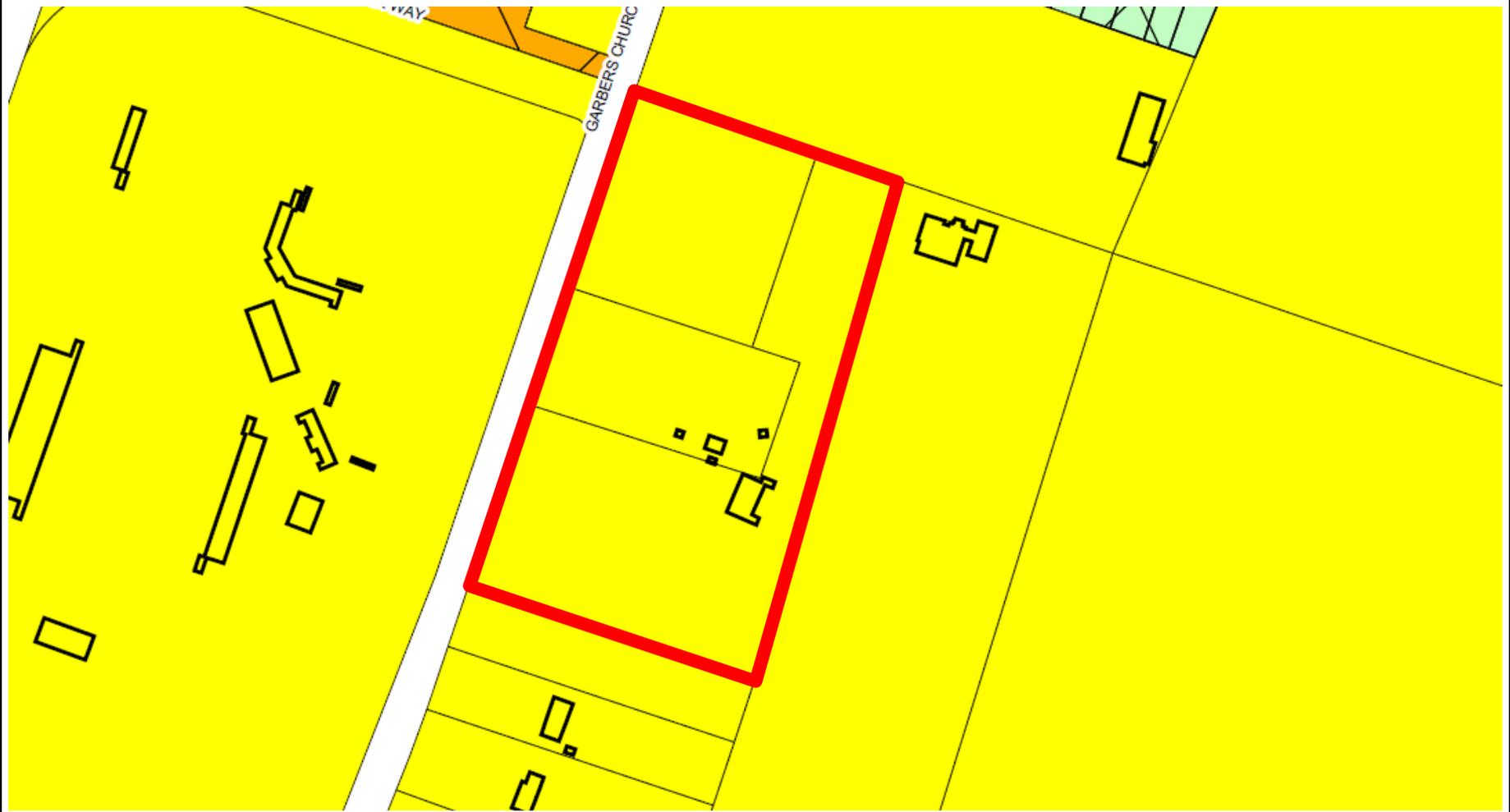


750 Garbers Church Road (Bluestone Elementary School)



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

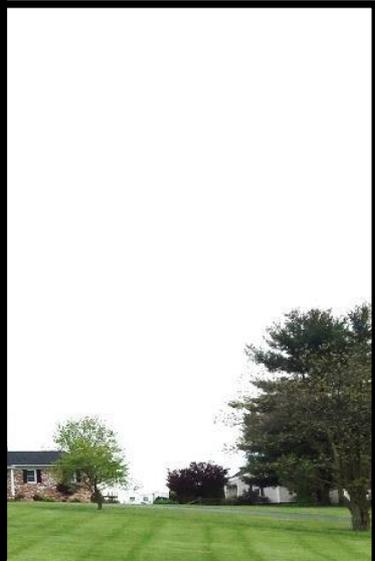
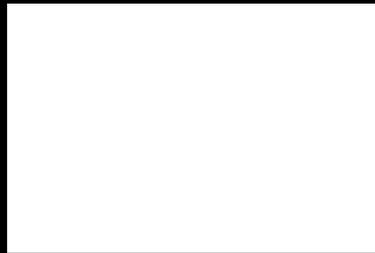


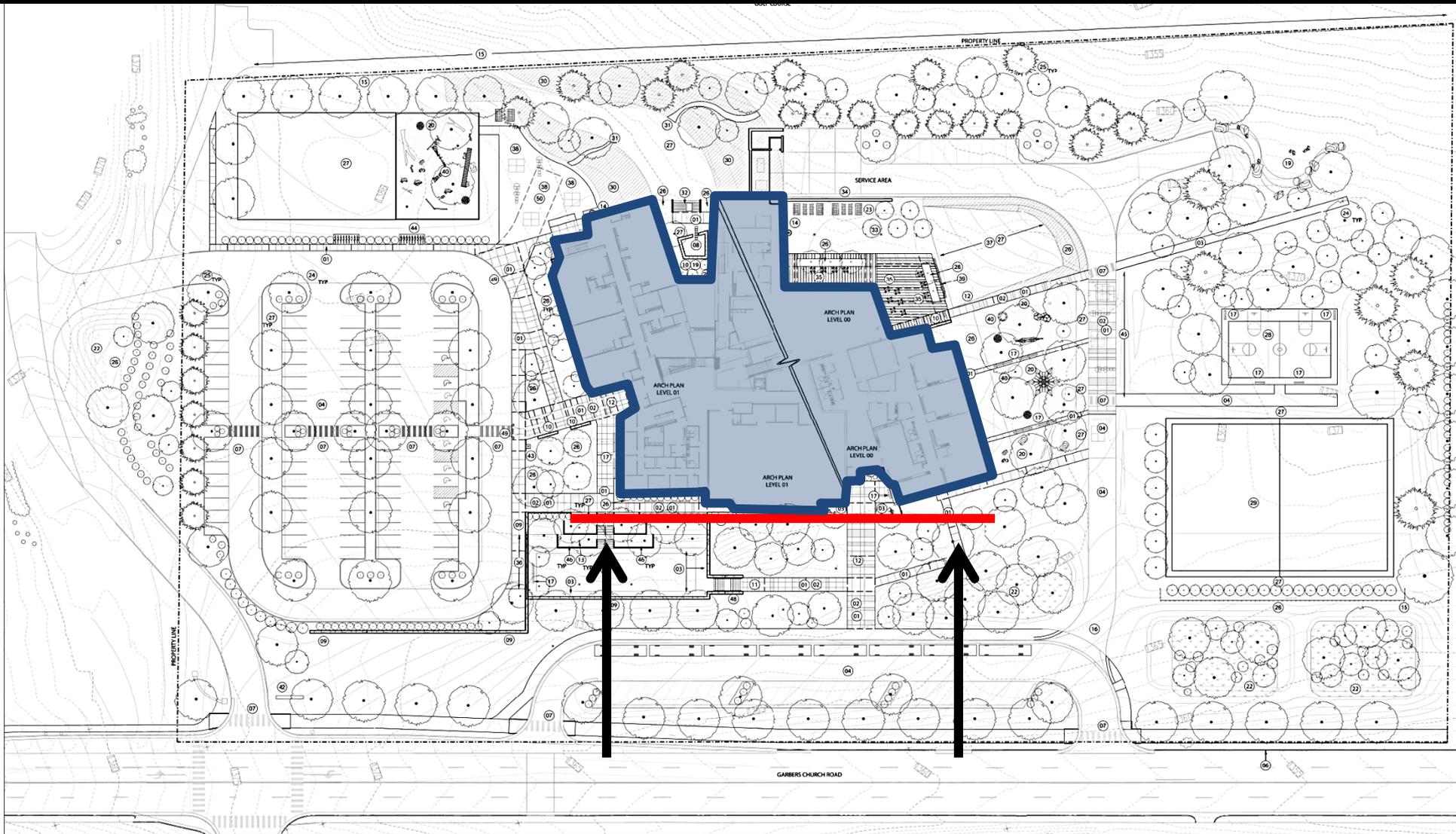


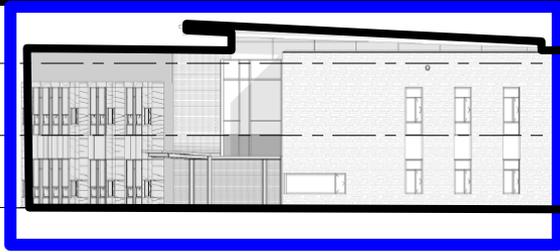
COURSE

WILSON

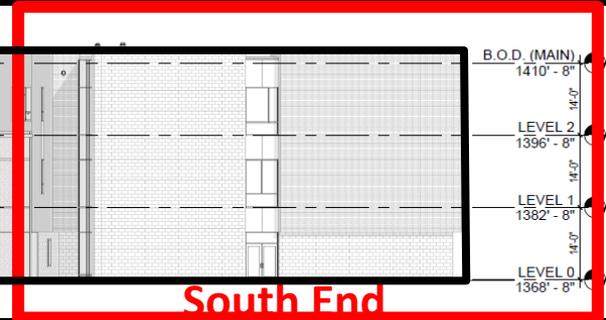
CROSSROADS
Valley Heritage & Golf Course



