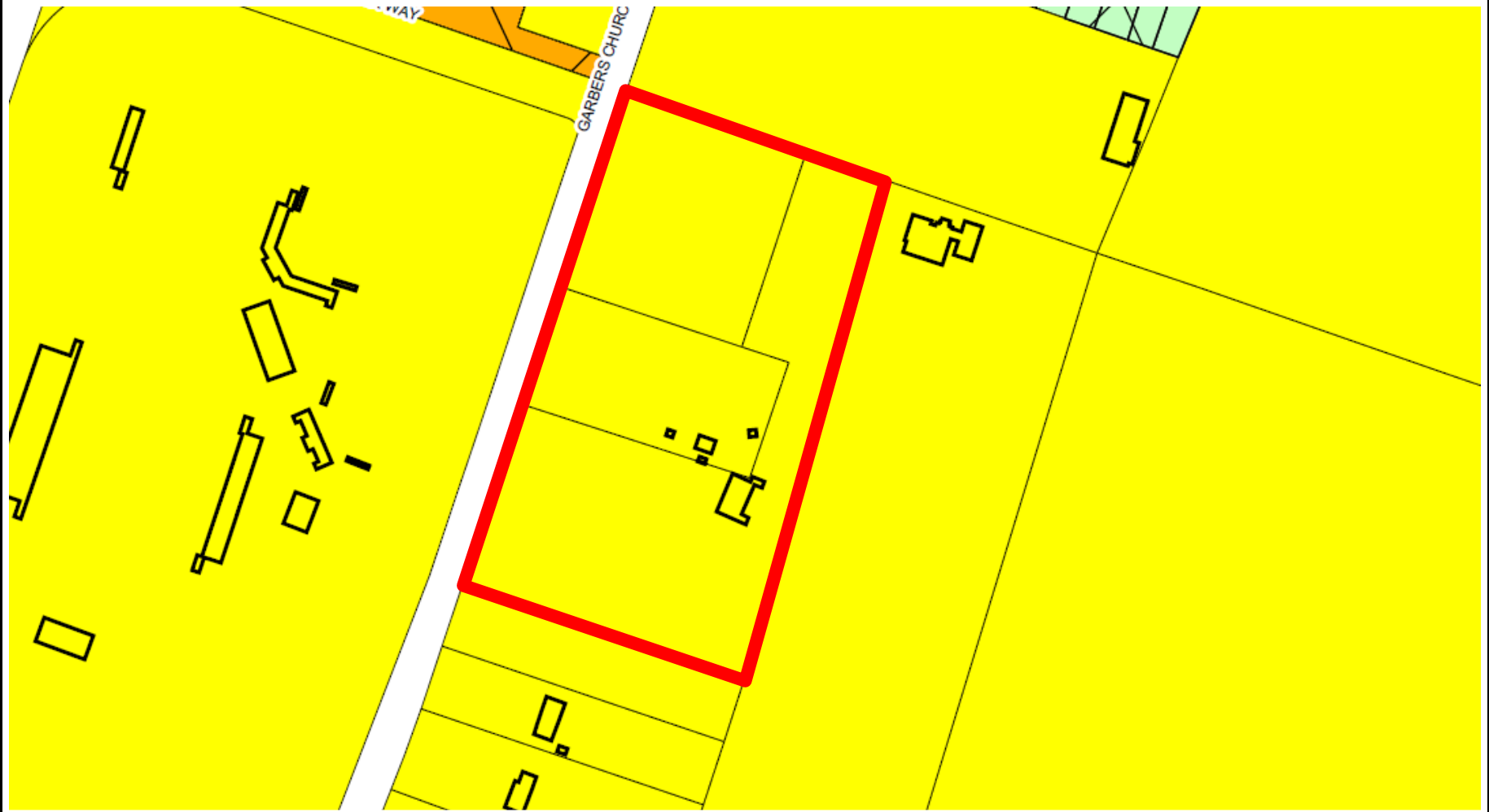




# 750 Garbers Church Road (Bluestone Elementary School)



## SUP – Section 10-3-34 (11) Public Use Zoning Deviation

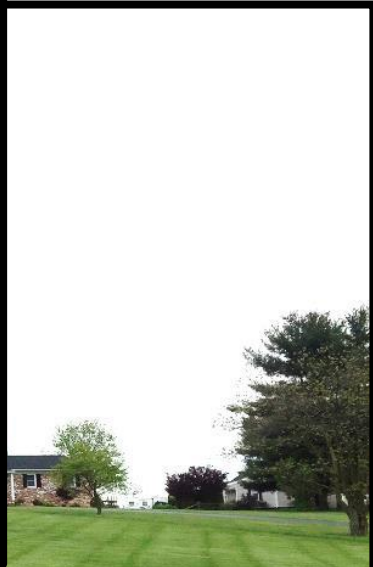


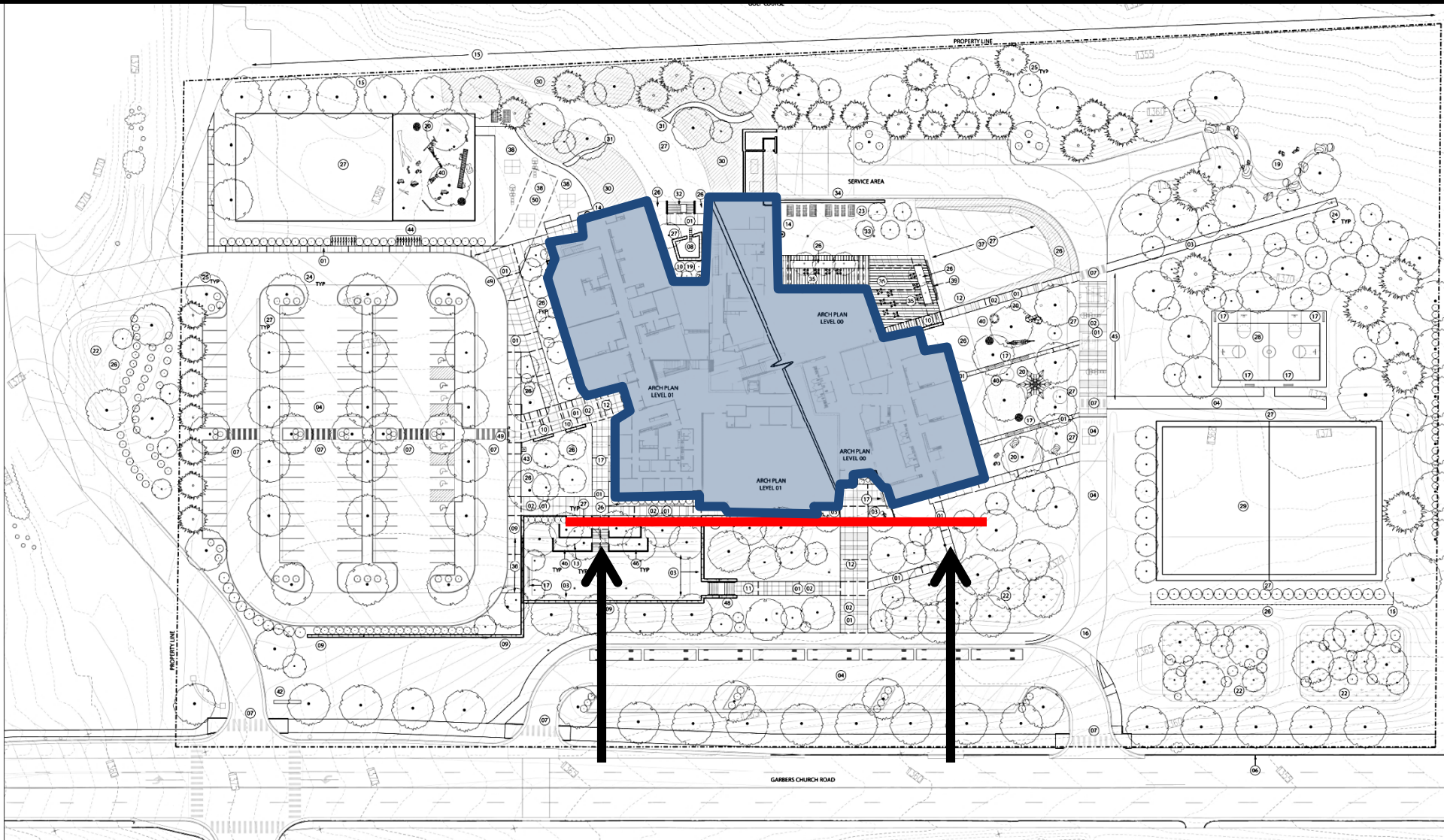


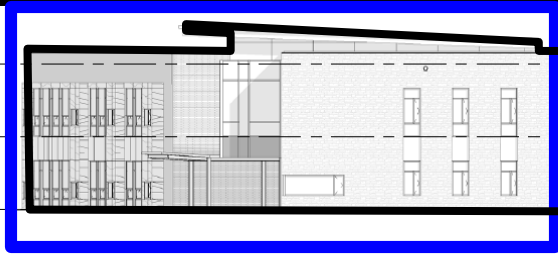
COURSE

WILSON

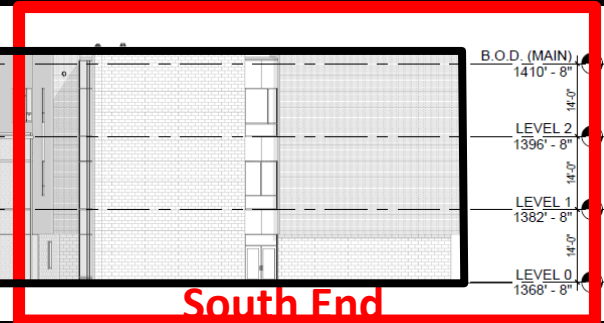
CROSSROADS  
Valley Heritage & Golf Course







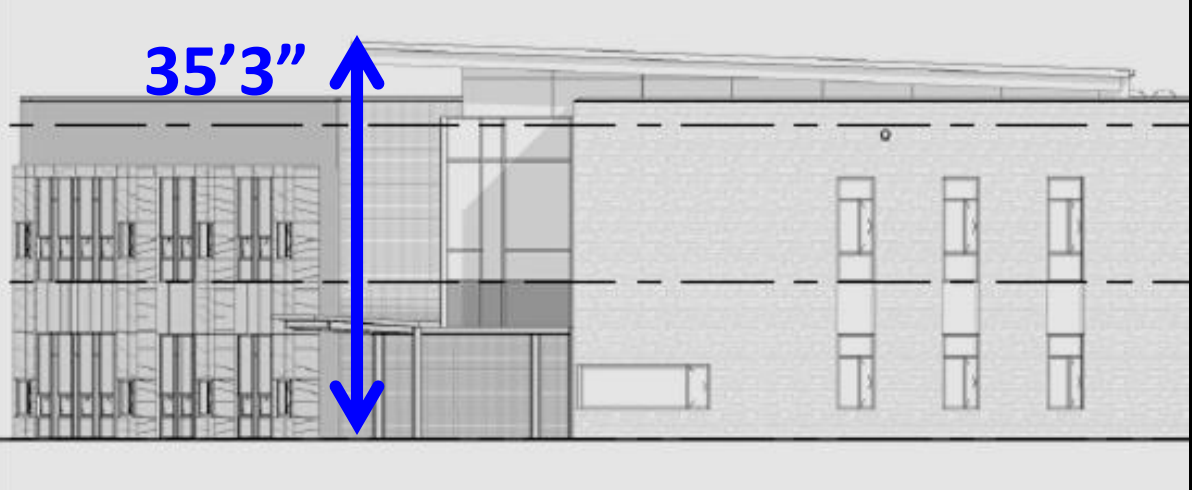
North End



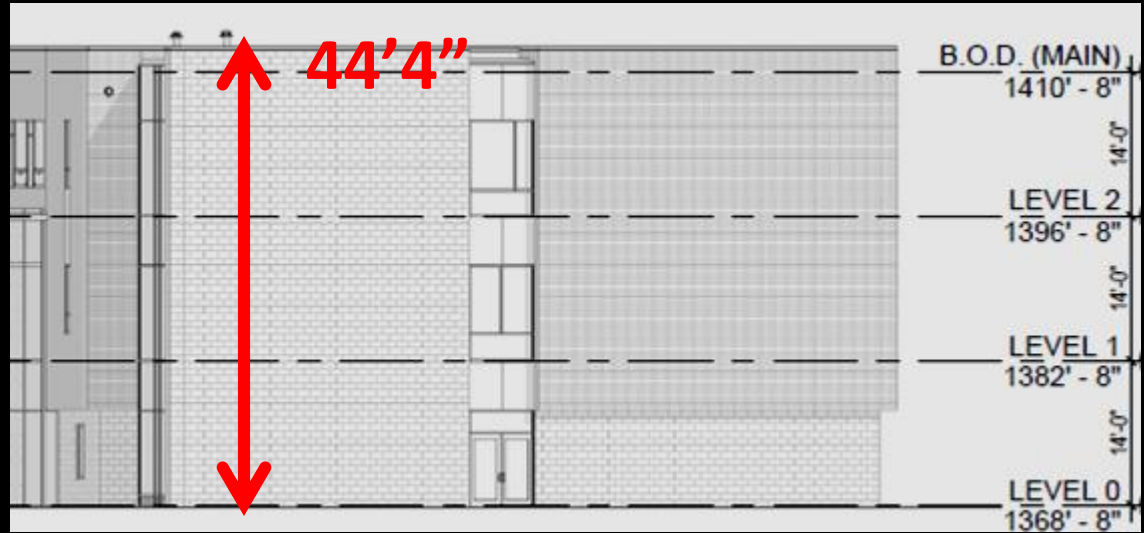
South End

B.O.D. (MAIN)	1410' - 8"
	14'-0"
LEVEL 2	1396' - 8"
	14'-0"
LEVEL 1	1382' - 8"
	14'-0"
LEVEL 0	1368' - 8"

