres located on the southeast side of Route 42 at the intersection of Route 42 and Route 726 in Central Magisterial District, Election District #3. Mr. Miller stated that this had been a cabinet shop for many years but they were going to expand to sell retail merchandise. There would be no change in the traffic patterns and all surrounding land to the north and to the west had already been zoned as a business zone. No one spoke in opposition to this request.

The next matter for consideration was a request from Massanutten Village, Inc. (R-4 Zone) to amend their master plan in accordance with section 17-69 of the Rockingham County Code. Mr. Steve Weaver, attorney representing Massanutten, appeared before the Commission and stated that they were really not changing the concept within the Kettle but were requesting a change in the Mountain Side Sub-division and changing a designated area from multi-family, commercial to single family, multi-family, commercial, which would amount to just a re-classification of the area. The County Planner will make his recommendation to the Commission at their next regular meeting.

Being no further business the Joint Public Hearing was adjourned by Chairman Floyd.

MEETING ADJOURNED.


George R. Price, Secretary

3-7-78

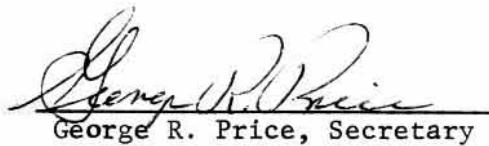
vote was called for and recorded as follows: Dee Floyd, H.R. Kline, John Zigler, Dwight Jordon voting yea; Howard Zigler, A.M. Funkhouser voting ney; motion was carried.

In the matter of the amendment to the Master Plan of Massanutten Village, Inc. County Planner Larry Jennings recommended that it be approved. Mr. Howard Zigler moved to recommend to the Rockingham County Board of Supervisors that the amendment to the Master Plan of Massanutten Village, Inc. be approved. Motion was seconded by A.M. Funkhouser and unanimously carried.

County Planner Jennings passed out a memo and put up the old Land Use Map and the Commission went into some discussion on the Land Use Plan as it was presented to the Board. This showed some rural service areas and two agricultural zones, it was decided to look over and review these comments for the next regular meeting. Some comments were made in reference to the Bridgewater Comprehensive Plan and what effect it would have outside the corporate limits on the County Plan. It was also decided to review the Mount Crawford Plan in more detail at the next meeting as this Planning Commission was acting as the Planning Commission for the Town of Mount Crawford.

Being no further business before the Commission and on motion of A.M. Funkhouser seconded by Howard Zigler it was unanimously moved to adjourn. Meeting adjourned.

MEETING ADJOURNED.



George R. Price
George R. Price, Secretary

PLANNING COMMISSION

April 4, 1978

The Rockingham County Planning Commission met April 4, 1978 in the Court House, Harrisonburg, Virginia at 7:00 p.m. with the following present: Dee Floyd, A.M. Funkhouser, H.R. Kline, Dwight Jordon, Howard Zigler, John Zigler, Secretary George Price, County Engineer Don Drueger, County Planner Larry Jennings.

The invocation was given by Dwight Jordon.

The minutes of March 7, 1978 were approved as presented.

The first matter before the Commission was the request of Ralph DeSarno, 2020 Port Republic Road, Harrisonburg, Virginia to rezone from R-2 (Residential) to B-1 (Business) a tract of land containing one-half an acre located on the north-east side of Route 659 one-half mile northwest of Route 710 in Central Magisterial District, Election District #3.

The Staff Report and recommendations were again read by County Planner Larry Jennings and on motion of Dwight Jordon and seconded by A.M. Funkhouser it was unanimously voted to recommend to the Rockingham County Board of Supervisors to deny this request.

In the matter of Everett Ressler and Lawrence Ressler for their rezoning request, a letter was read from Lawrence Ressler asking the Commission to postpone action until water and sewer problems could be worked out. Mr. Ressler was present and was advised by Chairman Floyd that the Commission would have to take action within sixty days. Motion was made by Howard Zigler and seconded by A.M. Funkhouser to table this matter until the May 2nd meeting. Motion was carried.

