



City of Harrisonburg, Virginia

Planning Commission Meeting

June 13, 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 May 9, 2012 regular meeting.

2) New Business

Alley Closing – Adjacent to 25-K-1 through 5 and 19 (JMU Real Estate Foundation, Inc.)

Consider a request from James Madison University Real Estate Foundation, Inc to close 2,230 +/- square feet of a public alley. The right-of-way is located between Walnut Lane and an unimproved portion of Kyle Street, adjacent to tax maps 25-K-1 through 5 and 19.

Preliminary Plat – Sunset Heights, Alexiou Addition

Consider a request from Michael Alexiou with representative Jerry Brunk from Brunk & Hylton Engineering, Inc. to preliminarily subdivide three parcels totaling 7.11 +/- acres into ten lots with a dedication of a public cul-de-sac street. The property, zoned R-1, Single Family Residential District, is located along Circle Drive and Wyndham Woods Circle and can be found on tax maps 22-A-30 & 31 and 22-E-16.

Special Use Permit – 1777 South Main Street

Public hearing to consider a request from Wayne B. and Karen B. Rothery with representative John Colonna from Hajoca Corporation, for a special use permit per Section 10-3-91 (6) of the Zoning Ordinance to allow building material sales and storage yards within the B-2, General Business District. The 2.31 +/- acre parcel is located at 1777 South Main Street and can be found on tax maps 10-B-16 & 17.

Rezoning – Collicello Street R-7 (Kin Group, LLC)

Public hearing to consider a request from Kin Group, LLC with representative Ed Blackwell from Blackwell Engineering, to rezone 14 parcels, totaling 2.02 +/- acres, from R-1, Single Family Residential District and M-1, General Industrial District to R-7, Medium Density Mixed-Use Planned Community. The properties are located along Virginia Avenue, 5th Street, an undeveloped portion of Collicello Street, and an undeveloped portion of 6th Street and can be found on tax maps 40-H-1 through 8 and 11 through 16.

Zoning Ordinance Amendment – Portable Restroom Facility (10-3-24, 58.4, 85, 91, & 97)

Public hearing to consider amending the Zoning Ordinance Section 10-3-24 Definitions to add a definition of a “Portable Restroom Facility” and to add portable restroom facilities as a use allowed by special use permit within the MX-U, Mixed Use Planned Community District (Section 10-3-58.4); B-1, Central Business District (Section 10-3-85); B-2, General Business District (Section 10-3-91); and M-1, General Industrial District (Section 10-3-97).

3) Unfinished Business

4) Public Input

5) Report of secretary and committees

Proactive Zoning

6) Other Matters

7) Adjournment

Staff will be available Monday July 9, 2012 at 4:30 p.m. for those interested in going on a field trip to view the sites for the July 11, 2012 agenda.