

# PORT REPUBLIC

## Rural Village Project Summary Report

July 25, 2016



This material is based upon work assisted by a grant (#GA-2287-14-016) to the Shenandoah Valley Network from the Department of the Interior, National Park Service through the American Battlefield Protection Program. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior.

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### July 25, 2016

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Water Street, Port Republic

## PREFACE AND ACKNOWLEDGEMENTS

This report summarizes the work of Port Republic, Virginia area residents and interested citizens who engaged in a series of public workshops from January 2016 to April 2016 to define the features that contribute to their community's unique sense of place, rural character and historic significance. It includes a Vision for Port Republic and an Action Plan for next steps developed by citizens who participated in the workshops. It also includes background material, inventory maps and technical appendices with specific implementation language developed by planning professionals based on community preferences. The workshop results are offered to encourage refinement to Rockingham County planning policies and regulations and to provide guidance for public and private initiatives that will enhance and protect the special character of the historic Village of Port Republic and the surrounding area.



Port Republic Museum Sign © PD&P

The Port Republic Rural Village Project is a joint initiative of the Shenandoah Valley Network (SVN), the Rockingham Community Alliance for Preservation (CAP) and the Shenandoah Valley Battlefields Foundation (SVBF) and is made possible through a grant from the National Park Service's American Battlefield Protection Program.

Citizens of the Village of Port Republic and surrounding areas developed the Community Vision and Action Plan through their discussion and group work sessions at three public planning forums. These were refined and adopted by consensus on April 7, 2016. The forums were hosted by the SVN and CAP, with assistance from the Board of the Port Republic Museum, and held in the historic Port Republic "Town Hall," by generous permission of owners Martha and Walter Curt.

Meeting facilitation and professional planning assistance was provided by Paradigm Design & Planning of Charlottesville, Virginia and Herd Planning & Design, Ltd. of Leesburg, Virginia. Additional facilitation assistance was provided by staff of the Rockingham County, Virginia, Department of Community Development. Background data, GIS information and mapping assistance were provided by Rockingham County, the Piedmont Environmental Council and Paradigm Design & Planning. This report, maps (unless otherwise noted) and illustrations were prepared by Paradigm Design & Planning with assistance from Herd Planning & Design, Ltd. based on mapping exercises and group discussion exercises at the community forums.





## BACKGROUND AND INTRODUCTION

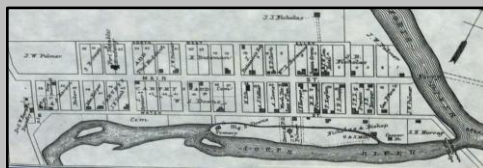
The Port Republic Rural Village Planning Project was undertaken to provide citizens living in and around the historic Village of Port Republic, Virginia an opportunity to help shape the future of their community. It was initiated in March 2015 through the collaborative efforts of the Rockingham Community Alliance for Preservation (CAP), the Shenandoah Valley Network (SVN) and the Shenandoah Valley Battlefields Foundation (SVBF). These local partners obtained a grant from the National Park Service's American Battlefield Protection Program to engage a team of professional planners to lead a series of interactive community workshops for residents and landowners in the Port Republic area. Every property owner within the project area, of approximately 3,500 acres (defined by local partner groups with input from County staff), was invited by mail to the workshops and members of the public were invited to participate through public announcements on partner websites, by email, social media and flyers posted in and around the community.

The products and results of the Port Republic Rural Village Planning Project offer valuable community insights that can feed directly into the pending Rockingham County Comprehensive Plan update and help refine the recently adopted Rural Village zoning district. The community engagement process may also serve as a model for more detailed planning in the County's other rural villages.

The Port Republic community workshops focused on creating a cohesive vision for the historic village, surrounding farmland and Civil War battlefields, as well as areas along Port Republic Road that are

### ***The History of Port Republic***

*The small unincorporated Village of Port Republic occupies a unique geographic and historic position in Rockingham County. Settled around the turn of the 18<sup>th</sup> century at the confluence of the North and South Rivers, the Village was the site of significant Civil War activity. It sits well preserved within the Port Republic Battlefield area and equidistant from the Cross Keys Battlefield and the Piedmont Battlefield, all sites of significant battles during Stonewall Jackson's Shenandoah Valley Campaign. The Village includes numerous historic structures in a traditional development pattern of regular lots along two parallel streets, Main Street and Water Street. Although it was a thriving commercial and industrial community in the 1800s, the Village is predominantly residential today. Port Republic (as represented generally by the historic town boundaries platted in 1802) is listed on the National Register of Historic Places and as a Virginia Historic Landmark. The landmark area includes 73 acres with 45 contributing structures.*



Village of Port Republic Map, 1885



First Community Workshop © SVN

zoned for residential and rural business uses. The community forums encouraged an open exchange about what makes the area unique and the elements that define the physical and historic character of the Village and the surrounding rural landscape. The preferences and priorities expressed by area residents and stakeholders through the Action Plan and Visual Preference Survey offer guidance for public and private initiatives to enhance the area while protecting the historic significance and special character of the Village of Port Republic, Civil War battlefields, and surrounding rural lands.

# COMMUNITY VISION AND ACTION PLAN

The Community Vision for Port Republic and the Action Plan for next steps were developed and refined by citizens and stakeholders during three public workshops held between January and April 2016. These workshops are summarized in detail in this report. The Community Vision and Action Plan next steps were affirmed by consensus on April 7, 2016.

## **Our Vision for Port Republic:**

*In 50 years, Port Republic is thriving with much the same community spirit and extraordinary sense of place we enjoy today. Our greatest resource, our residents, value and protect the Port's remarkable heritage – the historic village and adjacent gateway, the North and South Rivers that form the South Fork of the Shenandoah, the Port Republic Civil War battlefield and the surrounding farms and landscape. We provide for our community's needs through enhancements that are compatible with this vision and our rural heritage. We welcome visitors to enjoy history and learn from our efforts to plan for a future that does not erase the past.*



Aerial View of Port Republic © Google

## **Our Next Steps/Action Plan:**

(★Indicates top priority within each Action Area, by general consensus)

### ***Action Area 1: Partner with Rockingham County for Implementation of the Port Republic Vision***

- Community representatives to work with Port Republic Museum Board and allied groups (CAP, Ruritans, etc.) to present and offer comments to the Board of Supervisors (and Planning Commission if appropriate) on findings of the community workshops and implementation preferences ★
- Community to continue to provide input to County on potential zoning overlay districts as they develop and move through hearing process
- Community to convey primary interest in potential zoning overlay districts is to protect community character but not to micromanage individual homeowners' property (not intending for overlay to have impact like a Homeowners Association)
- Support process to request a crosswalk on Rt. 253 (preferably to Port Republic museum) as part of an overall trails plan (see Action Area 3)

### ***Action Area 2: Investigate Special Status Designations for Community Assets***

- Seek Scenic Byway Status from Route 253 (CAP to work with PR residents on this) ★
- Develop pedestrian trail around village linking current historic markers and eventually linking to a battlefield trail (including pedestrian bridge across river)
- Seek Scenic River Designation for Shenandoah in and around Port Republic (to include South River, North River, Headwaters) with assistance from CAP and other interested local groups

### ***Action Area 3: Support and Advance Voluntary Efforts to Enhance the Community***

- Seek opportunities to improve and extend trails in and around Village including a crosswalk on Rt. 253 to the Port Republic museum ★
- Seek funding for streetlights that are of an appropriate traditional design
- Support voluntary protection of "village green" property at entrance to Port on Rt. 253 and identify options to work with the owner of this key parcel



## Summary Map of Vision and Action Plan:





# MAJOR MILESTONES

*“People make this community special.” – Workshop Participant*

## **COMMUNITY WORKSHOP 1: Port Republic Past, Present and Future**

The first Port Republic community workshop was held on Thursday, January 21, 2016 at the Port Republic Town Hall. Approximately 20 residents and stakeholders participated in a lively and productive evening. The evening began with a presentation by the planning consultants to orient the group to the boundaries and features of the project area, including the significant role of the Village and surrounding area in the history of Rockingham County and Jackson’s Shenandoah Valley Campaign during the Civil War.

The presentation described three distinct community types within the project area - the Historic Village, the Gateway Village along Port Republic Road (Rt. 253) and the Rural Area. The presentation also included a series of maps and background data to describe the current planning and regulatory context of the area. These background maps are included in an appendix to this report.

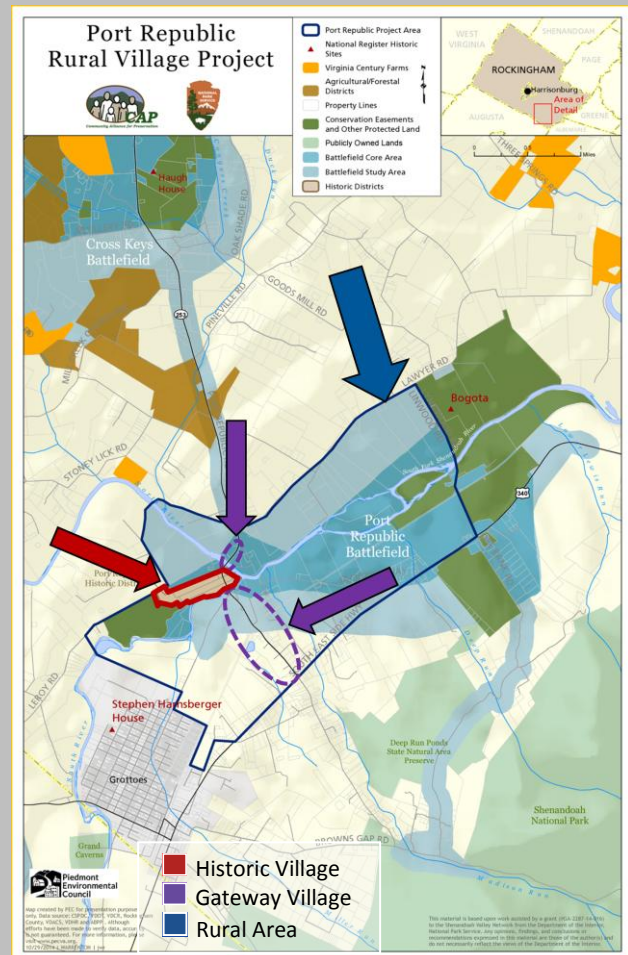
After the presentation to the group as a whole, participants broke into three small groups to begin discussion about the unique and special qualities of Port Republic and its future. During two small group exercises participants talked about and mapped what makes Port Republic unique today and what challenges the area might face in the future. It was clear in all three groups that residents love the Village and the surrounding landscape just as it is and want to keep it that way by limiting improvements to those that enhance, rather than change, the existing character.



Gateway Area Homes, Port Republic Road © PD&P

### **Boundaries of the Project Area**

The Port Republic Rural Village project area includes the historic Village of Port Republic and much of the Port Republic Battlefield Boundary that was identified in the 2004 Port Republic & Cross Keys Battlefield Plan. It includes approximately 3,500 acres and is bounded on the east by Lynnwood Rd. (Rt. 708), Route 340 on the south side, the town boundary of Grottoes and Leroy Road (Rt. 605) on the West and Lawyer’s Road (Rt. 655) on the north. The project area is bisected by Jackson’s Way and South River Road and the Norfolk Southern Railroad, and the North and South Rivers



Community Types Map (Larger Maps in Appendices)

## Group Exercises – Workshop 1

For the first exercise, each group was given a large scale printed base map of the Port Republic Rural Village project area and led through a series of Vision Mapping exercises by facilitators that included the consulting team and Rockingham County planning staff. The groups were given four markers and asked to identify four distinct elements on the maps, each in a different color:

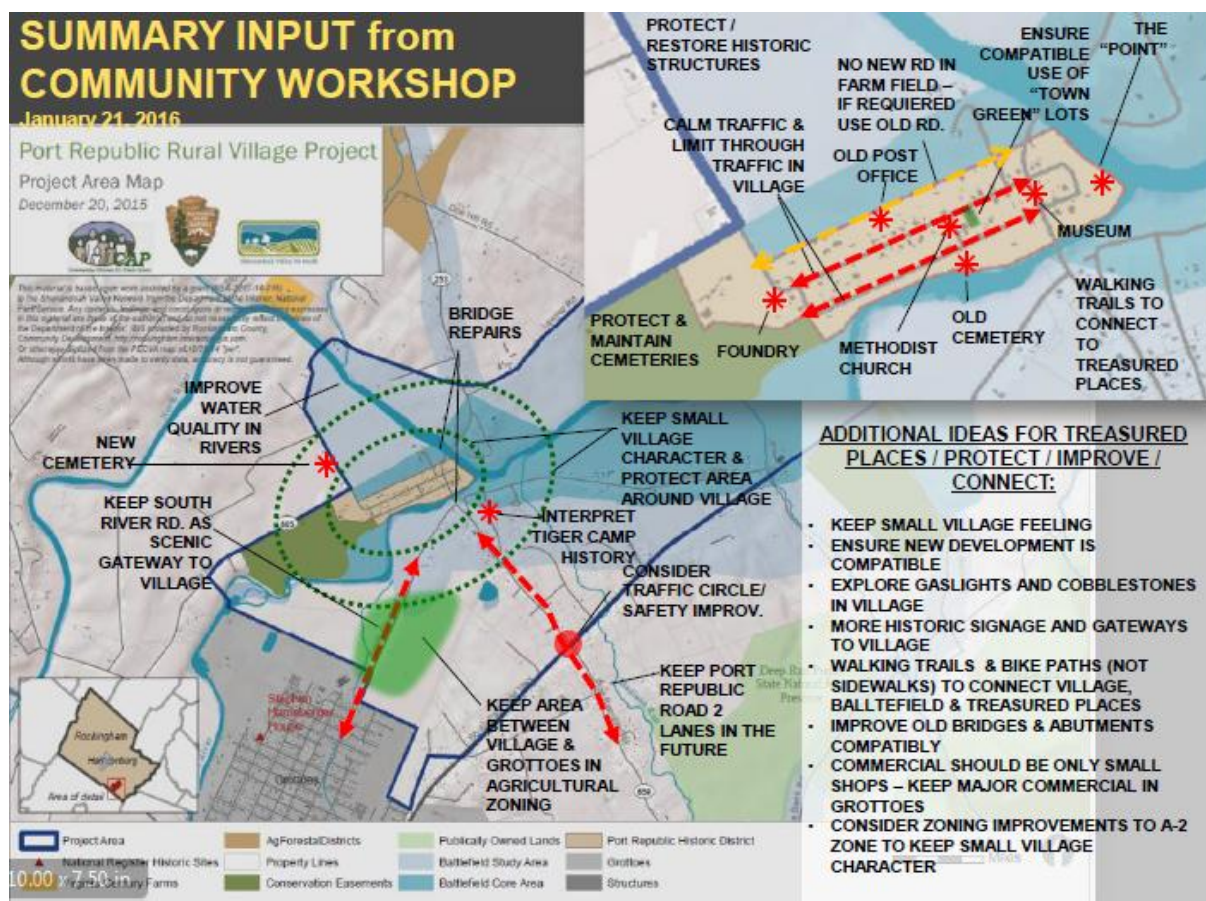
**Treasured Places** – those special or cherished features including buildings, natural features, neighborhoods, green spaces, landscapes, views, historic resources, etc. that make Port Republic a great place to live and that distinguish it from other places.

**Protect from Change** – features, areas or places that residents and stakeholders want to see conserved or protected from incompatible change (such as land uses that create undue impacts on surrounding properties or structures and uses that are out of scale or not in character with existing uses) in the future.

**Carefully Change or Improve** - areas or features that community residents and stakeholders want to see upgraded, improved or where careful improvements or changes might be desired.

**Connect** – identify where it might be possible and desirable to improve or strengthen connections between the three community types (the Historic Village, Gateway Village and Rural Area) to improve the cohesiveness of the area.

### Summary Map of Workshop 1 Mapping Exercise





The second small group exercise included a round table discussion of three questions. Group members were asked to share their responses to the following questions:

- *What I would like to see more of in my community...*
- *What I would like less of or not at all...*
- *If you were to return to Port Republic in 20 years, what would you hope to see?*



Historic Kemper/Turner Ashby House © PD&P

These questions generated considerable discussion about current and future needs for the area and the type of land uses that would be desirable and not so welcome. The last question prompted participants to think long term about their vision for the future of Port Republic.

Individual group maps and flip charts with responses to the discussion questions were shared with the entire group at the end of the evening.

The maps and flip charts from each group were collected and compiled into a summary map and set of summary comments (included in an appendix) that were presented at the second workshop.

### **Common Themes from Workshop 1**

There were a number of common themes that emerged from the group exercises. These included the desire to keep Port Republic and the surrounding area much as it is today and to maintain the rural residential atmosphere and somewhat rustic character through very limited compatible development in and around the historic village. Participants value their place in history, the historic structures and battlefields and their local museum and want to promote their history through community events. They noted the significance of the “village green” as an entrance to the community.

