



# City of Harrisonburg

409 S. Main Street  
Harrisonburg, VA 22801

## Meeting Agenda - Final-revised City Council

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Tuesday, September 14, 2021

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 August 24, 2021 City Council Meeting

Attachments: [Minutes](#)

5.b. Consider repealing Title 15, Chapter 5, Article B - Produce Market at Municipal Parking Lot

Attachments: [Memorandum](#)  
[Current Ordinance](#)

5.c. Consider repealing Sections 13-2-1 through 13-2-6 Bicycle Regulations of the City Code of Harrisonburg

Attachments: [Memorandum](#)  
[Current Ordinance reflecting requested amendments](#)

5.d. Consider the reappropriation of encumbrances that were outstanding at the end of Fiscal Year 2021 in the amount of \$8,310,801.30

Attachments: [Memorandum](#)  
[Supplemental Appropriation](#)  
[Public Hearing Notice](#)

### 6. Public Hearings

- 6.a. Consider adopting a Resolution for VDOT Transportation Alternatives Program Grant - Country Club Road Sidewalks

**Attachments:**     [Memorandum](#)  
                              [Resolution](#)  
                              [Public Hearing Notice](#)  
                              [PowerPoint Presentation](#)

- 6.b. Consider adopting a Resolution for VDOT Transportation Alternative Program Grant - Northend Greenway Brookside Phase

**Attachments:**     [Memorandum](#)  
                              [Resolution](#)  
                              [Public Hearing Notice](#)  
                              [PowerPoint Presentation](#)

- 6.c. Consider a request from Skylar & Talli, LLC for a rezoning to amend proffers for a +/- 5.44-acre property at 1051 & 1351 Peach Grove Avenue

**Attachments:**     [Memorandum](#)  
                              [Extract from Planning Commission](#)  
                              [Site maps](#)  
                              [Application, applicant letter, and supporting documents](#)  
                              [Surrounding property notice](#)  
                              [Public Hearing Notice](#)  
                              [PowerPoint presentation](#)  
                              [PC Memorandum](#)

- 6.d. Consider a request from Cobbler's Valley Development Inc. to rezone a +/- 3.14-acre property at 601 Pear Street

**Attachments:**     [Memorandum](#)  
                              [Extract from Planning Commission](#)  
                              [Site maps](#)  
                              [Application, applicant letter, and supporting documents](#)  
                              [Concept plan](#)  
                              [Public Hearing Notice](#)  
                              [Surrounding property notice](#)  
                              [PowerPoint presentation](#)  
                              [PC Memorandum](#)

- 6.e. Consider a request from Cobbler's Valley Development Inc. for a special use permit to allow townhomes at 601 Pear Street

**Attachments:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Site maps](#)  
[Application, applicant letter, and supporting documents](#)  
[Concept plan](#)  
[Public Hearing Notice](#)  
[Surrounding property notice](#)  
[PC Memorandum](#)

- 6.f. Consider a request from PDY LLC to rezone a +/- 2.03-acre parcel located at the terminus of Suter Street

**Attachments:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Site Maps](#)  
[Application, Applicant Letter & Supporting Documents](#)  
[Conceptual Site Development Layout & Pre Plat](#)  
[Public Comment](#)  
[Draft HOA Declaration of Covenants](#)  
[Surrounding property notice](#)  
[Public Hearing Notice](#)  
[PowerPoint presentation](#)  
[PC Memorandum](#)

- 6.g. Consider a request from PDY LLC for a special use permit for townhomes on at +/- 2.03-acre property at the terminus of Suter Street

**Attachments:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Site Maps](#)  
[Application, Applicant Letter & Supporting Documents](#)  
[Conceptual Site Development Layout & Pre Plat](#)  
[Public Comment](#)  
[Draft HOA Declaration of Covenants](#)  
[Surrounding property notice](#)  
[Public Hearing Notice](#)  
[PC Memorandum](#)

## 7. Regular Items

- 7.a. Consider a request from PDY LLC to preliminarily subdivide a +/- 2.03-acre parcel to create 23 parcels and dedicate public street right-of-way for the extension and permanent termination of Suter Street

**Attachments:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Site Maps](#)  
[Application, Applicant Letter & Supporting Documents](#)  
[Conceptual Site Development Layout & Pre Plat](#)  
[Public Comment](#)  
[Draft HOA Declaration of Covenants](#)  
[PC Memorandum](#)

- 7.b. Presentation on the Technical Assistance Panel Report from the Urban Land Institute on the Heritage Oaks Golf Course.

**Attachments:**      [PowerPoint presentation](#)

- 7.c. Consider a request from George and Betty Heavner to preliminarily subdivide a +/- 5.3-acre parcel at 1270 Smithland Road

**Attachments:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Site Maps](#)  
[Application, Applicant Letter & Supporting Documents](#)  
[Preliminary Plat](#)  
[PowerPoint presentation](#)  
[PC Memorandum](#)

- 7.d. Consider a request from W.S.K.K.&J. LLC to preliminary subdivide a +/- 6.0 parcel at 3900 Early Road

**Attachments:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Site Maps](#)  
[Application, Applicant Letter & Supporting Documents](#)  
[Preliminary Plat](#)  
[PowerPoint presentation](#)  
[PC Memorandum](#)

**7.e. Planning Commission Annual Report 2020**

**Attachments:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[PowerPoint presentation](#)  
[Annual Report](#)

**7.f. Consider adopting a Resolution for VDOT Revenue Sharing Grant - University Boulevard Relocation Project**

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

**7.g. Board of Zoning Appeals Annual Report 2020**

**Attachments:**      [Memo - Board of Zoning Appeals Annual Report 2020](#)  
[Extract from Board of Zoning Appeals](#)  
[PowerPoint presentation](#)  
[Annual Summary](#)

**7.h. Consider amending and reenacting Section 10-3-30.1 Parking Lot Landscaping, of the Code of Ordinances, City of Harrisonburg, VA.**

**Attachments:**      [Memorandum](#)  
[Current ordinance reflecting recommended amendments](#)

**7.i. Consider adopting Resolutions approving issuance by Harrisonburg Redevelopment and Housing Authority of Revenue Bonds for the approximately 152 unit The Concord at Springdale Park Senior Multifamily Housing Facility and the approximately 228 unit The Horizon at Springdale Park Multifamily Housing Facility, both located Henrico County, Virginia**

**Attachments:**      [Memorandum](#)  
[Resolution # 1](#)  
[Resolution #2](#)  
[HRHA executed Resolution & letter - Concord](#)  
[HRHA executed Resolution & letter - Horizon](#)

**7.j. Consider approving a resolution setting the percentage of Personal Property Tax Relief to Tax Year 2021**

**Attachments:**      [Memorandum](#)  
[Resolution](#)  
[PPTR Rate Calculation](#)

**8. Special Event Application Requests**

- 8.a. Consider the special event application request for the Alpine Loop Gran Fondo on Sunday, September 26, 2021.

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

## 9. Other Matters

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

9.b. City Council and Staff

## 10. Boards and Commissions

10.a. Social Services Board

Attachments:     [Sara Snyder](#)

10.b. Environmental Performance Standards Advisory Committee (EPSAC)

Attachments:     [Andrew Payton](#)

## 11. Adjournment

### NOTE TO THE PUBLIC:

Residents/Media will be able to attend the meeting according to best practices and procedures associated with pandemic disaster.

1. Masks must be worn by anyone unvaccinated
2. Social distancing rules will apply

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 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>