



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Meeting Agenda Planning Commission

Wednesday, November 8, 2023

6:00 PM

Council Chambers

1. Call To Order

2. Roll Call/Determination of Quorum

3. Approval of Minutes

3.a. Minutes from the October 11, 2023 Planning Commission Meeting

Attachments: [Minutes](#)

4. New Business - Public Hearings

4.a. Consider a request from Patricia Valle-Alvarez to rezone 505 Northglen Lane

Attachments: [Memorandum](#)
[Extract from Planning Commission](#)
[Site Maps](#)
[Application and Supporting documents](#)
[PC Memorandum](#)
[Notice of Public Hearing](#)
[Surrounding Property Owners Notice](#)
[PowerPoint Presentation](#)

4.b. Consider a request from Mohammed Hewa to rezone 1149 Clay Street

Attachments: [Memorandum](#)
[Extract from Planning Commission](#)
[Site Maps](#)
[Application and Supporting Documents](#)
[PC Memorandum](#)
[Notice of Public Hearing](#)
[Surrounding Property Owners Notice](#)
[PowerPoint Presentation](#)

4.c. Consider a request from Harginia LLC to rezone 1300, 1302, and 1316 South Main Street

Attachments: [PC Memorandum](#)
 [Site Maps](#)
 [Application and Supporting Documents](#)
 [11-8-2023 Minutes Excerpt](#)

- 4.d. Consider amending the Zoning Ordinance to amend the definition of “Family” and add “Recovery Residence” use

Attachments: [Memorandum ZO Amend \(Recovery Residences\)](#)
 [Extract from Planning Commission](#)
 [Updated Proposed Zoning Ordinance Amendments as proposed by Planning Co](#)
 [Meeting minutes from the December 14, 2022, Planning Commission meeting a](#)
 [Code of Virginia Section 15.2-2291. Assisted living facilities and group homes o](#)
 [July 17, 2022 Letter from Steven G. Polin, Esq.](#)
 [Joint Statement of the DHUD and DOJ on Fair Housing Act](#)
 [Public comments received as of November 3, 2023](#)
 [PC Memorandum](#)
 [Proposed Zoning Ordinance Amendments](#)
 [Notice of Public Hearing](#)
 [Surrounding Property Owners Notice](#)
 [PowerPoint Presentation](#)

5. New Business - Other Items

6. Unfinished Business

7. Public Comment

8. Report of Secretary & Committees

8.a. Rockingham County Planning Commission Liaison Report

8.b. Board of Zoning Appeals Report

8.c. City Council Report

9. Other Matters

9.a. Review Summary of next month's applications

10. 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