



# City of Harrisonburg, Virginia

## Planning Commission Meeting

June 10, 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 May 13, 2015 regular meeting.**
- 2) **New Business**

### *Preliminary Plat – Ramblewood Subdivision*

Consider a request from John Daly to preliminarily subdivide a 12.5 +/- acre parcel into seven lots (six new single family home lots and the remaining parent tract). The request includes the preliminary dedication of a public street and temporary cul-de-sac and to deviate from the requirements of Sections 10-2-41 (a), 66, and 67 of the Subdivision Ordinance. The property is zoned R-1, Single Family Residential District, has almost 400 feet of road frontage along Ramblewood Road, and is identified as tax map parcel 97-A-7.

### *Special Use Permit – 961 Acorn Drive (Section 10-3-97 (3) Business Office in M-1)*

Public hearing to consider a request from PSJ4, LLC with representative Bill V. Neff, Sr. for a special use permit per Section 10-3-97 (3) of the Zoning Ordinance to allow for a business office within the M-1, General District. The 1.71 +/- acre property is located at 961 Acorn Drive and is identified as tax map parcel 56-C-4.

### *Zoning Ordinance Amendment – Section 10-3-97 (10) (To Allow Nontransient Dwellings with Recreational and Leisure Time Activities)*

Public hearing to consider a request from Jamison Black Marble Wildlife Preserve, LLC to amend the Zoning Ordinance to allow nontransient dwellings with recreational and leisure time activities. Recreational and leisure time activities are permitted in the M-1, General Industrial District only by special use permit Section 10-3-97 (10). Currently, no dwellings are permitted in association with this use. The amendment would add text to Section 10-3-97 (10) allowing for nontransient dwellings.

### *Special Use Permit – 1430 Red Oak Street (Recreational Use with Nontransient Dwellings)*

Public hearing to consider a request from Jamison Black Marble Wildlife Preserve, LLC for a special use permit per Section 10-3-97 (10) of the Zoning Ordinance to allow for recreational and leisure time activities with nontransient 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.

### *Zoning Ordinance Amendment – Wireless Telecommunications Facilities and Radio and Television Stations and Studios or Recording Studios in B-1*

Public hearing to consider a comprehensive Zoning Ordinance amendment associated with wireless telecommunications facilities. The amendments include modifying multiple existing sections and to add a new article to the Code. Changes to the existing Code include those needed in the Definitions section and then proceeding through the code sections of most of the zoning districts and specifying the different types of wireless telecommunications facilities that will be permitted and whether they

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would be allowed by right or by special use permit. The new article includes the specifics of how wireless telecommunications facilities would be permitted within all residential districts and the MX-U district, the B-1 and B-2 districts, and the M-1 district. There are submittal and application requirements, rules for submitting annual reports for each facility, maintenance and enforcement regulations, stipulations regarding the removal of defective and abandoned facilities, and finally specifics regarding how property owners can take advantage of Section 6409 of the Spectrum Act. The Zoning Ordinance Sections to be modified include: 10-3-24, 10-3-34, 10-3-35, 10-3-40, 10-3-41, 10-3-46, 10-3-47, 10-3-48.4, 10-3-48.5, 10-3-52, 10-3-53, 10-3-55.4, 10-3-55.5, 10-3-56.4, 10-3-56.5, 10-3-57.4, 10-3-57.5, 10-3-58.4, 10-3-58.5, 10-3-84, 10-3-85, 10-3-86, 10-3-90, 10-3-91, 10-3-92, 10-3-96, 10-3-97, 10-3-98, 10-3-129, 10-3-180, and 10-3-181. The proposed new article is titled Article CC. Wireless Telecommunication Facilities with new Sections 10-3-195 through 10-3-203. In addition to the modifications associated with wireless telecommunications facilities, the Zoning Ordinance Section 10-3-84 Uses Permitted By Right within the B-1, Central Business District would also be modified by adding “radio and television stations and studios or recording studios” as an additional set of uses permitted by right, where all antennas and satellites and associated equipment shall be screened.

**3) Unfinished Business**

*None.*

**4) Public Input**

**5) Report of secretary and committees**

*Proactive Zoning*

**6) Other Matters**

*None.*

**7) Adjournment**

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