Residents of the area cherish their unique identity (and their post office and zip code!) and want to keep a distinct physical separation between Port Republic and the Town of Grottoes. While they identified opportunities to strengthen connections between the historic village, gateway area and battlefields with walking paths, trails and more historic markers, they also noted that



Post Office, Port Republic ©PD&P

there are significant problems with speeding and cut through traffic on local roads. The results of the mapping exercise, in combination with the initial discussions about the future of Port Republic, helped shape the Community Vision Statement that was ultimately adopted at the final workshop.

## **COMMUNITY WORKSHOP 2: Refining the Vision**

The next Port Republic Community workshop was held on Thursday, February 18, 2016, also at the Port Republic Town Hall. This second session included approximately 22 residents and stakeholders and was effective in refining the Vision for Port Republic. Drawing on common themes that emerged from the first workshop, the focus of the evening was to refine the community vision and assess community preferences for a range of policy and regulatory tools, ranging from voluntary to mandatory, which could be used to implement the vision. The goal was to develop a “toolkit” of implementation recommendations that would:

- ***Maintain the character of the Village and enhance areas approaching the Village while keeping it residential***
- ***Encourage compatible land uses in and around Port Republic that conserve and protect agricultural and historic resources***
- ***Provide guidance on compatible development - setbacks, signs, lighting, scale of buildings, roads, uses, walking trails***

### **Current Planning Policies**

*The current Rockingham County Comprehensive Plan which guides future development in the project area was adopted in 2007 and is about to be updated. The plan provides few detailed policies for Port Republic but does address the village and surrounding area as part of language about the County’s designated “Historic Preservation Area.” The Historic Preservation Area language is drawn from recommendations included in the 2004 Port Republic & Cross Keys Battlefield Plan. The boundary is defined by the boundaries of the Cross Keys and Port Republic Battlefield Boundary as delineated in “Study of Civil War Sites of the Shenandoah Valley of Virginia” (National Park Service, September, 1992).*

*The Cross Keys and Port Republic Historic Preservation Area, which includes large parts of the Port Republic Battlefield Boundary, is planned primarily for agricultural uses. The historic Village of Port Republic “is located entirely within this Historic Preservation Area and is planned primarily for residential uses with the museum, church, and country store preserved as they are today.” The Comprehensive Plan notes that the entire Historic Preservation Area is appropriate for the application of preservation measures “including adoption of historic zoning districts for the battlefields and the Village of Port Republic.” Port Republic Community Workshop participants support additional study of an overlay for the historic Village and along Route 253.*



Second Community Workshop © SVN

To provide context for the discussion, the consulting team gave a presentation about how natural resources, modes of transportation, industry and eventually zoning regulations helped shape the historic village and the surrounding area and influenced land uses and development patterns and form. Following this presentation, citizens and stakeholders participated



in three group exercises to reach consensus on the character of future development and physical improvements appropriate for the Port Republic area. The group exercises prompted a thoughtful dialogue among participants and led to a refined vision and implementation strategy.

### **Group Exercises – Workshop 2**

At the second workshop, the participants stayed together as a whole for the first two exercises. The consultants presented a draft Community Vision statement based on the results from Workshop 1. The Vision Statement was evaluated by the group and participants were asked if they could support the statement in principal and if refinements were needed. The group made a few recommendations for refinements and affirmed the statement in preliminary form, subject to the proposed revisions.

The next exercise was a Visual Preference Survey to assess community opinions about future improvements, enhancements and land uses. Workshop participants were shown a series of slides representing several themes – trails, bridge enhancements, traffic calming techniques, signage, infill development, crosswalks, development pattern and commercial uses – and asked to identify which images would be most appropriate when thinking about how Port Republic should look in the future. The results are a series of visual images illustrating compatible development and design preferences for future improvements. The images from this exercise are included in the appendices to this report and will act as a guide for more detailed planning and implementation efforts in the future.

#### **Roads and Utilities**

*This Port Republic Rural Village project area is not planned for sewer and water service. The Comprehensive Plan notes that the “County will refrain from constructing new roads and major improvements to existing roads that would significantly adversely impact the battlefields, although one map in the Comprehensive Plan does show the possible extension of new collector road from Leroy Road to Lawyer Road. Port Republic Community Workshop participants did not support this connection.*



**Main Street, Port Republic** © PD&P

Workshop participants divided into two groups for the final exercise. This exercise focused on evaluating specific policy and regulatory tools that are available and that could be used to achieve the vision for the project area. Based on comments from the previous workshop, and a review of tools and best practices available to localities in Virginia, the consultants provided





Historic Dundore-Downs House Porch ©PD&P

several strategies for addressing future development and citizen concerns. Options ranged from voluntary measures that could be undertaken by private citizens and non-profit groups (such as purchasing conservation easements), to potential County actions that could include refining existing policy and regulatory documents (such as revisions to the zoning ordinance or comprehensive plan) or support for state programs (such as scenic by-way or river designation) that would highlight the scenic and historic character of the project area. After discussing and refining each of the implementation options, and adding some of their own, participants were given dots and asked to vote on which options they supported, supported with caution, and did not support at all. The results from both groups were reported at the conclusion of the evening and are included in the appendix to this report.

### **Common Themes from Workshop 2**

Participants in the second workshop worked hard to refine the future vision for Port and the surrounding area and to develop appropriate solutions for each of the three community types within the project area – the Historic Village, the Gateway Village and the Rural Area. Residents and stakeholders discussed the importance of protecting the rustic, rural character of the Village, and its historic battlefields and rural landscape from incompatible development but were cautious about adopting overly strict design guidelines or regulations that might be difficult to implement. Residents want the community to retain its eclectic, rural, organic character rather than be subject to Homeowner Association-like rules. They like that chickens and goats are community members too!



Chickens in the Village of Port Republic © Rachel Schrock

The preferred implementation strategy supported by Workshop Two participants can be summarized as follows:

- ***Preserve rural and historic character by preventing very incompatible uses and forms through minimal but focused changes to zoning regulations***
- ***Rely mostly, but not solely, on voluntary efforts (encourage vs. require)***
- ***Focus on key improvements like wayfinding and signage***
- ***Encourage continued and enhanced community involvement and understanding***



Farm within the Battlefield Boundary © PD&P

Within the Historic Village and Gateway Village areas there was support among workshop participants for more specific actions including:

- ***Adopting a Local Overlay for the Historic Village to encourage/allow compatible design and uses***
- ***Adopting a Local Corridor Overlay for the Gateway Area along Route 253***
- ***Private fundraising efforts for improvements and voluntary conservation of key parcels in/around the Village***

There was strong support among Workshop Two participants for the following implementation strategies in the Rural Area:

- ***Continuing the use of voluntary conservation easements and fee simple purchases of key Battlefield properties***
- ***Pursuing Designation of Route 253 and South Fork of Shenandoah as State Scenic Byway/River***
- ***Linking Battlefield sites to the Village with better signs, markers, bike and pedestrian trails***



Full results of the dot voting exercise are included in the Appendix. The implementation discussion at Workshop Two fed directly into the Action Plan and final Community Vision affirmed at Community Workshop Three. The images from the Visual Preference Survey and the discussion of implementation options shaped the recommendations of the planning consultants for possible future refinements to the County's Comprehensive Plan and Zoning Ordinance which are summarized in the Technical Appendix.



Battlefield Marker © PD&P

### **COMMUNITY WORKSHOP 3:** **Affirming the Vision**

The third Port Republic Community Workshop was held on April 7, 2016, also at the Port Republic Town Hall, with approximately 15 citizens and stakeholders. This was a final collaborative workshop with the entire group participating in all exercises. After a presentation of key findings from previous workshops, the group as a whole was asked to review the revised Port Republic Community Vision Statement. The group jointly affirmed the Community Vision for Port Republic by consensus. The Vision Statement, which is located at the beginning of this report, is the framework for all other recommendations made by the community.



Bridge over the North River © PD&P

#### **Current Zoning**

Rockingham County adopted a revised Zoning Ordinance and Zoning Map in 2014 which regulates the use of every property within the Port Republic Rural Village project area. Most of the rural portion of the project area is zoned for agricultural use, either A-1 or A-2. New subdivisions along Route 253 and Rt. 340 are zoned for rural residential development on large lots. Properties along Rt. 253 that act as the gateway to the historic village were recently rezoned to a new Rural Village zoning district which allows residential uses with limited rural commercial and civic uses subject to some general design standards. While this new zoning district is an improvement over the former Rural Service district it replaced, workshop participants recommended consideration of additional standards for the approach to the historic village in the form of a corridor overlay district that would include more detailed standards for landscaping, signage, parking and other design elements.

With the exception of two commercially zoned parcels, the historic village of Port Republic is zoned for agriculture rather than residential use or Rural Village. Since the A-2 agricultural zoning is designed for agricultural and residential uses on large lots, many of the district standards for setbacks, parcel sizes and building heights are not compatible with existing development in the village. Although the historic village is listed on the National Register of Historic Places and is a Virginia Landmark, these designations do not affect local zoning regulations.

Two properties, fronting on Route 253 within the existing historic village, are zoned for business. The wide variety of commercial uses permitted on these properties was of concern to workshop participants along with the desire to encourage compatible development within the historic village. Workshop participants have recommended that the County consider a zoning overlay district for the historic village with some additional development standards, including the possibility of relaxed standards to allow for new development on existing lots to look more like existing development. However, community residents were cautious about overregulation and micro-management and hope to remain involved as the Port Republic Overlay district and Gateway Overlay districts are considered by the County.



Following this important affirmation, the whole group discussed and brainstormed next steps to help achieve the Community Vision and identified what groups might take the lead on certain actions. The Action Plan and priority next steps are included at the beginning of this report and summarized on the Vision Map. The Action Plan work can serve as a basis for positive and cooperative progress toward the vision for Port Republic community.

Participants in the final workshop wanted to maintain the momentum established during the community engagement process and wish to remain involved as the County moves forward to update its Comprehensive Plan and if any related zoning updates are considered. County staff and partner community groups expressed a willingness and desire to continue to work with stakeholders in the area on implementing next steps in the coming months. Based on the outcome of these meetings, the Rockingham County Bicycle Advisory Committee has added language specific to Port Republic to a draft regional bike and pedestrian plan and the Virginia Department of Transportation is considering a crosswalk across Route 253.



Mountain View from the Village

## RESULTS AND CONCLUSIONS

The Port Republic Rural Village Project produced a number of tangible results. The combined energy of the citizens who participated created a shared sense of pride and a vision of what Port Republic could look like in the future - enhanced but largely unchanged. There is also specific strategy and set of next steps for achieving the vision. The key tangible products of the project include:

- **The Community Vision for Port Republic**
- **A Vision Map illustrating key principles**
- **An Action Plan for Next Steps**
- **Background data and analysis maps of the project area**
- **Visual Preference Survey Results as a resource for possible physical improvements and design guidelines**
- **Discussion and map summaries of general community issues and implementation priorities**
- **Technical recommendations and sample implementation language for consideration by the County**

In addition to the tangible products, there are a number of intangible results that are less concrete but equally important and potentially more powerful as a catalyst for implementing the Port Republic community vision. The process helped draw together local citizens for a common purpose, it allowed participants to identify a wide range of shared values, desires and ideals for their community and it helped identify resources and effective partners to help implement the vision.



Goats in the Yard of the Historic Eustler Workshop

# **PORT REPUBLIC RURAL VILLAGE PROJECT**

## **APPENDIX 1: Background Maps**

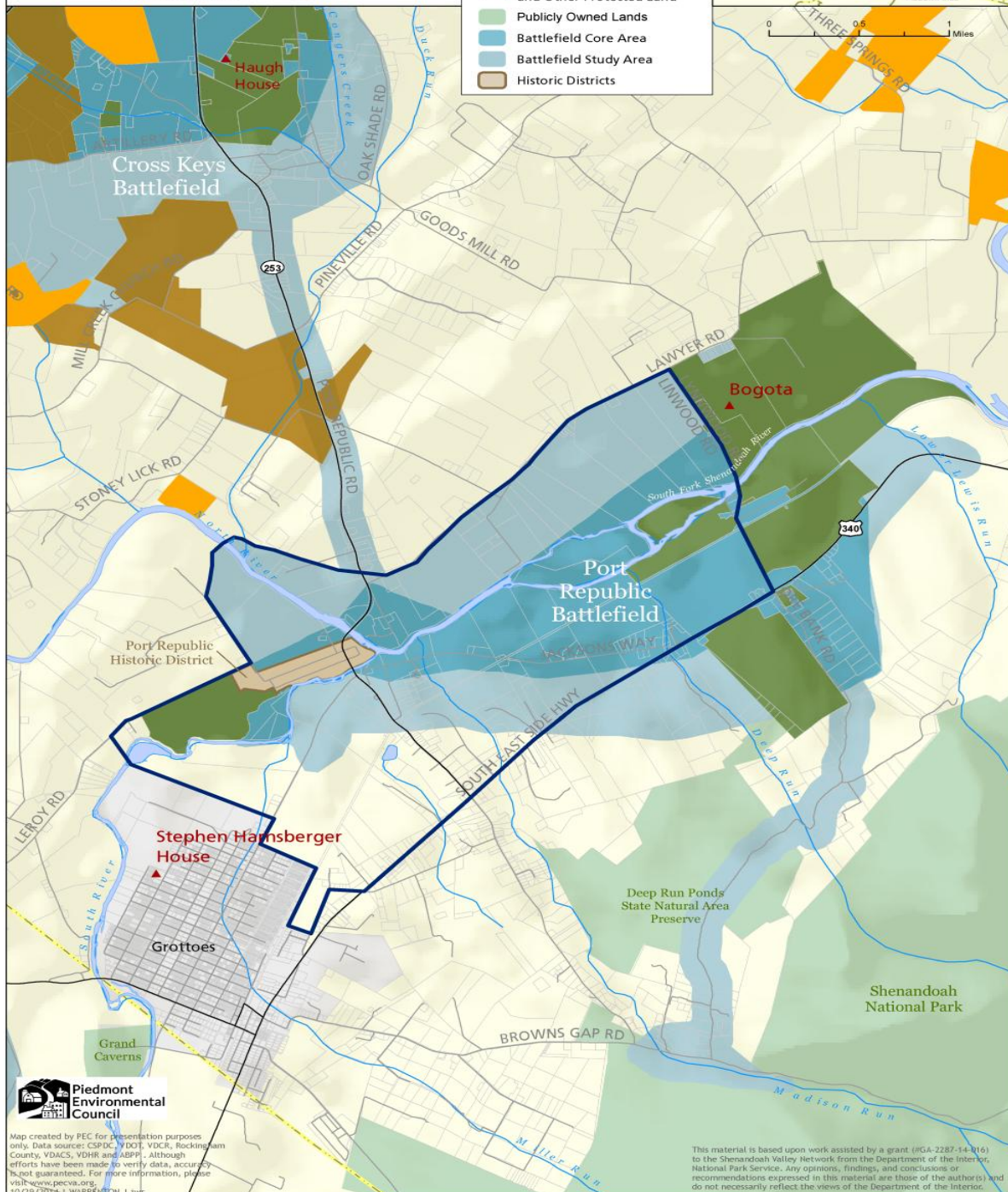
1. Port Republic Project Area Map
2. Battlefield Area Map
3. Zoning Map
4. Environmental Features Map