Mr. Henry C. Clarke representing Massanutten Village appeared before the Commission for approval of the Final Plan of Mountainside Section One. The Mountainside final plan had previously been approved by this Commission. Massanutten had just gotten approval for an amendment to the Master Plan of a portion of the Mountainside Section, this Plan shows the location of approximately twenty town house units that will not be sold as lots but will be on a time sharing basis. Mr. Clarke stated that these units would be in the sixty to seventy thousand dollar bracket.

There was some discussion of whether or not bond would be required for the installation of utilities and road. It was the Commissions opinion that as no lots were being sold a bond would not be necessary. Mr. Krueger, County Engineer stated that there were no plans presented for water or sewer lines. The Plan did show the location of the water and sewer lines but not the engineering, Mr. A. M. Funkhouser moved to approve the Final Plans for Mountainside Section One as presented. Motion was seconded by Howard Zigler, unanimously carried.

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PLANNING COMMISSION

August 1, 1978

The Rockingham County Planning Commission met August 1, 1978 at 7:00 P.M. in the Court House, Harrisonburg, Virginia with the following members present: Howard Zigler, A.M. Funkhouser, Dwight Jordan, Dee Floyd, John Zigler, Jennings Morris, Director of Planning Larry Jennings, Assistant Planner Mike Parrish.

The meeting was opened by the chairman Dee Floyd and the invocation was given by Dwight Jordan. The minutes of the regular meeting of July 5, 1978 were approved as presented.

The first matter on the agenda was to review the final plan of a section of Massanutten Village, Inc. called Blue Ridge Acres. Steve Weaver, speaking in place of Henry Clark, represented the Development.

The Director of Planning Larry Jennings gave the staff report.

After discussion, John Zigler made a motion and it was seconded by A.M. Funkhouser to approve the plan and was so carried by unanimous vote.

The next matter for consideration was that of plan approvals for industrial buildings under Section 17-113 of the Rockingham County Code. The first plan was presented by Chatelain and Lee Design Corporation for a professional interior design and cabinet shop to be located on Kratzer Road across from Good Printers. Garry Chatelain answered questions by the Commission.

The Director of Planning Larry Jennings gave the staff report.

Howard Zigler moved and Dwight Jordan seconded a motion to approve the plan and it was passed unanimously by the Commission.

The second plan presented was that of UMA Incorporated locating just west of Elkton, on the north side of Route 33. The Director of Planning Larry Jennings presented the two plans and pointed out that the site could only handle 25 employees with its present septic system. After some discussion, John Zigler moved and A.M. Funkhouser seconded the motion to approve the plan and was passed unanimously by the Commission.

The third plan was presented by Jordan Brother's Hatchery. Dwight Jordan pointed out that this plan was out of order since there were no records available of this land ever being permanently zoned as M-1. After lengthy discussion, it was a general consensus of the Commission that there was not enough details provided on which to base a decision. John Zigler moved that the request be tabled until the next regular meeting and have more information provided by that time. The motion was seconded by A.M. Funkhouser and carried unanimously by the Commission.

The next matter of business on the agenda was a rezoning request by Bill Neff. There had been a public hearing on the matter July 24, 1978. The Director of Planning Larry Jennings explained the situation to the Commission. Dee Floyd ask to abstain from voting unless his vote was needed for a tiebreaker.

After much discussion, Howard Zigler moved and A.M. Funkhouser seconded a motion to recommend to the Board of Supervisors to approve the request. The motion passed, all members voting for and Dee Floyd abstaining, after which John Zigler submitted a request in the form of a motion for Bill Neff to extend the right-of-way for the

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PLANNING COMMISSION

November 8, 1978

The Rockingham County Planning Commission met in the Court House, Harrisonburg, Virginia at 7:00 p.m. with the following present: Dee Floyd, Dwight Jordan, Ronald McPherson, Jennings Morris, Ronald Kline, Secretary George Price, Planning Director Larry Jennings, Assistant Planner Mike Parrish.

The meeting was opened by Chairman Floyd and the invocation was given by Dwight Jordan.

The approval of the minutes of the regular meeting of October 3, 1978 and the Joint Public Hearing of October 10, 1978 were postponed until the next regular meeting.

