



# City of Harrisonburg, Virginia

## Planning Commission Meeting

February 13, 2013

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 January 9, 2013 regular meeting.**

**2) New Business**

*Street and Alley Closing – Kin Group, LLC Undeveloped Portions of Streets and Alleys (North Collicello Project)*

Consider a request from Kin Group, LLC to close a total of 33,058 +/- square feet of undeveloped, public street and alley right-of-ways. This area includes a 27,861 sq. ft. portion of undeveloped 6<sup>th</sup> Street between Virginia Avenue and Edom Road adjacent to 40-F-1 & 5, 40-H-8 & 16, 40-G-1 & 2, and 40-I-6 & 16; a 1,200 sq. ft. portion of undeveloped Collicello Street located south of the street's intersection with undeveloped 6<sup>th</sup> Street adjacent to 40-H-8 and 40-I-16; a 1,500 sq. ft. portion of an undeveloped public alley off of undeveloped 6<sup>th</sup> Street adjacent to 40-I-6, 14, 15, & 16; a 1,497 sq. ft. portion of undeveloped street right-of-way between undeveloped 6<sup>th</sup> Street and Edom Road adjacent to 40-G-1; and a 1,000 sq. ft. portion of an undeveloped public alley off of 5<sup>th</sup> Street adjacent to 40-H-1, 2, 9, & 10.

*Rezoning – 126 & 128 West Bruce Street*

Public hearing to consider a request from Bruce Street LLC with representative Barry Kelley to rezone one, 12,865 +/- sq. ft. parcel from M-1, General Industrial District to B-1, Central Business District. The property is located at 126 and 128 West Bruce Street and can be found on tax map 25-C-6.

*Ordinance Amendment – Business Garden Proposal*

Public hearing to consider a request to amend the Zoning Ordinance Section 10-3-24 Definitions by modifying the existing “home occupation” definition and by adding a definition for “business garden,” to amend Section 10-3-84 Uses Permitted By-Right in the B-1 district to add home occupations as a use permitted by-right, and to add Article BB—a new article to set forth regulations for “business gardens.”

**3) Unfinished Business**

**4) Public Input**

**5) Report of secretary and committees**

*Proactive Zoning*

**6) Other Matters**

**7) Adjournment**

Staff will be available Monday March 11, 2013 at 4:30 p.m. for those interested in going on a field trip to view the sites for the March 13, 2013 agenda.