# Port Republic Rural Village Project



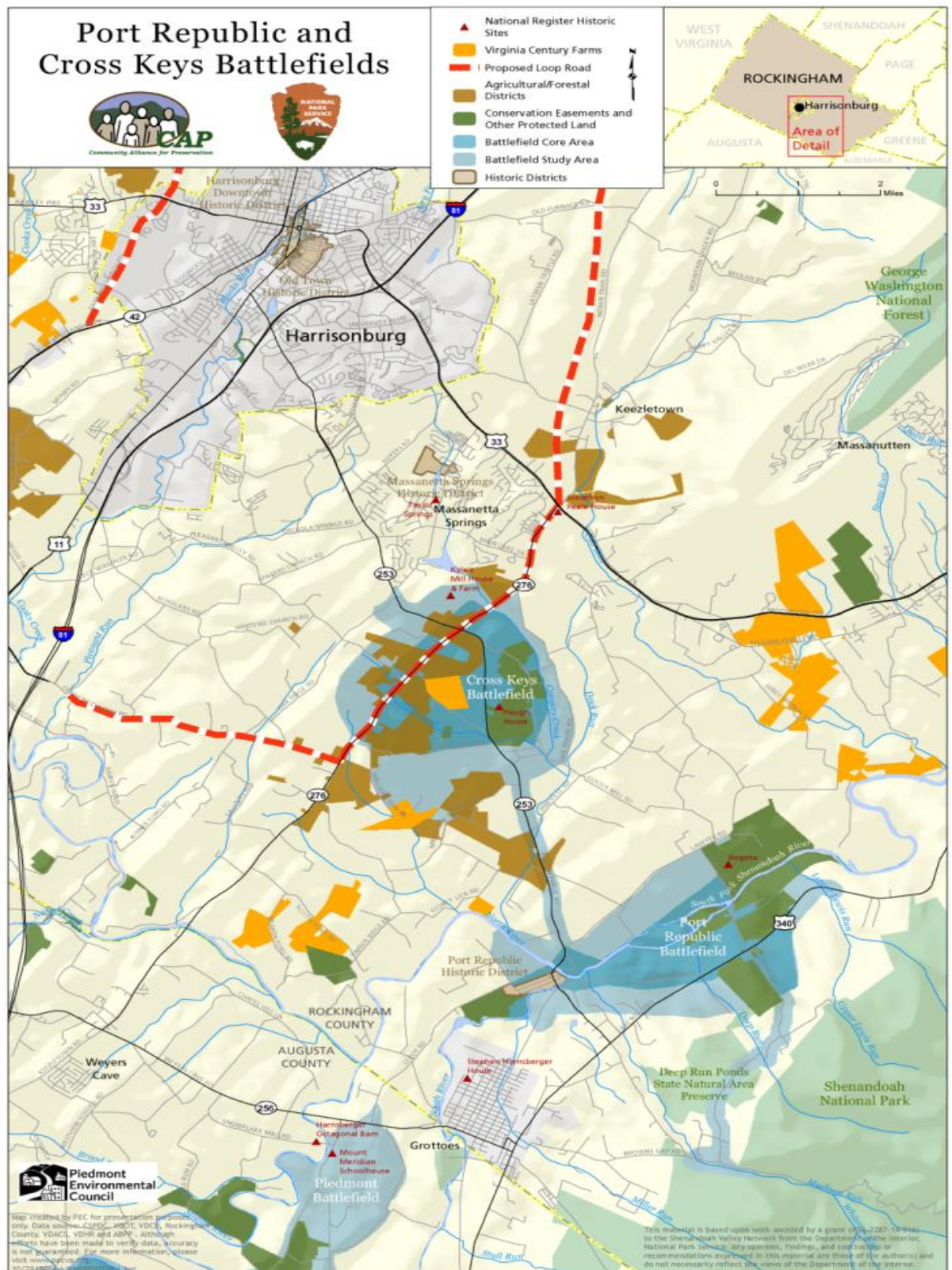
- Port Republic Project Area
- ▲ National Register Historic Sites
- Virginia Century Farms
- Agricultural/Forestal Districts
- Property Lines
- Conservation Easements and Other Protected Land
- Publicly Owned Lands
- Battlefield Core Area
- Battlefield Study Area
- Historic Districts



Map created by PEC for presentation purposes only. Data sources: CDPDC, VDOT, VDCR, Rockingham County, VDACS, VDHHR and ABPP. Although efforts have been made to verify data, accuracy is not guaranteed. For more information, please visit [www.pecva.org](http://www.pecva.org). 10/29/2014-L.WARRENTON | jwr

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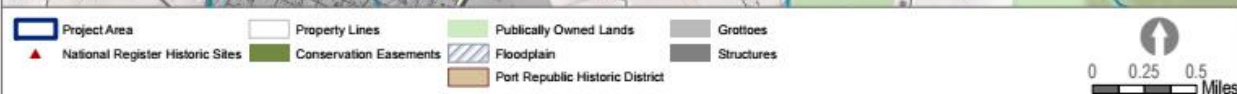
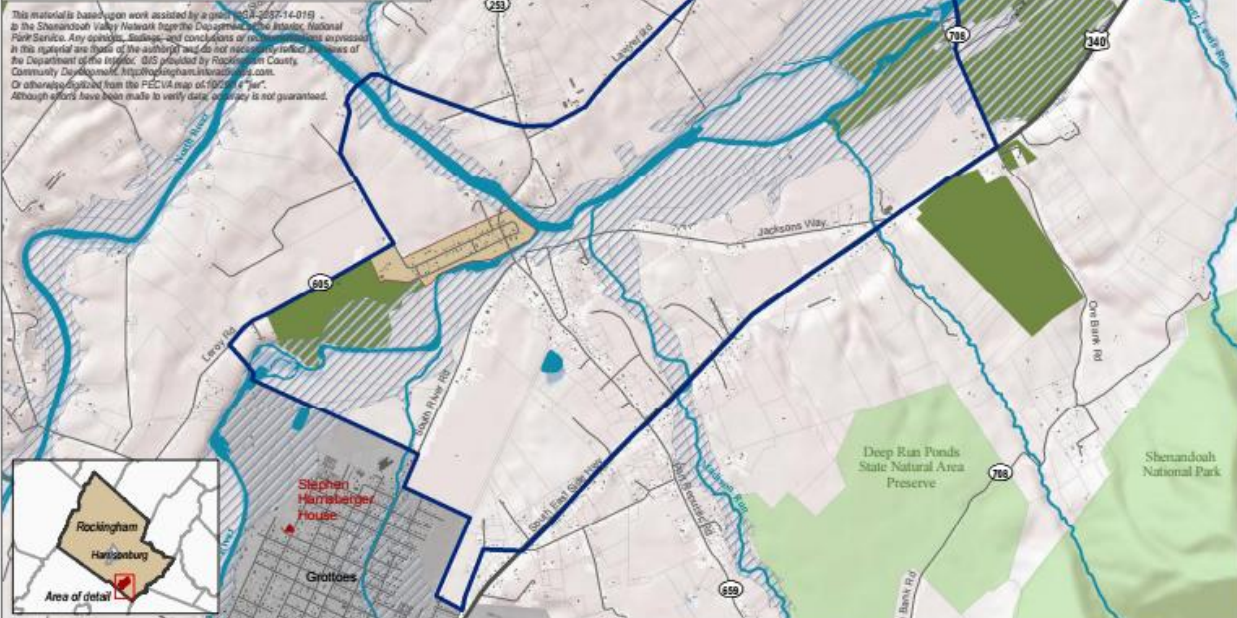
# Port Republic Rural Village Project

## Environmental Features Map

December 20, 2015



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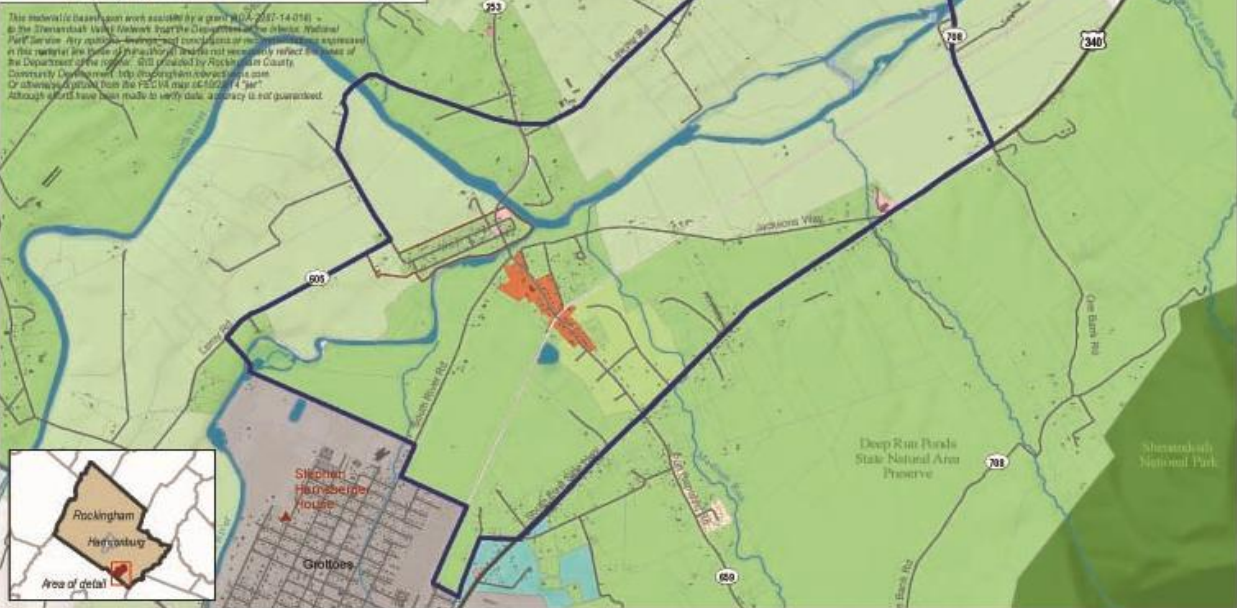
# Port Republic Rural Village Project

## Zoning Map

December 20, 2015



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# **RURAL VILLAGE PROJECT**

## **APPENDIX 2: Workshop 1 Materials & Results**

### **(January 21, 2016)**

1. Power Point Presentation
2. Exercise 1: Mapping Exercise Results
3. Exercise 2: Group Discussion Results





### Agenda for the Evening

- 7:00 p.m. **Welcome and Introductions**
- 7:05 p.m. **Overview of Project and Agenda**
- 7:30 p.m. **Discussion Groups**
- 8:30 p.m. **Reconvene to Review Results**
- 9:00 p.m. **Adjourn**

### A Community Forum

- **Why Are We Here?**
- **What Are We Doing Tonight?**
- **What Are The Likely Results?**
- **Who Is Funding This Effort?**




## About this Project

- Collaborative, public-private effort
- Results will be provided to the County
- Your ideas will make a difference in two County planning processes now underway



## Project Schedule

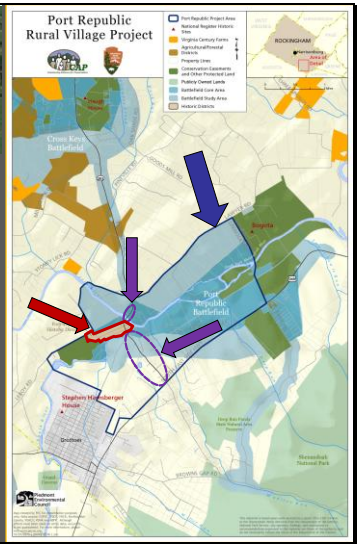
<b>First Community Workshop</b>	<b>Jan. 21</b>
<b>Second Community Workshop</b>	<b>Feb. 18</b>
<b>Compile Workshop Results</b>	<b>March</b>
<b>Third Community Workshop</b>	<b>April 7</b>
<b>Prepare Project Report</b>	<b>April - June</b>
<b>Consultant Report Complete</b>	<b>July</b>



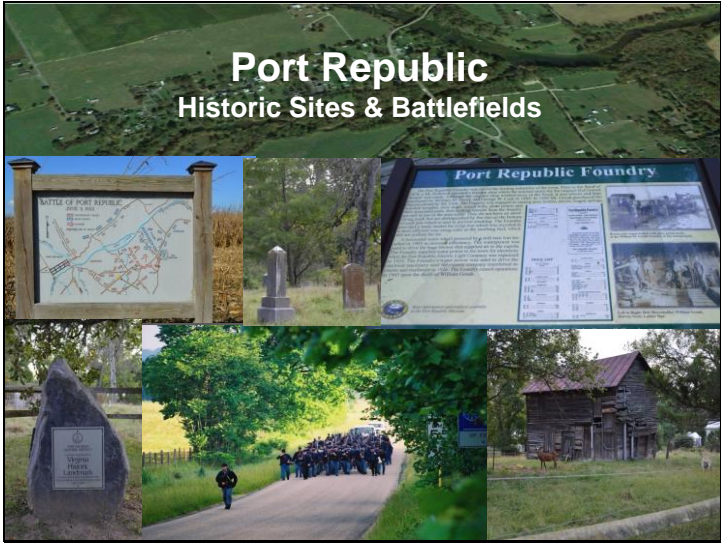
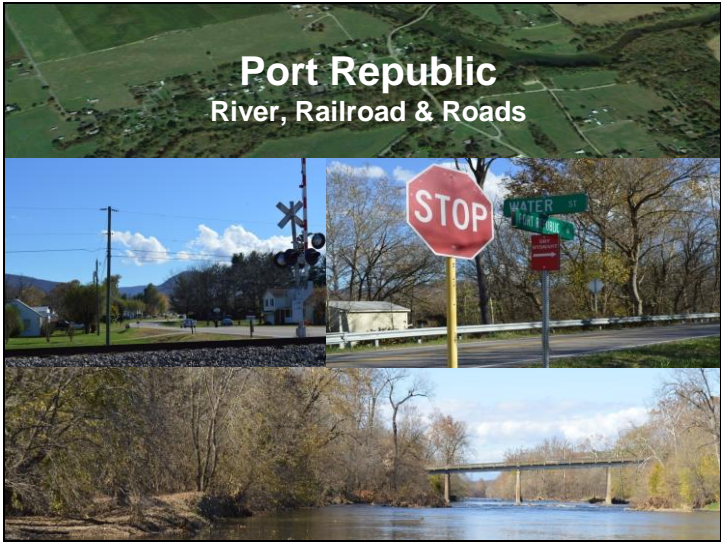
## Port Republic Community

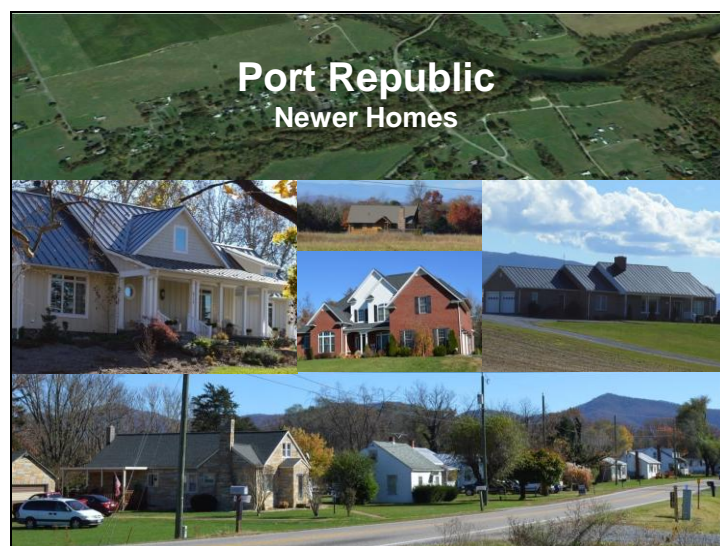
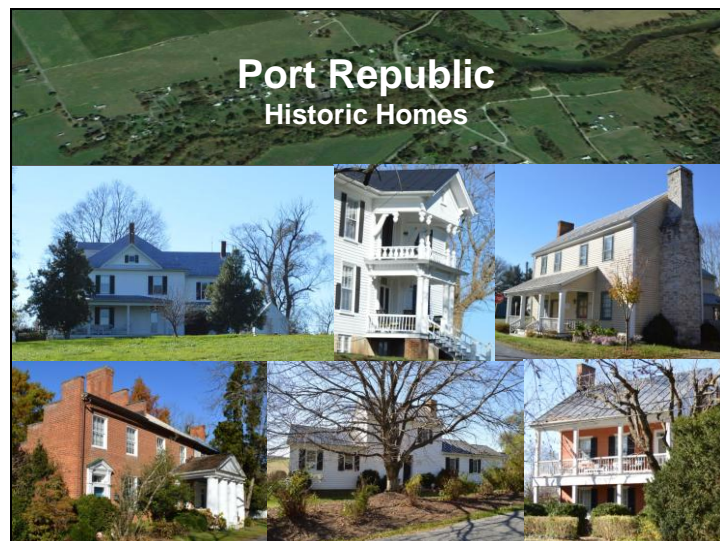
### 3 Community Types

- Historic Village
- Gateway Village
- Rural Lands











## Where Are We Now Plans & Zoning

- 2007 Comprehensive Land Use Plan
- 2014 Zoning Ordinance (new RV district)
- 2004 Port Republic & Cross Keys Battlefield Plan

## Port Republic and Cross Keys Battlefield Preservation Plan

- Battlefield residents helped develop
- Cross Keys & Port Republic Historic Preservation Area added to Comprehensive Plan
- Goals/Policies:
  - Conserve/protect battlefields
  - Retain rural character/services
  - Retain existing character of Historic Village



## Comprehensive Plan Land Use & Transportation

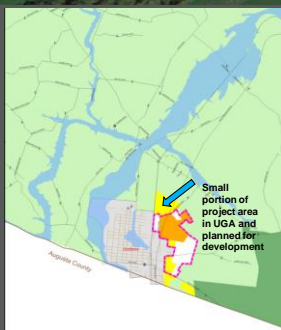


Figure 2-15b  
Conceptual Land Use Plan - 2020 & 2050:  
Goomers & Vicinity

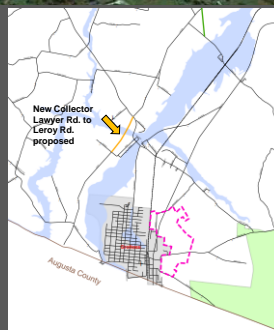


Figure 3-15b  
Conceptual Transportation Plan -  
2020 & 2050:  
Goomers & Vicinity



