



City of Harrisonburg, Virginia

Planning Commission Meeting

April 11, 2012

7:00 p.m.

Regular Meeting
409 South Main Street

1) Call to order, roll call, determination of quorum, and review/approval of minutes from the March 14, 2012 regular meeting.

2) New Business

Public Utility Application – The Crossings (Dorval Road Extended)

Consider a request from Greendale Road LLC for the City to provide water and sewer service to multiple single family home lots in Rockingham County per Section 7-2-4 of the City Code. Some properties are partially located in the City and the County. Lots will be accessible from Dorval Road Extended and other County roads.

Preliminary Plat – 411 & 491 Garbers Church Road (Variance from 10-2-42 (d))

Consider a request from Dennis and Janice Fitzgerald to preliminarily subdivide two lots totaling 7.9 +/- acres into three lots. The applicants are requesting a variance from the Subdivision Ordinance Section 10-2-42 (d) to allow one, 0.674-acre lot to not have public street frontage. The properties, zoned R-1, Single Family Residential District, are located at 411 and 491 Garbers Church Road and can be found on tax maps 123-O-1 and 122-B-1.

Special Use Permit – 491 Garbers Church Road Bed and Breakfast (Section 10-3-34 (7))

Public hearing to consider a request from Dennis and Janice Fitzgerald to amend their existing special use permit per Section 10-3-34 (7) to allow them to expand their bed and breakfast operation to the maximum 10 guest room facility. The property, zoned R-1, Single Family Residential District, is located at 491 Garbers Church Road and can be found on tax map 122-B-1 and partially on tax map 123-O-1.

Rezoning – 1020 Old Furnace Road Proffer Removal (R-3C to R-3)

Public hearing to consider a request from Mercedes Rodríguez Varens (CDL, Inc.) and Jorge Etchegoin to rezone a 12,842 +/- square foot lot with existing proffers on the R-3C, Multiple Dwelling Residential District, to residential property. If approved, the property would be zoned R-3, Medium Density Residential District. The property is located at 1020 Old Furnace Road and can be found on tax map 32-E-2.

Zoning Ordinance Amendment – Sections 10-3-92 and 10-3-93 Setbacks from an Alley

Public hearing to consider amending the Area and Conditional Regulations of the B-2 and M-1 Zoning Districts per Sections 10-3-92 and 10-3-93 of the Zoning Ordinance. The changes would require B-2 and M-1 zoned properties to provide a 30-foot side and rear yard setback on properties that are separated from a residentially zoned property by an alley.

Staff will be available Monday May 7, 2012 at 4:30 p.m. for those interested in going on a field trip to view the sites for the May 9, 2012 agenda.

Zoning Ordinance Amendment – Section 10-3-26 Industrial Operation Off-Street Parking Location Exception

Public hearing to consider amending the Zoning Ordinance Section 10-3-26 Location in Relation to Building or Use Served, which specifies that required parking spaces shall be located on the same lot as the use served and provides the provisions for shared parking arrangements. The change would allow industrial operations for the manufacturing, processing, storage, or treatment of products which are not customarily found in retail centers the permission to locate required parking on parcels that are not the same parcel for the uses served (including parcels across public street and alley right-of-ways).

Zoning Ordinance Amendments – Sections 10-3-84 and 10-3-85 SUP for Surface Parking Lots

Public hearing to consider amending the Zoning Ordinance Sections 10-3-84 and 10-3-85 of the B-1, Central Business District. The change would remove parking lots from the by-right list of uses and relocate it to the uses permitted by special use permit category. The change would require property owners who want to construct a parking lot as the primary use for a parcel in the B-1 district to obtain a special use permit.

- 3) Unfinished Business**
- 4) Public Input**
- 5) Report of secretary and committees**
Proactive Zoning
- 6) Other Matters**
Temporary Advertising Signs
- 7) Adjournment**