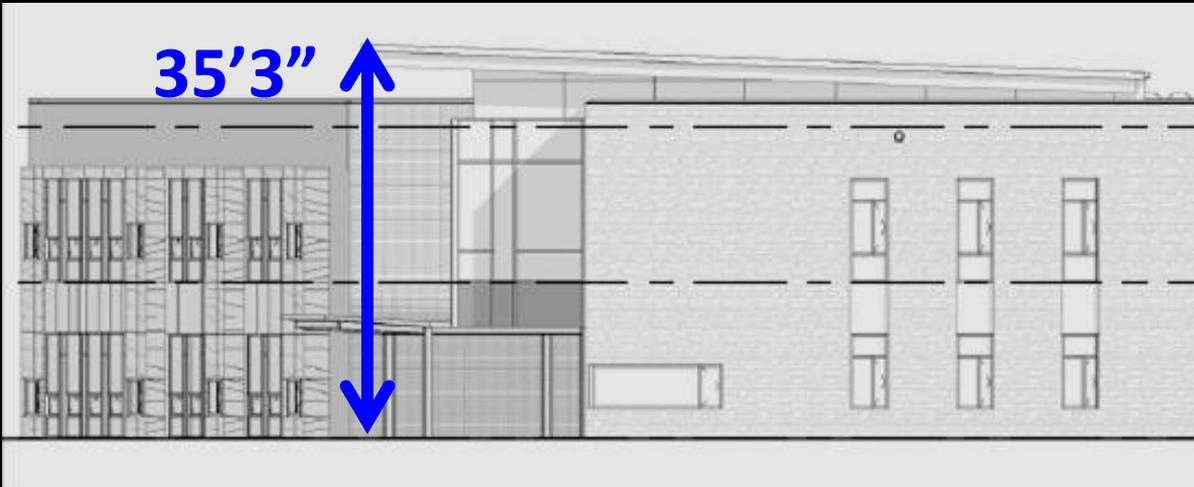




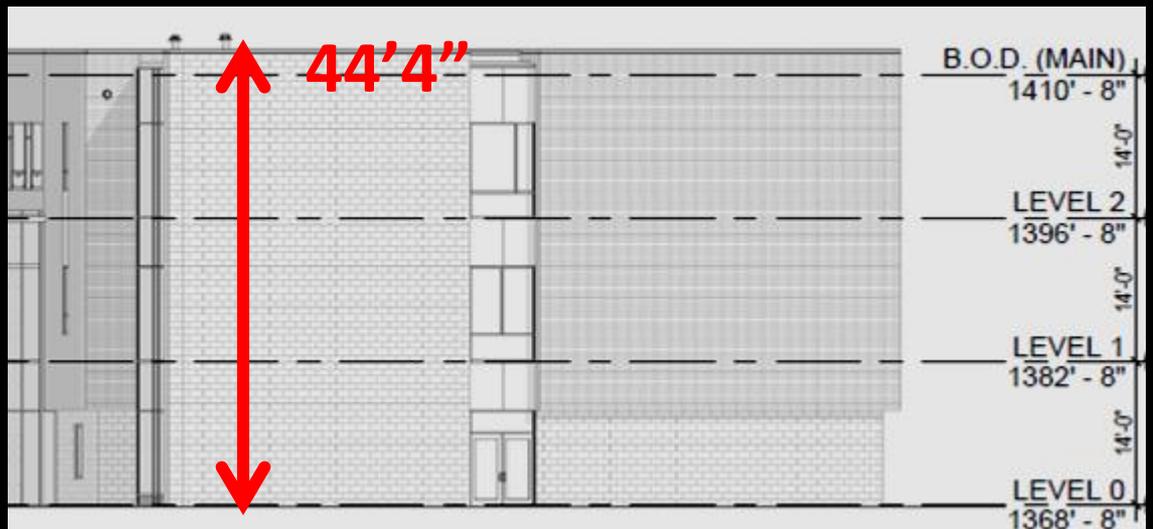
North End



South End



35'3"



44'4"