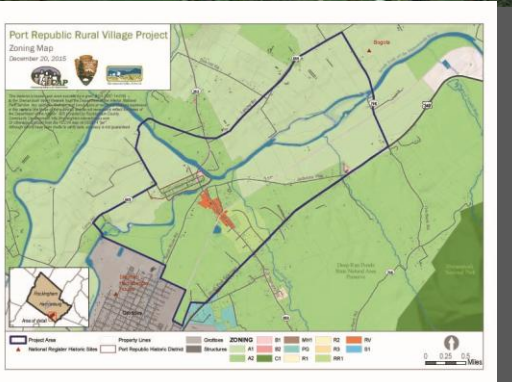

# Zoning Ordinance

## Existing Zoning (Rural Areas)

**Rural Area:**

A-1, A-2

B-1, RR1



Port Republic Rural Village Project  
Zoning Map  
December 30, 2015

Legend:

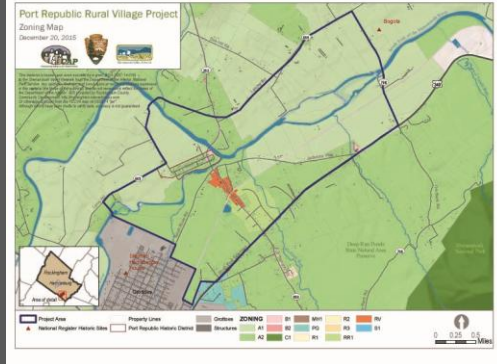
- Project Area
- National Register Historic Sites
- Port Republic Historic District
- Property Lines
- Streets
- Water
- Topography
- Other

Zoning Districts:

- A-1
- A-2
- B-1
- RR1
- Other

Scale: 0 0.5 1 Miles

A-1, A-2  
B-1, RR1



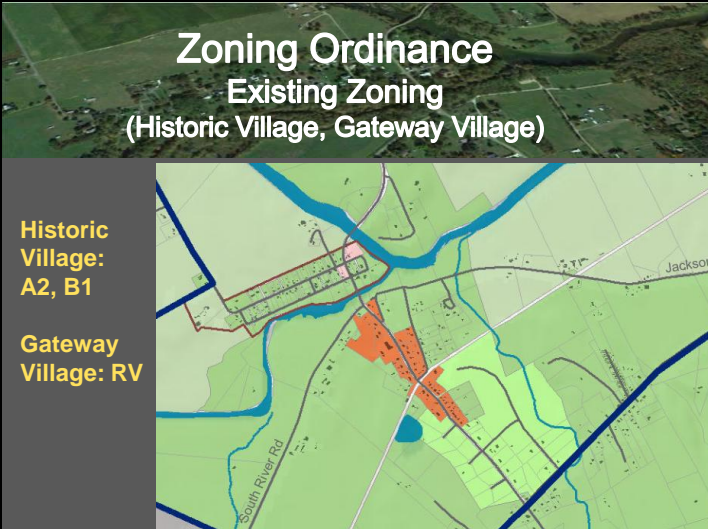
# Zoning Ordinance

## Existing Zoning

(Historic Village, Gateway Village)

**Historic Village:**  
A2, B1

**Gateway Village:** RV



## Gateway Village: RV

[illegible][illegible]



## What Next? *Cohesion and Connection*

- Identify the critical links between the village, gateway, battlefields and rural landscape
- Shape a shared vision to protect the integrity of these links
- Develop consensus on how the County plan, zoning and rural village district might realize the vision
- Share recommendations with County leaders and staff



## Tonight's Workshop

1. Map Treasured Places, Potential Changes/Improvements, Connections – 30 mins.
2. Tell Us About Your Community; Discussion Questions – 30 mins.
3. Regroup to share results – 30 mins.



## Port Republic Rural Village Project

***HAVE FUN TONIGHT - JOIN US AGAIN:***

- FEBRUARY 18 – COMMUNITY DESIGN
- APRIL 7 – AFFIRM RECOMMENDATIONS

***Thank You!***



## Port Republic Rural Village Project

### Project Partners/Funders :

**Shenandoah Valley Network**

**Community Alliance for Preservation**

**Shenandoah Valley Battlefields  
Foundation**

**American Battlefield Protection Program**



NOTE: (This material is based upon work assisted by a grant (RGA-2287-14-016) to the Shenandoah Valley Network from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations are those of the author(s) and do not necessarily reflect the views of the Department of Interior)

## Port Republic Rural Village Project

### Technical Support (data and mapping):

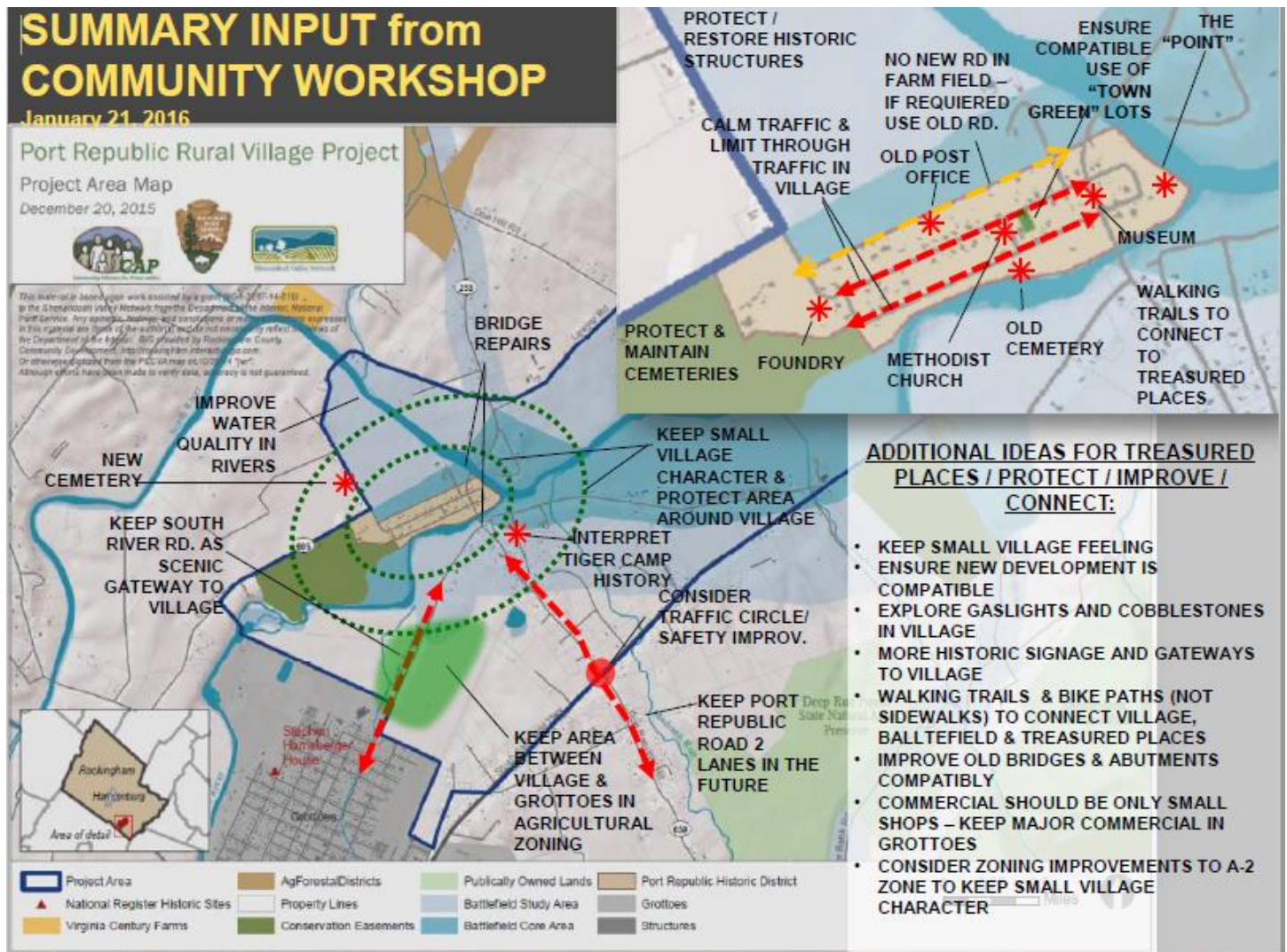
**Rockingham County**

**Piedmont Environmental Council**

### Consultant Team

**Paradigm Design & Planning  
Herd Planning & Design, Ltd.**





## PORT REPUBLIC RURALVILLAGE PLANNING PROJECT

Summary of Group Mapping Exercise – Community Workshop 1  
January 21, 2016

Participants were asked to Map Treasured Places, Areas to Protect from Change, Areas to Carefully Change/Improve and Opportunities for Connections.



**Port Republic Rural Village Project**  
Community Workshop #1 – January 21, 2016  
Meeting Summary

**Discussion Questions – Small Group Exercise 2**

***“People make this community special”- Workshop Participant***

**Question 1 - What would you like to see more of in Port Republic?**

*(How to best meet needs of future residents? What land uses might be appropriate?)*

- More historic markers (G1)
- Enlarge Port Republic Museum (G1)
- Build on sense of community that is already here (G1)
- More traffic policing in village to address speeding, slower traffic, obey 25 mph (G1, G3)
- Build on the historic role of boating in Port Republic, events promoting that history – construct replica Gundalow boat (G1)
- Bring more good attention to Village (G1)
- Small coffee shop/coffee shop – oriented toward locals and neighborhood (G1)
- Canoe outfitter (G1)
- Bike path to school (G1)
- Ball Park (G1)
- Community, small town feel, sincere, close (G2)
- Social/community events (G2)
- Continue eclectic, diverse (multi-age, economically) nature of community (G2)
- Keep Port Post Office and Zip Code (G2)
- Walking trails (G3)
- Well done pamphlets on Village History (G3)
- Historic Interpretive Route (G3)
- Historic Marker at Methodist Church (G3)
- Amtrak Passenger Service (compatible station) (C3)

## **Question 2 - What would you like to see less of in Port Republic?**

*(What land uses might be inappropriate?)*

- Want less traffic volume through village; less speeding, less cut thru (G1, G2, G3)
- No new lots but maintain the houses that are there (G1)
- Keep large lot development - same size lots as what is there today (G2)
- No more commercial development (G3)

## **Question 3 - If you were to return to Port Republic in 20 years, what would you hope to see?** *(What headline would you like to see in the local paper? What would you bring your kids/grandkids to see?)*

- Headline – Port Republic: “The Village that didn’t Change”, Same Beautiful Village (G1, G3)
- Same diversity of homes (G1)
- Places for our children to live (G1)
- Tiny little Williamsburg (rural) (G2)
- Maintain separation between Port & Grottoes (G2)
- River Ecology Improved (G2)
- Port Village protected from proposed new connector rd. (Lawyer Rd. to Leroy Rd.) (G2)
- Not a 4-lane Port Republic Rd. (Rt. 253) – note if development continues on this road it could trigger undesirable road improvements (G3)
- Walking Trails (G3)
- Appropriate, compatible development on Stolfuss lots (G3)
- Bridges compatible with area (G3)
- Keep community residential (G3)
- Keep small local shops like Stamp Store – no convenience stores (G3)



## **PORT REPUBLIC RURAL VILLAGE PROJECT**

### **APPENDIX 3: Workshop 2 Materials & Results**

**(February 18, 2016)**

1. Power Point Presentation
2. Exercise 1: Draft Vision Statement (part of Power Point above)
3. Exercise 2: Visual Preference Survey Results & Tally Sheets
4. Exercise 3: Implementation Option Tally Sheets



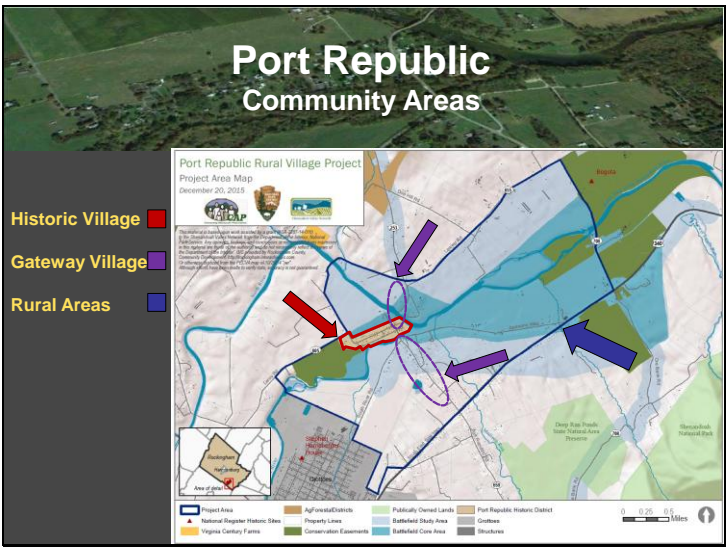
## Agenda for the Evening

- |           |   |
|-----------|---|
| 7:00 p.m. | Welcome and Introductions                 |
| 7:05 p.m. | Overview of Project & Design Presentation |
| 7:40 p.m. | Exercise 1: Visual Preference Survey      |
| 8:00 p.m. | Discussion Groups: Exercise 2             |
| 8:40 p.m. | Reconvene to Review Results               |
| 9:00 p.m. | Adjourn                                   |

## About this Project

- Collaborative, public-private effort
- Results will be provided to the County
- Your ideas will make a difference in two County planning processes now underway

Project Schedule	
First Community Workshop	Jan. 21
Second Community Workshop	Feb. 18
Compile Workshop Results	March
Third Community Workshop	April 7



### Port Republic Community Workshop #1

**#1 Map Treasured Places, Opportunities, Connections**

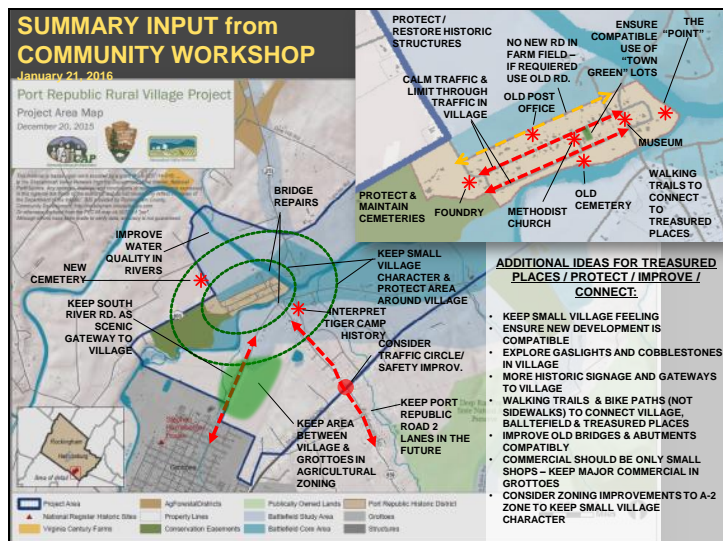
**#2 Questions**

What would you like more of?

What would you like less of?

How should PR look in 20 years?





## Port Republic Community Workshop #1

### WHAT WE HEARD

- People make this community special
- We love it the way it is – how do we keep it that way?
- Limited Improvements are ok, IF they are compatible with what is here now and enhance the existing character

## Port Republic VISION

### *Our Vision for Port Republic:*

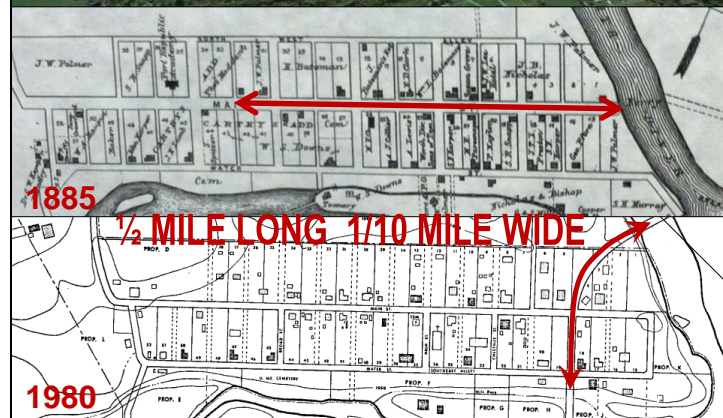
In 50 years, Port Republic is thriving with much the same community spirit and extraordinary sense of place we enjoy today. Our greatest resource, our residents, value and protect the Port's remarkable heritage – the historic village and adjacent gateway, the North and South Rivers that form the North Fork of the Shenandoah, the Port Republic Civil War battlefield and the surrounding farms and landscape. We provide for our community's needs through growth and progress that is compatible with this vision and our rural heritage. We welcome visitors to enjoy history and learn from our efforts to plan for a future that does not erase the past.