Mr. Henry C. Clark representing Massanutton Village Inc. and Mr. Tom Wilson representing the Homeowners Association of Massanutton Village appeared before the Commission to explain a proposed amendment to the Rockingham County Zoning Ordinance and for an amendment for the Master Plan of Massanutton Village, Inc. It seems that Massanutton Homeowners Association located a gas pump on the open space, and a dwelling in the single family residential area is being used as an information center and sales office, both are in violation of the Rockingham County Code relating to the Massanutton Village, Inc. R-4 zone. They requested the Planning Commission to hold a public hearing to add a new use group to the R-4 zone and to amend the master plan in order that these two violations could be corrected. Ronald McPherson moved to have a Joint Public Hearing with the Board of Supervisors for these amendments. The motion was seconded by Dwight Jordan and unanimously carried. Mr. Clark stated that he would meet with Zoning Administrator Price, with the formal application, as soon as possible.

Next the Commission considered rezoning requests.

The first was that of Frederick Knight to rezone a parcel of land containing one acre from A-1 (agricultural) to B-1 (business) the property located on the northwest side of Route 11 approximately one mile south of Route 798 in Plains Magisterial District, Election District # 1. Ronald McPherson made a motion to recommend to the Rockingham County Board of Supervisors that this request be denied. The motion was seconded by Ronald Kline. A discussion followed. The staff recommendations were given and the question called for. It was unanimously carried.

The next request was that of Paul W. Mauzy and Ann W. Mauzy to rezone two parcels of land containing a total of 6.821 acres from A-1 (agricultural) to B-1 (business) the property located on the south side of Route 617 approximately .1 mile west of Route 881, in Plains Magisterial District, Election District # 1. Ronald McPherson moved to recommend to the Rockingham County Board of Supervisors to grant this request, the motion was seconded by R. H. Kline and was opened for discussion. The staff report and recommendations were given. The question was called for and unanimously carried.

Travel Trailer of Virginia's request to rezone from A-1 (agricultural) to B-1 (business) a parcel of land containing 25.72 acres was the next to be heard. The land is located on the east side of Route 11 approximately two miles north of the I-81 interchange approximately four miles north of Harrisonburg, Linville Magisterial District, Election District # 2. R. H. Kline moved to

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Mike Parrish again discussed the Rural Service Areas and advised the Commission that the Bergton and Lilly designations were completely in the flood plain. Mr. Parrish was requested to further refine the Service Areas and bring them back to the next meeting so a recommendation for a hearing could be made. No further action was taken on this matter.

Mr. Henry Clark representing Massanutten Village, Inc. appeared before the Commission and stated he was unaware, until a day or so ago, that the homeowners association had withdrawn their request for a public hearing for an amendment to the master plan, and an amendment to the Rockingham County Code to allow for a service area within the development. Although the homeowners association had withdrawn their request Mr. Clark stated that Massanutten Village was still interested in having the master plan amended on lots one and two of section one for the same purpose. Mr. A. M. Funkhouser moved to hold a public hearing on this matter, the motion was seconded by H. R. Kline and unanimously carried.

Mr. Clark then presented to the Commission an amended final plan of section one of Mountainside, showing the location of the time sharing units and road layout. Water and sewer having been installed in the area, H. R. Kline moved to approve the amended final plan of Section one of Mountainside as presented. Motion was seconded by Ronald McPherson and unanimously carried.

Being no further business before the Commission, on motion of Ronald McPherson, seconded by Dwight Jordan it was unanimously moved to adjourn.

MEETING AJOURNED



George R. Price, Secretary

Harry Byrd, Ellwood Hoover, William G.
O'Brien, County Administrator, George
Aldhizer, Jr., County Attorney.

PLANNING COMMISSION: Dee Floyd, John Zigler, H. Ronald Kline
 A. M. Funkhouser, Ronald McPherson,
 George R. Price, Secretary, Larry
 Jennings, Director of Planning.

The hearing was opened by Board Chairman Armentrout and then turned over to Commission Chairman Floyd, who read the published notice of the hearing.