35'3" ↑ ↓



44'4" ↑ ↓





NO PARKING



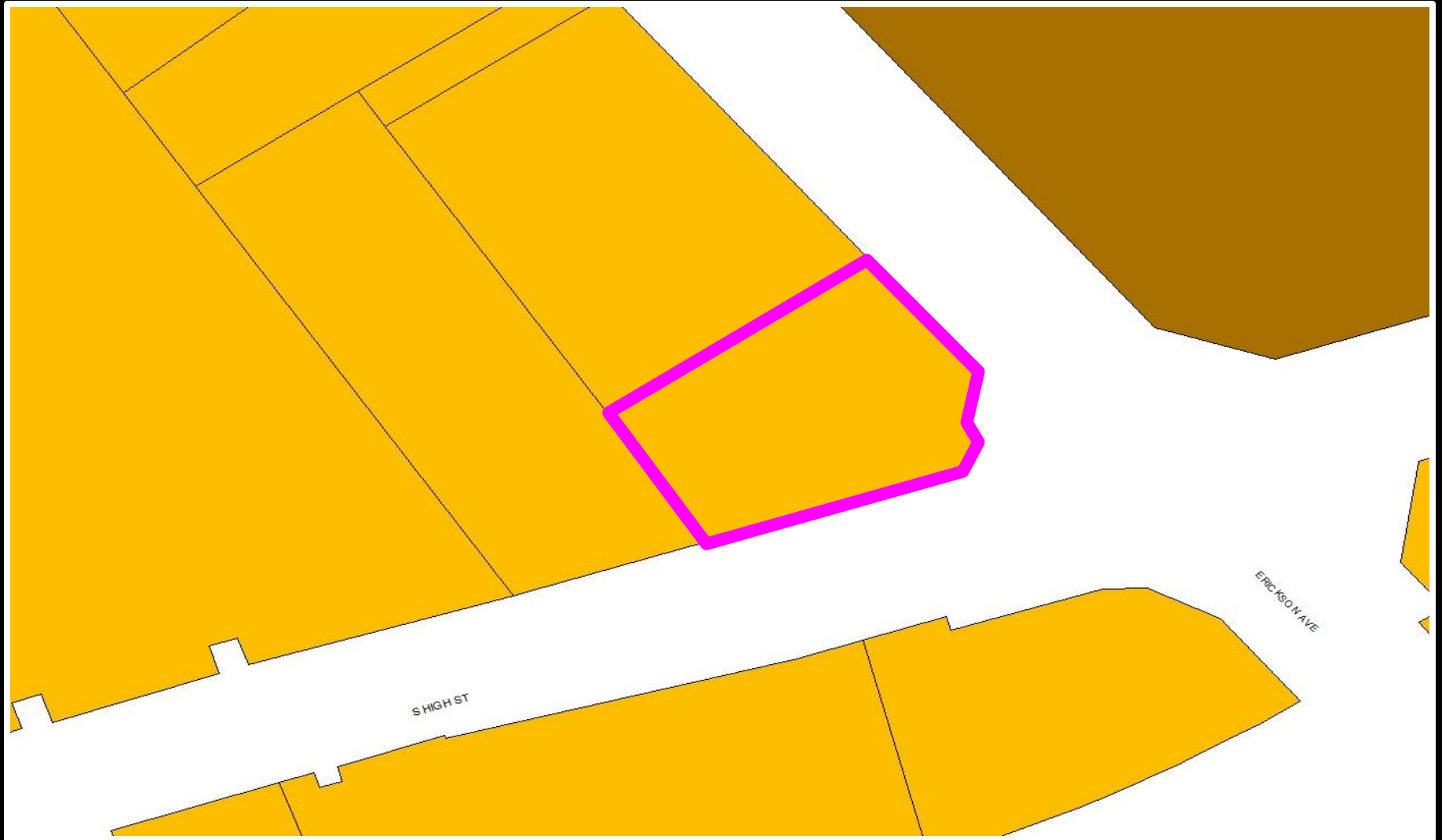


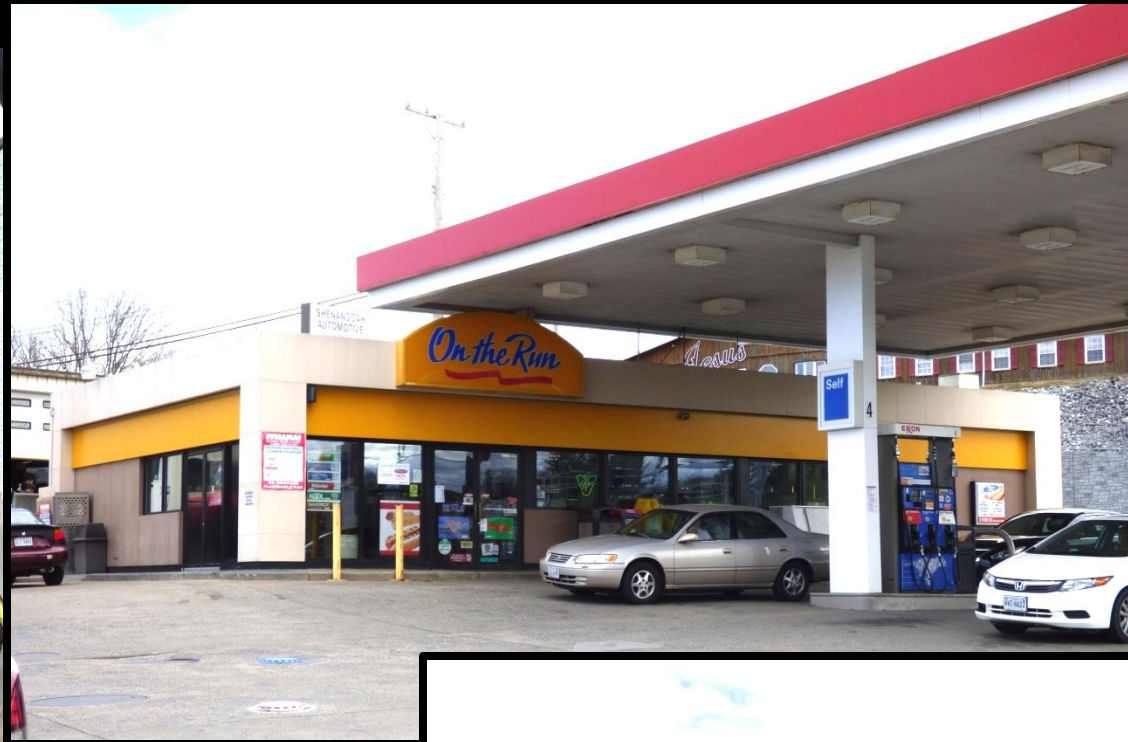




# 1911 South High Street

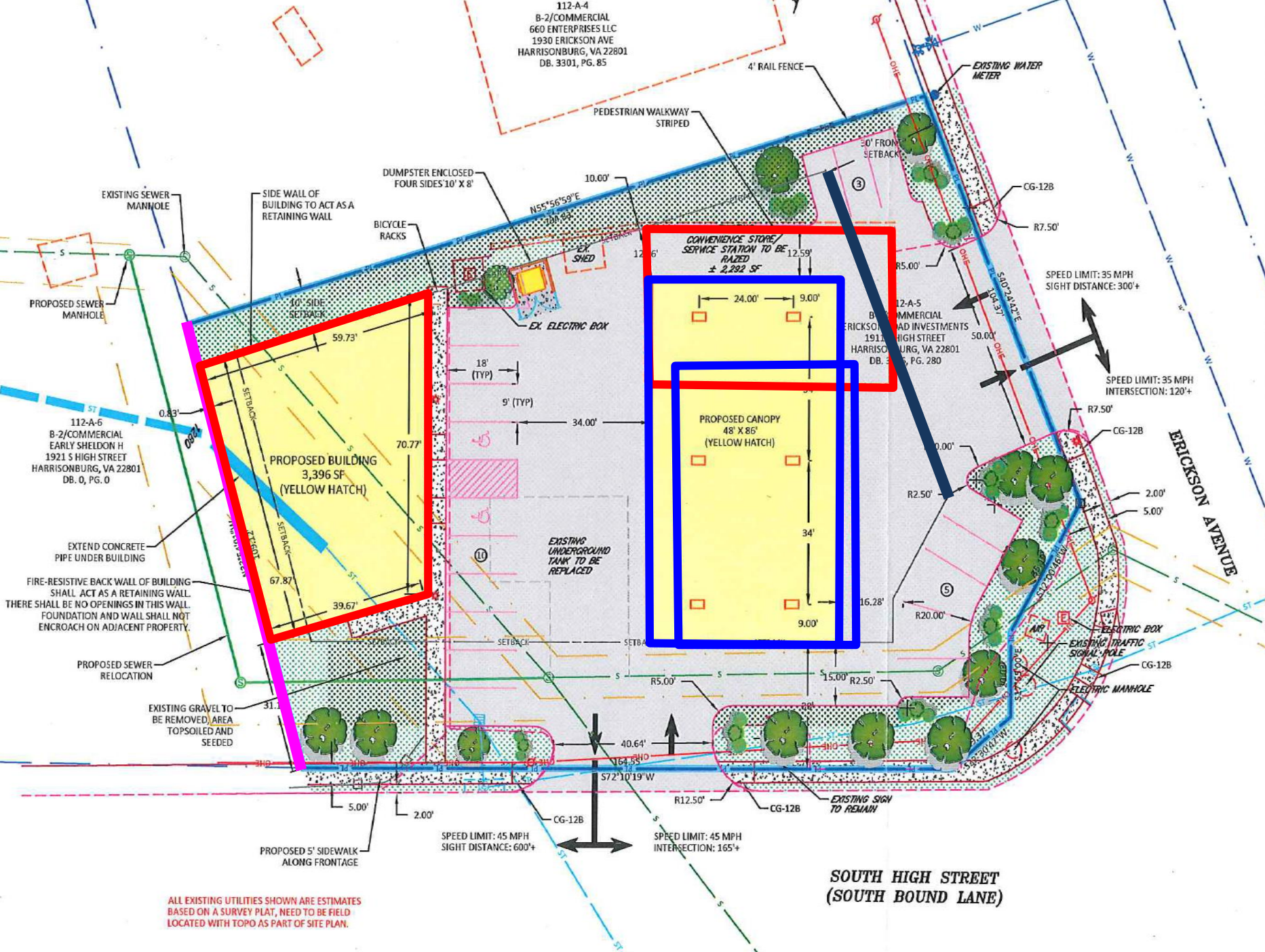
SUP - Section 10-3-91 (9) to allow up to a Zero Setback







112-A-4  
B-2/COMMERCIAL  
660 ENTERPRISES LLC  
1930 ERICKSON AVE  
HARRISONBURG, VA 22801  
DB. 3301, PG. 85



ALL EXISTING UTILITIES SHOWN ARE ESTIMATES  
BASED ON A SURVEY PLAT, NEED TO BE FIELD  
LOCATED WITH TOPO AS PART OF SITE PLAN.

**SOUTH HIGH STREET  
(SOUTH BOUND LANE)**



18 ft. Elevation CHANGE

APR/12/2016

1298 FT

1280 FT



EXISTING SEWER MANHOLE

SIDE WALL OF BUILDING TO ACT AS A RETAINING WALL

BICYCLE RACKS

EXISTING SEWER MANHOLE

10' SIDE SETBACK

59.73'

PROPOSED MA

112-A-6  
B-2/C  
EARLY SHELDON H  
21 S HIGH STREET  
HARRISONBURG, VA 22801  
DB. 0, PG. 0

PROPOSED BUILDING  
3,396 SF  
(YELLOW HATCH)

70.77'

18' (TYP)

9' (TYP)

112-A-5  
B-2/C COMMERCIAL  
ERICKSON ROAD INVESTMENTS  
1911 S HIGH STREET  
HARRISONBURG, VA 22801  
DB. 3, PG. 280

SPEED LIMIT: 35 MPH  
SIGHT DISTANCE: 300'+

SPEED LIMIT: 35 MPH  
INTERSECTION: 120'+

EXTEND CONCRETE PIPE UNDER BUILDING

FIRE-RESISTIVE BACK WALL OF BUILDING SHALL ACT AS A RETAINING WALL. THERE SHALL BE NO OPENINGS IN THIS WALL. FOUNDATION AND WALL SHALL NOT ENCLOSE ENCROACH ON ADJACENT PROPERTY.