## What Next? Community Design & Character

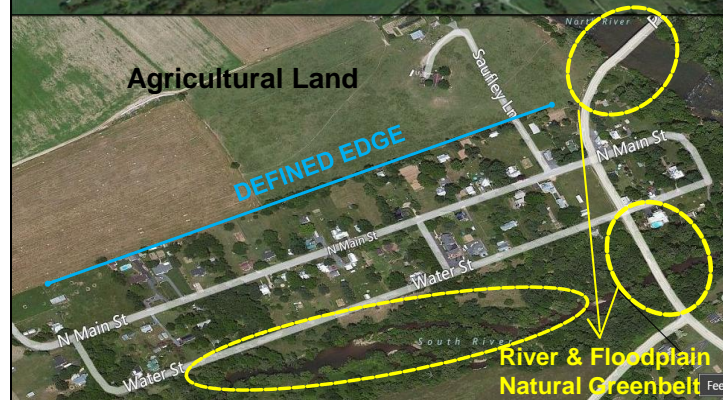
### A TOOLKIT FOR PORT REPUBLIC:

- Maintain character of the village and enhance areas approaching village; keep it residential
- Encourage compatible land uses in and around Port that conserve and protect agricultural and historic resources
- Provide guidance on compatible development - setbacks, signs, lighting, scale of buildings, roads, uses, walking trails

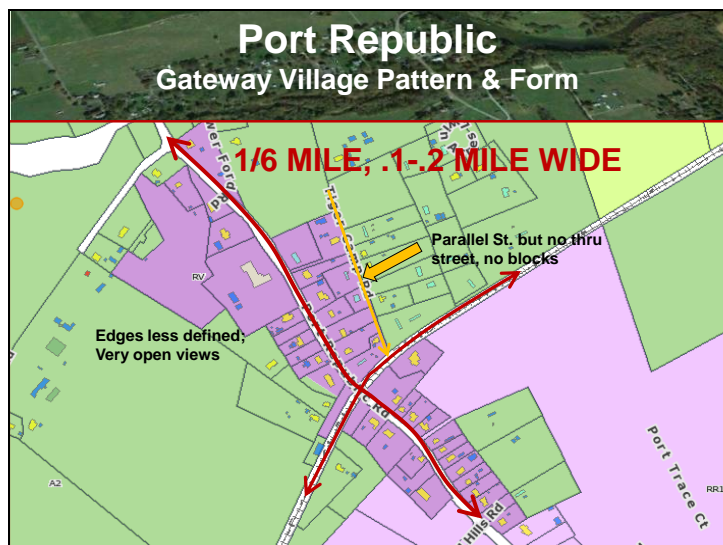
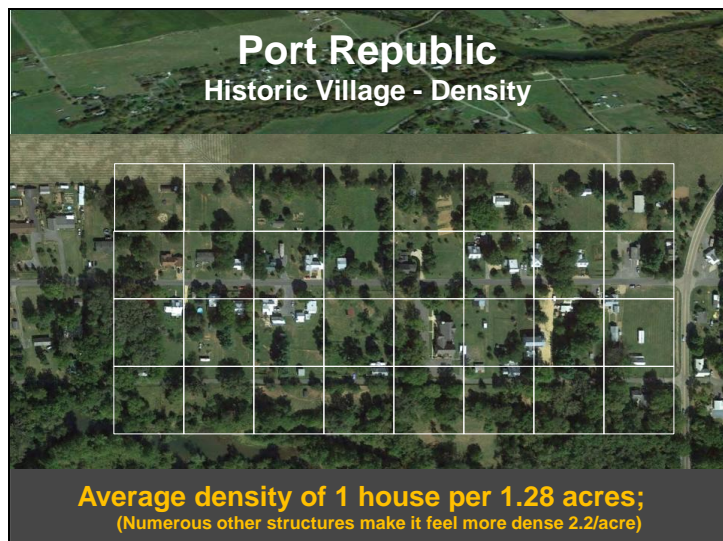
## Port Republic – Historic Village Compact Pattern and Form



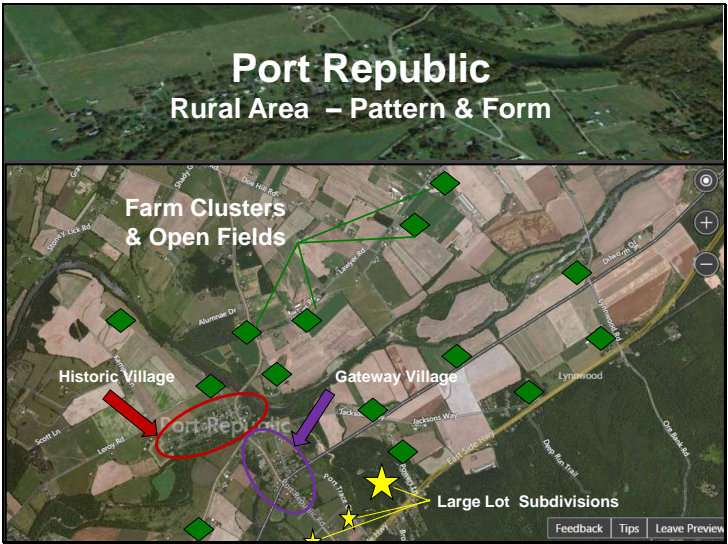
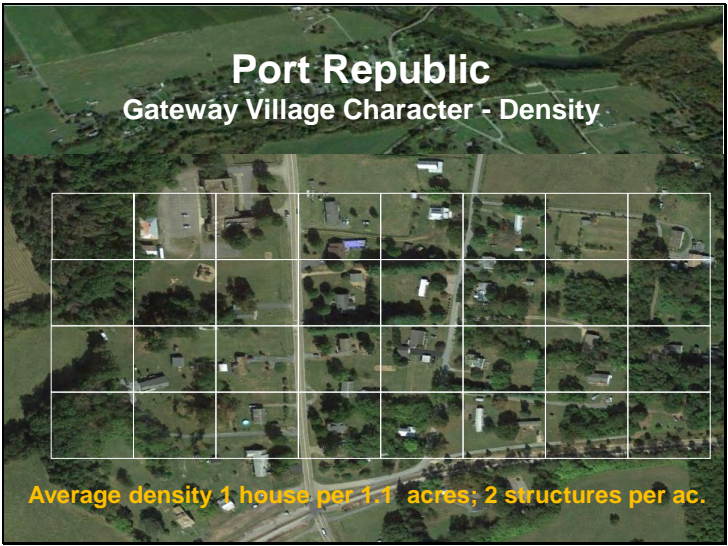
## Port Republic Historic Village – Edges/Separation/Open Space

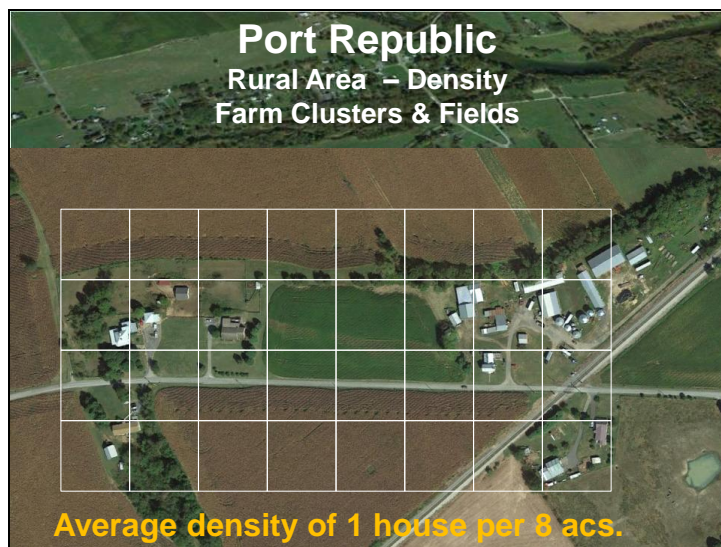
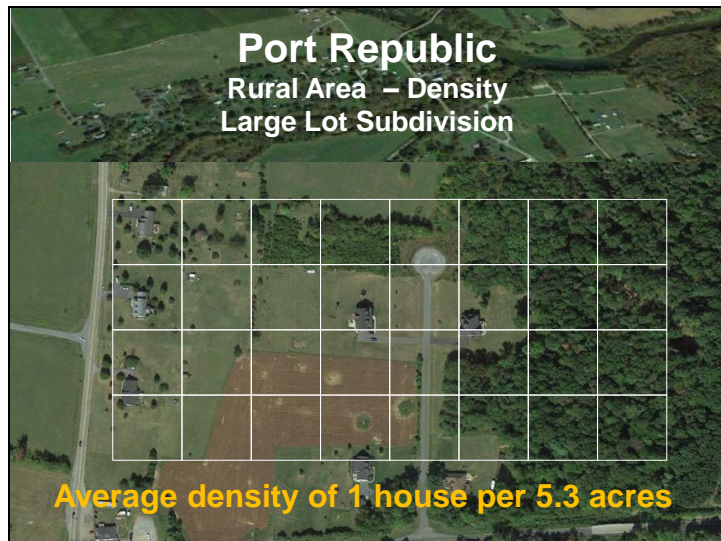
















## Tonight's Workshop

1. Visual Preference Survey – 20 mins.
2. Review and Discuss Implementation Options in Groups - 40 mins.
3. Regroup to Share Results – 20 mins.



## Port Republic Rural Village Project

***HOPE YOU HAD FUN TONIGHT  
JOIN US AGAIN :***

- **APRIL 7 – AFFIRM RECOMMENDATIONS**

***Thank You!***



## Port Republic Rural Village Project

### Project Partners/Funders :

**Shenandoah Valley Network**

**Community Alliance for Preservation**

**Shenandoah Valley Battlefields  
Foundation**

**American Battlefield Protection Program**



NOTE: (This material is based upon work assisted by a grant (#GA-2287-14-016) to the Shenandoah Valley Network from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations are those of the author(s) and do not necessarily reflect the views of the Department of Interior)





## Port Republic Rural Village Project

### Technical Support (data and mapping):

Rockingham County



Piedmont Environmental Council



### Consultant Team

Paradigm Design & Planning  
Herd Planning & Design, Ltd.



## Port Republic Visual Preference Survey

Rate which option you like best:

1 – Best

2 – Second Best

3 – Third Best

*(Yellow letter on following slides indicates which photo received the most #1 votes at Workshop #2 on 2/18/16)*



**A.**



**B.**



**C.**

Entrance Signage – Historic Village  
Style/Mount



**A.**



**B.**



**C.**

Traffic Calming - Historic Village  
Options



**A.**



**B.**



**C.**

## Street Lights – Historic Village Style



**A.**



**B.**



**C.**

## Infill Development - Placement of Garage



**A.**



**B.**

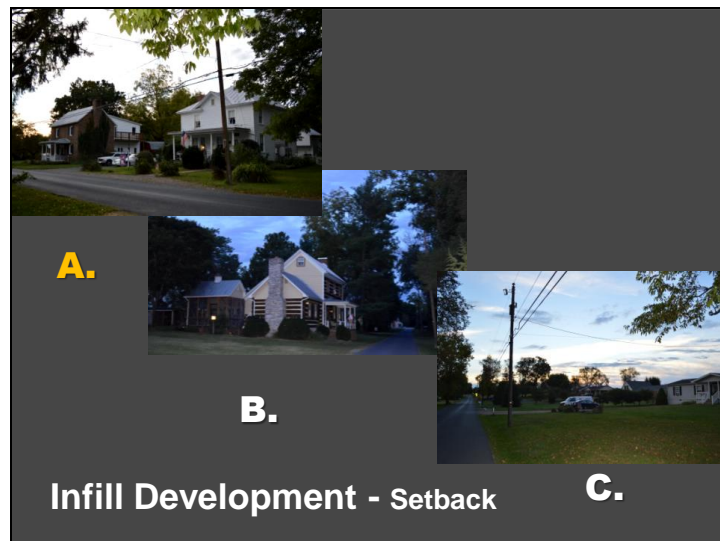


**C.**

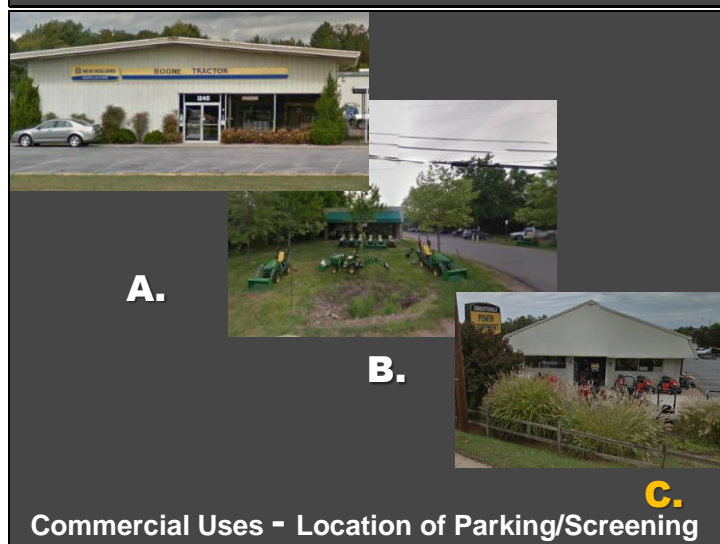
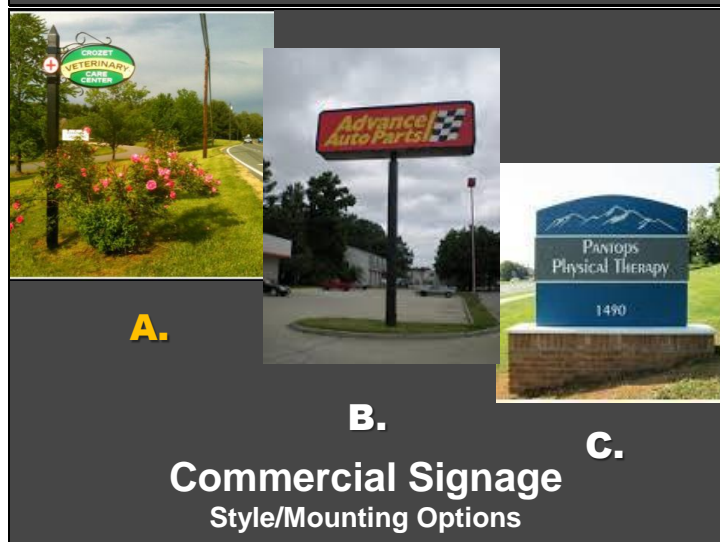
## Infill Development - Scale

*(Yellow letter on slides indicates which photo received the most #1 votes at Workshop #2 on 2/18/16)*

