



City of Harrisonburg, Virginia

Planning Commission Meeting

May 14, 2014

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 April 9, 2014 regular meeting.

2) New Business

Street Closings – Wilson Avenue and Boulevard Avenue

Consider a request from Northside, LLC with representative Balzer & Associates Inc. to close 62,004 +/- square feet of public street right-of-way (ROW) of two separate streets: Wilson Avenue and Boulevard Avenue. Wilson Avenue is a substandard public street (a portion of which is a paper street) that intersects North Main Street approximately 300 feet south of the North Main Street/Mt. Clinton Pike intersection and runs parallel to Mt. Clinton Pike for approximately 1,320 ft. Boulevard Avenue is an undeveloped public street located off of Wilson Avenue extending about 690 feet to the south. The applicant is requesting to close Wilson Avenue from North Main Street to just beyond its intersection with Boulevard Avenue while closing Boulevard Avenue in its entirety. The purpose of the closures is to allow development of the contiguous parcels including building over portions of the public street ROW. The public street ROW is adjacent to tax map parcels 42-A-2, 42-B-1A, 2, 3, 5, 8, 8A, 8B, 8C, 9, 9A, 32, 33, 34, & 36, and 44-A-31.

Zoning Ordinance Amendment – Article Y. Floodplain Zoning District (2014 Amendment)

Public hearing to consider a request from the City of Harrisonburg to amend the Zoning Ordinance Article Y Floodplain Zoning District by replacing the entire article with new and updated Floodplain regulations. As with the current regulations, these provisions shall apply to all privately and publicly owned lands within the jurisdiction of the City of Harrisonburg and identified as areas of special flood hazard according to the flood insurance rate map (FIRM) that is provided to the City of Harrisonburg by FEMA. The purpose of these provisions is to prevent: the loss of life and property, the creation of health and safety hazards, the disruption of commerce and governmental services, the extraordinary and unnecessary expenditure of public funds for flood protection and relief, and the impairment of the tax base by regulating uses, activities, and development which, alone or in combination with other existing or future uses, activities, and development, will cause unacceptable increases in flood heights, velocities, and frequencies; restricting or prohibiting certain uses, activities, and development from locating within districts subject to flooding; requiring all those uses, activities, and developments that do occur in flood-prone districts to be protected and/or flood-proofed against flooding and flood damage; and, protecting individuals from buying land and structures which are unsuited for intended purposes because of flood hazards.

3) Unfinished Business

4) Public Input

5) Report of secretary and committees

Proactive Zoning

6) Other Matters

Letter of Concern Regarding Sign Ordinance Regulations

7) Adjournment

Staff will be available Monday June 9, 2014 at 4:30 p.m. for those interested in going on a field trip to view the sites for the June 11, 2014 agenda.