



City of Harrisonburg, Virginia Planning Commission Meeting

June 11, 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 May 14, 2014 regular meeting.**
- 2) **New Business**

Special Use Permit – 1214 Windsor Road

Public hearing to consider a request from Erica Lynn Dorsey for a special use permit per Section 10-3-34 (6) of the Zoning Ordinance to allow a Major Family Day Home within the R-1, Single Family Residential District. Major family day homes can have from six to 12 children under the age of 13, exclusive of any children who reside in the home. The 21,444 +/- sq. ft. property is located at 1214 Windsor Road and is identified as tax map parcel 84-E-4.

Special Use Permit – 2477 Reservoir Street (Multi-Family Units – Campus View Apartments)

Public hearing to consider a request from Carmel Quinn Falls, Leon Nelson, and HGC, Inc. with representative Ed Blackwell of Blackwell Engineering for a special use permit per Section 10-3-48.4 (6) of the Zoning Ordinance to allow multiple family dwellings of up to 12 units per building within the R-3, Medium Density Residential District. The 2.039 +/- acre property is addressed as 2475 & 2477 Reservoir Street and identified as tax map parcel 81-A-8.

Zoning Ordinance Amendment – Junk Yards by SUP in M-1 (10-3-96, 97, & 99)

Public hearing to consider a request from Gerdau with representative Richard Gallegos to amend the Zoning Ordinance to allow junk yards within the M-1, General Industrial District by special use permit. The amendment would delete existing text within Section 10-3-96 (8) & (20), add junk yards as an available special use within Section 10-3-97, and add additional text within Section 10-3-99 (c).

Rezoning – 130 Mt. Clinton Pike M-1 to B-2C (Lantz Eby Enterprises)

Public hearing to consider a request from Lantz Eby Enterprises with representative Keith May of Cottonwood Commercial to rezone one parcel containing 3.0 +/- acres from M-1, General Industrial District to B-2C, General Business District Conditional. The property is located at the corner of Mt. Clinton Pike and Acorn Drive, addressed as 130 Mt. Clinton Pike and 302 Acorn Drive, and identified as tax map parcel 44-C-1.

Rezoning – Acorn, LC 2.989 Acres from M-1 to B-2C

Public hearing to consider a request from Acorn, LC with representative Ken Kline of Cottonwood Commercial to rezone 2.989 acres of a 94 acre tract (part of which is in Rockingham County) from M-1, General Industrial District to B-2C, General Business District Conditional. The parent tract has public street frontage along North Liberty Street, Acorn Drive and North Liberty Street. The subject acreage to be rezoned is located along the property's 364 feet of Mt. Clinton Pike street frontage. The property is identified as tax map parcel 44-C-2.

Staff will be available Monday July 7, 2014 at 4:30 p.m. for those interested in going on a field trip to view the sites for the July 9, 2014 agenda.

Preliminary Plat – Northside Heights (Northside, LLC)

Consider a request to from Northside, LLC and Joseph and Linda Moore to preliminarily subdivide 17 parcels and portions of Wilson Avenue and Boulevard Avenue, containing approximately 10.65 +/- acres, to create 8 parcels. The plat also includes dedicating public street right-of-way (60 ft. wide by 248 ft. long) for an extension of Technology Drive from the southern side of Mt. Clinton Pike. In addition, the plat is dedicating other public street right-of-way along the southern side Mt. Clinton Pike. All parcels are zoned R-2, Residential District. The properties are addressed as 1371, 1391, & 1411 North Main Street, 36, 44, 75, & 81 Wilson Avenue, and 25, 35, 45, 55, 65, & 75 Mt. Clinton Pike. The properties are identified as tax map parcels 42-B-6A, 7, 7A, 8, 8A, 8B, 8C, 9, 9A, 32, 33, 34, 35, 35A, & 36 and 44-A-30 & 31.

Rezoning – West of N. Main St. and South of Mt. Clinton Pike (R-2 to B-2C)

Public hearing to consider a request from Northside, LLC and Joseph and Linda Moore with representative Balzer & Associates, Inc. to rezone 6.69 +/- acres of property from R-2, Residential District to B-2C, General Business District Conditional. The subject property is made up from 7 parcels and portions of 6 parcels and portions of the existing public street right-of-way of Wilson Avenue and Boulevard Avenue. The applicants are in the process to close and purchase the necessary portions of Wilson and Boulevard Avenues. The properties are addressed as 1411 North Main Street, 36, 44, 75, & 81 Wilson Avenue, and 25, 35, 45, 55, & 65 Mt. Clinton Pike. The properties are identified as tax map parcels 42-B-8B, 8C, 32, 33, 34, 35, & 35A, portions of tax map parcels 42-B-8, 8A, 9, 9A, & 36 and 44-A-31, along with portions of Wilson Avenue and Boulevard Avenue found on tax map sheets 42 and 44.

Downtown Streetscape Plan

Public hearing to consider adopting the City of Harrisonburg Downtown Streetscape Plan. The plan's goal is to present an easily communicable, comprehensive vision for the public streetscape in Downtown Harrisonburg that can be utilized by public and private agencies to further develop and sustain a vibrant downtown.

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

Staff will be available Monday July 7, 2014 at 4:30 p.m. for those interested in going on a field trip to view the sites for the July 9, 2014 agenda.