



# City of Harrisonburg

409 S. Main Street  
Harrisonburg, VA 22801

## Meeting Agenda - Final City Council

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Tuesday, February 10, 2026

7:00 PM

Council Chambers

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**1. Roll Call**

**2. Moment of Silence**

**3. Pledge of Allegiance**

**4. Special Recognition**

4.a. Presentation by the Rocktown and Harrisonburg High Schools (Rock City Musical) of the musical "How to Succeed in Business Without Really Trying".

**5. Consent Agenda (any item placed on the consent agenda shall be removed and taken up as a separate matter, if so requested by any member of Council, otherwise all items will be voted on with one (1) motion)**

5.a. Consider a request from Turkey Properties LLC to rezone 797 Chicago Avenue

**Attachments:**

[Memorandum](#)

[Site Maps - Updated](#)

[Extract from Planning Commission](#)

[Application and Supporting Documents](#)

[Approved 1995 B-2C Proffers](#)

[Approved 2022 R-5C Proffers](#)

[PC Memorandum](#)

[Site Maps](#)

[Notice of Public Hearing](#)

[Surrounding property owners notice](#)

[PowerPoint presentation](#)

[Approval letter](#)

[Approved proffers](#)

5.b. Consider a request from Valley Corner LLC to rezone 1110 N Liberty Street

**Attachments:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Site Maps - Updated](#)  
[Application and Supporting Documents](#)  
[PC Memorandum](#)  
[Site Maps](#)  
[Notice of Public Hearing](#)  
[Surrounding property owners notice](#)  
[PowerPoint presentation](#)  
[Approval letter](#)

5.c. Consider a request from AM Yoder & Co to amend the Zoning Ordinance to modify special use permit requirements to reduce required side yard setbacks in the R-8 district

**Attachments:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Application and Supporting Documents](#)  
[Current Ordinance Reflecting Recommended Amendments](#)  
[AMYoder and Co - Letter for Absence](#)  
[PC Memorandum](#)  
[Notice of Public Hearing](#)  
[PowerPoint presentation](#)  
[Executed ordinance](#)

5.d. Consider a request from Honest Meats LLC to amend the Zoning Ordinance to allow meat processing and storage by special use permit in M-1

**Attachments:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Application and Supporting Documents](#)  
[Current Ordinance Reflecting Recommended Amendments](#)  
[PC Memorandum](#)  
[Notice of Public Hearing](#)  
[PowerPoint presentation](#)  
[Executed ordinance](#)

5.e. Minutes from the January 11, 2026 City Council Retreat

**Attachments:**      [Minutes](#)

5.f. Minutes from the January 3, 2026 City Council meeting

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

**6. Public Hearings**

**7. Regular Items**

7.a. Update from Open Doors

**Attachments:** [PowerPoint Presentation](#)

7.b. Update from the Massanutten Regional Library

**Attachments:** [PowerPoint Presentation](#)

7.c. Consideration approval of a Memorandum of Understanding between National League of Cities and Harrisonburg

**Attachments:** [Memorandum](#)  
[Memorandum of Understanding](#)  
[Executed MOU](#)

7.d. Consider amending and re-enacting Section 2-3-23 - General Order of Business, of the Code of Ordinances, City of Harrisonburg, Virginia

**Attachments:** [Current ordinance reflecting recommended amendments](#)  
[Executed Ordinance](#)

7.e. Consider amending and re-enacting Section 2-2-6 - Special Meetings, of the Code of Ordinances, City of Harrisonburg, Virginia

**Attachments:** [Current ordinance reflecting recommended amendments](#)  
[Executed Ordinance](#)

7.f. Consider adopting a resolution ratifying the City Manager's Declaration of Local Emergency

**Attachments:** [Memorandum](#)  
[Resolution](#)  
[Resolution - revised](#)  
[Executed resolution](#)

**8. Other Matters**

8.a. Comments from the public, limited to five minutes, on matters not on the regular agenda. (Name and address are required)

8.b. City Council and Staff

## 9. Boards and Commissions

### 9.a. Community Services Board

**Attachments:** [William Holland - CSB reappointment](#)

### 9.b. Environmental Performance Standards Advisory Committee (EPSAC)

**Attachments:** [Admassu Yonathan](#)

[Kathleen Holm](#)

[Rebecca Schrupp](#)

### 9.c. Harrisonburg Transportation Safety and Advisory Commission (TSAC)

**Attachments:** [Kyle Lawrence - reappointment](#)

[Michael Van Poots](#)

## 10. Closed Session

## 11. Adjournment

### 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 1072

A phone line will also be live where residents will be allowed to call in and speak with City Council 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)

### Interpretation Services

Language interpretation service in Spanish, Arabic and Kurdish is available for City Council 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 del consejo municipal. 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>



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Legislation Text

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**File #:** ID 26-038, **Version:** 1

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**Subject:**

Presentation by the Rocktown and Harrisonburg High Schools (Rock City Musical) of the musical "How to Succeed in Business Without Really Trying".

Presented By: Bethany Houff, director for the Visual and Performing Arts, Harrisonburg City Public Schools



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Legislation Text

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**File #:** ID 25-823, **Version:** 1

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**Subject:**

Consider a request from Turkey Properties LLC to rezone 797 Chicago Avenue

Presented By: Adam Fletcher, Director of Community Development



January 13, 2026 City Council Meeting

**Title**

Consider a request to rezone 797 Chicago Avenue — Planning Commission and Adam Fletcher, Community Development

**Summary**

Project name	Sunshine Apartments
Address/Location	797 Chicago Avenue
Tax Map Parcels	39-P-1
Total Land Area	+/- 2.57-acres
Property Owner	Turkey Properties LLC
Owner’s Representative	Colman Engineering
Present Zoning	R-5C and B-2C
Proposed Zoning	R-5C (Proffer amendment) and B-2
Planning Commission	December 10, 2025 (Public Hearing)
City Council	January 13, 2026 (First Reading/Public Hearing) Anticipated January 27, 2026 (Second Reading)

**Recommendation**

Option 1. Staff and Planning Commission (6-0) recommend approval of the rezoning request.

**Fiscal Impact**

N/A

**Context & Analysis**

The following land uses are located on and adjacent to the property:

Site: Undeveloped land, zoned R-5C, B-2C, and B-2

North: Commercial use, zoned B-2C

East: Commercial and business uses, zoned B-2

South: Single-family detached dwellings, zoned R-1

West: Across Rockingham Drive right-of-way, self-storage facilities, zoned M-1 and M-1C

The applicant is requesting to rezone a parcel zoned R-5C, High Density Residential District Conditional and B-2C, General Business District Conditional to R-5C, High Density Residential

District Conditional and B-2, General Business District. The property is addressed as 797 Chicago Avenue and is identified as tax map parcel 39-P-1.

Rezoning occurred in 1995 and 2022 that currently regulate different portions of this property. The first rezoning occurred in May 1995 that rezoned multiple parcels from M-1, General Industrial District to B-2C, General Business District Conditional. The approved 1995 proffers are attached and regulate a small portion of the property as shown on the zoning map. The second rezoning occurred in April 2022 that rezoned a large portion of the parcel from B-2, General Business District and B-2C, General Business District Conditional to R-5C, High Density Residential District Conditional for a project now known as Sunshine Apartments. The 2022 proffers are attached. The applicant would like to amend proffers for the R-5C portion of the property, rezone portions of the property from B-2C to R-5C, and to remove all proffers for the remaining B-2C portion that would leave it zoned B-2.

An engineered comprehensive site plan is currently in review for Sunshine Apartments. Sunshine Apartments is planned to contain two, three-story multi-family buildings with a total of 57 units. The applicant's letter states that they would like to have two parking spaces for each unit as well as additional visitor parking spaces. Staff has recommended that the applicant reduce the size and footprint of the buildings and/or reduce the number of parking spaces in favor of providing more open space and a reasonably-sized playground area for the residents.

Turkey Properties LLC is the applicant of the rezoning and is also the property owner of 751 Chicago Avenue, which consists of the La Morena restaurant. Turkey Properties LLC is in the process of performing a boundary line adjustment between the La Morena property and the subject property (Sunshine Apartments) to address a parking violation regarding the La Morena property. In June 2025, Turkey Properties LLC received a violation for working without a building permit to expand restaurant seating. This expansion requires additional parking that cannot be accommodated within the limits of the existing property boundary; therefore, the applicant is working to transfer a +/-3,235 square foot area of land to the La Morena property. The area of land that is to be transferred is the portion of the subject site that is proposed to be rezoned to B-2 by eliminating all of the existing proffers. If the proffers are removed and the boundary line adjustment is completed, then Turkey Properties LLC can expand the parking lot for La Morena and bring the site into compliance with regard to minimum off-street parking requirements.

#### *Proffers*

The applicant has offered the following proffers for the R-5C portion of the site (the proposed changes to the existing 2022-approved proffers are shown in tracked changes):

1. Dwelling units may be occupied by a single family or no more than three (3) unrelated persons.
2. A sidewalk connection between the apartment development and Chicago Avenue to connect the apartment project with direct access to the city's sidewalk system.

3. The owner will design and construct a 5' wide sidewalk or a 10' wide shared use path connection from the rear of the property to the city's public trail/shared use path to connect the apartment project with direct access to the City's public trail/shared use path.
4. A 6' tall opaque fence, the full length of the property line separating the apartment development from the properties identified as tax map parcels 39-P-6, 7, 8, & 9 to the south of the property, [including along the east side of TM 39-P-9.](#)
5. Exterior site lighting shall be designed so that the light is not directed off the site and the light source is shielded from direct offsite viewing. Light fixtures in the parking areas shall not exceed 15' in height.
6. The development will contain one area, totaling 500 sf. of recreational area for use by the residents that will include features such as a picnic table or tables, play areas or play structures, ~~and gazebo,~~ and exercise area.
7. The existing vegetation (trees & shrubbery) on the western end of the property, within a minimum of ~~10-ft.~~ [10'](#) of the property line shared with the City's public street right-of-way in which the public trail/shared use path is located, shall be undisturbed to maintain the vegetated buffer, or an evergreen and deciduous vegetative buffer shall be created within a minimum of ~~10-ft.~~ [10'](#) of the same property line, where such evergreen and deciduous trees shall be planted and maintained at no less than ~~5-ft.~~ [5'](#) on center and ~~6-ft.~~ [6'](#) in height at the time of planting to fill in and reestablish a vegetative buffer within the area. This evergreen and deciduous tree vegetative buffer shall not be required in the areas of the proffered connection to the public trail/shared use path or any required stormwater management areas.
8. [The strip of land along the southern boundary connecting to 3rd Street shall not be used for vehicular access, except that limited vehicular access may be allowed for maintenance, utility work, municipal service, or temporary construction purposes.](#)

The conceptual site layout is not proffered.

At staff's suggestion, the applicant has added Proffer #8 to restrict vehicular access to the site from 3<sup>rd</sup> Street. While the applicant does not plan to use 3<sup>rd</sup> Street to access the site, and there are utilities within the area that would restrict the development of the space, City staff suggested that the applicant include this proffer based on the 1995 B-2C rezoning that limited access to the site from 3<sup>rd</sup> Street.

#### *Land Use*

The Comprehensive Plan designates this site as mixed use and states:

The Mixed Use category includes both existing and proposed areas for mixed use. Mixed Use areas shown on the Land Use Guide map are intended to combine residential and non-residential uses in neighborhoods, where the different uses are

finely mixed instead of separated. Mixed Use can take the form of a single building, a single parcel, a city block, or entire neighborhoods. Quality architectural design features and strategic placement of green spaces for large scale developments will ensure development compatibility of a mixed use neighborhood with the surrounding area. These areas are prime candidates for “live-work” and traditional neighborhood developments (TND). Live-work developments combine residential and commercial uses allowing people to both live and work in the same area. The scale and massing of buildings is an important consideration when developing in Mixed Use areas. Commercial uses would be expected to have an intensity equivalent to a Floor Area Ratio of at least 0.4, although the City does not measure commercial intensity in that way. Downtown is an existing area that exhibits and is planned to continue to contain a mix of land uses.

The downtown Mixed Use area often has no maximum residential density, however, development should take into consideration the services and resources that are available (such as off-street parking) and plan accordingly. Residential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre, and all types of residential units are permitted: single-family detached, single-family attached (duplexes and townhomes), and multi-family buildings. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings.

#### *Transportation and Traffic*

A traffic impact analysis (TIA) was not required for the rezoning request.

The 1995 B-2C proffers restricted use of the abandoned North Willow Street right-of-way for site access. The applicant’s new Proffer #8 continues this restriction, though it permits limited service/emergency access rather than installing a gate

#### *Public Water and Sanitary Sewer*

Staff has no concerns with the requested rezoning regarding water and sewer matters.

#### *Housing Study*

The City’s Comprehensive Housing Assessment and Market Study (Housing Study) places the subject site within Market Type A. Among other things, this Market Type is characterized by high population growth. The study notes that Market Type A has “above median overall access to amenities such as public transit within walking distance, full-service grocery stores, and multiple parks and recreation facilities.” The study also notes that “policies that are appropriate to Market type A areas include an emphasis on increasing density through zoning changes, infill development and housing rehabilitation to maintain the quality of housing.”

#### *Public Schools*

The City contracted with the University of Virginia’s Weldon Cooper Center for Public Service to complete a report titled "Population and School Enrollment Projects for the City of Harrisonburg"

(April 2025). The report can be found at the following link: [https://harrisonburgva.gov/sites/default/files/city-manager/HarrisonburgSchoolEnrollment\\_2025-04-30\\_Final.pdf](https://harrisonburgva.gov/sites/default/files/city-manager/HarrisonburgSchoolEnrollment_2025-04-30_Final.pdf). This report provides overall student enrollment projections through 2034 as well as estimated student generation by housing type for each elementary school attendance zone.

The proposed rezoning and planned subdivision do not change the existing buildable potential of the subject property and thus does not impact the calculated student generation.

### *Conclusion*

Staff recommends approval of the request at 797 Chicago Avenue to rezone property from R-5C and B-2C to R-5C and B-2. While staff continues to encourage the applicant to incorporate additional open space and/or recreational amenities, the rezoning and associated proffers are consistent with the previous approvals. The request does not increase the development potential of the site beyond what has previously been approved, except for the increase in parking for the La Morena property. Staff recommends approval of the requested rezoning.

### **Options**

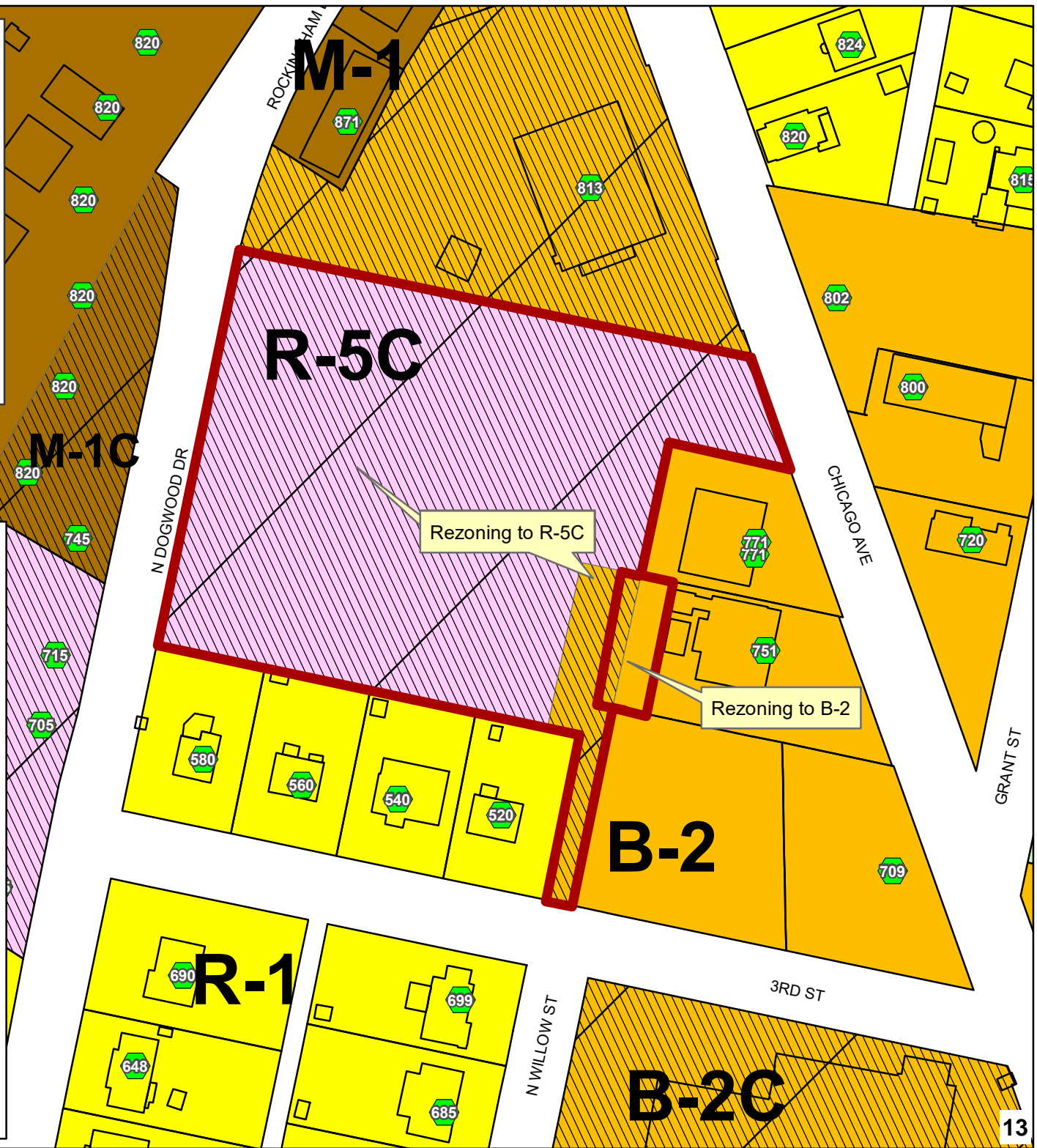
1. Approve the rezoning request.
2. Deny the rezoning request.

### **Attachments**

- Extract from Planning Commission
- Site maps - Updated
- Application and supporting documents
- Approved 1995 B-2C Proffers
- Approved 2022 R-5C Proffers

CITY OF HARRISONBURG  
Rezoning  
(R-5C/B-2C to R-5C/B-2 (split zone))  
Portion of  
797 Chicago Avenue  
Tax Map Parcels: 39-P-1  
+/-2.57-acres

## Zoning



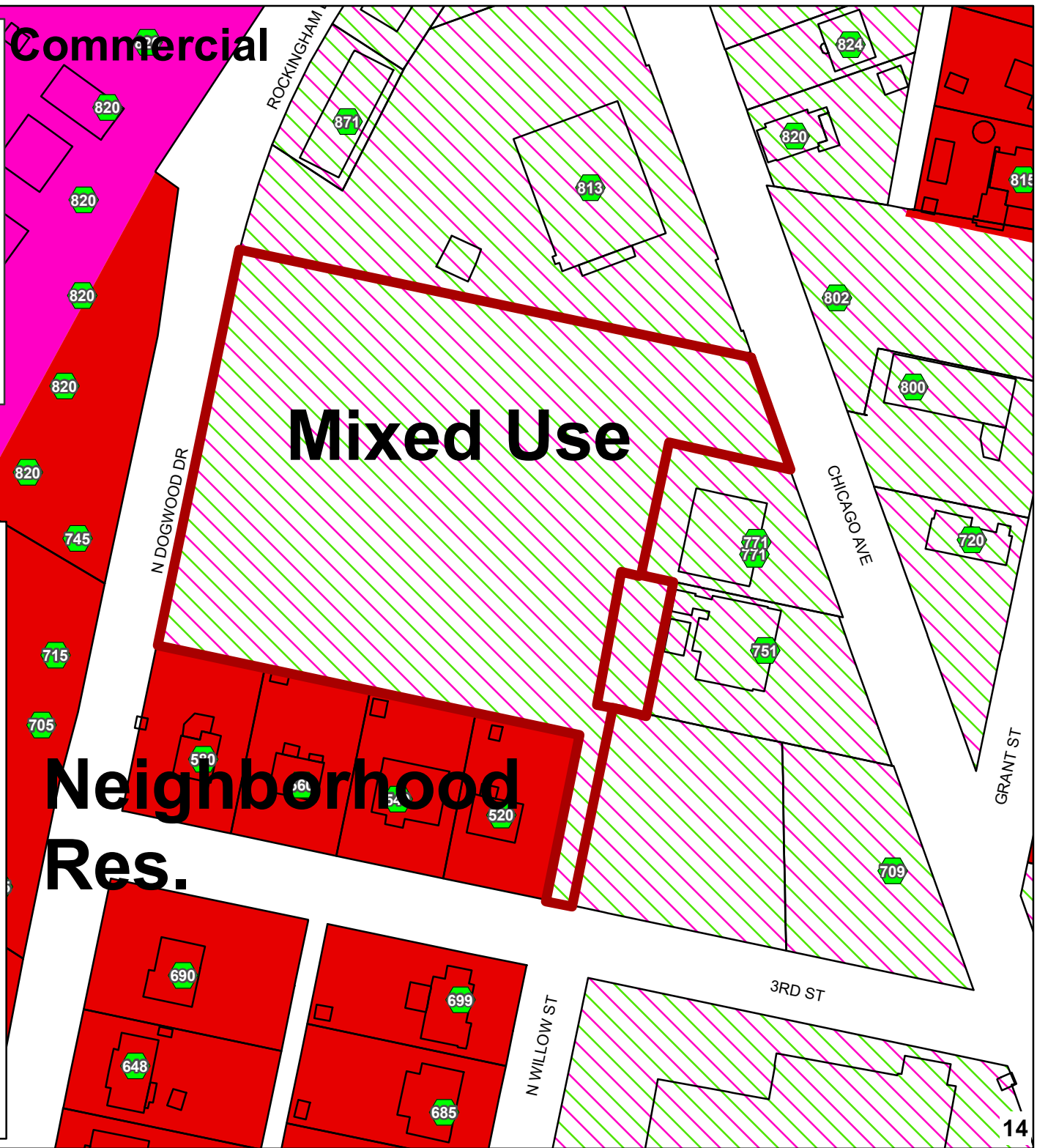
CITY OF HARRISONBURG  
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### (Future) Land Use Guide

# Commercial

# Mixed Use

# Neighborhood Res.



**CITY OF HARRISONBURG**  
Rezoning  
(R-5C/B-2C to R-5C/B-2 (split zone))  
Portion of  
797 Chicago Avenue  
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# CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801  
OFFICE (540) 432-7700 • FAX (540) 432-7777

December 29, 2025

**TO THE MEMBERS OF CITY COUNCIL  
CITY OF HARRISONBURG, VIRGINIA**

**SUBJECT: *Consider a request from Turkey Properties LLC to rezone 797 Chicago Avenue***

**EXTRACT FROM THE DRAFT MINUTES OF HARRISONBURG PLANNING  
COMMISSION MEETING HELD ON: December 10, 2025**

Chair Baugh read the request and asked staff to review.

Ms. Rupkey said the applicant is requesting to rezone a parcel zoned R-5C, High Density Residential District Conditional and B-2C, General Business District Conditional to R-5C, High Density Residential District Conditional and B-2, General Business District. The property is addressed as 797 Chicago Avenue and is identified as tax map parcel 39-P-1.

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### *Public Water and Sanitary Sewer*

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### *Housing Study*

The City's Comprehensive Housing Assessment and Market Study (Housing Study) places the subject site within Market Type A. Among other things, this Market Type is characterized by high population growth. The study notes that Market Type A has "above median overall access to amenities such as public transit within walking distance, full-service grocery stores, and multiple parks and recreation facilities." The study also notes that "policies that are appropriate to Market type A areas include an emphasis on increasing density through zoning changes, infill development and housing rehabilitation to maintain the quality of housing."

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The proposed rezoning and planned subdivision do not change the existing buildable potential of the subject property and thus does not impact the calculated student generation.

### *Conclusion*

Staff recommends approval of the request at 797 Chicago Avenue to rezone property from R-5C and B-2C to R-5C and B-2. While staff continues to encourage the applicant to incorporate additional open space and/or recreational amenities, the rezoning and associated proffers are consistent with the previous approvals. The request does not increase the development potential of the site beyond what has previously been approved, except for the increase in parking for the La Morena property.

Chair Baugh asked if there were any questions for staff.

Commissioner Seitz said, just to clarify, we are looking at parcel 39-P-1 which is the apartment piece, but this also includes a lot line change in the rezoning on what is known as the La Morena property as well.

Ms. Rupkey said, yes, it does refer to that as well, but it is currently only on the 797 [Chicago Avenue] property. Where this map is showing on the screen, that property line between the green and the yellow has not been created yet. They are in the process of working on that, but we have asked them to put it on hold.

Commissioner Seitz said we are only acting on the yellow?

Ms. Rupkey said and the green request as well. They are one request.

Commissioner Seitz said we are rezoning something that is part of one property that is going to flip to another property.

Ms. Rupkey said they are all part of one property, right now. At some point, the portion in green will go to the property for La Morena.

Commissioner Seitz said so there will be a subdivision of the property?

Ms. Rupkey said yes.

Commissioner Seitz said I am not sure that was completely clear.

Chair Baugh said there will be an adjacent transfer.

Ms. Rupkey said there are also other things going on with the subdivision. There are internal lot lines within La Morena that they would be vacating as well.

Commissioner Seitz said I guess the only reason I ask that is because all of the maps that were provided only show this parcel right here. What you are really saying is that this is contiguous?

Ms. Rupkey said no. As it is shown on...

Mr. Fletcher said look at this one [referring to the rezoning map]. This might help.

Ms. Dang said that red boundary is the current parcel.

Ms. Rupkey said on the screen here the red line outlining this parcel is all one parcel. There are three different zonings on it today.

Commissioner Seitz said there is a property line between the La Morena property and the R-5C property.

Chair Baugh said it is not just one long line.

Commissioner Seitz said it has got the jog in it. Thank you.

Ms. Dang said there is a lot going on, it is okay.

Commissioner Seitz said I do not have a problem with any of it. I just want to make sure I understand it. We are rezoning two pieces of the R-5C piece.

Ms. Rupkey said the R-5C portion on the screen is requesting a proffer amendment. A portion of the B-2C is also being rezoned to R-5C. A portion of the B-2C is being rezoned to B-2, without proffers.

Chair Baugh said when the smoke clears, if we go with this, we have split the zoning on the property, but it is in anticipation of this smaller piece, that exact side being deeded to the adjacent property that already has the B-2 zoning.

Ms. Rupkey said correct.

Commissioner Kettler said for the portion of the property that is being transferred to the La Morena portion to satisfy the minimum parking requirements, is there either by special use permit or some other option to not require them to have that minimum parking.

Ms. Rupkey said there is not a special use permit that they could request to reduce the amount of parking in this situation.

Commissioner Kettler said and when you say in this situation?

Ms. Rupkey said in the B-2. There are some certain districts where you can request special use permits for reduction in parking.

Mr. Fletcher said actually you can, but you have to provide open green space that would have otherwise been used as parking. I suspect, and maybe Mr. Colman can speak to this when he gets up, that maybe they wanted that additional parking as well. It is an option. They can apply for a special use permit to not put in the parking but provide only greenspace.

Vice Chair Porter said I have question about the strip of land that has been proffered that will not be used for an egress. The only way to enter the property would be off of Chicago Avenue, is that correct?

Ms. Rupkey said correct.

Vice Chair Porter asked it was staff's suggestion that we not use this space? Was that ever considered as possibly an additional access? I understand that there is a utility easement that is right along the side.

Ms. Rupkey said the utility easement runs all the way through.

Vice Chair Porter said it has never been potentially viable as another entrance.

Ms. Rupkey said with our conversations we had not been talking about them wanting to expand that way. Part of the 1995 original proffers was that there would not be a future vehicular access at this location, and to continue the expectations that the neighbors have had with what can go in that area, we recommended that they continue with that.

Vice Chair Porter said there is no interest or attempt to have any kind of ability to access or leave the property on Rockingham Drive.

Ms. Rupkey said Rockingham Drive is a shared use path in the rear.

Chair Baugh said what you cannot tell from the map is that Third Street, when you get there, you can make a left turn onto Hartman [Drive] but the right turn is not something you can do in a vehicle there. It is a shared use path.

Ms. Rupkey said it is blocked off to motorized traffic.

Vice Chair Porter said a lot of coming and going in addition to the La Morena traffic that is currently competing for that same space in terms of people coming in and out of the apartment complex. How many units, again?

Ms. Rupkey said they are building 57 units.

Vice Chair Porter asked and they want two spaces for each unit?

Ms. Rupkey said that is what they are wanting to provide a minimum of.

Vice Chair Porter said so potentially 110 cars.

Ms. Rupkey said and then the additional visitor parking as well.

Vice Chair Porter said I would have some concerns.

Commissioner Jezior said the La Morena side is going to be separated from the apartment complex. It is going to be two completely separate entrances. If you are parked in the back behind La Morena, to get out is not the same direction that the apartment complex will be going, so there will not be any conflict there.

Ms. Rupkey said from conversations, yes. Correct.

Councilmember Dent said I am getting a little déjà vu on this. What I am wondering about is why the yellow strip of B-2C... I do not remember how we did that or why.

Ms. Rupkey said it just was not a part of the original R-5C.

Ms. Dang said that B-2C one was the remnant of what was the 1995 rezoning, and it was not part of the apartment complex's plan, so they did not include it in the rezoning.

Chair Baugh said it is hard to believe that they were that smart and forward looking. It is almost like, we do not need all of this to be apartment building, and it may have some interest, like it does right now, to the commercial properties on Chicago Avenue.

Chair Baugh asked if there were any more questions for staff. Hearing none, he opened the public hearing and invited the applicant or applicant's representative to speak to the request.

Gil Colman, applicant's representative, came forward to speak to the request. He said this property that we were talking about went through the rezoning in 2022. There was a lot of back and forth on that and some changes in many ways. Now we are through the site plan process, pretty close to approval. This change is meant to clean up all of that because we have three different zonings overlapping and one of them the B-2C is kind of lost in the middle with no...even if you try to implement some of that it just takes away instead of giving. Part of this was to clean that up.

Also, with La Morena, they came in with the need for parking. We worked with the property owner to expand the property towards the back. The reason for the split zoning there is to take that remnant of the B-2C and convert it into two different zonings. One for La Morena, to make sure that La Morena also has a clean zoning, and for the apartments, so they have their own zoning, and no overlap. This started as a property minor subdivision to add that and the discussion started there. Well maybe you should go ahead and rezone all of this and change and clean everything up. That is how it originated is through the issue with La Morena and that meant providing parking for them. We had a lot of back and forth on this. We have been working on this for months and trying to resolve it. I think we have gotten to a point now where okay, I think we have to put together [unintelligible]. Even last week, we were going back and forth on this. There is really a lot that goes into it. I am happy to answer questions.

In terms of the parking, I will speak to that. We have been talking to the property owner, and he has other rental properties in other places. He always struggled to have sufficient parking for the people that live in those places and for family members or visitors. Some of the things that we were concerned with, that I can agree with him on that, is we do not want to put cars in the neighborhood. We do not want people parking in the neighborhood. I do not think anybody can park on Route 42, but then we have a neighborhood right next door. We do not want cars there. We need to have sufficient space here. Personally, I do not like it that it is very reduced green space. I prefer more than that, but this is what we have. I have been working in development for many years now. Development is very expensive and the more requirements you have, the more expensive it gets, and it is much more difficult to make it work. Here the density is high. Again, it is something that perhaps we would prefer otherwise, but that is what he needs to be able to make this work. I know he is going to do it one step at a time. He will start with one of the buildings and go from there and see how the market works. If things work for him, he will continue to develop it. There are some things that he has to do from the get go, which is the grading of the property and start working towards getting their stormwater and all of that in place. There is a major retaining wall that needs to go in the back because of the difference in grade. That is partly why you cannot drive down to Rockingham Drive either because we have about 15 to 20 feet of change of grade there. There are the steps going down and a path that goes

through the development out to Chicago Avenue. All of that is in motion. I would say that the need for the rezoning is to clean it up and add the parking to La Morena. We could do all of that without doing any rezoning just leaving things the way they are which is more restrictive in terms of how the parking and how the other things could work out there. We decided that it is better to come back and clean some things up and have a clean slate for both properties, rather than having this overlap of a property in a zoning that does not serve anybody at this point. Any questions for me, I am happy to answer.

Vice Chair Porter asked the rezoned piece that is going to be moving back to La Morena's property will be parking?

Mr. Colman said yes. We have gone through parking and property adjustment and all of that with staff already.

Commissioner Kettler said you have mentioned some concerns of the owner with not enough parking in other places that they have. Is it their intention to separate the cost of parking from the cost of rent or to keep those together?

Mr. Colman said I think it would be together. I do not believe they would separate that. They are going to keep it together. That is my understanding. I have not heard any different on that.

Commissioner Kettler said just to be clear, there would not be any additional cost to have more cars and there would be no discount for having fewer cars.

Mr. Colman said I cannot answer that, but based on my knowledge of the property owner and the interaction with him, I do not have any reason to believe he is going to break that out into charging for parking or reducing parking or something like that. He has been more concerned about providing sufficient parking because that is the issue he had in other places, and it has been challenging for us to actually produce that much parking.

Commissioner Kettler said for the La Morena property, that is a bit of a different situation when it comes to parking because that is required. In the absence of the requirement, is that something that he would want? Or would he be wanting something different with that?

Mr. Colman said I think it is something that he would want. I think he realizes that La Morena has limited access in terms of how many customers you can have there. Having more parking there and hopefully a better flow perhaps. It is very difficult to work with that property also. We were able to accommodate the parking in the back and that includes having the stairs back there and all that. A shed that he wants to keep there. There are so many things there that it is very packed. It is a challenge, but he wants to have that parking there. He wants to be able to provide sufficient parking there.

Vice Chair Porter asked do you know if the owners are having any discussions with these immediate neighbors of the residential that is along Third Street in terms of how they are feeling about the development?

Mr. Colman said that is a good question. When the initial rezoning started there was an onsite meeting that some of the neighbors attended. I know some of the neighbors came and one of the neighbors is here. She is right on the strip on the corner of the property that turns into Third Street. Yeah, they have had discussions with the neighbors at that time.

Councilmember Dent said as I recall, we insisted on adding this border of trees between the development and the neighbors.

Mr. Colman said yeah, I think the trees were not proffered. The fence was proffered but he still wants to. We have it on the plans to have trees that we wanted to put there to provide a little more buffering. They were not proffered.

Chair Baugh asked if there were any more questions for the applicant's representative. Hearing none, he asked if there was anyone in the room or on the phone wishing to speak to the request. Hearing none, he closed the public hearing and opened the matter for discussion.

Commissioner Kettler said some of this is related to the La Morena property, but the parking is of some concern to me in part because I recognize that the applicant is interested in there being parking for the people living at the apartments but not separate the cost of housing from the cost of parking means that it encourages more people to park there. Then, I look at the La Morena side of it. I am pretty familiar with the La Morena property because I go there plenty. They have changed the internal layout, and they have gotten rid of what little bike parking there was, even though there are quite a decent number of folks biking up and down the Chicago Avenue corridor. Now they are requesting expanded parking to accommodate that. I do not know if that is enough for me to say no just on those grounds alone, but it does not really seem like there is a significant effort to try to not require so much space for parking as there is. That is part of what staff's concerns are for the apartments as well.

Vice Chair Porter said I think I understand the owner's motivation as it relates to trying to create some additional parking on that property. Anybody that goes there during a rush time is going to struggle to find a parking space a lot of times. I do understand the motivation there. I think that I am just trying to get my head more around the actual apartment development. It is, to Mr. Colman's point, tight. Maybe I did not ask this question of staff earlier, but I assume that there is enough room in this layout for fire trucks to be able to get through and do their usual.

Ms. Dang said the Fire Department has already done some rounds of review with the site layout. As Ms. Rupkey said, it is in Engineered Comprehensive Site Plan review right now.

Vice Chair Porter said I would feel a bit better about this layout if it flowed a little bit in such a way that you do not have a dead end at the very back of the property. I do see that there is going to be a significant amount of traffic coming in and out of this property based on the amount of spaces that would be available to them. I do have some concerns about Chicago Avenue and that particular spot. I wish there was a wider egress to be able to get cars in and out there and even another option to be able to have people leave the property. I understand the constraints of the property itself, so I am willing to acknowledge that there is not a lot of options here.

Chair Baugh said if Commissioner Finnegan was still with us he would probably amplify Commissioner Kettler’s points which I think on the one hand, or both are very well taken. I can remember one time when he and I were against a much bigger project on that basis of it was going so far in the accommodation for motor vehicles that you were like “are we starting to cross a line here?” That having been said, I know a lot of these things are under review as it is right now. I come back to another thing that I also struggle with sometimes is that it is tough for me to vote on something based on rules that I wish existed but do not in fact exist. At some point, even if I do not like it, that starts to feel unfair to the applicants.

Commissioner Kettler said I think that pretty well summarizes my thoughts on it. On the La Morena portion, in particular, this seems like a perfect example of why there should not be that kind of requirement to begin with. Maybe the applicant wanted to do that anyway, and maybe they would not have, but this forces their hand. I am especially thinking about that just because the area immediately surrounding this is not like other properties in that there is residential almost all the way around it and there is commercial down that same street. It is mixed use in the area in a way that a lot of the City is not. Folks can walk to La Morena in a way that you cannot walk to anywhere on like East Market Street. When I see increasingly car oriented design in an area where you can do that, that is when I start to feel the way I do. Ultimately, in this case I do not think it is enough to swing the other way, but that is what I am thinking.

Commissioner Jezior said from the apartment complex side there are not enough amenities nearby to be able to...it is a long walk to get to a lot of the things that people need to get to. I can see from that standpoint, but I agree with you as well. For La Morena there are a lot of properties nearby where people can walk to it.

Vice Chair Porter said I would like to make a motion that we recommend approval of the rezoning request of 797 Chicago Avenue to rezone the property from R-5C to B-2C and R-5C to B-2 in the section that will be subdivided, as presented.

Councilmember Dent seconded the motion.

Commissioner Seitz	Aye
Commissioner Jezior	Aye
Councilmember Dent	Aye
Commissioner Kettler	Aye
Vice Chair Porter	Aye
Chair Baugh	Aye

The motion to recommend approval of the rezoning request passed (6-0). The recommendation will move forward to City Council on January 13, 2026.



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Change of Zoning District  
(Rezoning) Application**  
[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

Property Address \_\_\_\_\_ Tax Map Parcel/ID 039 P 1 Total Land Area \_\_\_\_\_ (circle) acres or sq.ft. (circle)

Existing Zoning District: \_\_\_\_\_ Proposed Zoning District: \_\_\_\_\_

Existing Comprehensive Plan Designation: \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

Property Owner Name \_\_\_\_\_ Telephone \_\_\_\_\_

Street Address \_\_\_\_\_ E-Mail \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**OWNER'S REPRESENTATIVE INFORMATION**

Owner's Representative \_\_\_\_\_ Telephone \_\_\_\_\_

Street Address \_\_\_\_\_ E-Mail \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**CERTIFICATION**

*I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.*

\_\_\_\_\_  
**PROPERTY OWNER**

\_\_\_\_\_  
**DATE**

**REQUIRED ATTACHMENTS**

- Letter explaining proposed use & reasons for seeking change in zoning.
- Statement on proffers, if applying for conditional rezoning.
- Survey of property or site map.
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit [www.harrisonburgva.gov/traffic-impact-analysis](http://www.harrisonburgva.gov/traffic-impact-analysis).

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

Date Application and Fee Received \_\_\_\_\_

Received By \_\_\_\_\_

Total Fees Due: \$ \_\_\_\_\_  
Application Fee: \$550.00 + \$30.00 per acre

November 24, 2025

Meg Rupkey, CZO  
Planner, Department of Community Development  
409 South Main Street  
Harrisonburg, VA 22801

**RE:** Rezoning Request for TM: 39-P-1

Dear Meg,

The purpose of this rezoning request is (1) to establish consistent R-5C zoning across TM: 39-P-1 and (2) to rezone a portion of the property to B-2, in preparation for a future subdivision and integration with the adjacent B-2 property (TM: 39-Q-5,6,7,8), to be used for required parking.

