



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Meeting Agenda Planning Commission

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Thursday, July 20, 2023

6:00 PM

Council Chambers

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### 1. Call To Order

### 2. Roll Call/Determination of Quorum

### 4. New Business - Public Hearings

- 4.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:**     [PC Memorandum](#)  
                          [Site Maps](#)  
                          [Application and Supporting Documents](#)

- 4.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:**     [PC Memorandum](#)  
                          [Site Maps](#)  
                          [Application and Supporting Documents](#)

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

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

- 4.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:**     [PC Memorandum](#)  
                          [Site Maps](#)  
                          [Application and Supporting Documents](#)

### 5. New Business - Other Items

- 5.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:**     [PC Memorandum](#)  
[Site Maps](#)  
[Application and Supporting Documents](#)

**6. Unfinished Business**

**7. Public Comment**

**9. Other Matters**

**9.a. Guest presentation from Josh McCarthy on mapping and data visualization**

**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](http://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](http://www.harrisonburgva.gov/agenda-comments)