



# City of Harrisonburg, Virginia

## Planning Commission Meeting

May 8, 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 February 13, 2013 regular meeting.**

**2) New Business**

*Alley Closing – Ridgeway Mennonite Church (Adjacent to 27-L-8, 8A, and 16 Through 20)*

Consider a request from Ridgeway Mennonite Church to close two portions of undeveloped public alleys totaling 4,670 +/- sq. ft. One section is located between and parallel to Franklin Street and Hawkins Street and is adjacent to tax maps 27-L-8 & 8A and 16 Through 20 and totals 2,897 +/- sq. ft. The second section is located off of and perpendicular to Hawkins Street and is adjacent to tax maps 27-L-16 & 17 and totals 1,773 sq. ft.

*Preliminary Plat – The Village at Forest Hills*

Consider a request to preliminarily subdivide one, 6.25 +/- acre parcel, which currently does not have public street frontage, into two parcels. The applicant is requesting a variance from the Subdivision Ordinance Section 10-2-42 (c) to allow the new lot to not have public street frontage. The property is located off of Village Lane (a private street) and is zoned R-4, Planned Unit Residential District and can be found on tax map 12-L-14.

*Special Use Permit – Maryland Avenue (J.D. Land, LLC) 10-3-40 (7)*

Public hearing to consider a request from J.D. Land, LLC for a special use permit per Section 10-3-40 (7) of the Zoning Ordinance, which allows up to four individuals per unit within the R-2, Residential District. The applicant is specifically requesting to allow up to three individuals per unit. The properties are located at 102, 104, 106, 108, 110, and 112 Maryland Avenue and can be found on tax maps 18-F-2, 2A, 2B, and 2C.

*Rezoning – Whitesel Brothers, Inc. (Erickson Avenue) R-1 to B-2*

Public hearing to consider a request from Whitesel Brothers, Inc. to rezone three parcels totaling 3.79 +/- acres from R-1, Single Family Residential District to B-2, General Business District. The properties are located at 1455 Erickson Avenue and 1311 & 1332 Garbers Church Road and can be found on tax maps 114-B-1, 3, & 4.

*Rezoning – HRHA Commerce Village*

Public hearing to consider a request from Harrisonburg Redevelopment and Housing Authority to rezone two parcels (and a small portion of a 3rd parcel) totaling 2.067 +/- acres of property from R-3C, Multiple Dwelling Residential District Conditional and a small portion of B-2C, General Business District Conditional to R-3, Medium Density Residential District. The properties are located at 181 and 241 Commerce Drive (portion of 298 East Washington Street) and can be found on tax maps 41-Q-6 & 7 (portion of 4).

Staff will be available Monday June 10, 2013 at 4:30 p.m. for those interested in going on a field trip to view the sites for the June 12, 2013 agenda.

*Special Use Permit – HRHA Commerce Village Multi-Family Dwellings*

Public hearing to consider a request from Harrisonburg Redevelopment and Housing Authority for a special use permit per Section 10-3-48.4 (6) of the Zoning Ordinance to allow multi-family dwellings of up to 12 units per building within the R-3, Medium Density Residential District. The property is currently zoned R-3C, Multiple Dwelling Residential District Conditional and a small portion is zoned B-2C, General Business District Conditional but the property is proposed to be rezoned to R-3, Medium Density Residential District. The properties are located at 181 and 241 Commerce Drive (portion of 298 East Washington Street) and can be found on tax maps 41-Q-6 & 7 (portion of 4).

*Special Use Permit – HRHA Commerce Village Reduced Parking*

Public hearing to consider a request from Harrisonburg Redevelopment and Housing Authority for a special use permit per Section 10-3-48.4 (3) of the Zoning Ordinance to allow for the reduction of required parking spaces within the R-3, Medium Density Residential District. Areas that would have been used for parking must remain as open space. The property is currently zoned R-3C, Multiple Dwelling Residential District Conditional and a small portion is zoned B-2C, General Business District Conditional but the property is proposed to be rezoned to R-3, Medium Density Residential District. The properties are located at 181 and 241 Commerce Drive (portion of 298 East Washington Street) and can be found on tax maps 41-Q-6 & 7 (portion of 4).

*Rezoning – Collicello North R-7 Development*

Public hearing to consider a request from Kin Group, LLC to rezone 17 parcels (and portions of undeveloped public street and alley right-of-way that will soon be in their ownership), totaling 127,195 +/- sq. ft., from R-2, Residential District and Mid General Industrial District to R-7, Medium Density Mixed Residential Planned Community. A total of 30 dwelling units would be constructed. The properties are bounded by Virginia Avenue, 5<sup>th</sup> Street, portions of undeveloped Collicello Street, and Edom Road and can be found on tax maps 40-H-1 through 8 and 11 through 16, 40-I-14, 15, and 16, and portions of undeveloped 6<sup>th</sup> Street right-of-way and adjacent alleys and other public street right-of-way all illustrated on tax map sheet 40.

**Tabled by the Applicant**

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

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