PROPOSED SEWER RELOCATION

EXISTING GRAVEL TO BE REMOVED, AREA TOPSOILED AND SEED

67.87'

39.67'

31.12'

5.00'

2.00'

EXISTING WATER METER

50' FROM SETBACK

CG-12B

R7.50'

R5.00'

R5.00'

R5.00'

R10.00'

R2.50'

R2.50'

R20.00'

R2.50'

R2.50'

R2.50'

R2.50'

R2.50'

R2.50'

R2.50'

CG-12B

R7.50'

R7.50'

R7.50'

R7.50'

R7.50'

R7.50'

R7.50'

R7.50'

R7.50'

R7.50'

R7.50'

CG-12B

R7.50'

R7.50'

R7.50'

R7.50'

R7.50'

R7.50'

R7.50'

R7.50'

R7.50'

R7.50'

R7.50'

ELECTRIC BOX

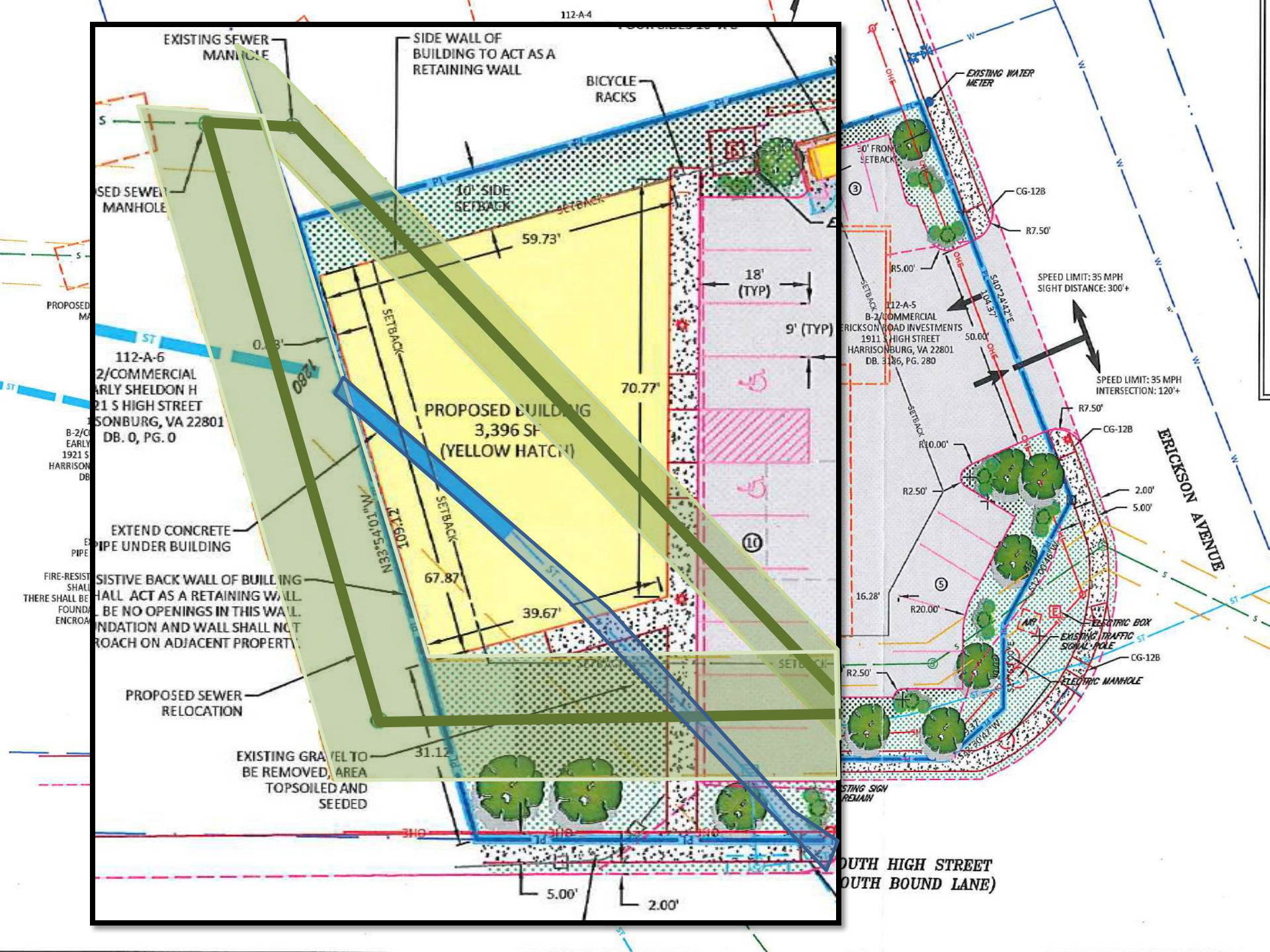
EXISTING TRAFFIC SIGNAL POLE

ELECTRIC MANHOLE

EXISTING SIGN REMAIN

SOUTH HIGH STREET  
(SOUTH BOUND LANE)

ERICKSON AVENUE









# Rezoning

## 245 East Water Street

### B-2 to B-1 Conditional



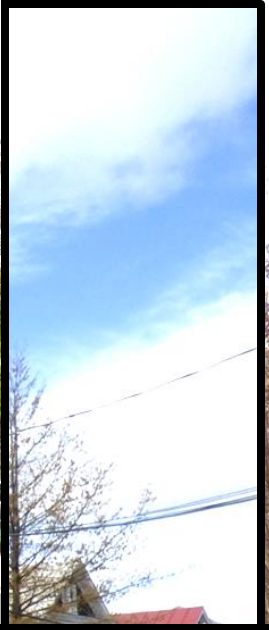


S. MASON ST

E. WATER ST

NEWMAN AVE

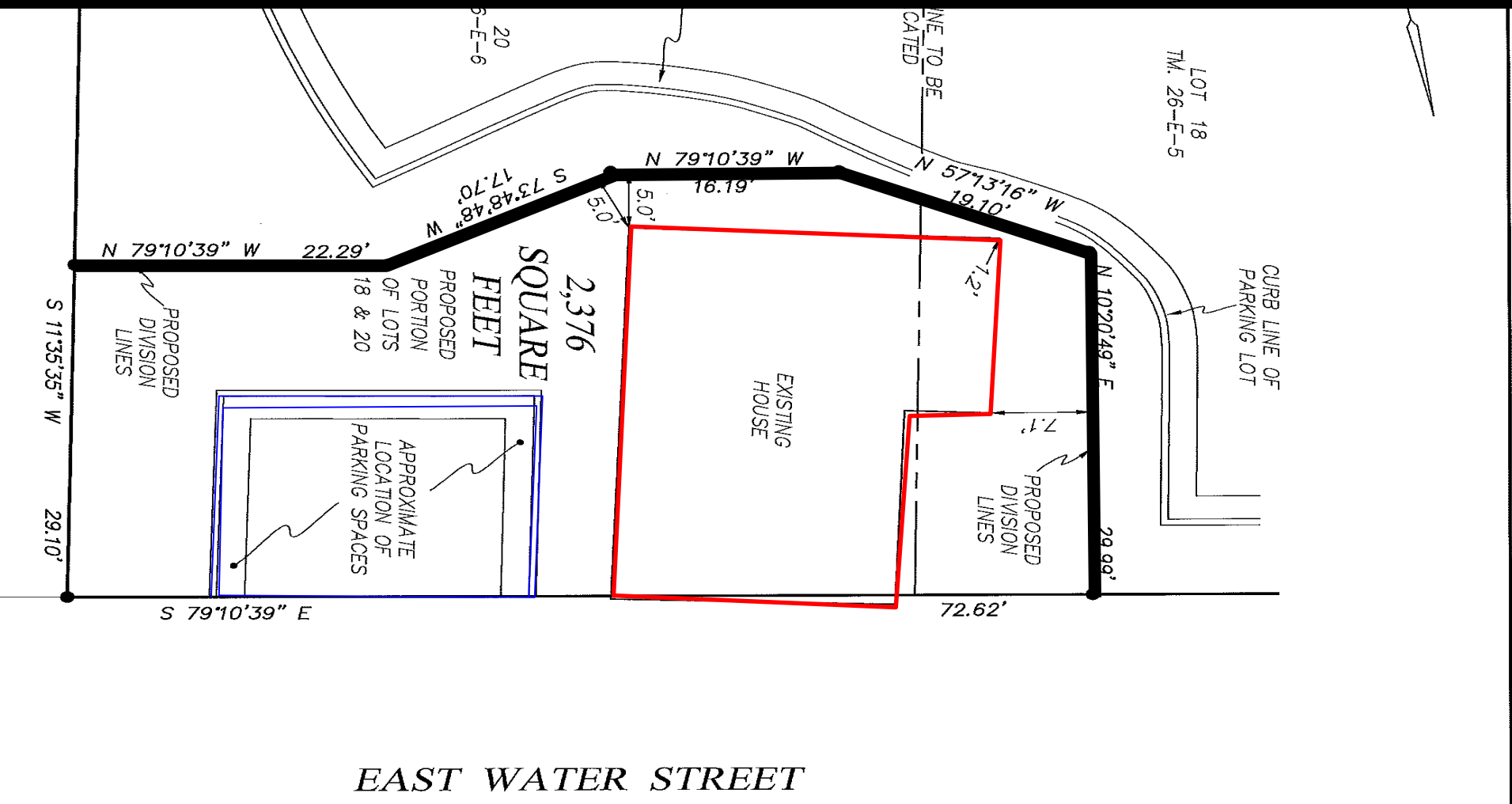






The applicant proffered the following:

Two parking spaces shall be provided on site if the subject property is used for commercial/business purposes, and if used residentially, one parking space per tenant will be provided on site.







# Preliminary Plat – Red Oak Street Cul-De-Sac Street Closing – Undeveloped Red Oak Street

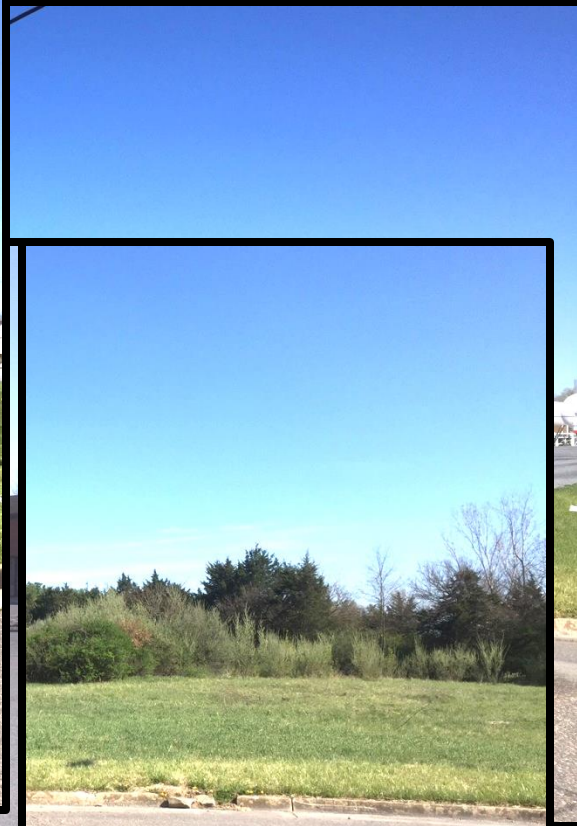
## Approval of Section 10-2-41(e) and Variance to 10-2-41(a)

