



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Meeting Agenda Planning Commission

Wednesday, February 14, 2024

6:00 PM

Council Chambers

1. Call To Order

2. Roll Call/Determination of Quorum

3. Approval of Minutes

3.a. Minutes from the December 19, 2023 Planning Commission Meeting

Attachments: [Minutes](#)

3.b. Minutes from the January 10, 2024 Planning Commission Meeting

Attachments: [Minutes](#)

4. New Business - Capital Improvement Program

4.a. Consider the FY2024-2025 through 2028-2029 Capital Improvement Program

Attachments: [PC Memorandum](#)
[CIP Questions and Responses FY25-29 \(PC Review\)](#)
[Final Draft CIP FY25-29](#)

5. New Business - Public Hearings

5.a. Consider a request from Flor Asuzena Bautista for a special use permit to allow a major family day home at 1451 College Avenue

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

5.b. Consider a request from Edwin E. Joya to rezone a portion of 705 and 707 North Main Street

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

5.c. Consider a request from PRR 1 LLC to rezone 1211, 1225, 1245 & 1261 Port Republic Road

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

5.d. Consider a request from PRR 1 LLC for a special use permit to allow townhomes at 1211, 1225, 1245 & 1261 Port Republic Road

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

5.e. Consider a request from Aldi (N.C.) LLC to rezone a portion of 2028 East Market Street

Attachments: [PC Memorandum](#)
 [Site Maps](#)
 [Application and Supporting Documents](#)
 [Existing 2016-approved proffers](#)

6. New Business - Other Items

6.a Consider a request from Northside Development Partners LLC to preliminarily subdivide +/- 5.23-acres addressed as 44 and 81 Wilson Avenue

Attachments: [PC Memorandum](#)
 [Site Maps](#)
 [Application and supporting documents](#)
 [Approved 2022 Proffers](#)

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. Update on public notice signage

Attachments: [PC Memorandum](#)

9.b. 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

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