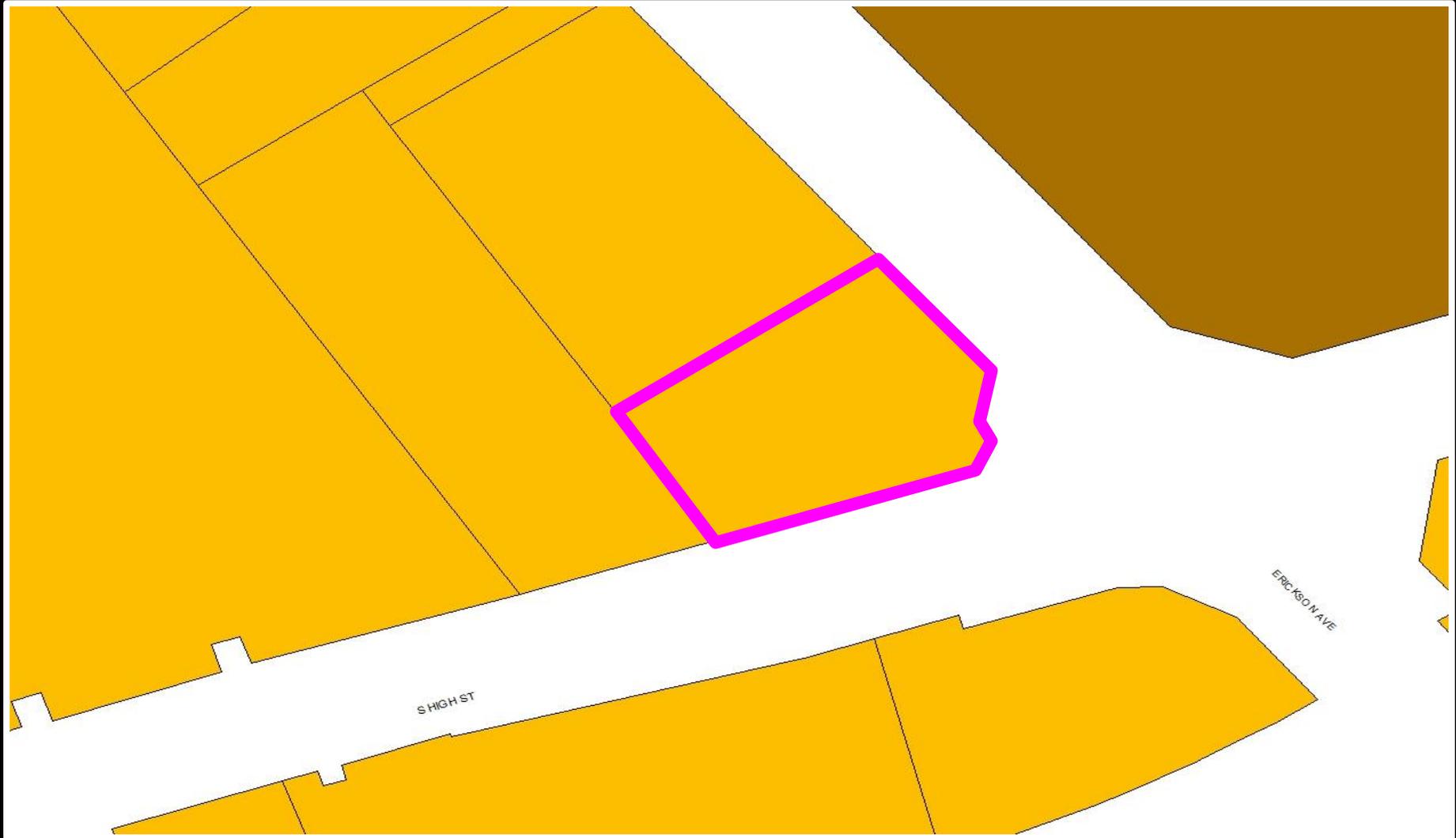
NO PARKING

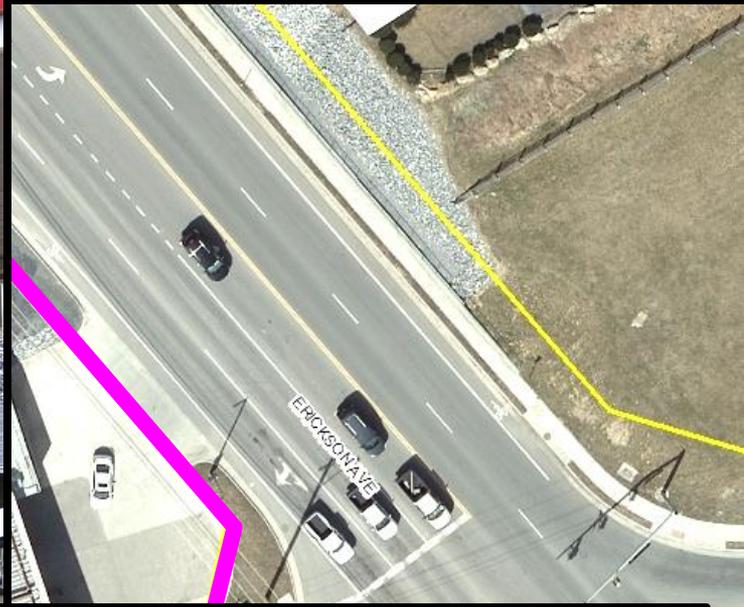
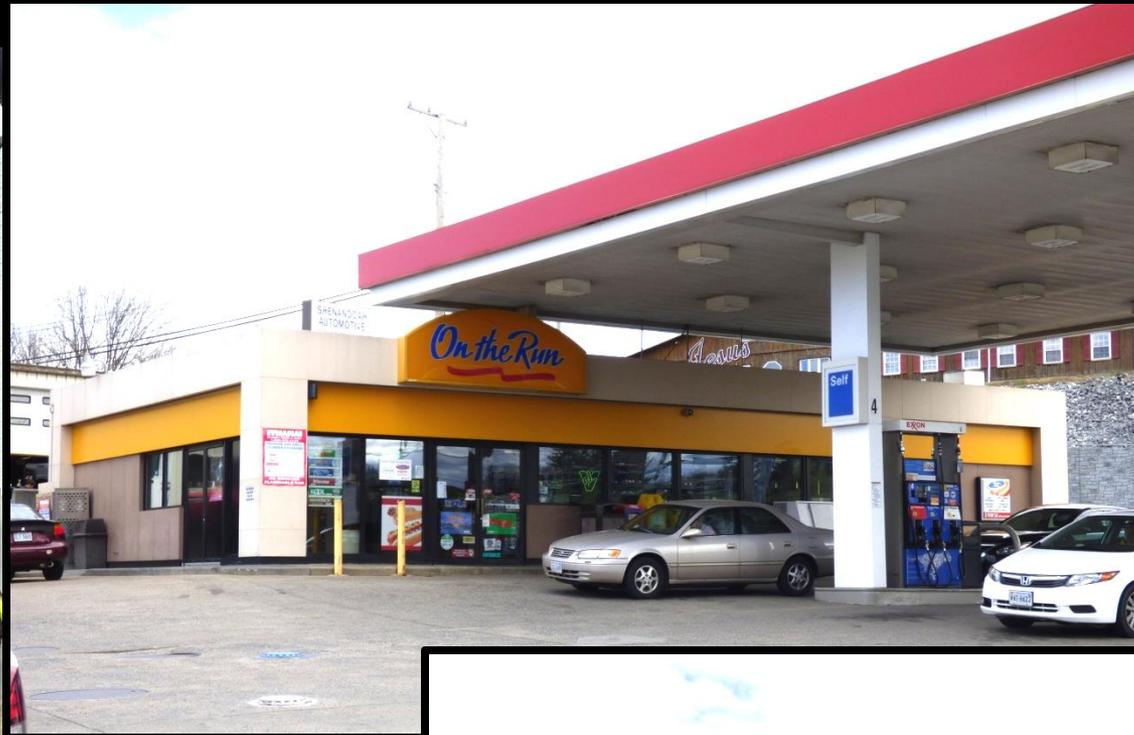




1911 South High Street

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









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'

70.77'

67.87'

39.67'

31.12'

5.00'

2.00'

PROPOSED BUILDING 3,396 SF (YELLOW HATCH)

18' (TYP)

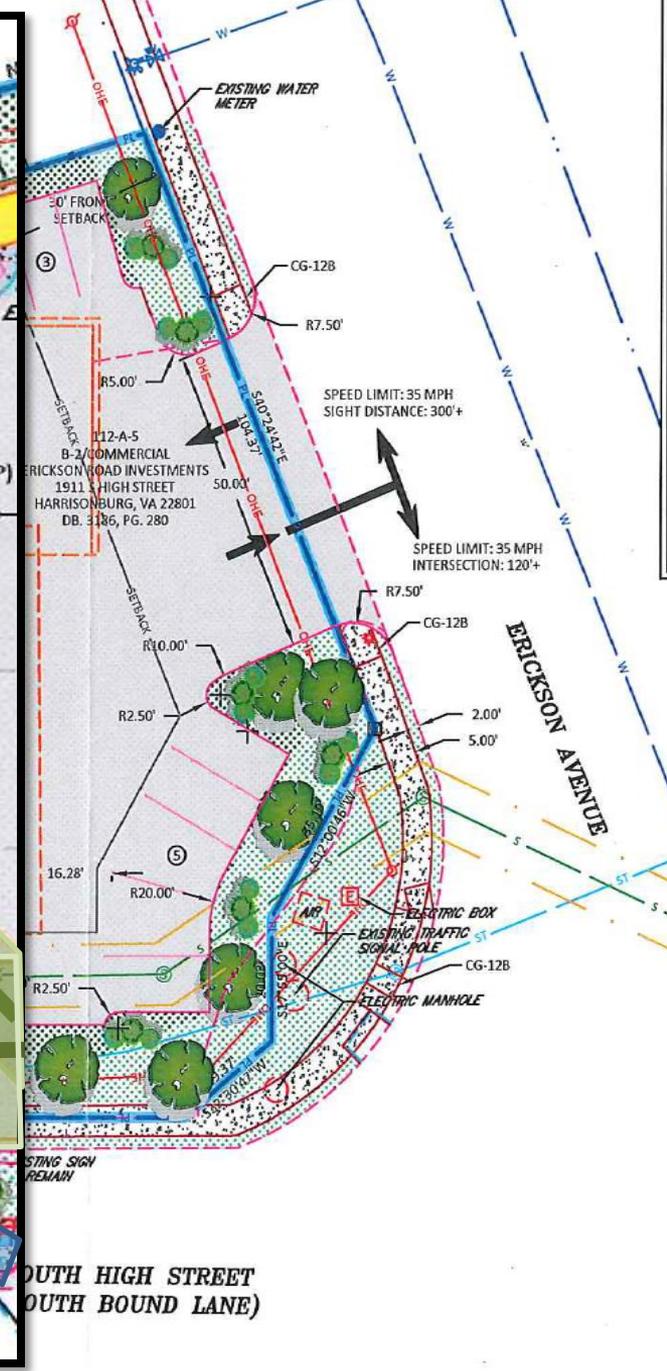
9' (TYP)

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 ADJACENT PROPERTY.

PROPOSED SEWER RELOCATION

EXISTING GRAVEL TO BE REMOVED, AREA TOPSOILED AND SEED



SOUTH HIGH STREET (SOUTH BOUND LANE)