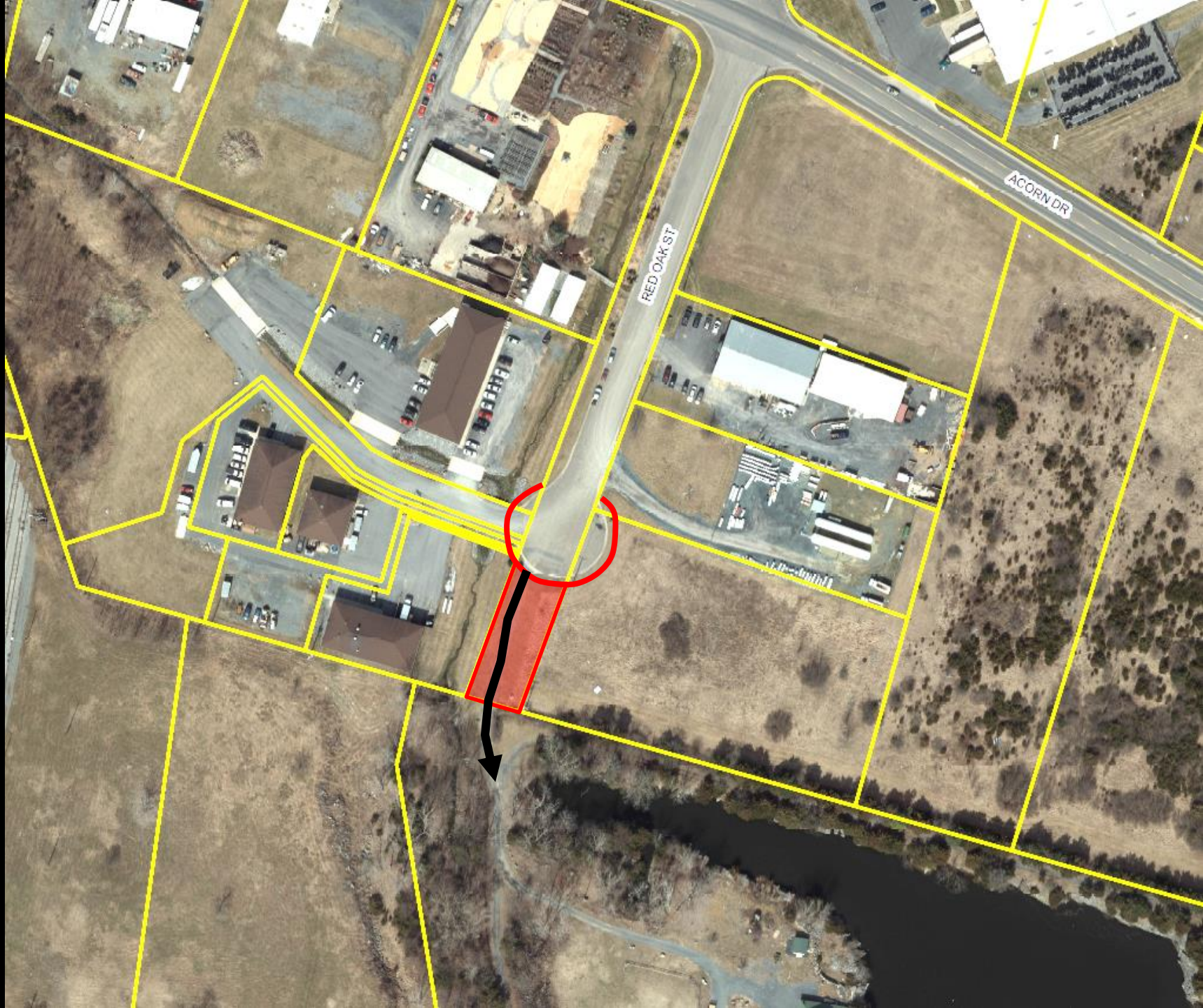




**PLANNING**  
Informational sign detailing project planning information.

**STREET CLOSING**  
Informational sign detailing street closing information.

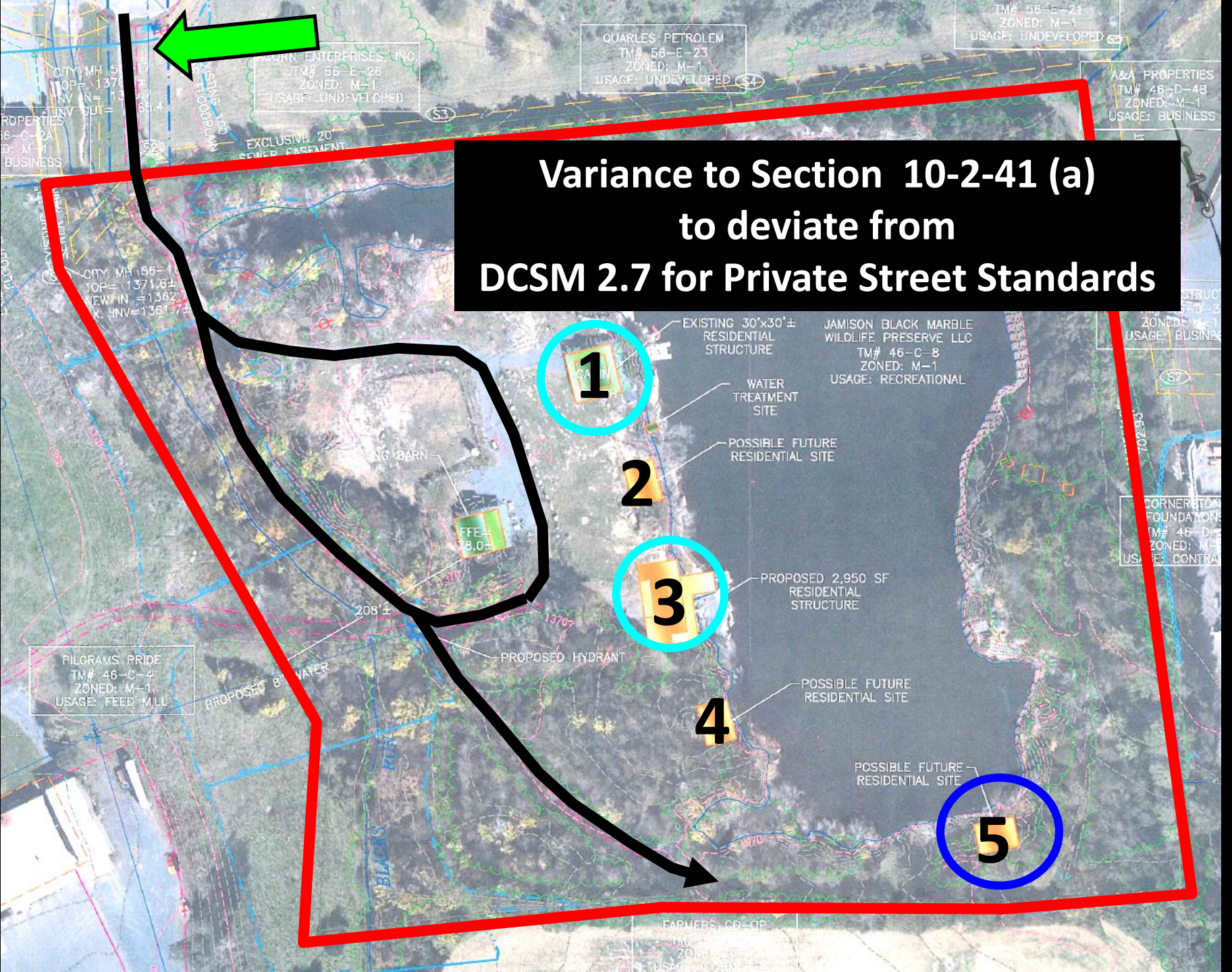




ACORN DR

RED OAK ST

**Variance to Section 10-2-41 (a)  
to deviate from  
DCSM 2.7 for Private Street Standards**



1

2

3

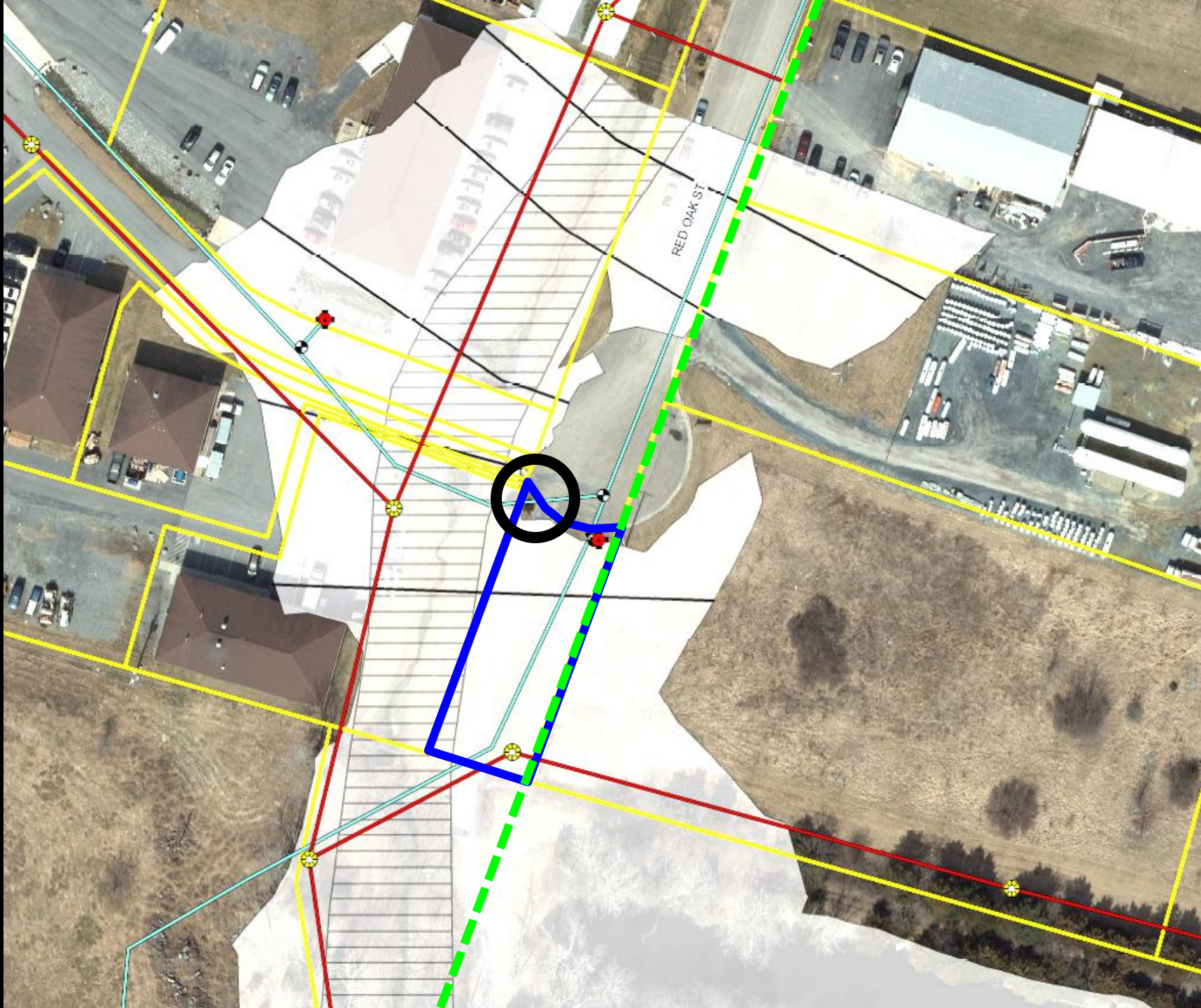
4

5

# The SUP was approved with the following conditions:

1. The property shall be limited to five single family detached dwellings.

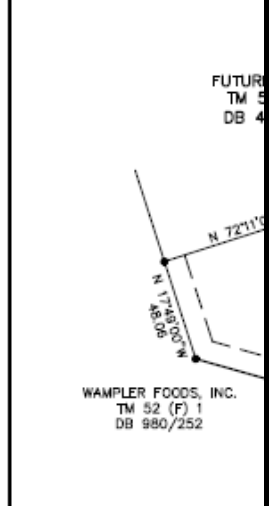




RED OAK ST

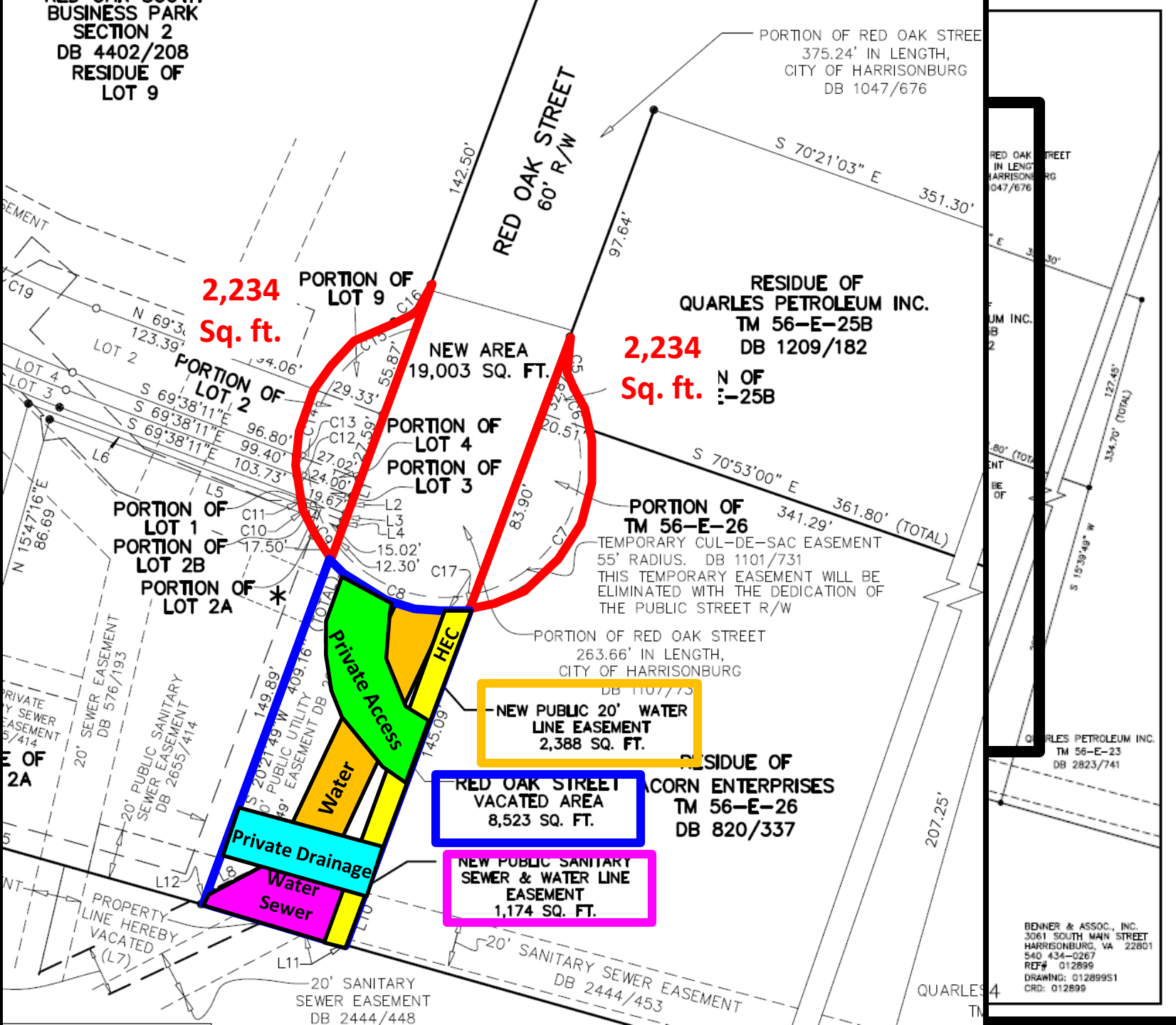


**BUSINESS PARK  
SECTION 2  
DB 4402/208  
RESIDUE OF  
LOT 9**



**TITLE INFORMATION**

LOT 1 - TM 56 (G) 1 - ACORN ENTERPRISES	RESIDUE OF = 11,944 SQ. FT.
DEDICATED PORTION OF = 807 SQ. FT.	
LOT 2 - TM 56 (C) 2 - ACORN ENTERPRISES	RESIDUE OF = 120,248 SQ. FT.
DEDICATED PORTION OF = 807 SQ. FT.	
LOT 2A - TM 56 (G) 2A - RECON PRIVATE SEWER EASEMENT	RESIDUE OF = 25,571 SQ. FT.
DEDICATED PORTION OF = 103 SQ. FT.	
LOT 2B - TM 56 (G) 2B - ACORN ENTERPRISES	RESIDUE OF = 12,637 SQ. FT.
DEDICATED PORTION OF = 49 SQ. FT.	
LOT 3 - TM 56 (G) 3 - MATTHEW S	RESIDUE OF = 16,827 SQ. FT.
DEDICATED PORTION OF = 165 SQ. FT.	
LOT 4 - TM 56 (G) 4 - ACORN ENTERPRISES	RESIDUE OF = 19,743 SQ. FT.
DEDICATED PORTION OF = 192 SQ. FT.	
LOT 9 - TM 56 (C) 6 - ACORN ENTERPRISES	RESIDUE OF = 54,808 SQ. FT.
DEDICATED PORTION OF = 862 SQ. FT.	
TM 56 (E) 25B - QUARLES PETROLEUM INC.	RESIDUE OF = 45,876 SQ. FT.
DEDICATED PORTION OF = 260 SQ. FT.	
TM 56 (E) 26 - ACORN ENTERPRISES	RESIDUE OF = 78,809 SQ. FT.
DEDICATED PORTION OF = 1,974 SQ. FT.	
PORTION OF RED OAK STREET TO BE	8,523 SQ. FT.



**2,234  
Sq. ft.**

**2,234  
Sq. ft.**

**NEW PUBLIC 20' WATER  
LINE EASEMENT  
2,388 SQ. FT.**

**RED OAK STREET  
VACATED AREA  
8,523 SQ. FT.**

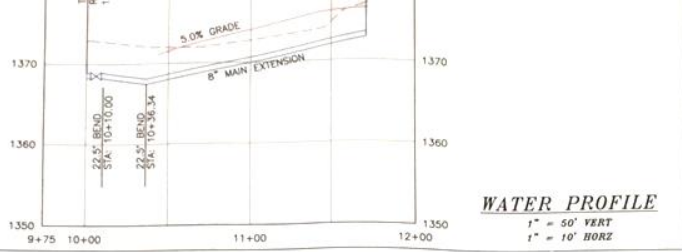
**NEW PUBLIC SANITARY  
SEWER & WATER LINE  
EASEMENT  