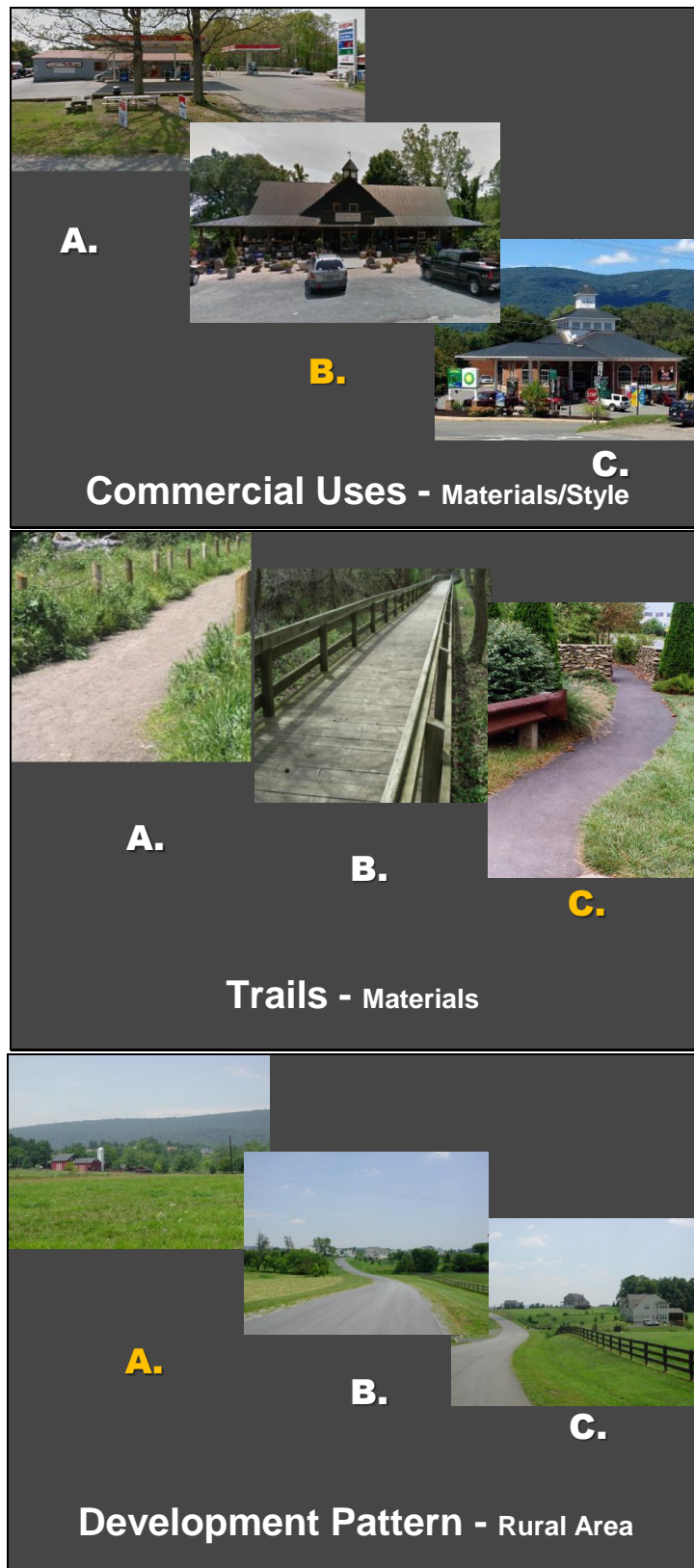




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*(Yellow letter on slides indicates which photo received the most #1 votes at Workshop #2 on 2/18/16)*

**Port Republic – Community Workshop #2 – February 18, 2016**



## Exercise #2 - Visual Preference Survey – Tally Sheet

SLIDE	A	B	C
1. Entrance Signage	1 <u>11</u> 2 <u>8</u> 3 <u>1</u>	1 <u>6</u> 2 <u>9</u> 3 <u>3</u>	1 <u>2</u> 2 <u>2</u> 3 <u>14</u>
2. Traffic Calming	1 <u>6</u> 2 <u>9</u> 3 <u>5</u>	1 <u>9</u> 2 <u>6</u> 3 <u>5</u>	1 <u>5</u> 2 <u>5</u> 3 <u>11</u>
3. Streetlight	1 <u>11</u> 2 <u>6</u> 3 <u>1</u>	1 <u>6</u> 2 <u>11</u> 3 <u>1</u>	1 <u>1</u> 2 <u>2</u> 3 <u>15</u>
4. Infill Development – Garage	1 <u>3</u> 2 <u>0</u> 3 <u>18</u>	1 <u>4</u> 2 <u>  </u> 15 <u>  </u> 3 <u>2</u>	1 <u>14</u> 2 <u>6</u> 3 <u>1</u>
5. Infill Development – Scale	1 <u>13</u> 2 <u>7</u> 3 <u>0</u>	1 <u>2</u> 2 <u>2</u> 3 <u>16</u>	1 <u>5</u> 2 <u>11</u> 3 <u>4</u>
6. Infill Development - Setback	1 <u>13</u> 2 <u>6</u> 3 <u>1</u>	1 <u>6</u> 2 <u>10</u> 3 <u>4</u>	1 <u>1</u> 2 <u>4</u> 3 <u>15</u>
7. Gateway Signage	1 <u>3</u> 2 <u>8</u> 3 <u>6</u>	1 <u>6</u> 2 <u>4</u> 3 <u>7</u>	1 <u>8</u> 2 <u>5</u> 3 <u>4</u>

8. Crosswalk	1 <u>6</u> 2 <u>8</u> 3 <u>6</u>	1 <u>10</u> 2 <u>6</u> 3 <u>4</u>	1 <u>5</u> 2 <u>6</u> 3 <u>10</u>
9. Bridge Improvements	1 <u>9</u> 2 <u>5</u> 3 <u>6</u>	1 <u>0</u> 2 <u>11</u> 3 <u>8</u>	1 <u>11</u> 2 <u>3</u> 3 <u>5</u>
10. Commercial Signage	1 <u>15</u> 2 <u>5</u> 3 <u>1</u>	1 <u>1</u> 2 <u>1</u> 3 <u>18</u>	1 <u>4</u> 2 <u>15</u> 3 <u>1</u>
11. Commercial Use – Parking	1 <u>2</u> 2 <u>2</u> 3 <u>16</u>	1 <u>1</u> 2 <u>16</u> 3 <u>2</u>	1 <u>16</u> 2 <u>1</u> 3 <u>3</u>
12. Commercial Use – Style	1 <u>0</u> 2 <u>6</u> 3 <u>13</u>	1 <u>14</u> 2 <u>3</u> 3 <u>2</u>	1 <u>5</u> 2 <u>10</u> 3 <u>4</u>
13. Trails – Materials	1 <u>8</u> 2 <u>8</u> 3 <u>4</u>	1 <u>3</u> 2 <u>8</u> 3 <u>9</u>	1 <u>9</u> 2 <u>4</u> 3 <u>7</u>
14. Development Pattern – Rural Area	1 <u>12</u> 2 <u>7</u> 3 <u>1</u>	1 <u>3</u> 2 <u>5</u> 3 <u>11</u>	1 <u>5</u> 2 <u>7</u> 3 <u>7</u>

## Port Republic – Community Workshop #2 – February 18, 2016

### *Exercise #3 - Implementation Strategy Options Dot Voting Results*

#### **IMPLEMENTATION OPTIONS FOR HISTORIC VILLAGE & GATEWAY VILLAGE**

##### **Specific Design Opportunities (Vote on level of support – red, yellow, green)**

- A. Allow new buildings closer to the road (allow reduced minimum setbacks)  
**Green: 11                      Yellow: 2                      Red: 0**
- B. Require new buildings closer to the road (set maximum setback)  
**Green: 1                      Yellow: 10                      Red: 4**
- C. Limit size of new structures based on lot size to avoid “oversized” structures  
**Green: 3                      Yellow: 9                      Red: 4**
- D. Limit height of new structures to keep them similar to existing buildings  
**Green: 5                      Yellow: 8                      Red: 3**
- E. Consider lots smaller than 1 acre as long as the lot is as large as the average of two adjacent lots  
**Green: 2                      Yellow: 3                      Red: 11**
- F. Encourage new commercial uses to locate in existing structures  
**Green: 6                      Yellow: 7                      Red: 2**  
(Group 1 added “Rebuild Existing Structures” to this option)
- G. Require new commercial uses to locate in existing structures  
**Green: 5                      Yellow: 1                      Red: 12**
- H. Link historic sites within the Village of Port Republic with improved wayfinding signs, historic markers, bike routes and walking trails  
**Green: 8                      Yellow: 2                      Red: 0**
- I. Consider smaller lots (Added by Group 2)  
**Green: 1                      Yellow: 0                      Red: 0**
- J. Appoint a citizens advisory committee from Port Republic to give input to PC/BOS on development applications in and around the area (Added by Group 2)  
**Green: 4                      Yellow: 1                      Red: 0**
- K. Setbacks compatible with neighbors (Added by Group 1)  
**Green: 3                      Yellow: 3                      Red: 0**



**IMPLEMENTATION OPTIONS FOR HISTORIC VILLAGE/GATEWAY AREA RT. 253**  
**(Vote on level of support – red, yellow, green)**

- A. Adopt a local historic district designation in the Historic Village  
**Green: 9                      Yellow: 4                      Red: 5**
- B. Adopt a corridor overlay for the Gateway Village Area along Rt. 253  
**Green: 4                      Yellow: 9                      Red: 3**
- C. Develop a new Historic Rural Village Zoning District for the Historic Village and Gateway Village to replace the existing zoning  
**Green: 4                      Yellow: 5                      Red: 6**
- D. Develop voluntary design guidelines for new development  
**Green: 1                      Yellow: 12                      Red: 3**
- E. Support private fundraising efforts to pay for improvements (such street lighting, wayfinding signs) and conserve key village and gateway properties (such as B-1 and RV parcels in historic village and approach to village) through voluntary conservation easements and fee simple purchase  
**Green: 6                      Yellow: 7                      Red: 4**

**IMPLEMENTATION OPTIONS RURAL AREA**  
**(Vote on level of support – red, yellow, green)**

- A. Link battlefield sites in rural areas to the Village of Port Republic with improved wayfinding signs, historic markers, bike routes and walking trails  
**Green: 13                      Yellow: 3                      Red: 0**
- B. Investigate feasibility of designating of Rt. 253 as a state scenic byway  
**Green: 14                      Yellow: 3                      Red: 1**
- C. Investigate designation of the Shenandoah River as a state scenic river in vicinity of Port Republic  
**Green: 11                      Yellow: 5                      Red: 1**
- D. Support ongoing efforts to conserve key battlefield sites through voluntary conservation easements and fee simple purchase  
**Green: 16                      Yellow: 1                      Red: 1**

E. Support the creation of voluntary Agricultural and Forestal Districts around Port Republic to limit development of non-agricultural uses

**Green: 7**

**Yellow: 6**

**Red: 5/6(? – unsure  
about one dot)**

F. Adopt a Battlefield Overlay district that includes guidelines for siting new structures to minimize impacts on views of the battlefields.

**Green: 3**

**Yellow: 7**

**Red: 7**

# **PORT REPUBLIC RURAL VILLAGE PROJECT**

## **APPENDIX 4: Workshop 3 Materials & Results**

**(April 7, 2016)**

1. Power Point Presentation
2. Exercise 1: Vision Affirmation
3. Exercise 2: Action Plan/Next Steps





## Agenda for the Evening

7:00 p.m.	Welcome and Introductions
7:05 p.m.	Overview of Workshops 1 & 2
7:25 p.m.	Review Revised Vision
7:30 p.m.	Develop Action Plans
8:20 p.m.	Summary & Wrap Up
8:30 p.m.	Celebrate!
9:00 p.m.	Adjourn

## Port Republic Community Workshop #1



**#1 Map Treasured Places,  
Opportunities,  
Connections**



**# 2 Questions**  
What would you like more of?  
What would you like less of?  
How should PR look in 20 years?

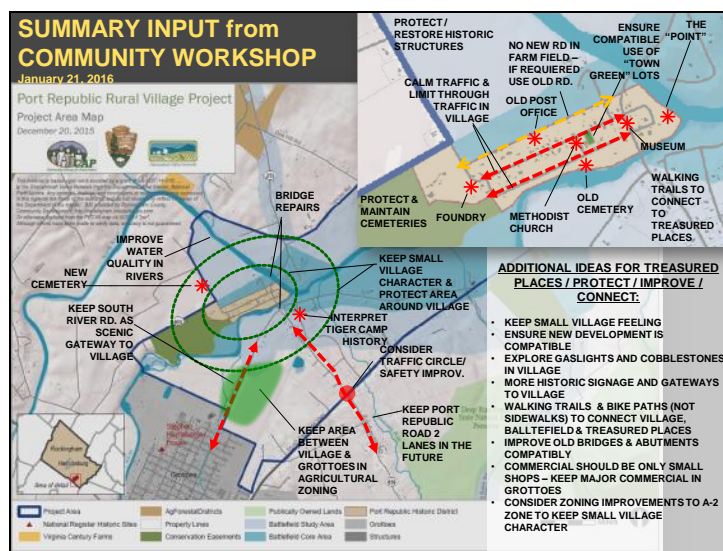


# Port Republic

## Community Workshop #1

### WHAT WE HEARD

- Maintain character of the village and enhance areas approaching village; keep it residential
- Encourage compatible land uses in and around Port that conserve and protect agricultural and historic resources
- Provide guidance on compatible development - setbacks, signs, lighting, scale of buildings, roads, uses, walking trails



# Port Republic

## Community Workshop #2

### #1 Visual Preference Survey Defining Community Character What Fits with Port Republic?

### # 2 A Toolkit for Port Republic Achieving the Vision What Next Steps are Best?

## Port Republic

### Community Workshop #2

#### VPS Results



**Entrance Signs**  
Historic Village

- Freestanding/Pole
- Moderate size
- Traditional style



**Traffic Calming**  
Historic Village

- Reminder Sign
- Traditional Style
- No speed bumps
- Not electric



**Streetlights** Historic Village

- Freestanding –not on utility poles
- Traditional style - gooseneck
- Directed Downward

## Port Republic

### Community Workshop #2

#### VPS Results

**Infill - Garage**  
Historic Village



- ◀ Garage at rear
- ◀ House fronts road
- Small front yard ▶
- Shallow Setback ▶

**Infill – Setback**  
Historic Village





**Infill - Scale**  
Historic Village

- Similar Scale
- Variety, not uniform

## Port Republic

### Community Workshop #2

#### VPS Results



**Commercial Signs**

- Freestanding/pole
- Low Height
- Traditional style



**Commercial Parking**

- At Side or Rear
- Setback
- Landscaping



**Commercial Structures**

- Gable Roof, Traditional Style
- No Canopies
- No Excessive Lighting



## Port Republic Community Workshop #2 VPS Results

### Trail Materials

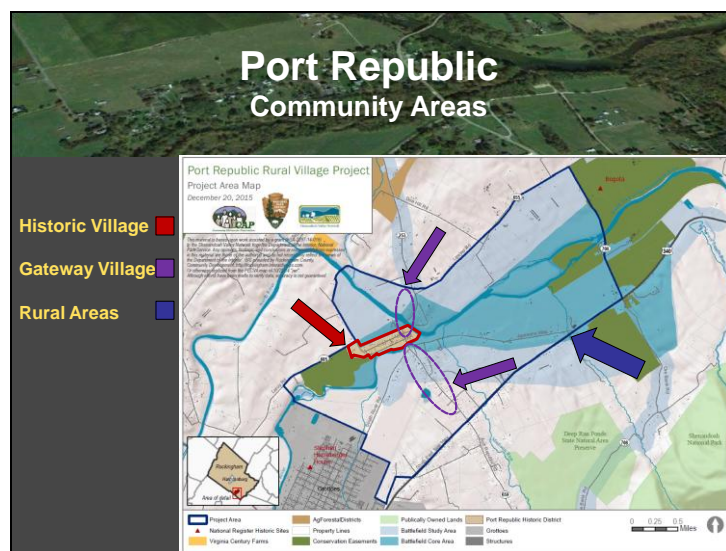
◀ **First Choice**  
 Paved

Close **Second** ▶  
 Rockdust/Gravel

Vary by location?

### Rural Area Development Area

- Rural, low density
- Limited Visual Impact



## Port Republic Community Workshop #2 Implementation

### WHAT WE HEARD

- Preserve rural and historic character by preventing very incompatible uses and forms through minimal but focused changes to zoning regulations
- Rely mostly, but not solely, on voluntary efforts (encourage vs. require)
- Focus on key improvements like wayfinding and signage
- Encourage continued and enhanced community involvement and understanding



## Port Republic Historic Village/Gateway Preferences

### Support for:

- Adopting a Local Overlay for the Historic Village to encourage/allow compatible design and uses
- Adopting a Local Corridor Overlay for the Gateway Area along Route 253
- Private fundraising effort for improvements and voluntary conservation of key parcels in/around Village

### Cautious About:

- Voluntary Design Guidelines for New Development
- Developing New Zoning District created especially for Port Republic Village and Gateway Area



## Port Republic Rural Area Preferences

### Strong Support for:

- Continuing the use of voluntary conservation easements & fee simple purchases of key Battlefield properties
- Pursuing Designation of Route 253 and South Fork of Shenandoah as State Scenic Byway/River
- Linking Battlefield sites to the Village with better signs, markers, bike and pedestrian trails

### Support for:

- Voluntary Agricultural/Forestral Districts

### Cautious About:

- Battlefield Overlay that would address siting of new structures



## Tonight's Activities

1. Review/Affirm Revised Vision
2. Develop Action Plans



## Port Republic VISION - Revised

### *Our Vision for Port Republic:*

In 50 years, Port Republic is thriving with much the same community spirit and extraordinary sense of place we enjoy today. Our greatest resource, our residents, value and protect the Port's remarkable heritage – the historic village and adjacent gateway, the North and South Rivers that form the South Fork of the Shenandoah, the Port Republic Civil War battlefield and the surrounding farms and landscape. We provide for our community's needs through enhancements that are compatible with this vision and our rural heritage. We welcome visitors to enjoy history and learn from our efforts to plan for a future that does not erase the past.



