



City of Harrisonburg, Virginia

Planning Commission Meeting

July 9, 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 June 11, 2014.**
- 2) **New Business**

Alley Closing – Adjacent to 40-N-6 through 13, 13A, & 14 (LFSVA)

Consider a request from Lutheran Services of Virginia, Inc. (LFSVA) to close approximately 5,857 +/- sq. ft. of an undeveloped public alley right-of-way. The entire alley stretches about 660 feet between Massanutten Street and West Washington Street. No section of the alley is developed. The section to be closed is about 2 feet wide by 410.2 feet long and is adjacent to tax map parcels 40-N-6 through 13, 13A, and 14.

Streets and Alley Closing – JMU Street Closings (Portion of Chesapeake Avenue, East Grace Street, Portion of South Mason Street, and an Alley Located Between South Main Street and South Mason Street)

Consider a request from James Madison University to close a portion of Chesapeake Avenue (24,176 +/- sq. ft.), East Grace Street (50,429 +/- sq. ft.), a portion of South Mason Street (28,575 +/- sq. ft.), and a 10-foot alley located between South Main Street and South Mason Street (6,708 +/- sq. ft.). The section of Chesapeake Avenue is adjacent to tax map parcels 24-S-12, 13 & 15. The section of East Grace Street is adjacent to tax map parcels 17-B-1 and 25-P-1. The section of South Mason Street is adjacent to tax map parcels 17-C-0 through 4 and 25-P-1 & 11 through 14. The 10-foot alley located between South Main Street and South Mason Street is adjacent to tax map parcels 25-P-3, 4, 5, 10, 12, 13, and 13A.

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.

Special Use Permit – 206 Charles Street (Section 10-3-97 (9) Religious Use in M-1)

Public hearing to consider a request from Rawley Enterprises LC with representative Evaristo Antonio-Perez-Tomas for a special use permit per Section 10-3-97 (9) of the Zoning Ordinance to allow religious, educational, charitable, or benevolent institutional uses which do not provide housing facilities within the M-1, General Industrial District. The 8,673 +/- sq. ft. property is addressed as 206 Charles Street and is identified as tax map parcel 41-B-2.

Staff will be available Monday August 11, 2014 at 4:30 p.m. for those interested in going on a field trip to view the sites for the August 13, 2014 agenda.

Special Use Permit – 130 Mt. Clinton Pike (Section 10-3-97 (4) Financial Institutions and Offices)

Public hearing to consider a request from Lantz-Eby Enterprises with representative Ken Kline of Cottonwood Commercial for a special use permit per Section 10-3-97 (4) of the Zoning Ordinance to allow financial institutions and offices within the M-1, General Industrial District. The 3.0 +/- acre property is addressed as 130 Mt. Clinton Pike and 302 Acorn Drive and is identified as tax map parcel 44-C-1.

3) Unfinished Business

4) Public Input

5) Report of secretary and committees

6) Other Matters

Consider Revising the Motion Associated with the Zoning Ordinance Amendments for Junkyards by Special Use Permit from Last Month's Agenda

7) Adjournment

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