ERICKSON AVENUE

SPEED LIMIT: 35 MPH SIGHT DISTANCE: 300'+

SPEED LIMIT: 35 MPH INTERSECTION: 120'+

112-A-5 B-2/C COMMERCIAL ERICKSON ROAD INVESTMENTS 1911 S HIGH STREET HARRISONBURG, VA 22801 DB. 3186, PG. 280

ELECTRIC BOX EXISTING TRAFFIC SIGNAL POLE ELECTRIC MANHOLE

EXISTING SIGN REMAIN



Rezoning

245 East Water Street

B-2 to B-1 Conditional





S. MASON ST

E. WATER ST

NEWMAN AVE

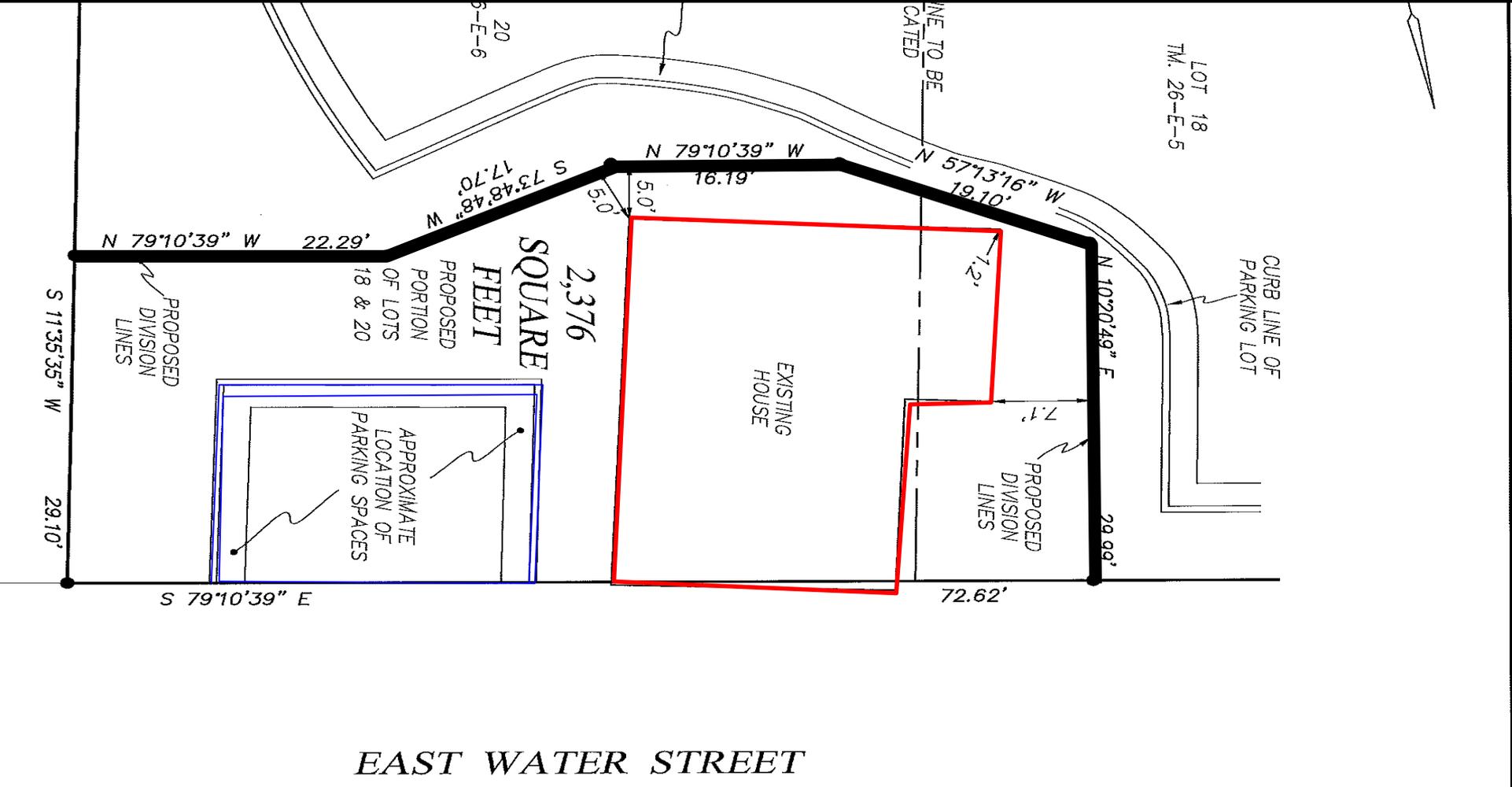






The applicant proffered the following:

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

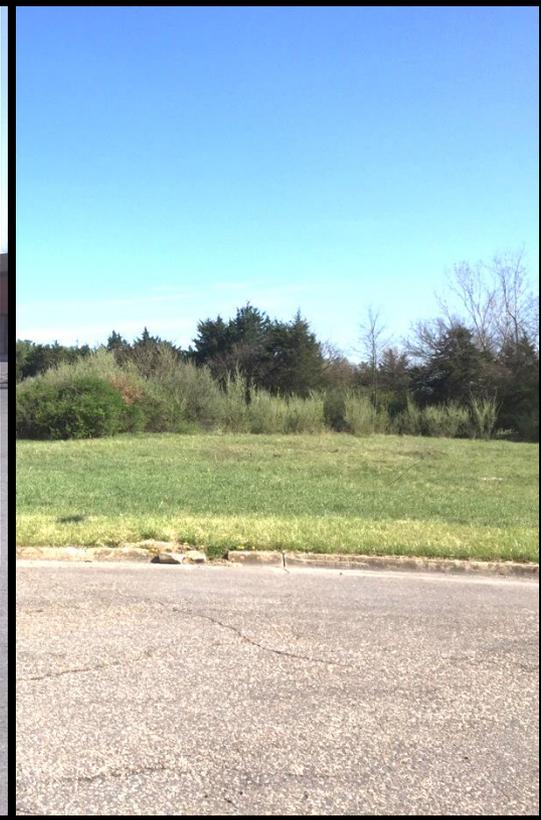
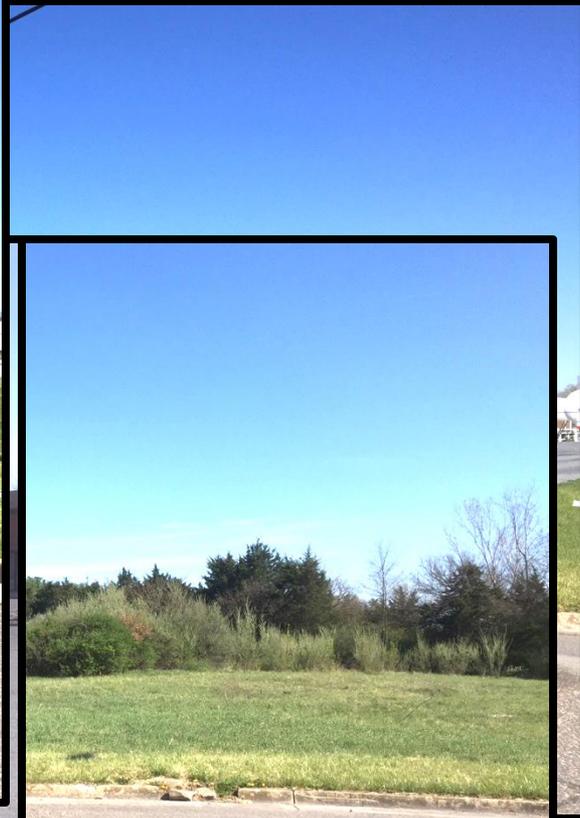
Approval of Section 10-2-41(e) and Variance to 10-2-41(a)