The R-5C proffers approved on April 26, 2022, have been updated with a new proffer letter (attached) that applies to both the existing and proposed R-5C areas. Amendments include:

- Added “including along the east side of TM 39-P-9” to Item #4, as a clarification.
- Removed “gazebo” from the recreational features list in Item #6 after discussions with City staff, since no suitable location for a gazebo was identified.
- Added Item #8 to clarify that the strip of land along the southern boundary connecting to 3<sup>rd</sup> Street should not be used for vehicular access.

Based on the parking demand at his current rental properties, the owner has determined that residents will need at least two parking spaces per unit, plus additional parking for visitors and tenants who need more than two spaces.

Thank you and the staff for your consideration.

Best regards,



Gil Colman, PE  
Owner and President  
gil@colmanengineering.com

November 24, 2025

Meg Rupkey, CZO  
Planner, Department of Community Development  
409 South Main Street  
Harrisonburg, VA 22801

**RE:** Proffer Statement

Dear Meg,

As part of our rezoning request for the property identified as TM:39-P-1, we offer the following proffers:

1. Dwelling units may be occupied by a single family or no more than three (3) unrelated persons.
2. A sidewalk connection between the apartment development and Chicago Avenue to connect the apartment project with direct access to the city's sidewalk system.
3. The owner will design and construct a 5' wide sidewalk or a 10' wide shared use path connection from the rear of the property to the city's public trail/shared use path to connect the apartment project with direct access to the City's public trail/shared use path.
4. A 6' tall opaque fence, the full length of the property line separating the apartment development from the properties identified as tax map parcels 39-P-6, 7, 8, & 9 to the south of the property, including along the east side of TM 39-P-9.
5. Exterior site lighting shall be designed so that the light is not directed off the site and the light source is shielded from direct offsite viewing. Light fixtures in the parking areas shall not exceed 15' in height.
6. The development will contain one area, totaling 500 sf. of recreational area for use by the residents that will include features such as a picnic table or tables, play areas or play structures, and exercise area.
7. The existing vegetation (trees & shrubbery) on the western end of the property, within a minimum of 10' of the property line shared with the City's public street right-of-way in which the public trail/shared use path is located, shall be undisturbed to maintain the vegetated buffer, or an evergreen and deciduous vegetative buffer shall be created within a minimum of 10' of the same property line, where such evergreen and deciduous trees shall be planted and maintained at no less than 5' on center and 6' in height at the time of planting to fill in and reestablish a vegetative buffer within the area. This evergreen and deciduous tree vegetative buffer shall not be required in the areas of the proffered connection to the public trail/shared use path or any required stormwater management areas.
8. The strip of land along the southern boundary connecting to 3rd Street shall not be used for vehicular access, except that limited vehicular access may be allowed for maintenance, utility work, municipal service, or temporary construction purposes.

Thank you and the staff for your consideration.



Javier Angel Rodriguez  
Turkey Properties, LLC

MDC COAST 12 LLC; C/O REALTY INCOME CORPORATION  
 813 CHICAGO AVE  
 TM# 039 F 1  
 ZONE: B-2C  
 USE: COMMERCIAL-RETAIL SERVICE

NEW VENTURE PARTNERS LLC  
 820 WATERMAN DR  
 TM# 039 E 7  
 ZONE: M-1  
 USE: COMMERCIAL/MINI STORAGE

PROPOSED PEDESTRIAN CONNECTION TO SHARED USE PATH ON ROCKINGHAM DRIVE

PROPOSED PLAYGROUND  
 AREA=1,400 SF±

PROFFERS IN THE R-5C ZONE TO BE AMENDED

AREA TO BE REZONED FROM B-2C TO R-5C  
 (AREA=7,177± SF)

AREA TO BE REZONED FROM B-2C TO B-2  
 (AREA=3,235± SF)

PROPOSED PROPERTY & ZONING LINE

PROPOSED LANDSCAPE BORDER ALONG SHARED USE PATH, (1) 6' TALL TREE EVERY 10' ON CENTER

PROPOSED 6' OPAQUE FENCE ALONG PROPERTY LINE

ANTONIO P FLOWE;  
 RACHEL E FLOWE  
 580 THIRD ST  
 TM# 039 P 6  
 ZONE: R-1  
 USE: RESIDENTIAL - SINGLE FAMILY DETACHED

PEDRO CASTILLO DEL CID; ROSIBEL MARTINEZ  
 560 THIRD ST  
 TM# 039 P 7  
 ZONE: R-1  
 USE: RESIDENTIAL - SINGLE FAMILY DETACHED

VIRGINIA AYALA JOSE AYALA; DORILA AYALA  
 540 THIRD ST  
 TM# 039 P 8  
 ZONE: R-1  
 USE: RESIDENTIAL - SINGLE FAMILY DETACHED

FOSTER MARLON A CHERYL L  
 520 THIRD ST  
 TM# 039 P 9  
 ZONE: R-1  
 USE: RESIDENTIAL - SINGLE FAMILY DETACHED

PIZANO ENTERPRISE LLC  
 700 N WILLOW ST  
 TM# 039 Q 9 THRU 14  
 ZONE: B-2  
 USE: COMMERCIAL-RETAIL SERVICE

TURKEY PROPERTIES LLC  
 797 CHICAGO AVE  
 TM# 039 P 1  
 ZONE: R-5C  
 USE: VACANT

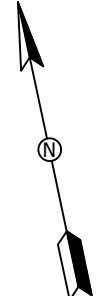
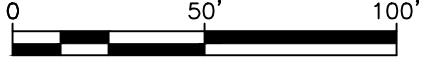
TURKEY PROPERTIES LLC  
 751 CHICAGO AVE  
 TM# 039 Q 5 THRU 8  
 ZONE: B-2  
 USE: COMMERCIAL-RETAIL SERVICE

CFW COMMUNICATIONS SERVICES  
 771 CHICAGO AVE  
 TM# 039 P 1-A  
 ZONE: B-2  
 USE: COMMERCIAL-OFFICE

ROCKINGHAM DRIVE

CHICAGO AVE.

3RD STREET



Project: CE202349  
 Sheet: N  
 of 1

Date: 11/25/2025  
 Scale: 1" = 50'  
 Designer: GLC, PE  
 Drafter: JDY, PE  
 Reviewer: GLC, PE

REZONING EXHIBIT  
 Sunshine Apartments / La Morena  
 Javier Rodriguez  
 797 Chicago Ave.  
 Harrisonburg, VA 22802

REZONING

**COLMAN**  
**ENGINEERING**  
 1123 South High Street | Harrisonburg, VA 22801 | Ph: (540) 246-3712  
 all: contact@colmanengineering.com | www.colmanengineering.com



For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

<b>Contact Information</b>	
Consultant Name: Telephone: E-mail:	Colman Engineering, PLC 540-246-3712 gil@colmanengineering.com
Owner Name: Telephone: E-mail:	Turkey Properties, LLC (Attn: Javier A. Rodriguez) 540-810-1484 751lamorena@gmail.com
<b>Project Information</b>	
Project Name:	Sunshine Apartments, La Morena
Project Address: TM #:	797 & 751 Chicago Avenue 39-P-1 & 39-Q-5,6,7,8
Existing Land Use(s):	Apartments, Restaurant
Proposed Land Use(s): (if applicable)	Apartments, Restaurant
Submission Type:	Comprehensive Site Plan <input type="radio"/> Special Use Permit <input type="radio"/> Rezoning <input checked="" type="radio"/> Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Sunshine Apartments plans to construct 2 apartment buildings with associated utilities, parking, drive, and other site improvements. La Morena plans to expand their parking lot and currently has an entrance to Chicago Avenue.
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>	
AM Peak Hour Trips:	23
PM Peak Hour Trips:	29

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No

Comments:

Accepted by: Zenetta Mason

Date: 09/05/2025

### Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Multifamily Housing (Low-Rise)	220	Dwelling Unit	57	23	29
2	Proposed #2	High Turnover Restaurant	932	1000 sq ft	2.5	24	23
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					47	52
8	Existing #1	High Turnover Restaurant	932	1000 sq ft	2.5	24	23
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					24	23
15	Final Total (Total New – Total Existing)					23	29

#### Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

- Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
- Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
- If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
- Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
- Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.

CLARK & BRADSHAW, P. C.  
ATTORNEYS AT LAW  
92 NORTH LIBERTY STREET  
P. O. BOX 71  
HARRISONBURG, VIRGINIA 22801-0071  
TELEPHONE (703) 433-2601  
FACSIMILE (703) 433-5528

HENRY C. CLARK  
M. STEVEN WEAVER  
MARK B. CALLAHAN  
JAMES N. DICKSON, III  
TISH E. LYNN

V. STEPHEN BRADSHAW  
RETIRED

ELLEN H. BRODERSEN, C. P. A.  
(NOT AN ATTORNEY)

March 23, 1995

Mayor and Members of Council  
City of Harrisonburg  
345 South Main Street  
Harrisonburg, Virginia 22801

**RE: Application for Zoning Amendment by T & T Real Estate at  
Chicago Avenue, Third Street, and Dogwood Drive**

Dear Mayor and Members of Council:

Enclosed herewith is the application of T & T Real Estate, a Virginia general partnership, for zoning amendment for the re-zoning of a portion of Block P, Page 39, and portions of the adjoining vacated streets from R-1 to B-2, conditional. "Before" and "After" plats of the proposed re-zone area indicating the area for requested rezoning are also enclosed.

As conditions to the requested re-zoning, the following proffers are hereby made:

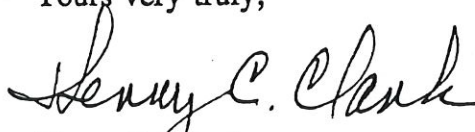
- A. A building or premises shall be used only for the following purposes (numbered to correspond to Section 10-3-84 of the City Code):
  - (1) Mercantile establishments which promote the show, sale, and rental of goods, personal service establishments, restaurants and other shops and stores customary to shopping centers and convenience outlets.
  - (2) Governmental, business and professional offices, and financial institutions.
  - (4) Theaters, community rooms, museums and galleries and other places of assembly for the purpose of entertainment or education. In addition, customary recreational and leisure-time activities which are compatible with surrounding uses are permitted.
  - (8) General service or repair shops permitted in the B-1 Central Business District but without the limitation as to the number of employees.

Mayor and Members of Council  
Page 2  
March 23, 1995

- (10) Radio and television stations and studios or recording studios, but not towers more than one hundred twenty-five feet (125') in height.
  - (11) Public utilities, public service or public transportation uses or buildings, generating, purification or treatment plants, water storage tanks, pumping or regulator stations, telephone exchange and transformer or substations.
  - (12) Warehousing and other storage facilities with floor area limited to twenty thousand (20,000) square feet, which are contiguous to permitted uses in this district.
  - (15) Accessory buildings and uses customarily incidental to any of the above-listed uses.
- B. No further improvement of the R-1 area between North Dogwood Drive, Third Street, and the closed portion of North Willow Street shall be made until the area is re-subdivided in accordance with the City of Harrisonburg Subdivision Ordinance.

We also enclose our check in the amount of \$300.00 for filing fees and request that the matter be referred to the City of Harrisonburg Planning Commission for review and recommendation thereon.

Yours very truly,



Henry C. Clark

HCC/rrb

Enclosures

cc: Ms. Stacy Turner

CLARK & BRADSHAW, P. C.  
ATTORNEYS AT LAW  
92 NORTH LIBERTY STREET  
P. O. BOX 71

HARRISONBURG, VIRGINIA 22801-0071  
TELEPHONE (703) 433-2601  
FACSIMILE (703) 433-5528

V. STEPHEN BRADSHAW  
RETIRED

HENRY C. CLARK  
M. STEVEN WEAVER  
MARK B. CALLAHAN  
JAMES N. DICKSON, III  
TISH E. LYNN

ELLEN H. BRODERSEN, C. P. A.  
(NOT AN ATTORNEY)

April 19, 1995

Mayor and Members of Council  
City of Harrisonburg  
345 South Main Street  
Harrisonburg, Virginia 22801

RE: Application for Zoning Amendment by T & T  
Real Estate at Chicago Avenue, Third Street  
and Dogwood Drive.

Dear Mayor and Members of Council:

In addition to the proffers made with my letter of March 23, 1995, and as a part of the application of T & T Real Estate for rezoning of eight lots and portions of two others with portions of two closed streets and a vacated alley, the following additional proffers are hereby made:

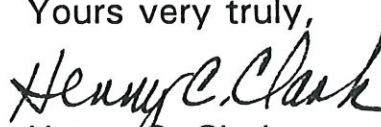
- C. Evergreen buffers consisting of trees not less than five feet in height and on not less than ten foot centers will be installed as indicated on the Development Plan for a Portion of Blocks F, P & Q, Sheet 35 of the Harrisonburg City Block Maps as prepared by Copper, Mars, Nicely & Associates, dated April 13, 1995, which has been filed with the Harrisonburg Planning Commission, as the areas affected by such buffer are developed.
- D. The 20' wide portion of abandoned North Willow Street extending 126' in a northerly direction from 3rd Street shall be gated with approved entrance, as may be required as a part of subdivision and site plan approval,

Mayor and Members of Council  
Page 2  
April 19, 1995

to prevent its use as a normal access, recognizing that the same does not comply with City requirements for a commercial entrance or for use in conjunction with commercial operations occurring on the adjoining property.

We appreciate your consideration of this matter and will be glad to supply any further information or documentation.

Yours very truly,



Henry C. Clark

hcc\rrb

March 3, 2022

Department of Community Development  
 City of Harrisonburg  
 Harrisonburg, Virginia 22801



### **Proffer Statement**

In connection with the rezoning request for the +/-2.32-acre portion of the parcel identified as tax map parcel 39-P-1, the following is proffered:

Dwelling units may be occupied by a single family or no more than three (3) unrelated persons.

Additionally, we proffer:

- A sidewalk connection between the apartment development and Chicago Avenue to connect the apartment project with direct access to the city's sidewalk system.
- The owner will design and construct a 5' wide sidewalk or a 10' wide shared use path connection from the rear of the property to the city's public trail/shared use path to connect the apartment project with direct access to the City's public trail/shared use path.
- A 6' ft tall opaque fence, the full length of the property line separating the apartment development from the properties identified as tax map parcels 39-P-6, 7, 8, & 9 to the south of the property.
- Exterior site lighting shall be designed so that the light is not directed off the site and the light source is shielded from direct offsite viewing. Light fixtures in the parking areas shall not exceed 15' in height.
- The development will contain one area, totaling 500 s.f., of recreational area for use by the residents that will include features such as a picnic table or tables, play areas or play structures, and gazebo, and exercise area.

**286 East Market Street  
 Harrisonburg, Virginia 22801  
 Telephone: (540) 434-9807  
 fcb@aprassoc.com**

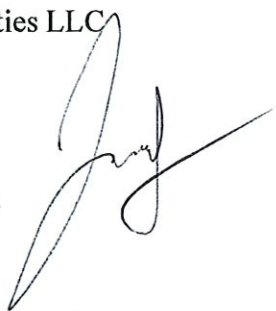
**ARCHITECTURE & PLANNING RESOURCES**

- The existing vegetation (trees & shrubbery) on the western end of the property, within a minimum of 10-ft. of the property line shared with the City's public street right-of-way in which the public trail/shared use path is located, shall be undisturbed to maintain the vegetated buffer, or an evergreen and deciduous vegetative buffer shall be created within a minimum of 10-ft. of the same property line, where such evergreen and deciduous trees shall be planted and maintained at no less than 5 feet on center and 6 feet in height at the time of planting to fill in and reestablish a vegetative buffer within the area. This evergreen and deciduous tree vegetative buffer shall not be required in the areas of the proffered connection to the public trail/shared use path or any required stormwater management areas.

Thank you and your staff for your consideration.

Sincerely,  
Turkey Properties LLC

J.A. Rodrigues

A handwritten signature in black ink, appearing to read 'J.A. Rodrigues', written over the typed name.



December 10, 2025 Planning Commission Meeting

**Title**

Consider a request to rezone 797 Chicago Avenue — Meg Rupkey, Community Development

**Summary**

Project name	Sunshine Apartments
Address/Location	797 Chicago Avenue
Tax Map Parcels	39-P-1
Total Land Area	+/- 2.57-acres
Property Owner	Turkey Properties LLC
Owner’s Representative	Colman Engineering
Present Zoning	R-5C and B-2C
Proposed Zoning	R-5C (Proffer amendment) and B-2
Planning Commission	December 10, 2025 (Public Hearing)
City Council	Anticipated January 13, 2026 (First Reading/Public Hearing) Anticipated January 27, 2026 (Second Reading)

**Recommendation**

Option 1. Recommend approval of the rezoning request.

**Fiscal Impact**

N/A

**Context & Analysis**

The following land uses are located on and adjacent to the property:

- Site: Undeveloped land, zoned R-5C, B-2C, and B-2
- North: Commercial use, zoned B-2C
- East: Commercial and business uses, zoned B-2
- South: Single-family detached dwellings, zoned R-1
- West: Across Rockingham Drive right-of-way, self-storage facilities, zoned M-1 and M-1C

The applicant is requesting to rezone a parcel zoned R-5C, High Density Residential District Conditional and B-2C, General Business District Conditional to R-5C, High Density Residential

District Conditional and B-2, General Business District. The property is addressed as 797 Chicago Avenue and is identified as tax map parcel 39-P-1.

Rezoning occurred in 1995 and 2022 that currently regulate different portions of this property. The first rezoning occurred in May 1995 that rezoned multiple parcels from M-1, General Industrial District to B-2C, General Business District Conditional. The approved 1995 proffers are attached and regulate a small portion of the property as shown on the zoning map. The second rezoning occurred in April 2022 that rezoned a large portion of the parcel from B-2, General Business District and B-2C, General Business District Conditional to R-5C, High Density Residential District Conditional for a project now known as Sunshine Apartments. The 2022 proffers are attached. The applicant would like to amend proffers for the R-5C portion of the property, rezone portions of the property from B-2C to R-5C, and to remove all proffers for the remaining B-2C portion that would leave it zoned B-2.

An engineered comprehensive site plan is currently in review for Sunshine Apartments. Sunshine Apartments is planned to contain two, three-story multi-family buildings with a total of 57 units. The applicant's letter states that they would like to have two parking spaces for each unit as well as additional visitor parking spaces. Staff has recommended that the applicant reduce the size and footprint of the buildings and/or reduce the number of parking spaces in favor of providing more open space and a reasonably-sized playground area for the residents.

Turkey Properties LLC is the applicant of the rezoning and is also the property owner of 751 Chicago Avenue, which consists of the La Morena restaurant. Turkey Properties LLC is in the process of performing a boundary line adjustment between the La Morena property and the subject property (Sunshine Apartments) to address a parking violation regarding the La Morena property. In June 2025, Turkey Properties LLC received a violation for working without a building permit to expand restaurant seating. This expansion requires additional parking that cannot be accommodated within the limits of the existing property boundary; therefore, the applicant is working to transfer a +/-3,235 square foot area of land to the La Morena property. The area of land that is to be transferred is the portion of the subject site that is proposed to be rezoned to B-2 by eliminating all of the existing proffers. If the proffers are removed and the boundary line adjustment is completed, then Turkey Properties LLC can expand the parking lot for La Morena and bring the site into compliance with regard to minimum off-street parking requirements.

#### *Proffers*

The applicant has offered the following proffers for the R-5C portion of the site (the proposed changes to the existing 2022-approved proffers are shown in tracked changes):

1. Dwelling units may be occupied by a single family or no more than three (3) unrelated persons.
2. A sidewalk connection between the apartment development and Chicago Avenue to connect the apartment project with direct access to the city's sidewalk system.

3. The owner will design and construct a 5' wide sidewalk or a 10' wide shared use path connection from the rear of the property to the city's public trail/shared use path to connect the apartment project with direct access to the City's public trail/shared use path.
4. A 6' tall opaque fence, the full length of the property line separating the apartment development from the properties identified as tax map parcels 39-P-6, 7, 8, & 9 to the south of the property, [including along the east side of TM 39-P-9.](#)
5. Exterior site lighting shall be designed so that the light is not directed off the site and the light source is shielded from direct offsite viewing. Light fixtures in the parking areas shall not exceed 15' in height.
6. The development will contain one area, totaling 500 sf. of recreational area for use by the residents that will include features such as a picnic table or tables, play areas or play structures, ~~and gazebo,~~ and exercise area.
7. The existing vegetation (trees & shrubbery) on the western end of the property, within a minimum of ~~10-ft.~~ 10' of the property line shared with the City's public street right-of-way in which the public trail/shared use path is located, shall be undisturbed to maintain the vegetated buffer, or an evergreen and deciduous vegetative buffer shall be created within a minimum of ~~10-ft.~~ 10' of the same property line, where such evergreen and deciduous trees shall be planted and maintained at no less than ~~5-ft.~~ 5' on center and ~~6-ft~~ 6' in height at the time of planting to fill in and reestablish a vegetative buffer within the area. This evergreen and deciduous tree vegetative buffer shall not be required in the areas of the proffered connection to the public trail/shared use path or any required stormwater management areas.
8. [The strip of land along the southern boundary connecting to 3rd Street shall not be used for vehicular access, except that limited vehicular access may be allowed for maintenance, utility work, municipal service, or temporary construction purposes.](#)

The conceptual site layout is not proffered.

At staff's suggestion, the applicant has added Proffer #8 to restrict vehicular access to the site from 3<sup>rd</sup> Street. While the applicant does not plan to use 3<sup>rd</sup> Street to access the site, and there are utilities within the area that would restrict the development of the space, City staff suggested that the applicant include this proffer based on the 1995 B-2C rezoning that limited access to the site from 3<sup>rd</sup> Street.

#### *Land Use*

The Comprehensive Plan designates this site as mixed use and states:

The Mixed Use category includes both existing and proposed areas for mixed use. Mixed Use areas shown on the Land Use Guide map are intended to combine residential and non-residential uses in neighborhoods, where the different uses are

finely mixed instead of separated. Mixed Use can take the form of a single building, a single parcel, a city block, or entire neighborhoods. Quality architectural design features and strategic placement of green spaces for large scale developments will ensure development compatibility of a mixed use neighborhood with the surrounding area. These areas are prime candidates for “live-work” and traditional neighborhood developments (TND). Live-work developments combine residential and commercial uses allowing people to both live and work in the same area. The scale and massing of buildings is an important consideration when developing in Mixed Use areas. Commercial uses would be expected to have an intensity equivalent to a Floor Area Ratio of at least 0.4, although the City does not measure commercial intensity in that way. Downtown is an existing area that exhibits and is planned to continue to contain a mix of land uses.

The downtown Mixed Use area often has no maximum residential density, however, development should take into consideration the services and resources that are available (such as off-street parking) and plan accordingly. Residential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre, and all types of residential units are permitted: single-family detached, single-family attached (duplexes and townhomes), and multi-family buildings. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings.

#### *Transportation and Traffic*

A traffic impact analysis (TIA) was not required for the rezoning request.

The 1995 B-2C proffers restricted use of the abandoned North Willow Street right-of-way for site access. The applicant’s new Proffer #8 continues this restriction, though it permits limited service/emergency access rather than installing a gate

#### *Public Water and Sanitary Sewer*

Staff has no concerns with the requested rezoning regarding water and sewer matters.

#### *Housing Study*

The City’s Comprehensive Housing Assessment and Market Study (Housing Study) places the subject site within Market Type A. Among other things, this Market Type is characterized by high population growth. The study notes that Market Type A has “above median overall access to amenities such as public transit within walking distance, full-service grocery stores, and multiple parks and recreation facilities.” The study also notes that “policies that are appropriate to Market type A areas include an emphasis on increasing density through zoning changes, infill development and housing rehabilitation to maintain the quality of housing.”

#### *Public Schools*

The City contracted with the University of Virginia’s Weldon Cooper Center for Public Service to complete a report titled "Population and School Enrollment Projects for the City of Harrisonburg"

(April 2025). The report can be found at the following link: [https://harrisonburgva.gov/sites/default/files/city-manager/HarrisonburgSchoolEnrollment\\_2025-04-30\\_Final.pdf](https://harrisonburgva.gov/sites/default/files/city-manager/HarrisonburgSchoolEnrollment_2025-04-30_Final.pdf). This report provides overall student enrollment projections through 2034 as well as estimated student generation by housing type for each elementary school attendance zone.

The proposed rezoning and planned subdivision do not change the existing buildable potential of the subject property and thus does not impact the calculated student generation.

### *Conclusion*

Staff recommends approval of the request at 797 Chicago Avenue to rezone property from R-5C and B-2C to R-5C and B-2. While staff continues to encourage the applicant to incorporate additional open space and/or recreational amenities, the rezoning and associated proffers are consistent with the previous approvals. The request does not increase the development potential of the site beyond what has previously been approved, except for the increase in parking for the La Morena property. Staff recommends approval of the requested rezoning.

### **Options**

1. Recommend approval of the rezoning request.
2. Recommend denial of the rezoning request.

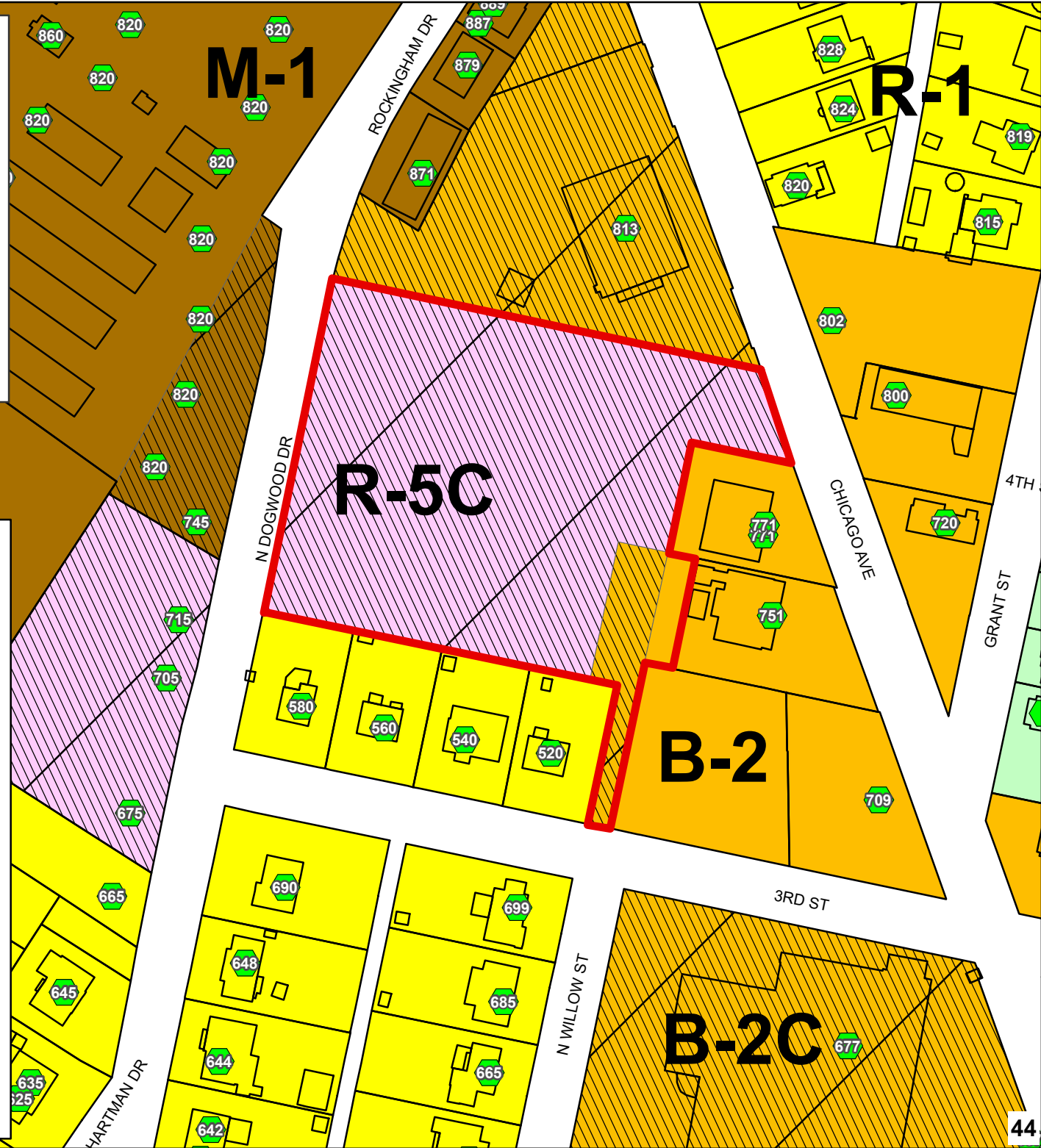
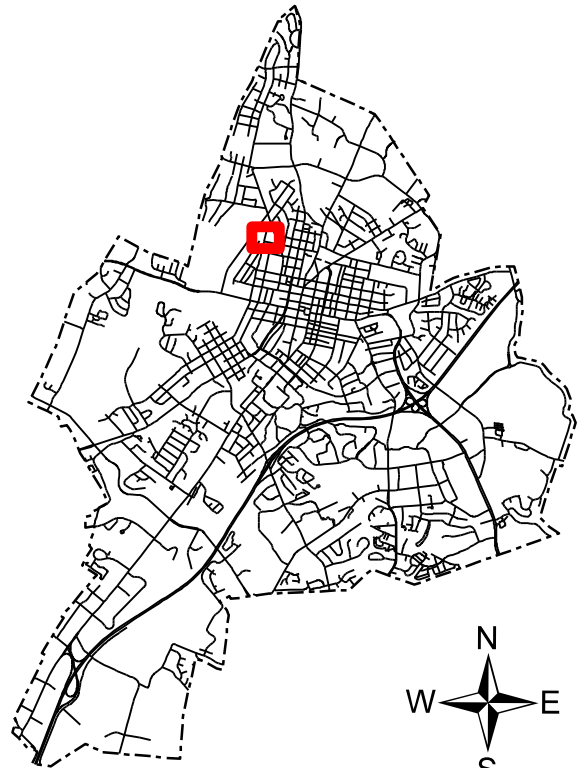
### **Attachments**

- Site maps
- Application and supporting documents
- Approved 1995 B-2C Proffers
- Approved 2022 R-5C Proffers

# CITY OF HARRISONBURG

Rezoning  
(B-2C to B-2)  
(B-2C to R-5C)  
(R-5C Proffer Amendment)  
797 Chicago Avenue  
Tax Map Parcels: 39-P-1  
+/-2.57-acres

## Zoning



**CITY OF HARRISONBURG**

**Rezoning**

**(B-2C to B-2)**

**(B-2C to R-5C)**

**(R-5C Proffer Amendment)**

**797 Chicago Avenue**

**Tax Map Parcels: 39-P-1**

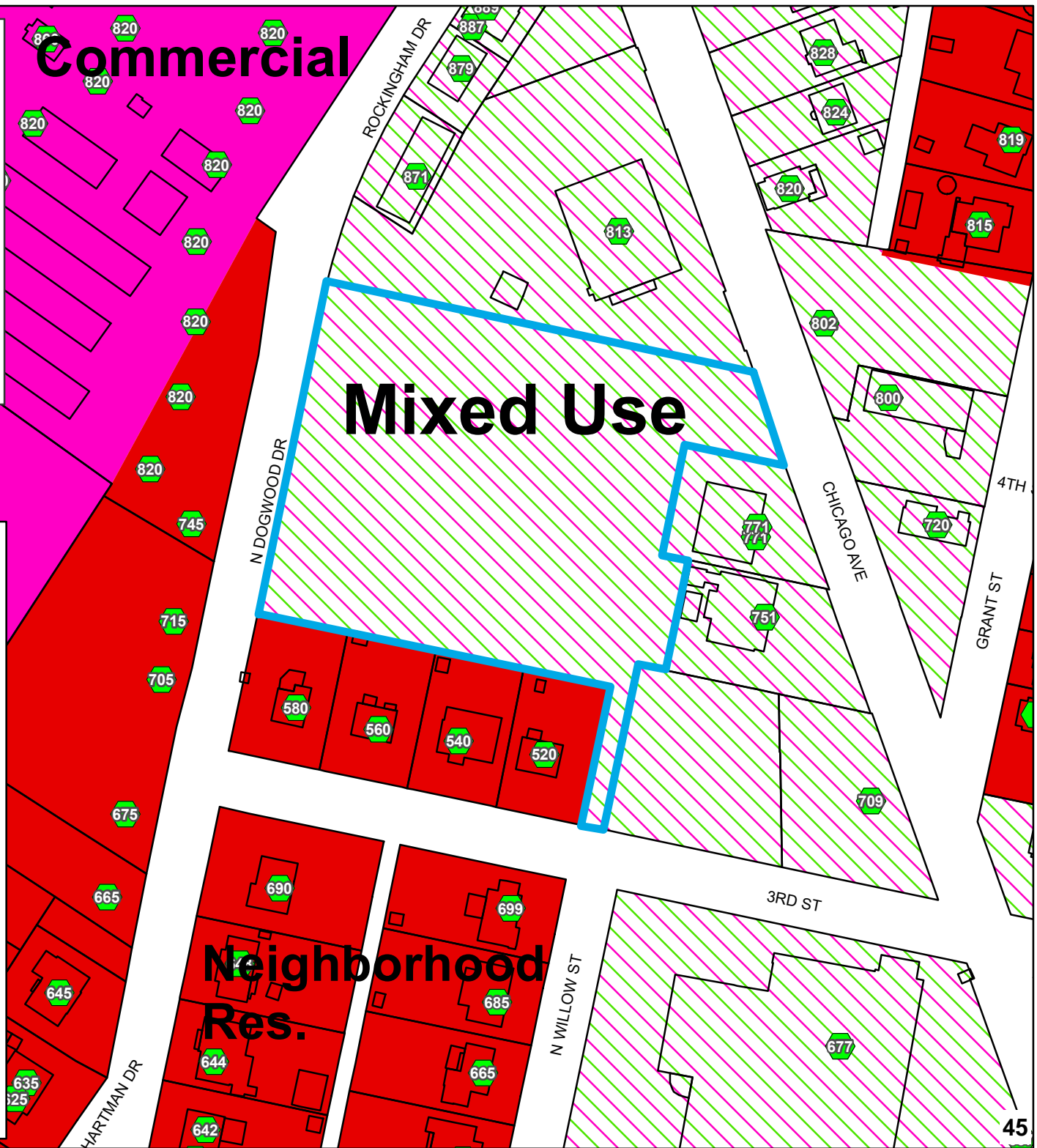
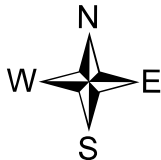
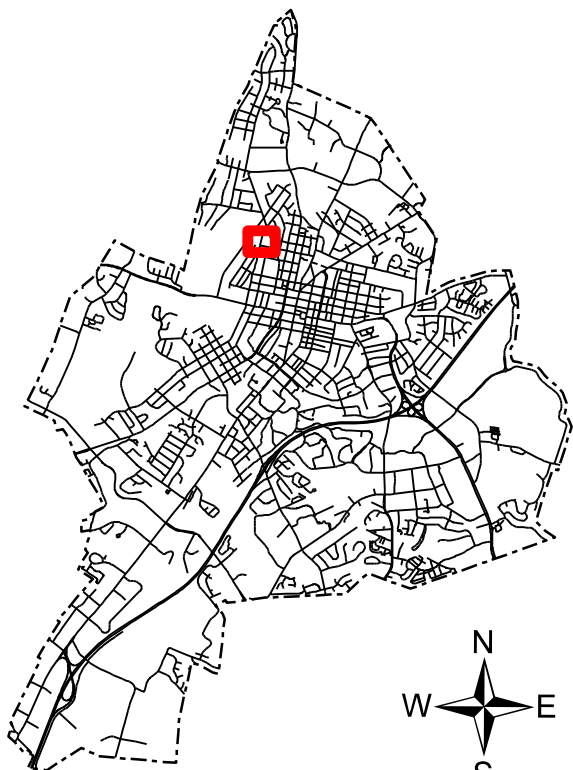
**+/-2.57-acres**

**(Future) Land Use Guide**

**Commercial**

**Mixed Use**

**Neighborhood  
Res.**



**CITY OF HARRISONBURG**  
Rezoning  
(B-2C to B-2)  
(B-2C to R-5C)  
(R-5C Proffer Amendment)  
797 Chicago Avenue  
Tax Map Parcels: 39-P-1  
+/-2.57-acres



## NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on Tuesday, January 13, 2026, at 7:00 p.m., to consider the following:

### ***Zoning Ordinance Amendment – To modify special use permit requirements to reduce required side yard setbacks in the R-8 district***

A request from AM Yoder & Co to amend Zoning Ordinance Section 10-3-59.4, Uses permitted by only by special use permit in the R-8, Small Lot Residential District. Specifically, the applicant requests to amend subsection (11) which currently allows with an approved special use permit to reduce required side yard setbacks to zero feet where such buildings are single-family detached dwellings, duplex dwellings, or townhomes when specified fire suppression or construction standards are met. The current ordinance does not allow openings in the exterior walls of buildings adjacent to the reduced side yard setback. Proposed is an amendment to allow exterior walls of buildings adjacent to the reduced side yard setbacks to have openings and penetrations that have a minimum 1-hour fire resistance rating in accordance with a fire resistant assembly documented by a nationally recognized testing agency and where the bottom of the opening is equal to or less than 10' above exterior finished grade and located only on the first floor of the dwelling. Additionally, the special use permit may be superseded by building regulations.

### ***Rezoning – 797 Chicago Avenue (R-5C/B-2C to R-5C/B-2, Proffer Amendments) (Sunshine Apartments)***

A request from Turkey Properties LLC to rezone a parcel zoned R-5C, High Density Residential District Conditional and B-2C, General Business District Conditional to R-5C, High Density Residential District Conditional and B-2, General Business District. The request includes proffer amendments for the R-5C proffers approved in 2022. The property is addressed as 797 Chicago Avenue and is identified as tax map parcel 39-P-1.

### ***Rezoning – 1110 N Liberty Street (M-1 to R-3/M-1C)***

A request from Valley Corner LLC to rezone a +/- 0.38-acre portion of a +/- 0.59-acre parcel zoned M-1, General Industrial District to R-3, Medium Density Residential District and the remaining +/- 0.21-acre portion to M-1C, General Industrial District Conditional. The property is addressed as 1110 North Liberty Street and is identified as tax map parcel 45-A-1.

### ***Zoning Ordinance Amendment – To Allow Meat Processing and Storage by Special Use Permit in M-1***

A request from Honest Meats LLC to amend Section 10-3-24 of the Zoning Ordinance to add a new term and definition for “meat processing and storage facility” and to add the use to Section 10-3-97 as a use permitted by special use permit in the M-1, General Industrial District. Additionally, to codify the current interpretation that poultry processing and storage is a by right use, a new term and definition for “poultry processing and storage facility” is proposed to be added to Section 10-3-24 of the Zoning Ordinance and listed in Section 10-3-96 as a use permitted by right in the M-1 district.

Applications and other information are available for review by contacting the Department of Community Development, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. Please call (540) 432-7700 to obtain a copy by email or by appointment. More information is available at [www.harrisonburgva.gov/public-hearings](http://www.harrisonburgva.gov/public-hearings). Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 1072, and the City’s website at [www.harrisonburgva.legistar.com/Calendar.aspx](http://www.harrisonburgva.legistar.com/Calendar.aspx).

---

**Publication dates:**

Wednesday, December 31, 2025

Wednesday, January 7, 2026

**STATE OF VIRGINIA  
CITY OF HARRISONBURG, to with:**

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, January 13, 2026 7:00 p.m., or as soon as the agenda permits, to consider the following:

***Zoning Ordinance Amendment – To modify special use permit requirements to reduce required side yard setbacks in the R-8 district***

A request from AM Yoder & Co to amend Zoning Ordinance Section 10-3-59.4, Uses permitted by only by special use permit in the R-8, Small Lot Residential District. Specifically, the applicant requests to amend subsection (11) which currently allows with an approved special use permit to reduce required side yard setbacks to zero feet where such buildings are single-family detached dwellings, duplex dwellings, or townhomes when specified fire suppression or construction standards are met. The current ordinance does not allow openings in the exterior walls of buildings adjacent to the reduced side yard setback. Proposed is an amendment to allow exterior walls of buildings adjacent to the reduced side yard setbacks to have openings and penetrations that have a minimum 1-hour fire resistance rating in accordance with a fire resistant assembly documented by a nationally recognized testing agency and where the bottom of the opening is equal to or less than 10' above exterior finished grade and located only on the first floor of the dwelling. Additionally, the special use permit may be superseded by building regulations.

