



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Meeting Agenda Planning Commission

Wednesday, May 8, 2024

6:00 PM

Council Chambers

1. Call To Order

2. Roll Call/Determination of Quorum

3. Approval of Minutes

3.a Minutes from the April 10, 2024 Planning Commission Meeting

Attachments: [Minutes](#)

4. New Business - Public Hearings

4.a. Consider a request from Trustees Chicago Avenue Mennonite Church for a special use permit to allow a child day care center at 1552 South High Street

Attachments: [Memorandum](#)
[Site Maps](#)
[Application and Supporting Documents](#)

4.b. Consider a request from Mehre Tu Zeray Tekle and Rahel Yosief Hailu for a rezoning to amend the Brookside Park Master Plan to create exceptions for 979 Roberts Court

Attachments: [Memorandum](#)
[Site Maps](#)
[Application and supporting documents](#)
[2006 Brookside Master Plan with 2007 and 2011 Amendments](#)

4.c. Consider amending the Zoning Ordinance to define and regulate the location of skill games

Attachments: [Memorandum](#)
[Proposed Zoning Ordinance Amendments Regarding Tobacco, Smoke or Vape](#)
[Map Titled Potential Skill Game Locations and Tobacco, Smoke, or Vape Shop](#)
[Property and Business Owner Notification](#)

4.d. Consider amending the Zoning Ordinance to further regulate the location of tobacco, smoke, or vape shops

Attachments: [Memorandum](#)
[Proposed Zoning Ordinance Amendments Regarding Tobacco, Smoke or Vape](#)
[Map Titled Potential Skill Game Locations and Tobacco, Smoke, or Vape Shop](#)
[Property and Business Owner Notification](#)

5. New Business - Other Items

- 5.a.** Consider a request from Cobblers Valley Development LLC to preliminarily subdivide 585 Pear Street

Attachments: [PC Memorandum](#)
[Site Maps](#)
[Application and Supporting Documents](#)
[2024 Approved Proffers \(Cobblers Valley\)](#)

- 5.b.** Consider a request from J&D Group LLC to preliminarily subdivide 465 Pear Street

Attachments: [PC Memorandum](#)
[Site Maps](#)
[Application and Supporting Documents](#)
[Draft Declaration and Covenants](#)
[2024 Approved Proffers](#)

- 5.c.** Planning Commission Annual Report 2023

Attachments: [2023 Planning Commission Annual Report](#)

- 5.d.** Community Development Annual Report 2023

Attachments: [2023 Community Development Annual Report](#)

6. Public Comment

7. Report of Secretary & Committees

7.a. Rockingham County Planning Commission Liaison Report

7.b. Board of Zoning Appeals Report

7.c. City Council Report

8. Other Matters

- 8.a.** Review Summary of next month's applications

9. Adjournment

NOTE TO THE PUBLIC

Staff will be available at 4:00 p.m. on the Tuesday before the next Planning Commission meeting for those interested in going on a field trip to view the sites on the next agenda.

INTERPRETATION SERVICES

Language interpretation service in Spanish, Arabic and Kurdish is available for Planning Commission meetings. To ensure that interpreters are available at the meeting, interested persons must request the accommodation at least four (4) calendar days in advance of the meeting by contacting the City Clerk at (540) 432-7701 or by submitting a request online at: www.harrisonburgva.gov/interpreter-request-form

El servicio de intérpretes inglés-español está disponible para las reuniones públicas de la Comisión de Planificación. Para asegurar la disponibilidad de intérpretes, cualquier interesado deberá solicitar la presencia de un intérprete al menos cuatro (4) días calendarios antes de la reunión comunicándose con la Secretaría Municipal al (540) 432-7701 o por medio de la página por internet al:

<https://www.harrisonburgva.gov/interpreter-request-form>

NOTE TO THE PUBLIC

Residents/Media will be able to attend the meeting.

The Public can also view the meeting live on:

- The City's website, <https://harrisonburg-va.legistar.com/Calendar.aspx>
- Public Education Government Channel 3

A phone line will also be live where residents will be allowed to call in and speak with Planning Commission during the Public Hearings and the Public Comments portion of the night's meeting. We ask those that wish to speak during the public comment period to not call in until after all the public hearings and public comment on those have been heard. This will avoid anyone calling on any other item from holding up the queue and then being asked to call back at a later time.

The telephone number to call in is: (540) 437-2687

Residents also may provide comment prior to the meeting by visiting this page: www.harrisonburgva.gov/agenda-comments