The first request was that of Massanutten Village, Inc., requesting an amendment to Section 17-74 of the Rockingham County Code, to add, Developer and/or Property Owner Association administrative offices and property owners services and to also consider an amendment to the Master Plan of Massanutten Village, Inc. to allow developer and Property Owners Association administrative offices and property owners services, on lots number one and two of Section One. As the two amendments were related they were considered simultaneously at the hearing. Mr. Henry Clark, representing Massanutten Village, Inc., stated that this area had been used by the previous owners of Massanutten and they were aware of the covenants covering Section one, but they had overlooked compliance with the Zoning Ordinance. Mr. Clark went on to say that there was not any use provided in the Ordinance for this operation and Massanutten Village, Inc. desperately needed to continue, but did not have other office areas available for this, and will need to build new offices, and are looking for suitable areas in which to construct the facilities. Mr. Sipe asked if the Gas pump was still there and in response Mr. Clark said the Gas pump had been removed. Mr. Clark then stated that they needed assistance in bringing Massanutten Village, Inc. in to conformity with the Zoning Ordinance. He further stated that they would be out of the building, possibly, within the year. A letter from the Homeowners Association stating their opposition was read. Mr. Nixon, a property owner in Massanutten Village, read his letter stating opposition to this request. Since there were no further comments the next matter was considered.

The next matter was that of the Comprehensive Plan of the Town of Grottoes and growth area. Planning Director Larry Jennings explained that the code requires a hearing by the County Board of Supervisors and the Planning Commission on incorporated towns planning efforts. Commission member Floyd asked if the town had adopted the whole plan including the areas outside of the corporate limits. Mr. Jennings stated that they had, but the County had control of that area. Marjorie Mays, Mayor of the Town of Grottoes, spoke in favor of this plan, saying that they felt that they had a good plan and in their town hearing had no opposition to it. She asked that it be adopted by the Board of Supervisors.

PLANNING COMMISSION

February 21, 1979

The Rockingham County Planning Commission met February 21, 1979 at 7:00 p.m. in the Court House, Harrisonburg, Virginia with the following present:

Dee Floyd; A. M. Funkhouser; Dwight Jordan; Ronald McPherson; Jennings Morris; R. H. Kline; Larry Jennings, Director of Planning; Joyce Hamilton, Planner; George Price, Secretary.

The meeting was opened by Chairman Floyd and the invocation was given by Ronald McPherson. The minutes of January 2, 1979, January 8, 1979 and January 16, 1979 were approved as presented. Later in the meeting the minutes of February 12, 1979 were read and approved.

The first matter to be considered was the proposed amendment to 17-74 of the Rockingham County Code relating to Developer and/or Property Owners administrative office and Property Owners services. The staff report was given on this matter. On motion of Ronald McPherson, seconded by A. M. Funkhouser it was unanimously voted to table this matter until the next meeting.

Next was to consider an amendment to the Master Plan of Massanutten Village to allow Developer and/or Property Owners Administrative offices and Property Owners services on Lots number one and two of Section one of Massanuttenten Village. The staff report was given on this matter. On motion of Dwight Jordan, seconded by Ronald McPherson, it was unanimously voted to table this matter until the next meeting.

Larry Jennings, Director of Planning, gave a summary of the proposed Comprehensive Plan of the Town of Grottoes and Growth area. After much discussion and on motion of Dwight Jordan, seconded by Ronald Kline, it was voted to recommend to the Rockingham County Board of Supervisors to approve the Comprehensive Plan of the Town of Grottoes and Growth Area. Motion carried.

The next matter was the request of Valley Blox, Inc. for approval of plans for the construction of two buildings in a M-1 Zone under Section 17-113 of the Rockingham County Code. Mr. Van Pence explained what the use of the buildings would be. On motion of Ronald Kline, seconded by Jennings Morris, it was unanimously voted to approve the plans as presented.

As some of the members of the Commission were not present at the Joint Public Hearing, the minutes of that meeting, February 12, 1979, were read and approved.

The next matter before the Commission was the the request of R. R. Donnelly and Sons Company, contract/purchaser from the Rockingham County Fair Association, to rezone approximately 139.351 acres from A-1 (agricultural) to M-1 (industrial) the property located on the northwest side of Route 753, approximately .9 mile southwest of Route 908 in Linville Magisterial District, Election District #2. The staff report was given and after some discussion the motion was made by Dwight Jordan to recommend to the Rockingham County Board of Supervisors to grant this request, the motion was seconded by Ronald McPherson and unanimously carried.