1,174 SQ. FT.**

**RESIDUE OF  
QUARLES PETROLEUM INC.  
TM 56-E-25B  
DB 1209/182**

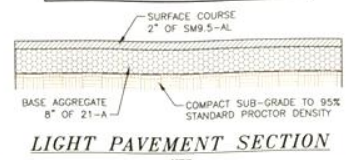
**RESIDUE OF  
ACORN ENTERPRISES  
TM 56-E-26  
DB 820/337**

**BENNER & ASSOC., INC.**  
3061 SOUTH MAIN STREET  
HARRISONBURG, VA 22801  
540.434-0267  
REF# 012899  
DRAWING: 012899S1  
CRD: 012899

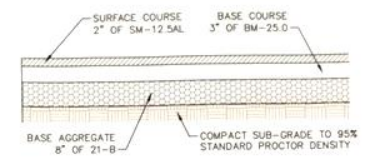
08 feet out  
 factor test  
 fluctuated by  
 ctively.  
 field by  
 the set  
 results of  
 submitted  
 s  
 for  
 by City  
 gs or  
 es. or's risk.  
 e City  
 ll turn  
 City  
 nd page  
 3.6% of  
 tely  
 e top of  
 pter 7;  
 std. 1"  
 es.  
 e  
 are to  
 in the  
 cement  
 height,  
 ng walls  
 n.  
 y



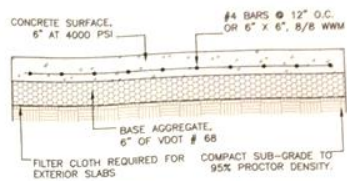
TM# 56-E-26  
 ZONED: M-1  
 FEMA FLOOD ZONE: [Y] SEE PLAN  
 CURRENT USAGE: VACANT  
 1.85 ACRES



**LIGHT PAVEMENT SECTION**  
 NTS

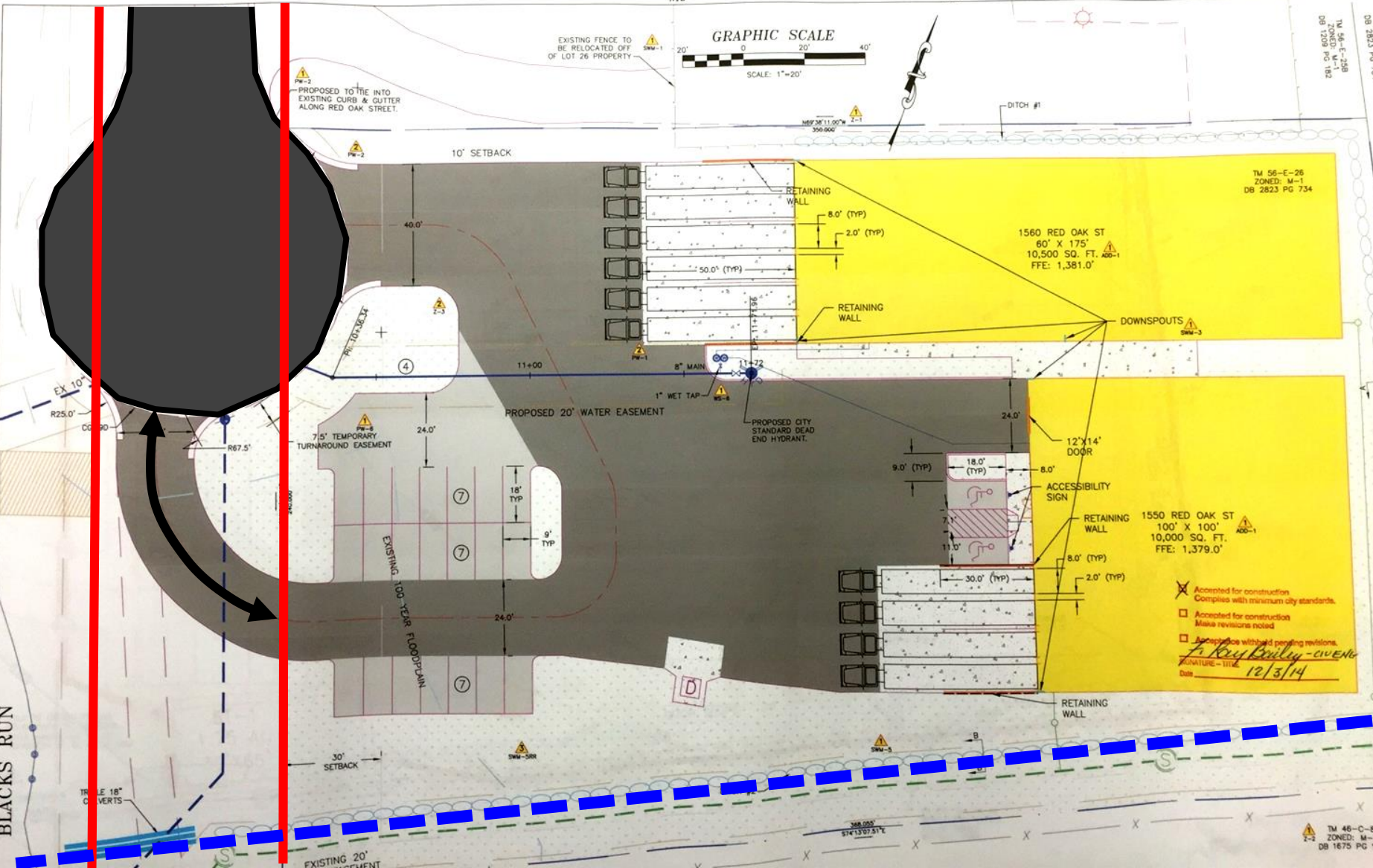


**HEAVY PAVEMENT SECTION**  
 NTS



**HEAVY CONCRETE SECTION**  
 NTS

VICINITY MAP  
1" = 100'



X Accepted for construction  
 Complex with minimum city standards.  
 □ Accepted for construction  
 Make revisions noted  
 □ Accepted with pending revisions.  
*A. Key Bailey - owner*  
 SIGNATURE - DATE  
 Date 12/3/14

TM 46-C-8  
 ZONED: M-1  
 DB 1675 PG 14

RESIDUE OF  
LOT 2A

20' SEWER EASEMENT  
DB 576/193

20' PUBLIC SANITARY  
SEWER EASEMENT  
DB 2655/414

PORTION OF

NEW 20' PRIVATE DRAINAGE EASEMENT

NEW PUBLIC SANITARY SEWER  
& WATER LINE EASEMENT  
1,174 SQ. FT.

52.98'  
4.36'  
57.34'

PROPERTY LINE  
HEREBY VACATED

S 74°12'44" E

20' SANITARY  
SEWER EASEMENT  
DB 2444/448

20' SANITARY  
SEWER EASEMENT  
DB 575/71

L1  
L3  
L4

JAMISON BLACK MARBLE

**BUSINESS PARK  
SECTION 2  
DB 4402/208  
RESIDUE OF  
LOT 9**

PORTION OF RED OAK STREET  
375.24' IN LENGTH,  
CITY OF HARRISONBURG  
DB 1047/676

**RED OAK STREET  
60' R/W**

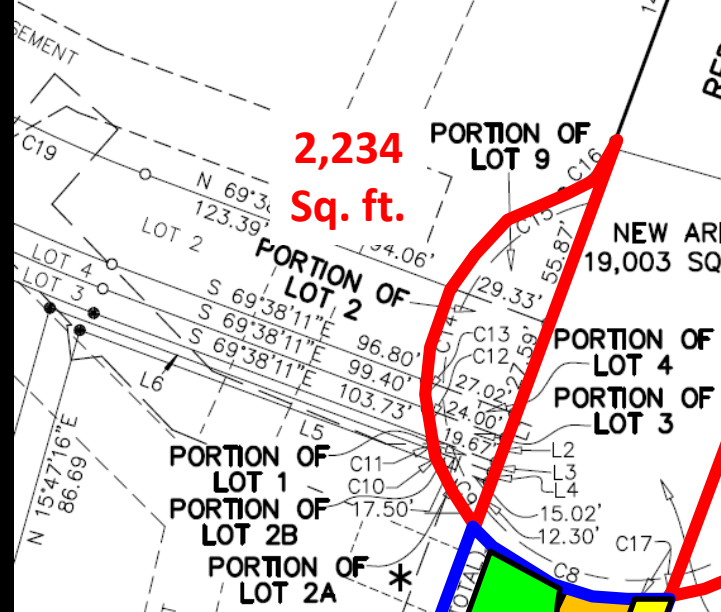
**2,234  
Sq. ft.**

PORTION OF  
LOT 9

NEW AREA  
19,003 SQ. FT.