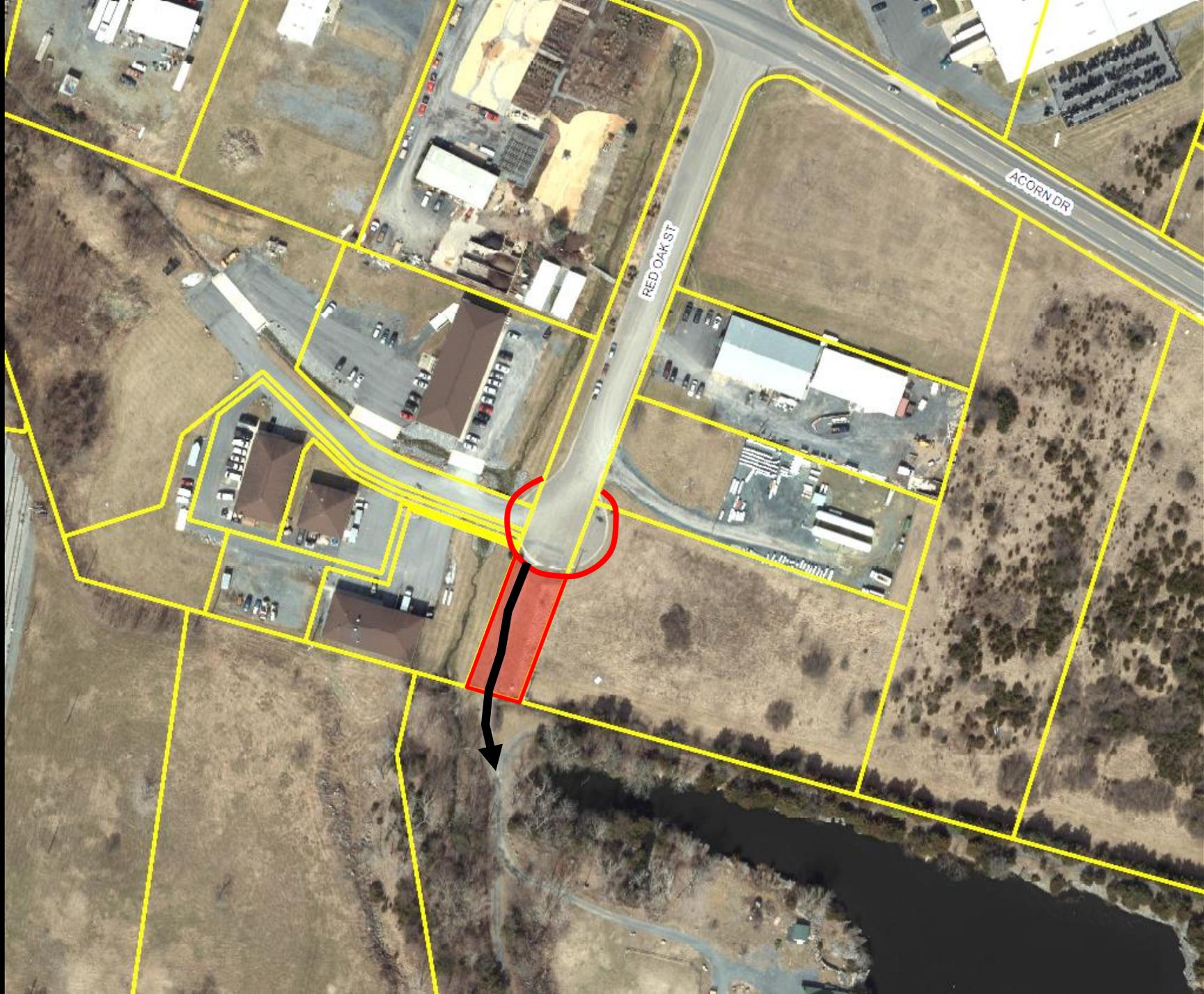




PLANNING
CONSTRUCTION
SCHEDULE

STREET CLOSING
SCHEDULE



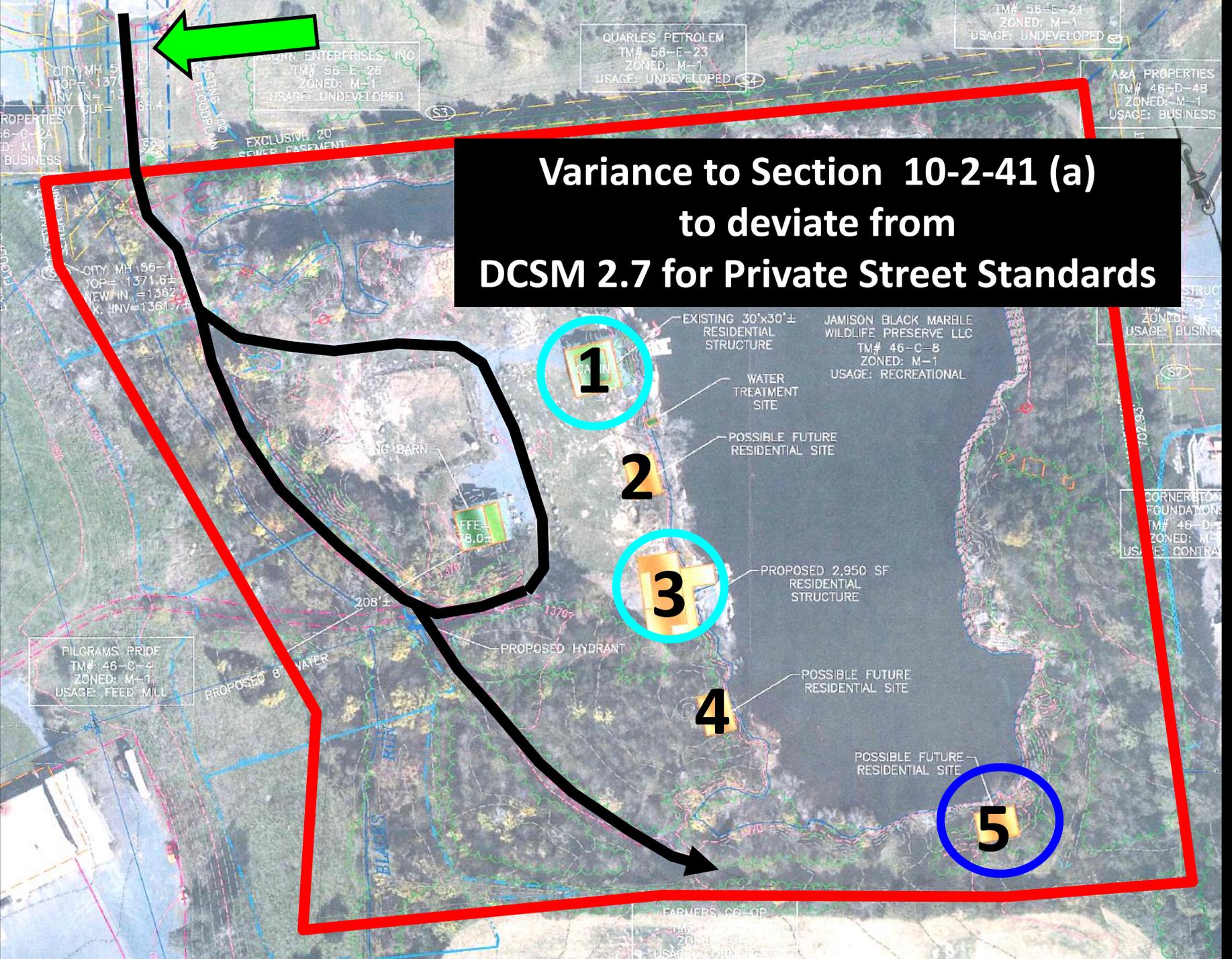


ACORN DR

RED OAK ST



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



1

2

3

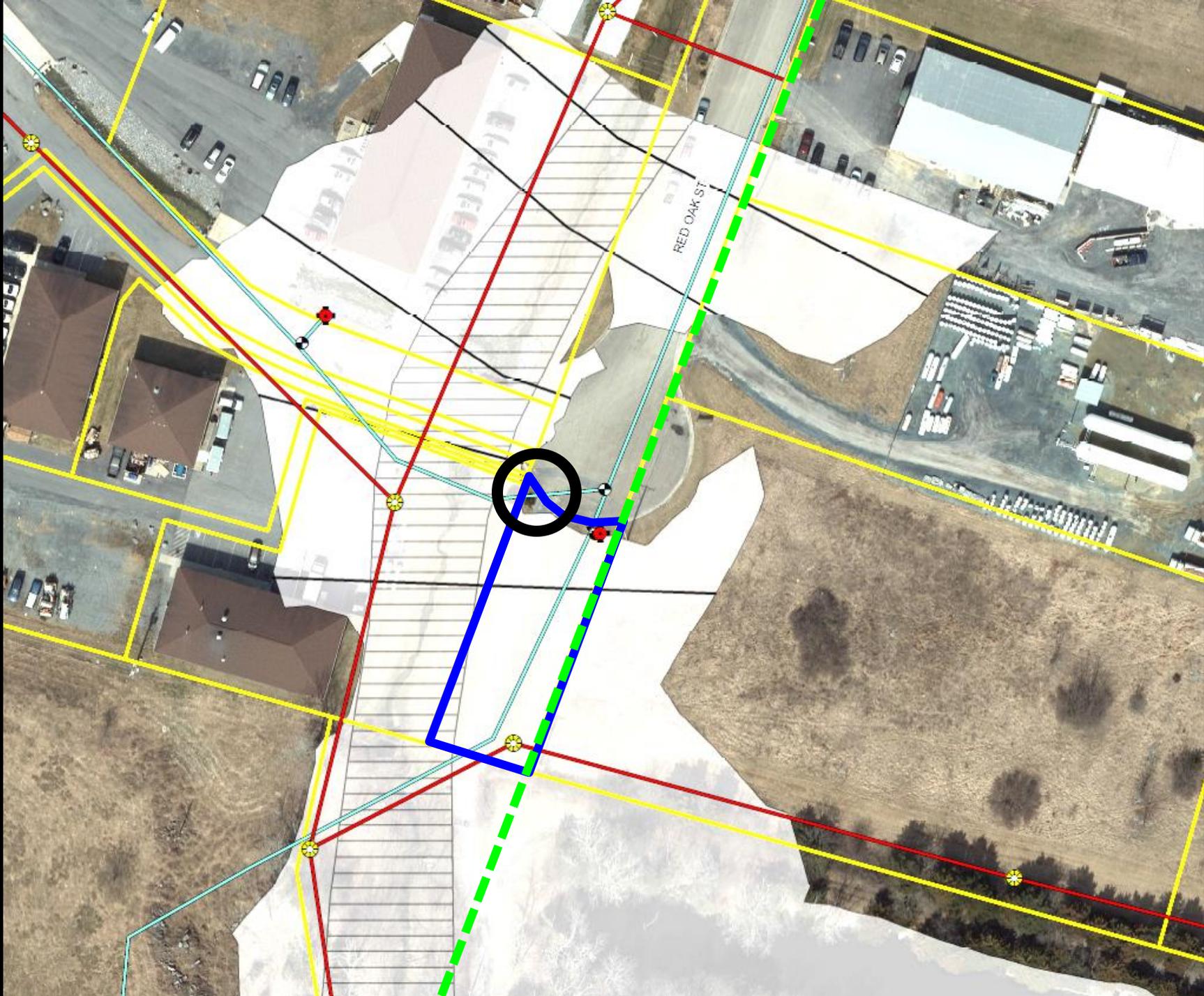
4

5

The SUP was approved with the following conditions:

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





RED OAK ST

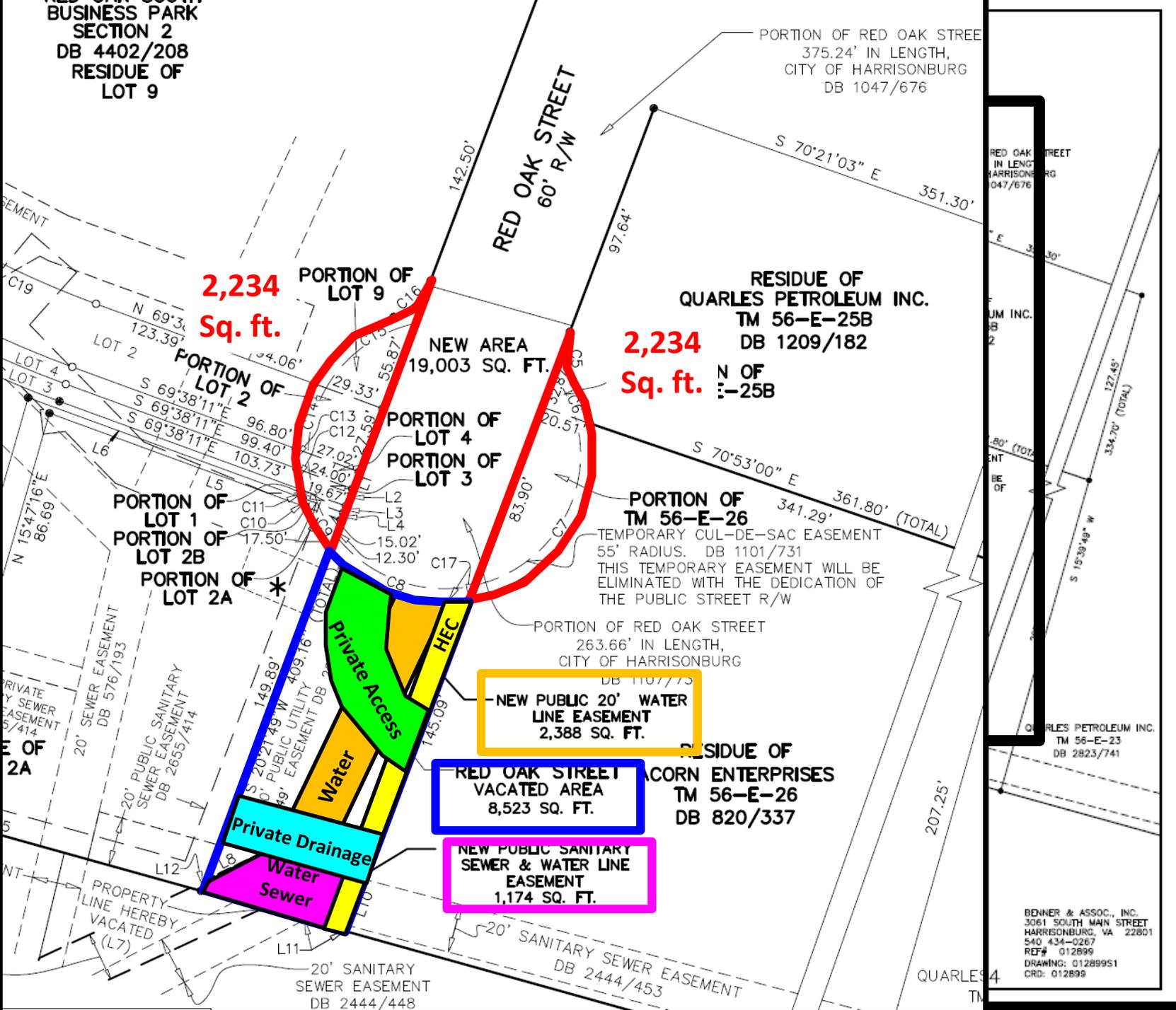


**BUSINESS PARK
SECTION 2
DB 4402/208
RESIDUE OF
LOT 9**



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**

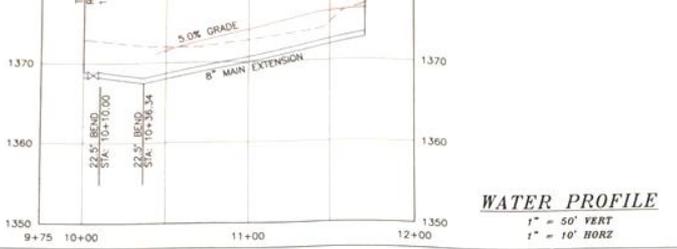
**RESIDUE OF
ACORN ENTERPRISES
TM 56-E-26
DB 820/337**

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

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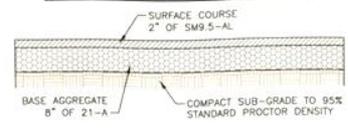
TM# 56-E-26
 ZONED: M-1
 FEMA FLOOD ZONE: [Y] SEE PLAN
 CURRENT USAGE: VACANT
 1.85 ACRES

VICINITY MAP
 1" = 1000'

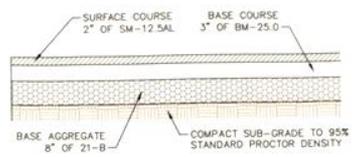


WATER PROFILE

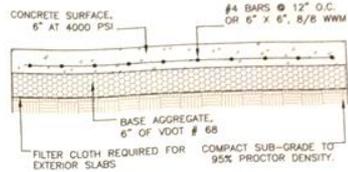
1" = 50' VERT
 1" = 10' HORIZ



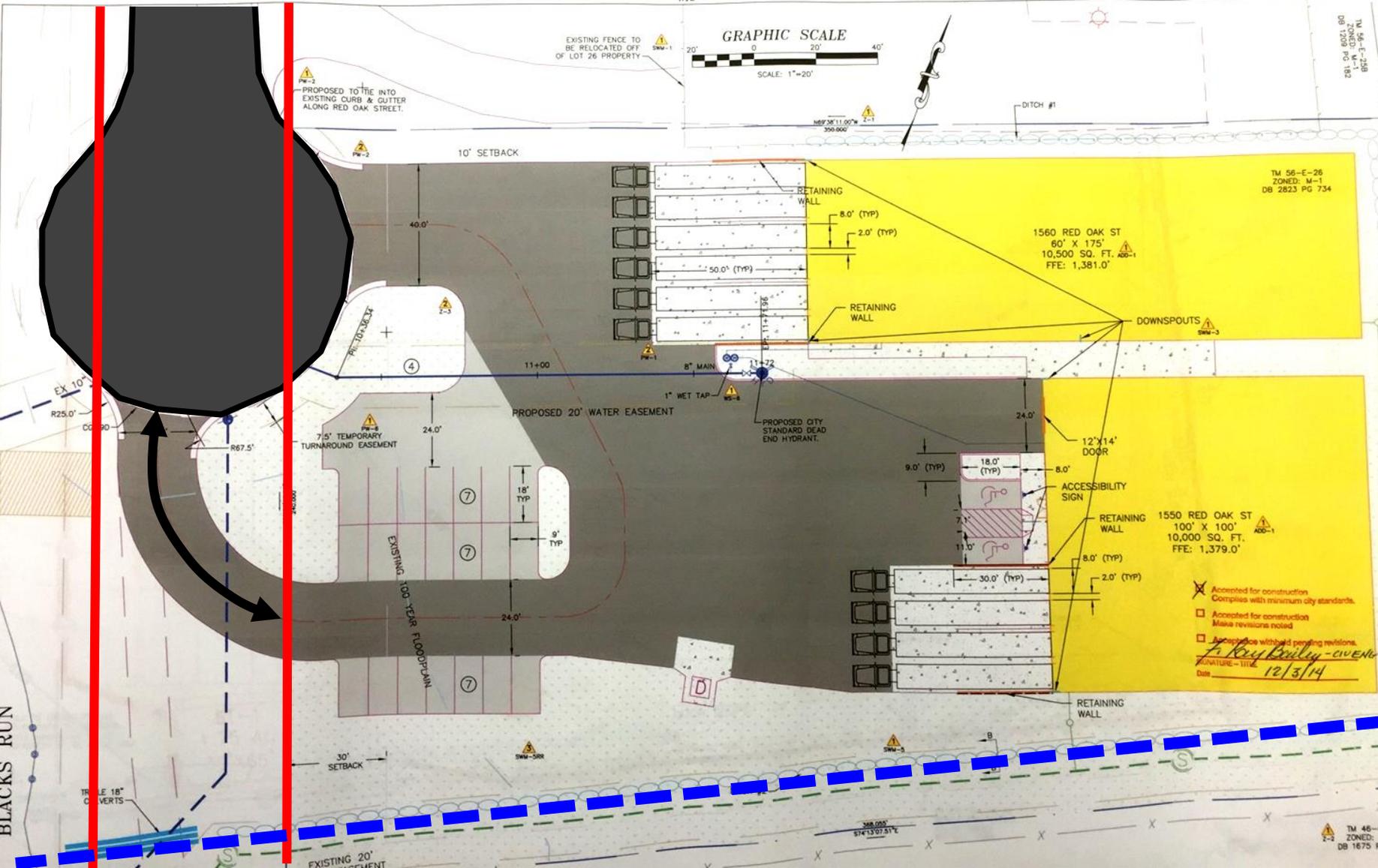
LIGHT PAVEMENT SECTION



HEAVY PAVEMENT SECTION



HEAVY CONCRETE SECTION



GRAPHIC SCALE

TM 56-E-26
 ZONED: M-1
 DB 2823 PG 734

1550 RED OAK ST
 100' X 100'
 10,000 SQ. FT.
 FFE: 1,379.0'

Accepted for construction
 Complex with minimum city standards.
 Accepted for construction
 Make revisions noted
 Accepted for construction without pending revisions.
A. Key Bailey - owner
 SIGNATURE - DATE
 Date 12/3/14

TM 46-C-8
 Z-2
 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

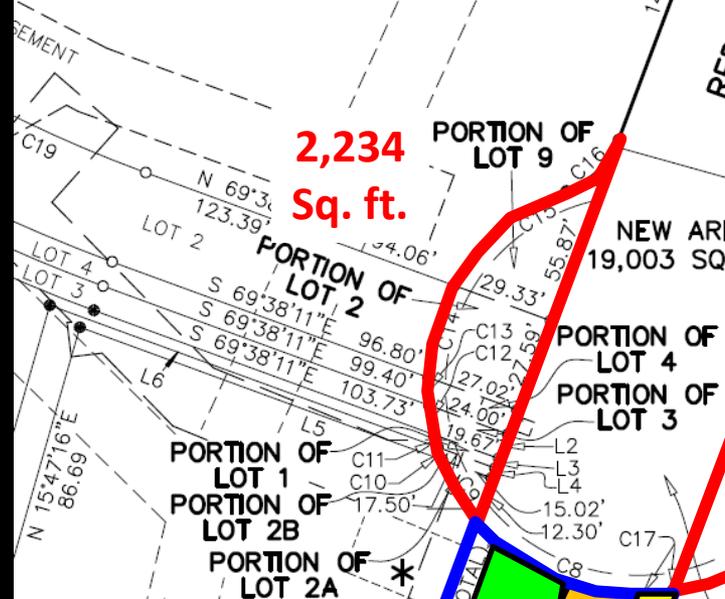
RED OAK STREET
60' R/W

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

2,234
Sq. ft.

