



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Meeting Agenda Planning Commission

Wednesday, June 12, 2019

6:00 PM

Council Chambers

1. Call To Order

2. Roll Call/Determination of Quorum

3. Approval of Minutes

3.a. Minutes from May 8, 2019 Planning Commission Meeting

Attachments: [Minutes](#)

4. New Business - Public Hearings

4.a. Consider request to review the proposed Harrisonburg City Public Schools new high school site to determine if the public facility is in substantial accord with the Comprehensive Plan as provided by the Code of Virginia Section 15.2-2232.

Attachments: [Staff Report 15.2-2232 Review and RZ \(R-5C to B-2\) \(New High School\) \(5 pag](#)
[Site Maps \(3 pages\)](#)
[Title Survey \(2 pages\)](#)
[Proposed New Harrisonburg High School Concept Plan – dated May 31, 2019 \(](#)
[Southbury Station Proffers and Plan of Development – dated May 2010 \(3 page](#)
[Code of Virginia 15.2-2232. Legal Status of Plan \(3 pages\)](#)

4.b. Consider a request from the City of Harrisonburg to rezone a +/- 60 acre site located adjacent to I-81 and between Boxwood Court and East Kaylor Park Drive from R-5C, High Density Residential Conditional to B-2, General Business District.

Attachments: [Staff Report 15.2-2232 Review and RZ \(R-5C to B-2\) \(New High School\) \(5 pag](#)
[Site Maps \(3 pages\)](#)
[Title Survey \(2 pages\)](#)
[Proposed New Harrisonburg High School Concept Plan – dated May 31, 2019 \(](#)
[Southbury Station Proffers and Plan of Development – dated May 2010 \(3 page](#)
[Code of Virginia 15.2-2232. Legal Status of Plan \(3 pages\)](#)

4.c. Consider a request from Bismarck LLC for a special use permit to allow manufacturing, processing and assembly operations at 325, 335, 357, and 394 North Liberty Street.

Attachments: [Staff Report SUP \(325 N Liberty Street\) \(3 pages\)](#)
 [Site Maps \(2 pages\)](#)
 [Application, applicant letter, and supporting documents \(10 pages\)](#)

- 4.d. Consider a request from Henry P. Deyerle, Trustee to rezone a property located at 60 Carpenter Lane property from B-2, General Business District to M-1, General Industrial District.

Attachments: [Staff Report RZ \(60 Carpenter Lane\) \(3 pages\)](#)
 [Site maps \(2 pages\)](#)
 [Application, applicant letter, and supporting documents \(5 pages\)](#)

- 4.e. Consider Zoning Ordinance Amendments to Modify Civil Penalties (Section 10-3-13) and Remove Registration Requirements for Short-Term Rentals (Section 10-3-204).

Attachments: [Staff Report ZO Amend \(STRs\) \(3 pages\)](#)
 [Proposed zoning ordinance amendments \(2 pages\)](#)

- 4.f. Consider a request from Michael White and Susan Crosby for a special use permit allow for a short-term rental at 1220 Ivy Lane.

Attachments: [Staff Report SUP \(1220 Ivy Lane\) \(4 pages\)](#)
 [Site Maps \(2 pages\)](#)
 [Application, applicant letter, and supporting documents \(5 pages\)](#)

- 4.g. Consider a request from Craig Goeller, Jr. for a special use permit to allow short-term rental at 150 East Fairview Avenue.

Attachments: [Staff Report SUP \(150 E Fairview Ave\) \(4 pages\)](#)
 [Site Maps \(2 pages\)](#)
 [Application, applicant letter, and supporting documents \(4 pages\)](#)

- 4.h. Consider a request from Nicholas and Abigail Einstein for a special use permit for a short-term rental at 58 Easthampton Court.

Attachments: [Staff Report SUP \(58 Easthampton Court\) \(4 pages\)](#)
 [Site Maps \(2 pages\)](#)
 [Application, applicants letter, and supporting documents \(4 pages\)](#)

- 4.i. Consider a request from Becky Bartells for a special use permit to allow a short-term rental at 406 Collicello Street.

Attachments: [Staff Report SUP \(406 Collicello Street\) \(4 pages\)](#)
 [Site Maps \(2 pages\)](#)
 [Application, applicant letter and supporting documents \(3 pages\)](#)

- 4.j. Consider a request from David P. Miller for a special use permit to allow short-term rental at 957 Summit Avenue.

Attachments: [Staff Report SUP \(957 Summit Avenue\) \(4 pages\)](#)
 [Site Maps \(2 pages\)](#)
 [Application, applicant letter, and supporting documents \(3 pages\)](#)

- 4.k. Consider a request from Katrina and Ernest Didot for a special use permit to allow short-term rental at 845 College Avenue.

Attachments: [Staff Report SUP \(845 College Avenue\) \(4 pages\)](#)
 [Site maps \(2 pages\)](#)
 [Application, applicant letter and supporting documents \(3 pages\)](#)

- 4.l. Consider a request from Ian and Lena Steines for a special use permit to allow short-term rental at 60 Shenandoah Avenue.

Attachments: [Staff Report SUP \(60 Shenandoah Ave\) \(4 pages\)](#)
 [Site Maps \(2 pages\)](#)
 [Application, applicant letter, and supporting documents \(3 pages\)](#)
 [Written public comment received as of June 6, 2019 \(1 page\)](#)

- 4.m. Consider a request from David Kraybill and Mary Hershberger for a special use permit to allow short-term rental at 973 Smith Avenue.

Attachments: [Staff Report SUP \(973 Smith Avenue\) \(4 pages\)](#)
 [Site maps \(2 pages\)](#)
 [Application, applicant's letter and supporting documents \(4 pages\)](#)
 [Written public input as of June 7, 2019 \(1 page\)](#)

- 4.n. Consider a request from Sherwyn and Deirdre Smeltzer for a special use permit to allow short-term rental at 294 Franklin Street.

Attachments: [Staff Report SUP \(294 Franklin Street\) \(4 pages\)](#)
 [Site maps \(2 pages\)](#)
 [Application, applicant letter and supporting documents \(3 pages\)](#)
 [Written public input as of June 7, 2019 \(1 page\)](#)

- 4.o. Consider a request from David Lee for a special use permit to allow short-term rental at 1159 Nelson Drive.

Attachments: [Staff Report SUP \(1159 Nelson Drive\) \(4 pages\)](#)
 [Site Maps \(2 pages\)](#)
 [Application, applicant letter, and supporting documents \(5 pages\)](#)

- 4.p. Consider a request from Nattida Samanukorn and Jason Young for a special use permit to allow short-term rental at 422 Cedar Street.

Attachments: [Staff Report SUP \(422 Cedar Street\) \(4 pages\)](#)
[Site maps \(2 pages\)](#)
[Application, applicants letter and supporting documents \(3 pages\)](#)
[Written public comment received as of June 7, 2019](#)

5. New Business - Other Items

6. Unfinished Business

7. Public Comment

8. Report of Secretary & Committees

8.a. Proactive Code Enforcement

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

Attachments: [May 2019 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.