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meeting and to watch the meeting on Public Education Government Channel 1072, and the City's website at [www.harrisonburg-va.legistar.com/Calendar.aspx](http://www.harrisonburg-va.legistar.com/Calendar.aspx).

Given under my hand this 22 day of December, 2025



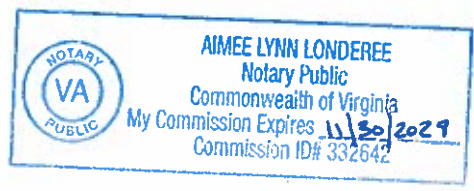
City Clerk

Subscribed and sworn to before me this 22<sup>nd</sup> day of December, 2025 a Notary Public in and for the Commonwealth of Virginia.



Notary

My commission expires 11/30/2029



GCS OF VIRGINIA A LLC  
162 CHARLES ST  
HARRISONBURG VA 228024610

VALLEY CORNER LLC  
PO BOX 719  
NEW MARKET VA 22844

THOMAS KHA1 LLC  
2655 HILLMEADOW DR  
HARRISONBURG VA 22801

ROCKINGHAM CO SCHOOL BOARD  
20 E GAY ST  
HARRISONBURG VA 22801

DLS ENTERPRISES LLC  
1000 N MAIN ST  
HARRISONBURG VA 22802

HONEST MEATS LLC  
256 CHARLES ST  
HARRISONBURG VA 22802

*liberty*

NEW VENTURE PARTNERS LLC  
1250 IVY LA  
HARRISONBURG VA 22802

MDC COAST 12 LLC  
500 VOLVO PARKWAY  
CHESAPEAKE VA 23320

BRECKENRIDGE CAPITAL LLC & C/O  
WADE ROBINSON MANAGER  
3028 JOHN WAYLAND HIGHWAY  
DAYTON VA 22821

MARABOU LLC  
3762 TRAVLER RD  
ROCKINGHAM VA 22801

TURKEY PROPERTIES LLC  
3762 TRAVELERS RD  
HARRISONBURG VA 22801

CFW COMMUNICATIONS SERVICES  
PO BOX 1068  
WAYNSEBORO VA 22980

KYLENE ANNE HOHMAN &  
BENJAMIN KYLE RYAN  
580 3RD ST  
HARRISONBURG VA 22802

PEDRO CASTILLO DEL CID &  
ROSIBEL MARTINEZ  
560 THIRD ST  
HARRISONBURG VA 22802

VIRGINIA AYALA JOSE AYALA &  
DORILA AYALA  
540 3RD ST  
HARRISONBURG VA 22802

FOSTER MARLON A CHERYL L  
520 THIRD ST  
HARRISONBURG VA 22802

PIZANO ENTERPRISE LLC  
6069 N VALLEY PIKE  
ROCKINGHAM VA 22802

CLEAN LAUNDRY LLC  
3762 TRAVELERS RD  
HARRISONBURG VA 22801

BETHANY CHUPP  
699 NORTH WILLOW ST  
HARRISONBURG VA 22802

Chicago



# Rezoning – 797 Chicago Avenue R-5C and B-2C to R-5C and B-2



# Rezoning – 797 Chicago Avenue R-5C and B-2C to R-5C and B-2



# Rezoning – 797 Chicago Avenue R-5C and B-2C to R-5C and B-2

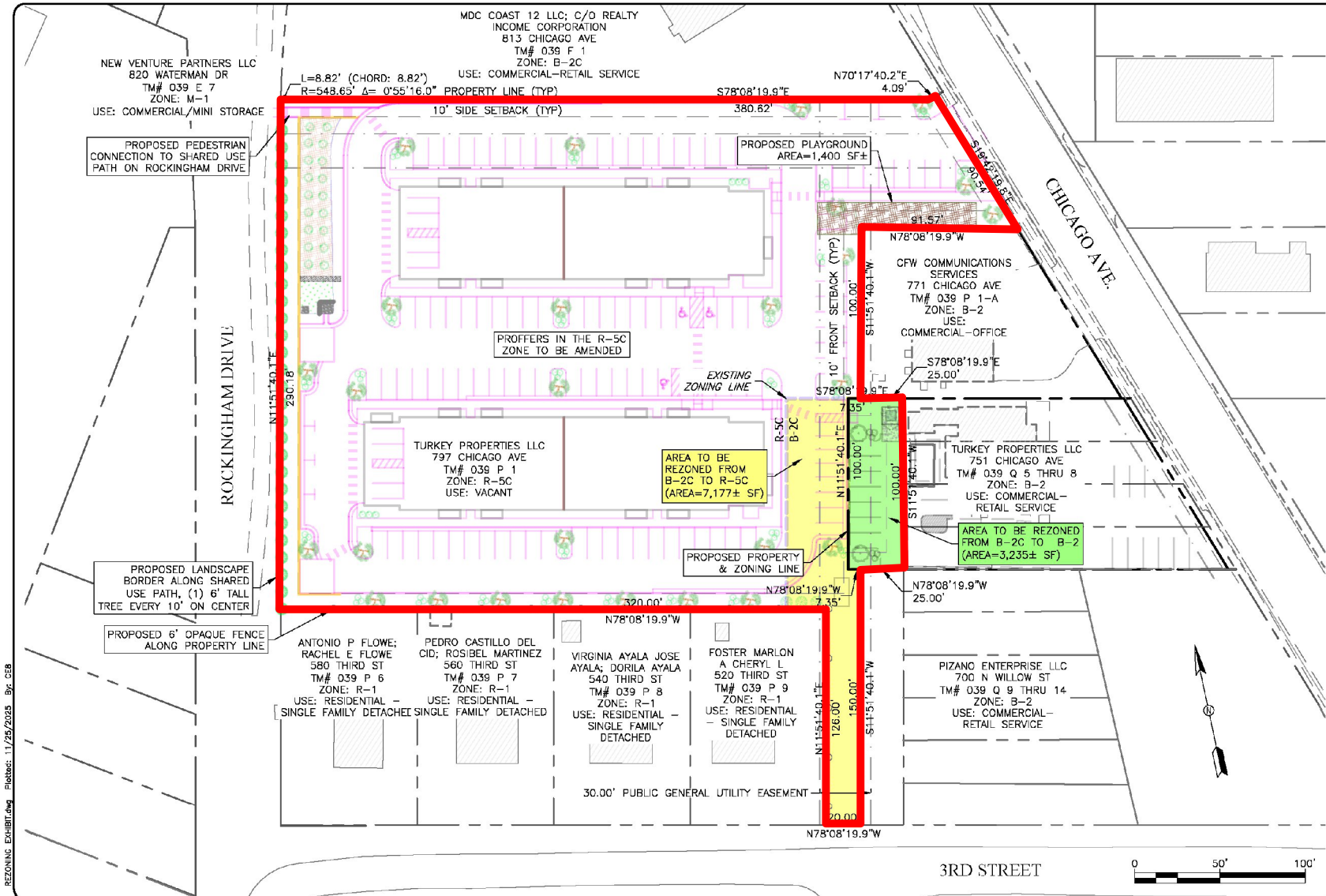


May 1995  
M-1 to B-2C

April 2022  
Portion of B-2C  
to R-5C

June 2025  
Work without  
permits at La  
Morena





**REZONING EXHIBIT**  
Sunshine Apartments / La Morena  
Javier Rodriguez  
797 Chicago Ave.  
Harrisonburg, VA 22802

**REZONING**

**COLMAN ENGINEERING**  
1127 South High Street | Harrisonburg, VA 22801 | P: (541) 438-6714  
Email: colman@colmanengineering.com | www.colman-engineering.com

**Project:** CE202349  
**Sheet:** Z of 1

**Date:** 11/25/2025  
**Scale:** 1" = 50'  
**Designer:** GLC, PE  
**Drafter:** JDY, PE  
**Reviewer:** GLC, PE

**Revisions**

REZONING EXHIBIT.dwg Plotdate: 11/25/2025 By: GSB

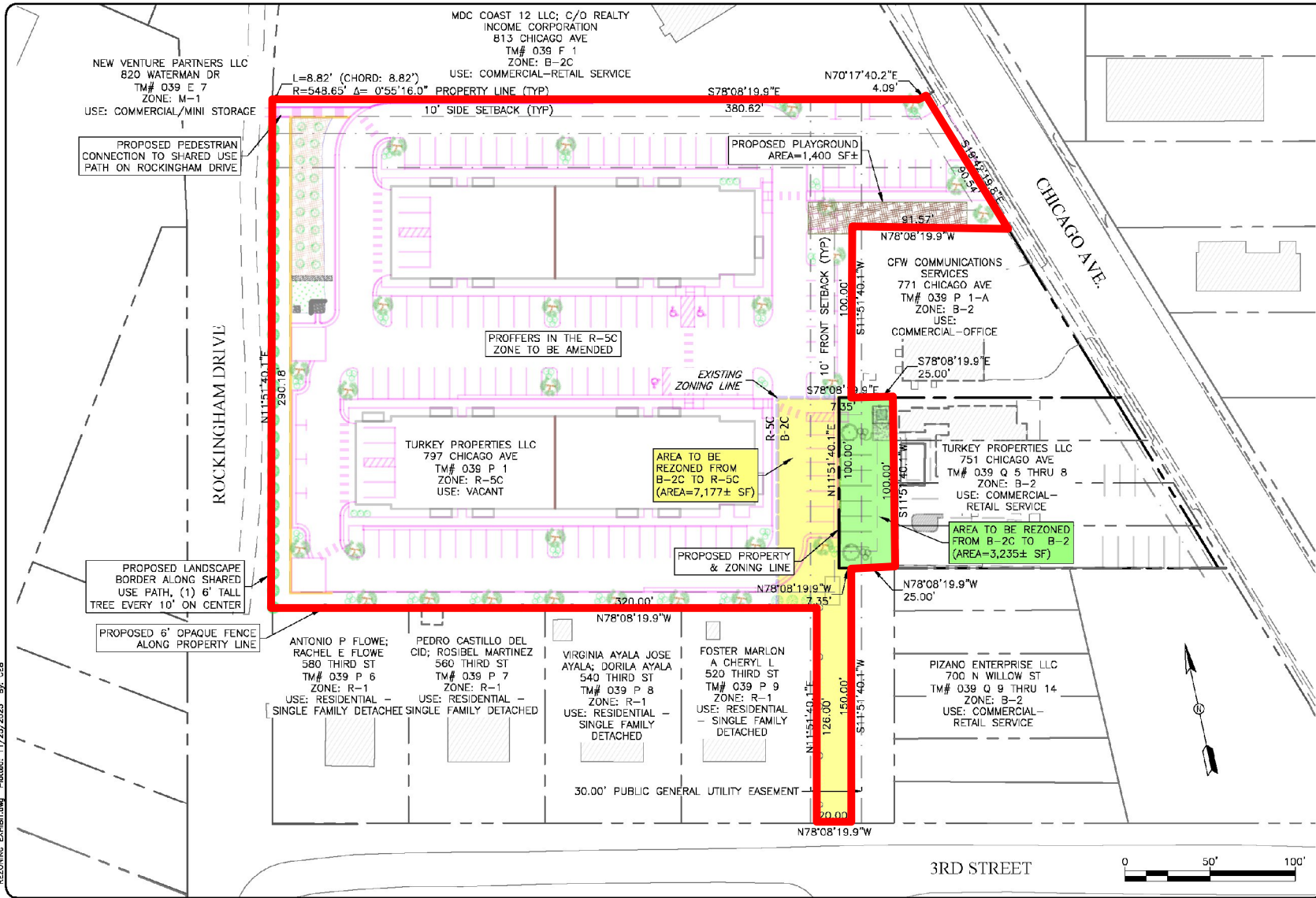
# R-5C Proffer Amendments

## *Proffers*

The applicant has offered the following proffers for the R-5C portion of the site.

1. Dwelling units may be occupied by a single family or no more than three (3) unrelated persons.
2. A sidewalk connection between the apartment development and Chicago Avenue to connect the apartment project with direct access to the city's sidewalk system.
3. The owner will design and construct a 5' wide sidewalk or a 10' wide shared use path connection from the rear of the property to the city's public trail/shared use path to connect the apartment project with direct access to the City's public trail/shared use path.
4. A 6' tall opaque fence, the full length of the property line separating the apartment development from the properties identified as tax map parcels 39-P-6, 7, 8, & 9 to the south of the property, including along the east side of TM 39-P-9.
5. Exterior site lighting shall be designed so that the light is not directed off the site and the light source is shielded from direct offsite viewing. Light fixtures in the parking areas shall not exceed 15' in height.
6. The development will contain one area, totaling 500 sf. of recreational area for use by the residents that will include features such as a picnic table or tables, play areas or play structures, ~~and gazebo~~, and exercise area.
7. The existing vegetation (trees & shrubbery) on the western end of the property, within a minimum of ~~10-ft.~~ 10' of the property line shared with the City's public street right-of-way in which the public trail/shared use path is located, shall be undisturbed to maintain the vegetated buffer, or an evergreen and deciduous vegetative buffer shall be created within a minimum of ~~10-ft.~~ 10' of the same property line, where such evergreen and deciduous trees shall be planted and maintained at no less than ~~5-ft.~~ 5' on center and ~~6-ft.~~ 6' in height at the time of planting to fill in and reestablish a vegetative buffer within the area. This evergreen and deciduous tree vegetative buffer shall not be required in the areas of the proffered connection to the public trail/shared use path or any required stormwater management areas.
8. The strip of land along the southern boundary connecting to 3rd Street shall not be used for vehicular access, except that limited vehicular access may be allowed for maintenance, utility work, municipal service, or temporary construction purposes.

REZONING EXHIBIT.dwg Plotdate: 11/25/2023 By: CCB



**REZONING EXHIBIT**  
Sunshine Apartments / La Morena  
Javier Rodriguez  
797 Chicago Ave.  
Harrisonburg, VA 22802

**REZONING**

**COLMAN ENGINEERING**  
1127 South High Street | Harrisonburg, VA 22801 | P: (541) 438-6714  
Email: colman@colmanengineering.com | www.colman-engineering.com

Project: CE202349  
Sheet: Z of 1

Date: 11/25/2023  
Scale: 1" = 50'  
Designer: GLC, PE  
Drafter: JDY, PE  
Reviewer: GLC, PE

Revisions

## Recommendation

Staff and Planning Commission (6-0) recommends approval of the rezoning request.



# CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801  
OFFICE (540) 432-7700 • FAX (540) 432-7777

## REZONING

On **February 10, 2026**, the Harrisonburg City Council approved a rezoning request from R-5C, High Density Residential District Conditional and B-2C, General Business District Conditional to **R-5C, High Density Residential District Conditional (proffer amendment)** and **B-2C, General Business District** for the property located at:

**797 Chicago Avenue**  
**Harrisonburg, VA 22802**  
City Tax Map Parcel(s): 39-P-1

In connection with the rezoning approval for the property the following is proffered:

1. See attached.

  
\_\_\_\_\_  
Thanh Dang, AICP                      3/23/26  
Deputy Director of Community Development                      Date

November 24, 2025

Meg Rupkey, CZO  
Planner, Department of Community Development  
409 South Main Street  
Harrisonburg, VA 22801

**RE:** Proffer Statement

Dear Meg,

As part of our rezoning request for the property identified as TM:39-P-1, we offer the following proffers:

1. Dwelling units may be occupied by a single family or no more than three (3) unrelated persons.
2. A sidewalk connection between the apartment development and Chicago Avenue to connect the apartment project with direct access to the city's sidewalk system.
3. The owner will design and construct a 5' wide sidewalk or a 10' wide shared use path connection from the rear of the property to the city's public trail/shared use path to connect the apartment project with direct access to the City's public trail/shared use path.
4. A 6' tall opaque fence, the full length of the property line separating the apartment development from the properties identified as tax map parcels 39-P-6, 7, 8, & 9 to the south of the property, including along the east side of TM 39-P-9.
5. Exterior site lighting shall be designed so that the light is not directed off the site and the light source is shielded from direct offsite viewing. Light fixtures in the parking areas shall not exceed 15' in height.
6. The development will contain one area, totaling 500 sf. of recreational area for use by the residents that will include features such as a picnic table or tables, play areas or play structures, and exercise area.
7. The existing vegetation (trees & shrubbery) on the western end of the property, within a minimum of 10' of the property line shared with the City's public street right-of-way in which the public trail/shared use path is located, shall be undisturbed to maintain the vegetated buffer, or an evergreen and deciduous vegetative buffer shall be created within a minimum of 10' of the same property line, where such evergreen and deciduous trees shall be planted and maintained at no less than 5' on center and 6' in height at the time of planting to fill in and reestablish a vegetative buffer within the area. This evergreen and deciduous tree vegetative buffer shall not be required in the areas of the proffered connection to the public trail/shared use path or any required stormwater management areas.
8. The strip of land along the southern boundary connecting to 3rd Street shall not be used for vehicular access, except that limited vehicular access may be allowed for maintenance, utility work, municipal service, or temporary construction purposes.

Thank you and the staff for your consideration.



Javier Angel Rodriguez  
Turkey Properties, LLC



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Legislation Text

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**File #:** ID 25-826, **Version:** 1

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**Subject:**

Consider a request from Valley Corner LLC to rezone 1110 N Liberty Street

Presented By: Adam Fletcher, Director of Community Development



January 13, 2026 City Council Meeting

**Title**

Consider a request to rezone 1110 North Liberty Street and 260 and 266 Charles Street — Planning Commission and Adam Fletcher, Community Development

**Summary**

Project name	N/A
Address/Location	1110 North Liberty Street and 260 and 266 Charles Street
Tax Map Parcels	45-A-1
Total Land Area	+/- 0.59-acre
Property Owner	Valley Corner LLC
Owner’s Representative	Colman Engineering
Present Zoning	M-1, General Industrial District
Proposed Zoning	R-3C, Medium Density Residential District Conditional, and M-1C, General Industrial District Conditional
Planning Commission	December 10, 2025 (Public Hearing)
City Council	January 13, 2026 (First Reading/Public Hearing) Anticipated January 27, 2026 (Second Reading)

**Recommendation**

Option 1. Staff and Planning Commission (6-0) recommend approval of the rezoning request.

**Fiscal Impact**

N/A

**Context & Analysis**

The following land uses are located on and adjacent to the property:

- Site: Vacant building (formerly a nonconforming single-family detached dwelling) and industrial building, zoned M-1
- North: Rockingham County Schools bus garage, zoned M-1
- East: Industrial uses, zoned M-1
- South: Across Charles Street, vacant land, zoned M-1
- West: Across North Liberty Street, industrial uses, zoned M-1

The applicant is requesting to split zone the property where a +/- 0.38-acre portion of a +/- 0.59-acre parcel would be rezoned from M-1, General Industrial District to R-3C, Medium Density Residential District Conditional and the remaining +/- 0.21-acre portion would be rezoned to M-1C, General Industrial District Conditional. The property is addressed as 1110 North Liberty Street and 260 and 266 Charles Street and is identified as tax map parcel 45-A-1.

On the R-3C portion of the property, the applicant plans to convert the existing structure, addressed as 1110 North Liberty Street, to a duplex to include a one-bedroom unit and a three-bedroom unit. This was once a single-family detached dwelling and has lost its nonconforming status. On the M-1C portion of the property, the applicant plans to utilize the buildings addressed as 260 and 266 Charles Street as a coffee roasting facility for Broad Porch Coffee. They plan to roast coffee for both their wholesale clients and their own cafes, and to have between two and five employees that will be both full and part-time.

### *Proffers*

The applicant has offered the following proffers (written verbatim):

1. No entrance shall be allowed on North Liberty Street. The existing entrance shall be permanently closed and a portion of the existing driveway will be removed, at least 20 feet in length beyond the North Liberty Street public right-of-way, prior to issuance of any Certificate of Occupancy on the R-3C portion of the property.
2. Prior to issuance of any Certificate of Occupancy on the M-1C portion of the property, the existing commercial entrance along Charles Street serving the proposed M-1C portion of the property shall be reconstructed to be no larger than 30 feet in width. The final design of the entrance shall meet the Design and Construction Standards Manual and be approved by the Department of Public Works.
3. Upon request from the City, the applicant will dedicate a 5-foot-wide public sidewalk easement and an additional 10-foot-wide temporary construction easement for future sidewalk construction along the North Liberty Street frontage.

The conceptual site layout is not proffered.

### *Land Use*

The Comprehensive Plan designates this site as commercial and states:

Commercial uses include retail, office, professional service functions, restaurants, and lodging uses. Commercial areas should offer connecting streets, biking and walking facilities, and public transit services. Interparcel access and connections are essential to maintaining traffic safety and flow along arterials. Parking should be located to the sides or rear of buildings.

If the property remains zoned M-1, then the site could be developed for industrial uses by-right. Rezoning a portion of the property to R-3C would instead allow the existing structure at 1110

North Liberty Street to be renovated as a duplex, while the remainder of the site is planned to be used to roast coffee. The R-3 district would also permit the existing structure to be converted by right into uses such as, but not limited to, professional or medical office use in the future, should it no longer function as a dwelling. Furthermore, the rezoning creates a smaller footprint for intense or undesirable industrial uses to operate on a site for which is not planned for industrial operations.

Adjacent and nearby parcels have a mixture of residential, commercial, and industrial uses. Tax map parcel 45-A-3, which is addressed as 256 Charles Street, and where T&E Meats operates, is zoned M-1 and designated by the Comprehensive Plan as Commercial. Across North Liberty Street and to the east along Charles Street, parcels are zoned M-1 and are designated in the Comprehensive Plan as Commercial and General Industrial. Across Charles Street, parcels are zoned M-1, but are designated in the Comprehensive Plan as Medium Density Mixed Residential, which is intended to accommodate a variety of housing types including small-lot single-family homes, duplexes, and townhomes. While the proposed uses on the subject property might not exactly conform to the Comprehensive Plan's Land Use Guide's Commercial designation, staff does not believe that rezoning the property to allow the re-establishment of a long-time residential use would negatively impact this area of the City nor detract from the intent of the Comprehensive Plan.

#### *Transportation and Traffic*

A traffic impact analysis (TIA) was not required for the rezoning request.

The site today has three entrances, one residential entrance on North Liberty Street and a residential and commercial entrance on Charles Street. Staff appreciates the applicant's proffer to close the entrance on North Liberty Street (proffer #1). Closing this entrance would restrict access to North Liberty Street and would require that the site is accessed only from Charles Street.

In addition to closing the entrance along North Liberty Street, the applicant is proffering that the existing commercial entrance along Charles Street be reconstructed to be no larger than 30 feet (proffer #2). The existing entrance is about 70 feet wide, wider than what is allowed by the Design and Construction Standards Manual (DCSM) for commercial entrances. The final design of the entrance would need to be approved by the Department of Public Works.

The final proffer would require that the applicant, upon request from the City, dedicate a public sidewalk easement and a temporary construction easement along North Liberty Street (proffer #3). This section of North Liberty Street is underdeveloped and does not have curb, gutter, or sidewalks. While there is no current plan to build sidewalk along this portion of North Liberty Street, if the City is eventually able to construct sidewalk along this portion of the street, the applicant would dedicate the necessary easements.

#### *Public Water and Sanitary Sewer*

Staff has no concerns with the requested rezoning regarding water and sanitary sewer matters.

#### *Housing Study*

The City’s Comprehensive Housing Assessment and Market Study (Housing Study) places the subject property within Market Type D and notes that this market type “has lower market activity as well as lower access to amenities. This could be because the areas are stable residential neighborhoods or because the area is less developed and therefore has fewer sales and fewer amenities. Strategies that would be appropriate in the latter case include concurrent development of the housing and economic opportunities through mixed-use developments to build commerce and housing centers across the City.”

#### *Public Schools*

The City contracted with the University of Virginia’s Weldon Cooper Center for Public Service to complete a report titled "Population and School Enrollment Projects for the City of Harrisonburg" (April 2025). The report can be found at the following link: [https://harrisonburgva.gov/sites/default/files/city-manager/HarrisonburgSchoolEnrollment\\_2025-04-30\\_Final.pdf](https://harrisonburgva.gov/sites/default/files/city-manager/HarrisonburgSchoolEnrollment_2025-04-30_Final.pdf). This report provides overall student enrollment projections through 2034 as well as estimated student generation by housing type for each elementary school attendance zone.

Based on the Weldon Cooper Center report’s calculation, this development’s proposed two residential units are estimated to generate no new K-12 students at full build-out. According to the School Board’s current attendance boundaries, Waterman Elementary School, Thomas Harrison Middle School, and Harrisonburg High School would serve the students residing in this development.

#### *Conclusion*

The proposed rezoning would allow for the creation of a duplex while maintaining the ability for coffee roasting. As previously indicated, staff does not believe that the rezoning would negatively impact this area of the City nor detract from the intent of the Comprehensive Plan. Staff believes there are more advantages than disadvantages. The applicant’s proffers address site access concerns, entrance widths issues, and needed easements for future sidewalk along North Liberty Street. Staff recommends approval of the rezoning.

#### **Options**

1. Approve the rezoning request.
2. Deny the rezoning request.

#### **Attachments**

- Extract from Planning Commission
- Site maps - Updated
- Application and supporting documents



# CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801  
OFFICE (540) 432-7700 • FAX (540) 432-7777

December 29, 2025

**TO THE MEMBERS OF CITY COUNCIL  
CITY OF HARRISONBURG, VIRGINIA**

**SUBJECT: *Consider a request from Valley Corner LLC to rezone 1110 N Liberty Street***

**EXTRACT FROM THE DRAFT MINUTES OF HARRISONBURG PLANNING  
COMMISSION MEETING HELD ON: December 10, 2025**

Chair Baugh read the request and asked staff to review.

Ms. Rupkey said the applicant is requesting to split zone the property where a +/- 0.38-acre portion of a +/- 0.59-acre parcel would be rezoned from M-1, General Industrial District to R-3C, Medium Density Residential District Conditional and the remaining +/- 0.21-acre portion would be rezoned to M-1C, General Industrial District Conditional. The property is addressed as 1110 North Liberty Street and 260 and 266 Charles Street and is identified as tax map parcel 45-A-1.

On the R-3C portion of the property, the applicant plans to convert the existing structure, addressed as 1110 North Liberty Street, to a duplex to include a one-bedroom unit and a three-bedroom unit. This was once a single-family detached dwelling and has lost its nonconforming status. On the M-1C portion of the property, the applicant plans to utilize the buildings addressed as 260 and 266 Charles Street as a coffee roasting facility for Broad Porch Coffee. They plan to roast coffee for both their wholesale clients and their own cafes, and to have between two and five employees that will be both full and part-time.

### *Proffers*

The applicant has offered the following proffers (written verbatim):

1. No entrance shall be allowed on North Liberty Street. The existing entrance shall be permanently closed and a portion of the existing driveway will be removed, at least 20 feet in length beyond the North Liberty Street public right-of-way, prior to issuance of any Certificate of Occupancy on the R-3C portion of the property.
2. Prior to issuance of any Certificate of Occupancy on the M-1C portion of the property, the existing commercial entrance along Charles Street serving the

proposed M-1C portion of the property shall be reconstructed to be no larger than 30 feet in width. The final design of the entrance shall meet the Design and Construction Standards Manual and be approved by the Department of Public Works.

3. Upon request from the City, the applicant will dedicate a 5-foot-wide public sidewalk easement and an additional 10-foot-wide temporary construction easement for future sidewalk construction along the North Liberty Street frontage.

The conceptual site layout is not proffered.

#### *Land Use*

The Comprehensive Plan designates this site as commercial and states:

Commercial uses include retail, office, professional service functions, restaurants, and lodging uses. Commercial areas should offer connecting streets, biking and walking facilities, and public transit services. Interparcel access and connections are essential to maintaining traffic safety and flow along arterials. Parking should be located to the sides or rear of buildings.

If the property remains zoned M-1, then the site could be developed for industrial uses by-right. Rezoning a portion of the property to R-3C would instead allow the existing structure at 1110 North Liberty Street to be renovated as a duplex, while the remainder of the site is planned to be used to roast coffee. The R-3 district would also permit the existing structure to be converted by right into uses such as, but not limited to, professional or medical office use in the future, should it no longer function as a dwelling. Furthermore, the rezoning creates a smaller footprint for intense or undesirable industrial uses to operate on a site for which is not planned for industrial operations.

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The final proffer would require that the applicant, upon request from the City, dedicate a public sidewalk easement and a temporary construction easement along North Liberty Street (proffer #3). This section of North Liberty Street is underdeveloped and does not have curb, gutter, or sidewalks. While there is no current plan to build sidewalk along this portion of North Liberty Street, if the City is eventually able to construct sidewalk along this portion of the street, the applicant would dedicate the necessary easements.

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Staff has no concerns with the requested rezoning regarding water and sanitary sewer matters.

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The City's Comprehensive Housing Assessment and Market Study (Housing Study) places the subject property within Market Type D and notes that this market type "has lower market activity as well as lower access to amenities. This could be because the areas are stable residential neighborhoods or because the area is less developed and therefore has fewer sales and fewer amenities. Strategies that would be appropriate in the latter case include concurrent development of the housing and economic opportunities through mixed-use developments to build commerce and housing centers across the City."

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Based on the Weldon Cooper Center report's calculation, this development's proposed two residential units are estimated to generate no new K-12 students at full build-out. According to the School Board's current attendance boundaries, Waterman Elementary School, Thomas Harrison Middle School, and Harrisonburg High School would serve the students residing in this development.

*Conclusion*

The proposed rezoning would allow for the creation of a duplex while maintaining the ability for coffee roasting. As previously indicated, staff does not believe that the rezoning would negatively impact this area of the City nor detract from the intent of the Comprehensive Plan. Staff believes there are more advantages than disadvantages. The applicant's proffers address site access concerns, entrance widths issues, and needed easements for future sidewalk along North Liberty Street. Staff recommends approval of the rezoning.

Chair Baugh asked if there any questions for staff.

Ms. Dang said to address any potential confusion, the site maps, we need to update them. It is showing incorrectly that the rezoned area is just where the former home is. The boundary actually needs to go around the structure addressed as 260 Charles Street, as well. We will update that before the City Council meeting.

Ms. Rupkey said [referring to map on the screen] the red line should connect all the way to here. The original request did not include the M-1.

Chair Baugh said which it does on the map we have. The one I have right here does have that.

Ms. Rupkey said the printed maps with the labels, yes. The map that the applicant provided, yes. On the map that I printed off, I included the wrong map.

Commissioner Jezior asked there is not going to be a division in the property, right? It is just the rezoning?

Ms. Rupkey said it is just a zoning line. It would maintain the one ownership between the house and the business. Due to setback requirements between the residential and the industrial districts, a property line would not be able to go in that location to split the zoning.

Chair Baugh said I believe when we talked on the site tour, the industrial piece would not have enough setback.

Ms. Rupkey said correct.

Commissioner Seitz said I have to admit, I did not realize that split zoning was a thing until this session. I need to scan back over the number of projects I have been involved in over the years and where I may have employed it to my clients advantage. I also found very curious in the conclusion in the written things, I do not think I have ever seen a statement like this that "staff believes there are more advantages than disadvantages" as a rationale for approval. It strikes me as a little bit ambivalent. Which all leads me to ask, and I am supportive of this, so this is not a critique of this particular thing, in the application of split zoning, how do you navigate creating precedents where perhaps the disadvantages do outweigh the advantages that give the City credibility to say "it is right here, it is not right there"?

Ms. Rupkey said it is very case-specific, I would say, and what is surrounding the existing property.

Mr. Fletcher said that statement has definitely been used before, in the past, and it is sort of this realization that, when you have applications come in, this is the perfect example, you never get a perfect situation. Not every application is going to be perfect. There are times that we recommend for projects where we do not get everything that we want. I think that is just stating it more matter-of-factly. There are more advantages in some situations than there are disadvantages. One could look at this and completely disagree. Maybe you do, that you do not like the idea of rezoning this to allow for a residential use to continue. This advantage would be that you are promoting more residential with regard to it not becoming commercial. I would stand behind that. I do not think it is ambivalent, I think it is just pointing out very matter-of-factly that there are just more advantages in this situation with the fact that we are trying to promote more housing. We are trying to create more mixture of uses. This is a scattering of a lot of different promotion of uses at this particular intersection.

Commissioner Seitz said I take your point and perhaps characterizing it as ambivalent was not fair. I will say, however, over the years in working with the City on the applicant side, I have always experienced a proper concern by City staff not to create precedents that could be abused in less situations. This just strikes me as something that can create a lot of opportunity for push back in saying “well you did it here, why can I not do it here?” I think the care to not create precedents is a good one. Thank you for letting me say my piece. I understand staff was very patient yesterday in the tour in answering questions about this. And I do support this, but I find it a curious thing.

Vice Chair Porter said it does beg the question, following that logic, if this was a different type of business that was located in the M-1C portion, maybe a machine shop or something else, would the recommendation change? You have a fairly clean process going on inside a building that is coffee roasting versus a machine shop. Would the answer be different? Maybe it is not fair to ask that question at the moment, but I think that it could have a real distinct difference on how I would view this.

Mr. Fletcher said I will not answer the question because there is a lot that can go into that, but I think when we look at these, we challenge ourselves and debate what if the building was not already there, would it make you feel differently? What if it was already zoned B-2, would you want to allow for a special use permit to add housing on the top floor of a business? I mean we play out all of these different scenarios, and we never get this perfect opportunity, so we give you the best recommendation that we can for you to consider.

Vice Chair Porter said one other question, I want to make sure that I heard this correctly. The undeveloped portion across Charles Street right now is currently zoned industrial, but there is belief that we are going to head towards potentially being able to allow residential in that spot. It seems like the lots are laid out in such a way that they could be quickly developed into housing.

Ms. Rupkey said correct. Although the Comprehensive Plan does in the future call for residential in this area, the existing zoning is M-1. Someone could develop it, right now, with M-1 uses even though that is not the intended goal of the Comprehensive Plan.

Vice Chair Porter said it is germane to this question I think.

Commissioner Jezior said how does it work with the house there right now. Can that be rented out with the M-1 zone?

Ms. Rupkey said the house, today, cannot be. However, at some point it had been a nonconforming single-family residence. A few things have happened that caused it to lose its nonconformity. One, there had been internal renovations to turn it into a duplex, which is not allowed and would require, at that time, that it no longer be residential. It would have to be an M-1 use or rezoned to allow it to [be residential]. In addition to that, since there has been an amendment to our Zoning Ordinance that if that had been done, they could have gone back to a single-family detached dwelling. It has been a number of years, and it has lost its nonconformity that way as well. There was no way for it to get back to a dwelling without rezoning.

Ms. Dang said I know some of us are calling it a house, but I would use the term structure. It is just a structure right now.

Mr. Fletcher said there is a lot of history to this property because there were improvements being made to all of the structures without permits, and that is how things got rolling. We learned that they lost their nonconformity because they had converted it to a duplex without permits. Then it sat this way for a while, and then different opportunities arose for people to try something different.

Ms. Dang said as it stands right now, with the M-1 zoning, it can only be used for by right uses allowed in the M-1 district.

Commissioner Kettler asked how often do we see on the structure on the property, which I would call a house just looking at it... How often do we see rezoning requests from single-family homes to allow for duplexes when it is a building that is already there and it is just modifications? I had not seen that often or hardly ever really.

Chair Baugh said on one hand it does not come up often, but on the other hand, especially over towards that area of the City, if you really just sort of walked around and started taking inventory, there are a number of those properties that kind of dribble in here kind of like this one. Suddenly something will come up or somebody would want to do something or staff noticed there was a violation somewhere that then causes discussions to happen on it.

Ms. Dang said I forget the house number but Jefferson Street, there was an illegal unit.

Mr. Fletcher said there was also one on Monroe [Street]. As soon as the question came up, I was racking my brain here trying to remember where it was.

Ms. Rupkey said we often have conversations with applicants about it happening. but then sometimes for it to actually happen the building code requirements become too expensive for them to consider going through the whole process. You will need to add firewalls and make sure you meet all building codes. If the lot is too small, and they need to rezone to R-8, it needs to be a subdivided duplex, which does not allow for the conversion of a top-bottom duplex.

Mr. Fletcher said there have not been many. There are times that they work with staff to do property boundary adjustments to pick up additional square footage to add a duplex and to convert things. It happens. It just does not need public hearings to do some of those things.

Councilmember Dent said this is in that north/northwest corner, so that might have been a part of the annexation from the County, which tends to have more of a mishmash of uses nearby.

Ms. Rupkey said correct. It was part of one of the annexations.

Mr. Fletcher said it was right on the fringe. Mr. Russ helped us research this a couple of years back, and we all thought it was the last annexation but it was in the late sixties.

Chair Baugh asked if there were any more questions for staff. Hearing none, he opened the public hearing and invited the applicant or applicant's representative to speak to their request.

Gil Colman, applicant's representative, came forward to speak to the request. I was very pleased to see staff coming up with a creative solution for this for many reasons. One of them is allowing for housing availability there. I think it is important to have that, especially on a property where the interest of the buyers is more specifically on the commercial side of it. This actually helps the buyers utilize the whole property. Just to speak back to the previous item to say this, the reality of the need for housing is so great that we have seen the need for parking throughout because there is more than one family living there. There is a lot of people that live in there. Just keep that in mind that we are truly looking at how our community is evolving and the needs that are there. We need to think beyond "these are the rules," but "what are the needs?" Can we consider the needs when we do this? The rules are important, but the rules we can change. The needs, I wish we could, and we are working towards that. I think we need to think beyond and look at the bigger picture. I appreciate staff looking at what we can do here to make sure that we can provide a solution that will help both. There is some reason for that. I do not know if that is what you look at or not, but I think this property is already being used in a residential way and in a commercial way. It could naturally be considered... Ideally, I think they would have done a property division, but the setbacks then would not allow for that. The other thing is considering the property across the street. The Comprehensive Plan calls for it to be a residential use. Well, keeping this use here kind of anchors that in some way. It is a stretch, but at the same time, makes sense that it is still considered in that flow. I am adding to that rationale. I am giving my perspective on the way I see it. I think the interest here of the applicant is to be able to use that property for commercial use for the coffee roastery. Also, to make sure they can provide housing because it is going to help them develop the property and be sustainable for them as investors of that.

Vice Chair Porter said I take it that the renovations are going to be... in what was provided to us it says work force housing, so I assume that these are not going to be gentrified to the point that they are going to be something a working person could not rent.

Mr. Colman said that is my expectation. Again, not being the owner, I cannot speak to that, but I can say that my expectation is that. That is the idea. I am working with the owners in other properties and looking at developing also and they tend to have something that is affordable.

Chair Baugh asked if there were any more questions for the applicant's representative. Hearing none, he asked if there was anyone in the room or on the phone wishing to speak to the request. Hearing none, he closed the public hearing and opened the matter for discussion.

Chair Baugh said I agree with staff, who Mr. Colman said he just agreed with, which is I certainly appreciate the sense here that this is one where there are pros and cons from a planning perspective, and I think I am persuaded that staff has got it right. I think for the same reasons that they think they got it right, which is, we talk a lot about the need to update our Comprehensive Plan and sometimes I think that gets a little overstated. If there is one thing that is true, it is that our current Comprehensive Plan predates the realization of what has become the disconnect between supply and demand of housing in the City. You got the piece of, well, you hate to see a residential property of any kind go off the walls. I think just as a quick aside on that, by doing it this way it kind of brings it into the fold. It takes sort of what is there and legitimizes it. Again, going back to that thing about precedent... If anything, over the years, we have probably have had more of a bias the other way in these situations of maybe having the pendulum edge over on the side of "well, because the applicant violated the rules..." At times, we have valued the single-family detached and liked the idea of making them put it back if they want to keep a residential use. That sort of diminished a bit. Even if I might do that 60-70 percent of time, I feel like this is 30-40 percent that this is the right answer. Then the other piece, of course, is that while we do not know what is going to happen across the street, unless it develops industrially, and of course the mixed use is not exactly but it is really something to be anticipated the continuation of what is already developed on the other side that will be a sort of residential extension to over to this point. If you imagine that, then insisting that this be an industrial use as it is zoned or a commercial use as it is currently planned seems a bit excessive.

Commissioner Kettler said I think that sums up a lot of my thoughts as well. One thing that the applicant noted was the acute need for housing and this kind of situation where there is more than one family living at one place because there are not much options. I think this is the kind of development, on the residential aspect of this, that we want to be encouraging a lot more. If you have a home, and you want to change a portion of it so that it is a duplex or add an addition on to it for more living space, if that had been more wide spread, allowed, or easier over the last several decades, I do not know if we would be in the housing crunch that we have today. Certainly not to the same degree.