2,234
Sq. ft.

NEW AREA
19,003 SQ. FT.



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

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

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

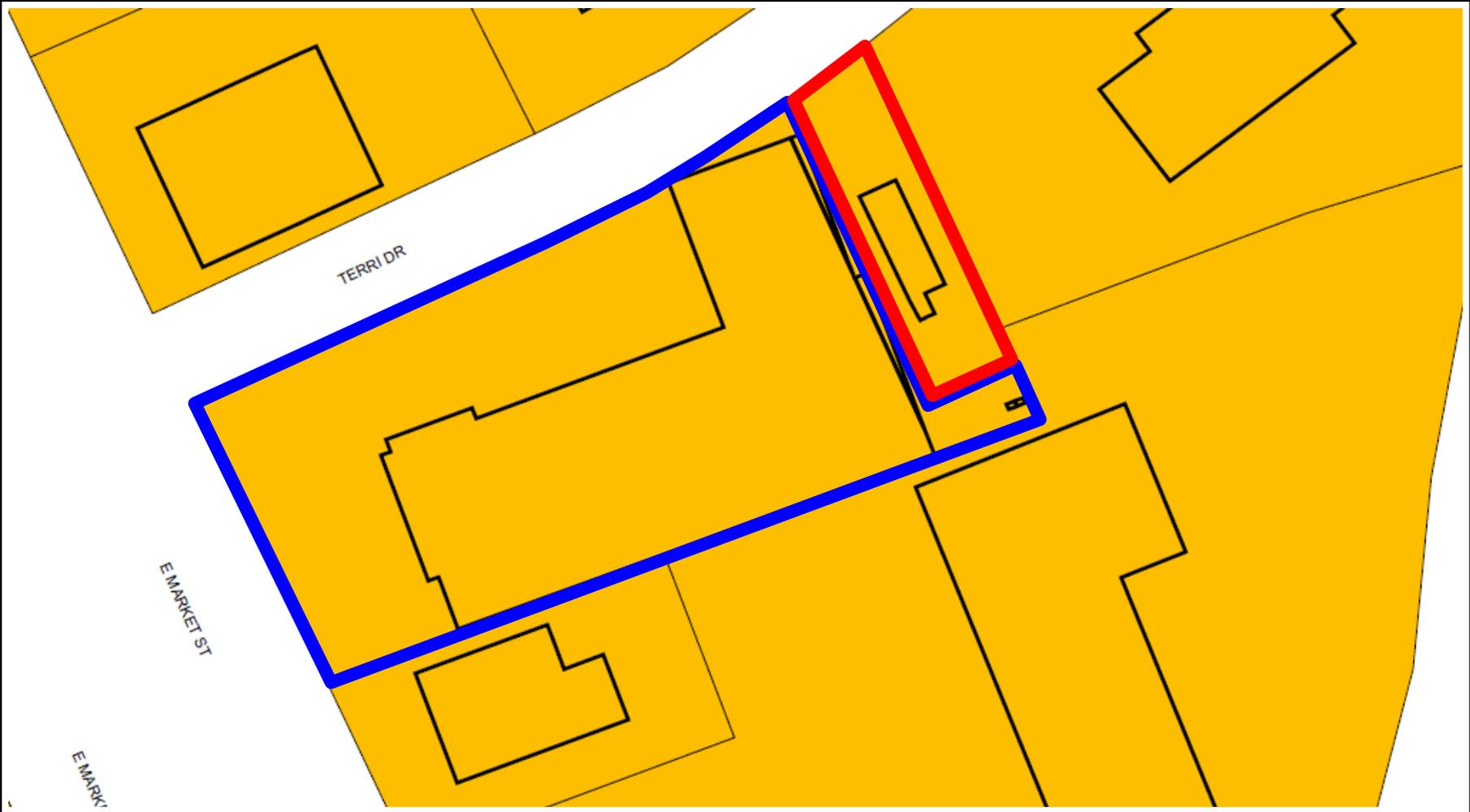
NEW PUBLIC SANITARY
SEWER & WATER LINE
EASEMENT
1,174 SQ. FT.

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

207.25'

QUARLES
TM

1854 East Market Street & 22 Terri Drive Comprehensive Sign Plan





TERRI DR

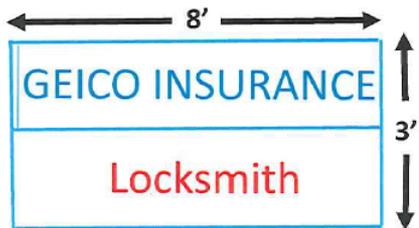
E MARKET ST

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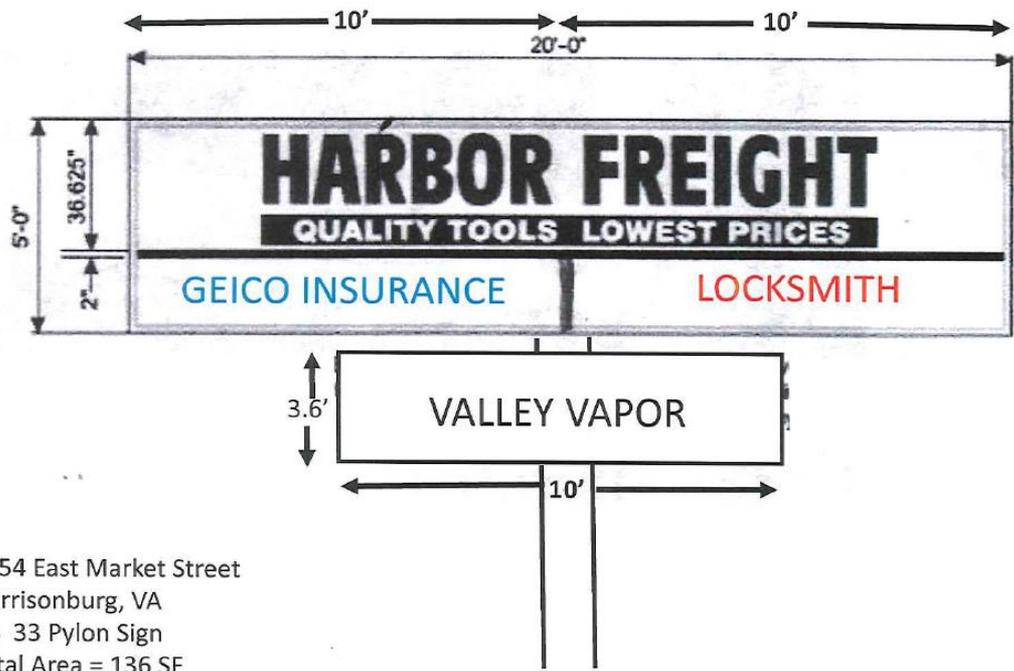
11-7-6.1 - Special Regulations for the B-2, General Business District

- (1) Requires freestanding advertising signs to be located on the same site as the uses they advertise.

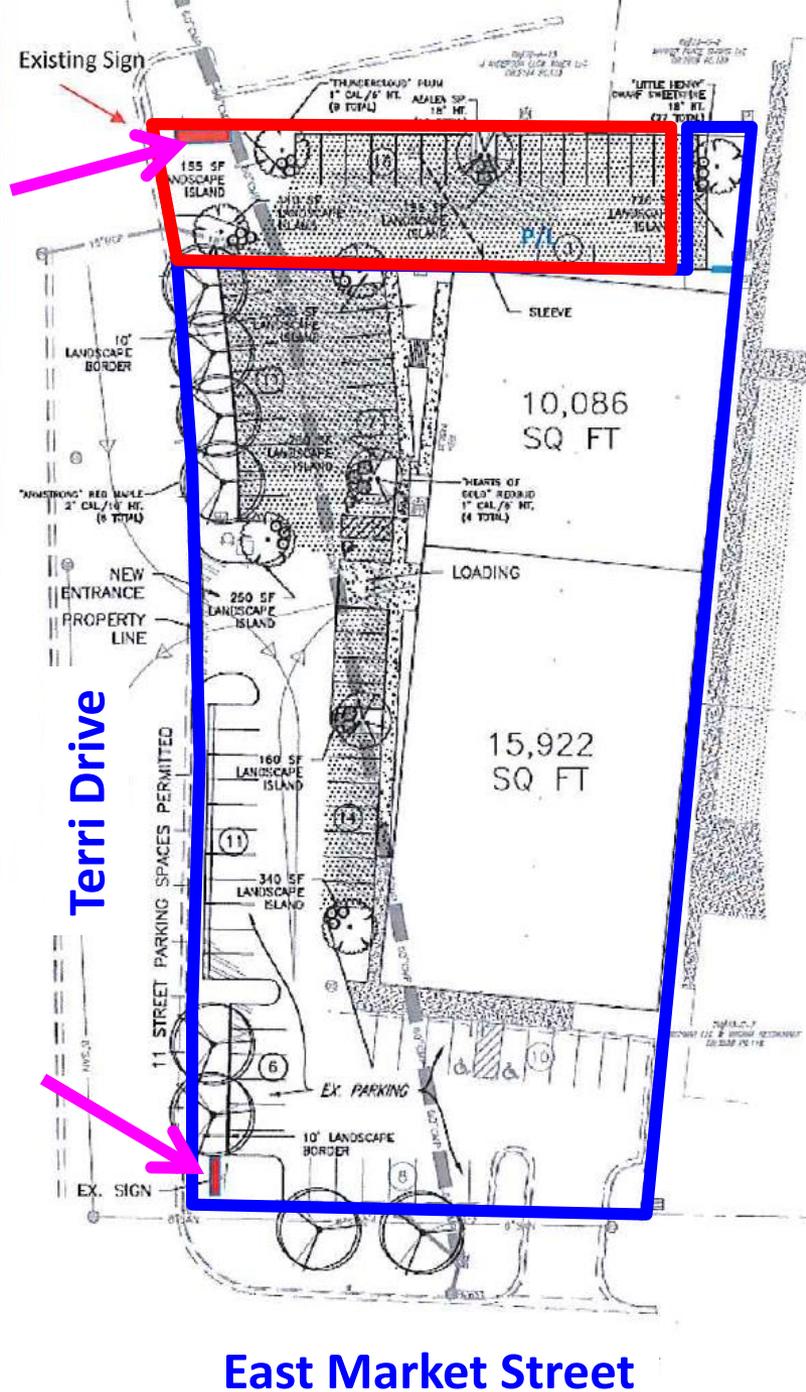
- (9) Allows for the request of a **Comprehensive Sign Plan**, which can only be approved by City Council, to allow shopping centers, multi-tenanted buildings, or multiple parcels that are commonly owned or are operated as a unified commercial space, to display **otherwise non-permitted signage associated 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



