



# City of Harrisonburg, Virginia

## Planning Commission Meeting

December 12, 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 November 14, 2012 regular meeting.

### 2) New Business

#### *Capital Improvement Program*

Consider recommendation to City Council.

#### *Special Use Permit – 1042 West Market Street (10-3-91 (9))*

Public hearing to consider a request from the D C and Twyla A. Heatwole Estate with representative Michael W. Pugh for a special use permit per Section 10-3-91 (9), which allows for the reduction in the required side yard setback to zero feet along the lot line of an adjoining lot or parcel zoned B-2 or M-1. The applicants are requesting the setbacks for the existing buildings be established as shown on the submitted plat ranging from 4.5 feet to 5.3 feet. The approximately 26,642 +/- sq. ft. property is located at 1042 West Market Street and can be found on tax map 37-B-2.

#### *Rezoning – 342 South Main Street B-2 to B-1*

Public hearing to consider a request from Hoover Penrod PLC to rezone one parcel totaling 19,741 +/- sq. ft. from B-2, General Business District to B-1, Central Business District. The property is located at 342 South Main Street and can be found on tax map 26-K-3.

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

Public hearing to consider a request from Delores K. Lamb 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 10-3-26 Charitable or Benevolent Institutional Uses Off-Street Parking Location Exception and Other Modifications To Section 10-3-26*

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 or on adjoining lots within a zoning district permitting the same. This section also provides the provisions for shared parking arrangements. One of the changes would add the ability for charitable or benevolent institutional uses 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. Other minor modifications would be made to this section to specify that the minimum sum of required parking spaces shall be provided when common or cooperative parking locations are utilized and to modify and clarify how reductions in required parking can occur.

#### *Ordinance Amendment – Home Occupation Horticulture Exception*

Public hearing to consider a request to amend the Zoning Ordinance Section 10-3-24 Definitions by modifying the definition of “Home Occupation.” Currently, home occupation defines, among other things, that occupations and activities clearly incidental to the use of the premises for dwelling purposes shall be carried on wholly within a main building or accessory building. The amendment would create an exception to this rule by allowing occupations associated with horticulture to be located outdoors. All other requirements of home occupations would remain in place.

### 3) Unfinished Business

### 4) Public Input

Staff will be available Monday January 7, 2013 at 4:30 p.m. for those interested in going on a field trip to view the sites for the January 9, 2013 agenda.

**5) Report of secretary and committees**

*Proactive Zoning*

**6) Other Matters**

*Special Recognitions*

*Election of Officers for 2013*

**7) Adjournment**