Vice Chair Porter said this one allows that for the fact that, that area of town is evolving, it is changing. If housing goes into the area that is directly across the street, this is not going to stand out at all. The fact that this is potentially workforce housing and it is taking a piece of land that was underutilized and giving it a viable purpose in our community, I think is a good thing. At the end of the day, we have to realize that we have talked at some great length, as a community about the fact that there is only so much space left to build on within our City. The fact is that we have to get better at recognizing opportunities like this to be able to utilize potentially something that could be shifted without an extreme amount of cost and be kept reasonably affordable that could be a rental property for workforce housing. I would feel differently about this if there was a different type of industrial use very close to this property, but there is not. When you consider the open space across the street that is potentially headed for housing, this seems like a no brainer. I would also editorialize that as I sit here and look at our Capital Improvement Program, I think we

as a City need to start looking at those sidewalks both on Main [Street] and Liberty [Street] heading that direction. The Navigation Center is out that direction. There is a lot of development on Liberty [Street] and a lot more foot traffic out that way. I think it is incumbent upon us, as the City, to eventually address that and make that area safer to walk.

Commissioner Jezior said the proximity there to the Northend Greenway would be to be able to continue that sidewalk.

Vice Chair Porter said that is a benefit for this existing property as well. I think that makes it a much more attractive place to live.

Commissioner Kettler said I move to approve the rezoning request as presented by staff.

Commissioner Jezior seconded the motion.

Chair Baugh called for a roll call vote.

Commissioner Seitz	Aye
Commissioner Jezior	Aye
Councilmember Dent	Aye
Commissioner Kettler	Aye
Vice Chair Porter	Aye
Chair Baugh	Aye

The motion to recommend approval of the rezoning request passed (6-0). The recommendation will move forward to City Council on January 13, 2026.

**CITY OF HARRISONBURG**  
**Rezoning**  
**(M-1 to R-3C/M-1C (split zone))**  
**1110 North Liberty Street and**  
**260 and 266 Charles Street**  
**Tax Map Parcels: 45-A-1**  
**+/- 0.59-acres**

## Zoning



CITY OF HARRISONBURG  
Rezoning  
(M-1 to R-3C/M-1C (split zone))  
1110 North Liberty Street and  
260 and 266 Charles Street  
Tax Map Parcels: 45-A-1  
+/- 0.59-acres

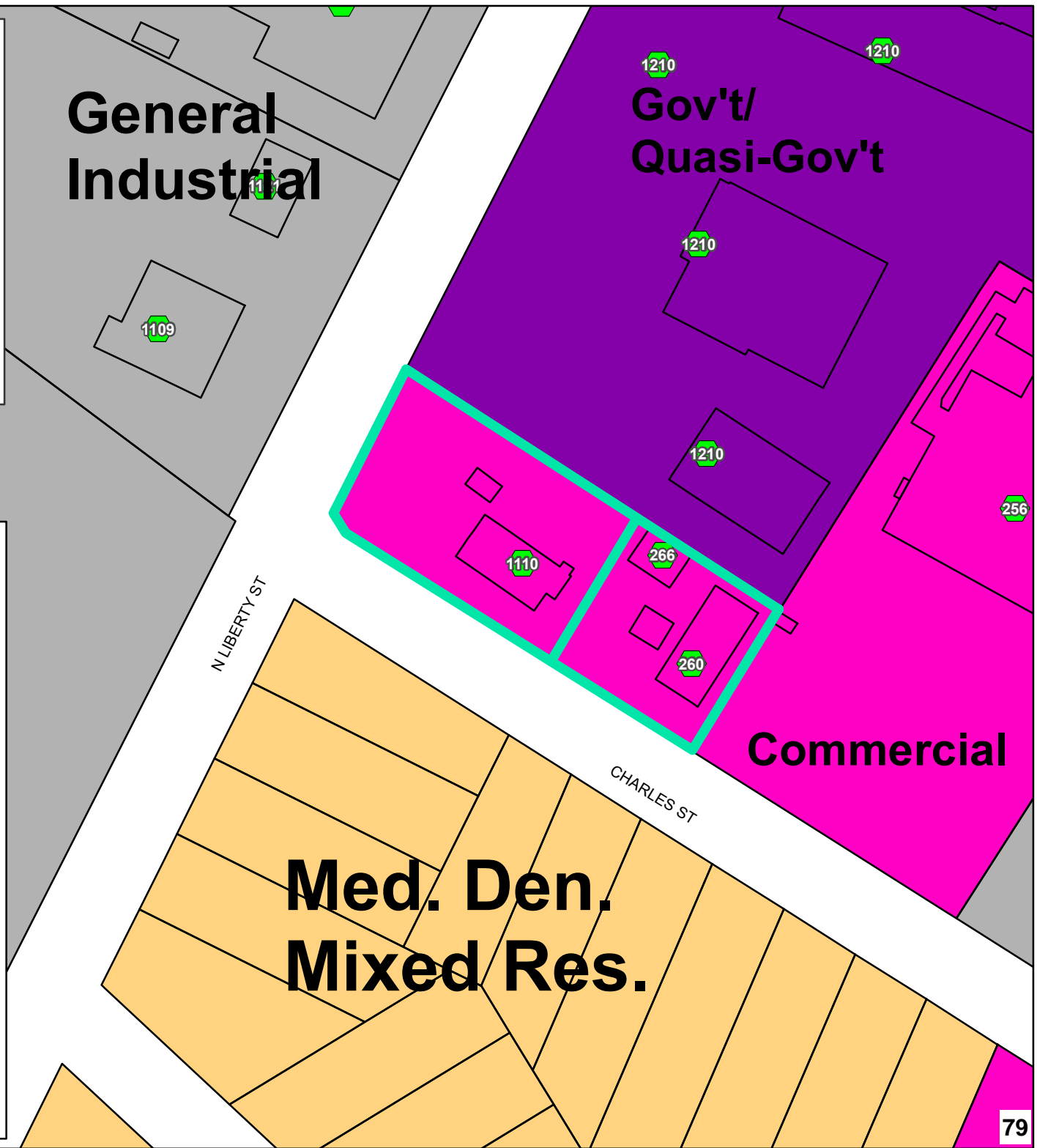
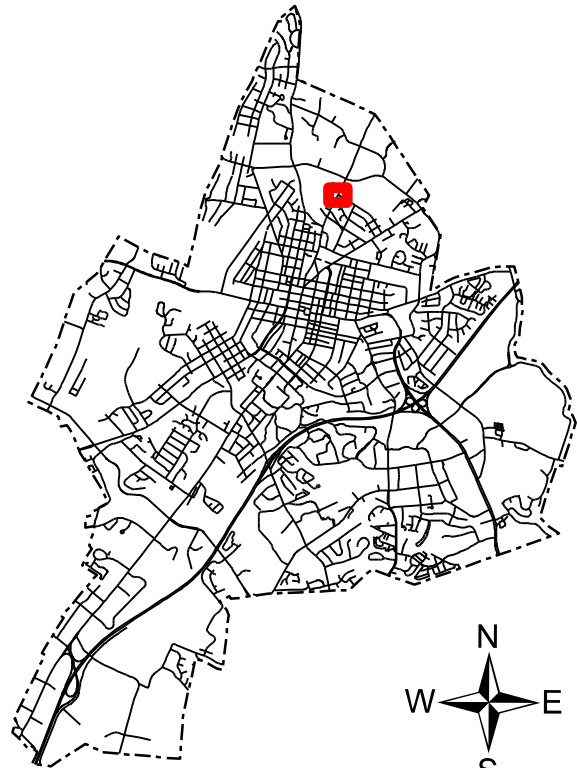
## (Future) Land Use Guide

**General  
Industrial**

**Gov't/  
Quasi-Gov't**

**Commercial**

**Med. Den.  
Mixed Res.**



**CITY OF HARRISONBURG**  
**Rezoning**  
**(M-1 to R-3C/M-1C (split zone))**  
**1110 North Liberty Street and**  
**260 and 266 Charles Street**  
**Tax Map Parcels: 45-A-1**  
**+/- 0.59-acres**





CITY OF HARRISONBURG  
**COMMUNITY  
DEVELOPMENT**

**Change of Zoning District  
(Rezoning) Application**  
[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

1110 N Libery St Harrisonburg VA  
Property Address Tax Map Parcel/ID .59 Total Land Area (acres or sq.ft. (circle))  
Existing Zoning District: M1 Proposed Zoning District: M1C & R3C  
Existing Comprehensive Plan Designation: Commercial

**PROPERTY OWNER INFORMATION**

VALLEY CORNER LLC, Glen Turner 540 302 2058  
Property Owner Name Telephone  
PO BOX 719 glen@mvhc.net  
Street Address E-Mail  
New Market VA 22844  
City State Zip

**OWNER'S REPRESENTATIVE INFORMATION**

Owner's Representative Telephone  
Street Address E-Mail  
City State Zip

**CERTIFICATION**

*I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.*

  
PROPERTY OWNER DATE 10/24/2025

**REQUIRED ATTACHMENTS**

- Letter explaining proposed use & reasons for seeking change in zoning.
- Statement on proffers, if applying for conditional rezoning
- Survey of property or site map.
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit [www.harrisonburgva.gov/traffic-impact-analysis](http://www.harrisonburgva.gov/traffic-impact-analysis).

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

11/7/2025 Total Fees Due: \$ 580 (Paid)  
Date Application and Fee Received Application Fee: \$550.00 + \$30.00 per acre  
Meghan Rupkey  
Received By

December 2, 2025

Adam Fletcher  
Director of Community Development  
City of Harrisonburg  
409 South Main Street  
Harrisonburg, VA 22801

RE: 1110 N Liberty Street Rezoning Request

Mr. Fletcher,

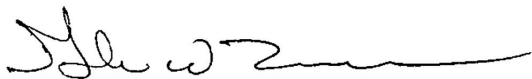
As part of our rezoning request for the Property located at 1110 N Liberty Street, Tax Map #04-A-1, we offer the following proffers:

**Proffer 1:** No entrance shall be allowed on North Liberty Street. The existing entrance shall be permanently closed and a portion of the existing driveway will be removed, at least 20 feet in length beyond the North Liberty Street public right-of-way, prior to issuance of any Certificate of Occupancy on the proposed R-3C portion of the property.

**Proffer 2:** Prior to issuance of any Certificate of Occupancy on the M-1C portion of the property, the existing commercial entrance along Charles Street serving the proposed M-1C portion of the property shall be reconstructed to be no larger than 30 feet in width. The final design of the entrance shall meet the Design and Construction Standards Manual and be approved by the Department of Public Works.

**Proffer 3:** Upon request from the City, the applicant will dedicate a 5-foot wide public sidewalk easement and an additional 10-foot wide temporary construction easement for future sidewalk construction along the North Liberty Street frontage.

Regards,



Glen Turner, Valley Corner LLC  
Current Owner of 1110 N Liberty Street

Ryanne Hodson, under contract to purchase 1110 N Liberty Street  
Owner, Small Victories LLC  
Owner, Broad Porch Coffee LLC



# 1110 N Liberty St Rezoning Proposal

Prepared for: City of Harrisonburg

Prepared by: Ryanne Hodson, Owner, Broad Porch Coffee & Small Victories LLC

November 7, 2025

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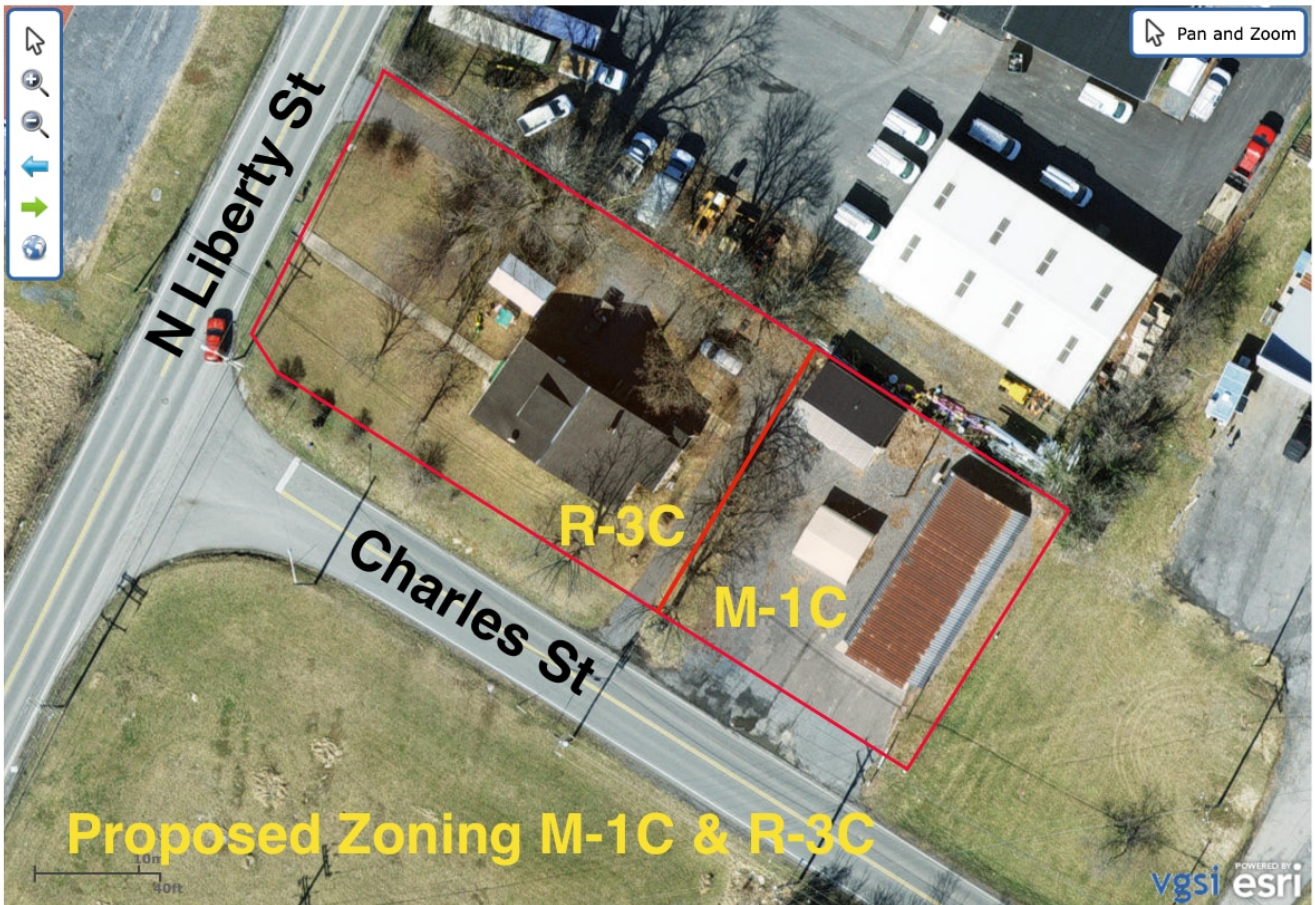
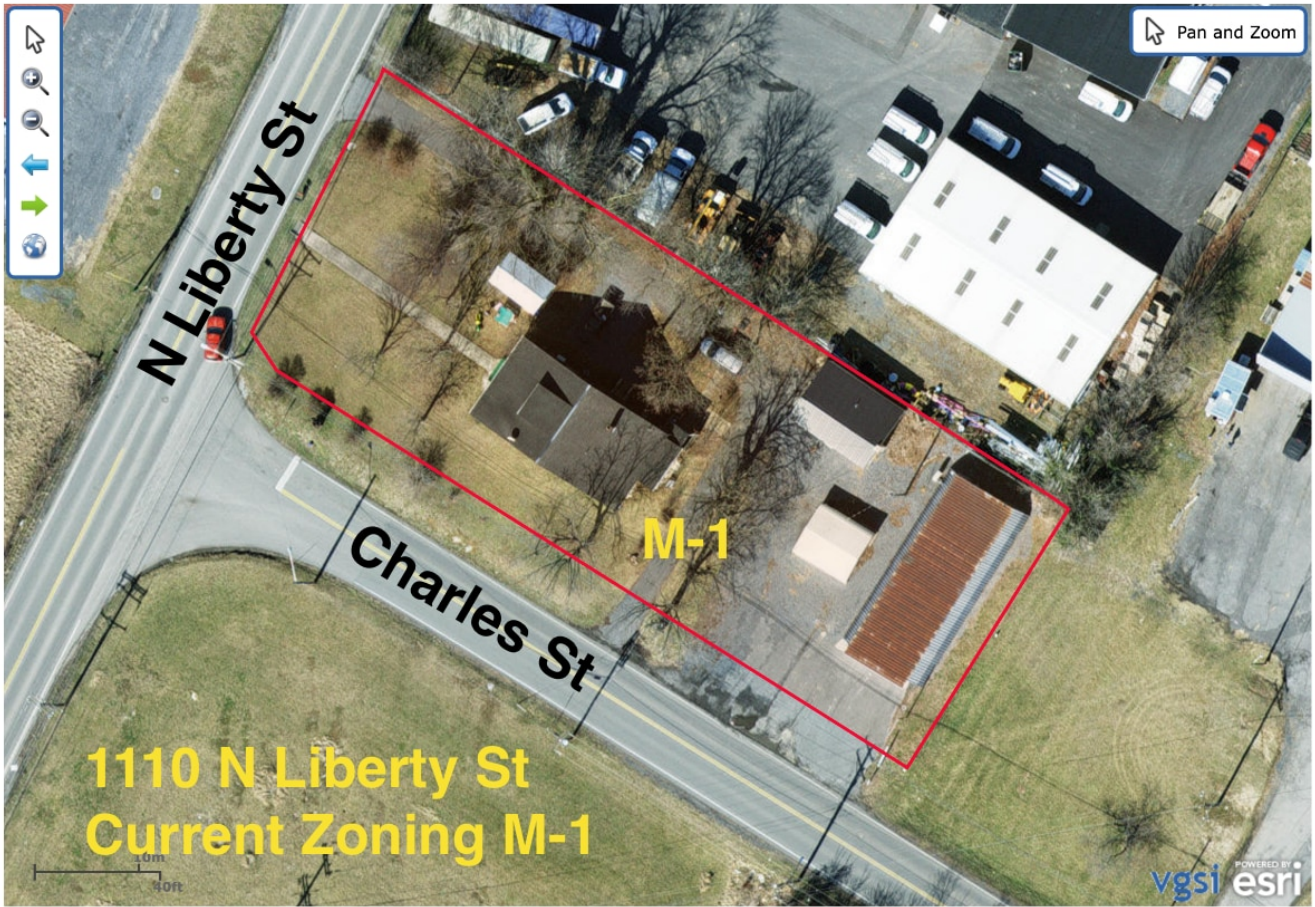
## REZONING TO M-1C & R-3C

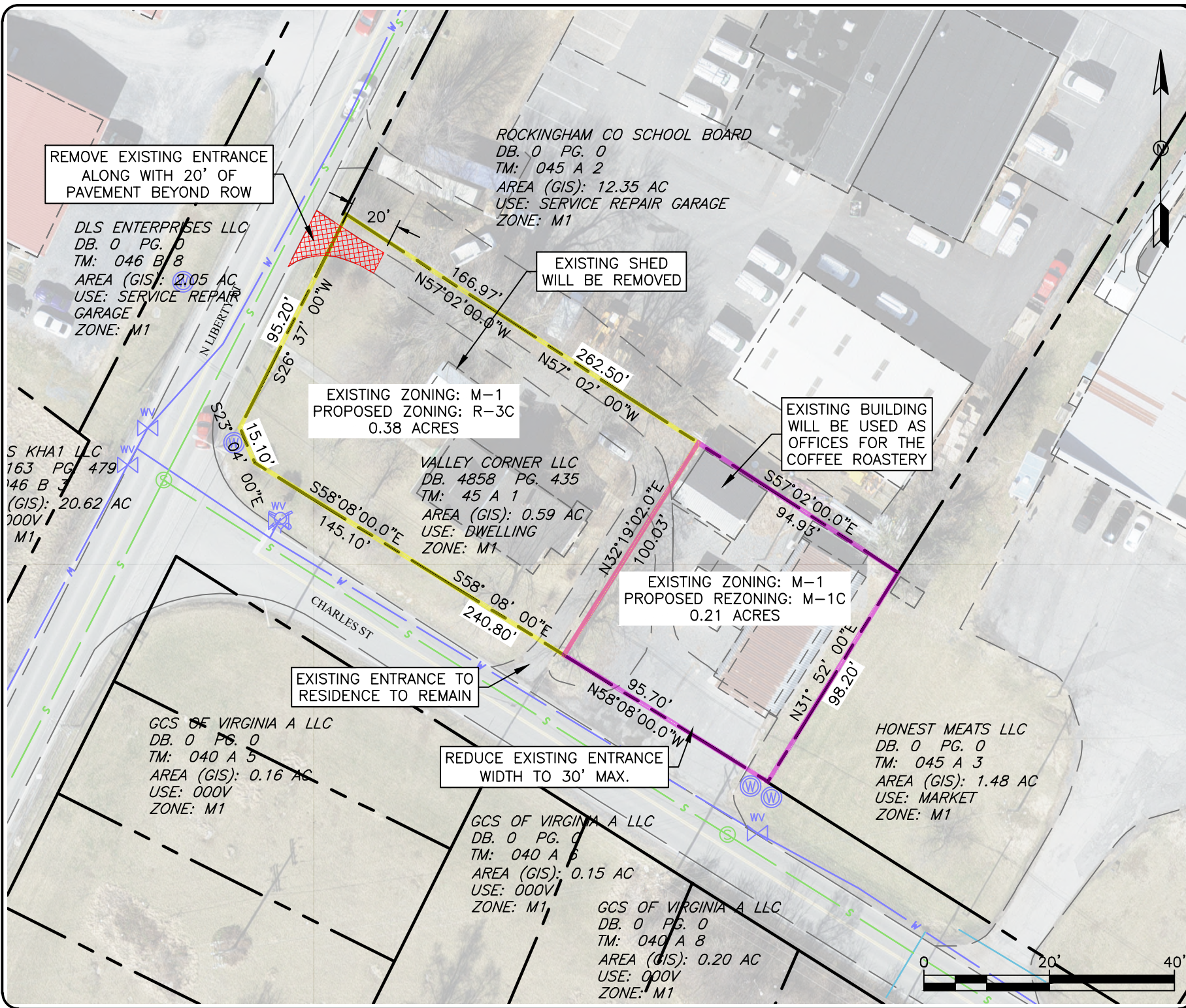
We are requesting that the property currently zoned M-1 (Manufacturing) be re-zoned to M-1C and R-3C (Medium Density Residential) to allow for mixed-use purposes. On the M-1C side, we will operate our Broad Porch Coffee roastery out of the existing small warehouse, maintaining light manufacturing use and contributing to the city's economy by supplying coffee to our wholesale clients, 90% of which are in Harrisonburg and to our own cafés. This operation will create three full-time and two part-time jobs.

On the R-3C side, we plan to create two high-quality workforce rental units within the existing structure —a studio and a three-bedroom— directly addressing the city's need for additional, well-designed, modern, downtown housing. The property's location, just steps from the Northend Greenway entrance, offers residents safe, walkable, and bikeable access to downtown.

As local business owners who have already invested in and renovated the former Artful Dodger property at 47 Court Square, where our café is now located, we are deeply committed to strengthening downtown vitality. This rezoning supports reinvestment in an underutilized property that has sat largely vacant for nearly a decade.

We are under contract to purchase this property pending approval of this rezoning request and are fully willing to address the city staff's concerns with the suggested proffers, detailed in the attached proffers letter.





REMOVE EXISTING ENTRANCE  
ALONG WITH 20' OF  
PAVEMENT BEYOND ROW

DLS ENTERPRISES LLC  
DB. 0 PG. 0  
TM: 046 B / 8  
AREA (GIS): 2.05 AC  
USE: SERVICE REPAIR  
GARAGE  
ZONE: M1

S KHA1 LLC  
163 PG. 479  
146 B 3  
(GIS): 20.62 AC  
000V  
M1

EXISTING ZONING: M-1  
PROPOSED ZONING: R-3C  
0.38 ACRES

VALLEY CORNER LLC  
DB. 4858 PG. 435  
TM: 45 A 1  
AREA (GIS): 0.59 AC  
USE: DWELLING  
ZONE: M1

EXISTING ZONING: M-1  
PROPOSED REZONING: M-1C  
0.21 ACRES

EXISTING ENTRANCE TO  
RESIDENCE TO REMAIN

GCS OF VIRGINIA A LLC  
DB. 0 PG. 0  
TM: 040 A 5  
AREA (GIS): 0.16 AC  
USE: 000V  
ZONE: M1

REDUCE EXISTING ENTRANCE  
WIDTH TO 30' MAX.

GCS OF VIRGINIA A LLC  
DB. 0 PG. 0  
TM: 040 A 6  
AREA (GIS): 0.15 AC  
USE: 000V  
ZONE: M1

GCS OF VIRGINIA A LLC  
DB. 0 PG. 0  
TM: 040 A 8  
AREA (GIS): 0.20 AC  
USE: 000V  
ZONE: M1

ROCKINGHAM CO SCHOOL BOARD  
DB. 0 PG. 0  
TM: / 045 A 2  
AREA (GIS): 12.35 AC  
USE: SERVICE REPAIR GARAGE  
ZONE: M1

EXISTING SHED  
WILL BE REMOVED

EXISTING BUILDING  
WILL BE USED AS  
OFFICES FOR THE  
COFFEE ROASTERY

HONEST MEATS LLC  
DB. 0 PG. 0  
TM: 045 A 3  
AREA (GIS): 1.48 AC  
USE: MARKET  
ZONE: M1

DWG No.  
PROJECT #:  
CE202564

Z1

DATE:  
11/24/2025  
DESIGN BY:  
GLC, PE  
SCALE:  
1" = 50'

REZONING EXHIBIT  
CHARLES ST COFFEE ROASTERY  
VALLEY CORNER LLC  
1110 N LIBERTY ST  
HARRISONBURG, VA 22802

**COLMAN**  
ENGINEERING

11723 South High Street | Harrisonburg, VA 22801 | Ph: (540) 246-3712  
E: contact@colmanengineering.com | www.colmanengineering.com

WORKING DRAWING.dwg Plotted: 11/25/2025 By: Gil



For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

<b>Contact Information</b>	
Consultant Name:	Colman Engineering
Telephone:	(540) 246-3712
E-mail:	contact@colmanengineering.com
Owner Name:	Glen Turner
Telephone:	540-302-2058
E-mail:	glen@mvhc.net
<b>Project Information</b>	
Project Name:	Charles St Coffee Roastery
Project Address: TM #:	1110 N Liberty Street 45-A-1
Existing Land Use(s):	A vacant, non-compliant residential building. The other existing buildings have been used for commercial purposes.
Proposed Land Use(s): (if applicable)	R-3 For duplex use (house and apartment within), M1
Submission Type:	Comprehensive Site Plan <input type="radio"/> Special Use Permit <input type="radio"/> Rezoning <input checked="" type="radio"/> Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	The property will be divided into two zoning districts but kept as one property. A portion of the property will remain as M-1 and will be used for a coffee roasting business (x sf), and the other portion will be rezoned for residential use (x sf). The existing entrance along North Liberty will be closed, the existing residential entrance on Charles St will be kept, along with the existing wide entrance to the existing shop, which will be reduced to no larger than 40' in width.
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>	
AM Peak Hour Trips:	1
PM Peak Hour Trips:	1

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No

Comments:

Accepted by: Zenetha Mason

Date: 10/28/2025

### Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	General Light Industrial	110	1000 sf	2.6	2	2
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					2	2
8	Existing #1	Single-Family Detached Housing	210	DU	1	1	1
9	Existing #2	General Light Industrial	110	1000 sf	2.6	2	2
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					3	3
15	Final Total (Total New – Total Existing)					1	1

#### Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

- Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
- Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
- If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
- Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
- Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.



December 10, 2025 Planning Commission Meeting

**Title**

Consider a request to rezone 1110 North Liberty Street and 260 and 266 Charles Street — Meg Rupkey, Community Development

**Summary**

Project name	N/A
Address/Location	1110 North Liberty Street and 260 and 266 Charles Street
Tax Map Parcels	45-A-1
Total Land Area	+/- 0.59-acre
Property Owner	Valley Corner LLC
Owner’s Representative	Colman Engineering
Present Zoning	M-1, General Industrial District
Proposed Zoning	R-3C, Medium Density Residential District Conditional, and M-1C, General Industrial District Conditional
Planning Commission	December 10, 2025 (Public Hearing)
City Council	Anticipated January 13, 2026 (First Reading/Public Hearing) Anticipated January 27, 2026 (Second Reading)

**Recommendation**

Option 1. Recommend approval of the rezoning request.

**Fiscal Impact**

N/A

**Context & Analysis**

The following land uses are located on and adjacent to the property:

- Site: Vacant building (formerly a nonconforming single-family detached dwelling) and industrial building, zoned M-1
- North: Rockingham County Schools bus garage, zoned M-1
- East: Industrial uses, zoned M-1
- South: Across Charles Street, vacant land, zoned M-1
- West: Across North Liberty Street, industrial uses, zoned M-1

The applicant is requesting to split zone the property where a +/- 0.38-acre portion of a +/- 0.59-acre parcel would be rezoned from M-1, General Industrial District to R-3C, Medium Density Residential District Conditional and the remaining +/- 0.21-acre portion would be rezoned to M-1C, General Industrial District Conditional. The property is addressed as 1110 North Liberty Street and 260 and 266 Charles Street and is identified as tax map parcel 45-A-1.

On the R-3C portion of the property, the applicant plans to convert the existing structure, addressed as 1110 North Liberty Street, to a duplex to include a one-bedroom unit and a three-bedroom unit. This was once a single-family detached dwelling and has lost its nonconforming status. On the M-1C portion of the property, the applicant plans to utilize the buildings addressed as 260 and 266 Charles Street as a coffee roasting facility for Broad Porch Coffee. They plan to roast coffee for both their wholesale clients and their own cafes, and to have between two and five employees that will be both full and part-time.

### *Proffers*

The applicant has offered the following proffers (written verbatim):

1. No entrance shall be allowed on North Liberty Street. The existing entrance shall be permanently closed and a portion of the existing driveway will be removed, at least 20 feet in length beyond the North Liberty Street public right-of-way, prior to issuance of any Certificate of Occupancy on the R-3C portion of the property.
2. Prior to issuance of any Certificate of Occupancy on the M-1C portion of the property, the existing commercial entrance along Charles Street serving the proposed M-1C portion of the property shall be reconstructed to be no larger than 30 feet in width. The final design of the entrance shall meet the Design and Construction Standards Manual and be approved by the Department of Public Works.
3. Upon request from the City, the applicant will dedicate a 5-foot-wide public sidewalk easement and an additional 10-foot-wide temporary construction easement for future sidewalk construction along the North Liberty Street frontage.

The conceptual site layout is not proffered.

### *Land Use*

The Comprehensive Plan designates this site as commercial and states:

Commercial uses include retail, office, professional service functions, restaurants, and lodging uses. Commercial areas should offer connecting streets, biking and walking facilities, and public transit services. Interparcel access and connections are essential to maintaining traffic safety and flow along arterials. Parking should be located to the sides or rear of buildings.

If the property remains zoned M-1, then the site could be developed for industrial uses by-right. Rezoning a portion of the property to R-3C would instead allow the existing structure at 1110

North Liberty Street to be renovated as a duplex, while the remainder of the site is planned to be used to roast coffee. The R-3 district would also permit the existing structure to be converted by right into uses such as, but not limited to, professional or medical office use in the future, should it no longer function as a dwelling. Furthermore, the rezoning creates a smaller footprint for intense or undesirable industrial uses to operate on a site for which is not planned for industrial operations.

Adjacent and nearby parcels have a mixture of residential, commercial, and industrial uses. Tax map parcel 45-A-3, which is addressed as 256 Charles Street, and where T&E Meats operates, is zoned M-1 and designated by the Comprehensive Plan as Commercial. Across North Liberty Street and to the east along Charles Street, parcels are zoned M-1 and are designated in the Comprehensive Plan as Commercial and General Industrial. Across Charles Street, parcels are zoned M-1, but are designated in the Comprehensive Plan as Medium Density Mixed Residential, which is intended to accommodate a variety of housing types including small-lot single-family homes, duplexes, and townhomes. While the proposed uses on the subject property might not exactly conform to the Comprehensive Plan's Land Use Guide's Commercial designation,, staff does not believe that rezoning the property to allow the re-establishment of a long-time residential use would negatively impact this area of the City nor detract from the intent of the Comprehensive Plan.

#### *Transportation and Traffic*

A traffic impact analysis (TIA) was not required for the rezoning request.

The site today has three entrances, one residential entrance on North Liberty Street and a residential and commercial entrance on Charles Street. Staff appreciates the applicant's proffer to close the entrance on North Liberty Street (proffer #1). Closing this entrance would restrict access to North Liberty Street and would require that the site is accessed only from Charles Street.

In addition to closing the entrance along North Liberty Street, the applicant is proffering that the existing commercial entrance along Charles Street be reconstructed to be no larger than 30 feet (proffer #2). The existing entrance is about 70 feet wide, wider than what is allowed by the Design and Construction Standards Manual (DCSM) for commercial entrances. The final design of the entrance would need to be approved by the Department of Public Works.

The final proffer would require that the applicant, upon request from the City, dedicate a public sidewalk easement and a temporary construction easement along North Liberty Street (proffer #3). This section of North Liberty Street is underdeveloped and does not have curb, gutter, or sidewalks. While there is no current plan to build sidewalk along this portion of North Liberty Street, if the City is eventually able to construct sidewalk along this portion of the street, the applicant would dedicate the necessary easements.

#### *Public Water and Sanitary Sewer*

Staff has no concerns with the requested rezoning regarding water and sanitary sewer matters.

#### *Housing Study*

The City’s Comprehensive Housing Assessment and Market Study (Housing Study) places the subject property within Market Type D and notes that this market type “has lower market activity as well as lower access to amenities. This could be because the areas are stable residential neighborhoods or because the area is less developed and therefore has fewer sales and fewer amenities. Strategies that would be appropriate in the latter case include concurrent development of the housing and economic opportunities through mixed-use developments to build commerce and housing centers across the City.”

### *Public Schools*

The City contracted with the University of Virginia’s Weldon Cooper Center for Public Service to complete a report titled "Population and School Enrollment Projections for the City of Harrisonburg" (April 2025). The report can be found at the following link: [https://harrisonburgva.gov/sites/default/files/city-manager/HarrisonburgSchoolEnrollment\\_2025-04-30\\_Final.pdf](https://harrisonburgva.gov/sites/default/files/city-manager/HarrisonburgSchoolEnrollment_2025-04-30_Final.pdf). This report provides overall student enrollment projections through 2034 as well as estimated student generation by housing type for each elementary school attendance zone.

Based on the Weldon Cooper Center report’s calculation, this development’s proposed two residential units are estimated to generate no new K-12 students at full build-out. According to the School Board’s current attendance boundaries, Waterman Elementary School, Thomas Harrison Middle School, and Harrisonburg High School would serve the students residing in this development.

### *Conclusion*

The proposed rezoning would allow for the creation of a duplex while maintaining the ability for coffee roasting. As previously indicated, staff does not believe that the rezoning would negatively impact this area of the City nor detract from the intent of the Comprehensive Plan. Staff believes there are more advantages than disadvantages. The applicant’s proffers address site access concerns, entrance widths issues, and needed easements for future sidewalk along North Liberty Street. Staff recommends approval of the rezoning.

### **Options**

1. Recommend approval of the rezoning request.
2. Recommend denial of the rezoning request.

### **Attachments**

- Site maps
- Application and supporting documents

CITY OF HARRISONBURG  
Rezoning  
(M-1 to R-3)  
1110 North Liberty Street  
Tax Map Parcels: Portions of 45-A-1  
+/- 0.38 acres

## Zoning



CITY OF HARRISONBURG  
Rezoning  
(M-1 to R-3)  
1110 North Liberty Street  
Tax Map Parcels: Portions of 45-A-1  
+/- 0.38 acres

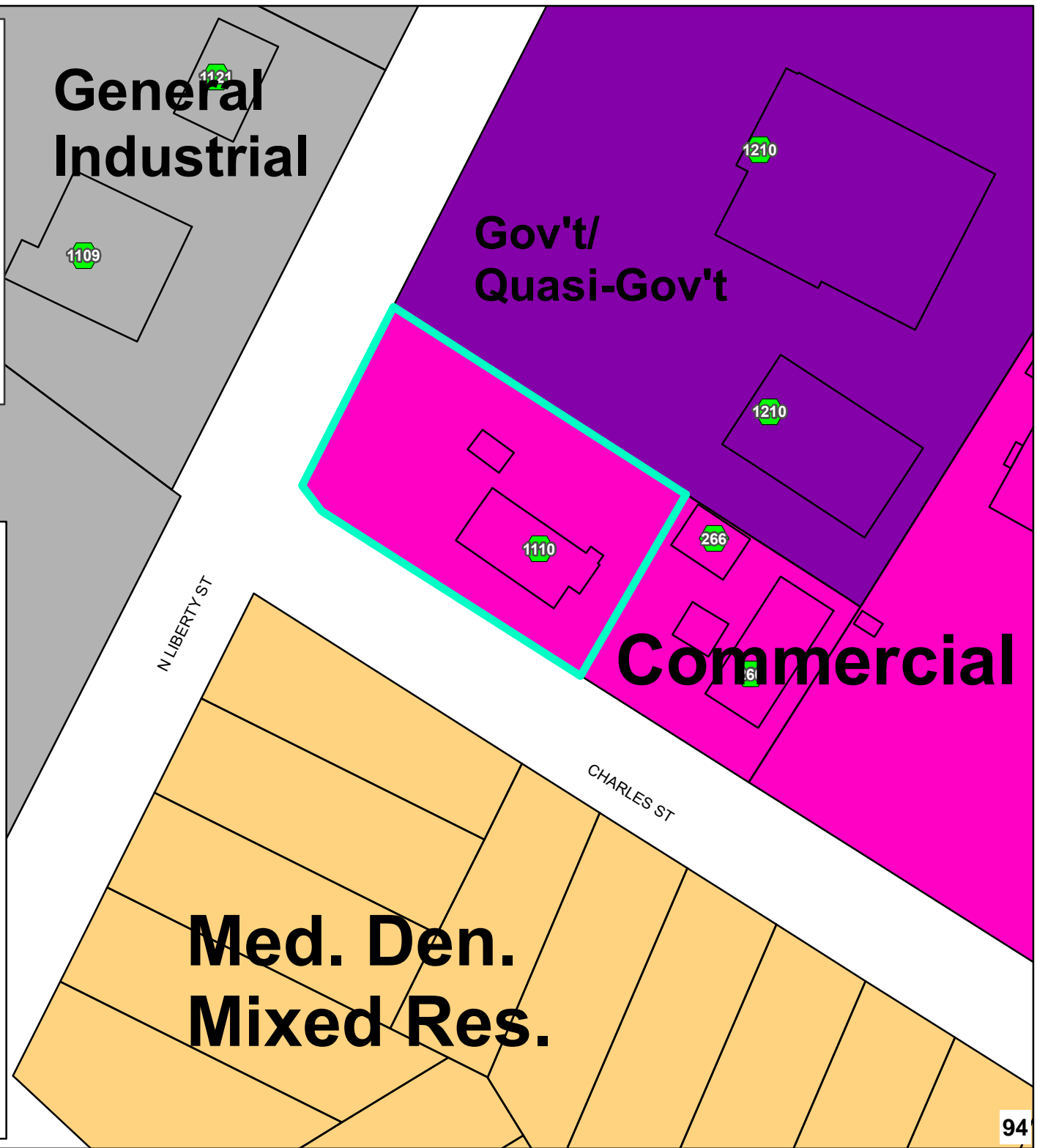
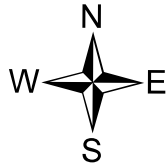
## (Future) Land Use Guide

# General Industrial

# Gov't/ Quasi-Gov't

# Commercial

# Med. Den. Mixed Res.



**CITY OF HARRISONBURG**  
Rezoning  
(M-1 to R-3)  
1110 North Liberty Street  
Tax Map Parcels: Portions of 45-A-1  
+/- 0.38 acres



## NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on Tuesday, January 13, 2026, at 7:00 p.m., to consider the following:

### ***Zoning Ordinance Amendment – To modify special use permit requirements to reduce required side yard setbacks in the R-8 district***

A request from AM Yoder & Co to amend Zoning Ordinance Section 10-3-59.4, Uses permitted by only by special use permit in the R-8, Small Lot Residential District. Specifically, the applicant requests to amend subsection (11) which currently allows with an approved special use permit to reduce required side yard setbacks to zero feet where such buildings are single-family detached dwellings, duplex dwellings, or townhomes when specified fire suppression or construction standards are met. The current ordinance does not allow openings in the exterior walls of buildings adjacent to the reduced side yard setback. Proposed is an amendment to allow exterior walls of buildings adjacent to the reduced side yard setbacks to have openings and penetrations that have a minimum 1-hour fire resistance rating in accordance with a fire resistant assembly documented by a nationally recognized testing agency and where the bottom of the opening is equal to or less than 10' above exterior finished grade and located only on the first floor of the dwelling. Additionally, the special use permit may be superseded by building regulations.

