



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Meeting Agenda Planning Commission

---

Wednesday, December 13, 2023

6:00 PM

Council Chambers

---

### 1. Call To Order

### 2. Roll Call/Determination of Quorum

### 3. Approval of Minutes

#### 3.a. Minutes from the November 8, 2023 Planning Commission Meeting

**Attachments:**      [Minutes](#)

### 4. New Business - Public Hearings

#### 4.a. Consider a request from Richard Germroth and Alexandra Vilela to rezone 1182 Nelson Drive

**Attachments:**      [PC Memorandum](#)  
[Site Maps](#)  
[Applications and Supporting documents](#)

#### 4.b. Consider a request from Daniel R. and Naomi R. Shenk, Harrisonburg Cohousing LLC, and Brenda G. Castello & Ted A. Morris to amend the Comprehensive Plan's Land Use Guide map for properties addressed as 640, 650, 660, 670, 680, 690, 700, 710, 730 Keezletown Road.

**Attachments:**      [PC Memorandum](#)  
[Site maps - Comprehensive Plan Amendment](#)  
[Site maps - Rezoning and Special Use Permit](#)  
[Application and supporting documents](#)  
[Public comments](#)

#### 4.c. Consider a request from Daniel R. and Naomi R. Shenk, Harrisonburg Cohousing LLC, and Brenda G. Castello & Ted A. Morris to rezone 1816, 1820 Country Club Road, 640, 650, 660, 670, 680, 690, 700, 710, 730 Keezletown Road

**Attachments:**      [PC Memorandum](#)  
[Site maps - Comprehensive Plan Amendment](#)  
[Site maps - Rezoning and Special Use Permit](#)  
[Application and supporting documents](#)  
[Public comments](#)

- 4.d. Consider a request from Daniel R. and Naomi R. Shenk, Harrisonburg Cohousing LLC, and Brenda G. Castello & Ted A. Morris for a special use permit to allow attached townhomes of not more than eight (8) units at 1816, 1820 Country Club Road, 640, 650, 660, 670, 680, 690, 700, 710 & 730 Keezletown Road

**Attachments:**      [PC Memorandum](#)  
[Site maps - Comprehensive Plan Amendment](#)  
[Site maps - Rezoning and Special Use Permit](#)  
[Application and supporting documents](#)  
[Public comments](#)

- 4.e. Consider a request from 865 East LLC to amend Section 10-3-91 (9) of the Zoning Ordinance's B-2, General Business District regulations

**Attachments:**      [PC Memorandum](#)  
[Application and supporting documents](#)  
[Proposed Ordinance Amendments](#)

- 4.f. Consider a request from 865 East LLC to rezone 865 Port Republic Road

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

- 4.g. Consider a request from 865 East LLC for a special use permit to allow multiple-family and/or mixed use buildings at 865 Port Republic Road

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

- 4.h. Consider a request from 865 East LLC for a special use permit to allow the reduction in required side and/or rear yard setback at 865 Port Republic Road

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

- 4.i. Consider a request from Devon Lane LLC to rezone 716, 720, and 722 Foley Road

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

## 5. New Business - Other Items

- 5.a. Consider a request from Devon Lane LLC to preliminarily subdivide 716, 720, and 722

Foley Road

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

**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. 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, December 12, 2023 those interested in going on a field trip to view the sites on the December 13, 2023 and December 19, 2023 Planning Commission Agendas.

Staff will be available at 4:00 p.m. on Tuesday, January 9, 2024 for those interested in going on a field trip to visit the sites on the January 2024 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)