



City of Harrisonburg, Virginia

Planning Commission Meeting

January 14, 2015

7:00 p.m.

Regular Meeting
409 South Main Street

- 1) **Election of Officers for 2015**
- 2) **Call to order, roll call, determination of quorum, and review/approval of minutes from the December 10, 2014 regular meeting.**
- 3) **New Business**

Special Use Permit – 1854 East Market Street (Section 10-3-91 (9) Reduced Side Yard Setbacks)

Public hearing to consider a request from TAP Investments, LLC and DCW, LLC for a special use permit per Section 10-3-91 (9) of the Zoning Ordinance to allow for the reduction in the required side yard setback to zero feet along the lot line of an adjoining lot or parcel zoned B-2 or M-1. The 1.61 +/- acre property is located at 1854 East Market Street and is identified as tax map parcels 73-C-1 & 4.

Preliminary Plat – Chand Development (Sub. Ord. Variance Section 10-2-42 (c))

Consider a request from Chand Development, LLC to preliminarily subdivide an 8.09-acre parcel into 69 lots—two common area parcels and 67 townhouse lots. A variance to the requirements of Subdivision Ordinance Section 10-2-42 (c) is being requested to allow most of the lots to not have public street frontage. The property, zoned R-3, Medium Density Residential District, is currently addressed as 705 Stonewall Drive; however, the parcel's public street frontage is along Chestnut Ridge Drive. The property is identified as tax map parcel 81-A-18.

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

Staff will be available Monday February 9, 2015 at 4:30 p.m. for those interested in going on a field trip to view the sites for the February 11, 2015 agenda.