### ***Rezoning – 797 Chicago Avenue (R-5C/B-2C to R-5C/B-2, Proffer Amendments) (Sunshine Apartments)***

A request from Turkey Properties LLC to rezone a parcel zoned R-5C, High Density Residential District Conditional and B-2C, General Business District Conditional to R-5C, High Density Residential District Conditional and B-2, General Business District. The request includes proffer amendments for the R-5C proffers approved in 2022. The property is addressed as 797 Chicago Avenue and is identified as tax map parcel 39-P-1.

### ***Rezoning – 1110 N Liberty Street (M-1 to R-3/M-1C)***

A request from Valley Corner LLC to rezone a +/- 0.38-acre portion of a +/- 0.59-acre parcel zoned M-1, General Industrial District to R-3, Medium Density Residential District and the remaining +/- 0.21-acre portion to M-1C, General Industrial District Conditional. The property is addressed as 1110 North Liberty Street and is identified as tax map parcel 45-A-1.

### ***Zoning Ordinance Amendment – To Allow Meat Processing and Storage by Special Use Permit in M-1***

A request from Honest Meats LLC to amend Section 10-3-24 of the Zoning Ordinance to add a new term and definition for “meat processing and storage facility” and to add the use to Section 10-3-97 as a use permitted by special use permit in the M-1, General Industrial District. Additionally, to codify the current interpretation that poultry processing and storage is a by right use, a new term and definition for “poultry processing and storage facility” is proposed to be added to Section 10-3-24 of the Zoning Ordinance and listed in Section 10-3-96 as a use permitted by right in the M-1 district.

Applications and other information are available for review by contacting the Department of Community Development, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. Please call (540) 432-7700 to obtain a copy by email or by appointment. More information is available at [www.harrisonburgva.gov/public-hearings](http://www.harrisonburgva.gov/public-hearings). Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 1072, and the City’s website at [www.harrisonburgva.legistar.com/Calendar.aspx](http://www.harrisonburgva.legistar.com/Calendar.aspx).

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**Publication dates:**

Wednesday, December 31, 2025

Wednesday, January 7, 2026

**STATE OF VIRGINIA  
CITY OF HARRISONBURG, to with:**

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, January 13, 2026 7:00 p.m., or as soon as the agenda permits, to consider the following:

***Zoning Ordinance Amendment – To modify special use permit requirements to reduce required side yard setbacks in the R-8 district***

A request from AM Yoder & Co to amend Zoning Ordinance Section 10-3-59.4, Uses permitted by only by special use permit in the R-8, Small Lot Residential District. Specifically, the applicant requests to amend subsection (11) which currently allows with an approved special use permit to reduce required side yard setbacks to zero feet where such buildings are single-family detached dwellings, duplex dwellings, or townhomes when specified fire suppression or construction standards are met. The current ordinance does not allow openings in the exterior walls of buildings adjacent to the reduced side yard setback. Proposed is an amendment to allow exterior walls of buildings adjacent to the reduced side yard setbacks to have openings and penetrations that have a minimum 1-hour fire resistance rating in accordance with a fire resistant assembly documented by a nationally recognized testing agency and where the bottom of the opening is equal to or less than 10' above exterior finished grade and located only on the first floor of the dwelling. Additionally, the special use permit may be superseded by building regulations.

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A request from Turkey Properties LLC to rezone a parcel zoned R-5C, High Density Residential District Conditional and B-2C, General Business District Conditional to R-5C, High Density Residential District Conditional and B-2, General Business District. The request includes proffer amendments for the R-5C proffers approved in 2022. The property is addressed as 797 Chicago Avenue and is identified as tax map parcel 39-P-1.

***Rezoning – 1110 N Liberty Street (M-1 to R-3/M-1C)***

A request from Valley Corner LLC to rezone a +/- 0.38-acre portion of a +/- 0.59-acre parcel zoned M-1, General Industrial District to R-3, Medium Density Residential District and the remaining +/- 0.21-acre portion to M-1C, General Industrial District Conditional. The property is addressed as 1110 North Liberty Street and is identified as tax map parcel 45-A-1.

***Zoning Ordinance Amendment – To Allow Meat Processing and Storage by Special Use Permit in M-1***

A request from Honest Meats LLC to amend Section 10-3-24 of the Zoning Ordinance to add a new term and definition for “meat processing and storage facility” and to add the use to Section 10-3-97 as a use permitted by special use permit in the M-1, General Industrial District. Additionally, to codify the current interpretation that poultry processing and storage is a by right use, a new term and definition for “poultry processing and storage facility” is proposed to be added to Section 10-3-24 of the Zoning Ordinance and listed in Section 10-3-96 as a use permitted by right in the M-1 district.

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meeting and to watch the meeting on Public Education Government Channel 1072, and the City's website at [www.harrisonburg-va.legistar.com/Calendar.aspx](http://www.harrisonburg-va.legistar.com/Calendar.aspx).

Given under my hand this 22 day of December, 2025



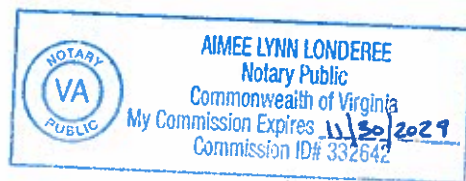
City Clerk

Subscribed and sworn to before me this 22<sup>nd</sup> day of December, 2025 a Notary Public in and for the Commonwealth of Virginia.



Notary

My commission expires 11/30/2029



GCS OF VIRGINIA A LLC  
162 CHARLES ST  
HARRISONBURG VA 228024610

VALLEY CORNER LLC  
PO BOX 719  
NEW MARKET VA 22844

THOMAS KHA1 LLC  
2655 HILLMEADOW DR  
HARRISONBURG VA 22801

ROCKINGHAM CO SCHOOL BOARD  
20 E GAY ST  
HARRISONBURG VA 22801

HONEST MEATS LLC  
256 CHARLES ST  
HARRISONBURG VA 22802

DLS ENTERPRISES LLC  
1000 N MAIN ST  
HARRISONBURG VA 22802

*liberty*

NEW VENTURE PARTNERS LLC  
1250 IVY LA  
HARRISONBURG VA 22802

MDC COAST 12 LLC  
500 VOLVO PARKWAY  
CHESAPEAKE VA 23320

BRECKENRIDGE CAPITAL LLC & C,  
WADE ROBINSON MANAGER  
3028 JOHN WAYLAND HIGHWAY  
DAYTON VA 22821

MARABOU LLC  
3762 TRAVLER RD  
ROCKINGHAM VA 22801

TURKEY PROPERTIES LLC  
3762 TRAVELERS RD  
HARRISONBURG VA 22801

CFW COMMUNICATIONS SERVICES  
PO BOX 1068  
WAYNSEBORO VA 22980

KYLENE ANNE HOHMAN &  
BENJAMIN KYLE RYAN  
580 3RD ST  
HARRISONBURG VA 22802

PEDRO CASTILLO DEL CID &  
ROSIBEL MARTINEZ  
560 THIRD ST  
HARRISONBURG VA 22802

VIRGINIA AYALA JOSE AYALA &  
DORILA AYALA  
540 3RD ST  
HARRISONBURG VA 22802

FOSTER MARLON A CHERYL L  
520 THIRD ST  
HARRISONBURG VA 22802

PIZANO ENTERPRISE LLC  
6069 N VALLEY PIKE  
ROCKINGHAM VA 22802

CLEAN LAUNDRY LLC  
3762 TRAVELERS RD  
HARRISONBURG VA 22801

BETHANY CHUPP  
699 NORTH WILLOW ST  
HARRISONBURG VA 22802

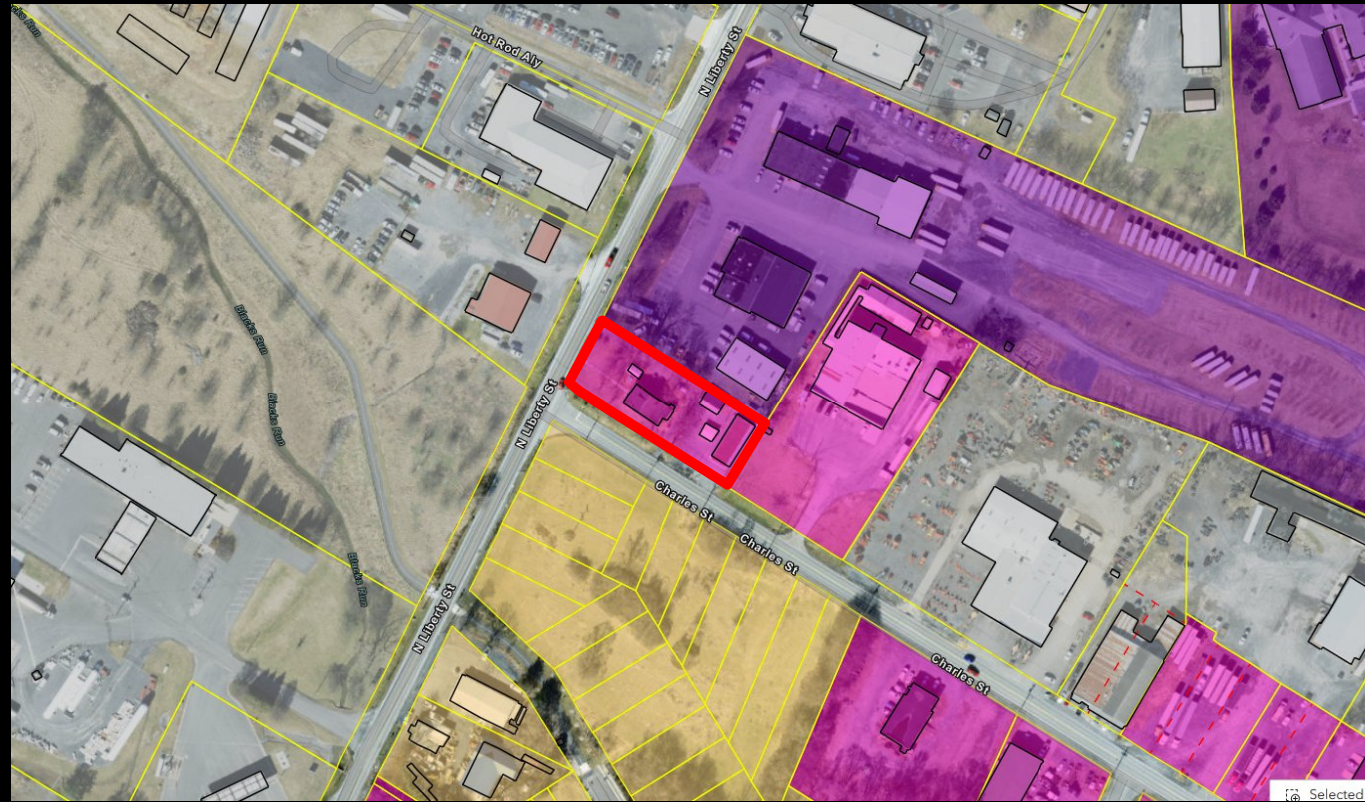
Chicago



# Rezoning – 1110 North Liberty Street and 260 and 266 Charles Street (M-1 to R-3C and M-1C)

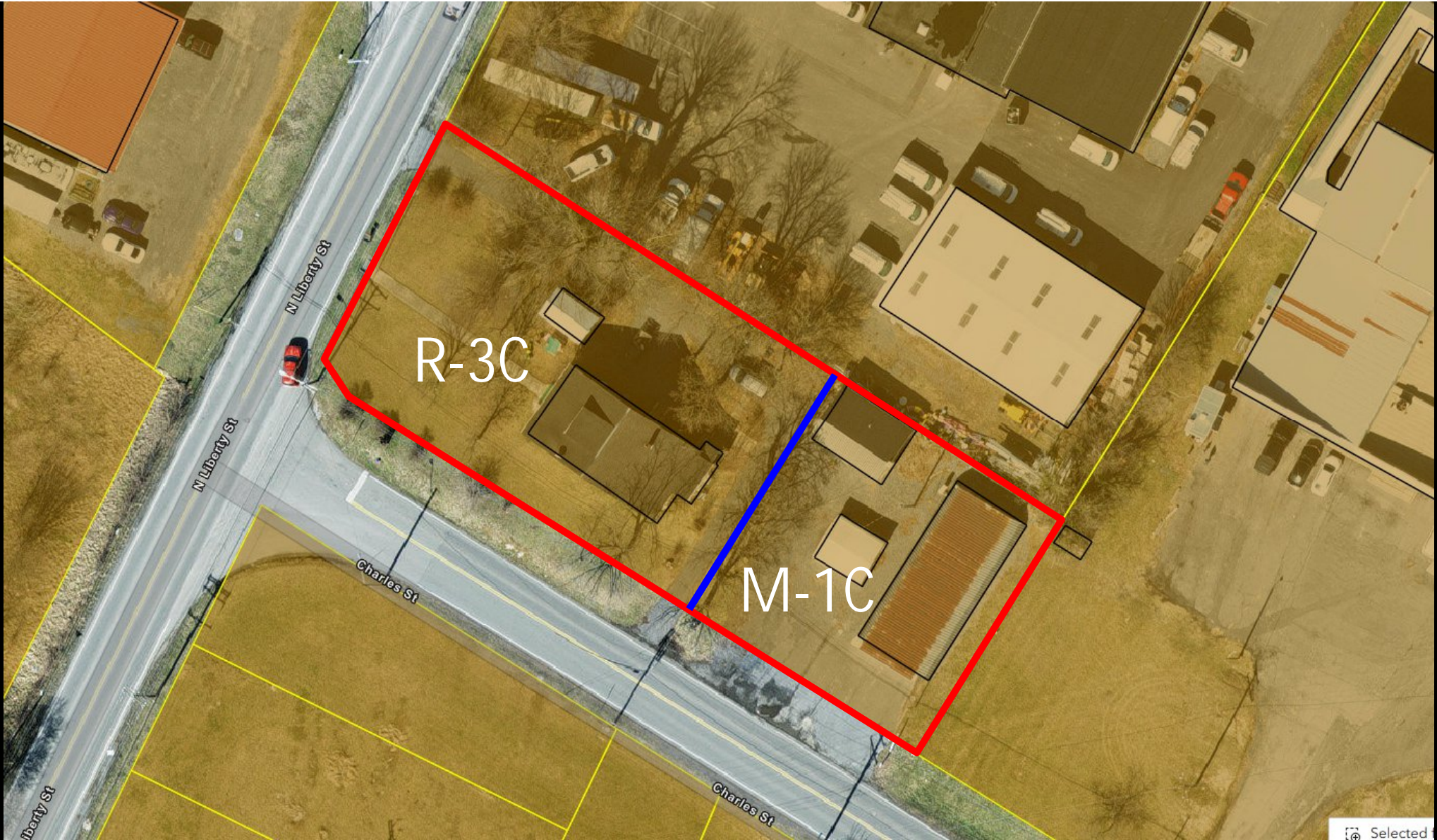


# Rezoning – 1110 North Liberty Street and 260 and 266 Charles Street (M-1 to R-3C and M-1C)



# Rezoning – 1110 North Liberty Street and 260 and 266 Charles Street (M-1 to R-3C and M-1C)





R-3C

M-1C

Selected

# Proffers

**Proffer 1:** No entrance shall be allowed on North Liberty Street. The existing entrance shall be permanently closed and a portion of the existing driveway will be removed, at least 20 feet in length beyond the North Liberty Street public right-of-way, prior to issuance of any Certificate of Occupancy on the proposed R-3C portion of the property.

**Proffer 2:** Prior to issuance of any Certificate of Occupancy on the M-1C portion of the property, the existing commercial entrance along Charles Street serving the proposed M-1C portion of the property shall be reconstructed to be no larger than 30 feet in width. The final design of the entrance shall meet the Design and Construction Standards Manual and be approved by the Department of Public Works.

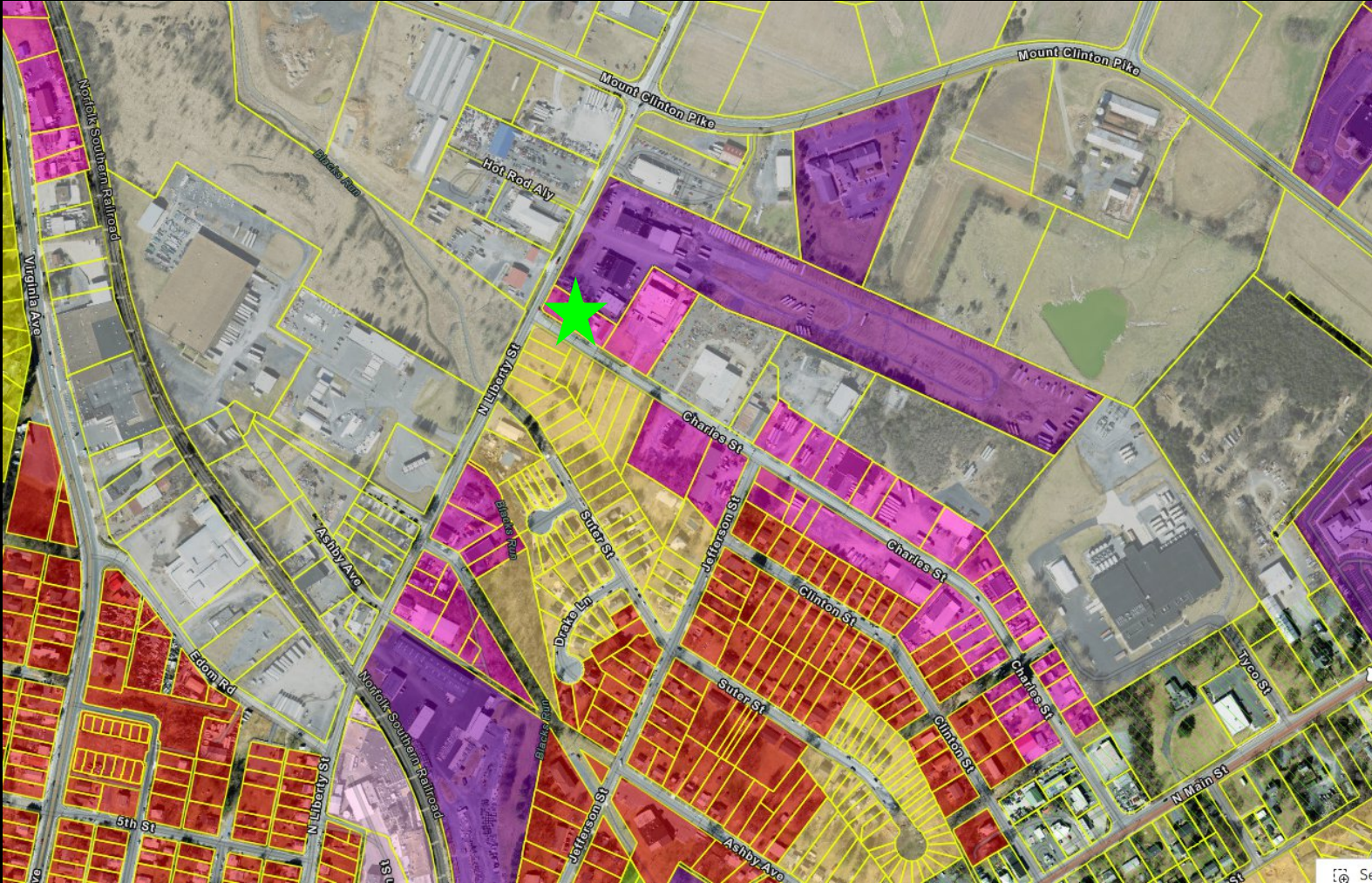
**Proffer 3:** Upon request from the City, the applicant will dedicate a 5-foot wide public sidewalk easement and an additional 10-foot wide temporary construction easement for future sidewalk construction along the North Liberty Street frontage.



# Future Land Use Guide

- Medium Density Mixed Residential
- Commercial
- General Industrial
- Governmental/Quasi-Governmental

★ Subject property



## Recommendation

Staff and Planning Commission (6-0) recommends approval of the rezoning request.



# CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801  
OFFICE (540) 432-7700 • FAX (540) 432-7777

## REZONING

On **February 10, 2026**, the Harrisonburg City Council approved a rezoning request from M-1, General Industrial District to **R-3C, Medium Density Residential District Conditional**, and **M-1C, General Industrial District Conditional** for the property located at:

**1110 N Liberty Street**  
**Harrisonburg, VA 22802**  
City Tax Map Parcel(s): 45-A-1

In connection with the rezoning approval for the property the following is proffered:

- 1.e No entrance shall be allowed on North Liberty Street. The existing entrance shall be permanently closed and a portion of the existing driveway will be removed, at least 20 feet in length beyond the North Liberty Street public right-of-way, prior to issuance of any Certificate of Occupancy on the R-3C portion of the property.e
- 2.e Prior to issuance of any Certificate of Occupancy on the M-1C portion of the property, the existing commercial entrance along Charles Street serving the proposed M-1C portion of the property shall be reconstructed to be no larger than 30 feet in width. The final design of the entrance shall meet the Design and Construction Standards Manual and be approved by the Department of Public Works.e
- 3.e Upon request from the City, the applicant will dedicate a 5-foot-wide public sidewalk easement and an additional 10-foot-wide temporary construction easement for future sidewalk construction along the North Liberty Street frontage.e

  
Thanh Dang, AICP      3/23/26  
Deputy Director of Community Development      Date



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Legislation Text

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**File #:** ORD 25-031, **Version:** 1

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**Subject:**

Consider a request from AM Yoder & Co to amend the Zoning Ordinance to modify special use permit requirements to reduce required side yard setbacks in the R-8 district

Presented By: Adam Fletcher, Director of Community Development

[Click here to enter the action/summary \(insert the summary from the memo here\)](#)



January 13, 2026 City Council Meeting

**Title**

Zoning Ordinance Amendment, Relating to reduced setbacks in the R-8 District— Planning Commission and Adam Fletcher, Community Development

**Summary**

Zoning Ordinance Sections	Amend Section 10-3-59.4 (11)
Purpose	To allow for fire-rated openings on the first floor when requesting a special use permit (SUP) for reduced setbacks in the R-8 district
Applicant	AM Yoder and Co
Planning Commission	December 10, 2025 (Public Hearing)
City Council	January 13, 2026 (First Reading/Public Hearing) Anticipated January 27, 2026 (Second Reading)

**Recommendation**

Option 1. Staff and Planning Commission (6-0) recommend approval of the Zoning Ordinance amendments.

**Fiscal Impact**

N/A

**Context & Analysis**

The R-8, Small Lot Residential District’s by right residential uses include single-family detached dwellings and duplex dwellings while townhomes are permitted with an approved special use permit (SUP). Per Section 10-3-59.4 (11), a property owner may request for any residential use to have reduced side yard setbacks so long as either certain fire sprinklers are installed or exterior walls are constructed without openings and have a minimum 1-hour fire resistance rating.

As noted, if a SUP is approved allowing reduced side yard setbacks, and the owner chooses not to install a sprinkler system, then the required fire resistant wall cannot have any openings (i.e., windows) on the wall adjacent to a property line where the side yard setback is reduced. The applicant is proposing to amend Section 10-3-59.4 (11) to allow for the installation of fire-rated openings on the first floor and only when the bottom of such opening is no more than 10 feet above the exterior finished grade. If approved, note that any exterior walls along the same side of the building that meet the standard minimum setback requirements of Sec. 10-3-59.5 are exempt from fire-resistance requirements. As an example, this would allow a three-story building, where the third-story exterior walls are located 10 or more feet away from the side property line to not be

fire resistant and can have a standard window that opens. While an approved SUP may alleviate the Zoning Ordinance's minimum requirement for side yard setbacks, building code regulations would still need to be met regardless of an approved SUP.

The applicant proposes the following amendment to Section 10-3-59.4 (11):

Reduced required side yard setbacks to zero (0) feet where such buildings are single-family detached dwellings, duplex dwellings, or townhomes when:

- a) National Fire Protection Association (NFPA) 13, 13R, or 13D fire sprinkler systems are installed in such buildings, or
- b) Any exterior wall(s) adjacent to facing the property line with a reduced side yard setback is constructed without openings and has with a minimum 1-hour fire resistance rating in accordance with testing standards described in the Virginia Residential Code. resistant assembly documented by a nationally recognized testing agency. Any openings shall have a minimum 1-hour fire-rating and be fixed and inoperable. Openings shall only be located on the first floor of the dwelling and the bottom of openings shall be equal to or less than 10 feet above the exterior finished grade. Walls meeting the standard setback requirements of Sec. 10-3-59.5 are exempt from these fire resistance requirements.

Where the Virginia Residential Code sets more restrictive standards, compliance with its provisions is mandatory.

The Fire Department has reviewed the proposed amendment and supports permitting inoperable, fire-rated windows on the first floor, provided that the bottom of the window opening does not exceed 10 feet above the exterior finished grade. Openings above this height introduce significant operational and safety challenges for emergency responders, as ground ladders may not be able to provide adequate access for rescue operations. During some rescues, firefighters may need to break a window to remove someone quickly or safely. If a ladder cannot be used, openings that are 10 feet or lower present a more manageable drop, reducing the risk of serious injury to the resident and the responding firefighter.

#### *Conclusion*

Staff does not have concerns regarding the proposed amendments to Section 10-3-59.4 (11) and will have the opportunity to review SUP requests on a case-by-case basis. Staff recommends approval of the ZO amendment.

#### **Options**

1. Approve the Zoning Ordinance amendments.
2. Approve the Zoning Ordinance amendments with modifications.
3. Deny the Zoning Ordinance amendments.

**Attachments**

- Extract from Planning Commission
- Current Ordinance Reflecting Recommended Amendments
- Application and supporting documents



# CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801  
OFFICE (540) 432-7700 • FAX (540) 432-7777

December 29, 2025

**TO THE MEMBERS OF CITY COUNCIL  
CITY OF HARRISONBURG, VIRGINIA**

***SUBJECT: Consider a request from AM Yoder & Co to amend the Zoning Ordinance to modify special use permit requirements to reduce required side yard setbacks in the R-8 district***

**EXTRACT FROM THE DRAFT MINUTES OF HARRISONBURG PLANNING COMMISSION MEETING HELD ON: December 10, 2025**

Chair Baugh read the request and asked staff to review.

Ms. Rupkey said the R-8, Small Lot Residential District's by right residential uses include single-family detached dwellings and duplex dwellings while townhomes are permitted with an approved special use permit (SUP). Per Section 10-3-59.4 (11), a property owner may request for any residential use to have reduced side yard setbacks so long as either certain fire sprinklers are installed or exterior walls are constructed without openings and have a minimum 1-hour fire resistance rating.

As noted, if a SUP is approved allowing reduced side yard setbacks, and the owner chooses not to install a sprinkler system, then the required fire resistant wall cannot have any openings (i.e., windows) on the wall adjacent to a property line where the side yard setback is reduced. The applicant is proposing to amend Section 10-3-59.4 (11) to allow for the installation of fire-rated openings on the first floor and only when the bottom of such opening is no more than 10 feet above the exterior finished grade. If approved, note that any exterior walls along the same side of the building that meet the standard minimum setback requirements of Sec. 10-3-59.5 are exempt from fire-resistance requirements. As an example, this would allow a three-story building, where the third-story exterior walls are located 10 or more feet away from the side property line to not be fire resistant and can have a standard window that opens. While an approved SUP may alleviate the Zoning Ordinance's minimum requirement for side yard setbacks, building code regulations would still need to be met regardless of an approved SUP.

The applicant proposes the following amendment to Section 10-3-59.4 (11):

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#### *Conclusion*

Staff does not have concerns regarding the proposed amendments to Section 10-3-59.4 (11) and will have the opportunity to review SUP requests on a case-by-case basis. Staff recommends approval of the ZO amendment.

Chair Baugh asked if there were any questions for staff.

Commissioner Jezior asked the way that it is written right now you cannot have any opening?

Ms. Rupkey said correct.

Councilmember Dent said that is if it is within the ten feet setback.

Ms. Rupkey said if they request the special use permit. If they put sprinklers in the building, they can have windows that open. It is an either/or. As it is written today and how it is being proposed to being written, you have the option of doing the National Fire Rated Protection Associations 13,

13R or 13D sprinkler system or doing the fire resistance with no openings. Now it is that first same section or fire resistant fixed openings as well.

Councilmember Dent said I have a question. I do not know if it is for staff or just for general practice. I have heard I think former Chair Finnegan say, in general, if there is a townhouse row the end units do not have windows. I thought, why not? In this case they can. As I understand it, this is allowing a particular case where even if the setback is smaller, they could have one of these fixed windows, right?

Ms. Rupkey said calling it an opening may be better. It cannot open and close. It would be just a pane of fire-rated glass that would provide more natural light.

Councilmember Dent said again if it is the full setback, windows are allowed and they can open. Why do they not build them that way I wonder?

Mr. Fletcher said I am not quite sure I follow. Did I hear you say that end townhome units do not have windows?

Councilmember Dent said that is what Chair Finnegan said.

Mr. Fletcher said that is not accurate. It has everything to do with the building code and how close they might be to a property line. You kind of have to disregard zoning. This is an unusual type of amendment. Just to clarify, that is just not an accurate statement.

Councilmember Dent said not that they cannot, but that the practice was that they typically did not. That is what I was wondering.

Ms. Rupkey said if in the past in the R-8 district someone had needed to have reduced setbacks and required the special use permit, they would not have been allowed to have openings at that time.

Mr. Fletcher said there are definitely townhomes all over the City that have openings. It has to do with percentage of openings and the closer you get to the property line. Ten is the special number because then you have a lot of flexibility.

Chair Baugh said generally you are looking at townhouses in R-3 for those types of developments.

Mr. Fletcher said R-3, R-4, R-5.

Ms. Dang said now R-8 also, with special use permit.

Chair Baugh said historically it was R-3.

Vice Chair Porter said I would like to understand the motivation for the request, simply because there is usually a practical reason why people get into this arcane language. What is the applicant's intention in terms of making this request?

Ms. Rupkey said there is a bit of history with this request that we did not bring up in the staff report. Earlier this year, there was a rezoning request to R-8 at a property on Sunrise Avenue. They requested to rezone to R-8, and then they would like to build a third story addition. How their house is situated, now that it is zoned R-8, is conforming to setbacks. Once they add that third story, they would have to request a special use permit for a portion of the building that is already seven feet from the property line. They want to keep it for where the kitchen is. They would like to keep some form of natural light to be able to go through while they are in there during the day. You will see at the end of the meeting, the special use permit is coming possibly next month. They are trying to get this for this specific client, but also in general other clients that they have, to allow for the flexibility of openings on the sides of buildings.

Vice Chair Porter said you gave the perfect example to help me understand. I am familiar with that property, and I remember when it was brought before us last time. I can understand exactly why they would want that, so that makes sense to me. Thank you.

Commissioner Seitz said I think one of the reasons why I am supportive of this is, not because of the particular example, but when we as the Commission requested if you all bring this amendment to us...again, anything that wherever we can keep the zoning ordinance from treading in waters that belong to the building code, I think is probably a good way to think about it. I particularly appreciate the language in here that says where the residential code requires more restrictions that takes precedence over this.

Ms. Rupkey said the intent is that it should have done that anyway, but we wanted to make sure that it was clear to people coming in that they would still need to follow building code.

Chair Baugh asked if there were any questions for the applicant's representative. Hearing none, he asked if there was anyone in the room or on the phone wishing to speak to the request. Hearing none, he closed the public hearing and opened the matter for discussion.

Commissioner Jezior said I do not have any issue with it. I think it makes sense to be able to add more natural light.

Vice Chair Porter said I feel sometimes if I am going to make a motion about something, I should understand it. I understand it well enough I guess. I will go ahead and make a motion to recommend approval of the zoning ordinance as presented.

Commissioner Kettler seconded the motion.

Commissioner Seitz	Aye
Commissioner Jezior	Aye
Councilmember Dent	Aye
Commissioner Kettler	Aye
Vice Chair Porter	Aye
Chair Baugh	Aye

The motion to recommend approval of the Zoning Ordinance amendment passed (6-0). The recommendation will move forward to City Council on January 13, 2026.



**DESCRIPTION OF AMENDMENT**

Zoning Ordinance Section:

**Sec. 10-3-59.4 (11) Uses permitted only by special use permit.**

Proposed Text (Attach separate sheet, if needed.)

**APPLICANT'S INFORMATION**

A M Yoder & Co

540-810-7437

Applicant's Name

Telephone

947 N. Main St.

aaron.yoder@amyoder.com

Street Address

E-Mail

Harrisonburg

Va

22801

City

State

Zip

**APPLICANT'S REPRESENTATIVE INFORMATION (if applicable)**

Nicholas Nesaw

540-820-3735

Applicant's Representative

Telephone

947 N. Main St.

nick.nesaw@amyoder.com

Street Address

E-Mail

Harrisonburg

Va

22801

City

State

Zip

**CERTIFICATION**

*I certify that the information supplied on this application and on the attachments provided is accurate and true to the best of my knowledge.*



10-2-25

APPLICANT

DATE

**REQUIRED ATTACHMENTS**

Letter explaining the reasons for seeking Ordinance amendment.

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

10-2-2025  
Date Application and Fee Received

Total Fees Due: \$ 450 (Paid)  
Application Fee: \$450.00

  
Received By

Letter for proposed amendment

*The purpose of seeking the ordinance amendment in question is to rectify the conflict between the current ordinance and the particular circumstances of the proposed project, specifically the unusual and undue burden of distinguishing between "openings (particularly windows)" and the rest of a fire rated wall assembly. The purpose of the proposed amendment is to allow all components (including windows) to be allowed in the design of a wall assembly that must meet fire code, so long as all components of the assembly (including windows) meet the criteria.*

Many thanks,

**Sec. 10-3-59.4. (11):**

Reduced required side yard setbacks to zero (0) feet where such buildings are single-family detached dwellings, duplex dwellings, or townhomes when:

- a) National Fire Protection Association (NFPA) 13, 13R, or 13D fire sprinkler systems are installed in such buildings, or
- b) Any exterior wall(s) adjacent to facing the property line with a reduced side yard setback is constructed without openings and has with a minimum 1-hour fire resistance rating in accordance with testing standards described in the Virginia Residential Code. resistant assembly documented by a nationally recognized testing agency. Any openings shall have a minimum 1-hour fire-rating and be fixed and inoperable. Openings shall only be located on the first floor of the dwelling and the bottom of openings shall be equal to or less than 10 feet above the exterior finished grade. Walls meeting the standard setback requirements of Sec. 10-3-59.5 are exempt from these fire resistance requirements.

Where the Virginia Residential Code sets more restrictive standards, compliance with its provisions is mandatory.

**ORDINANCE AMENDING AND RE-ENACTING TITLE 10 –  
PLANNING AND DEVELOPMENT, CHAPTER 3. – ZONING,  
ARTICLE L.4 - R-8 SMALL LOT RESIDENTIAL DISTRICT  
CITY OF HARRISONBURG, VIRGINIA**

**Be it ordained by the Council of the City of Harrisonburg, Virginia:**

**That Section 10-3-59.4. - Uses permitted only by special use permit shall be amended as shown:**

(11) Reduced required side yard setbacks to zero (0) feet where such buildings are single-family detached dwellings, duplex dwellings, or townhomes when:

- a) National Fire Protection Association (NFPA) 13, 13R, or 13D fire sprinkler systems are installed in such buildings, or
- b) Any exterior wall(s) adjacent to facing the property line with a reduced side yard setback is constructed without openings and has with a minimum 1-hour fire resistance rating in accordance with testing standards described in the Virginia Residential Code. resistant assembly documented by a nationally recognized testing agency. Any openings shall have a minimum 1-hour fire-rating and be fixed and inoperable. Openings shall only be located on the first floor of the dwelling and the bottom of openings shall be equal to or less than 10 feet above the exterior finished grade. Walls meeting the standard setback requirements of Sec. 10-3-59.5 are exempt from these fire resistance requirements.

Where the Virginia Residential Code sets more restrictive standards, compliance with its provisions is mandatory.

The remainder of Section 10-3-59.4 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the \_\_\_ day of \_\_\_\_, 2026. Adopted and approved this day of \_\_\_\_, 2026.

\_\_\_\_\_  
**MAYOR**

ATTESTE:

\_\_\_\_\_  
CITY CLERK

*Honorable Council Members,*

*With sincere regrets, A M Yoder & Co, the applicant, is unable to provide a representative at the January 13th City Council meeting to review and approve the code amendment application due to some previously scheduled company training in Dallas TX. We are grateful for Council's consideration and trust that the months of diligent collaboration between A M Yoder and Community Development to arrive at this meeting will result in approval of our application.*

*All the best,*

Aaron Yoder





December 10, 2025, Planning Commission Meeting

**Title**

Zoning Ordinance Amendment, Relating to reduced setbacks in the R-8 District— Meg Rupkey, Community Development

**Summary**

Zoning Ordinance Sections	Amend Section 10-3-59.4 (11)
Purpose	To allow for fire-rated openings on the first floor when requesting a special use permit (SUP) for reduced setbacks in the R-8 district
Applicant	AM Yoder and Co
Planning Commission	December 10, 2025 (Public Hearing)
City Council	Anticipated January 13, 2026 (First Reading/Public Hearing) Anticipated January 27, 2026 (Second Reading)

**Recommendation**

Option 1. Recommend approval of the Zoning Ordinance amendments.

**Fiscal Impact**

N/A

**Context & Analysis**

The R-8, Small Lot Residential District’s by right residential uses include single-family detached dwellings and duplex dwellings while townhomes are permitted with an approved special use permit (SUP). Per Section 10-3-59.4 (11), a property owner may request for any residential use to have reduced side yard setbacks so long as either certain fire sprinklers are installed or exterior walls are constructed without openings and have a minimum 1-hour fire resistance rating.

As noted, if a SUP is approved allowing reduced side yard setbacks, and the owner chooses not to install a sprinkler system, then the required fire resistant wall cannot have any openings (i.e., windows) on the wall adjacent to a property line where the side yard setback is reduced. The applicant is proposing to amend Section 10-3-59.4 (11) to allow for the installation of fire-rated openings on the first floor and only when the bottom of such opening is no more than 10 feet above the exterior finished grade. If approved, note that any exterior walls along the same side of the building that meet the standard minimum setback requirements of Sec. 10-3-59.5 are exempt from fire-resistance requirements. As an example, this would allow a three-story building, where the third-story exterior walls are located 10 or more feet away from the side property line to not be

fire resistant and can have a standard window that opens. While an approved SUP may alleviate the Zoning Ordinance's minimum requirement for side yard setbacks, building code regulations would still need to be met regardless of an approved SUP.

The applicant proposes the following amendment to Section 10-3-59.4 (11):

Reduced required side yard setbacks to zero (0) feet where such buildings are single-family detached dwellings, duplex dwellings, or townhomes when:

- a) National Fire Protection Association (NFPA) 13, 13R, or 13D fire sprinkler systems are installed in such buildings, or
- b) Any exterior wall(s) adjacent to facing the property line with a reduced side yard setback is constructed ~~without openings and has~~ with a minimum 1-hour fire ~~resistance rating in accordance with testing standards described in the Virginia Residential Code.~~ resistant assembly documented by a nationally recognized testing agency. Any openings shall have a minimum 1-hour fire-rating and be fixed and inoperable. Openings shall only be located on the first floor of the dwelling and the bottom of openings shall be equal to or less than 10 feet above the exterior finished grade. Walls meeting the standard setback requirements of Sec. 10-3-59.5 are exempt from these fire resistance requirements.

