



City of Harrisonburg, Virginia

Planning Commission Meeting

March 11, 2015

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 February 11, 2015 regular meeting.

2) New Business

Special Use Permit – 15 Southgate Court (10-3-91 (8) Reduction in Required Parking)

Public hearing to consider a request from Fred and Carol Showker for a special use permit per Section 10-3-91 (8) of the Zoning Ordinance to allow for the reduction in required parking spaces within the B-2, General Business District. Areas that would have been used for parking must remain as open space and shall not be used to meet any conflicting requirements of the Zoning Ordinance. The 14,810 +/- square foot property is located at 15 Southgate Court and is identified by tax map parcels 1-B-7 & 8.

Rezoning – Westport Village Proffer Amendment (811 Port Republic Road)

Public hearing to consider a request from K&K, LLC to rezone a 0.915-acre parcel zoned R-3C, Multiple Dwelling Residential District Conditional by amending one of the six existing proffers that were approved when the property was rezoned in 1999. The proposed amendment would require the property owner to install and maintain a fence or shrubs to provide both a visual and physical barrier to discourage pedestrian access across the eastern property line rather than the existing proffered requirement of only providing trees or shrubs to accomplish the same purpose. The property is located at 811 and 821 Port Republic Road and is identified as tax map parcel 92-H-0.

Zoning Ordinance Amendment – Parking Lot Landscaping Modifications 10-3-30.1 (2) and (16)

Public hearing to consider a request to modify Parking Lot Landscaping regulations Section 10-3-30.1 of the Zoning Ordinance. The first amendment includes modifying the opening paragraph of Section 10-3-30.1 to clarify that all parking lot landscaping regulations shall apply to redeveloping properties. The next modification is to subsection (2) to exempt property owners from the requirement of erecting a wall or fence of at least 3 feet in height where their parking lot is less than 10 feet from side or rear property lines where the adjoining parcel has an existing building located on the shared property line. The last amendment is to subsection (16), which requires, among other things, when enlarging an existing parking lot that may be non-conforming to the parking lot landscaping regulations to provide landscaping that is at least proportionate to any enlargement. The amendment includes adding a note to clarify that repaving, regraveling, redesigning, or restriping a parking lot or increasing the number of parking spaces without increasing the net square footage of a parking lot does not constitute an enlargement.

3) Unfinished Business

None.

4) Public Input

5) Report of secretary and committees

Proactive Zoning

6) Other Matters

None.

7) Adjournment

Staff will be available Tuesday April 7, 2015 at 4:30 p.m. for those interested in going on a field trip to view the sites for the April 8, 2015 agenda.