



# City of Harrisonburg, Virginia

## Planning Commission Meeting

August 13, 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 July 9, 2013 regular meeting.**

**2) New Business**

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

Consider a request from Lutheran Family Services of Virginia, Inc. (LFSVA) the sole “member” of Massanutten Street, LLC to close approximately 5,857 +/- sq. ft. of an undeveloped public alley right-of-way. The entire alley stretches about 660 feet between Jackson Street and West Washington Street, however, the section requested for closure extends from Jackson Street southward about 410 feet. No section of the alley is developed. The section to be closed is about 14 feet wide and is adjacent to tax map parcels 40-N-6 through 13, 13A, and 14.

*Rezoning – 907 North Main Street (Portion of 41-C-44 from R-2 to B-2C)*

Public hearing to consider a request from Farhad Koyee, Bahar Mikael, and Sabir Haji to rezone a 0.38-acre (16,553 +/- sq. ft.) portion of a 0.52-acre (22,600 +/- sq. ft.) parcel from R-2, Residential District to B-2C, General Business District Conditional. The property is located along the north side of Ashby Avenue but is addressed as 907 North Main Street. The parcel has 104 feet of lineal road frontage, where 40-feet of it is zoned B-2 and 64-feet is zoned R-2. The split-zoned lot is one parcel removed from the corner of Ashby Avenue and North Main Street and is identified as tax map parcel 41-C-44.

*15.2-2232 Review – Park View Water Tank*

Consider a request to review the proposed Park View Water Tank project per City Code Section 10-1-6 to determine if the public facility is in substantial accord with the Comprehensive Plan as provided by the Code of Virginia Section 15.2-2232. The proposed tank would be located on tax map parcel 48-A-1 and/or 2.

*Zoning Ordinance Amendment – To Allow Public Uses to Deviate from Zoning Regulations by Special Use Permit*

Public hearing to consider a request to amend multiple sections of the Zoning Ordinance to allow public uses to deviate from requirements of the Zoning Ordinance by approval of a special use permit. An additional subsection will be added to each zoning district’s list of available special use permits to allow public uses to apply to deviate from zoning regulations. The sections of the Zoning Ordinance that would be amended include: 10-3-34, 10-3-40, 10-3-46, 10-3-48.4, 10-3-52, 10-3-55.4, 10-3-56.4, 10-3-57.4, 10-3-58.4, 10-3-63, 10-3-71, 10-3-79, 10-3-85, 10-3-91, 10-3-97, and 10-3-180.

**3) Unfinished Business**

**4) Public Input**

**5) Report of secretary and committees**

**6) Other Matters**

**7) Adjournment**

Staff will be available Monday September 8, 2014 at 4:30 p.m. for those interested in going on a field trip to view the sites for the September 10, 2014 agenda.