Where the Virginia Residential Code sets more restrictive standards, compliance with its provisions is mandatory.

The Fire Department has reviewed the proposed amendment and supports permitting inoperable, fire-rated windows on the first floor, provided that the bottom of the window opening does not exceed 10 feet above the exterior finished grade. Openings above this height introduce significant operational and safety challenges for emergency responders, as ground ladders may not be able to provide adequate access for rescue operations. During some rescues, firefighters may need to break a window to remove someone quickly or safely. If a ladder cannot be used, openings that are 10 feet or lower present a more manageable drop, reducing the risk of serious injury to the resident and the responding firefighter.

#### *Conclusion*

Staff does not have concerns regarding the proposed amendments to Section 10-3-59.4 (11) and will have the opportunity to review SUP requests on a case-by-case basis. Staff recommends approval of the ZO amendment.

#### **Options**

1. Recommend approval of the Zoning Ordinance amendments.
2. Recommend approval of the Zoning Ordinance amendments with modifications.
3. Recommend denial of the Zoning Ordinance amendments.

#### **Attachments**

- Current Ordinance Reflecting Recommended Amendments
- Application and supporting documents

## NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on Tuesday, January 13, 2026, at 7:00 p.m., to consider the following:

### ***Zoning Ordinance Amendment – To modify special use permit requirements to reduce required side yard setbacks in the R-8 district***

A request from AM Yoder & Co to amend Zoning Ordinance Section 10-3-59.4, Uses permitted by only by special use permit in the R-8, Small Lot Residential District. Specifically, the applicant requests to amend subsection (11) which currently allows with an approved special use permit to reduce required side yard setbacks to zero feet where such buildings are single-family detached dwellings, duplex dwellings, or townhomes when specified fire suppression or construction standards are met. The current ordinance does not allow openings in the exterior walls of buildings adjacent to the reduced side yard setback. Proposed is an amendment to allow exterior walls of buildings adjacent to the reduced side yard setbacks to have openings and penetrations that have a minimum 1-hour fire resistance rating in accordance with a fire resistant assembly documented by a nationally recognized testing agency and where the bottom of the opening is equal to or less than 10' above exterior finished grade and located only on the first floor of the dwelling. Additionally, the special use permit may be superseded by building regulations.

### ***Rezoning – 797 Chicago Avenue (R-5C/B-2C to R-5C/B-2, Proffer Amendments) (Sunshine Apartments)***

A request from Turkey Properties LLC to rezone a parcel zoned R-5C, High Density Residential District Conditional and B-2C, General Business District Conditional to R-5C, High Density Residential District Conditional and B-2, General Business District. The request includes proffer amendments for the R-5C proffers approved in 2022. The property is addressed as 797 Chicago Avenue and is identified as tax map parcel 39-P-1.

### ***Rezoning – 1110 N Liberty Street (M-1 to R-3/M-1C)***

A request from Valley Corner LLC to rezone a +/- 0.38-acre portion of a +/- 0.59-acre parcel zoned M-1, General Industrial District to R-3, Medium Density Residential District and the remaining +/- 0.21-acre portion to M-1C, General Industrial District Conditional. The property is addressed as 1110 North Liberty Street and is identified as tax map parcel 45-A-1.

### ***Zoning Ordinance Amendment – To Allow Meat Processing and Storage by Special Use Permit in M-1***

A request from Honest Meats LLC to amend Section 10-3-24 of the Zoning Ordinance to add a new term and definition for “meat processing and storage facility” and to add the use to Section 10-3-97 as a use permitted by special use permit in the M-1, General Industrial District. Additionally, to codify the current interpretation that poultry processing and storage is a by right use, a new term and definition for “poultry processing and storage facility” is proposed to be added to Section 10-3-24 of the Zoning Ordinance and listed in Section 10-3-96 as a use permitted by right in the M-1 district.

Applications and other information are available for review by contacting the Department of Community Development, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. Please call (540) 432-7700 to obtain a copy by email or by appointment. More information is available at [www.harrisonburgva.gov/public-hearings](http://www.harrisonburgva.gov/public-hearings). Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 1072, and the City’s website at [www.harrisonburgva.legistar.com/Calendar.aspx](http://www.harrisonburgva.legistar.com/Calendar.aspx).

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**Publication dates:**

Wednesday, December 31, 2025

Wednesday, January 7, 2026



# Zoning Ordinance Amendment – 10-3-59.4 (11) Reduced setbacks in the R-8 District



- In the R-8 district, a SUP can be requested to reduce a side yard setback to zero feet if certain Building Code regulations are met such as providing a sprinkler system OR providing fire-rated walls with **no openings** (i.e., windows/vents).
- The proposed amendment is to allow for fixed and inoperable openings within the fire-rated wall to be allowed only on the first floor of a dwelling.

# R-8 District Side Yard Requirements

By-Right Side Yard Setbacks	
Number of Stories Above Ground	Side Yard Setback (feet)
1-story	7
2-story	7
3-story	10

## SUP Per Section 10-3-59.4. (11)

Reduced required side yard setbacks to zero (0) feet where such buildings are single-family detached dwellings, duplex dwellings, or townhomes when National Fire Protection Association (NFPA) 13, 13R, or 13D fire sprinkler systems are installed in such buildings or exterior wall(s) adjacent to reduced side yard setback is constructed without openings and has a minimum 1-hour fire resistance rating in accordance with testing standards described in the Virginia Residential Code.

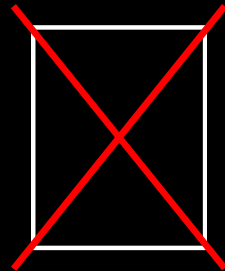
**That Section 10-3-59.4. - Uses permitted only by special use permit shall be amended as shown:**

(11) Reduced required side yard setbacks to zero (0) feet where such buildings are single-family detached dwellings, duplex dwellings, or townhomes when:

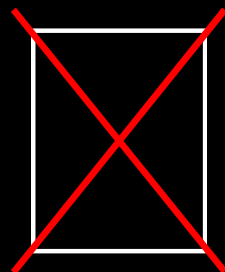
- a) National Fire Protection Association (NFPA) 13, 13R, or 13D fire sprinkler systems are installed in such buildings, or
- b) Any exterior wall(s) adjacent to facing the property line with a reduced side yard setback is constructed ~~without openings and has~~ with a minimum 1-hour fire ~~resistance rating in accordance with testing standards described in the Virginia Residential Code.~~ resistant assembly documented by a nationally recognized testing agency. Any openings shall have a minimum 1-hour fire-rating and be fixed and inoperable. Openings shall only be located on the first floor of the dwelling and the bottom of openings shall be equal to or less than 10 feet above the exterior finished grade. Walls meeting the standard setback requirements of Sec. 10-3-59.5 are exempt from these fire resistance requirements.

Where the Virginia Residential Code sets more restrictive standards, compliance with its provisions is mandatory.

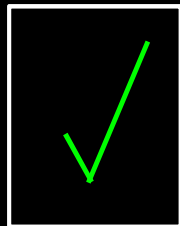
Third Story



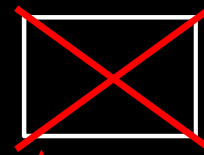
Second Story



First Story

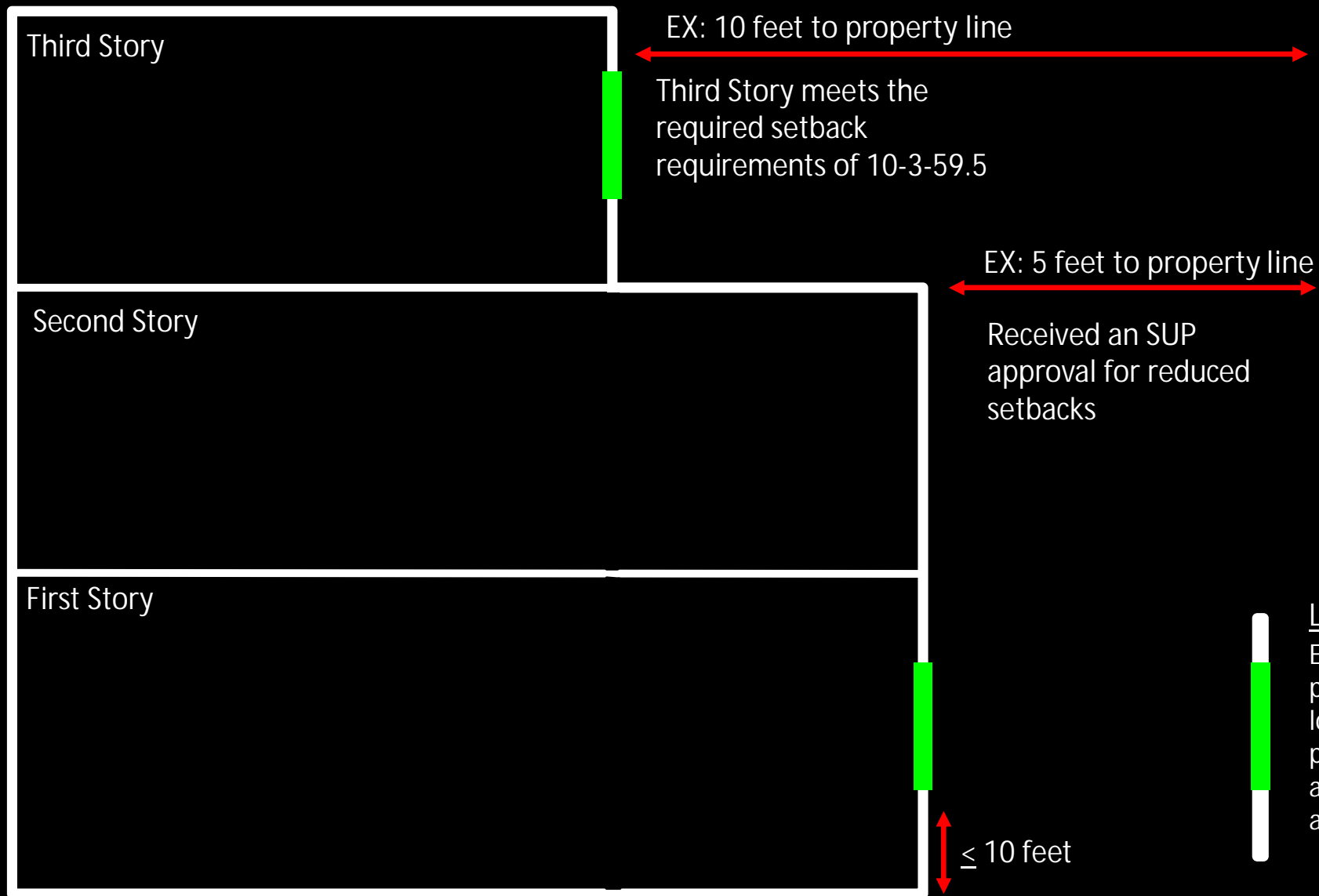


↑ ↓ ≤ 10 feet



↑ ↓ > 10 feet

- Not to scale



- Not to scale

## Recommendation

Staff and Planning Commission (6-0) recommends approval of the Zoning Ordinance amendment.

**ORDINANCE AMENDING AND RE-ENACTING TITLE 10 –  
PLANNING AND DEVELOPMENT, CHAPTER 3. – ZONING,  
ARTICLE L.4 - R-8 SMALL LOT RESIDENTIAL DISTRICT  
CITY OF HARRISONBURG, VIRGINIA**

**Be it ordained by the Council of the City of Harrisonburg, Virginia:**

**That Section 10-3-59.4. - Uses permitted only by special use permit shall be amended as shown:**

(11) Reduced required side yard setbacks to zero (0) feet where such buildings are single-family detached dwellings, duplex dwellings, or townhomes when:

- a) National Fire Protection Association (NFPA) 13, 13R, or 13D fire sprinkler systems are installed in such buildings, or
- b) Any exterior wall(s) adjacent to facing the property line with a reduced side yard setback is constructed ~~without openings and has~~ with a minimum 1-hour fire ~~resistance rating in accordance with testing standards described in the Virginia Residential Code.~~ resistant assembly documented by a nationally recognized testing agency. Any openings shall have a minimum 1-hour fire-rating and be fixed and inoperable. Openings shall only be located on the first floor of the dwelling and the bottom of openings shall be equal to or less than 10 feet above the exterior finished grade. Walls meeting the standard setback requirements of Sec. 10-3-59.5 are exempt from these fire resistance requirements.

Where the Virginia Residential Code sets more restrictive standards, compliance with its provisions is mandatory.

The remainder of Section 10-3-59.4 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the 10 day of Feb, 2026. Adopted and approved this 10th day of Feb., 2026.

  
**MAYOR**

ATTESTE:  
  
CITY CLERK



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Legislation Text

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**File #:** ORD 25-032, **Version:** 1

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**Subject:**

Consider a request from Honest Meats LLC to amend the Zoning Ordinance to allow meat processing and storage by special use permit in M-1

Presented By: Adam Fletcher, Director of Community Development



January 13, 2026 City Council Meeting

**Title**

Zoning Ordinance Amendment, Meat and Poultry Processing and Storage Facilities in the M-1 District — Planning Commission and Adam Fletcher, Community Development

**Summary**

Zoning Ordinance Sections	Amend Sections 10-3-24, 10-3-96, and 10-3-97
Purpose	<ul style="list-style-type: none"> <li>• Add new definitions for Meat Processing and Storage Facility and Poultry Processing and Storage Facility.</li> <li>• Add Poultry Processing and Storage Facility as a by right use in M-1.</li> <li>• Add Meat Processing and Storage Facility as a special use permit in M-1.</li> </ul>
Applicant	Honest Meats LLC
Planning Commission	December 10, 2025 (Public Hearing)
City Council	January 13, 2026 (First Reading/Public Hearing) Anticipated January 27, 2026 (Second Reading)

**Recommendation**

Option 1. Staff and Planning Commission (6-0) recommend approval of the Zoning Ordinance amendments.

**Fiscal Impact**

N/A

**Context & Analysis**

On September 10, 2025, staff met with Honest Meats LLC (applicant) representatives to discuss future expansion to the T&E Meats facility located at 256 Charles Street. A portion of this facility operates a slaughterhouse for domesticated livestock and is a nonconforming use.

Article E. - Nonconforming Structures and Uses of the Zoning Ordinance prohibits the enlargement or expansion of nonconforming uses. After reviewing the details of the proposed expansion with the applicant, staff concluded that the new proposal would not violate Article E. However, the applicant expressed interest in finding a way to permit the slaughterhouse use in the M-1 General Industrial District to remove their nonconforming status and provide a route for future improvements that are not restricted by Article E.

Staff worked with the applicant to create a new definition for “Meat processing and storage facility,” as shown below:

*Meat processing and storage facility:* A building used for the slaughter and processing of game or domestic animals. May include temporary storage of animals outside the principal building and onsite storage facilities for distribution of processed meats. Does not include processing and storage of poultry and other fowl.

This definition separates facilities that slaughter and process domestic animals and game from poultry processing. Further discussion on the importance of that distinction is discussed later in this report. The definition will allow temporary storage of animals outside while waiting to be processed. The proposal would add a new subsection (18) within Section 10-3-97. - Uses permitted by special use permit in the M-1 General Industrial District to permit, meat processing and storage facilities only by special use permit (SUP).

Staff believes that Planning Commission and City Council should consider meat processing and storage facility operations on a case-by-case basis so that the location and potential undesirable impacts can be evaluated and considered. During the special use permit (SUP) process, staff, Planning Commission, and City Council could consider and attach conditions to address matters of concern such as, but not limited to:

- Location relative to adjacent and nearby uses, zoning districts, and (future) Land Use Guide designations,
- Facility size (i.e. footprint, building scale),
- Temporary outdoor storage of animals,
- Hours of operation, and
- Noise.

While crafting the definition for meat processing and storage facilities, it became apparent the proposed amendment needed to address poultry processing and storage. Harrisonburg’s first ZO in 1939 separated poultry processing from other types of meat processing and slaughterhouses. While slaughterhouses were expressly prohibited as a use, poultry processing and storage was allowed. In the 1939 ZO, Section 7, B-2 Business, Manufacturing and Industrial District Uses stated:

In any B-2 District, no lot, building or structure shall be used and no building or structure shall be erected which is intended or designed to be used, in whole or in part, for any of the following specified purposes:

- (1) Abattoir or slaughter house, except for poultry and incidental to a retail store; stockyard; starch; glucose or dextrine manufacture; horn processing, except from cleaned shells; the curing, tanning, dressing or storing of raw or green salted hides or skins.

The ZO has changed significantly since then and poultry processing is not explicitly mentioned anymore. It had been a long-standing interpretation of the ZO that poultry processing is allowed by right under Section 10-3-96(1) which states:

Industrial operations for the manufacturing, processing, storage or treatment of products which are not customarily found in retail centers. It is intended that the industrial use shall not endanger surrounding uses or create severe pollution problems.

To clarify that a poultry processing and storage facility is not a subcategory of a meat processing and storage facility, the proposal includes a new definition for “Poultry Processing and Storage Facility” as shown below:

*Poultry processing and storage facility:* A building used for the slaughter and processing of poultry or fowl. May include temporary storage of poultry outside the principal building and onsite storage facilities for distribution of processed poultry.

The proposal includes the addition of subsection (22) within Section 10-3-96. - Uses permitted by right in the M-1 General Industrial District to allow poultry processing and storage facilities by right in the M-1 district. This would codify the existing interpretation and remove the possibility of making existing poultry processing facilities nonconforming by requiring a SUP.

#### *Conclusion*

The proposed amendments will provide slaughterhouse operations with a path to operate within the City as conforming use and clarify existing interpretations regarding poultry processing operations. Staff recommends approval of the amendment as proposed.

#### **Options**

1. Approve the Zoning Ordinance amendments.
2. Approve the Zoning Ordinance amendments with modifications.
3. Deny the Zoning Ordinance amendments.

#### **Attachments**

- Extract from Planning Commission
- Application and supporting documents
- Current Ordinance Reflecting Recommended Amendments



# CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801  
OFFICE (540) 432-7700 • FAX (540) 432-7777

December 29, 2025

**TO THE MEMBERS OF CITY COUNCIL  
CITY OF HARRISONBURG, VIRGINIA**

**SUBJECT: *Consider a request from Honest Meats LLC to amend the Zoning Ordinance to allow meat processing and storage by special use permit in M-1***

**EXTRACT FROM THE DRAFT MINUTES OF HARRISONBURG PLANNING  
COMMISSION MEETING HELD ON: December 10, 2025**

Chair Baugh read the request and asked staff to review.

Mr. Blanks said in September 10, 2025, staff met with Honest Meats LLC (applicant) representatives to discuss future expansion to the T&E Meats facility located at 256 Charles Street. A portion of this facility operates a slaughterhouse for domesticated livestock and is a nonconforming use.

Article E. - Nonconforming Structures and Uses of the Zoning Ordinance prohibits the enlargement or expansion of nonconforming uses. After reviewing the details of the proposed expansion with the applicant, staff concluded that the new proposal would not violate Article E. However, the applicant expressed interest in finding a way to permit the slaughterhouse use in the M-1 General Industrial District to remove their nonconforming status and provide a route for future improvements that are not restricted by Article E.

Staff worked with the applicant to create a new definition for “Meat processing and storage facility,” as shown below:

*Meat processing and storage facility:* A building used for the slaughter and processing of game or domestic animals. May include temporary storage of animals outside the principal building and onsite storage facilities for distribution of processed meats. Does not include processing and storage of poultry and other fowl.

This definition separates facilities that slaughter and process domestic animals and game from poultry processing. Further discussion on the importance of that distinction is discussed later in this report. The definition will allow temporary storage of animals outside while waiting to be processed. The proposal would add a new subsection (18) within Section 10-3-97. - Uses

permitted by special use permit in the M-1 General Industrial District to permit, meat processing and storage facilities only by special use permit (SUP).

Staff believes that Planning Commission and City Council should consider meat processing and storage facility operations on a case-by-case basis so that the location and potential undesirable impacts can be evaluated and considered. During the special use permit (SUP) process, staff, Planning Commission, and City Council could consider and attach conditions to address matters of concern such as, but not limited to:

- Location relative to adjacent and nearby uses, zoning districts, and (future) Land Use Guide designations,
- Facility size (i.e. footprint, building scale),
- Temporary outdoor storage of animals,
- Hours of operation, and
- Noise.

While crafting the definition for meat processing and storage facilities, it became apparent the proposed amendment needed to address poultry processing and storage. Harrisonburg's first ZO in 1939 separated poultry processing from other types of meat processing and slaughterhouses. While slaughterhouses were expressly prohibited as a use, poultry processing and storage was allowed. In the 1939 ZO, Section 7, B-2 Business, Manufacturing and Industrial District Uses stated:

In any B-2 District, no lot, building or structure shall be used and no building or structure shall be erected which is intended or designed to be used, in whole or in part, for any of the following specified purposes:

- (1) Abattoir or slaughter house, except for poultry and incidental to a retail store; stockyard; starch; glucose or dextrine manufacture; horn processing, except from cleaned shells; the curing, tanning, dressing or storing of raw or green salted hides or skins.

The ZO has changed significantly since then and poultry processing is not explicitly mentioned anymore. It had been a long-standing interpretation of the ZO that poultry processing is allowed by right under Section 10-3-96(1) which states:

Industrial operations for the manufacturing, processing, storage or treatment of products which are not customarily found in retail centers. It is intended that the industrial use shall not endanger surrounding uses or create severe pollution problems.

To clarify that a poultry processing and storage facility is not a subcategory of a meat processing and storage facility, the proposal includes a new definition for “Poultry Processing and Storage Facility” as shown below:

*Poultry processing and storage facility:* A building used for the slaughter and processing of poultry or fowl. May include temporary storage of poultry outside the principal building and onsite storage facilities for distribution of processed poultry.

The proposal includes the addition of subsection (22) within Section 10-3-96. - Uses permitted by right in the M-1 General Industrial District to allow poultry processing and storage facilities by right in the M-1 district. This would codify the existing interpretation and remove the possibility of making existing poultry processing facilities nonconforming by requiring a SUP.

#### *Conclusion*

The proposed amendments will provide slaughterhouse operations with a path to operate within the City as conforming use and clarify existing interpretations regarding poultry processing operations. Staff recommends approval of the amendment as proposed.

Chair Baugh asked if there any questions for staff.

Vice Chair Porter asked what would be the implications for existing nonconforming uses if this is not changed?

Mr. Blanks said Article E basically prohibits nonconforming uses from expanding at all. What that would really mean is that, we will take the slaughterhouse as the example, they would not be able to expand the physical operations of the slaughterhouse. So, the amount of area in that operation that is dedicated to the slaughterhouse is all they can do. They can continue to maintain it as long as they do not stop it for a period of longer than two years. If they were to expand it then it would be considered immediately void, and they would have to cease the operation of the slaughterhouse, and it would have to revert to a by right industrial M-1 use. That is true for all nonconforming uses for previous applications, we are looking at that house near this location on Charles Street where that was another example of a nonconforming use that was expanded and then as soon as it expands it (the nonconformance) is presumed to be lost immediately.

Vice Chair Porter said in this particular case, the applicant would have to come before us with a special use permit request.

Mr. Blanks said yes, all this is doing is amending the Zoning Ordinance to give them the option to pursue a special use permit that can then make them be conforming. Right now, this particular use, they have no way of ever leaving nonconforming status. The ordinance would need to be amended to allow them to try to do so.

Vice Chair Porter asked this may be an unfair question but how many other businesses currently operating in the City would be impacted by this change?

Mr. Blanks said I am not sure there is another one. This is T&E Meats. Honest Meats LLC own this facility. I am not aware of another facility that would be affected by this particular ordinance change. There are several poultry processing facilities that...it does not really change anything much for them other than making it clear that they can continue to do what they are doing. At this time, I am only aware of the T&E Meats facility.

Ms. Dang said if there are other slaughterhouses in the City, they are either illegal or we would have to do a lot of thorough research with them to determine that they are nonconforming.

Mr. Blanks said the T&E Meats facility has been a well-documented use over the years.

Commissioner Jezior asked would this special use permit allow for a new facility to open or is this only for expansion?

Mr. Blanks said an applicant could bring a request for a new facility, at which point it would be up to the Planning Commission to make a recommendation and City Council to approve if they would like a new facility to be added.

Chair Baugh said which right now you cannot.

Mr. Blanks said right now you cannot.

Councilmember Dent said I knew of T&E Meats, but I had no idea they had actual slaughterhouse operations there. One thing I am kind of curious about is the outdoor storage of animals. That could be interesting for a special use permit for noise and how many animals.

Mr. Blanks said at the moment, the way that we wanted to present this is, as well as in conjunction with the applicant discussing with them, it sounds like that will vary dramatically from operation to operation depending on what type of animals they are slaughtering, how many get processed, when they are being processed. That is something that would have to be evaluated on a case-by-case basis. We would be looking at pens, potentially covered or uncovered, that would be somewhere on site to be able to house whatever animals are waiting to be processed. It will be something that will have to get evaluated and discussed.

Commissioner Seitz said I am repeating what I think you just answered already, so things like visual screening, security, covering, all of those types of things would be stipulated and addressed through the special use permit process.

Mr. Blanks said it is something that could be considered and you would have the authority to recommend conditions, and City Council would have the ability to attach them, regarding restrictions on how that operation is occurring since it is a special use permit.

Councilmember Dent said I also commend the clarity of separating out poultry from other domestic animals. The poultry industry is the backbone of the Valley really and even operating ongoing. It is good to get the Virginia Poultry Federation President, Hobey Bauhan's, approval.

Mr. Blanks said he was happy to see that this proposes to clarify what is currently an interpretation.

Mr. Fletcher said, Commissioner Seitz, if we end up in the future with a special use permit where someone does want to have a slaughterhouse and the Planning Commission or City Council does not want any outdoor storage of animals, but they are proposing it, you can add a condition to that that they do not have any.

Mr. Blanks said, to Mr. Fletcher's point, the way the definition was structured says that they may have outdoor storage of animals and that could still be subject to restriction by a special use permit condition.

Commissioner Seitz said given the culture of the area, creating the pathway for some place like T&E Meats to be able to do business makes sense. I think it is a well-crafted ordinance.

Chair Baugh asked if there were any more questions for staff. Hearing none, he invited the applicant or applicant's representative to speak to their request.

Todd Rhea, attorney with Clark & Bradshaw and applicant's representative, came forward to speak to the request. I have been working with Mr. Blanks, and the applicant Matthew Heavener, who runs the operation for T&E, is here this evening as well. It was well explained by staff and in my zoning justification letter request, we are just seeking to amend the ordinance to allow a long-standing operation, like T&E Meats, that has operated in the County and now the City for almost 100 years to have path forward to continue their operation in a responsibly regulated way through the City. Right now, that opportunity does not exist because the definition does not exist for some of the things they do on site within the City's Zoning Ordinance. It is only within the industrial district, so it is a very limited district use. We looked at other jurisdictions in the Valley and western Virginia and many other cities and counties to provide for a similar type use by special use permit in their industrial district. This is analogous to what is permitted in other jurisdictions. As the Planning Commission has pointed out this, does not permit it as a use by right. T&E would have to come back with a crafted special use permit application reviewed by staff and going through the public hearing process for appropriate restrictions and conditions associated with that request. It is a very valuable business in the community. They process a lot of the organic and locally grown grass-fed beef, such as Polyface Farms-type folks supply there. The City of Harrisonburg, while an urban area, is surrounded by Rockingham County which produces 20 percent of Virginia's annual agricultural output. We are an agricultural hub, and it makes sense. We believe in working with staff to request that the ordinance be amended to provide that opportunity and path forward to allow a business like T&E to get out of nonconforming use status. Thank you all very much.

Chair Baugh asked if there were any questions for the applicant's representative. Hearing none, he opened the public hearing and invited anyone in the room or on the phone wishing to speak to the request. Hearing none, he closed the public hearing and opened the matter for discussion.

Vice Chair Porter said I would just like to say that it is not lost on me that we just decided a matter on a property that is almost adjacent to this property. We just talked about the two rental properties

that could be created in the property that is fairly close to where this currently exists. I would be inclined to ask a lot harder questions about an expansion and a special use permit discussion because of the fact that we just talked about this increase in potential residential density going on around this area here. That is a different discussion for a different day, but I will tell you that if this was an ordinance change to allow this expansion by right, I am not sure I would be voting for it this evening. Just in light of what we just talked about, which is the fact that we would like to encourage residential development in that area. With that being said, I think the merits of that will be discussed when that time comes. I do have some concerns about expansion of that property if the character of that neighborhood changes. I think anybody that lived in that area and as someone who grew up in a ranching community out west and understands what it is like to be near a feed lot, and I understand the slaughterhouse process because it was part of my family's business. It is not a pleasant thing to have next door. This property seems to have been managed extremely well. I have not heard a lot of complaints about the work that T&E has done for years. It is not lost on me that this is something that is already in place and it has been functioning for an extended period of time. If the character of the neighborhood changes, I think it is going to lend to a much deeper discussion.

Councilmember Dent said that is one of the beauties of the special use permit. It is one of the tools we can use to impose conditions, such as no animals outside or whatever we choose to do.

Commissioner Kettler said I move to approve the Zoning Ordinance amendment as present by staff.

Commissioner Seitz seconded the motion.

Chair Baugh called for a roll call vote.

Commissioner Seitz	Aye
Commissioner Jezior	Aye
Councilmember Dent	Aye
Commissioner Kettler	Aye
Vice Chair Porter	Aye
Chair Baugh	Aye

The motion to recommend approval of the Zoning Ordinance Amendment passed (6-0). The recommendation will move forward to City Council on January 13, 2026.



DESCRIPTION OF AMENDMENT

Zoning Ordinance Section:

Sec. 10-3-24, Sec. 10-3-96 & Sec. 10-3-97

Proposed Text (Attach separate sheet, if needed.)  
See attached sheet.

APPLICANT'S INFORMATION

Honest Meats, LLC			540-271-0906
Applicant's Name			Telephone
256 Charles Street			matthew@temeats.com
Street Address			E-Mail
Harrisonburg	VA	22802	
City	State	Zip	

APPLICANT'S REPRESENTATIVE INFORMATION (if applicable)

Clark & Bradshaw, PC / Todd C. Rhea			540-433-2601
Applicant's Representative			Telephone
92 N. Liberty Street			tcrhea@clark-bradshaw.com
Street Address			E-Mail
Harrisonburg	VA	22802	
City	State	Zip	

CERTIFICATION


I certify that the information supplied on this application and on the attachments provided is accurate and true to the best of my knowledge.

	11.13.2025
APPLICANT	DATE

REQUIRED ATTACHMENTS

- Letter explaining the reasons for seeking Ordinance amendment.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

Nov 13, 2025 (Fee Already Paid)	Total Fees Due: \$ Fee Paid
Date Application and Fee Received	Application Fee: \$450.00
 (Zoning Admin)	
Received By	

# CLARK & BRADSHAW, P.C.

ATTORNEYS AND COUNSELORS AT LAW

TODD C. RHEA  
 MATTHEW C. SUNDERLIN  
 BRADLEY J. MOYERS  
 QUINTON B. CALLAHAN  
 KAREN L. ROWELL  
 KATHERINE M. MANN  
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 Email: [tcrhea@clark-bradshaw.com](mailto:tcrhea@clark-bradshaw.com)

AMY L. RUSH, C.P.A.  
 (NOT AN ATTORNEY)

November 13, 2025

**Via Hand Delivery:**

Adam Fletcher, Director  
 City of Harrisonburg Department of Community Development  
 409 S. Main Street  
 Harrisonburg, VA 22801

**Re: Honest Meats, LLC – Amended Application for Zoning Ordinance Amendment  
 for Special Use of an existing structure located at 256 Charles Street, Harrisonburg,  
 VA 22802, Tax Map Reference: 045-A-3**

Dear Mr. Fletcher:

Please find enclosed an amended application to amend City Ordinance Sections 10-3-24, 10-3-96 and 10-3-97 to add “Meat Processing and Storage Facility” and “Poultry Processing and Storage Facility” to the definitions section of the City Zoning Code and to add that newly defined use as a Special Use category in the City’s M-1 General Industrial District.

This ordinance amendment is being requested to allow the Applicant to apply in the future for a Special Use permit for its current and historical meat processing business located in the City’s M-1 Zoning District. If granted, the Special Use would allow the Applicant to convert a grandfathered non-conforming use to a permitted Special Use. The lack of any defined use describing the Applicant’s longstanding operations under the current City Zoning Ordinance provides justification for the enclosed Ordinance Amendment Application.

Sincerely,

Todd C. Rhea

Cc: Honest Meats, LLC

Section 10-3-24. Definitions

**Add the following definitions:**

**Meat processing and storage facility:** A building used for the slaughter and processing of game or domestic animals. May include temporary storage of animals outside the principal building and onsite storage facilities for distribution of processed meats. Does not include processing and storage of poultry and other fowl.

**Poultry processing and storage facility:** A building used for the slaughter and processing of poultry or fowl. May include temporary storage of poultry outside the principal building and onsite storage facilities for distribution of processed poultry.

**Section 10-3-96. Uses Permitted by Right (M-1)**

Add subsection (22):

(22) Poultry processing and storage facility

**Section 10-3-97. Uses Permitted by Special Use Permit (M-1)**

Add subsection (18):

(18) Meat processing and storage facility.

**ORDINANCE AMENDING AND RE-ENACTING MULTIPLE SECTIONS OF TITLE 10  
– PLANNING AND DEVELOPMENT, CHAPTER 3. – ZONING, THE CODE OF  
ORDINANCES CITY OF HARRISONBURG, VIRGINIA**

**Be it ordained by the Council of the City of Harrisonburg, Virginia:**

**Section 10-3-24. Definitions**  
**Add the following definitions as shown:**

*Meat processing and storage facility: A building used for the slaughter and processing of game or domestic animals. May include temporary storage of animals outside the principal building and onsite storage facilities for distribution of processed meats. Does not include processing and storage of poultry and other fowl.*

*Poultry processing and storage facility: A building used for the slaughter and processing of poultry or fowl. May include temporary storage of poultry outside the principal building and onsite storage facilities for distribution of processed poultry.*

**Section 10-3-96. Uses Permitted by Right (M-1)**  
**Add subsection (22) as shown:**

*(22) Poultry processing and storage facility.*

**Section 10-3-97. Uses Permitted by Special Use Permit (M-1)**  
**Add subsection (18) as shown:**

*(18) Meat processing and storage facility.*

The remainder of each Section is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the \_\_\_\_\_ day of \_\_\_\_\_, 2026. Adopted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
**MAYOR**

ATTESTE:

\_\_\_\_\_  
CITY CLERK



December 10, 2025 Planning Commission Meeting

**Title**

Zoning Ordinance Amendment, Meat and Poultry Processing and Storage Facilities in the M-1 District — Tyler A. Blanks, Community Development

**Summary**

Zoning Ordinance Sections	Amend Sections 10-3-24, 10-3-96, and 10-3-97
Purpose	<ul style="list-style-type: none"> <li>• Add new definitions for Meat Processing and Storage Facility and Poultry Processing and Storage Facility.</li> <li>• Clarify that Poultry Processing and Storage Facilities are permitted by right in M-1.</li> <li>• Add Meat Processing and Storage Facility as a special use permit in M-1.</li> </ul>
Applicant	Honest Meats LLC
Planning Commission	December 10, 2025 (Public Hearing)
City Council	Anticipated January 13, 2026 (First Reading/Public Hearing) Anticipated January 27, 2026 (Second Reading)

**Recommendation**

Option 1. Recommend approval of the Zoning Ordinance amendments.

**Fiscal Impact**

N/A

**Context & Analysis**

On September 10, 2025, staff met with Honest Meats LLC (applicant) representatives to discuss future expansion to the T&E Meats facility located at 256 Charles Street. A portion of this facility operates a slaughterhouse for domesticated livestock and is a nonconforming use.

Article E. - Nonconforming Structures and Uses of the Zoning Ordinance (ZO) prohibits the enlargement or expansion of nonconforming uses. After reviewing the details of the proposed expansion with the applicant, staff concluded that the proposed expansion would not violate Article E. However, the applicant expressed interest in finding a way to permit the slaughterhouse use in the M-1, General Industrial District to remove their nonconforming status and provide a route for future improvements that are not restricted by Article E.

Staff worked with the applicant to create a new definition for “Meat processing and storage facility,” as shown below:

*Meat processing and storage facility:* A building used for the slaughter and processing of game or domestic animals. May include temporary storage of animals outside the principal building and onsite storage facilities for distribution of processed meats. Does not include processing and storage of poultry and other fowl.

This definition separates facilities that slaughter and process domestic animals and game from poultry processing. Further discussion on the importance of that distinction is discussed later in this report. The definition will allow temporary storage of animals outside while waiting to be processed. The proposal would add a new subsection (18) within Section 10-3-97. - Uses permitted by special use permit in the M-1 General Industrial District to permit, meat processing and storage facilities only by special use permit (SUP).

Staff believes Planning Commission and City Council should consider meat processing and storage facility operations on a case-by-case basis so that the location and potential undesirable impacts can be evaluated and considered. During the SUP process, staff, Planning Commission, and City Council could consider and attach conditions to address matters of concern such as, but not limited to:

- Location relative to adjacent and nearby uses, zoning districts, and (future) Land Use Guide designations,
- Facility size (i.e. footprint, building scale),
- Temporary outdoor storage of animals,
- Hours of operation, and
- Noise.

While crafting the definition for meat processing and storage facilities, it became apparent the proposed amendment needed to address poultry processing and storage. Harrisonburg's first ZO in 1939 separated poultry processing from other types of meat processing and slaughterhouses. While slaughterhouses were expressly prohibited as a use, poultry processing and storage was allowed. In the 1939 ZO, Section 7, B-2, Business, Manufacturing and Industrial District Uses stated:

In any B-2 District, no lot, building or structure shall be used and no building or structure shall be erected which is intended or designed to be used, in whole or in part, for any of the following specified purposes:

- (1) Abattoir or slaughter house, except for poultry and incidental to a retail store; stockyard; starch; glucose or dextrine manufacture; horn processing, except from cleaned shells; the curing, tanning, dressing or storing of raw or green salted hides or skins.

The ZO has changed significantly since then and poultry processing is not explicitly mentioned in the current ordinance. It had been a long-standing interpretation of the ZO that poultry processing is allowed by right under Section 10-3-96(1) which states:

Industrial operations for the manufacturing, processing, storage or treatment of products which are not customarily found in retail centers. It is intended that the industrial use shall not endanger surrounding uses or create severe pollution problems.

To clarify that a poultry processing and storage facility is not a subcategory of a meat processing and storage facility, the proposal includes a new definition for “Poultry Processing and Storage Facility” as shown below:

*Poultry processing and storage facility:* A building used for the slaughter and processing of poultry or fowl. May include temporary storage of poultry outside the principal building and onsite storage facilities for distribution of processed poultry.

The proposal includes the addition of subsection (22) within Section 10-3-96. - Uses permitted by right in the M-1 General Industrial District to allow poultry processing and storage facilities by right in the M-1 district. This would codify the existing interpretation and remove the possibility of making existing poultry processing facilities nonconforming by requiring a SUP.

#### *Conclusion*

The proposed amendments will provide slaughterhouse operations a path to operate within the City as a conforming use and clarify existing interpretations regarding poultry processing operations. Staff recommends approval of the amendment as proposed.

#### **Options**

1. Recommend approval of the Zoning Ordinance amendments.
2. Recommend approval of the Zoning Ordinance amendments with modifications.
3. Recommend denial of the Zoning Ordinance amendments.

#### **Attachments**

- Application and supporting documents
- Current Ordinance Reflecting Recommended Amendments

## NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on Tuesday, January 13, 2026, at 7:00 p.m., to consider the following:

### ***Zoning Ordinance Amendment – To modify special use permit requirements to reduce required side yard setbacks in the R-8 district***

A request from AM Yoder & Co to amend Zoning Ordinance Section 10-3-59.4, Uses permitted by only by special use permit in the R-8, Small Lot Residential District. Specifically, the applicant requests to amend subsection (11) which currently allows with an approved special use permit to reduce required side yard setbacks to zero feet where such buildings are single-family detached dwellings, duplex dwellings, or townhomes when specified fire suppression or construction standards are met. The current ordinance does not allow openings in the exterior walls of buildings adjacent to the reduced side yard setback. Proposed is an amendment to allow exterior walls of buildings adjacent to the reduced side yard setbacks to have openings and penetrations that have a minimum 1-hour fire resistance rating in accordance with a fire resistant assembly documented by a nationally recognized testing agency and where the bottom of the opening is equal to or less than 10' above exterior finished grade and located only on the first floor of the dwelling. Additionally, the special use permit may be superseded by building regulations.

