



# City of Harrisonburg

409 S. Main Street  
Harrisonburg, VA 22801

## Meeting Agenda - Final-revised City Council

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Tuesday, December 10, 2024

7:00 PM

Council Chambers

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**1. Roll Call**

**2. Invocation**

**3. Pledge of Allegiance**

**4. Special Recognition**

**4.a. Resolution**

**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 November 26, 2024 City Council Meeting**

**Attachments:**     [minutes](#)

**5.b. Consider a request from Josue Elidio Pereira Coreas to rezone 731 Jefferson Street**

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

5.c. Consider a request from Lonnie and Linda Suter to rezone 1158 Rockingham Drive

**Attachments:**      [Memorandum RZ](#)  
[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 a request from Waterman Investments, LLC to amend Zoning Ordinance to modify regulations associated with minimum principal building setbacks for townhomes within the R-8 district

**Attachments:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Application and supporting documentation](#)  
[Current Ordinance Reflecting Recommended Amendments](#)  
[PC Memorandum](#)  
[Addt public commens](#)  
[Notice of Public Hearing](#)  
[Surrounding Property Owners Notice](#)  
[PowerPoint presentation](#)

- 5.e. Consider a request from Liberty Hall LC, Ordovician, L.C., and Aichus LLC to rezone properties addressed as 51, 75, 85 Waterman Drive, West Market Street, and Brickstone Court (Quarry Heights)

**Attachments:**      [Memorandum RZ](#)  
[Extract from Planning Commission](#)  
[Site maps](#)  
[Application and supporting documents](#)  
[Public comments received before October 4, 2024](#)  
[Public comments received between Oct 4 and Planning Commission public hearing](#)  
[PC Memorandum](#)  
[Addt Public Comment](#)  
[Notice of Public Hearing](#)  
[Surrounding Property Owners Notice](#)  
[PowerPoint presentation](#)  
[Updated Concept Plan](#)  
[Updated Proffer Letter \(Final-Clean Version\)](#)  
[Updated Proffer Letter \(Tracked Changes Version\)](#)

- 5.f. Consider a supplemental appropriation for the Harrisonburg City School Board

**Attachments:**      [Memorandum](#)  
[Supplemental Appropriation](#)  
[School Finance Director Memorandum](#)

- 5.g. Consider a supplemental appropriation for the Water Capital Projects Fund

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

## 6. Public Hearings

## 7. Regular Items

- 7.a. Presentation of the City's Fiscal Year 2024 Annual Comprehensive Financial Report (ACFR)

**Attachments:**      [Memorandum](#)  
[2024 ACFR](#)

- 7.b. Presentation on the new Reservation Based Cardboard Collection Services

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

- 7.c. Consider a request from MILA LLC for the City of Harrisonburg to provide water service onto property located at tax map number 108-A-29 within Rockingham County (Granite Farm)

**Attachments:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Application and supporting documents](#)  
[2006 Approved Rezoning Proffers \(Rockingham County\)](#)  
[Traffic Impact Analysis Acceptance Letter](#)  
[PC Memorandum](#)  
[Resolution](#)  
[PowerPoint Presentation](#)

- 7.d. Consider a request from PRR, LLC to preliminarily subdivide 1211, 1225, 1245 & 1261 Port Republic Road and for variances from the Subdivision Ordinance (Weston Park)

**Attachments:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Site maps](#)  
[Application and supporting documents](#)  
[2024 Approved Rezoning Proffers](#)  
[PC Memorandum](#)  
[PowerPoint presentation](#)

- 7.e. Consider a request from Park Apartments to preliminarily subdivide 204 Rocco Avenue and for variances from the Subdivision Ordinance (Park Apartments)

**Attachments:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Site Maps](#)  
[Application and Supporting Documents](#)  
[Excerpt of 2022 approved Engineered Comprehensive Site Plan "Park Apartme](#)  
[PC Memorandum](#)  
[PowerPoint presentation](#)

- 7.f. Consider a request from the City of Harrisonburg to preliminarily subdivide 450 Mount Clinton Pike with variances from the Subdivision Ordinance (Fire Station #5)

**Attachments:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Site Maps](#)  
[Application and Supporting Documents](#)  
[PC Memorandum](#)  
[PowerPoint presentation](#)

- 7.g. Consider a reimbursement resolution for the Dry River and North River intake screens projects

Attachments:     [Memorandum](#)  
                          [Reimbursement Resolution](#)

## 8. Other Matters

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

8.b. City Council and Staff

## 9. Boards and Commissions

- 9.a. Community Services Board

Attachments:     [David Smith](#)  
                          [Reagan Eshleman](#)

- 9.b. Board of Equalization (BOE)

Attachments:     [Weston Bayes](#)

- 9.c. Harrisonburg Electric Commission (HEC)

Attachments:     [Gil Coleman](#)  
                          [Kevin Comer](#)  
                          [Aaron Ludwig](#)  
                          [HEC letter of recommendation](#)

## 10. Closed Session

- 10.a. Closed Session as authorized by the Virginia Freedom of Information Act, Virginia Code Section 2.2-3711(A), under:

Subsection 3 the discussion of the disposition of publicly held real estate.

## 11. 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>**