**2,234  
Sq. ft.**

**RESIDUE OF  
QUARLES PETROLEUM INC.  
TM 56-E-25B  
DB 1209/182**



PORTION OF  
LOT 1  
PORTION OF  
LOT 2B  
PORTION OF  
LOT 2A \*

PORTION OF  
LOT 4  
PORTION OF  
LOT 3

**PORTION OF  
TM 56-E-26**

TEMPORARY CUL-DE-SAC EASEMENT  
55' RADIUS. DB 1101/731  
THIS TEMPORARY EASEMENT WILL BE  
ELIMINATED WITH THE DEDICATION OF  
THE PUBLIC STREET R/W

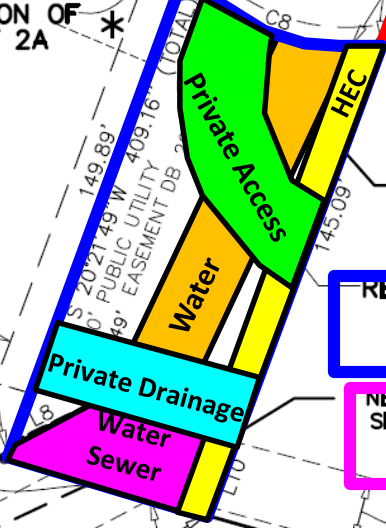
PORTION OF RED OAK STREET  
263.66' IN LENGTH,  
CITY OF HARRISONBURG  
DB 1107/73

**NEW PUBLIC 20' WATER  
LINE EASEMENT  
2,388 SQ. FT.**

**RED OAK STREET  
VACATED AREA  
8,523 SQ. FT.**

**NEW PUBLIC SANITARY  
SEWER & WATER LINE  
EASEMENT  
1,174 SQ. FT.**

**RESIDUE OF  
CORN ENTERPRISES  
TM 56-E-26  
DB 820/337**



PRIVATE  
SEWER  
EASEMENT  
DB 576/193  
20' SEWER EASEMENT  
DB 576/193  
20' PUBLIC SANITARY  
SEWER EASEMENT  
DB 2655/414  
20' PUBLIC SANITARY  
SEWER EASEMENT  
DB 2655/414

PROPERTY  
LINE HEREBY  
VACATED  
(L7)

20' SANITARY  
SEWER EASEMENT  
DB 2444/448

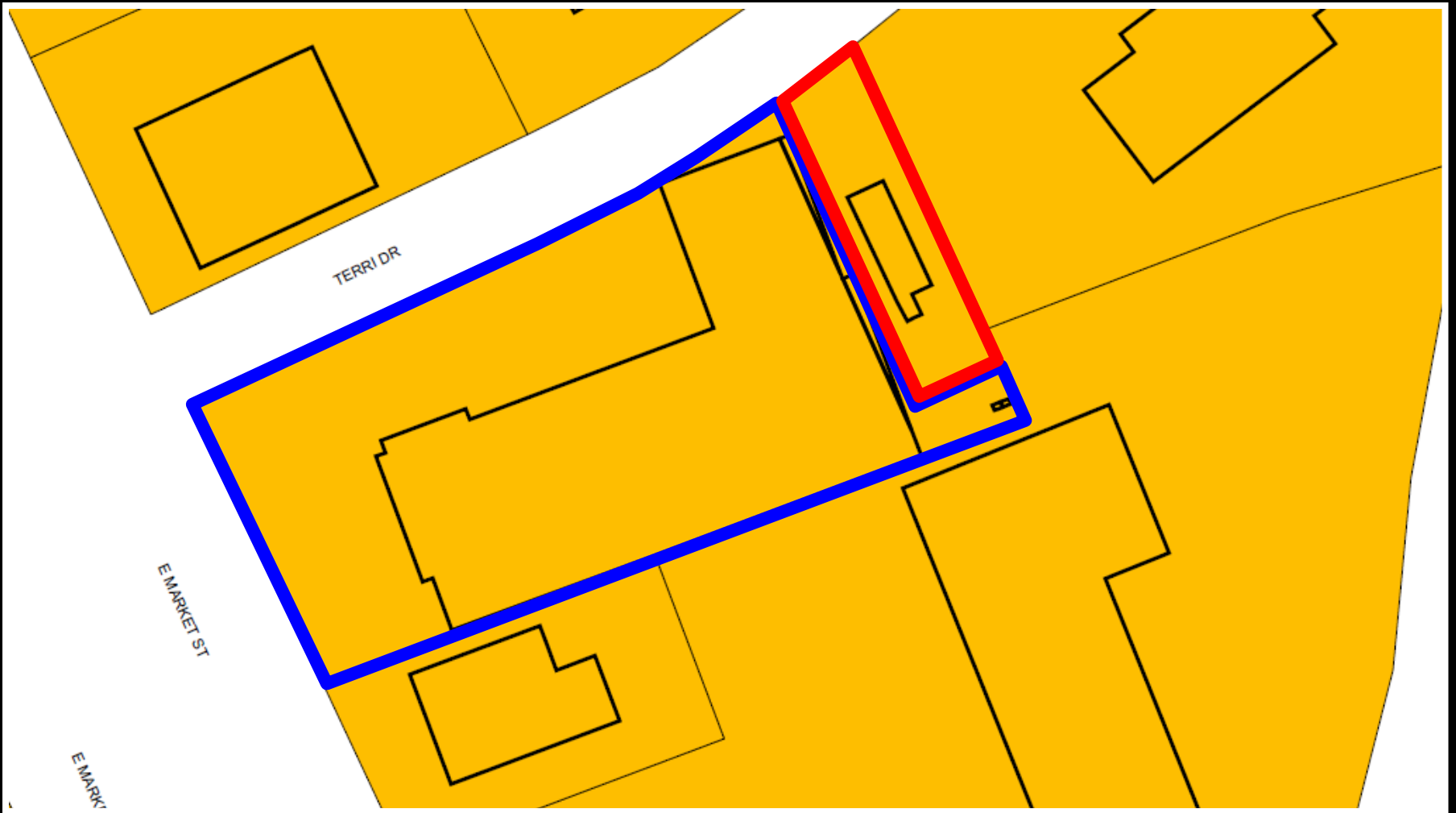
20' SANITARY SEWER EASEMENT  
DB 2444/453

207.25'

QUARLES  
TM



# 1854 East Market Street & 22 Terri Drive Comprehensive Sign Plan





E MARKET ST

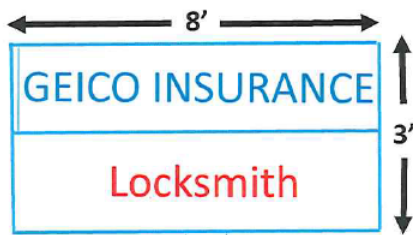
E MARKET ST

TERRI DR

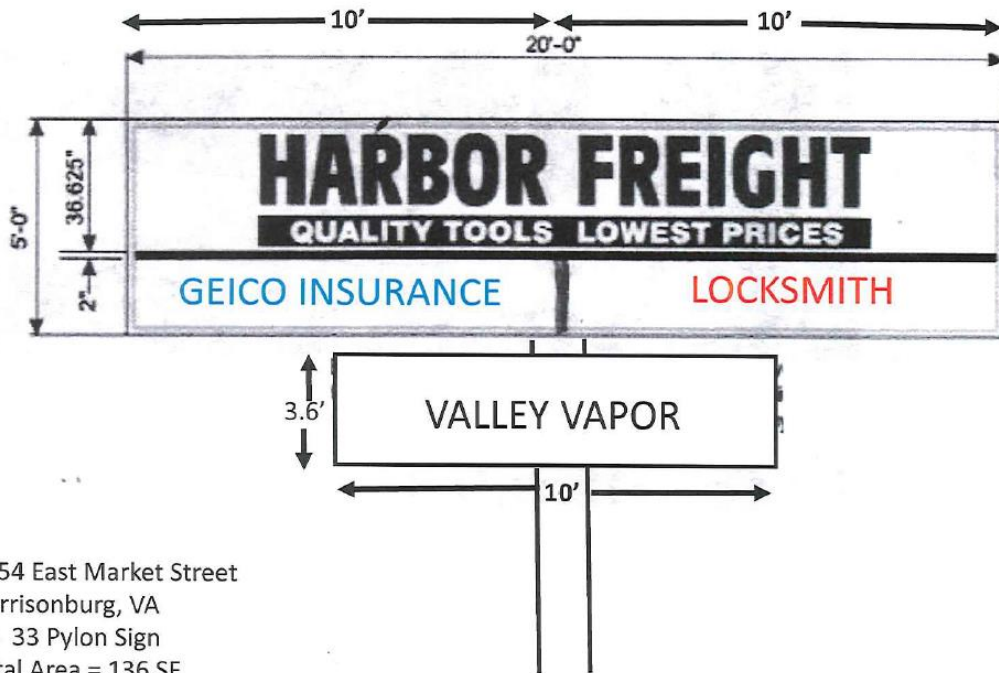
## 11-7-6.1 - Special Regulations for the B-2, General Business District

- (1) Requires freestanding advertising signs to be located on the same site as the uses they advertise.
  
- (9) Allows for the request of a **Comprehensive Sign Plan**, which can only be approved by City Council, to allow shopping centers, multi-tenanted buildings, or multiple parcels that are commonly owned or are operated as a unified commercial space, to display **otherwise non-permitted signage associated with wall signage advertising a business on walls not occupied by that business and for off premises free standing signage.**

