



City of Harrisonburg, Virginia

Planning Commission Meeting

April 13, 2016

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 March 9, 2016 regular meeting.**
- 2) **New Business**

Preliminary Plat – Red Oak Street Cul-De-Sac (Permanent Termination)

Consider a request from Acorn Enterprises, Inc.; Reon Properties, LLC; Mathew S. and Holly C. Einstein; and Quarles Petroleum, Inc. all being represented by Richard Blackwell to preliminarily dedicate portions of 9 parcels as public street right-of-way for Red Oak Street and to create a permanent cul-de-sac. In conjunction with a separate street right-of-way closing application, where Richard Blackwell is representing the owners of 1430 Red Oak Street (Jamison Black Marble Wildlife Preserve LLC) to close and purchase 8,523 +/- square feet of undeveloped Red Oak Street right-of-way, the dedication of property from the 9 parcels for public street right-of-way will permanently terminate the southern section of Red Oak Street. Per Section 10-2-41 (e), cul-de-sacs and other permanent dead-end streets are prohibited except when permitted by the Planning Commission in accord with the Design and Construction Standards Manual (DCSM). Mr. Blackwell is further requesting a variance to Section 10-2-41 (a) of the Subdivision Ordinance, which requires all streets (including private streets) to conform to the DCSM. A private street is requested to be built off of the public cul-de-sac to serve 1430 Red Oak Street. The street would be not less than 16-feet in width, which would not meet private street standards as specified in the DCSM. The properties involved in the platting are zoned M-1, General Industrial District, where in total 4,468 square feet will be dedicated from the 9 parcels involved. The properties have the following addresses: 1555, 1559, 1560, 1563, 1567, 1569, 1570, 1573, 1577, 1581, 1585, and 1589 Red Oak Street. The properties are identified by the following tax map parcel numbers: 56-C-2 & 6, 56-G-1, 2A, 2B, 3, & 4, and 56-E-25B & 26.

Street Closing – Undeveloped Red Oak Street (Adjacent to 46-C-8, 56-G-2A, and 56-E-26)

Consider a request from Jamison Black Marble Wildlife Preserve LLC represented by Richard Blackwell to close an 8,523 +/- square foot undeveloped portion of Red Oak Street. The section to be closed is adjacent to three parcels, which are zoned M-1, General Industrial District. The adjacent parcels are identified as tax map parcel numbers 46-C-8, 56-G-2A, and 56-E-26.

Special Use Permit – 1911 South High Street (10-3-91 (9) Zero Setback)

Public hearing to consider a request from Erickson Road Investments, LLC with representative Edmond Blackwell for a special use permit per section 10-3-91 (9) of the Zoning Ordinance to allow for the reduction in the required side yard setback to zero feet along the lot line of an adjoining lot or parcel zoned B-2 or M-1. The 26,572 +/- square foot parcel is zoned B-2, General Business District, is addressed as 1911 South High Street, and is identified as tax map parcel number 112-A-5.

Staff will be available Tuesday May 10, 2016 at 4:30 p.m. for those interested in going on a field trip to view the sites for the May 11, 2016 agenda.

Rezoning – 245 East Water Street (WAW) B-2 to B-1C

Public hearing to consider a request from Wharton Aldhizer & Weaver, PLC to rezone a 2,316 +/- square foot portion of property comprised of two parcels from B-2, General Business District to B-1C, Central Business District Conditional. The property is addressed as 245 East Water Street and is identified as tax map parcels 26-E-5 & 6.

Chicken Ordinance Revisions

Consider Recommendation Regarding Revisions to Section 15-2-24 Fowl, Chickens and other Domestic Birds

3) Unfinished Business

None.

4) Public Input

5) Report of secretary and committees

Proactive Enforcement Report

6) Other Matters

None.

7) Adjournment

Staff will be available Monday February 10, 2014 at 4:30 p.m. for those interested in going on a field trip to view the sites for the February 12, 2014 agenda.