



# City of Harrisonburg

409 S. Main Street  
Harrisonburg, VA 22801

## Meeting Agenda - Final-revised City Council

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Tuesday, February 13, 2024

7:00 PM

Council Chambers

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**1. Roll Call**

**2. Invocation**

**3. Pledge of Allegiance**

**4. Special Recognition**

**5. Consent Agenda (any item placed on the consent agenda shall be removed and taken up as a separate matter, if so requested by any member of Council, otherwise all items will be voted on with one (1) motion)**

**5.a. Minutes from the January 23, 2024 City Council Work Session and Regular Meeting**

Presented By: Pamela Ulmer, City Clerk

**Attachments:** [Minutes](#)

**5.b. Consider a request from Cobblers Valley Development LLC to rezone 585 Pear 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](#)  
[12-19 3a. Cobblers Valley Minutes Extraction](#)

- 5.c. Consider a request from J&D Group LLC to rezone two parcels at 465 Pear Street and Pear 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](#)

- 5.d. Consider approving a supplemental appropriation for the Edward Byrne Memorial Justice Assistance Grant

**Attachments:**      [Agenda Item - 23-420 Consider an Edward Byrne Memorial Justice Assistance Grant](#)  
[2023 Supplemental Appropriation - BYRNE Grant Funds](#)  
[Award Package FAW-178838](#)

## 6. Public Hearings

- 6.a. Consider a request from Harrisonburg Redevelopment & Housing Authority to rezone 715 North Main Street

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

## 7. Regular Items

- 7.a. Blue Ridge Community College annual update

- 7.b. Consider a request from EP Harrisonburg Owner LLC to preliminarily subdivide three parcels totaling a +/- 62.5-acres addressed as 1010 Garbers Church Road and 1645 Erickson Avenue

**Attachments:**     [Memorandum](#)  
                          [Extract from Planning Commission](#)  
                          [Application and supporting documents](#)  
                          [2023 Master Plan and Proffers](#)  
                          [PC Memorandum](#)  
                          [PowerPoint presentation](#)

- 7.c. Consider adopting a resolution designating the site for the proposed BJ Searles Development, a Revitalization Area.

**Attachments:**     [Memorandum](#)  
                          [Resolution](#)  
                          [Executed Resolution](#)

- 7.d. ARPA Pedestrian Project Update

**Attachments:**     [Memorandum](#)  
                          [PowerPoint Presentation](#)

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

**Attachments:**     [Memorandum with addt info from City Attorney](#)  
                          [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](#)  
                          [Proposed revised ordinance reflecting amendments](#)  
                          [Notice of Public Hearing](#)  
                          [Surrounding Property Owners Notice](#)  
                          [PowerPoint Presentation](#)  
                          [executed ordinance](#)

## 8. Special Event Application Requests

## 9. Supplementals

- 9.a. Consider a supplemental appropriation for the purchase of real estate

Attachments:      [Memorandum](#)  
                                 [Supplemental Appropriation](#)

## 10. Other Matters

- 10.a. Comments from the public, limited to five minutes, on matters not on the regular agenda. (Name and address are required)

- 10.b. City Council and Staff

## 11. Boards and Commissions

- 11.a. Stormwater Advisory Committee (SWAC)

Attachments:      [Kurt Schick](#)  
                                 [Daniel Stone](#)  
                                 [Kent O'donohue](#)  
                                 [Chelsea Thomas](#)

- 11.b. Environmental Performance Standards Advisory Committee (EPSAC)

Attachments:      [William Howe](#)  
                                 [Doug Hendren](#)

- 11.c. Harrisonburg Electric Commission (HEC)

Attachments:      [HEC Letter](#)  
                                 [Michael Gochenour](#)  
                                 [Michael Frazier](#)  
                                 [Joseph Funkhouser](#)

- 11.d. Economic Development Authority

Attachments:      [Marc Lemmond - reappointment](#)

- 11.e. Building Code Board of Appeals

Attachments:      [Brian Koerner - reappointment](#)

## 12. Closed Session

- 12.a. Virginia Code Section 2.2-3711(A), under: Subsection 3 for a discussion of the acquisition of a real estate interest for a public purpose and for the discussion of the disposition of publicly held real estate;

### 13. Adjournment

#### **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 City Council 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](http://www.harrisonburgva.gov/agenda-comments)**

#### **Interpretation Services**

**Language interpretation service in Spanish, Arabic and Kurdish is available for City Council 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](http://www.harrisonburgva.gov/interpreter-request-form)**

**El servicio de intérpretes inglés-español está disponible para las reuniones públicas del consejo municipal. 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>**