### ***Rezoning – 797 Chicago Avenue (R-5C/B-2C to R-5C/B-2, Proffer Amendments) (Sunshine Apartments)***

A request from Turkey Properties LLC to rezone a parcel zoned R-5C, High Density Residential District Conditional and B-2C, General Business District Conditional to R-5C, High Density Residential District Conditional and B-2, General Business District. The request includes proffer amendments for the R-5C proffers approved in 2022. The property is addressed as 797 Chicago Avenue and is identified as tax map parcel 39-P-1.

### ***Rezoning – 1110 N Liberty Street (M-1 to R-3/M-1C)***

A request from Valley Corner LLC to rezone a +/- 0.38-acre portion of a +/- 0.59-acre parcel zoned M-1, General Industrial District to R-3, Medium Density Residential District and the remaining +/- 0.21-acre portion to M-1C, General Industrial District Conditional. The property is addressed as 1110 North Liberty Street and is identified as tax map parcel 45-A-1.

### ***Zoning Ordinance Amendment – To Allow Meat Processing and Storage by Special Use Permit in M-1***

A request from Honest Meats LLC to amend Section 10-3-24 of the Zoning Ordinance to add a new term and definition for “meat processing and storage facility” and to add the use to Section 10-3-97 as a use permitted by special use permit in the M-1, General Industrial District. Additionally, to codify the current interpretation that poultry processing and storage is a by right use, a new term and definition for “poultry processing and storage facility” is proposed to be added to Section 10-3-24 of the Zoning Ordinance and listed in Section 10-3-96 as a use permitted by right in the M-1 district.

Applications and other information are available for review by contacting the Department of Community Development, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. Please call (540) 432-7700 to obtain a copy by email or by appointment. More information is available at [www.harrisonburgva.gov/public-hearings](http://www.harrisonburgva.gov/public-hearings). Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 1072, and the City’s website at [www.harrisonburgva.legistar.com/Calendar.aspx](http://www.harrisonburgva.legistar.com/Calendar.aspx).

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**Publication dates:**

Wednesday, December 31, 2025

Wednesday, January 7, 2026





# Zoning Ordinance Amendment

## Meat and Poultry Processing and Storage Facilities

- Honest Meats LLC (Applicant) currently operates a facility at 256 Charles Street that contains a nonconforming slaughterhouse operation.
- Slaughterhouse operations have been a prohibited use in Harrisonburg since the first ZO was adopted in 1939. The Honest Meats facility on Charles Street was annexed from Rockingham County.
- The applicant expressed interest in finding a way to permit the slaughterhouse use to remove their nonconforming status.

# Meat Processing and Storage Facility

- Proposed New Term and Definition:

**Meat processing and storage facility:** A building used for the slaughter and processing of game or domestic animals. May include temporary storage of animals outside the principal building and onsite storage facilities for distribution of processed meats. Does not include processing and storage of poultry and other fowl.

- Meat processing and storage facility would only be permitted by SUP in the M-1, General Industrial District under a new subsection (18).

# Considerations for meat processing SUPs

- Staff believes PC and CC should consider meat processing and storage facility operations on a case-by-case. This will allow the specific location and potential for undesirable impacts to be evaluated and considered.
- SUP conditions may address, but are not limited to:
  - Location relative to adjacent and nearby uses, zoning districts, and (future) Land Use Guide designations,
  - Facility size (i.e. footprint, building scale),
  - Temporary outdoor storage of animals,
  - Hours of operation, and
  - Noise.
- These standards are not proposed to be included within the ZO.

# Poultry Processing and Storage Facilities

- Harrisonburg's first ZO in 1939 separated poultry processing from other types of meat processing and slaughterhouses.
- While slaughterhouses were expressly prohibited as a use, poultry processing and storage was allowed.
- The ZO has changed significantly, and poultry processing is not explicitly mentioned. It has been a long-standing interpretation of the ZO that poultry processing is allowed by right under Section 10-3-96(1).

# Poultry Processing and Storage Facilities Continued

To clarify that poultry processing is not a subcategory of meat processing, the proposal includes another new term and definition.

**Poultry processing and storage facility:** A building used for the slaughter and processing of poultry or fowl. May include temporary storage of poultry outside the principal building and onsite storage facilities for distribution of processed poultry.

- Proposed to be permitted by right in the M-1, General Industrial District under a new subsection (22).

## Recommendation

Staff and Planning Commission (6-0) recommends approval of the Zoning Ordinance amendment.



**ORDINANCE AMENDING AND RE-ENACTING MULTIPLE SECTIONS OF TITLE 10  
– PLANNING AND DEVELOPMENT, CHAPTER 3. – ZONING, THE CODE OF  
ORDINANCES CITY OF HARRISONBURG, VIRGINIA**

**Be it ordained by the Council of the City of Harrisonburg, Virginia:**

**Section 10-3-24. Definitions**

**Add the following definitions as shown:**

Meat processing and storage facility: A building used for the slaughter and processing of game or domestic animals. May include temporary storage of animals outside the principal building and onsite storage facilities for distribution of processed meats. Does not include processing and storage of poultry and other fowl.

Poultry processing and storage facility: A building used for the slaughter and processing of poultry or fowl. May include temporary storage of poultry outside the principal building and onsite storage facilities for distribution of processed poultry.

**Section 10-3-96. Uses Permitted by Right (M-1)**

**Add subsection (22) as shown:**

(22) Poultry processing and storage facility.

**Section 10-3-97. Uses Permitted by Special Use Permit (M-1)**

**Add subsection (18) as shown:**

(18) Meat processing and storage facility.

The remainder of each Section is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the 10th day of February, 2026. Adopted and approved this 10th day of February, 2026.

  
\_\_\_\_\_  
**MAYOR**

ATTESTE:

  
\_\_\_\_\_  
CITY CLERK



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Legislation Text

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**File #:** ID 26-025, **Version:** 1

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**Subject:**  
Minutes from the January 11, 2026 City Council Retreat  
Presented By: Pamela Ulmer, City Clerk



# City of Harrisonburg

409 S. Main Street  
Harrisonburg, VA 22801

## Meeting Minutes - Draft City Council

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Sunday, January 11, 2026

9:00 AM The Hyatt Place, 1884 Evelyn Byrd Ave, Harrisonburg

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### Work Session: City Council Retreat

#### 1. Roll Call

At 9:16 am the meeting was convened.

**Present:** 5 - Mayor Deanna R. Reed, Vice-Mayor Dany Fleming, Council Member Laura Dent, Council Member Nasser Alsaadun and Council Member Monica Robinson

**Also Present:** 3 - City Manager Ande Banks, City Attorney Chris Brown and City Clerk Pam Ulmer

#### 2. Legislative Update

Kelly Harris Braxton, executive director, Virginia First Cities, and Laura Bateman, legislative director, Virginia First Cities, presented a preview of the 2026 Virginia General Assembly. They reviewed the following:

- Who Virginia First Cities (VFC) is;
- The history of VFC;
- 2026 General Assembly overview;
- State political landscape;
- Why the General Assembly matters to VFC Cities including Harrisonburg;
- Housing Affordability - local context and state proposals;
- Education and school funding;
- Transportation and infrastructure;
- Economic development and workforce community wealth building;
- Community services and resilience;
- Advocacy strategy; and
- Virginia First Cities Coalition 2026 Priorities;

Discussion took place regarding some of Councils concerns such as: environmental programs; regulation of Data Centers; energy initiatives; health care; SNAP funding; housing and HUD support; economic development/small business development; immigrant concerns with ICE, education/school funding; after school programs, Para professionals; increase in smoke shops; and single stairway reform;

#### Recess

At 10:18 a.m. Mayor Reed called the meeting into recess.

At 10:26 a.m. Mayor Reed called the meeting back into session.

### 3. State of the Economy and City Revenue Forecast

Brian Shull, director of Economic Development, shared data on the state of the economy as follows:

- MSA Employment numbers statewide
- Local unemployment rate (2020-2025)
- Local employment trends (2020 - 2025)
- Employment by industry sectors
- New local business licenses (2020-2025)
- Total permits issued (2016-2025)
- Success story behind Farmers Focus
- Available support of the full spectrum of business growth:
  - Launch Harrisonburg
  - B-Cubed
  - Business loan program
  - Harrisonburg Entrepreneurship Development Initiative (HEDI)
- Economic Development strategic plan in progress

Discussion took place related to job availability versus trained individuals and the Community Development permitting process.

Larry Propst, director of Finance, provided a review of the General Fund Revenue for fiscal year 2026. He reviewed the following:

- General Fund comparisons of FY 2025-26 budgeted versus projected;
- Property Taxes FY 2025-26 budgeted versus projected;
- Other local taxes FY 2025-26 budgeted versus projected;
- Comparison Of Revenues - General Fund Prior Year Actual To Current Year Projected FY 24/25 actual versus FY25/26 budgeted
- Property Taxes FY 24/25 actual versus FY25/26 budgeted
- Other local taxes FY 24/25 actual versus FY25/26 budgeted
- Restaurant Food Tax revenue (01/2016 - 12/2025)
- Recap

### Recess

At 11:30 a.m. Mayor Reed called the meeting into recess.

At 11:50 a.m. Mayor Reed called the meeting back into session.

#### 4. Budget Obligations and Capital Needs

Ande Banks, city manager, reviewed upcoming budget obligations and capital needs.

Amy Snider, deputy city manager, reviewed the Harrisonburg City Hall Complex renovations project.

#### 5. Vision and Goals Update

Brian Vandenberg, assistant to the city manager, presented an update on the 2025-2028 Action Plan. He reviewed the following:

##### City Council Vision

- Focus Areas and Priorities:
  - A harmonious community;
  - A thriving educational epicenter;
  - Available housing for all;
  - Community resiliency and the natural environment;
  - Economic development and financial empowerment;
  - High quality city services;
- Task Status
- Recent progress

#### Recess

At 1:00 p.m., Mayor Reed called the meeting into recess.

At 1:15 p.m., Mayor Reed called the meeting back into session.

#### 6. Priority Setting Activity

City Council members worked on choosing top five outcomes; goals, and specific budgetary items.

Results are as follows:

Outcome Areas are a major theme or category that reflects a core aspect of community well-being. Housing and Homelessness and Economic Health & Jobs were unanimous among Council, followed by Public Safety and Culture and Recreation. Other categories were transportation and mobility, environmental health and sustainability, neighborhood livability and social health, health and human services, high-performing government, equity and government transparency.

Goals among Council were quality of life, housing, equity and small business

development.

Specific Budgetary Items among Council included housing, sustainability, Human Rights Commission, lack of funding for families and children, language interpretation, technology, child savings accounts, small business support and Ukraine sister city.

**7. Adjournment**

At 2:30 p.m., there being no further discussions, the meeting was adjourned.

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Legislation Text

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**File #:** ID 26-036, **Version:** 1

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**Subject:**  
Minutes from the January 3, 2026 City Council meeting  
Presented By: Pamela Ulmer, City Clerk



# City of Harrisonburg

409 S. Main Street  
Harrisonburg, VA 22801

## Meeting Minutes - Draft City Council

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Tuesday, January 13, 2026

7:00 PM

Council Chambers

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### 1. Roll Call

**Present:** 5 - Mayor Deanna R. Reed, Vice-Mayor Dany Fleming, Council Member Laura Dent, Council Member Nasser Alsaadun and Council Member Monica Robinson

**Also Present:** 5 - City Manager Ande Banks, City Attorney Chris Brown, City Clerk Pam Ulmer, Deputy Police Chief Rod Pollard and Chief Matthew Tobia

### 2. Moment of Silence

Mayor Reed offered a moment of silence

### 3. Pledge of Allegiance

Mayor Reed led the Pledge of Allegiance

### 4. Special Recognition

### 5. Consent Agenda (any item placed on the consent agenda shall be removed and taken up as a separate matter, if so requested by any member of Council, otherwise all items will be voted on with one (1) motion)

A motion was made by Vice-Mayor Fleming, seconded by Council Member Robinson, that the consent agenda be approved. The motion carried with a recorded roll call vote taken as follows:

**Yes:** 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

**No:** 0

#### 5.a. Minutes from the December 9, 2025 City Council meeting.

**These minutes were approved on the consent agenda**

#### 5.b. Consider approving Ordinance Amending And Re-Enacting Title 6 Chapter 2 - Solid Waste Collection And Disposal, Article A - General Provisions, Section 6-2-2, 6-2-6, And Article C. - Solid Waste Collection And Removal, Section 6-2-37(A), Of The Code Of Ordinances City Of Harrisonburg, Virginia

**This ordinance amendment was approved on second reading.**

#### 5.c. Consider approving an Ordinance authorizing the City Manager to execute a QuitClaim Deed conveying real property to JMU Foundation - Virginia Avenue LLC.

This ordinance amendment was approved on second reading.

## 6. Public Hearings

- 6.a.** Consider a request from AM Yoder & Co to amend the Zoning Ordinance to modify special use permit requirements to reduce required side yard setbacks in the R-8 district

Adam Fletcher, director of Community Development, presented an ordinance amendment for section 10-3-59.4(11) related to R-8 Setback by special use permit. He reviewed current side yard setback requirements and recommended amendments.

He stated staff and Planning Commission (6-0) recommended approval.

Discussion took place regarding fire safety and appreciation to Community Development for working with the developer.

At 7:14 pm Mayor Reed closed the regular session and called the first public hearing to order. A notice appeared in the Daily News-Record on Wednesday, December 31, 2025, and Wednesday, January 7, 2026.

There being no one desiring to be heard, Mayor Reed closed the public hearing at 7:15 p.m., and the regular session reconvened.

**A motion was made by Vice Mayor Fleming, seconded by Council Member Dent, that the ordinance amendments be approved. The motion carried with a recorded roll call vote taken as follows:**

**Yes:** 5 - Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun, Council Member Robinson and Mayor Reed

**No:** 0

- 6.b.** Consider a request from Honest Meats LLC to amend the Zoning Ordinance to allow meat processing and storage by special use permit in M-1

Adam Fletcher, director of Community Development, presented an ordinance amendment related to meat and poultry processing and storage facilities. He stated the applicant is currently under a non-conforming use, considering an expansion and wants to become conforming to current zoning regulations by a special use permit which they will apply for after the ordinance amendment. He reviewed the ordinance amendments and the history of the ordinance.

He stated staff and Planning Commission (6-0) recommended approval.

Discussion took place on the recommended amendments and special use permit conditions.

At 7: 26 pm Mayor Reed closed the regular session and called the second public hearing to order. A notice appeared in the Daily News-Record on Wednesday, December 31, 2025, and Wednesday, January 7, 2026.

Todd Rhea, Clark and Bradshaw, applicant's representative, stated the applicant cannot apply for a Special Use Permit to become conforming until the ordinance amendment is approved.

At 7:29 p.m., Mayor Reed closed the public hearing and the regular session reconvened

**A motion was made by Vice Mayor Fleming, seconded by Council Member Robinson, that the ordinance amendments be approved. The motion carried with a recorded roll call vote taken as follows:**

**Yes:** 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

**No:** 0

**6.c.** Consider a request from Turkey Properties LLC to rezone 797 Chicago Avenue

Adam Fletcher, director of Community Development, presented a rezoning request for property located at 797 Chicago Avenue from R-5C and B-2C to R-5C and B-2. He reviewed the property, the surrounding zoning, the history of the property, site plan, parking, and submitted proffers.

He stated staff and Planning Commission (6-0) recommended approval.

At 7:40 pm Mayor Reed closed the regular session and called the third public hearing to order. A notice appeared in the Daily News-Record on Wednesday, December 31, 2025, and Wednesday, January 7, 2026.

Gil Coleman, Coleman Engineering, representative for applicant, stated the mixed zoning needs to be cleaned up for parking expansion of adjoining property and setbacks. He stated for residential developments parking is always needed and spoke on the access to the adjoining property (La Morena). Discussion took place regarding cross traffic.

At 7:51 p.m., Mayor Reed closed the public hearing and the regular session reconvened.

A motion was made by Council Member Dent, seconded by Council Member Alsaadun, to approve the rezoning request as presented. The motion carried with a recorded roll call vote taken as follows:

**Yes:** 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

**No:** 0

**6.d.** Consider a request from Valley Corner LLC to rezone 1110 N Liberty Street

Adam Fletcher, director of Community Development, presented a rezoning request for property located at 1110 N. Liberty Street and 260/266 Charles Street from M-1 to M-1C and R-3C. He reviewed the surrounding zoning districts, long term use for the area, and the submitted proffers.

He stated staff and Planning Commission (6-0) recommended approval.

At 7:59 pm Mayor Reed closed the regular session and called the fourth public hearing to order. A notice appeared in the Daily News-Record Wednesday, December 31, 2025, and Wednesday, January 7, 2026.

Gil Coleman, Coleman Engineering, representative of applicant, stated this will allow the applicant to bring the property into conformity. This will allow for a new business to move into the city as well.

At 8:02 p.m., Mayor Reed closed the public hearing and the regular session reconvened.

A motion was made by Council Member Robinson, seconded by Council Member Dent, to approve the rezoning request as presented. The motion carried with a recorded roll call vote taken as follows:

**Yes:** 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

**No:** 0

**6.e.** Consider CDBG Funding Priorities

Kristin McCombe, CDBG Program Manager, presented the 2026 Community Development Block Grant (CDBG) Action Plan. She reviewed what the CDBG is, who is eligible and who funds CDBG. She reviewed the history of CDBG Funding, the five-year CDBG Strategic Plan, the 6 goals of the five-year Plan, and the timeline of the Action Plan. She stated this opens the 30-day public hearing period and provided contact information for comments and proposals.

At 8:08 pm Mayor Reed closed the regular session and called the fifth public hearing to order. A notice appeared in the Daily News-Record on Monday, December 29, 2025.

There being no one desiring to be heard, Mayor Reed closed the public hearing at 8:09 p.m., and the regular session reconvened.

**No action required**

## 7. Regular Items

### 7.a. Amendments to the 2023, 2024, and 2025 CDBG Action Plans

Kristin McCombe, CDBG Program Manager, presented amendments to the 2023, 2024, and 2025 Action Plan. She reviewed the amendments and noted this ends the 30-day public comment period.

**A motion was made by Vice Mayor Fleming, seconded by Council Member Robinson, to approve the amendments as presented. The motion carried with a roll call vote as follows:**

**Yes:** 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

**No:** 0

### 7.b. Consider approving the Write Off of 347 Utility Bills from July 1, 2022 through June 30, 2023

Chris Brown, city attorney, presented a request to write off \$26,205.63 of delinquent utility bills which equals 0.11 % of the total billing. He stated collection efforts will continue to take place.

**A motion was made by Vice Mayor Fleming, seconded by Council Member Robinson, to approve the amendments as presented. The motion carried with a roll call vote as follows:**

**Yes:** 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

**No:** 0

### 7.c. Consider approval for donation of public art at the Spraygrounds at Ralph Sampson Park

Amy Snider, deputy city manager, presented a request to approve a private donation for a Public Art project and a proposal of a Call to Artists for art to be placed at the Spraygrounds. She introduced the donors.

Steve and Chris Carpenter, donors, stated they are seeking approval of the concept,

and reviewed the proposal, their background in the community, community engagement, the background of the project, the Northeast Neighborhood Small Area Plan, anticipated artwork locations, artwork style and safety, artwork themes and the anticipated project timeline.

Discussion took place about the members of the committee, how the community should be involved in the decision making process of the artwork and how children should be included in the committee and decision.

Mayor Reed stated she appreciates the fact that the artwork will compliment the history of the neighborhood as well as having something that children will enjoy.

Karen Thomas, Northeast Neighborhood Association, stated the community was involved in the themes and desires of the artwork.

Ms. Snider stated she will be working closely with the donors and will help navigate any questions from Council or the community throughout the process. She thanked the donors for this level of investment to the community.

Further discussion took place regarding the timeline of the project, gratitude for the donation, and passion for art in the community.

**A motion was made by Council Member Alsaadun, seconded by Council Member Robinson, that the request be approved as presented. The motion carried with a unanimous voice vote.**

**Yes:** 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

**No:** 0

**7.d. Follow Up on Correspondence to Federal and State Representatives**

Vice Mayor Fleming stated the letter was sent to Senator Warner, Senator Kaine, and Congressman Cline as well as the three newly elected state officials. He stated he anticipates a response from the recipients to provide the community and local law enforcement with clarity regarding federal immigration law enforcement policies and practices they operate under. He stated the letter also asks for a convening of a statewide forum of local leaders to understand the impact on the communities, and restore, and possibly advancing new legislation for, the federal guidance around protecting sensitive locations such as hospitals, schools, courthouses, etc. He stated he believes Harrisonburg is the first locality to make such requests and hopes other localities will follow suit.

Council Member Dent stated she likes the idea that Harrisonburg is leading again with something that is in the forefront of everyone's mind. She stated it is crucial to our community and looks forward to a response.

**This Report was received and filed.**

## 8. Other Matters

### 8.a. Comments from the public, limited to five minutes, on matters not on the regular agenda. (Name and address are required)

Carrie Pettite, Garbers Church Road, spoke on local law enforcement non-cooperation with ICE, political bias unduly influencing Council's position of local law enforcements coordination related to ICE. She urges cooperation.

### 8.b. City Council and Staff

Council Member Alsaadun spoke on the recent City Council Retreat.

Council Member Dent spoke on the recent CSPDC meeting; the recent HRMPO meeting; interviews of her trip to COP30 in Brazil; and the recent City Council Retreat.

Council Member Robinson spoke on the recent City Council Retreat; the recent NAACP Gala; recent NAACP Town Hall; the recent CCJB meeting; and the Shop with a Cop program in December 2025.

Vice Mayor Fleming spoke on the development of the legislative agenda through the Virginia Municipal League and Virginia First Cities; previous meeting with Virginia First Cities related to University Cities; recent retirement of Vic Garber, Parks and Recreation Department;

Mayor Reed spoke on her participation on the Governor Elect's transition committee; spoke on a local business owner representing Harrisonburg at the inauguration small business market (Preposterous); the recent City Council Retreat; the recent NAACP Gala and Town Hall; and the 113 year anniversary for her sorority.

## 9. Boards and Commissions

### 9.a. Harrisonburg Redevelopment and Housing Authority (HRHA)

**A motion was made by vice Mayor Fleming, seconded by Council Member Alsaadun, to appoint Amanda Morris to the unexpired term to expire on November 30, 2027, and Anthony Hayes to a full term to expire on January 13, 2030, to the Harrisonburg Redevelopment and Housing Authority. The motion carried with a unanimous voice vote.**

### 9.b. Board of Equalization (BOE)

A motion was made by vice Mayor Fleming, seconded by Council Member Dent to appoint Gerald Bland to a full term to expire on December 31, 2028, and Laurinda Peters, as an alternate to a term to expire on December 31, 2028, to the Board of Equalization. The motion carried with a unanimous voice vote.

9.c. Community Policy and Management Team (CPMT)

A motion was made by vice Mayor Fleming, seconded by Council Member Alsaadun to appoint Amy Snider, and Ande Banks as alternate, to the Community Policy and Management Team. The motion carried with a unanimous voice vote.

10. Closed Session

10.a. Closed Session as authorized by the Virginia Freedom of Information Act, Virginia Code Section 2.2-3711(A), under:

Subsection 7 for consultation with legal counsel and staff regarding actual or probable litigation where such consultation in open session would adversely affect the negotiating or litigating posture of City Council.

At 9:03 p.m., a motion was made by Council Member Dent, seconded by Council Member Robinson, to enter into closed session as authorized by the Virginia Freedom of Information Act, Virginia Code Section 2.2-3711(A), under: Subsection 3 for a discussion of the acquisition of real estate for a public purpose where the discussion in an open session would adversely affect the bargaining position or negotiating position of the public body. The motion carried with a recorded roll call vote taken as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

11. Adjournment

At 9:55 p.m. the closed session ended and the regular session reconvened. City Attorney Brown read the following statement, which was agreed to with a unanimous recorded vote of Council: I hereby certify that to the best of my knowledge (1) only public business matters lawfully exempted from open meeting requirements under Chapter 37 of Title 2.2 of the Code, of Virginia, 1950, as amended, and (2) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the closed meeting by the City Council.

At 9:55 p.m., there being no further business and on motion adopted, the meeting was adjourned.

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Legislation Text

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**File #:** ID 26-029, **Version:** 1

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**Subject:**

Update from Open Doors

Presented By: Nate Riddle, executive director, Open Doors

# A YEAR AT THE NAVIGATION CNTR



# On-Site Services

## Low-barrier Emergency Shelter

- Daily, 6 p.m. - 7 a.m.\*
- 80 single adults
- Case Mngt + Support

\*8 severe weather ops since Nov. 2025

## Public Daytime Drop-in Center

- Weekdays, 8 a.m. - 5 p.m.
- On-site Partners
- Resource Navigation
- Public Amenities (e.g. Showers)



# On-Site Partners

## Anchor Partners:

- Mercy House
- Suitcase Clinic
- Strength In Peers
- Community Paramedics

## Rotational Partners:

- Stone Haven
- Sentara Health
- Community Svcs. Board -  
Permanent Supportive Housing

 Anchor Partners Have An Assigned Office

# Shelter Stats

Jan. 01 - Dec. 31,  
2025

## 392 Guests

Unique Guests Served in Overnight Shelter



### Duration of Stay at Shelter



### Where the Client Exited to After Their Stay



### Locality of Last Residency

- Harrisonburg- 227
- Rockingham- 94
- Out of State- 15
- Staunton- 13
- Waynesboro- 9
- Shenandoah- 7
- Other- 27



valleyopendoors.org

# Drop-in Center Stats

Jan. 01 - Dec. 31,  
2025

## 245 Drop-In Participants



Unique individuals who  
used the drop in center

## 1,174 Sessions



Total number of drop  
in center sessions



[valleyopendoors.org](http://valleyopendoors.org)

# A *Community* Resource

- Reentry Fairs
- Coalition Meetings
- Partner Space Use
- Crisis Intervention Team (CIT) Tours
- Student and University-related Events
- HPD Training
- Community Learning
- Job Connections



# Challenges

- On-site Meal Services
- Community Capacity
- Public Perception of Issue & Policy Shifts

# Q&A



Thank you for having us.

Find us on socials @valleyopendoors

Visit us at [valleyopendoors.org](https://valleyopendoors.org)

Visit us at [1111 N. Main St.](#)  
[Harrisonburg, VA 22802](#)

[valleyopendoors.org](https://valleyopendoors.org)



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Legislation Text

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**File #:** ID 26-032, **Version:** 1

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**Subject:**

Update from the Massanutten Regional Library

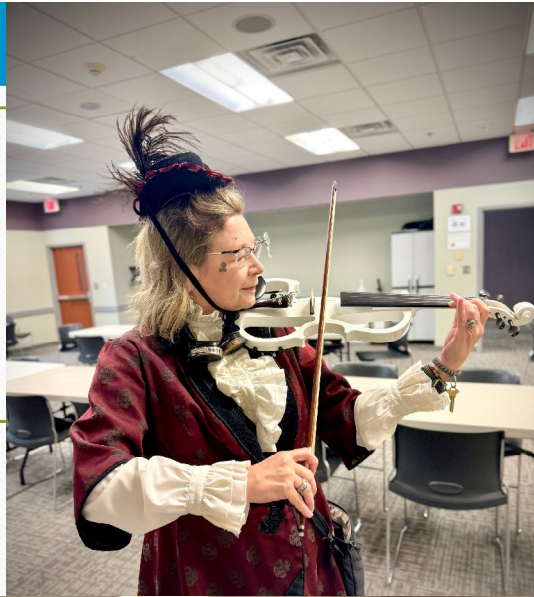
Presented By: Zachary Elder, director, Massanutten Regional Library



MASSANUTTEN  
REGIONAL  
LIBRARY



Annual Report 2025-2026



# At-A-Glance: FY 2025 Statistical Increases

MRL PROVIDED  
A RETURN ON  
INVESTMENT OF \$19.5  
MILLION\* BY  
PROVIDING LIBRARY  
SERVICES

LIBRARY VISITS: MORE  
THAN 242,000

CHECK-OUTS: MORE  
THAN 890,000; THE MOST  
IN MRL HISTORY

COMPUTER USE: MORE  
THAN 10,000 SESSIONS

WI-FI USAGE: 1.7 MILLION  
SESSIONS FROM 50,000  
DEVICES SYSTEMWIDE

LIBRARY CARDS: 3,900  
NEW REGISTRATIONS;  
TOTAL WITH RENEWALS  
NEARLY 10,000

\*Ohio Library Council 2025 ROI template

# Highlights: Strategic Plan Activities

- Increased operating hours across all seven branches, including Friday and Saturday morning hours at Central Library, and 5 days per week at Elkton Community Library.
- Hired a full-time Young Adult Specialist position, leading to an expansion of consistent ongoing teen programming and outreach.
- Major events such as the Big Read and Rocktown Author Festival brought new patrons, greater visibility, and strengthened our sense of community.



# Highlights: Awards

- 2025 Library of the Year by the Virginia Library Association
- 2025 Nonprofit of the Year by the Harrisonburg-Rockingham Chamber of Commerce
- 2025 "Scenemaker of the Year" award by Harrisonburg Downtown Renaissance



# Highlights: Bringing People Together

- In FY 2025, meeting and study room usage nearly doubled to 2400 thanks to greater use of our online reservation system
- New Library Speaker's Consortium membership provides live virtual author talks to our patrons
- Big Read in March/April 2025 brought a thousand readers/participants together



# Highlights: Programming

- Programming and Outreach: more than 54,000 participated in more than 2400 programs
  - The 10th highest of 93 public library systems in Virginia
  - Teen programs increased 4x
- Summer Reading Challenge 2025 engaged 5,000 participants of all ages
  - Children read over 2.55 million minutes



# Highlights: Outreach

- Youth Services staff regularly visit 44 school and daycare locations monthly.
- We delivered nearly 2700 books for well-baby pediatric visits through our Prescription for Reading program.
- Adult Services team grew weekly programs for those with developmental disabilities and provides enrichment and education in visits to three area retirement communities



# Highlights: Collections

- The Community Gear Library expanded its selection this year and has experienced a 400% increase in checkouts
- New, free passes to the American Shakespeare Center at every branch
- We have expanded our foreign language offerings by more than 1,000 titles this year
- New online resources: ValueLine Investment Information, Ferguson's Career Guidance Center



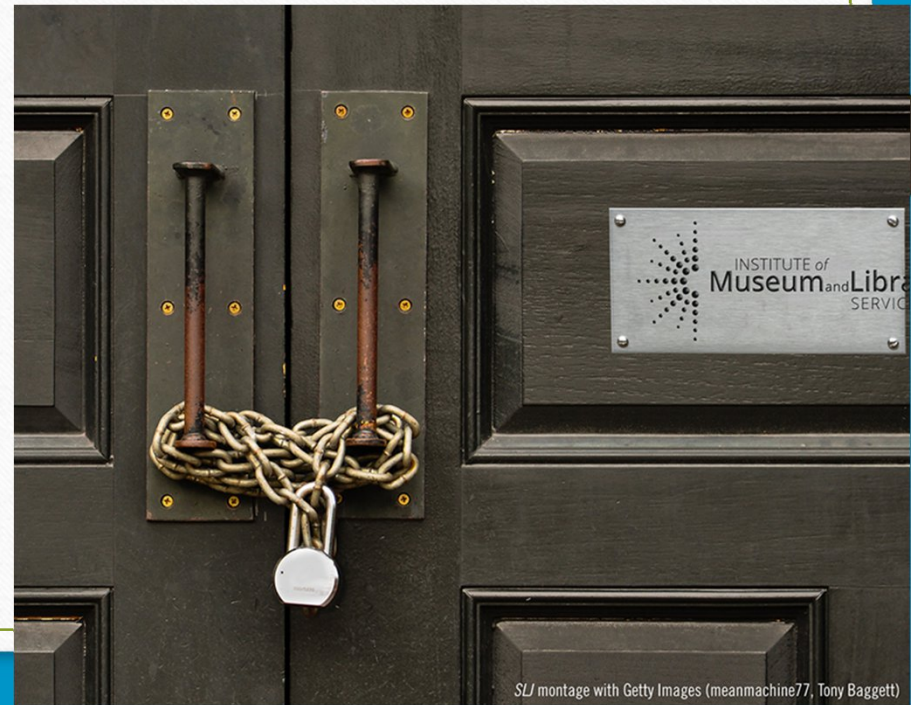
# Highlights: Spreading the Word

- 25,000 viewers of our weekly newsletter
- Social media reach of more than 7,200 followers and 25,000 users weekly
- More than 40,000 website pageviews monthly, and 230,000 website visitors per year



# Challenges

- Federal Funding and online resources
  - Grant funding for a digital literacy project was rescinded by the federal government
  - Online resources provided by the Library of Virginia continue to be at risk as IMLS funding is currently being eliminated in the President's budget proposal, though it has been restored in both the continuing resolutions from the House and Senate. Impacts of a December Federal Court ruling are unknown at this time.



SLJ montage with Getty Images (meanmachine77, Tony Baggett)

# Challenges

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- An increased need for library space, due to:
  - More diverse titles and collections
  - Increased visits
  - Need for meeting and conference spaces
  - Requests for teenaged patrons to have their own space
- A space audit by Third Way Space confirmed a need for additional and repurposed spaces and confirmed aging infrastructure.

# MRL is your library!

- As we approach our 100th year of service to our community, we remain focused on our vision:

To be the welcoming heart of our community where all come to learn, discover, create, and connect.

Thank You City of Harrisonburg for Supporting Massanutten Regional Library!





# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Legislation Text

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**File #:** ID 26-033, **Version:** 1

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**Subject:**

Consideration approval of a Memorandum of Understanding between National League of Cities and Harrisonburg

Presented By: Brian Shull, director, Economic Development

Harrisonburg has been selected by the National League of Cities (NLC) to move forward with grant funding to the Implementation Phase of the *Southern Cities Economic Initiative (SCEI)*. Harrisonburg is one of 14 cities selected for this next two-year phase of SCEI. The goal of this partnership is to elevate and implement local strategies that boost economic mobility and resilience for City residents. This phase will run from January 2026 through December 2027.



January 27, 2026 City Council Meeting

## **Title**

Consideration of Memorandum of Understanding between National League of Cities and Harrisonburg—Brian Shull, Economic Development Department

## **Summary**

Harrisonburg has been selected by the National League of Cities (NLC) to move forward with grant funding to the Implementation Phase of the *Southern Cities Economic Initiative (SCEI)*. Harrisonburg is one of 14 cities selected for this next two-year phase of SCEI. The goal of this partnership is to elevate and implement local strategies that boost economic mobility and resilience for City residents. This phase will run from January 2026 through December 2027.

## **Recommendation**

Option 1. Authorize City Manager Banks to sign the NLC SCEI Memorandum of Understanding (MOU) as presented and accept the \$52,500 NLC Implementation grant.

## **Fiscal Impact**

NLC will disburse \$26,250 to City of Harrisonburg soon after both parties have signed the MOU. The remaining balance of \$26,250 will be disbursed upon NLC approval of an interim report to be submitted by Harrisonburg prior to October 31, 2026.

Harrisonburg Economic Development Department plans to match these grant funds dollar-for-dollar with operating funds dedicated to the Harrisonburg Economic Development Initiative (HEDI) workplan.

## **Context & Analysis**

In January 2025, City Council funded a pilot program for Economic Development titled HEDI that enabled the City to assist 29 businesses with 1-on-1 business coaching on skill areas self-identified by the business owners.

Upon completion, each business received a \$2,500 grant to implement their new strategies and action plans. This HEDI program was wildly successful and is therefore scheduled for a repeat offering in this budget year. Round 2 kicks off in January for 20 City businesses.

If the MOU is approved by Council, we plan to use NLC grant funding to bolster our marketing efforts to assist Latino businesses through the HEDI program.

### **Options**

1. Authorize City Manager Banks to sign the MOU as presented.
2. Choose not to accept the NLC SCEI grant award and not sign the MOU.

### **Attachment**

1. Draft NLC MOU

**SOUTHERN CITIES ECONOMIC INITIATIVE**  
**MEMORANDUM OF UNDERSTANDING**  
**BETWEEN**  
**NATIONAL LEAGUE OF CITIES INSTITUTE**  
**AND**  
**HARRISONBURG, VA**

This Memorandum of Understanding (MOU) between the **National League of Cities Institute (NLCI)** and the **Municipality of Harrisonburg, VA** (hereinafter, “the City”) sets forth the terms of participation and understanding as part of the **Southern Cities Economic Initiative (SCEI)** between January 1, 2026, and December 31, 2027.

## **BACKGROUND**

With support from The Robert Wood Johnson Foundation, The W.K. Kellogg Foundation, The Annie E. Casey Foundation, The Kresge Foundation, and The Nathan Cummings Foundation, and in collaboration with the Federal Reserve Bank of Atlanta<sup>1</sup>, NLCI’s SCEI program helps cities deepen local capacity and build leadership skills to support strategy development and implementation focused on economic opportunity. Through research and data support, peer learning opportunities, tailored technical assistance, and grant funding, the SCEI program supports cities to develop and implement strategies and policies to create greater economic opportunity and resilience for all residents.

## **EFFECTIVE DATE AND TERMINATION RIGHTS**

This MOU will take effect upon the last party's signature and shall remain in effect until December 31, 2027. Either party may terminate this MOU upon delivery of written notice to the other party. Upon termination, the City must promptly refund any unused grant funds to NLCI within 30 days of termination.

## **GRANT AWARD AND USE OF FUNDS**

NLCI will provide the City a grant in the amount of \$52,500 to support costs associated with expanding and sustaining the economic mobility of residents as outlined in the City's SCEI business plan as accepted by NLCI. Funds shall be used solely for the purpose and goals stated herein and in accordance with the budget submitted by the City and approved by NLCI for activities for the term of this MOU. Allowable uses of funds include but are not limited to expenses associated with core personnel costs; consultants, stakeholder engagement with community organizations, residents, and

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<sup>1</sup> The Federal Reserve Bank of Atlanta does not provide funding, nor does it participate in participant selection or decisions of grant funding of SCEI participants.

other partners; supports or incentives for resident engagement such as payments, gift cards or food; sub granting to target population; technology integration; and other uses as approved by NLCI.

## **DISTRIBUTION OF AWARD**

NLCI shall distribute the total implementation grant award to the City in two phases: the first half will be disbursed upon both parties signing the attached MOU and NLCI receipt of a completed W-9 form and ACH form beginning in January 2026. The second half will be disbursed upon NLCI approval of an interim report to be submitted by October 31, 2026.

## **CITY RESPONSIBILITIES**

By accepting this grant, the City agrees to:

- Participate fully in the technical assistance opportunities provided, including monthly all-city calls, monthly one-on-one technical assistance calls, four convenings, and a possible site visit from NLCI and implementation partner staff;
- Commit three core team members to participate in all project activities outlined in this MOU and designate a municipal staff member as team lead who will serve as a primary contact for NLCI;
- Participate in monthly technical assistance (TA) calls to provide progress updates and support the implementation of the City's economic inclusion strategy;
- Ensure the three-member implementation team attend three in-person SCEI convenings and participate fully in all convening activities;
- Identify one member of city leadership (and one partner community leader) to attend the SCEI Leadership Convening at the Federal Reserve Bank of Atlanta in May 2026.
- Set aside time to meet with SCEI project evaluators and complete ongoing evaluation surveys to provide timely, constructive feedback to support continuous improvement;
- Work with national and local partners to secure local match funding totaling 100% of the grant (either funds or in-kind services) related to the project by January 2027;
- Note SCEI and the National League of Cities' involvement and support in public communications and media materials discussing the City's participation in or impacts of the program;
- Keep NLCI staff apprised of progress and data collected to track project impact.
- Notify NLCI within 5 business days of any major setbacks, unexpected challenges, staff transitions on the funded project team, or proposed budget changes exceeding 10 percent throughout the grant period; and
- Submit an interim financial and narrative report to NLCI by October 31, 2026 and submit a final grant report to NLCI by December 31, 2027, showing how the awarded funds were used or are obligated toward project objectives.

