



City of Harrisonburg, Virginia

Planning Commission Meeting

July 10, 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 June 12, 2013 regular meeting.

2) New Business

Preliminary Plat – Daly Subdivision (Ramblewood Road)

Consider a request from John W. Daly to preliminarily subdivide a tract of land situated in both the City and Rockingham County. The area in the City includes 13.056 acres. The subdivision affects only the City portion and would create a new 11,869 square foot parcel, leaving a 12.783 acre area left within the City. Subdivision Ordinance variances are being requested per Sections 10-2-66 & 67 to not build required public street improvements. The property is zoned R-1, Single Family Residential District, has over 600 feet of street frontage within the 2400 block of Ramblewood Road, and can be found on tax map 97-A-7.

Rezoning – 803, 813, & 833 Chicago Avenue (Family Dollar)

Public hearing to consider a request from Jeffrey D. Sites and Michael S. Sites with representative Ken Hammond of Hammond Real Estate Services to rezone one parcel totaling 1.453 +/- acres from M-1, General Industrial District to B-2C, General Business District Conditional. The property is located at 803, 813, & 833 Chicago Avenue and can be found on tax map 39-F-1.

Zoning Ordinance Amendment – Section 10-3-114 (d) Accessory Structures on Through Lots

Public hearing to consider a request to amend the Zoning Ordinance Section 10-3-114 Accessory Buildings subsection (d) Location in Setbacks in Residential Districts Prohibited. Currently, residential property owners cannot locate accessory structures within existing setbacks between a principal building and a public street. The amendment would allow property owners with residential through lots to locate accessory buildings in established rear yards between principal buildings and a public street so long as principal building setbacks are provided.

3) Unfinished Business

4) Public Input

5) Report of secretary and committees

Proactive Zoning

6) Other Matters

7) Adjournment

Staff will be available Monday August 12, 2013 at 4:30 p.m. for those interested in going on a field trip to view the sites for the August 14, 2013 agenda.