



City of Harrisonburg, Virginia Planning Commission Meeting

October 15, 2013
7:00 a.m.

Regular Meeting
409 South Main Street

**Meeting
Canceled**

- 1) Call to order, roll call, determination of quorum, and review/approval of minutes from the September 11, regular meeting.

2) New Business

Zoning Ordinance Amendment – Food Service for Bed and Breakfast Guests

Public hearing to consider a request from David Miller to amend the Zoning Ordinance to allow bed and breakfast facilities to provide any food service (i.e. breakfast, lunch, and/or dinner) to room guests only. Currently bed and breakfast facilities are limited to providing only breakfast and light fare. The amendment would change such a facility in all zoning districts that allow bed and breakfast facilities, all of which are by approval of a special use permit. The sections to be amended include: 10-3-34 (7), 10-3-40 (8), 10-3-46 (2), 10-3-48.4 (2), 10-3-56.4 (d), 10-3-57.4 (d), 10-3-58.4 (4), and 10-3-180 (6).

Special Use Permit – 957 Summit Avenue (10-3-40 (8) Bed and Breakfast)

Public hearing to consider a request from David Miller requesting a special use permit per Section 10-3-40 (8) to allow a bed and breakfast facility within the R-2, Residential District. Such facilities are defined as single family dwellings occupied by the owner or proprietor, where more than 10 guest rooms are rented for periods not exceeding 10 consecutive days. The applicant is specifically requesting to have only 2 guest rooms. The applicant is currently requesting to amend the zoning ordinance that would allow bed and breakfast facilities to serve any food service to room guests only. The 24,151 +/- sq. ft. lot is located at 957 Summit Avenue and can be found on tax map 49-B-8.

Zoning Ordinance Amendment – Dumpster Setback Requirements

Public hearing to consider a request to amend multiple sections of the Zoning Ordinance to clarify the setback and other location requirements for refuse facilities. Such facilities are those defined by the Zoning Ordinance but have for some time been considered and regulated as accessory structures, where depending upon the zoning district in which they are located the required setback varies. The proposed amendment would clearly reference that such facilities shall meet the requirements for accessory buildings. The sections to be amended include: 10-3-42 (d), 10-3-48 (d), 10-3-48.6 (d), 10-3-54 (d), 10-3-55.6 (d), 10-3-81 (c), 10-3-93 (c), 10-3-99 (c), 10-3-115 (7), and 10-3-182 (d).

Consider Recommendation Regarding the Downtown Streetscape Plan

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

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