



# City of Harrisonburg, Virginia

## Planning Commission Meeting

June 12, 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 May 8, 2013 regular meeting.**
- 2) **New Business**

*Special Use Permit – 960 Acorn Drive (Section 10-3-97 (10))*

Public hearing to consider a request from Acorn Enterprises with representative Mike Martin for a special use permit per Section 10-3-97 (10) of the Zoning Ordinance to allow recreational and leisure time activities within the M-1, General Industrial District. The 2.578-acre property is located at 960 Acorn Drive and can be found on tax map 56-B-7.

*Special Use Permit – 632 East Market Street (Section 10-3-40 (7))*

Public hearing to consider a request from Sharon S. Welch Kessler with representative Austin L. Welch for a special use permit per Section 10-3-40 (7) to allow occupancy, other than permitted by right, of not more than four persons within the R-2, Residential District. The 8,245 square foot property is located at 632 East Market Street and can be found on tax map 33-V-5.

*Special Use Permit – The Commons (Fence Height)*

Public hearing to consider a request from The Commons II, LLC for a special use permit per Section 10-3-46 (7) of the Zoning Ordinance to allow walls and fences greater than the height otherwise permitted within the R-3, Multiple Dwelling Residential District. The applicant is specifically requesting a fence of 8-feet in height be permitted on certain sections of their property. The 9.853-acre property is located at 869 Port Republic Road and can be found on tax map 92-F-8.

*Alley Closing – D&B Investors, LLC (Adjacent to 25-C-10, 11, 13, & 14)*

Consider a request from D&B Investors, LLC to close a public alley that is approximately 10-feet wide and 164 feet in length and includes 1,675 +/- square feet. The alley right-of-way is located off of and perpendicular to West Water Street and is adjacent to tax maps 25-C-10, 11, 13, & 14.

*Rezoning – D&B Investors, LLC and Hess and Allen Properties, LLC (B-1)*

Public hearing to consider a rezoning request from D&B Investors, LLC for two parcels zoned M-1, General Industrial District and an adjacent undeveloped public alley that D&B Investors, LLC has requested be closed and a rezoning request from Hess and Allen Properties, LLC and Stephan and Allyson Hess for two parcels zoned B-1C. All four properties totaling 65,344 +/- sq. ft., including the undeveloped public alley, would be rezoned to the B-1, Central Business District. The properties are located at 139, 147, and 155 West Water Street and 164 West Bruce Street and can be found on tax maps 25-C-8, 9, 10, & 14. The undeveloped public alley right-of-way is located off of and perpendicular to West Water Street and is adjacent to tax maps 25-C-10, 11, 13, & 14.

Staff will be available Monday July 8, 2013 at 4:30 p.m. for those interested in going on a field trip to view the sites for the July 10, 2013 agenda.

*Special Use Permit – D&B Investors, LLC and Hess and Allen Properties, LLC, and Stephan and Allyson Hess (Section 10-3-85 (8))*

Public hearing to consider a request from D&B Investors, LLC, Hess and Allen Properties, LLC, and Stephan and Allyson Hess for a special use permit per Section 10-3-85 (8) of the Zoning Ordinance to allow parking lots and parking garages as principle uses within the B-1, Central Business District. The properties total 65,344 +/- sq. ft. and are located at 139, 147, and 155 West Water Street and 164 West Bruce Street and can be found on tax maps 25-C-8, 9, 10, & 14. The property also includes an undeveloped public alley right-of-way that D&B Investors, LLC has requested be closed and is located off of and perpendicular to West Water Street and is adjacent to tax maps 25-C-10, 11, 13, & 14.

*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 M-1 General Industrial District to R-7, Medium Density Mixed Residential Planned Community. The planned development will provide at least 35 dwelling units and would permit any of allowable non-residential uses. 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, undeveloped portions of Collicello Street right-of-way, adjacent undeveloped alleys, and other public street right-of-way near Edom Road all of which is illustrated on tax map sheet 40.

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