



City of Harrisonburg, Virginia

Planning Commission Meeting

November 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 October 14, 2015 regular meeting.**
- 2) **New Business**

Special Use Permit – 685 East Wolfe Street (Section 10-3-91 (9) Zero Side Yard Setback)

Public hearing to consider a request from Power Acceleration Inc. with representatives Saber Khoshnaw and Bashdar Azeez for a special use permit per Section 10-3-91 (9) of the B-2, General Business District to allow a reduction in the side yard setback to zero feet. Such permission is only permitted along the lot line of an adjoining parcel zoned B-2 or M-1. The 9,350 +/- square feet parcel is located at 685 East Wolfe Street at the intersection of East Wolfe Street and Old Furnace Road and is identified as tax map parcel 33-V-15.

Special Use Permit – 73 Rex Road (Section 10-3-40 (6) MFDH)

Public hearing to consider a request from Donna Ray Budzius and Adam J. Purcell for a special use permit per Section 10-3-40 (6) of the R-2, Residential District to allow for a Major Family Day Home. A Major Family Day Home is defined as “a child day care program offered in the residence of the provider or the home of any of the children in care for five (5) through twelve (12) children under the age of thirteen (13), exclusive of any children who reside in the home, when at least one (1) child receives care for compensation.” The 9,048 square feet property is located at 73 Rex Road and is identified as tax map parcel 9-M-3A.

Special Use Permit – 865 Port Republic Road (Section 10-3-55.4 (8) Wireless Telecommunications Facility)

Public hearing to consider a request from 865 East, LLC with property representative Dain Hammond and application representative Josie Lodder of GDN Sites for a special use permit per Section 10-3-55.4 (8) of the R-5, High Density Residential District for a Wireless Telecommunications Facility. The R-5 district allows for many wireless telecommunications facilities, industrial microcells, distributed antenna systems, and macrocells; however, telecommunications towers are not permitted except for towers primarily erected for the use of the Harrisonburg-Rockingham Emergency Communications Center. The 5.47-acre property is located at 865 Port Republic Road and is identified as tax map parcel 92-F-1.

Rezoning – 707 North Main Street (R-2 to M-1)

Public hearing to consider a request from Edwin Joya to rezone a parcel containing 7,461 +/- square feet from R-2, Residential District to M-1, General Industrial District. The property is located at 707 North Main Street and is identified as tax map parcel 40-T-9.

Staff will be available Tuesday December 8, 2015 at 4:30 p.m. for those interested in going on a field trip to view the sites for the December 9, 2015 agenda.

Rezoning – 137 West Water Street (M-1 to B-1C)

Public hearing to consider a request from 137 Water, LLC, with representative Barry Kelley to rezone a parcel containing 2,460 +/- square feet from M-1, General Industrial District to B-1C, Central Business District Conditional. The property is located at 137 West Water Street and is identified as tax map parcel 25-C-7.

3) Unfinished Business

None.

4) Public Input

5) Report of secretary and committees

6) Other Matters

None.

7) Adjournment

Staff will be available Tuesday December 8, 2015 at 4:30 p.m. for those interested in going on a field trip to view the sites for the December 9, 2015 agenda.