



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Meeting Agenda Planning Commission

Wednesday, July 10, 2019

7:00 PM

Council Chambers

1. Call To Order

2. Roll Call/Determination of Quorum

3. Approval of Minutes

3.a. Minutes from the June 12, 2019 Planning Commission Meeting

Attachments: [Minutes](#)

4. New Business - Public Hearings

4.a. Consider a request from the Northeast Neighborhood Association for a special use permit to allow for a community building at 481, 491, and 505 Broad Street.

Attachments: [Staff Report SUP \(481, 491, 505 Broad Street\) \(3 pages\)](#)

[Site maps \(2 pages\)](#)

[Application, applicant letter, and supporting documents \(5 pages\)](#)

4.b. Consider a request from Hans Kline for a special use permit to allow short-term rental at 168 Pleasant Hill Road.

Attachments: [Staff Report SUP 168 Pleasant Hill Road \(Short-Term Rental\) \(4 pages\)](#)

[Site Maps \(2 pages\)](#)

[Application, applicant letter, and supporting documents \(5 pages\)](#)

4.c. Consider a request from Victor and Patricia Landis for a special use permit to allow short-term rental at 72 East Weaver Avenue.

Attachments: [Staff Report SUP \(72 East Weaver Avenue\) \(4 pages\)](#)

[Application, applicants letter and supporting documents](#)

[Site Maps \(2 pages\)](#)

4.d. Consider a request from Glenn Loucks with representative David Sloop for a special use permit to allow short-term rental at 111 Campbell Street.

Attachments: [Staff Report SUP \(111 Campbell Street\) \(5 pages\)](#)

[Site Maps \(2 pages\)](#)

[Application, applicant letter and supporting documents \(4 pages\)](#)

[Zoning Determination for 211 Campbell Street \(2 pages\)](#)

- 4.e. Consider a request from Jeryl David and Mary Ann Krieder for a special use permit to allow short-term rental at 443 Lee Avenue.

Attachments: [Staff Report SUP 443 Lee Avenue \(Short-Term Rental\) \(4 pages\)](#)
[Site Maps \(2 pages\)](#)
[Application, applicant letter, and supporting documents \(3 pages\)](#)

- 4.f. Consider a request from Rachel Whitmer for a special use permit to allow short-term rental at 519 Green Street.

Attachments: [Staff Report SUP \(519 Green Street\) \(4 pages\)](#)
[Site Maps \(2 pages\)](#)
[Application, applicants letter and supporting documents \(4 pages\)](#)

- 4.g. Consider a request from J&K Trust for a special use permit to allow short-term rental at 921 Blue Ridge Drive.

Attachments: [Staff Report SUP \(921 Blue Ridge Drive\) \(4 pages\)](#)
[Site Maps \(2 pages\)](#)
[Application, applicants letter and supporting documents \(6 pages\)](#)

- 4.h. Consider a request from Elizabeth and Michael Goertzen for a special use permit to allow short-term rental at 990 Summit Avenue.

Attachments: [Staff Report SUP 990 Summit Avenue \(Short-Term Rental\) \(4 pages\)](#)
[Site Maps \(2 pages\)](#)
[Application, applicant letter, and supporting documents \(5 pages\)](#)

- 4.i. Consider a request from Jonathan and Kaitlin Ernest for a special use permit to allow short-term rental at 1934 Park Road.

Attachments: [Staff Report SUP \(1934 Park Road\) \(4 pages\)](#)
[Site Maps \(2 pages\)](#)
[Application, applicants letter and supporting documents \(3 pages\)](#)

- 4.j. Consider a request from Daryl and Carrie Bert for a special use permit to allow short-term rental at 1230 Alpine Drive.

Attachments: [Staff Report SUP 1230 Alpine Drive \(Short-Term Rental\) \(4 pages\)](#)
[Site maps \(2 pages\)](#)
[Application, applicant letter, and supporting documents \(3 pages\)](#)

5. New Business - Other Items

- 5.a. Consider a request from Greendale LLC to preliminarily subdivide a +/- 5.8 acre parcel into nine single-family home parcels and one common area parcel at a site addressed as 1205 Greendale Road.

Attachments: [Staff Report PP \(The Crossings\) \(3 pages\)](#)
[Application, applicant letter, and supporting documents \(20 pages\)](#)
[Preliminary Plat \(2 pages\)](#)

6. Unfinished Business

7. Public Comment

8. Report of Secretary & Committees

8.a. Proactive Code Enforcement

8.a.a. June 2019 Proactive Code Enforcement Report

Attachments: [Report](#)

8.c. Rockingham County Planning Commission Liaison Report

8.b. Board of Zoning Appeals Report

8.d. City Council Report

9. Other Matters

10. Adjournment

NOTE TO THE PUBLIC

Staff will be available at 4:30 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.