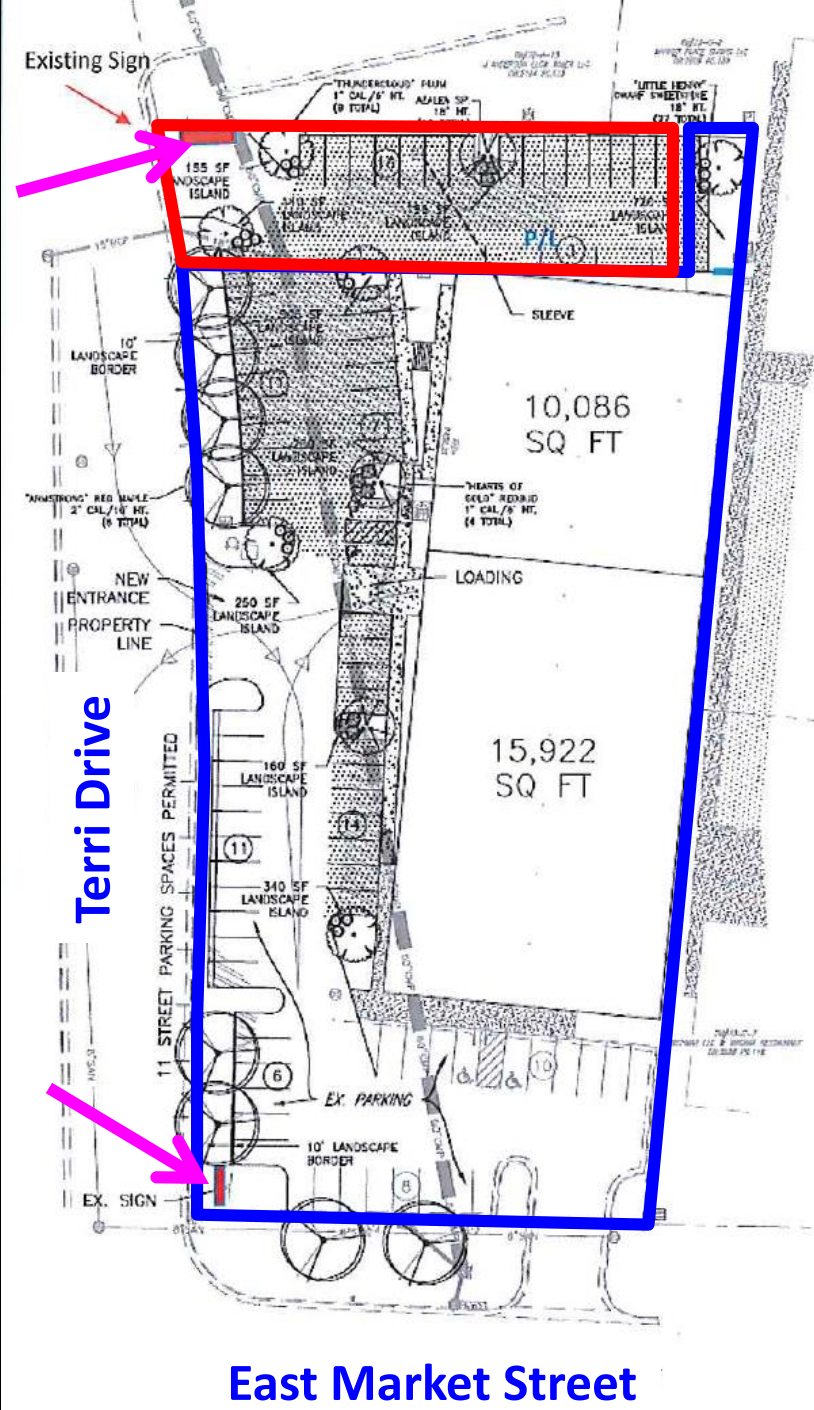


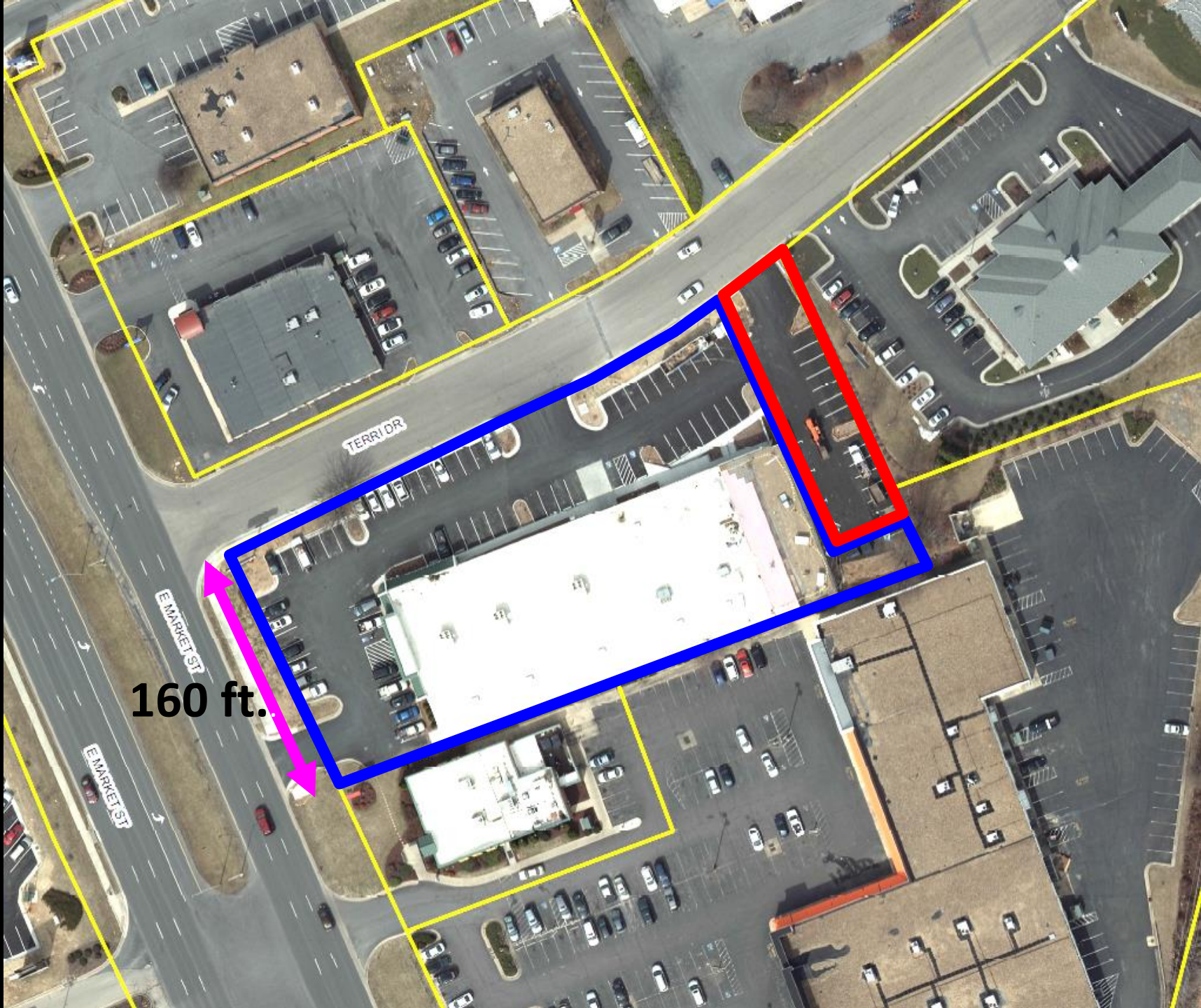


1854 East Market Street  
 Harrisonburg, VA  
 Terri Drive Pylon Sign  
 Total Area = 24 SF



1854 East Market Street  
 Harrisonburg, VA  
 US 33 Pylon Sign  
 Total Area = 136 SF





160 ft.

TERRI DR

E MARKET ST

E MARKET ST

## **As required by the Code, if the Comprehensive Sign Plan is approved:**

- **The right of individual establishments to have individual freestanding signs shall be waived.**
- **For a development of multiple parcels, the total square footage of the combined freestanding signage shall not exceed what the total would be if the development was located on one (1) parcel.**
- **A freestanding sign permitted by this provision may not exceed 35 ft. in height or 240 sq. ft. in area.**
- **Signage not shown on the approved plan may not be installed unless the comprehensive sign plan is amended.**

**Staff recommends approving the request.**



# Chicken Ordinance

## Section 15-2-24 – Fowl, Chicken and other Domestic Birds

---



- Whether the lot size threshold of 2 acres should be reduced
  - Eliminate the 2 acre minimum; no minimum lot size
- If there should be a “neighbor’s approval” added to the permit process
  - Not require a neighbor waiver
- Whether a certain number of permits should be issued within an implemented trial period
  - No trial period or limit to allowable permits
- Any other issues not discussed in 2009.
  - Recommended several other changes to the ordinance

## Planning Commission recommended changes:

- Reduce the 25-foot setback to a 5-foot setback (clarify that chicken pens must be located in the rear yard).
- Require a setback of 20-feet from streams, tributaries, ditches, swales, stormwater management facilities, drop-inlets, or other storm drainage areas (per SWAC recommendation).
- Prohibit the keeping of chickens on property located within 500 feet from particular poultry facilities.
- Clarify that chicken pens shall be “covered” along with being enclosed.
- Add that poultry litter services could be used.
- Add specifications on disposal of dead chickens including on-site burial or composting; notify VDACS of unexplained deaths.
- Require Virginia Livestock Premises Registration.

# The ordinance should maintain:

- The keeping of chickens shall be only for properties containing single family detached dwellings.
- No more than 4 chickens per dwelling (no roosters).
- Chickens shall be raised for domestic purposes; no commercial use such as selling eggs or chickens for meat.
- No outside slaughtering.
- Pens must be maintained and kept clean and sanitary.
- Chicken litter disposal specifications, which does not allow waste to be deposited in public or private waste collections.
- Prohibit dead bird disposal in public or private waste collections.
- Annual permit and fee.

