



# City of Harrisonburg, Virginia

## Planning Commission Meeting

October 10, 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 September 12, 2012 regular meeting.**
- 2) **New Business**

*Public Utility Application – Aspen Heights and Stone Spring Courtyard (Rockingham County)*

Consider a request from Rockingham County for the City to provide sewer service per Section 7-2-4 of the City Code to two residential developments known as Aspen Heights and Stone Spring Courtyard. Aspen Heights would be located along Port Republic Road and Stone Spring Courtyard would be located at the intersection of Port Republic Road and the Stone Spring Road.

*Special Use Permit – 130 University Boulevard (Shentel)*

Public hearing to consider a request from Easy Radio Inc. with representative Paul Whitley of Network Building & Consulting, LLC for a special use permit per Section 10-3-91 (4) to allow communications tower of no more than 125 feet in height. The request is an amendment to an existing special use permit for telecommunications equipment associated with Shenandoah Telecommunications Company (Shentel). The property is located at 130 University Boulevard and can be found on tax map 78-C-1.

*Special Use Permit – 2060 Pro Pointe Lane (Medical Transport, LLC)*

Public hearing to consider a request from Daniel A. Newberry with representative Treacy A. Landes of Medical Transport, LLC for a special use permit per Section 10-3-91 (11) to allow transportation service facilities within the B-2, General Business District. The 1.67 +/- acre parcel is located off of Lucy Drive. The subject property is addressed at 2060 Pro Point Lane and can be found on tax map parcel 77-K-5 & 10.

*Rezoning – Campus View Apartments R-3 to R-5C*

Public hearing to consider a request from Davis Mills LLC with representative Guy Blundon to rezone one parcel totaling 7.03 +/- acres from R-3, Multiple Dwelling Residential District to R-5C, High Density Residential District Conditional. The property is located along Chestnut Ridge Drive and can be found on tax map 81-E-7.

*Special Use Permit – Campus View Apartments 10-3-55.4 (1) More Than 12 Units Per Building*

Public hearing to consider a request from Davis Mills LLC with representative Guy Blundon for a special use permit per Section 10-3-55.4 (1) to allow more than 12 units per building within the R-5, High Density Residential District. The property is currently zoned R-3, Multiple Dwelling Residential District but is proposed to be rezoned to R-5C, High Density Residential District Conditional. The 7.03 +/- acre parcel is located along Chestnut Ridge Drive and can be found on tax Map 81-E-7.

Staff will be available Monday November 12, 2012 at 4:30 p.m. for those interested in going on a field trip to view the sites for the November 14, 2012 agenda.

*Zoning Ordinance Amendment – Section 10-3-24 and 10-3-114 Portable Restroom Facilities Standard Guidelines*

Public hearing to consider a request to amend the Zoning Ordinance Sections 10-3-24 and 10-3-114. Section 10-3-24 would be amended by adding a definition for “portable restroom facilities.” Amendments would also be made to Section 10-3-114’s existing subsections (a) and (b), which would specify that portable restroom facilities are further restricted within residential and business districts and the MX-U district as specified within the Accessory Buildings Section (10-3-114). An amendment would also be made to subsection (c), which currently requires that no accessory building shall be constructed on property without a principal building; an amendment to this subsection would further specify that no accessory building shall be constructed on property that does not have a principal use and that no accessory buildings shall be used unless the principal use is active. Additional amendments would be made to Section 10-3-114 by adding subsections (g), (h), and (i), which would specify the standard guidelines for where portable restroom facilities can be used, where they can be located on site, and that portable restroom facilities are exempt from all regulations when used for active construction sites, emergencies, or temporary events or festivals.

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