



City of Harrisonburg

409 S. Main Street
Harrisonburg, VA 22801

Meeting Agenda - Final-revised City Council

Tuesday, August 22, 2023

7:00 PM

Council Chambers

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 August 8, 2023 City Council Work Session and Regular Meeting

Attachments: [Minutes](#)
 - 5.b. Consider a request from Blue Stone Designs LLC to rezone three parcels at 201, 203, 205, and 207 Broad Street, and 264 and 266 East Wolfe 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.c. Consider a request from Lowell H. Miller Trustee to rezone two parcels at 1621 and 1641 Smithland Road

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 a request from Katherine S. Moran and Marcie E. Harris to rezone 361 Franklin Street

Attachments: [Memorandum](#)
[Extract from Planning Commission](#)
[Site maps](#)
[Updated supporting documents](#)
[Application and supporting documents](#)
[Public comments](#)
[PC Memorandum](#)
[Notice of Public Hearing](#)
[Surrounding property owners notice](#)
[PowerPoint presentation](#)

- 5.e. Consider a request from Box Nine LLC to rezone 231, 251. and 261 South Liberty Street

Attachments: [Memorandum](#)
[Extract from Planning Commission](#)
[Site maps](#)
[Application and supporting documentation](#)
[PC Memorandum](#)
[Notice of Public Hearing](#)
[Surrounding property owners notice](#)
[PowerPoint presentation](#)

- 5.f. Consider the special event application request for the Alpine Loop Gran Fondo on Sunday, September 24, 2023.

Attachments: [Memorandum](#)
 [Special Event Application](#)
 [COI](#)
 [ABC Liability](#)

- 5.g. Consider the special event application request for HDR's Skeleton Festival on October 7, 2023 from 2-5pm.

Attachments: [Memorandum](#)
 [Special Event Application](#)
 [Event Maps](#)

- 5.h. Consider the special event application request for the Harrisonburg Half Marathon on Saturday, October 7, 2023.

Attachments: [Memorandum - 2023 Half Marathon](#)
 [Special Event Application](#)

6. Public Hearings

- 6.a. Consider a request from Sunchase Harrisonburg LLC to rezone two parcels at 1900, 1901, 1904, 1908, 1909, 1913, 1914, 1916, 1921, 1924, 1929, 1932, 1933, 1940, 1941, 1948 Sunchase Drive and 720, 723, 728, 736, 744 Chase Court

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

- 6.b.** Consider a request from Sunchase Apartments LLC for a special use permit to allow more than 12 multi-family dwellings per building at 1900, 1901, 1904, 1908, 1909, 1913, 1914, 1916, 1921, 1924, 1929, 1932, 1933, 1940, 1941, 1948 Sunchase Drive and 720, 723, 728, 736, 744

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

- 6.c.** Consider a request from Christophel Properties LLC and Abigail J. Christophel to rezone two parcels at 853 and 853-A Hillside Avenue

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

- 6.d.** Consider a request from Christophel Properties LLC and Abigail J. Christophel for a special use permit to allow multiple-family dwellings at 853 and 853-A Hillside Avenue

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

- 6.e. Consider granting a sewer easement to Harrisonburg-Rockingham Regional Sewer Authority (HRRSA)

Attachments: [Memorandum](#)
[Deed of Easement Parcel 3-A-1](#)
[Deed of Easement Parcel 3-B-1](#)
[Deed of Easement Parcel 98-A-1](#)
[Plat 3 A 1](#)
[Plat 3-B-1](#)
[Plat 98 A 1](#)
[Public Hearing Notice](#)

7. Regular Items

- 7.a. Consider a request from Harrisonburg Ford Property LLC to preliminarily subdivide 55 Baxter Drive to create a new public street and for variances from the Subdivision Ordinance

Attachments: [Memorandum](#)
[Extract from Planning Commission](#)
[Site Maps](#)
[Application and Supporting Documents](#)
[Updated Preliminary Plat \(submitted on July 20, 2023 for PC meeting\)](#)
[PC Memorandum](#)
[PowerPoint presentation](#)

- 7.b. Consider approval of letter to the Commonwealth Transportation Board regarding Smart Scale

Attachments: [Letter](#)

- 7.c. Consider amending and re-enacting Section 7-2-10 - Separate Water Meters Required for Each Building; exceptions, of the Code of Ordinances, City of Harrisonburg, Virginia

Attachments: [Agenda Memorandum](#)
[Original ordinance reflecting recommended amendments](#)
[revised ordinance amendment](#)
[Sec 7-2-10 Final - Clean Version](#)

- 7.d. Consider amending and re-enacting Section 7-3-64 - Separate Building Sewer Required for Each Building; and exceptions - of the Code of Ordinances, city of Harrisonburg, Virginia

Attachments: [Agenda Memorandum](#)
 [Original ordinance reflecting recommended amendments](#)
 [revised ordinance amendment](#)
 [Sec 7-3-64 Final - Clean version](#)

- 7.e. Consider amending and re-enacting Section 7-2-5 - Sprinkler Systems Generally, of the Code of Ordinances, City of Harrisonburg, Virginia

Attachments: [Agenda Memorandum](#)
 [original ordinance reflecting recommended amendments](#)
 [revised amended ordinance amendment](#)
 [Section 7-2-5 Final - Clean version](#)

- 7.f. Consider amending and re-enacting Section 7-2-9 - Private Water Lines, to the Code of Ordinances, City of Harrisonburg, Virginia.

Attachments: [Agenda Memorandum](#)
 [Current ordinance reflecting recommended amendments](#)
 [additional edited ordinance amendment](#)
 [Sec 7-2-9 Final - Clean Version](#)

- 7.g. Consider adopting and re-enacting Section 7-4-22 - Charges for Installing New Water Service Lines and Sewer Laterals, of the Code of Ordinances, City of Harrisonburg, Virginia

Attachments: [Memorandum](#)
 [Current ordinance](#)
 [Amended Ordinance](#)
 [PowerPoint presentation](#)

- 7.h. ARPA Project Update

Attachments: [PowerPoint Presentation](#)

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. 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

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

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>