



# City of Harrisonburg, Virginia

## Planning Commission Meeting

August 12, 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 July 8, 2015 regular meeting.**

**2) New Business**

*Preliminary Plat – Charleston Townes Resubmittal 2012 Addition*

Consider a request from Purple and Gold, LLC to preliminarily subdivide a 1.1 +/- acre parcel into 11 townhouse lots and one common area lot with a variance from the Subdivision Ordinance Section 10-2-42 (c) to allow the lots to not have public street frontage. An additional variance to the subdivision regulations is also requested to deviate from easement dedication requirements per Section 10-2-43. The property, zoned R-3, Medium Density Residential District, does not have public street frontage but is addressed as 2237 Reservoir Street and is identified as tax map 80-A-8A.

*Rezoning – 141 West Bruce Street (M-1 to B-1C)*

Public hearing to consider a request from J-M Apartments with representative Jim Monger to rezone a 17,777 +/- square feet parcel from M-1, General Industrial District to B-1C, Central Business District Conditional. The property is located at 141 West Bruce Street at the intersection of West Bruce Street and Chesapeake Avenue and is identified as tax map parcel 25-H-19A.

*Zoning Ordinance Amendment – Section 10-3-85 To Add Warehousing and Other Storage Facilities as a Special Use in B-1*

Public hearing to consider a request from J-M Apartments with representative Jim Monger to amend the Zoning Ordinance Section 10-3-85 Uses Permitted Only By Special Use Permit of the B-1, Central Business District by adding warehousing and other storage facilities as a special use in the B-1 district. Warehousing and other storage uses are currently not permitted by right or by special use permit in the B-1, Central Business District.

*Special Use Permit – 141 West Bruce Street (Warehousing and Other Storage Facilities in B-1)*

Public hearing to consider a request from J-M Apartments with representative Jim Monger for a special use permit per Section 10-3-85 of the Zoning Ordinance to allow warehousing and other storage facilities within the B-1, Central Business District. The 17,777 +/- square feet parcel is located at 141 West Bruce Street at the intersection of West Bruce Street and Chesapeake Avenue and is identified as tax map parcel 25-H-19A.

**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 September 8, 2015 at 4:30 p.m. for those interested in going on a field trip to view the sites for the September 9, 2015 agenda.