# Poultry Facilities 500' Buffer

City of Hamersburg, VA

A Shared Vision for the Future

April 2016

Map Data Provided by the City of Hamersburg

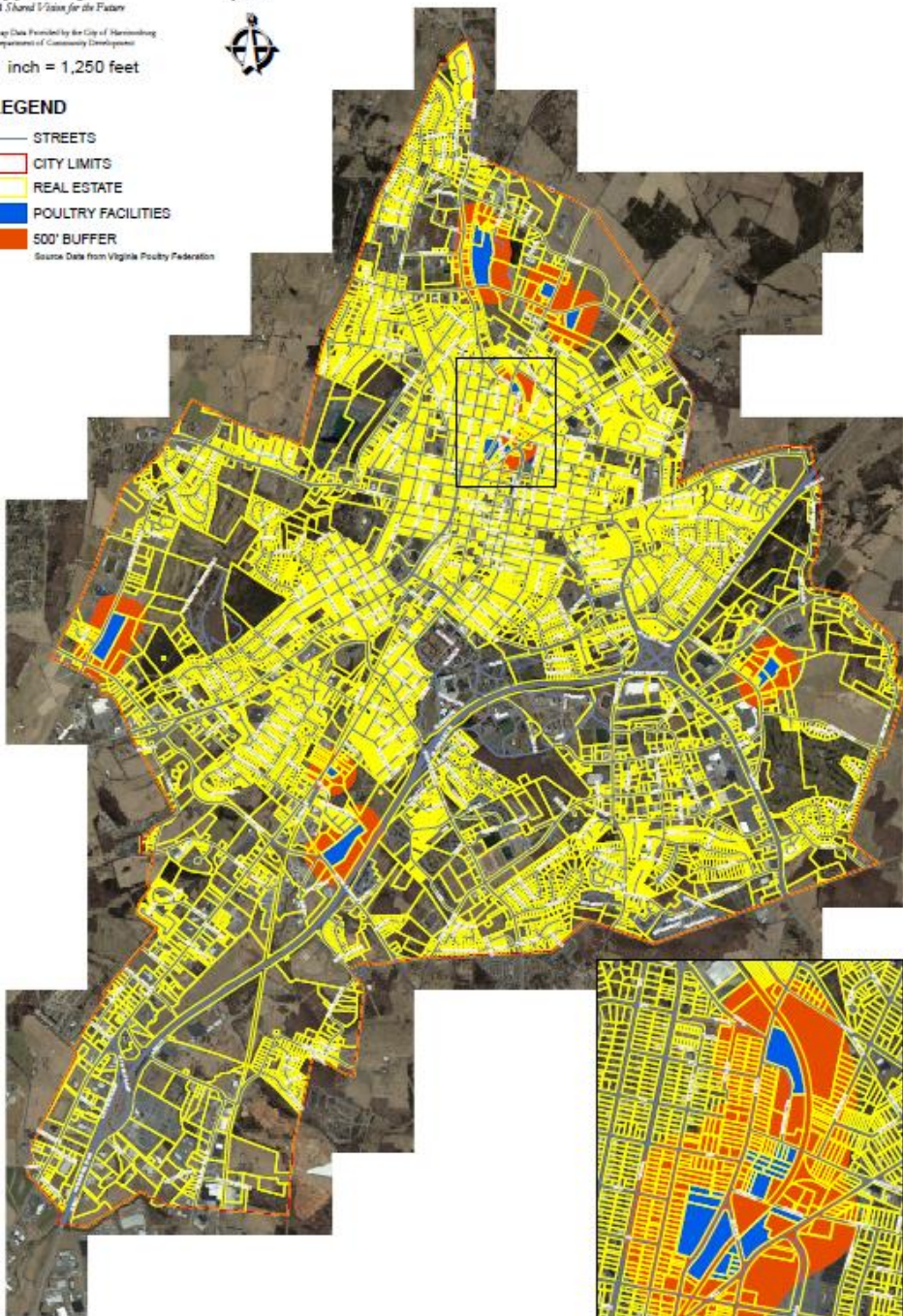
Department of Community Development

1 inch = 1,250 feet

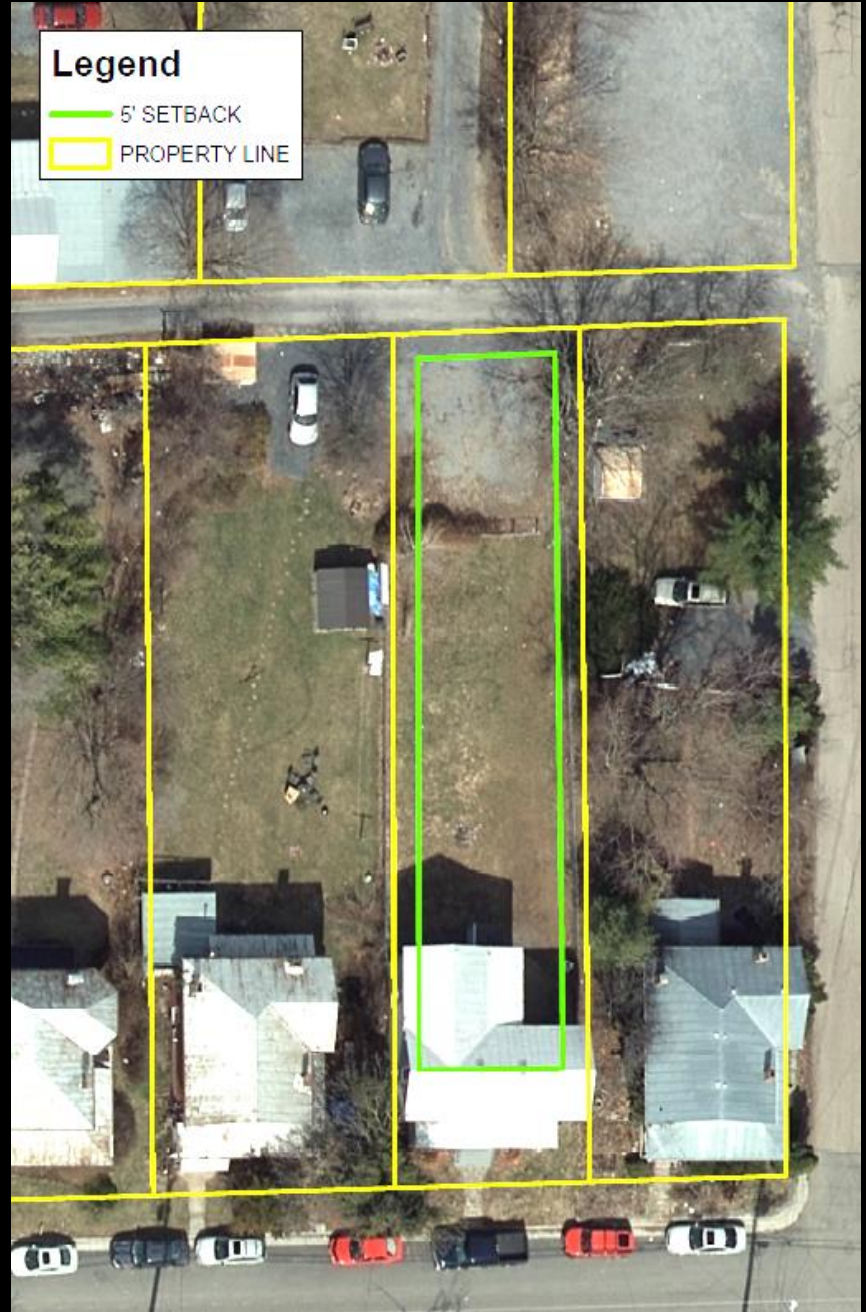
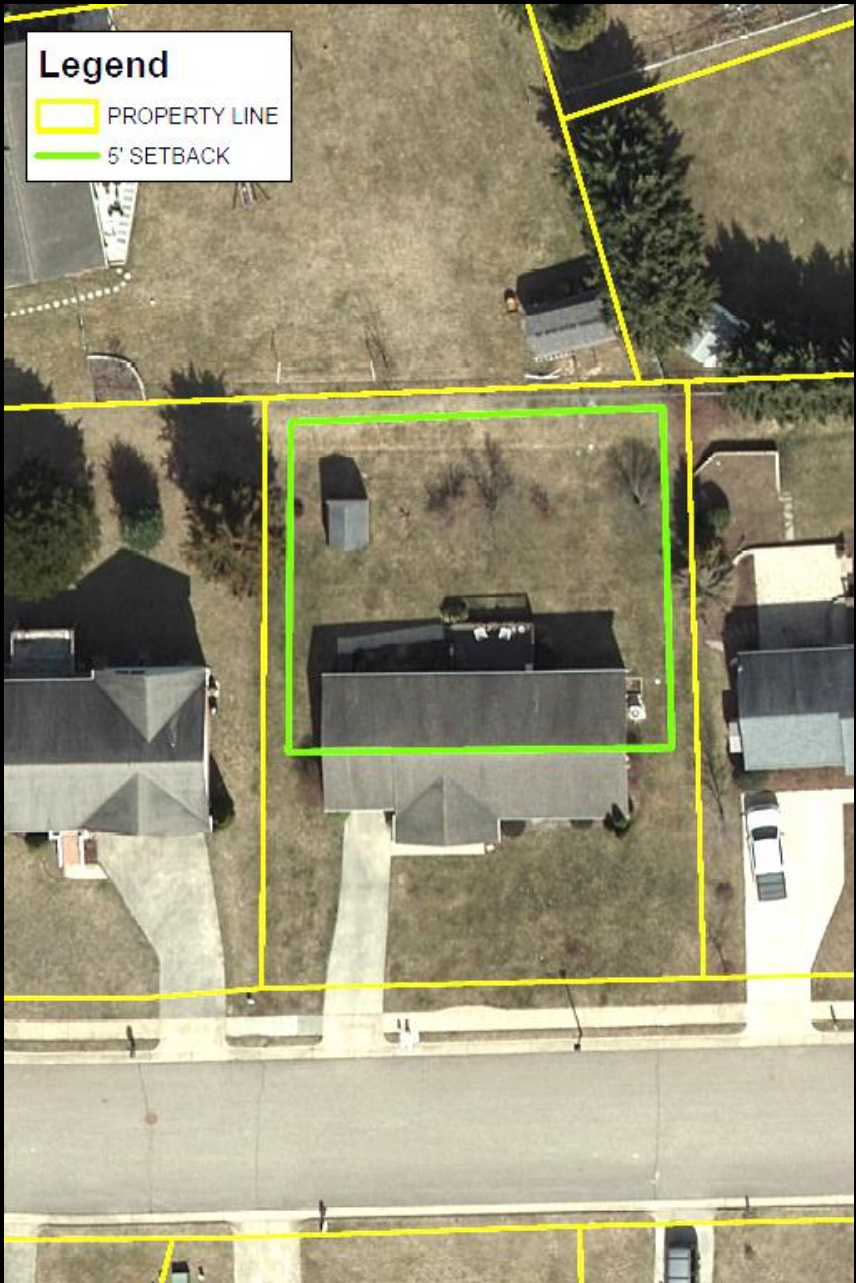


## LEGEND

- STREETS
  - CITY LIMITS
  - REAL ESTATE
  - POULTRY FACILITIES
  - 500' BUFFER
- Source Data from Virginia Poultry Federation







Date Received: \_\_\_\_\_

Review/Permit Fee \$25.00: \_\_\_\_\_



### Application to Keep Chickens Per Section 15-2-24

#### City of Harrisonburg, Virginia

409 South Main Street, Harrisonburg, Virginia 22801

Telephone: (540) 432-7700 Fax: (540) 432-7777

<http://www.harrisonburgva.gov>

#### Animal Care and Control

Telephone: 540-437-2670 Email: [HACC@harrisonburgva.gov](mailto:HACC@harrisonburgva.gov)

<http://www.harrisonburgva.gov/animal-care-and-control>

Applicant (primary chicken care provider): \_\_\_\_\_

Property Address: \_\_\_\_\_

Telephone: (Home or Work): \_\_\_\_\_ (Mobile): \_\_\_\_\_

Email Address: \_\_\_\_\_

Property Owner's Name (if different from applicant): \_\_\_\_\_

Zoning District: \_\_\_\_\_ Tax Map Number(s): \_\_\_\_\_

I, \_\_\_\_\_, hereby certify that I have received a copy of Section 15-2-24 of the Harrisonburg City Code and agree to comply with the requirements of the ordinance.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**The information and items below shall be included with this application:**

- Site layout showing proposed location of pen and confirmation that setbacks from property lines and the setback from streams, tributaries, ditches, swales, stormwater management facilities, drop-inlets, or other storm drainage area will be met.
- Information or drawing of enclosed and covered pen that contains at least 4 square feet per bird.
- Verification of Virginia Livestock Premises Registration.  
Premises Registration Email Address: [prem.id@vdacs.virginia.gov](mailto:prem.id@vdacs.virginia.gov)  
Premises Registration Website: <http://www.vdacs.virginia.gov/animals-premises-registration.shtml>
- \$25.00 permit fee.

**The information below shall be completed by Animal Care and Control**

INSPECTION DATE: \_\_\_\_\_ PASS:  FAIL:

INSPECTION NOTES: \_\_\_\_\_

PERMIT APPROVED:  PERMIT DENIED:

ANIMAL CARE & CONTROL: \_\_\_\_\_ DATE: \_\_\_\_\_



United States Department of Agriculture

# Backyard Biosecurity 6 Ways To Prevent Poultry Diseases



BIOSECURITY  
FOR BIRDS



## 1. Keep Your Distance.

Restrict access to your property and your birds. Consider fencing off the area where you keep your birds to form a barrier between "clean" and "dirty" areas. Allow only people who take care of your birds to come into contact with them. If visitors have birds of their own, **do not** let them enter your bird area or have access to your birds. Game birds and migratory waterfowl should not have contact with your flock because they can carry germs and diseases.



## 2. Keep It Clean.

Wear clean clothes and scrub your shoes with disinfectant. Wash your hands thoroughly with soap and water before entering your bird area. Keep cages clean and change food and water daily. Clean and disinfect equipment that comes in contact with your birds or their droppings, including cages and tools. Remove manure before disinfecting. Properly dispose of dead birds.



## 3. Don't Haul Disease Home.

Car and truck tires, poultry cages, and equipment can all harbor germs. If you travel to a location where other birds are present, or even to the feed store, be sure to clean and disinfect these items before returning to your property. Have your birds been to a fair or exhibition? Keep them separated from the rest of your flock for at least 2 weeks after the event. New birds should be kept separate from your flock for at least 30 days.



## 4. Don't Borrow Disease From Your Neighbor.

Do not share lawn and garden equipment, tools, or poultry supplies with your neighbors or other bird owners. If you do bring these items home, clean and disinfect them before they reach your property.



## 5. Know the Warning Signs of Infectious Bird Diseases.

Early detection is important to prevent the spread of disease. Here's what to look for:

- Sudden increase in bird deaths in your flock
- Sneezing, gasping for air, coughing, and nasal discharge
- Watery and green diarrhea
- Lack of energy and poor appetite
- Drop in egg production or thin- or soft-shelled, misshapen eggs
- Swelling around the eyes, neck, and head
- Purple discoloration of the wattles, comb, and legs (avian influenza)
- Tremors, drooping wings, circling, twisting of the head and neck, or lack of movement (exotic Newcastle disease)



## 6. Report Sick Birds.

Don't wait. If your birds are sick or dying, contact your agricultural extension office/agent, local veterinarian, local animal health diagnostic laboratory, or the State veterinarian. Or, call the U.S. Department of Agriculture (USDA) toll free at **1-866-536-7593**, and we'll put you in touch with a local contact.



# Cleaning and Disinfecting Checklist for Backyard Poultry Owners

Cleaning and disinfecting coops and enclosures are important to help keep your birds' environment healthy. While the process takes some time, your birds are worth the effort. Use this handy checklist as a guide.

- Move your birds to a separate area so you can do a thorough cleaning.
- Remove all old litter, manure, and other debris.
- "Dry" clean all areas—brush, scrape, and shovel off manure, feathers, and other materials. Disinfectant will not work on top of manure and caked-on dirt.
- "Wet" clean all surfaces—scrub with water and detergent. Work from top to bottom and back to front.
- Rinse all surfaces carefully with water.
- Apply a disinfectant according to the directions on the label. Be sure to use a U.S. Environmental Protection Agency (EPA)-registered disinfectant that is effective against avian influenza virus or other diseases of concern. This information will be on the label.
- Leave the enclosure empty until it is completely dry. Using fans and/or opening doors and windows will help speed the drying process.
- Clean and disinfect your boots, and wash your hands thoroughly with soap and water when you are done. Wash the clothes you were wearing.

**Remember, you are the best protection your birds have.**

Copies of this checklist are available at:

<http://healthybirds.aphis.usda.gov>

**You are the best protection your birds have.**

For more information, go to <http://healthybirds.aphis.usda.gov>.



Avian influenza (AI), or “bird flu,” is a contagious disease that can infect all types of birds.

### Know the Signs of AI

- Lack of energy and appetite
- Drop in egg production or thin- or soft-shelled, misshapen eggs
- Swelling of the head, eyelids, comb, wattles, and hocks
- Purple discoloration of the wattles, comb, and legs
- Nasal discharge, coughing, sneezing
- Lack of coordination
- Diarrhea
- Sudden death without any signs

### How AI Spreads

AI spreads quickly by bird-to-bird contact. AI viruses can travel on manure, egg flats, crates, other farming materials or equipment, and people who have picked up the viruses on their clothing, shoes, or hands. Migratory waterfowl can also carry the disease.

### Practice Backyard Biosecurity

To help keep disease from spreading:

- Restrict access to your property and your birds.
- Clean and disinfect equipment that comes in contact with your birds or their droppings, including cages and tools.
- Avoid visiting farms or other households with poultry.

### Smart Practices When Buying Birds

Buy from a reputable hatchery or dealer, and request certification from suppliers that the birds were legally imported or come from U.S. stock and were healthy before shipment. Also, be sure to maintain records of all sales and shipments. Keep new birds separated from your other birds for at least 30 days. Keep young and old birds and birds of different species and from different sources apart.

### Report Sick Birds at 1-866-536-7593

If your birds are sick or dying, contact your agricultural extension office/agent, local veterinarian, local animal health diagnostic laboratory, or the State veterinarian. Or, call the U.S. Department of Agriculture (USDA) toll free at **1-866-536-7593**, and we'll put you in touch with a local contact.

*You are the best protection your birds have.*



Exotic Newcastle disease (END), also known as virulent Newcastle disease, is a deadly poultry disease that can spread quickly, killing all your birds.

### Know the Signs of END

- Sudden death and increased death loss in flock
- Sneezing, gasping for air, nasal discharge, coughing
- Greenish, watery diarrhea
- Decreased activity, tremors, drooping wings, twisting of the head and neck, circling, complete stiffness
- Swelling around the eyes and neck

### How END Spreads

END spreads when healthy birds come in direct contact with bodily fluids from sick birds. The disease affects all species of birds and can infect and cause death even in vaccinated poultry. The END virus can travel on manure, egg flats, crates, other farming materials or equipment, and people who have picked up the virus on their clothing, shoes, or hands.

### Practice Backyard Biosecurity

To help keep disease from spreading:

- Restrict access to your property and your birds.
- Clean and disinfect equipment that comes in contact with your birds or their droppings, including cages and tools.
- Avoid visiting farms or other households with poultry.

### Smart Practices When Buying Birds

Buy from a reputable hatchery or dealer, and request certification from suppliers that the birds were legally imported or come from U.S. stock and were healthy before shipment. Also, maintain records of all sales and shipments of flocks. Keep new birds separated from your other birds for at least 30 days. Keep young and old birds and birds of different species and from different sources apart.

### Report Sick Birds at 1-866-536-7593

If your birds are sick or dying, contact your agricultural extension office/agent, local veterinarian, local animal health diagnostic laboratory, or the State veterinarian. Or, call the U.S. Department of Agriculture (USDA) toll free at **1-866-536-7593**, and we'll put you in touch with a local contact.

*You are the best protection your birds have.*

