



# City of Harrisonburg

409 S. Main Street  
Harrisonburg, VA 22801

## Meeting Agenda City Council

*Mayor Christopher B. Jones*  
*Vice-Mayor Richard Baugh*  
*Council Member Ted Byrd*  
*Council Member Kai Degner*  
*Council Member Abe Shearer*

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Tuesday, February 23, 2016

7:00 PM

Council Chambers

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1. Roll Call
2. Invocation
3. Pledge of Allegiance
4. Comments from the public, limited to five minutes, on matters not on the regular agenda. (Name and address are required)
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

Review & Minutes from 02/09/16 City Council Meeting.

Recommendation:

Attachments: [Meeting Minutes](#)

- 5.b. Consider a request from Harold and Thelma Williams Life Estate with representative Tara Koontz for a special use permit per Section 10-3-40 (6) of the Zoning Ordinance within the R-2, Residential District, to allow for a major family day home on a 24,000+/- square foot property addressed as 98 Pleasant Hill Road

Review & Planning Commission recommended approval (7-0) of the special use permit to allow a  
Recommendation: major family day home on the property identified as tax map parcel 9-D-1, with the following condition:

A vehicle turnaround shall be provided on site. The turnaround shall not simply be additional space for the storage of vehicles for drop-off and pick-up of children, but rather a designated area, where vehicles can safely turnaround on site to eliminate the need to back into Pleasant Hill Road when exiting the property.

**Attachments:**      [Memorandum](#)  
[Extract SUP 98 Pleasant Hill Rd](#)  
[Staff Report SUP 98 Pleasant Hill Road](#)  
[Site Maps](#)  
[Application and other supporting documents](#)  
[Surrounding Neighbors Notification](#)

- 5.c. Consider a request from Astroverto Arellano and Juan J. Arellano for a special use permit per Section 10-3-40 (7) of the Zoning Ordinance within the R-2, Residential District to allow occupancy of not more than four (4) persons on the property addressed as 680 North Liberty Street

**Review & Recommendation:** Planning Commission recommended approval (7-0), of the special use permit to allow occupancy of not more than four (4) persons provided one (1) off-street parking space per tenant is provided on site. The 6,200+/- square property is identified as tax map 40-W-10.

**Attachments:**      [Memorandum](#)  
[Extract SUP 680 N Liberty St](#)  
[Staff Report SUP 680 North Liberty Street](#)  
[Site Maps](#)  
[Application and other supporting documents](#)  
[Surrounding Property Notification](#)

- 5.d. Consider a request to amend the Zoning Ordinance Sections 10-3-196 & 197 to modify the minimum setback regulation required for concealed wireless telecommunications facilities in residential districts and the MX-U district as well as the B-1 and B-2 districts

**Review & Recommendation:** Planning Commission recommended approval (7-0) of the Zoning Ordinance amendment that would eliminate the required minimum setback for concealed wireless telecommunications facilities when such facilities are collocated. The amendments would occur within Section 10-3-196 (2), which allows concealed facilities by special use permit within all residential districts and the MX-U, Mixed Use Planned Community District; and within Section 10-3-197 (1), which allows concealed facilities by right within the B-1 and B-2 districts.

**Attachments:**      [Memorandum](#)  
[Extract ZO Amend 10-3-196 and 197](#)  
[Ordinances - Reflecting Proposed Changes](#)  
[Staff Report ZO Amend. Section 10-3-196 & 197](#)

## 6. Public Hearings

- 6.a. Consider Authorization of the conveyance of 10.818 acres located on Garbers Church Road to the School Board of the City of Harrisonburg for the construction of an elementary school.

**Review & Recommendation:** Resolution authorizing the conveyance of 10.818 acres located on Garbers Church Road to the School Board of the City of Harrisonburg for the construction of an elementary school.

**Attachments:**      [Memorandum](#)  
[Resolution](#)  
[Public Hearing Notice](#)  
[Preliminary Plat](#)

## 7. Regular Items

### 7.a. Presentation of a market analysis of the city's demographics and housing.

**Review & Recommendation:**      The HRHA Board, in late 2015, authorized a market analysis of the city's demographics and housing analysis. This is a third study completed by Patz and Associates for the Authority (2005, 2011 and 2015). We have used the study results to assist in our establishment of goals and initiatives.

**Attachments:**      [Housing Study 2015](#)

### 7.b. Report to Council - Recommendation on process to implement Objective 8.3 of Comprehensive Plan

**Review & Recommendation:**      The attached outline addresses Council's request on developing a process to implement Objective 8.3.

**Attachments:**      [Outline for Implementation of Objective 8.3](#)

## 8. Supplementals

### 8.a. Request for Supplemental Appropriation in the amount of \$10,334 for the Harrisonburg-Rockingham Social Services District.

**Review & Recommendation:**      A memo providing an overview for this request is attached.

**Attachments:**      [2-23-16 DSS Supplemental Appropriation](#)  
[2-23-16 Agenda Memo Form - DSS Request](#)

## 9. Other Matters

## 10. Boards and Commissions

### 10.a. Economic Development Advisory Committee

**Review & Recommendation:**      Attached is an application the city clerk received. Currently, there are two vacancies. The newly appointed would serve a term that would expire on July 9, 2019.

**Attachments:**      [Econ Dev Board Application](#)

## 11. Closed Session

## 12. Adjournment