



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Meeting Agenda Planning Commission

Wednesday, March 13, 2024

6:00 PM

Council Chambers

1. Call To Order

2. Roll Call/Determination of Quorum

3. Approval of Minutes

3.a. Minutes from the February 14, 2024 Planning Commission Meeting

Attachments: [Minutes](#)

4. New Business - Public Hearings

4.a. Consider a request from Christian Genaro Rios Ochoa and Yazmin Sanchez Lopez for a special use permit to allow a convenience store at 206 and 210 Charles Street

Attachments: [PC Memorandum](#)
[Site Maps](#)
[Application and Supporting Documents](#)

4.b. Consider a request from Joshua K. Defnall, Sarah T. Defnall, Jimmy E. Defnall, and Lynne W. Defnall for a special use permit to allow a short-term rental at as 1088 and 1094 College Avenue

Attachments: [PC Memorandum](#)
[Site Maps](#)
[Application and Supporting Documents](#)

4.c. Consider a request from Matthew J. Swartzentruber & Maria A. Swartzentruber for a special use permit to allow a short-term rental at 1048 and 1048A College Avenue

Attachments: [PC Memorandum](#)
[Site Maps](#)
[Application and Supporting Documents](#)

4.d. Consider a request from Wampler Martin Properties for a special use permit to allow personal service establishments at 220 Reservoir Street

Attachments: [PC Memorandum](#)
[Site Maps](#)
[Application and Supporting Documents](#)

- 4.e. Consider a request from Bismark LLC for a rezoning to amend proffers at 325 and 335 North Liberty Street

Attachments: [PC Memorandum](#)
 [Site maps](#)
 [Application and supporting documents](#)
 [Approved 2018 Rezoning Proffers](#)

- 4.f. Consider a request from S&K Contracting to add a new subsection to Section 10-3-96 of the M-1, General Industrial District to allow mercantile establishments that supply parts and equipment for over the road tractors, their trailers, and heavy equipment

Attachments: [PC Memorandum](#)
 [Application and supporting documents](#)
 [Proposed Zoning Ordinance Amendment](#)
 [Selected M-1 District Regulations - Uses Permitted by Right and by Special Use](#)

- 4.g. Consider, per City Code Section 10-1-6, whether the proposed Fire Station #5 public facility site at 450 Mt. Clinton Pike is in substantial accord with the Comprehensive Plan

Attachments: [PC Memorandum](#)
 [Site maps](#)
 [Site Plan for Fire Station #5](#)
 [Code of Virginia 15.2-2232 Legal Status of Plan](#)

5. New Business - Other Items

- 5.a. Consider a request from Daniel R. and Naomi R. Shenk, Harrisonburg Cohousing LLC, and Brenda G. Castello & Ted A. Morris to preliminarily subdivide three parcels addressed as 1816 and 1820 Country Club Road, and 640, 650, 660, 670, 680, 690, 700, 710 and 730 Keezletown Road

Attachments: [PC Memorandum](#)
 [Site maps](#)
 [Application and supporting documents](#)
 [2024 Approved Rezoning Proffers](#)

6. Unfinished Business

7. Public Comment

8. Report of Secretary & Committees

8.b. Rockingham County Planning Commission Liaison Report

8.c. Board of Zoning Appeals Report

8.d. 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