## Port Republic Rural Village Project

*Please Stay involved as these  
recommendations go to the County!*

**Community Preservation Alliance**

<http://preserverockingham.org>

**Thank You!**



## Port Republic Rural Village Project

### Project Partners/Funders :

**Shenandoah Valley Network**



**Community Alliance for Preservation**



**Shenandoah Valley Battlefields  
Foundation**



**American Battlefield Protection Program**



NOTE: (This material is based upon work assisted by a grant (HGA-2287-14-016) to the Shenandoah Valley Network from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations are those of the author(s) and do not necessarily reflect the views of the Department of Interior)



## Port Republic Rural Village Project

### Technical Support (data and mapping):

Rockingham County



Piedmont Environmental Council



### Consultant Team

Paradigm Design & Planning  
Herd Planning & Design, Ltd.



**PORT REPUBLIC COMMUNITY WORKSHOP #3**  
**April 7, 2016**

**Exercise 1: Affirmation of Vision**  
**(The following final Community Vision was affirmed by consensus)**

**Our Vision for Port Republic:**

*In 50 years, Port Republic is thriving with much the same community spirit and extraordinary sense of place we enjoy today. Our greatest resource, our residents, value and protect the Port's remarkable heritage – the historic village and adjacent gateway, the North and South Rivers that form the South Fork of the Shenandoah, the Port Republic Civil War battlefield and the surrounding farms and landscape. We provide for our community's needs through enhancements that are compatible with this vision and our rural heritage. We welcome visitors to enjoy history and learn from our efforts to plan for a future that does not erase the past.*

## **PORT REPUBLIC COMMUNITY WORKSHOP #3- April 7, 2016**

### **Exercise 2: Action Plan/Next Steps**

(The following final Action Plan was affirmed by consensus)

#### **Our Next Steps/Action Plan:**

(★Indicates top priority within each Action Area, by general consensus)

#### ***Action Area 1: Secure Rockingham County Support for Implementation of Port Republic Vision***

- Community representatives to work with Port Republic Museum Board and allied groups (CAP, Ruritans, etc.) to present and offer comments to the Board of Supervisors (and Planning Commission if appropriate) on findings of the community workshops and implementation preferences. ★
- Community to continue to provide input to County on Overlay Districts as they develop and move through hearing process
- Community to convey primary interest in overlay districts is to protect community character but not to micromanage individual homeowners' property (not intending for overlay to have impact like an HOA)
- Support process to request a crosswalk on Rt. 253 (preferably to Port Republic museum) as part of an overall trails plan (see Action Area 3)

#### ***Action Area 2: Seek Special Status for Community Assets***

- Seek Scenic Byway Status from Route 253 - (CAP to work with PR residents on this) ★
- Develop pedestrian trail around village linking current historic markers and eventually linking to a battlefield trail (including pedestrian bridge across river)
- Seek Scenic River Designation for Shenandoah in and around Port Republic (to include South River, North River, Headwaters) with assistance from CAP and other interested local groups

#### ***Action Area 3: Support Voluntary Programs to Enhance Community***

- Seek funding for trails in and around Village including a crosswalk on Rt. 253 to Port Republic museum ★
- Seek funding for streetlights that are of an appropriate traditional design
- Support voluntary protection of "village green" property at entrance to Port on Rt. 253 – identify options to work with owner for this key parcel
- Support voluntary easements in battlefield/rural area (Shenandoah Valley Battlefield Foundation to lead effort)



## **Summary Map of Vision and Action Plan**



**Compiled from community preferences expressed in workshops held on January 21, 2016, February 18, 2016 and April 7, 2016.**

# **PORT REPUBLIC RURAL VILLAGE PROJECT**

## **APPENDIX 5: Technical Appendix/Consultant Recommendations**

1. Potential Comprehensive Plan Revisions
2. Potential Zoning Ordinance Revisions

## **Port Republic Rural Village Planning Project Implementation Recommendations**

Many of the implementation recommendations from the Port Republic Rural Village Planning project can best be accomplished through amendments to both the Rockingham County Comprehensive Plan and the Rockingham County Zoning Ordinance. The following summarizes potential enhancements to these documents based on community input from the Port Republic Community Workshops held between January and April 2016. These suggested amendments were prepared by Paradigm Design & Planning and Herd Planning and Design, Ltd., the professional planning consultants retained by local community partners to conduct the community engagement workshops.

The following potential revisions to the County's planning and zoning documents have been drafted to reflect community concerns and comments in keeping with the best practices and tools available to localities in Virginia. This draft language is offered for consideration by County officials, staff, local residents and partner community groups to assist in moving from vision to implementation. Although these general concepts were discussed at the community workshops, the specific language in the potential amendments was not reviewed during the Port Republic Community Workshops. This language should be considered a starting point for future discussions and evaluation. Any actual amendments to the County's comprehensive plan or zoning ordinance would be initiated by the County and be subject to full review by the County Planning Commission and Board of Supervisors with a minimum of two public hearings. Residents of the Port Republic community have expressed a willingness and desire to be involved in any "next steps" to implement the Vision for Port Republic.

### **A. Potential Revisions to the Rockingham County Comprehensive Plan**

The Port Republic Rural Village Project yielded a number of recommendations that may be incorporated into the County's Comprehensive Plan update. Based on the results of the community workshops the County should consider the following enhancements to the Comprehensive Plan:

***Recommendation 1: Incorporate the Port Republic Vision and more specific policy guidelines for the area into the Comprehensive Plan by adding the following language to Section II-p. 2-15 (or in a more appropriate location in the revised, updated Comprehensive Plan) under Historic Preservation Area.*** (Proposed new Language is highlighted in **Bold**; language that is not in bold is already part of the County's Comprehensive Plan):

#### **Historic Preservation Area**

The Historic Preservation Area is defined by the boundaries of the Cross Keys and Port Republic Battlefield Study Areas as delineated in *Study of Civil War Sites of the Shenandoah Valley of Virginia* (National Park Service, September, 1992). The County may choose to add other Historic Preservation Areas, over time, with subsequent plan amendments. The Cross Keys and Port Republic Historic Preservation Area is planned primarily for agricultural uses with similar character to the Agricultural Reserve. The historic Village of Port Republic is located entirely within this Historic Preservation Area and is planned primarily for residential uses with the museum, church, and country store preserved as they are today. **Additional guidelines for future development in the**



## **Port Republic area are detailed after the general recommendations for the Historic Preservation Area.**

The Cross Keys and Port Republic Historic Preservation Area is not planned for public water and sewer service. The County will refrain from constructing new roads and major improvements to existing roads that would significantly adversely impact the battlefields. The Cross Keys and Port Republic Historic Preservation Area is appropriate for the application of preservation measures, such as:

- Purchase of development rights (land and easements)
- Acceptance of donations of development rights
- Nomination to the National Register of Historic Places and the Virginia Landmarks Register
- Adoption of historic zoning districts for the battlefields and the Village of Port Republic
- Promotion of the creation and expansion of agricultural and forestal districts.

### **Port Republic Rural Village Project Area**

**The Port Republic Rural Village Project Area is defined by the boundaries of the Port Republic Rural Village Project as delineated in the Port Republic Rural Village Project Summary Report (July 25, 2016) and as depicted on the map on page XX. The following Vision for Port Republic was developed and refined through a series of community workshops held between January and April 2016 and affirmed on April 7, 2016. It shall be a guide for future activity in the Port Republic Rural Village Project Area:**

#### **VISION FOR PORT REPUBLIC**

**In 50 years, Port Republic is thriving with much the same community spirit and extraordinary sense of place we enjoy today. Our greatest resource, our residents, value and protect the Port's remarkable heritage – the historic village and adjacent gateway, the North and South Rivers that form the South Fork of the Shenandoah, the Port Republic Civil War battlefield and the surrounding farms and landscape. We provide for our community's needs through enhancements that are compatible with this vision and our rural heritage. We welcome visitors to enjoy history and learn from our efforts to plan for a future that does not erase the past.**

#### **OBJECTIVES AND STRATEGIES**

**Achieving the vision for Port Republic will require a combination of public and private decisions and actions to protect treasured resources, enhance existing community character and ensure that future improvements are compatible with what is there today. Residents of the Port Republic area support a range of strategies to implement the vision. While most of these are voluntary efforts, there is support for targeted refinements to local regulations to prevent very incompatible land uses and forms of development. Stakeholders and area residents seek to focus on key improvements and encourage continued community involvement in protecting community assets and character.**

**Objective 1: Maintain the character and residential nature of the historic Village of Port Republic and enhance areas approaching the Village.**

**Strategy 1a: Pursue adoption of a local zoning overlay for the Historic Village (as delineated on the map on p. XX) with community involvement in developing such a district.**

**Strategy 1b: Pursue adoption of a local corridor overlay for the Gateway Village (as delineated on the map on p. XX) along State Route 253 to include standards that minimize the potential negative impacts of non-residential development.**

**Strategy 1c: Promote private fundraising efforts for improvements (such as additional historical and trail markers, streetlights, and signage) and voluntary conservation of key parcels in/around the Village.**

**Strategy 1d: Seek County and VDOT assistance with traffic calming and speed enforcement measures and pedestrian safety improvements.**

**Objective 2: Encourage compatible land uses and conservation of agricultural, historic and natural resources to protect the existing rural character of the Port Republic area and to promote the area's unique heritage.**

**Strategy 2a: Continue support for the use of voluntary conservation easements and fee simple purchases of key battlefield properties in the vicinity of Port Republic.**

**Strategy 2b: Pursue designation of Port Republic Road (State Route 253) from South Eastside Highway (Route 340) to Cross Keys Road (State Route 276), in the vicinity of the Village of Port Republic as a Virginia Byway/Scenic Highway.**

**Strategy 2c: Pursue designation of the South Fork of the Shenandoah River in the Port Republic area and its headwaters (the North and South Rivers) as a State Scenic River.**

**Strategy 2d: Continue voluntary support for agricultural and forestal districts in the Port Republic area.**

**Objective 3: Ensure compatible development and promote cohesion and connectivity within the Port Republic Rural Village Project Area by providing additional guidance on setbacks, signs, lighting, scale of buildings, roads, uses, walking trails and other design elements that contribute to the character of Port Republic.**

**Strategy 3a: Link historic battlefield sites to the Village of Port Republic and Gateway Village with better signs, markers and with bike and pedestrian trails.**

**Strategy 3b: Use the results of the Visual Preference Survey conducted during the Port Republic Community workshops to provide guidance on compatible design for the Port Republic area.**

***Recommendation 2: Incorporate appropriate maps and illustrations into the County's Comprehensive Plan to support recommendations for the Port Republic Planning Area. Include:***

- a. The Port Republic Planning Area Boundary Map identifying the Historic Village, Gateway Village and Rural Areas.
- b. The illustrative photographs of the results of the Visual Preference Survey, with text describing preferences
- c. Consider inclusion of the Summary Input Map from Community Workshop #1 and Vision Plan Map, as appropriate.

**B.. Potential Revisions to the Rockingham County Zoning Ordinance**

***Existing Zoning and Community Concerns***

Discouraging future incompatible development in the Port Republic area was a major concern of participants in the Port Republic community workshops. While the Rural Village (RV) zoning along Route 253 near the entrance to the historic Village of Port Republic is an improvement over the former Rural Service district it replaced, the provisions of the new RV district provide only limited guidelines to encourage compatible development and still allows uses that would not be in keeping with the rural nature of the area. The majority of property within the historic Village of Port Public is zoned for Agricultural Use, A-2, specifically. Since A-2 agricultural zoning is designed for agricultural and residential uses on large lots, and its adoption came well after development of most of the village, the zoning district standards for setbacks, parcel sizes and building heights are not compatible with existing development in the Village. Two properties fronting on Route 253 within the existing historic village are zoned for business use. The wide variety of commercial uses permitted on these properties was also of concern to workshop participants.

During discussions of implementation options at Community Workshop #2, it became clear that, at this time, community residents were reluctant to support consideration of an entirely new base zoning district written specifically for the Village of Port Report and the area of adjacent RV zoning along Route 253. While this would be the most effective way of addressing community concerns about incompatible development and ensuring that future land uses are limited to those of an appropriate size, scale and nature, this option would require a great deal of additional study and community involvement.

***Overlay Districts***

Stakeholders and workshop participants were willing to consider more focused and limited zoning revisions in the form of overlay zones that would work in conjunction existing zoning districts. Overlay districts provide supplemental regulations for certain land uses or development features to reduce the potential for incompatible new development. State enabling legislation allows overlay districts as a means of protecting historic resources and promoting tourism. These types of overlay districts are used widely by localities throughout Virginia to promote compatible development in areas like Port Republic.



Workshop participants expressed support for County consideration of two types of zoning overlays for the Port Republic area. The Port Republic Village Overlay District would be for the historic village and would include additional development standards, as well as the possibility of relaxed standards, to allow for new development on existing lots to look more like existing development. The Port Republic Gateway Corridor District would be for properties that act as the gateway to the historic Village of Port Republic and battlefields. It would also include additional standards for landscaping, signage, and land uses to ensure that new commercial development retains and is compatible with the character of the area. Community residents were, however, cautious about overregulation and micro-management and hope to remain involved as the Port Republic Village Overlay District and Port Republic Gateway Corridor Overlay Districts are considered by the County.

### ***Draft Text and Review Process***

The Port Republic Rural Village Project yielded a number of specific suggestions that may be incorporated into the County's Zoning Ordinance. Based on the results of the community workshops, the County should consider enhancements to the Zoning Ordinance to maintain the historic integrity and rural character of the Port Republic area. The following conceptual draft text is based upon similar ordinances used in localities throughout Virginia. It addresses land uses, as well as development standards that can be regulated (such as building height, massing and siting, building materials and styles, parking requirements, signs and outdoor lighting, landscaping and screening ) to encourage compatible development.

The draft text favors administrative review of conformity with development guidelines instead of oversight by an Architectural Review Board. There was not clear community support for developing detailed design guidelines or adding an additional level of oversight at this time. Those provisions could be added to the ordinance at a later date if there is local support for development of more detailed design guidelines and design review in the future.

Any revisions to the Zoning Ordinance to adopt an overlay district for Port Republic would be initiated by the County Board of Supervisors, reviewed and refined by County staff and the County Attorney, subject to review of the Planning Commission, and would require notice and a minimum of two public hearings

### ***Recommendation 1: Consider including a Port Republic Gateway Corridor Overlay District to the Rockingham County Zoning Ordinance (conceptual draft text follows):***

- A. Purpose and Authority.** The Port Republic Gateway Corridor Overlay District (PRGCOD) is intended to:
1. Implement the provisions of the Code of Virginia §15.2-2306 to establish a corridor overlay to protect the natural, scenic and historic, architectural and cultural resources found along the portions of the Route 253 corridor (the "Corridor"), which is a significant tourist access route to the historic Village of Port Republic, which is listed on the National Register of Historic Places and Virginia Historic Landmark Register.

2. Implement the County's Comprehensive Plan objectives to preserve and protect the special historic and rural character of the Cross Keys and Port Republic Historic Preservation Area and the Port Republic Rural Village project area.
3. Protect and enhance the attractiveness of the Corridor to tourists and visitors to sustain and enhance the economic benefits accruing to Rockingham County from tourism.
4. Promote education and a shared sense of history while encouraging complementary development and compatible design along the Corridor that is appropriate within the context of the rural landscape, battlefields and historic Village of Port Republic.

## **B. Applicability**

1. Boundary.<sup>1</sup> The Board finds Route 253 to be a significant route of tourist access to the Port Republic Historic Area and the Village of Port Republic, and hereby adopts the Port Republic Gateway Corridor Overlay District which shall be as shown on the County's official zoning map and shall extend to a maximum depth of five hundred (500) feet or the full depth of each parcel fronting on either side of the rights-of-way of Route 253, from its intersection with Route 340 to its intersection with Lawyer's Road, whichever is lesser.
2. Overlay Concept. The PRGCOD shall be an overlay to the existing underlying zoning provisions. If there is any conflict between the provisions or requirements of the PRGCOD district and those of any underlying zoning district, the more restrictive provisions shall apply. If any provision of the PRGCOD is declared inapplicable as a result of any legislative or administrative actions or judicial decision, the basic underlying zoning provisions shall remain applicable.

**C. Administration**<sup>2</sup>. The PRGCOD shall be administered through the Site Plan review process in accordance with the Rockingham County Zoning Ordinance.

**D. Exemptions.** The following improvements are exempt from the requirements of the PRGCOD:

1. Interior alterations and handicap accommodations made to structures shall be permitted as allowed prior to the enactment of the PRGCOD.

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<sup>1</sup> The depth and length of the Gateway Overlay District should be carefully evaluated. While it is beyond the scope of this project, the County may want to consider whether the Overlay district should be extended outside the Port Republic Rural Village Project area up to the Cross Keys Battlefield. The maximum 500 foot depth is a placeholder. A variable depth could be considered to take into account for different areas along Route 253. For example, within the historic village, if it is subject to the Gateway Overlay district, a depth of 100' would be sufficient since that depth would include the full depth of the existing parcel that fronts the road. In the RV district, a depth of 250' to 300' would take in the entirety of most of the properties fronting on the road. In some localities, any property fronting the specified road is subject to the overlay regulations, regardless of parcel size. This draft language proposes a hybrid of two options.

