



# City of Harrisonburg, Virginia

## Planning Commission Meeting

November 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 September 11, 2013 regular meeting.**

**2) New Business**

*Special Use Permit – 118 Broad Street (Occupancy Other Than Permitted By Right 10-3-40 (7))*

Public hearing to consider a request from Alice Long for a special use permit per Section 10-3-40 (7) of the Zoning Ordinance to allow occupancy, other than permitted by right, of not more than 4 persons provided 1 off-street parking space per tenant is provided. The 6,360 +/- sq. ft. property is zoned R-2, Residential District and is addressed at 118 Broad Street and can be found on tax map 34-RR-2.

*Alley Closing – Adjacent to 18-L-1, 2, & 3 and 18-V-7 (Catholic Campus Ministry)*

Consider a request from Catholic Campus Ministry to close an alley consisting of 3,647 +/- sq. ft. of public right-of-way (ROW) located off of Maplehurst Avenue. The ROW is almost 20-feet wide and 183.50 feet in length and is adjacent to tax maps 18-L-1, 2, & 3 and 18-V-7.

*Preliminary Plat – Collicello North R-7 (Kin Group LLC)*

Consider a request from Kin Group, LLC to preliminarily subdivide 36 lots on 3.06 +/- acres of property zoned R-7, Medium Density Mixed Residential Planned Community District. The applicant is requesting a variance from the Subdivision Ordinance Section 10-2-41 (a) to allow proposed streets to deviate from standards and specifications as outlined in the Design and Construction Standards Manual. The applicant is also requesting a variance to Section 10-2-42 (c) to allow several parcels to not have public street frontage. The property is 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—8 & 11—16, 40-I-14, 15, & 16, and other property soon to be in their ownership consisting of portions of undeveloped 6<sup>th</sup> Street right-of-way (ROW), undeveloped portions of Collicello Street ROW, adjacent undeveloped alley ROWs, and other public street ROW near Edom Road all of which is illustrated on tax map sheet 40.

*Zoning Ordinance Amendments – Screening Requirements, Refuse Facility Location Regulations, & Accessory Buildings in B-1*

Public hearing to consider a request to amend multiple sections of the Zoning Ordinance to: clarify setback and other location requirements for refuse facilities (dumpsters), uniformly specify regulations when required to screen particular uses, and to add accessory buildings as a permitted use in the B-1, Central Business District. With regard to refuse facilities, such facilities are not 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 modify several sections of the Zoning Ordinance to clearly reference that refuse facilities shall meet the requirements for accessory buildings. With regard to screening requirements, several sections of the Zoning Ordinance require screening around particular uses including:

Staff will be available Monday December 9, 2013 at 4:30 p.m. for those interested in going on a field trip to view the sites for the December 11, 2013 agenda.

facilities; accessory storage of products to be processed or being processed and supplies and waste materials resulting from such work; outside storage or repair associated with facilities designed for the repair or storage of vehicles, recreation equipment, trailers, over the road tractors and their trailers, heavy equipment, manufactured homes, industrialized buildings, or agricultural equipment; portable restroom facilities; and storage of equipment, materials, and compost and disposal areas associated with business gardens. The proposed amendment would uniformly specify the screening regulations by removing all usages of the phrase “shall be screened from general public view” and replaced with “shall be screened.” This modification would require that such uses shall be completely screened. Lastly, the proposed amendment would add accessory buildings as a permitted use in the B-1 zoning district as the current list only states that accessory uses are permitted. In all, the sections to be amended include: 10-3-36 (c), 10-3-42 (d), 10-3-48 (d), 10-3-48.6 (d), 10-3-54 (d), 10-3-55.6 (d), 10-3-56.5 (f), 10-3-57.5 (f), 10-3-58.5 (5), 10-3-81 (c), 10-3-84 (7), 10-3-87 (b), 10-3-91 (3), 10-3-93 (c), 10-3-96 (19), 10-3-99 (c), 10-3-114 (g) & (h), 10-3-115 (7), 10-3-182 (d), and 10-3-193.

**3) Unfinished Business**

**4) Public Input**

**5) Report of secretary and committees**

*Proactive Zoning*

**6) Other Matters**

**7) Adjournment**