



# City of Harrisonburg, Virginia

## Planning Commission Meeting

October 14, 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 September 9, 2015 regular meeting.**

**2) New Business**

*Private School Off-Street Parking Approval Request – Minnick School (1661 Virginia Avenue)*

Consider a request from Lutheran Family Services of Virginia with representative Harman Construction, Inc. for approval of the school's proposed off-street parking arrangement. Per Section 10-3-25 (12), Planning Commission must review and approve the school's proposed off-street parking plan to be considered in conformance with the Zoning Ordinance's minimum off-street parking requirements. The 1.16 +/- acre parcel is zoned B-2, General Business District and is addressed at 1661 Virginia Avenue. The property is identified as tax map parcels 52-K-1 & 2.

*Special Use Permit – 1214 Windsor Road (MFDH 2015 Amendment)*

Public hearing to consider a request from Erica and Brock Dorsey to amend an existing special use permit allowing a Major Family Day Home in the R-1, Single Family Residential District per Section 10-3-34 (6) of the Zoning Ordinance. The existing special use permit was approved in July 2014 with the condition that the day home be limited to 10 children. The proposed amendment is to allow the maximum 12 children. Major family day homes can have from five to 12 children under the age of 13, exclusive of any children who reside in the home. The 21,444 +/- sq. ft. property is located at 1214 Windsor Road and is identified as tax map parcel 84-E-4.

*Zoning Ordinance Amendment – Section 10-3-26 (To Allow Required Parking for Business and Professional Office Uses to be Off-Site within Specified Downtown Locations)*

Public hearing to consider a request to amend the Zoning Ordinance's Article G Off-Street Parking regulations Section 10-3-26 Location in Relation to Building or Use Served. The amendment would modify subsection (a) (1) by adding the ability for business and professional office uses to meet minimum off-street parking requirements by locating such spaces on parcels that are not on the same or adjoining parcels from the use served. Such permission will only be allowed within specified downtown locations.

**3) Unfinished Business**

*None.*

**4) Public Input**

**5) Report of secretary and committees**

**6) Other Matters**

*Discussion to Consider Revising Section 15-2-24 Fowl, Chicken and other Domestic Birds (commonly referred to as the Chicken Ordinance)*

**7) Adjournment**

Staff will be available Tuesday November 10, 2015 at 4:30 p.m. for those interested in going on a field trip to view the sites for the November 11, 2015 agenda.