



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Meeting Agenda Planning Commission

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Wednesday, August 14, 2024

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 June 12, 2024 Planning Commission Meeting

Attachments: [Minutes](#)

### 4. New Business - Public Hearings

#### 4.a. Consider a request from Paulin Mupenda Makungu and Beni Ndjoni Tamnwe for a special use permit to allow a major family day home at 1561 Gilmer Circle

Attachments: [PC Memorandum](#)  
[Site Maps](#)  
[Application and Supporting Documents](#)  
[Public Comment](#)

#### 4.b. Consider a request from Concepcion Ortiz Vasquez to rezone 895 North Liberty Street

Attachments: [PC Memorandum](#)  
[Site Maps](#)  
[Application and Supporting Documents](#)

#### 4.c. Consider Zoning Ordinance amendment to modify regulations associated with the validity period of special use permits

Attachments: [PC Memorandum](#)  
[Current Ordinance Reflecting Recommended Amendments](#)  
[Virginia Acts of Assembly – 2024 Session – Chapter 301](#)  
[Zoning Determination - Zoning Regulations effecting Solar Photovoltaic \(PV\) ins](#)

### 5. New Business - Other Items

#### 5.a. Consider a request from Everence Foundation Unique Assets LLC to preliminarily subdivide 210 Mount Clinton Pike

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

- 5.b. Consider a request from MILA LLC for the City of Harrisonburg to provide water service onto property located at tax map number 108-A-29 within Rockingham County (Granite Farm)

**Attachments:**     [PC Memorandum](#)  
                          [Application and supporting documents](#)  
                          [2006 Approved Rezoning Proffers \(Rockingham County\)](#)  
                          [Traffic Impact Analysis Acceptance Letter](#)

## 6. Unfinished Business

- 6.a. Consider Zoning Ordinance amendments to allow and regulate urban honeybees

**Attachments:**     [2nd PC Memorandum ZO Amend \(Urban Honeybees\)](#)  
                          [Updated Current ordinance reflecting recommended amendments \(Urban Honeybees\)](#)  
                          [Extract from June 12, 2024 Planning Commission](#)  
                          [Public comment received on June 12, 2024](#)  
                          [Flyway Graphic and Example](#)  
                          [Public comments received prior to June 12, 2024](#)  
                          [PC Memorandum](#)  
                          [Proposed Zoning Ordinance Amendments Regarding Urban Honeybees](#)

## 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 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)