



City of Harrisonburg, Virginia

Planning Commission Meeting

November 14, 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 October 10, 2012 regular meeting.

2) New Business

Rezoning – 143 West Rock Street (M-1 to R-3C)

Public hearing to consider a request from WRockstreet, LLC to rezone one lot comprising of approximately 4,000 sq. ft. from M-1, General Industrial District to R-3C, Medium Density Residential District Conditional. The property is located at 143 West Rock Street and can be found on tax map 35-O-8A.

Rezoning – 305 North High Street (R-2 to R-3C)

Public hearing to consider a request from Debra B. Long with representative Mercy House, Inc. to rezone one, 4,200 +/- sq. ft. lot from R-2, Residential District to R-3C, Medium Density Residential District Conditional. The property is located at 305 North High Street and can be found on tax map 35-J-1.

Zoning Ordinance Amendment – Section 10-3-50, 56.5, 57.5, & 58.5 (Contiguous or Across the Street From)

Public hearing to consider amending the Zoning Ordinance Sections 10-3-50, 56.5, 57.5, and 58.5 to clarify that the provisions of those sections apply to contiguous property, which may also include properties directly across public or private street and alley right-of-ways from one another.

Zoning Ordinance Amendment – Reduced Parking SUP (All Residential Districts & MX-U & U-R)

Public hearing to consider amending the Zoning Ordinance Sections 10-3-34, 40, 46, 48.4, 52, 55.4, 56.4, 57.4, 58.4 and 180 to add a subsection to each of the Uses Permitted by Special Use Permit category within the R-1, R-2, R-3s, R-4, R-5, R-6, R-7, MX-U, and U-R zoning districts. The amendment would allow all uses the ability to apply for reduced parking areas to permit fewer than the required number of parking spaces so long as an amount of open space equal to the amount of space that would have been use for the required number of parking spaces is left available if needed in the future.

Zoning Ordinance Amendment – 10-3-180 U-R (SUP for Increased Fence Ht.)

Public hearing to consider amending the Zoning Ordinance Section 10-3-180 Uses Permitted Only by Special Use Permit of the U-R, Urban Residential District by adding the ability for fences to exceed height regulations.

3) Unfinished Business

4) Public Input

5) Report of secretary and committees

Proactive Zoning

6) Other Matters

7) Adjournment

Staff will be available Monday December 10, 2012 at 4:30 p.m. for those interested in going on a field trip to view the sites for the December 12, 2012 agenda.