City of Harrisonburg, Virginia

Planning Commission Meeting

October 8, 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 September 10, 2014 regular meeting.**

2) **New Business**

Special Use Permit – 120 West Wolfe Street (Brewery Manufacturing)
Public hearing to consider a request from WRockStreet, LLC with representative Casey Stemper for a special use permit per Section 10-3-85 (1) of the Zoning Ordinance to allow manufacturing, processing and assembly operations when not employing more than fifteen (15) persons on the premises in a single shift and provided that all storage and activities are conducted within a building. The proposed business would be a brewery operation. The 21,400 +/- square foot property is zoned B-1C, Central Business District Conditional, is addressed as 120 West Wolfe Street and is identified as tax map parcels 35-O-4 & 5.

Street Closing – Undeveloped 6th Street (Adjacent to 39-K-9 and 39-L-16)
Consider a request from Dean Hayward and Monika Geier-Hayward with representatives Brannon and Angie Hottinger to close a 7,500 +/- square foot, undeveloped portion of 6th Street. The 50-foot wide by 150-foot long section is located between Lee Avenue and Virginia Avenue and is adjacent to tax map parcels 39-K-9 and 39-L-16.

Zoning Ordinance Amendment – Section 10-3-97 (10) (To Allow Non-Transient Dwellings Associated with Recreational and Leisure Time Activities)
Public hearing to consider a request from Jamison Black Marble Wildlife Preserve, LLC with representative Dick Blackwell to amend the Zoning Ordinance to allow non-transient dwellings associated with recreational and leisure time activities. Recreational and leisure time activities are permitted only by special use permit, per Section 10-3-97 (10), within the M-1, General Industrial District. Currently, no dwellings are permitted in association with this use. The amendment would add language to Section 10-3-97 (10) allowing for non-transient dwellings.

Tabled by Applicant

Special Use Permit – 1430 Red Oak Street (Recreational Use with Non-Transient Dwellings)
Public hearing to consider a request from Jamison Black Marble Wildlife Preserve, LLC with representative Dick Blackwell for a special use permit per Section 10-3-97 (10) of the Zoning Ordinance to allow for recreational and leisure time activities with non-transient dwellings within the M-1, General Industrial District. The 16.5 +/- acre property is addressed as 1430 Red Oak Street and is identified as tax map parcel 46-C-8.

Tabled by Applicant

3) **Unfinished Business**

4) **Public Input**

5) **Report of secretary and committees**

6) **Other Matters**

7) **Adjournment**

Staff will be available November 10, 2014 at 4:30 p.m. for those interested in going on a field trip to view the sites for the November 12, 2014 agenda.