



# City of Harrisonburg, Virginia

## Planning Commission Meeting

January 13, 2016

7:00 p.m.

Regular Meeting  
409 South Main Street

- 1) **Election of Officers for 2016**
- 2) **Call to order, roll call, determination of quorum, and review/approval of minutes from the December 9, 2015 regular meeting.**
- 3) **New Business**

*Public School Off-Street Parking Approval Requests – Garbers Church Road Elementary School and Pre-Kindergarten Learning Center Along Linda Lane*

Consider a request from Harrisonburg City Public Schools for approval of the school's proposed off-street parking arrangements for the Garbers Church Road Elementary School along Garbers Church Road and the Pre-Kindergarten Learning Center along Linda Lane. Per Section 10-3-25 (12), Planning Commission must review and approve the school's proposed off-street parking plans to be considered in conformance with the Zoning Ordinance's minimum off-street parking requirements. The Garbers Church Road Elementary School site is zoned R-1, Single Family Residential District, includes 10.8 +/- acres, and is made up of tax map parcels 117-D-1, 2, & 6. The Pre-Kindergarten Center site along Linda Lane is zoned R-1, Single Family Residential District, includes 55.4 acres, and is identified as tax map parcel 72-A-16.

*Special Use Permit – 680 North Liberty Street (Section 10-3-40 (7) Increased Occupancy)*

Public hearing to consider a request from Astroverto Arellano and Juan J. Arellano for a special use permit per Section 10-3-40 (7) of R-2, Residential District to allow occupancy of not more than four (4) persons provided one (1) off-street parking space per tenant is provided on site. The 6,200 +/- square feet property is located at 680 North Liberty Street and is identified as tax map parcel 40-W-10.

*Special Use Permit – 98 Pleasant Hill Road (Section 10-3-40 (6) MFDH)*

Public hearing to consider a request from Harold and Thelma Williams Life Estate with representative Tara Koontz 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 24,000 +/- square feet property is located at 98 Pleasant Hill Road and is identified as tax map parcel 9-D-1.

*Zoning Ordinance Amendment – Sections 10-3-196 & 197 to Modify Concealed Wireless Telecommunications Facilities Minimum Setbacks*

Public hearing to consider a request to amend the Zoning Ordinance Sections 10-3-196 & 197 to modify the minimum setback regulation required for concealed wireless telecommunications facilities in residential districts and the MX-U district as well as the B-1 and B-2 districts. Specifically, the amendment would eliminate the required minimum setback for concealed wireless

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telecommunications facilities when such facilities are collocated. The amendments would occur within Section 10-3-196 (2), which allows concealed facilities by special use permit within all residential districts and the MX-U, Mixed Use Planned Community District; and within Section 10-3-197 (1), which allows concealed facilities by right within the B-1 and B-2 districts.

**4) Unfinished Business**

*None.*

**5) Public Input**

**6) Report of secretary and committees**

**7) Other Matters**

*Discussion Regarding Revisions to Section 15-2-24 Fowl, Chickens and other Domestic Birds (commonly referred to as the Chicken Ordinance) – Avian Flu Presentation by Dr. Don Hopson, Regional State Veterinary Supervisor, Virginia Department of Agriculture and Consumer Services*

**8) Adjournment**

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