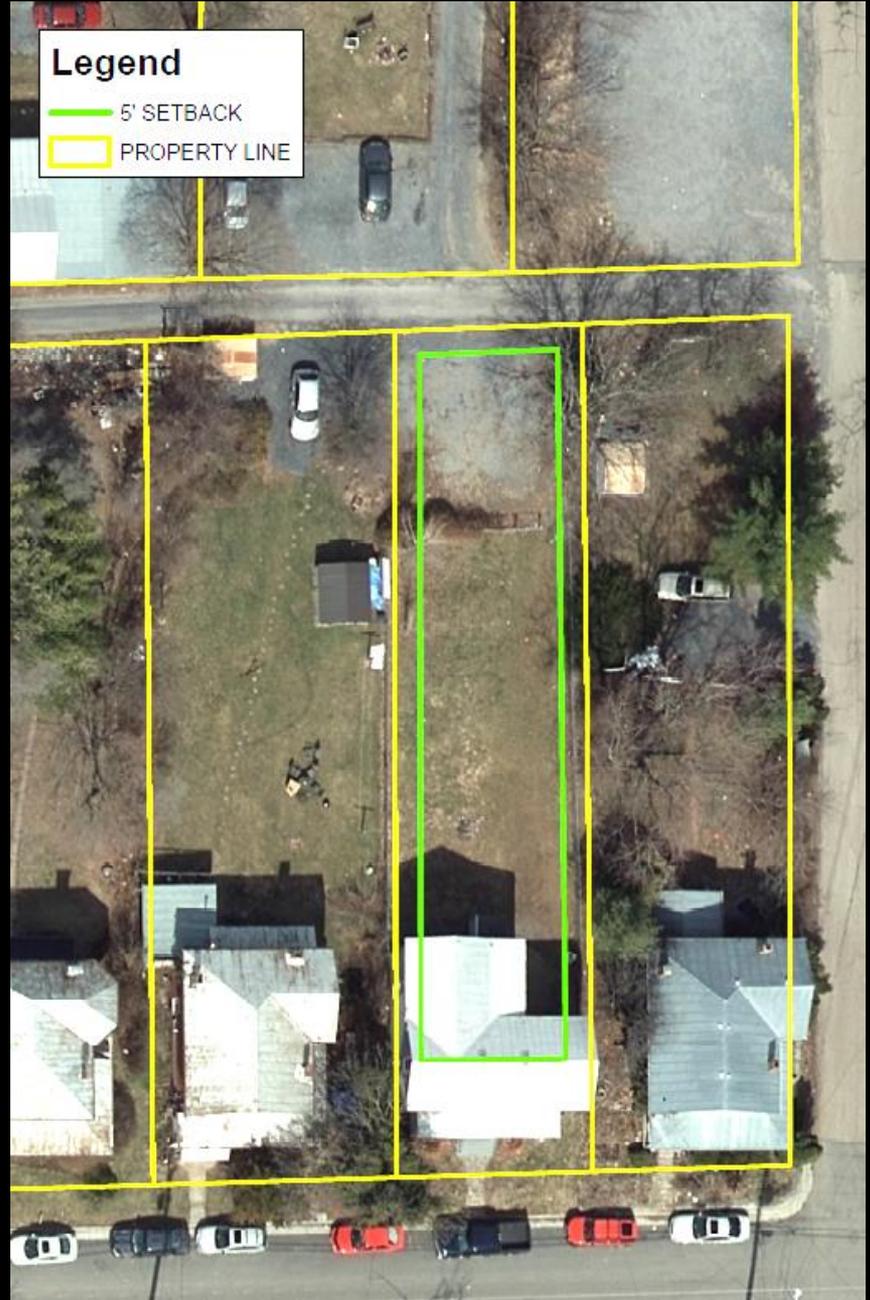
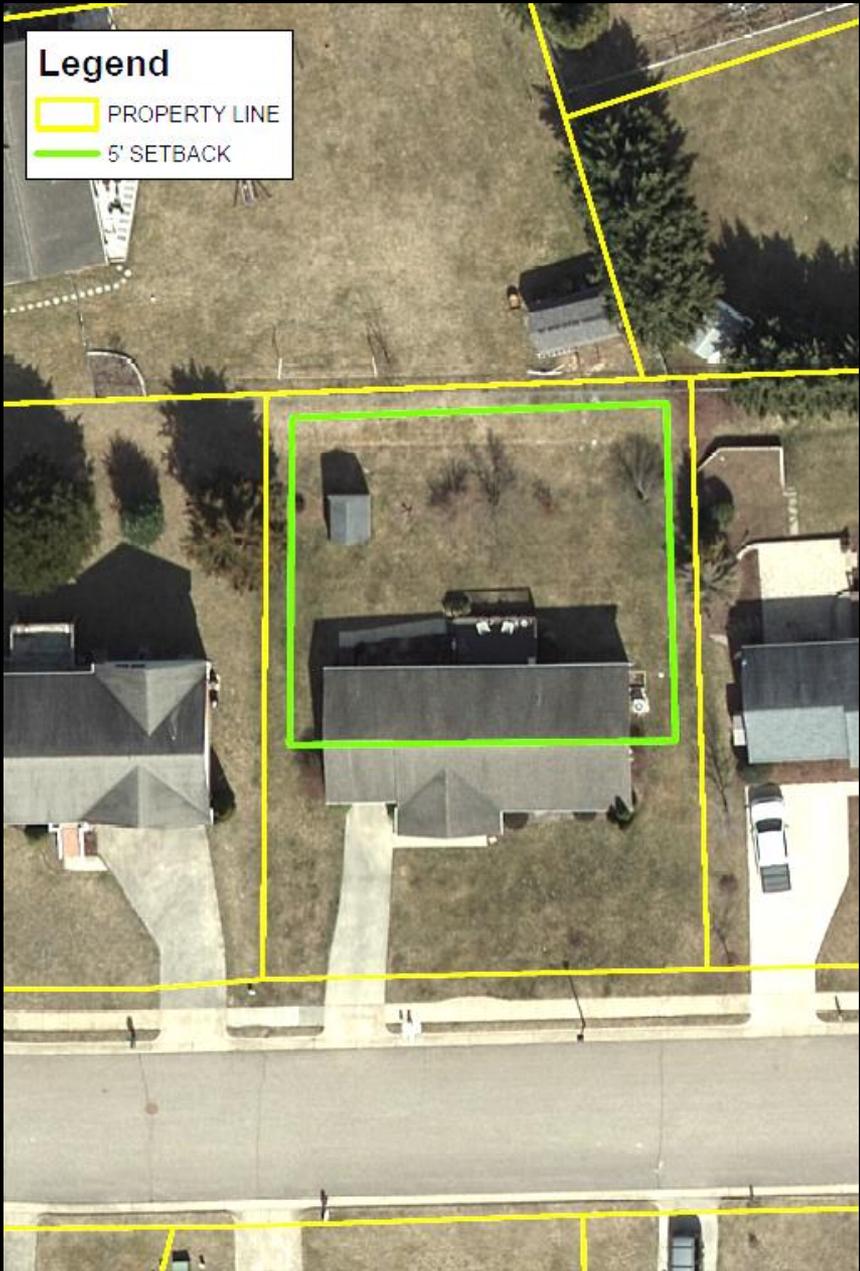
- **Whether the lot size threshold of 2 acres should be reduced**
 - **Eliminate the 2 acre minimum; no minimum lot size**
- **If there should be a “neighbor’s approval” added to the permit process**
 - **Not require a neighbor waiver**
- **Whether a certain number of permits should be issued within 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.**



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

<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
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.

