



City of Harrisonburg, Virginia

Planning Commission Meeting

December 9, 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 November 11, 2015 regular meeting.

2) New Business

Public Utility Application – 1380 Blackberry Lane (Rockingham County)

Consider a request from Walter W. Carr III and Cindy H. Carr per Section 7-2-4 of the City Code for the City to provide water and sewer service to a commercial use within Rockingham County. The property is located at 1380 Blackberry Lane, Harrisonburg, Virginia, 22802 and is identified by Rockingham County's tax maps as parcel 93-(3)-L2B.

Comprehensive Plan Amendment – Spotswood Country Club 8 Acres (Land Use Guide Change: Conservation Recreation to Commercial)

Public hearing to consider a request from Spotswood Country Club Inc. with club representatives Aki Heydarian and Ben Amoss and application representative Dick Blackwell to amend the Comprehensive Plan's Land Use Guide map within Chapter 5 Land Use & Development Quality. The proposal is to amend the Land Use Guide designation for 8 acres of land along Country Club Road and East Market Street from Conservation Recreation to Commercial. The subject site includes a 7.25-acre portion of tax map parcel 73-B-1 and the entirety of tax map parcel 73-B-3 (0.75 +/- acres). The property is addressed at 1980 Country Club Road, where the two identified parcels together contain 78.93 +/- acres.

Rezoning – Spotswood Country Club 8 Acres (R-1 to B-2C)

Public hearing to consider a request from Spotswood Country Club Inc. with club representatives Aki Heydarian and Ben Amoss and application representative Dick Blackwell to rezone a total of 8 acres from R-1, Single Family Residential District to B-2C, General Business District Conditional. The subject site includes a 7.25-acre portion of tax map parcel 73-B-1 and the entirety of tax map parcel 73-B-3 (0.75 +/- acres). The property is addressed at 1980 Country Club Road, where the two identified parcels together contain 78.93 +/- acres.

Zoning Ordinance Amendment – Section 10-3-57.5 (b) Maximum Density in R-7

Public hearing to consider a request from Dean Weaver to amend the Zoning Ordinance Section 10-3-57.5 Area, density and dimensional regulations of the R-7, Medium Density Mixed Residential Planned Community District. The amendment would modify subsection (b) by increasing the maximum density allowed in the R-7 district from 12 dwelling units per acre to 15 dwelling units per acre.

3) Unfinished Business

None.

4) Public Input

5) Report of secretary and committees

6) Other Matters

Discussion with Dr. Scott Kizner, Superintendent of Harrisonburg City Public Schools, regarding growth issues at Harrisonburg High School

7) Adjournment

Staff will be available Tuesday January 12, 2016 at 4:30 p.m. for those interested in going on a field trip to view the sites for the January 13, 2016 agenda.