<sup>2</sup> This district could be subject to review by a Design Review Board but there was not clear public support for an additional review body at this time.

2. Buildings for which no site plan is required, including single family detached dwellings on individual lots per Section \_\_\_\_ and agricultural structures.
3. General maintenance, rehabilitation, restoration, repair, additions or modifications to structures or sites where no substantial change in design or material is proposed, as determined by the Zoning Administrator.

**E. Modifications.** The Zoning Administrator may grant modifications to setbacks or other standards of the PRGCOD in accord with §15.2-2286(4) of the Virginia Code.

**F. Non-Conformities.** Non-conformities shall be treated in accordance with Article 9 of the Rockingham County Zoning Ordinance.

**G. Land Uses.**

1. Permitted Uses, Generally. All uses permitted by right in the underlying zoning district(s) shall be permitted by right in the PRGCOD, unless otherwise specifically made a special use by adoption of the PRGCOD. (Permitted uses may also be subject to additional supplemental use regulations.)
2. Special Uses, Generally. All special uses permitted in the underlying zoning district(s) shall be permitted as a special use in the PRGCOD. (Special uses may also be subject to additional supplemental use regulations.)
3. Special Use Permit Required. The following uses shall require approval of a Special Use Permit in PRGCOD, unless already exempt from these regulations per Section D, above:
  - a. Any proposed non-residential structure exceeding 5,000 square feet in size
  - b. Any proposed use that includes a drive through facility proposed in association with a permitted or special permit use
  - c. Any proposed use that includes gas pumps, canopies, car wash facilities, or outdoor storage or display of more than six (6) vehicles or pieces of equipment (not including farm equipment or implements that are not for sale or lease) or a permanent outdoor sales or storage area.

**H. Building Standards.**

1. Setbacks. Setbacks shall conform to the standards of the underlying zoning district<sup>3</sup>.

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<sup>3</sup> The underlying zoning in the proposed overlay corridor would produce a minimum setback of 35' from the road right-of-way where the road right-of-way of Route 253 is 50' feet or greater; or a minimum setback of 60' feet from the centerline if the right-of-way of Route 253 is less than fifty (50) feet. The consultants have not studied the existing right-of-way along Route 253 to determine if the current regulations are appropriate; additional review is recommended. The properties along Route 253 in the historic village would be eligible for reduced setbacks in accordance with the proposed Port Republic Rural Village Overlay since these properties are very shallow and since it is important to maintain the existing village streetscape. Alternative standards could also be considered within the Corridor Overlay district for those parcels zoned RV. While most of these properties are developed, redevelopment or infill development setbacks should be similar to the setbacks of existing structures on either side of any property proposed for development to maintain the sense of enclosure created by the 19<sup>th</sup> and early 20<sup>th</sup> century structures in the Gateway Village area.



2. Orientation. Building facades and entrances should be oriented toward Route 253 except on a corner lot where the prevailing development pattern and lot dimensions may require the primary façade to be oriented to the side street. In such instances, the side façade should be designed to be compatible with adjacent front facing structures.
3. Entrances. Primary entrances should be located on the primary façade and oriented to any existing or proposed sidewalk. Additional entrances may be oriented toward side or rear parking lots. Service entrances for shipping and receiving should be designed to be aesthetically pleasing as practical and shall be oriented away from the public right-of-way to the extent possible.
4. Size. Individual buildings shall not exceed 35,000 square feet<sup>4</sup>.
5. Height. Buildings are subject to the height limitations set forth in the underlying zoning district.
6. Roof Pitch. Rooflines should be varied to recreate the visual interest and variety found among existing structures in the Corridor and to break up building mass and to relieve the effect of a single, long roof and facade. Flat roofs and low pitch roof should be avoided; pitched roofs are encouraged. Flat service station canopies are discouraged; canopies should mimic the roof form of the principal structure.
7. Façades. Architectural features such as windows and doors, transoms, cornice lines, awnings, and other similar details should be used on all facades facing public or private street rights-of-way. Windows shall comprise at least 30% of any façade facing a public or private street right-of way. Building offsets, including projections, recesses, and changes in floor level are encouraged to: (i) add architectural interest and variety (ii) relieve the visual effect of a single, long wall and (iii) divide the wall into human scale proportions. Architectural details should continue on all facades visible from the public right- of-way.
8. Materials. Building materials for new structures should be typical of those common along the Corridor and in the Port Republic area, including brick, wood siding, and standing seam metal roofs. Inappropriate materials include reflective glass and metal wall panels. No facade of a primary structure visible from adjoining property or the public right-of-way may be constructed of unadorned cinder block, corrugated metal or sheet metal<sup>5</sup>.

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<sup>4</sup>This figure is a place holder; the County should evaluate building size limits to ensure that the corridor retains structures in keeping with its rural character.

<sup>5</sup>Use of these materials could be prohibited but numerous outbuildings in the corridor are constructed of these materials and contribute to the rustic, rural aesthetic character of the area.

**I. Site Development Standards<sup>6</sup>.** Site development shall generally conform to the underlying zoning district except where the following provisions provide additional guidance or more stringent requirements.

1. Preservation of Natural and Historic Features. The preservation of natural features such as trees, vegetation, geological, and other characteristics and the preservation of features of historic and archaeological significance are in the public interest, and may justify the relaxation of setbacks or other requirements of this chapter, as determined by the Zoning Administrator.
2. Adjoining Historic Properties. New construction on properties that adjoin designated historic properties should seek to incorporate the scale, massing and character of the historic property into the new construction. Efforts should be made to relate to the building height, when in proximity to the principal historic structure. New construction should not overshadow the adjoining historic property.
3. Lot Coverage. On parcels of greater than one acre, lot coverage by all structures shall not exceed 50%, for that portion of the property located within the PRGCOD<sup>7</sup>.
4. Location of Parking. Parking must be located not closer to the front lot line than the front façade of the nearest structure to the front lot line. Parking areas shall be located to the rear or side of the structure(s) or building(s) they are intended to serve whenever possible.
5. Screening of Parking Areas. Parking and service areas that are not visible from the public right-of-way by a principal or accessory structure shall be screened using evergreen shrubs, hedges and/or berms, which must be at least three (3) feet in height and continuous along the public right-of-way except for site entrances/exits and site distance/visibility purposes.
6. Outside Storage/Display of Goods. Outside storage or display of goods shall be completely screened from the public right-of-way. Outdoor storage shall include the parking of all company owned and operated vehicles, with the exception of passenger vehicles.
7. Fences. Fences exceeding four feet in height shall be located in side and rear yards only. Chain-link fences, including those with slats, are discouraged, particularly where visible from a public right-of-way. No chain-link fences shall be permitted in the front yard of any non-residential property in the PRGCOD.
8. Mechanical Equipment. Mechanical equipment shall be shielded and screened from the public right-of-way and designed to be perceived as an integral part of the building.

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<sup>6</sup> Some of these standards may duplicate others in the Rockingham County Zoning Ordinance. They are listed here to provide a general sense of types of items that were illustrated in the Visual Preference Survey or that were discussed in the course of the public workshops in Port Republic. The idea behind all of these standards is to keep the entrance corridor rural in character, encourage an open feeling approaching the Village, and to create a sense of enclosure in the Village and in the Gateway Village Area (existing RV district). The standards are also intended to minimize the impact of potentially incompatible uses rather than preclude them.

<sup>7</sup> There is currently no lot coverage requirement in any of the underlying zoning districts located within the Corridor. This standard is proposed to maintain an open feeling on large lots.

9. Landscaping and Screening. Street tree and parking lot landscaping shall meet County standards as required in the underlying zoning district. Existing vegetation may be used to achieve some or all of the requirements of this section, as determined by the Zoning Administrator. All required landscaping must be installed and maintained by the owner of the property as long as the principal structure is in use. All landscaping and screening shall consist primarily of native species tolerant of local conditions.
10. Lighting and Signage. Outdoor lighting installations shall be designed to illuminate at the minimum level necessary for safety and security, and to avoid harsh contrasts in lighting levels between the project site and adjacent properties. Outdoor lighting shall be installed in accordance with underlying zoning district regulations as well as the following additional requirements:
- a. All roadway lighting, streetlights and parking lights shall be the full cutoff type.
  - b. Lighting shall be designed to prevent light spillover on to adjacent properties. All lighting shall be fully shielded, have recessed luminaries, or be full cut off luminary fixtures mounted in such a manner that the cone of light is directed downward and does not cross any property line of the site.
11. Signage. Signs shall be in conformance with underlying district standards as modified by the following:
- a. Size and Height Limit. To encourage consistent signage in the corridor, new signs shall be limited to 32 square feet in size and 9' feet in height.
  - b. Prohibited Signs. The following types of signs are prohibited in the Corridor:
    - i. Animated
    - ii. Billboard (off premises)
    - iii. Flashing
    - iv. Roof
    - v. Inflatable
    - vi. Vehicle
  - c. Sign Materials. Natural materials such as wood and brick and wrought iron are preferred to metal or plastic signs..
  - d. Illumination. Signs may be illuminated with external lighting fixtures provided that fixtures are directed downward and away from streets and adjacent property. All lighting shall be fully shielded, have recessed luminaries, or be full cut-off (no direct up light) luminary fixtures. New internally illuminated signs, automatic changeable copy signs, electronic message signs and neon signs are prohibited.

## **J. Supplemental Regulations**

1. Drive-Throughs. Drive-through windows or kiosks must be provided with sufficient length of stacking lanes so as not to conflict with pedestrian routes



or overall vehicular circulation, and must be located at the rear of the principal building served.

2. Vehicular Area Canopies. Canopies are permitted as an accessory use to gas stations, convenience stores with gas pumps or other drive-through facilities subject to the following:
  - a. The form, pitch and materials of the roof canopy shall be designed as an extension of the roof of the principal structure and shall be physically connected to the principal building.
  - b. The overall height of a canopy shall not exceed seventeen (17) feet. The maximum clearance shall not exceed 14.5 feet at its lowest point, as measured from the finished grade. This clearance distance shall be measured at the edge of the canopy for a pitched roof, in which case the interior roof height at the peak may exceed fourteen and one-half (14.5) feet so long as the overall roof height does not exceed seventeen (17) feet.
  - c. The design of the canopy and supports shall match the design and exterior building materials of the principal buildings
  - d. Striping, color accent bands, signage, and logos on the canopy or canopy supports is prohibited.
  - e. The size of any canopy fascia and canopy support columns shall be in proportion to the overall size of the canopy structure. The fascia shall not exceed thirty (30) inches in height.
3. Lighting of Drive-Under Canopies and Gas Pump Islands. Lighting shall be recessed into the canopy ceiling so that the bottom of the lights does not extend below the ceiling and so that the fixture is not visible from off-site. The exterior face of canopies shall not be internally illuminated. The size of any canopy fascia and canopy support columns shall be in proportion to the overall size of the canopy structure. The fascia shall not exceed thirty (30) inches in height.

***Recommendation 2. Consider including a Port Republic Village Overlay District in the Rockingham County Zoning Ordinance (conceptual draft text follows):***

**A. Purpose and Authority.** The Port Republic Village Overlay District is intended to:

1. Implement the Code of Virginia §15.2-2306 to preserve historic landmarks as established by the Virginia Landmarks Commission together with any other buildings or structures within the county having an important historic, architectural or cultural interest and any historic areas within the county as provided in Section 15.2-2201 of the Code of Virginia, including the historic unincorporated Village of Port Republic (the “Village”).
2. Implement the County’s Comprehensive Plans objectives to preserve and protect the historic Village of Port Republic and the Port Republic Rural Village project area and to protect against destruction of or encroachment upon historic areas and to foster civic pride and preserve an appreciation for the historic values on which the County and the Nation were founded.

3. Protect and enhance the attractiveness of the Village to tourists and visitors to sustain, maintain and improve property values and enhance the economic benefits accruing to Rockingham County from tourism.
4. Promote a sense of pride and place and provide opportunities for education about local history while providing for development that is complementary to the historic development pattern of the Village, its rural residential character and existing historic structures.

**B. Applicability.**

1. Boundary. The boundary of the Port Republic Rural Village Overlay District (PRVOD) shall be as shown on the County's official zoning map and shall coincide with the Port Republic Historic District Boundary as indicated on Virginia Historic Landmark Designation Map and the National Register of Historic Places.
2. Overlay. The PRVOD shall be an overlay to the existing underlying zoning provisions. If there is any conflict between the provisions or requirements of the PRVOD district and those of any underlying zoning district, the more restrictive provisions and/or those pertaining to the PRVOD shall apply. If any provision of the PRVOD is declared inapplicable as a result of any legislative or administrative actions or judicial decision, the basic underlying zoning provisions shall remain applicable.

**C. Administration.** The PRVOD shall be administered through the Site Plan review process in accordance with the Rockingham County Zoning Ordinance or in cases where no site plan is required, at the time of building permit approval.

**D. Exemptions.** The following improvements are exempt from the requirements of the PRVOD:

1. Interior alterations and handicap accommodations made to structures shall be permitted as prior to the enactment of the PRVOD.
2. General maintenance, rehabilitation, restoration, repair, additions or modifications to structures or sites where no substantial change in design or material is proposed, as determined by the Zoning Administrator.

**E. Modifications.** The Zoning Administrator may grant modifications to setbacks or other standards of the PRVOD in accord with §15.2-2286(4) of the Virginia Code.

**F. Non-Conformities.** Non-conformities Shall be treated in accordance with Article 9 of the Rockingham County Zoning Ordinance.

**G. Land Uses.**

1. Permitted Uses, Generally. All uses shall permitted by right in the underlying zoning district(s) shall be permitted by right in the PRVOD, unless otherwise specifically made a special use by adoption of the PRVOD. Permitted uses may also be subject to additional supplemental use regulations.

2. Special Uses, Generally. All special uses permitted in the underlying zoning district(s) shall be permitted as a special use in the PRVOD. Special uses may also be subject to additional supplemental use regulations.

#### **H. Alternative Area and Bulk Standards for the PRVOD**

1. Setbacks. The required front setback for a new structure may be reduced from what is required in the underlying zoning district to a lesser amount, but not less than twenty (20) feet, if the Zoning Administrator makes a finding that such reduction shall make the new structure to more compatible with nearby historic structures.
2. Height Limitation. Except for agricultural structures, the maximum building height of any proposed structure adjacent to a contributing historic structure shall not exceed thirty-five (35) feet, unless the adjacent historic structure is taller than thirty-five (35) feet, in which case the height of the new structure shall not exceed forty-five (45) feet.
3. Lot Coverage. On parcels of greater than one (1) acre, lot coverage by all structures shall not exceed 50%. For lots of one(1) acre or less, lot coverage by all structures shall not exceed 65%.

#### **I. Advisory Design Standards for the PRVOD<sup>8</sup>**

1. Character. New buildings should be designed with compatible architectural features wherever possible to tie buildings into a cohesive district. No distinct architectural style is proposed, however, when possible, architectural components should reflect the general proportions of adjacent buildings. Materials should complement the area's character in terms of color, scale and texture.
2. Scale. Buildings should be designed to be human-scale and pedestrian oriented at the street level. Design large buildings so that they appear small in scale when seen from the sidewalk. Avoid massive, monolithic facades.
3. Materials. Building materials for new structures should be typical of those common in the Port Republic Virginia Historic Landmark area, including brick, wood slate, and standing seam metal roofs. Materials should complement the area's character in terms of type, scale and texture. Less appropriate materials include reflective glass, glass curtain walls and metal wall panels.
4. Signage.
  - a. New signs within the PRVOD should be limited to pole mounted, ground-mounted and building mounted signs. Signs should not exceed nine (9) feet in height.
  - b. Lighted signs shall be turned off after business hours or dimmed to the extent possible to minimize light pollution.
5. Exterior Lighting.
  - a. Light should be contained on the site and not spill over onto adjacent properties or streets. Light should be shielded, recessed or flush-mounted to eliminate glare. Light shall achieve an incandescent effect.

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<sup>8</sup> These standards are advisory only. Participants in the community workshops want to encourage compatible development but did not support rigid design standards administered by an Architectural Review Board.

- b. Traditionally styled, dark brown, dark bronze, dark green, or black are appropriate colors for free-standing pole-mounted light fixtures. Fixtures shall include a glass globe similar in style to old gas lights.
- c. The height and scale of free-standing pole-mounted light fixtures should be compatible with the height and scale of the buildings and the sites they are illuminating, and with the use of the site. Free-standing pole-mounted light fixtures shall not exceed fifteen (15) feet in height.