



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Meeting Agenda Planning Commission

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Wednesday, June 14, 2023

6:00 PM

Council Chambers

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### 1. Call To Order

### 2. Roll Call/Determination of Quorum

### 3. Approval of Minutes

#### 3.a. Minutes from the May 10, 2023 Planning Commission Meeting

**Attachments:**     [Minutes](#)

### 4. New Business - Public Hearings

#### 4.a. Consider whether the proposed Homeless Services Center public facility site at 1111 N. Main St. is in substantial accord with the Comprehensive Plan

**Attachments:**     [PC Memorandum](#)  
[Site maps](#)  
[Site Plan for Homeless Services Center](#)  
[Code of Virginia 15.2-2232 Legal Status of Plan](#)

#### 4.b. Consider a request from Lock-Minn Holdings, LLC for a special use permit to allow restaurants at 837, 841, 871, 887, 889, 891 Chicago Avenue

**Attachments:**     [PC Memorandum](#)  
[Site Maps](#)  
[Application and supporting documents](#)

#### 4.c. Consider a request from Lock-Minn Holdings, LLC to rezone a portion of 831 Chicago Avenue

**Attachments:**     [PC Memorandum](#)  
[Site Maps](#)  
[Application and Supporting Documents](#)  
[2013 Proffers and Concept Plan](#)

#### 4.d. Consider a request from Riadh S. Mamund to rezone 130 West Mosby Road

**Attachments:**     [PC Memorandum](#)  
[Site Maps](#)  
[Application and supporting documents](#)

- 4.e. Consider a request from Riadh S. Mamund for a special use permit allow attached townhouses at 130 West Mosby Road

Attachments:     [PC Memorandum](#)  
                          [Site Maps](#)  
                          [Application and supporting documents](#)

- 4.f. Consider a request from Farhad Koyee and Mikael Bahar to rezone 937 Vine Street

Attachments:     [PC Memorandum](#)  
                          [Site maps](#)  
                          [Application and supporting documents](#)

- 4.g. Consider a request from 130 Franklin Street LLC to rezone 130 Franklin Street

Attachments:     [PC Memorandum](#)  
                          [Site maps](#)  
                          [Application and supporting documents](#)

## 5. New Business - Other Items

- 5.a. Consider a preliminary plat to subdivide a +/- 7.72-acre property into two lots at 199 Mount Clinton Pike

Attachments:     [PC Memorandum](#)  
                          [Site Maps](#)  
                          [Application and supporting documents](#)

## 6. Unfinished Business

## 7. Public Comment

## 8. Report of Secretary & Committees

8.a. Rockingham County Planning Commission Liaison Report

8.b. Board of Zoning Appeals Report

8.c. City Council Report

## 9. Other Matters

- 9.a. Planning Commission Annual Report 2022

Attachments:     [2022 Planning Commission Annual Report](#)

- 9.b. Community Development Annual Report 2022

Attachments:     [2022 Community Development Annual Report](#)

**9.c. 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](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)