



# City of Harrisonburg, Virginia

## Planning Commission Meeting

June 8, 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 May 11, 2016 regular meeting.**
- 2) **New Business**

*Public Utility Application – West End of Harmony Drive (Rockingham County TM 93-7-L1)*

Consider a request from Virginia Mennonite Retirement Community (VMRC) per Section 7-2-4 of the City Code for the City to provide water service for an irrigation system used by VMRC. The property is located at the western end of Harmony Drive, Harrisonburg, Virginia, 22802 and is identified by Rockingham County's tax maps as parcel 93-7-L1.

*Alley Closing – 1,814 +/- sq. ft. Undeveloped Public Alley Adjacent to 40-U-4 and 4-U-9 through 11*

Consider a request from H2 Investments, LLC with representative Balzer and Associates, Inc., to close 1,814 +/- square feet of an undeveloped public alley located between 634 Collicello Street and 113 & 123 Third Street. The undeveloped alley is 10 feet wide by 181 feet long and is located adjacent to tax map parcels 40-U-4 and 40-U-9, 10, & 11.

*Preliminary Plat – 632 & 634 Collicello Street (Variance to Allow Lots to Not Have Public Street Frontage)*

Consider a request from H2 Investments, LLC with representative Balzer and Associates, Inc., to preliminarily subdivide two parcels totaling 0.838 +/- acres into six parcels with a variance from the Subdivision Ordinance Section 10-2-42 (c) to allow four of the lots to not have public street frontage. An additional variance to Section 10-2-41 (a) of the Subdivision Ordinance is requested, which requires all streets (including private streets) to conform to the DCSM. A private street is proposed to be built off Collicello Street to serve the proposed lots and the street would not meet any of the standards as specified in Section 2.7 of the DCSM. The properties, zoned R-2, Residential District, are addressed as 632 and 634 Collicello Street and identified as tax map parcels 40-U-2 and 3.

*Special Use Permit – 753 Foley Road, Section 10-3-48.4 (6) (Multiple Family Dwellings Up to 12 Units Per Building)*

Public hearing to consider a request from H2 Investments, LLC with representative William Moore of Balzer and Associates, Inc. for a special use permit per Section 10-3-48.4 (6) of the Zoning Ordinance to allow multiple family dwellings of up to 12 units per building within the R-3, Medium Density Residential District. The 23,348 +/- square feet property is addressed as 753 Foley Road and identified as tax map parcel 84-A-9.

*Special Use Permit – Pleasant Valley Elementary School and Alternative Learning Center (Educational Use in M-1)*

Public hearing to consider a request from Rockingham County School Board, with representative John Hash of Timmons Group for a special use permit per Section 10-3-97 (9) to allow an educational use

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within the M-1, General Industrial District. The 16.8 +/- acre parcel is addressed as 215 and 311 Pleasant Valley Road and is identified as tax map parcel 102-B-1. Planning Commission must also review the school's proposed off-street parking plan per the requirements of Section 10-3-25 (12).

*Rezoning – 482 South Main Street (R-3 to B-2C)*

Public hearing to consider a request from Trustees BPO Elks 450 to rezone three parcels totaling approximately 2.31 +/- acres from R-3, Medium Density Residential District to B-2C, General Business District Conditional. The properties are addressed as 482 South Main Street and 50 Paul Street and are identified as tax map parcels 26-O-1, 20, & 21.

*Rezoning – 2205 Evelyn Byrd Avenue (R-3 to B-2C)*

Public hearing to consider a request from Harrisonburg OB/GYN Associates, LLC to rezone a parcel totaling 1.27 acres from R-3, Medium Density Residential District to B-2C, General Business District Conditional. The property is addressed as 2205 Evelyn Byrd Avenue and is identified as tax map parcel 77-L-12A.

*Discussion of Comprehensive Plan Update*

Consider determination of need to update and amend the City's Comprehensive Plan. Per Section 15.2-2230 of the Code of Virginia, at least once every five years the Comprehensive Plan shall be reviewed by the Planning Commission to determine whether it is advisable to amend the plan. The Comprehensive Plan was last officially updated and amended between 2009 and 2011. City Council adopted the current Comprehensive Plan on May 10, 2011.

**3) Unfinished Business**

*None.*

**4) Public Input**

**5) Report of secretary and committees**

**6) Other Matters**

**7) Adjournment**

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