



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Meeting Agenda Planning Commission

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Wednesday, December 14, 2022

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 November 9, 2022 Planning Commission meeting

**Attachments:** [Minutes](#)

#### 3.b. Portion of Minutes from the October 12, 2022 Planning Commission Meeting

**Attachments:** [PC Memorandum](#)  
[Portion of Minutes from the October 12, 2022 Planning Commission Meeting](#)

### 4. New Business - Public Hearings

#### 4.a. Consider a request from Scott D. Huston and Merridy M. Gnagey for a special use permit to allow short-term rental at 965 Smith Ave

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

#### 4.b. Consider a request from WGG LLC for a special use permit to allow short-term rental at 524 Long Ave

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

#### 4.c. Consider a request from James Madison University Real Estate Foundation Inc. for a special use permit to allow multiple-family dwellings and/or mixed use buildings in the B-2 district at Peach Grove Avenue

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

#### 4.d. Consider a request from Maria Sonia Trejo to rezone 793 North Liberty St

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

- 4.e.** Consider a request from Van Delay LLC & Michael L. Marston to rezone 178 & 188 South Mason St

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

- 4.f.** Consider a request to amend the Zoning Ordinance to create and define a new use called "Cooperative Sober Living Residence" to be allowed by special use permit in certain zoning districts

**Attachments:**     [PC Memorandum](#)  
                              [Proposed Amendment for Cooperative Sober Living Residence](#)  
                              [July 17, 2022 Letter from Steven G. Polin, Esq.](#)  
                              [Joint Statement of the DHUD and DOJ on Fair Housing Act](#)

- 4.g.** Consider a request to amend the Zoning and Subdivision Ordinances to modify the required information placed on public notice signs posted on properties

**Attachments:**     [PC Memorandum ZO Amend \(To Amend Posting of Property Requirements\)](#)  
                              [Proposed Zoning Ordinance and Subdivision Ordinance Amendments](#)  
                              [Example signage](#)

## **5. New Business - Other Items**

## **6. Unfinished Business**

## **7. Public Comment**

## **8. Report of Secretary & Committees**

- 8.a. Proactive Code Enforcement (On Hold)
- 8.b. Rockingham County Planning Commission Liaison Report
- 8.c. Board of Zoning Appeals Report (No December Meeting)
- 8.d. City Council Report

## **9. Other Matters**

- 9.a. 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)