



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Meeting Agenda Planning Commission

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Wednesday, April 14, 2021

6:00 PM

Council Chambers

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### 1. Call To Order

### 2. Roll Call/Determination of Quorum

### 3. Approval of Minutes

#### 3.a. Minutes from the March 10, 2021 Planning Commission Meeting

Attachments: [Minutes](#)

### 4. New Business - Public Hearings

#### 4.a. Consider a request from Farhad Koyee, Bahar Mikael, and Akarr Koyee to rezone 907 North Main Street

Attachments: [PC Memorandum](#)  
[Site Map](#)  
[Application, Applicant letter, Supporting documents](#)  
[Conceptual Site Development Layout](#)

#### 4.b. Consider a request from Farhad Koyee, Bahar Mikael, and Akarr Koyee for a special use permit to allow retail, convenience shops, personal service establishments, restaurants, and business and professional offices at 907 North Main Street

Attachments: [PC Memorandum](#)  
[Site Map](#)  
[Application, Applicant letter, Supporting documents](#)  
[Conceptual Site Development Layout](#)

#### 4.c. Consider a request from James K. Strawderman (Estate) to rezone 107 and 137 Vine Street

**Attachments:**     [PC Memorandum](#)  
[Site maps](#)  
[Application, applicant letter, and supporting documents](#)  
[Preliminary plat \(conceptual site layout for rezoning and SUP\)](#)  
[1999 Proffer Statement](#)  
[Draft Devine Village Declaration and Covenants](#)  
[Draft Vine Street Property Owners Association Articles of Incorporation](#)  
[Draft Vine Street Property Owners Association Bylaws](#)

- 4.d. Consider a request from James K. Strawderman (Estate) for a special use permit to allow townhomes at 107 and 137 Vine Street

**Attachments:**     [PC Memorandum](#)  
[Site maps](#)  
[Application, applicant letter, and supporting documents](#)  
[Preliminary plat \(conceptual site layout for rezoning and SUP\)](#)  
[1999 Proffer Statement](#)  
[Draft Devine Village Declaration and Covenants](#)  
[Draft Vine Street Property Owners Association Articles of Incorporation](#)  
[Draft Vine Street Property Owners Association Bylaws](#)

## 5. New Business - Other Items

- 5.a. Consider a request from James K. Strawderman (Estate) to preliminarily subdivide 107 and 137 Vine Street

**Attachments:**     [PC Memorandum](#)  
[Site maps](#)  
[Application, applicant letter, and supporting documents](#)  
[Preliminary plat \(conceptual site layout for rezoning and SUP\)](#)  
[1999 Proffer Statement](#)  
[Draft Devine Village Declaration and Covenants](#)  
[Draft Vine Street Property Owners Association Articles of Incorporation](#)  
[Draft Vine Street Property Owners Association Bylaws](#)

- 5.b. Consider a request from Camp Darby LLC to close an undeveloped public alley located between parcels addressed as 245 and 285 East Washington Street

**Attachments:**     [PC Memorandum](#)  
[Site maps](#)  
[Application, applicant letter, and supporting documents](#)

## 6. Unfinished Business

## 7. Public Comment

## 8. Report of Secretary & Committees

8.a. Proactive Code Enforcement (On Hold)

8.c. Rockingham County Planning Commission Liaison Report

8.b. Board of Zoning Appeals Report

8.d. City Council Report

## 9. Other Matters

9.a. Update on Zoning and Subdivision Ordinances Update Project

## 10. Adjournment

### NOTE TO PUBLIC

In accordance with the Emergency Ordinance to effectuate temporary changes in certain deadlines and to modify public meeting and public hearing practices and procedures to address continuity of operations associated with the pandemic disaster, readopted on February 23, 2021, the public will not be able to physically attend the Planning Commission meeting.

However, a phone line will be live where community members 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 items 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

Community members also may provide comment prior to the meeting by emailing:  
Thanh.Dang@harrisonburgva.gov.

Community members will be able to watch the meeting live on:

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