**AUTHORIZED SIGNATURES**

By signing this document, I acknowledge that I have read and agree to the provisions set forth in this MOU for the National League of Cities Institute’s *Southern Cities Economic Initiative*.

*City*

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name -Authorized Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
City

***National League of Cities Institute***

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Clarence E. Anthony  
President/Treasurer  
National League of Cities  
Institute



**SOUTHERN CITIES ECONOMIC INITIATIVE  
MEMORANDUM OF UNDERSTANDING  
BETWEEN  
NATIONAL LEAGUE OF CITIES INSTITUTE  
AND  
HARRISONBURG, VA**

This Memorandum of Understanding (MOU) between the **National League of Cities Institute (NLCI)** and the **Municipality of Harrisonburg, VA** (hereinafter, “the City”) sets forth the terms of participation and understanding as part of the **Southern Cities Economic Initiative (SCEI)** between January 1, 2026, and December 31, 2027.

**BACKGROUND**

With support from The Robert Wood Johnson Foundation, The W.K. Kellogg Foundation, The Annie E. Casey Foundation, The Kresge Foundation, and The Nathan Cummings Foundation, and in collaboration with the Federal Reserve Bank of Atlanta<sup>1</sup>, NLCI’s SCEI program helps cities deepen local capacity and build leadership skills to support strategy development and implementation focused on economic opportunity. Through research and data support, peer learning opportunities, tailored technical assistance, and grant funding, the SCEI program supports cities to develop and implement strategies and policies to create greater economic opportunity and resilience for all residents.

**EFFECTIVE DATE AND TERMINATION RIGHTS**

This MOU will take effect upon the last party's signature and shall remain in effect until December 31, 2027. Either party may terminate this MOU upon delivery of written notice to the other party. Upon termination, the City must promptly refund any unused grant funds to NLCI within 30 days of termination.

**GRANT AWARD AND USE OF FUNDS**

NLCI will provide the City a grant in the amount of \$52,500 to support costs associated with expanding and sustaining the economic mobility of residents as outlined in the City's SCEI business plan as accepted by NLCI. Funds shall be used solely for the purpose and goals stated herein and in accordance with the budget submitted by the City and approved by NLCI for activities for the term of this MOU. Allowable uses of funds include but are not limited to expenses associated with core personnel costs; consultants, stakeholder engagement with community organizations, residents, and

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other partners; supports or incentives for resident engagement such as payments, gift cards or food; sub granting to target population; technology integration; and other uses as approved by NLCI.

## DISTRIBUTION OF AWARD

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## CITY RESPONSIBILITIES

By accepting this grant, the City agrees to:

- Participate fully in the technical assistance opportunities provided, including monthly all-city calls, monthly one-on-one technical assistance calls, four convenings, and a possible site visit from NLCI and implementation partner staff;
- Commit three core team members to participate in all project activities outlined in this MOU and designate a municipal staff member as team lead who will serve as a primary contact for NLCI;
- Participate in monthly technical assistance (TA) calls to provide progress updates and support the implementation of the City's economic inclusion strategy;
- Ensure the three-member implementation team attend three in-person SCEI convenings and participate fully in all convening activities;
- Identify one member of city leadership (and one partner community leader) to attend the SCEI Leadership Convening at the Federal Reserve Bank of Atlanta in May 2026.
- Set aside time to meet with SCEI project evaluators and complete ongoing evaluation surveys to provide timely, constructive feedback to support continuous improvement;
- Work with national and local partners to secure local match funding totaling 100% of the grant (either funds or in-kind services) related to the project by January 2027;
- Note SCEI and the National League of Cities' involvement and support in public communications and media materials discussing the City's participation in or impacts of the program;
- Keep NLCI staff apprised of progress and data collected to track project impact.
- Notify NLCI within 5 business days of any major setbacks, unexpected challenges, staff transitions on the funded project team, or proposed budget changes exceeding 10 percent throughout the grant period; and
- Submit an interim financial and narrative report to NLCI by October 31, 2026 and submit a final grant report to NLCI by December 31, 2027, showing how the awarded funds were used or are obligated toward project objectives.

**AUTHORIZED SIGNATURES**

By signing this document, I acknowledge that I have read and agree to the provisions set forth in this MOU for the National League of Cities Institute's *Southern Cities Economic Initiative*.

City

Rayads J. J. J.  
Signature

2/10/2020  
Date

Alexander Banks II  
Name -Authorized Signature

City Manager  
Title

Harrisonburg, Virginia  
City

***National League of Cities Institute***

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Clarence E. Anthony  
President/Treasurer  
National League of Cities  
Institute



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Legislation Text

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**File #:** ORD 26-001, **Version:** 1

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**Subject:**

Consider amending and re-enacting Section 2-3-23 - General Order of Business, of the Code of Ordinances, City of Harrisonburg, Virginia

Presented By: Chris Brown, City Attorney

This amendment is to update language related to the general order of business for regular City Council meetings.

ORDINANCE AMENDING AND RE-ENACTING  
SECTIONS 2-3-23 – GENERAL ORDER OF BUSINESS, OF THE CODE OF  
ORDINANCES  
CITY OF HARRISONBURG, VIRGINIA

**Be it ordained by the Council of the City of Harrisonburg, Virginia:**

The following Sections be amended as shown:

**Sec. 2-3-23. General order of business.**

At every regular meeting of the council, the order of business shall be as follows:

- (1) Roll call.
- (2) Moment of Silence~~Invocation~~.
- (3) Pledge of allegiance.

The remaining order of business at every regular meeting of the council shall be set by the city manager, which order of business may change from meeting to meeting. Comment from the public, limited to five (5) minutes, on matters not on the regular agenda, shall be heard under Other Matters.

ADOPTED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
City Clerk

ORDINANCE AMENDING AND RE-ENACTING  
SECTION 2-3-23 – GENERAL ORDER OF BUSINESS, OF THE CODE OF  
ORDINANCES  
CITY OF HARRISONBURG, VIRGINIA

Be it ordained by the Council of the City of Harrisonburg, Virginia:

The following Section be amended as shown:

Sec. 2-3-23. General order of business.

At every regular meeting of the council, the order of business shall be as follows:

- (1) Roll call.
- (2) Moment of Silence~~Invocation~~.
- (3) Pledge of allegiance.

The remaining order of business at every regular meeting of the council shall be set by the city manager, which order of business may change from meeting to meeting. Comment from the public, limited to five (5) minutes, on matters not on the regular agenda, shall be heard under Other Matters.

ADOPTED AND APPROVED this 24 day of February, 2026.

Deanna Reed  
MAYOR

ATTEST: Samela Ulmer  
City Clerk



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Legislation Text

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**File #:** ORD 26-002, **Version:** 1

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**Subject:**

Consider amending and re-enacting Section 2-2-6 - Special Meetings, of the Code of Ordinances, City of Harrisonburg, Virginia

Presented By: Chris Brown, City Attorney

These amendments update language to the City Council's special meeting requirements to align with the city's needs.

ORDINANCE AMENDING AND RE-ENACTING  
SECTION 2-2-6 – SPECIAL MEETINGS, OF THE CODE OF ORDINANCES  
CITY OF HARRISONBURG, VIRGINIA

**Be it ordained by the Council of the City of Harrisonburg, Virginia:**

The following Section be amended as shown:

**Sec. 2-2-6. Special meetings.**

A ~~§~~special meetings of the council may be held at such time and place as council finds convenient. A special meeting may be called at any time by the mayor. In case of ~~the mayor's~~his absence, inability or refusal, the council may be convened by the order of any two (2) members of the council and in such case the call shall be in writing and state the purpose for which the meeting is called. Notice of a §special meetings shall be given in accordance with applicable law.~~may be held at any time without notice, provided all members of the council attend and unanimously consent to the transaction of all business transacted thereat.~~No business shall be transacted at a special meeting, except that for which it shall have been called, unless by unanimous consent of all the members of the council. ~~Except in case of emergency no special meeting shall be held at any time other than 7:30 p.m.~~

(Code 1973, § 2-14)

Charter reference(s)—Special meetings of council, § 42.

ADOPTED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
City Clerk

ORDINANCE AMENDING AND RE-ENACTING  
SECTION 2-2-6 – SPECIAL MEETINGS, OF THE CODE OF ORDINANCES  
CITY OF HARRISONBURG, VIRGINIA

Be it ordained by the Council of the City of Harrisonburg, Virginia:

The following Section be amended as shown:


**Sec. 2-2-6. Special meetings.**

A ~~§~~special meetings of the council may be held at such time and place as council finds convenient. A special meeting may be called at any time by the mayor. In case of ~~the mayor's~~his absence, inability or refusal, the council may be convened by the order of any two (2) members of the council and in such case the call shall be in writing and state the purpose for which the meeting is called. Notice of a §special meetings shall be given in accordance with applicable law. ~~may be held at any time without notice, provided all members of the council attend and unanimously consent to the transaction of all business transacted thereat.~~ No business shall be transacted at a special meeting, except that for which it shall have been called, unless by unanimous consent of all the members of the council. ~~Except in case of emergency no special meeting shall be held at any time other than 7:30 p.m.~~

(Code 1973, § 2-14)

Charter reference(s)—Special meetings of council, § 42.

ADOPTED AND APPROVED this 24 day of February, 2026.

ATTEST:   
City Clerk

  
MAYOR



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Legislation Text

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**File #:** RES 26-001, **Version:** 1

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**Subject:**

Consider adopting a resolution ratifying the City Manager's Declaration of Local Emergency

Presented By: Chris Brown, city attorney

On January 24, 2026, in response to the nature of the hazardous winter weather event impacting the City, the City Manager declared a local emergency in his capacity as the local director of emergency management. Section 44.1-146.21 requires the governing body to confirm and ratify the declaration at its next regular meeting or at a special meeting within 45 days of the declaration, whichever comes first. Additionally, the governing body must terminate the emergency declaration should it find that the emergency has subsided.



February 10, 2026 City Council Meeting

## **Title**

Resolution Ratifying and Terminating the City Manager’s Declaration of Local Emergency—  
Wesley D. Russ, Jr., Deputy City Attorney

## **Summary**

On January 24, 2026, in response to the nature of the hazardous winter weather event impacting the City, the City Manager declared a local emergency in his capacity as the local director of emergency management. Section 44.1-146.21 requires the governing body to confirm and ratify the declaration at its next regular meeting or at a special meeting within 45 days of the declaration, whichever comes first. Additionally, the governing body must terminate the emergency declaration should it find that the emergency has subsided.

## **Recommendation**

Staff recommend adoption of the proposed resolution.

## **Context & Analysis**

N/A

## **Attachments**

1. Resolution Ratifying and Terminating the Declaration of a Local Emergency

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HARRISONBURG  
RATIFYING AND TERMINATING THE DECLARATION OF A LOCAL  
EMERGENCY**

**WHEREAS**, Section 44.1-146.21 of the Code of Virginia authorizes the local director of emergency management to declare a local emergency in the event the governing body cannot convene due to the disaster or other exigent circumstances, subject to confirmation by the governing body at its next regularly scheduled meeting or at a special meeting within 45 days of the declaration, whichever occurs first; and

**WHEREAS**, on Saturday, January 24, 2026, at 12:25 PM, the City Manager of the City of Harrisonburg, acting in his capacity as the local director of emergency management, declared a local emergency effective immediately in response to the severe snow and ice storm; and

**WHEREAS**, the declaration of a local emergency empowers the City to take all necessary actions to protect the health, safety, and welfare of its residents, including the mobilization of resources, the deployment of emergency response personnel, and the implementation of emergency measures; and

**WHEREAS**, the City Council of the City of Harrisonburg has reviewed the circumstances of the emergency and the actions taken by the local director of emergency management;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Harrisonburg, Virginia as follows:

1. The City Council hereby confirms and ratifies the declaration of a local emergency made on January 24, 2026 at 12:25 PM.
2. The City Council finds that the conditions of extreme peril to life, property, and public safety caused by the storm have subsided and the local emergency is terminated and no longer in effect.

Adopted this 10th day of February, 2026.

Deanna R. Reed, Mayor

ATTEST:

\_\_\_\_\_

Pamela Ulmer, City Clerk

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HARRISONBURG  
RATIFYING A DECLARATION OF A LOCAL EMERGENCY**

**WHEREAS**, Section 44.1-146.21 of the Code of Virginia authorizes the local director of emergency management to declare a local emergency in the event the governing body cannot convene due to the disaster or other exigent circumstances, subject to confirmation by the governing body at its next regularly scheduled meeting or at a special meeting within 45 days of the declaration, whichever occurs first; and

**WHEREAS**, on Saturday, January 24, 2026, at 12:25 PM, the City Manager of the City of Harrisonburg, acting in his capacity as the local director of emergency management, declared a local emergency effective immediately in response to the severe snow and ice storm; and

**WHEREAS**, the declaration of a local emergency empowers the City to take all necessary actions to protect the health, safety, and welfare of its residents, including the mobilization of resources, the deployment of emergency response personnel, and the implementation of emergency measures; and

**WHEREAS**, the City Council of the City of Harrisonburg has reviewed the circumstances of the emergency and the actions taken by the local director of emergency management;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Harrisonburg, Virginia that the declaration of local emergency made on January 24, 2026, is hereby confirmed and ratified.

Adopted this 10<sup>th</sup> day of February, 2026.

  
\_\_\_\_\_

Deanna R. Reed, Mayor

ATTEST:

  
\_\_\_\_\_

Pamela Ulmer, City Clerk





# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Legislation Text

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**File #:** ID 26-040, **Version:** 1

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**Subject:**  
Community Services Board  
**Presented By:** Pamela Ulmer, City Clerk

The Clerk has received an application for reappointment from Mr. William Holland. The HRCSB is in support of this reappointment.

# Application Form

## Profile

Mr William S Holland Jr  
 Prefix First Name Middle Initial Last Name Suffix

williamsholland1957@gmail.com  
 Email Address

1162 Rockingham Drive  
 Home Address Suite or Apt

HARRISONBURG VA 22802  
 City State Postal Code

### How many years have you been a resident of Harrisonburg?

34

Home: (540) 830-1347  
 Primary Phone Alternate Phone

Retired RETired  
 Employer Job Title

**Demographics** - (Submission of this information if voluntary and will not subject you to any adverse treatment should you chose to not complete)

### Ethnicity

Caucasian/Non-Hispanic

### Gender

Male

### What is your age?

50+ years old

### Are you reapplying for a current position you hold? \*

Yes

### Which Boards would you like to apply for?

Community Services Board (CSB): Submitted

## Interests & Experiences

Please tell us about yourself and why you want to serve.

**Why are you interested in serving on a board or commission?**

---

i feel with my work with rescue squad, pervious service with feeding and providing shelter in winter for homeless population with open doors, and my part time work in srmh er with mental health patients i want to help them on a bigger scale.

**What other interests or concerns do you have regarding the community?**

---

Hope Distributed Food Bank, Blue Ridge Area Food Bank and Faith Community Church,

**What relevant experience or education do you have to this board or commission?**

---

i feel with my work with rescue squad, pervious service with feeding and providing shelter in winter for homeless population with open doors, and my part time work in srmh er with mental health patients i want to help them on a bigger scale. i have three sons with mental health issues

**Please list any past or present community involvement e.g. City Council, Boards and Commissions, Citizen Academy, etc. in Harrisonburg or elsewhere:**

---

Board of Zoning commission and Economic development. Two citizen Academies -City and Police. Hope to take HFD

[Resume.docx](#)

Upload a Resume

---

**EPSAC Applicants only**

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**Bike/Pedestrian Subcommittee Applicants only**

## **Resume**

William Stanley Holland Jr “Stan”

1162 Rockingham Drive

Harrisonburg VA 22802

540-830-1347

### **Current History**

Retired Jan 3, 2022, from Sentra RMH -31years

### **Volunteer experience**

Faith Community Church

Blue Ridge Area Food Bank

Bridgewater Volunteer Rescue Squad -EMT B

Remote Area Medical Clinic

Missions Trips -Bolivia, Honduras, Nicaragua, Guatemala and Egypt

### **Past work History**

Sentra RMH-various positions Director of Heart & Vascular, Respiratory Care, Pulmonary Diagnostics, EEG, Sleep Center, and Chaplains

Safety Partner

BLS card

Interim Director of Emergency Dept, Peri Operative services, and Heart & Vascular

University of Virginia Medical Center 1985-1900 RT Supervisor

Leigh Memorial & Norfolk General- FT Children’s Hospital of Kings Daughter’s-PT  
Chesapeake General-PT 1980-1985

### **Accomplishments**

AARC Management Section Leader of Year

Sentara CEO Award

Eagle Boy scout with Gold, Silver & Bronze Palms

God & Country Award





# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Legislation Text

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**File #:** ID 26-016, **Version:** 1

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**Subject:**

Environmental Performance Standards Advisory Committee (EPSAC)

Presented By: Pamela Ulmer, City Clerk

There are up to five vacancies on EPSAC, on unexpired term and the others are full 3 year terms. The city clerk has received three applications of interest. All applications received are attached for Council's review.



Please tell us about yourself and why you want to serve.

**Why are you interested in serving on a board or commission?**

---

I am an applied geologist with main interests in groundwater hydrology and geohazards. I supervise my research students working on landslides, roadway rockfall hazards and sinkholes.

**What other interests or concerns do you have regarding the community?**

---

My experience is the science side of environmental issues, and I am very interested to share my expertise with policy makers.

**What relevant experience or education do you have to this board or commission?**

---

I have a PhD in applied geology, and I have been in academia for 23 years of which 11 have been at JMU.

**Please list any past or present community involvement e.g. City Council, Boards and Commissions, Citizen Academy, etc. in Harrisonburg or elsewhere:**

---

I do not have any community involvement experience.

[CV\\_Admassu.pdf](#)

Upload a Resume

---

**EPSAC Applicants only**

Question applies to Environmental Performance Standards Committee (EPSAC)

**City Council is seeking EPSAC members to represent broad stakeholder interests within the city. If you will be participating on the EPSAC as a representative of a business, group, or organization, please provide the name of the business, group, or organization and indicate what stakeholder category the group represents. If more than one, please list all. A. Residents, civic leagues, homeowners associations. B. Institutional and tax exempt entities including colleges and churches. C. Business community including residential, commercial and industrial property owners, malls, and business groups. D. Professional engineers, real estate developers, and construction contractors. E. Special interest groups that represent economic development, environmental or outdoor recreation. F. Others, education professionals from the local schools and city staff: PLEASE CHOOSE ONE FROM THE DROP DOWN BOX \***

---

None Selected

Question applies to Environmental Performance Standards Committee (EPSAC)

**Name of business, group or organization you would represent?**

---

NA

---

**Bike/Pedestrian Subcommittee Applicants only**



## Yonathan Admassu – Curriculum Vitae

801 Carrier Drive  
Harrisonburg, VA 22807  
Off. (540) 568-5016  
admassyx@jmu.edu

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Aug.2019 – Present	Associate Professor, James Madison University
Aug. 2020 – Dec.2021	ABM Engineers, Member of Panel of Experts on Landslide Affected Section of the Ankober –Dulecha Highway, Ethiopia
Aug.2013 – August 2019	Assistant Professor, James Madison University
Aug.2010 – Aug.2013	Assistant Professor, Kent State University – Ashtabula
Jun.2012 –Aug. 2012	Consultant, Metico Mining Plc, Ethiopia
Aug. 2009 – Aug. 2010	Adjunct Geology Lecturer, Kent State University – Stark, Trumbull
Aug. 2004 – Aug. 2009	Graduate Assistant, Department of Geology, Kent State University, Research Assistant on Rock Slope Project (funded to Dr. Abdul Shakoor by Ohio Department of Transportation)
Jan. - Feb. 2008	Petrographic Consultant, Nord Resources - Tucson, Arizona
Aug. 2002 - May 2004	Teaching Assistant, Department of Geology, University of Akron – Akron, Ohio
Apr. 1996 – Aug. 2004	Exploration Geologist (Precious and Base Metals), National Mining Corporation, Addis Ababa, Ethiopia
Nov. 1995 – Apr. 1996	Exploration Geologist, Golden Star Resources – Addis Ababa, Ethiopia

### **Education**

August 2010	Ph.D., Engineering Geology, Kent State University Dissertation: Developing Design Methodology for Cut Slopes in Ohio
May 2005	MS, Geology, University of Akron Thesis: Structures and Their Controls on Gold Mineralization in Werri area, Northern Ethiopia

July 1994

BS, Geology, Addis Ababa University

**Professional Memberships**

Geological Society of America

Association of Environmental and Engineering Geologists

**Awards**

2025 – College of Science and Mathematics – JMU – Outstanding Faculty Award

2025 – Association of Environmental and Engineering Geologists (AEG) - Presidential Citation Award

2024 – Association of Environmental and Engineering Geologists (AEG) - Publication Award

**Publications**

Admassu, Y. 2025, *Phase II: High Resolution Digital Elevation Models (DEMs) and Street-Level Imagery for Rock Cut Slope Inventory and Rockfall Hazard Rating*: Virginia Transportation Research Council, Final Report, VTRC 26-R14, 56p.

Admassu, Y., Gugsu, T., 2024, Possible Role of Internal Erosion in the Development of Ground Fissures around Lake Ziway, Ethiopia: *Environmental and Engineering Geoscience*, vol. XXX, No. 1-2 pp. 45 – 58.

Admassu, Y., Woodruff, C., 2021, Improved automated mapping of sinkholes using high-resolution DEMs: *Environmental and Engineering Geoscience*, vol. XXVII, No. 3 pp. 331 – 351.

Admassu, Y., 2019, Digital surface model-aided quantitative geologic rockfall rating system (QG-RRS): *Environmental and Engineering Geoscience*, vol. XXV, No. 4 pp. 255 – 271.

Swanger, W., Admassu, Y., 2018, Using Google Earth and Google Street view to rate rock slope hazards: *Environmental and Engineering Geoscience: Environmental and Engineering Geoscience*, vol. XXIV, No. 2 pp. 237 – 250.

Admassu, Y., 2018, The use of Google earth/Google Street View combined with high resolution digital surface models (DSMs) for rockfall hazard: *Proceedings of the 69<sup>th</sup> Highway Geology Symposium*, Portland, ME.

Admassu Y., 2018 Alteration. In: Bobrowsky P.T., Marker B. (eds) *Encyclopedia of Engineering Geology*. Encyclopedia of Earth Sciences Series. Springer, Cham, pp.21 – 22.

- Admassu Y., 2018, Rock Field Tests. In: Bobrowsky P.T., Marker B. (eds) Encyclopedia of Engineering Geology. Encyclopedia of Earth Sciences Series. Springer, Cham, pp.774 – 782.
- Shakoor, A., Admassu, Y., 2016, Durability-based approach for designing cut slopes in weak rock units: *Environmental and Engineering Geoscience*, v. 22, pp.279 – 296.
- Admassu, Y., Hamdan, H., Gautam, H., 2016, Multivariate statistical approach to re-evaluate the slake durability index test (ASTM 4644–08): *Engineering Geology*, v. 209, pp. 12-20.
- Admassu, Y., Shakoor, A., 2015, Cut slope design for stratigraphic sequences subject to differential weathering – A case study from Ohio: *Environmental and Engineering Geoscience*, v. 21, pp.311 – 324.
- Zaldivar, S, Admassu, Y, Luna, O y Reyes, J., 2014, Aplicación de DipAnalyst en el Diseño de Estabilidad Cinemático de un Corte Minero de Grandes Dimensiones, *Proceedings, XXVII<sup>th</sup> Reunion Nacional de Mecánica de Suelos e Ingeniería Geotécnica*, Puerto Vallarta, México, SMIG, pp RN\_092.
- Admassu, Y., Shakoor, A., 2014, Stability analysis of cut slopes in Ohio, USA-A quantitative analysis: In Lollino, G., Giordan, D., Crosta G., Corominas, J., Azzam, R., Wasowski, J. and Sciarra, N., (editors), Landslide Processes, *Proceedings, 12<sup>th</sup> Congress of the International Association for Engineering Geology and the Environment-Engineering Geology for Society and Territory*, Torino, Italy, Springer, Cham, Heidelberg, New York, Dordrecht, London, v.2, pp. 2057 – 2060.
- Admassu, Y., Shakoor, A, 2013, Computer simulation-based evaluation of rock fall roll-out distances for catchment ditch design in Ohio, USA: *Georisk: Assessment and Management of Risk for Engineered Systems and Geohazards*, v. 7, Issue 3, pp. 198-208.
- Admassu, Y., Shakoor, A, 2013, Cut Slope Design Recommendations for Sub-Horizontal Hard Sedimentary Rock Units in Ohio, USA: *Geotechnical and Geological Engineering*, v. 31, pp. 1207-1219.
- Admassu, Y., Shakoor, A, 2013, DipAnalyst: A computer program for quantitative kinematic analysis of rock slope failures: *Computers and Geosciences*, v. 54, pp. 196-202.
- Admassu, Y., Shakoor, A, 2013, Application of a quantitative approach for kinematic analysis of rock slope failures along cut slopes in Ohio: *Proceedings of the 47th U.S. Rock Mechanics / Geomechanics Symposium*.
- Admassu, Y., Shakoor, A., Wells, Neil, 2012, Evaluating selected factors affecting the depth of undercutting in rocks subject to differential weathering: *Engineering Geology*, v. 124, pp. 1-11.

Admassu, Y., Shakoor, A., 2010, Stratigraphic considerations for evaluating cut slope performance in rocks subject to differential weathering: In Williams, A.L., Pinches G.M., Chin, C.Y., McMorrان, T.J., and Massey, C.I. (editors), *Geologically Active, Proceedings, 11<sup>th</sup> Congress of the International Association for Engineering Geology and the Environment*, Auckland, New Zealand, CRC Press/Balkema, Taylor & Francis Group, London, U.K., pp. 667-674.

Shakoor, A., Admassu, Y., 2010, Rock Slope Design Criteria: *Ohio Department of Transportation*, Columbus, Ohio, 731p.

Admassu, Y., Shakoor, A., 2009, Role of stratigraphy in cut slope design for horizontally-bedded sequences of competent and incompetent rocks of eastern Ohio: *Proceedings of the 60<sup>th</sup> Highway Geology Symposium*, Buffalo, NY, pp 141 – 157.

### **Abstracts and Presentations (student names in bold)**

Admassu, Y., 2025, Using High Resolution Digital Elevation Models (DEMs) and Street Level Imagery for Rock Cut Slope Inventory: *Southern Transport Geotechnical Engineering Conference*, Presentation in Williamsburg, VA.

Admassu, Y., 2025, The Use of High-Resolution Digital Elevation Models and the Mapillary Street Level Imagery for Rock Cut Slope Inventory and Rockfall Hazard Characterization: *Association of Environmental and Engineering Geologists*, Abstracts with Programs, p 88.

Admassu, Yonathan, James Madison University, [admassyx@jmu.edu](mailto:admassyx@jmu.edu) (TS #10)

Admassu, Y, Gugsu, T., 2023, Characteristics of ground fissures and their possible mode of development in lake Ziway area, Ethiopia: *Geological Society of America*, Abstracts with Programs. *Vol. 55, No. 6.*

Admassu, Y., 2023, Use of the cloudcompare software for semi automated rockfall hazard rating: *Association of Environmental and Engineering Geologists*, Abstracts with Programs, v.66, No. 4, p 67.

**Carl, D.**, Admassu, Y., Garcia, A., 2022, Characterizing discontinuities in cut slopes as a way to predict potential rockfall hazards using lidar-slam technology: *Geological Society of America*, Abstracts with Programs. *Vol. 54, No. 5.*

Admassu, Y., Gugsu, T., 2022, The role of internal erosion in the development of ground fissures around Lake Ziway, Ethiopia: *Association of Environmental and Engineering Geologists*, Abstracts with Programs, v.65, No. 4, p 61.

Admassu, Y., 2021, Lessons Learnt From the use of Google Earth/ Google Street View for Rockfall Hazard Rating: *Association of Environmental and Engineering Geologists, Abstracts with Programs*, v.63, No. 4, p 30.

Whitmeyer, S., Admassu, Y., Haynes, J., McMillan, M., Pyle, E., 2020, Using ArcGIS Pro to provide geospatial data to students in a capstone course: *Geological Society of America Abstracts with Programs*.

Admassu, Y., **Maser, J.**, 2019, Rockfall hazard assessment using vehicle-mounted terrestrial LiDAR data along US 33 highway in Virginia: *Association of Environmental and Engineering Geologists, Abstracts with Programs*, v.62, No. 4, p 68.

Admassu, Y., **Ligush, JP., Gribbin, M.**, Y., 2017, Structure from motion (SfM) based slope stability exercise at James Madison University's Field Camp in Ireland: *Geological Society of America Abstracts with Programs*. Vol. 49, No. 6.

**Gochenour, J.**, Admassu, Y., 2017, Applying discriminant analysis towards automated sinkhole mapping methods: *Geological Society of America Abstracts with Programs*. Vol. 49, No. 6

**Swanger, W.**, Admassu, Y., 2017, Evaluating the use of Google Earth and Google Street View for rockfall hazard rating: *Association of Environmental and Engineering Geologists, Abstracts with Programs*, v.60, p 85.

Admassu, Y., 2017, Terrestrial LiDAR-based quantitative geologic rockfall hazard rating system (QG-RHRS): *Association of Environmental and Engineering Geologists, Abstracts with Programs*, v.60, p 47.

**Gochenour, J.**, Admassu, Y., 2017, Automated mapping of sinkholes using LiDAR derived DEM: *Geological Society of America Abstracts with Programs*. Vol. 49, No. 3.

**Ligush, JP., Gribbin, M.**, and Admassu, Y., 2017, Comparing Terrestrial LiDAR with sfm for discontinuity measurements: *Geological Society of America Abstracts with Programs*. Vol. 49, No. 3

Admassu, Y., Shakoor, A., 2016, A durability-based approach for designing cut slopes in weak rock units in Ohio: *Association of Environmental and Engineering Geologists, Abstracts with Programs*, v.59, p 39.

**Martin, C.**, Admassu, Y., Gipson, G., **Distler, L.**, 2016, Use of polymers to strengthen weak erodible rocks affecting the stability of highway cut slopes: *Geological Society of America Abstracts with Programs*. Vol. 48, No. 3

**Swanger, W.**, Admassu, Y., 2016, Using Google Earth's street view to rate cut slopes along highways with respect to rockfall hazards: *Geological Society of America Abstracts with Programs*. Vol. 48, No. 3

Admassu, Y., Hamdan, H., 2015, Multivariate statistical approach to re-evaluate the slake durability test (ASTM 4644 – 08): *Association of Environmental and Engineering Geologists*, Abstracts with Programs, p 44.

Admassu, Y., Shakoor, A., 2015, Multifaceted approach to designing cut slopes subjected to differential weathering: A case study from Ohio: *Association of Environmental and Engineering Geologists*, Abstracts with Programs, p 44.

Admassu, Y., Hamdan, H., 2015, Terrestrial LiDAR based rockfall hazard rating for cut slopes along highways: A case study from Afton Mountain cut along I-64W, VA: *Association of Environmental and Engineering Geologists*, Abstracts with Programs, p 44.

**Rowson, D.**, Admassu, Y., 2014, Geotechnical Investigation of an Embankment Slope Failure on the Campus of James Madison University, Harrisonburg, VA: *Geological Society of America Abstracts with Programs. Vol. 46, No. 3, p.84.*

Admassu, Y., Shakoor, A., 2011, Cut slope design for sub horizontal competent rock units in Ohio: *Geological Society of America*, Abstracts with Programs, v.43, no.1, p 37.

Admassu, Y., Shakoor, A., 2011, Computer simulation-based evaluation of rockfalls for catchment ditch design in Ohio: *Association of Environmental and Engineering Geologists*, Abstracts with Programs, v.54, p 62.

Shakoor, A., Admassu, Y., 2010, Cut slope design for mudrock stratigraphic sequences: *Association of Environmental and Engineering Geologists*, Abstracts with Programs, v.53, p 91.

Admassu, Y., Shakoor, A., 2009, Role of stratigraphy in cut slope design for horizontally-bedded sequences of competent and incompetent rocks of eastern Ohio: Proceedings of the 60<sup>th</sup> Highway Geology Symposium, Buffalo, NY, pp 141 – 157.

Admassu, Y., Shakoor, A., 2009, A quantitative approach for kinematic analysis of various modes of rock slope failure: *Association of Environmental and Engineering Geologists*, Abstracts with Programs, v.52, p 55.

Admassu, Y., Shakoor, A., 2008, Factors influencing the stability of cut slopes subject to differential weathering: *Association of Environmental and Engineering Geologists*, Abstracts with Programs, v.51, p 37.

Admassu, Y., Holm, D., Friberg, L.M., 2007, Tectonic implications of early E-W oriented structures in southern Arabian Nubian Shield, northern Ethiopia, *Geological Society of America*, Abstracts with Programs, v.39, p.336.

Admassu, Y., Holm, D., Friberg, V., 2006, Relation between structures and gold mineralization in Neoproterozoic greenstones of the Werri area, northern Ethiopia: Geological Society of America, Abstracts with Programs, v.38, p.371.

# Application Form

## Profile

Prefix	Kathleen	A	Holm	Suffix
	First Name	Middle Initial	Last Name	

holmkathy@yahoo.com  
Email Address

320 Dixie Ave	
<small>Home Address</small>	<small>Suite or Apt</small>

Harrisonburg VA	VA	22801
<small>City</small>	<small>State</small>	<small>Postal Code</small>

### How many years have you been a resident of Harrisonburg?

30

Home: (540) 435-4643	
<small>Primary Phone</small>	<small>Alternate Phone</small>

Retired	Retired USFS
<small>Employer</small>	<small>Job Title</small>

**Demographics** - *(Submission of this information if voluntary and will not subject you to any adverse treatment should you chose to not complete)*

### Ethnicity

Caucasian/Non-Hispanic

### Gender

Female

### What is your age?

None Selected

### Are you reapplying for a current position you hold? \*

No

### Which Boards would you like to apply for?

Environmental Performance Standards Committee (EPSAC): Submitted

## Interests & Experiences

Please tell us about yourself and why you want to serve.

**Why are you interested in serving on a board or commission?**

---

I just retired from the U.S. Forest Service and have many years of conservation and communications experience. I would like to apply that knowledge to serving on this committee and become more involved in a variety of local issues now that I have more time to engage.

**What other interests or concerns do you have regarding the community?**

---

I currently serve on the Shenandoah Soil and Water Conservation District Board as a City of Harrisonburg Representative. I'm the vice president of the Massanutten Chapter of the Archaeological Society of Virginia, and I have many years of experience in local foods work.

**What relevant experience or education do you have to this board or commission?**

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I have a Master's degree in Forest Resources. Please see attached resume for more details.

**Please list any past or present community involvement e.g. City Council, Boards and Commissions, Citizen Academy, etc. in Harrisonburg or elsewhere:**

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I served on the Stormwater Advisory Committee and the Harrisonburg Tree Advisory Board.

[Holm\\_FS\\_Resume\\_2026.doc](#)

Upload a Resume

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**EPSAC Applicants only**

Question applies to Environmental Performance Standards Committee (EPSAC)

**City Council is seeking EPSAC members to represent broad stakeholder interests within the city. If you will be participating on the EPSAC as a representative of a business, group, or organization, please provide the name of the business, group, or organization and indicate what stakeholder category the group represents. If more than one, please list all. A. Residents, civic leagues, homeowners associations. B. Institutional and tax exempt entities including colleges and churches. C. Business community including residential, commercial and industrial property owners, malls, and business groups. D. Professional engineers, real estate developers, and construction contractors. E. Special interest groups that represent economic development, environmental or outdoor recreation. F. Others, education professionals from the local schools and city staff: PLEASE CHOOSE ONE FROM THE DROP DOWN BOX \***

---

A: Resident, civic leagues, homeowners associations\,

Question applies to Environmental Performance Standards Committee (EPSAC)

**Name of business, group or organization you would represent?**

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Resident

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**Bike/Pedestrian Subcommittee Applicants only**



## **Kathleen (Kathy) A. Holm**

320 Dixie Avenue  
Harrisonburg, VA 22801

E-mail: [holmkathy@yahoo.com](mailto:holmkathy@yahoo.com)

Cell: 540.435.4643

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### **Education/Training**

**University of Minnesota**, College of Natural Resources, *Department of Forest Resources*, **Master of Science Degree**, Major in Forestry, January 1994. Campus Records, St. Paul Campus: 130 Coffey Hall, St. Paul, MN 55108. GPA 3.92 on 4.0 scale.

**University of Minnesota**, College of Liberal Arts, **Bachelor of Arts Degree**, Majors in Journalism and Political Science, March 1987. Campus Records, Minneapolis Campus: 155 Williamson Hall, Minneapolis, MN 55455. GPA 3.67 on 4.0 scale.

**Centre for Development Studies and Activities, Pune, India**, January – June 1989, Minnesota Studies in International Development program (see U of MN transcript for details, fall quarter 1988 – spring quarter 1989).

**Hebrew University of Jerusalem, Israel**, One-Year Program, August 1984 – June 1985 (see U of MN transcript for details). Mt. Scopus Campus, Jerusalem, ISRAEL.

**Hudson High School**, 1501 Vine St., Hudson, WI 54016.

### **Profile**

Natural resources professional with a Master of Science Degree in forest resources with excellent communication, organization, collaboration, and leadership skills. Retired from the U.S. Forest Service (USFS) on March 14, 2025. Worked for the Natural Resources Conservation Service (NRCS) in Virginia for 18 years (since May 16, 2004) in a variety of roles. More than 15 years' experience in professional communications that includes writing, reporting, advertising, public relations, grant writing, grant reporting, editing and proofreading publications. Extensive experience with natural resource issues, non-profit organizations, board development, policy, and research in the areas of forestry, sustainable agriculture, community partnerships, local foods initiatives and land protection. Have built relationships, collaborations and networks with numerous non-profit organizations, state and federal agencies and community groups across the Shenandoah Valley region, including funding and foundation representatives. Have worked with partners to secure numerous collaborative and innovative grants for a variety of natural resources projects and helped write, secure, and manage grants for more than \$1.5 million for approximately 90 innovative projects as Resource Conservation and Development (RC&D) Coordinator. Have worked extensively on local foods projects; have served on the Virginia Food Systems Council and on a steering committee for the University of Maryland Environmental Finance Center's local foods initiative which includes incentivizing Best Management Practices (BMPs) for local food growers in Virginia. Worked closely with Virginia Cooperative Extension to plan and execute the annual Virginia Farm to Table Conference, attended by more than 200 people, with nationally renowned speakers held at Blue Ridge Community College in Weyers Cave, VA. Managed seven NRCS field offices from northern Virginia across the Shenandoah Valley as the Assistant State Conservationist for Field Operations, supervising 13 Area and Field Office staff members. Helped coordinate monthly day-long staff training for NRCS and Soil and Water Conservation District staff, Joint Employee Development (JED) courses, focused on staff training needs such as climate change, grazing, assessment tools, engineering technical training and Farm Bill Programs information.

## Employment History

USDA-U.S. Forest Service Regional Office  
709 W. 9th Street  
Juneau, AK 99801  
Supervisor: Chad VanOrmer, Regional Forester (retired)

8/2022 to 3/14/2025

### **DIRECTOR PARTNERSHIP AND PUBLIC ENGAGEMENT (This is a federal job – GS14)**

- Hired to form a new Directorate focusing on partnerships and public engagement for the Alaska Region. Put together a team of Grants & Agreements, Partnerships, Public Engagement, and Recruitment and Retention staff for more conservation collaboration and to leverage conservation work.
- Coordinated and implemented a local hiring blitz resulting in more than 100 new employees hired for the Region 10 Forest Service from Alaskan communities.
- Worked with a variety of local and national groups to utilize increased funding from the Bipartisan Infrastructure Law and the Inflation Reduction Act to implement funding priorities in Alaska. For example, worked with the National Forest Foundation to plan and build recreational cabins on the Tongass and Chugach National Forests.
- Participated in the Regional Leadership Team for the Alaska Region (Region 10). Supervised a staff of 14.

USDA-Natural Resources Conservation Service  
1934 Deyerle Avenue, Suite A  
Harrisonburg, VA 22801

7/2015 to 8/2022

Supervisor since 9.2020: Edwin Martinez-Martinez, State Conservationist (804) 287-1682.  
Former Supervisor 7/15-5/20: John A. (Jack) Bricker, State Conservationist, (retired 5/30/20)

### **ASSISTANT STATE CONSERVATIONIST – FIELD OPERATIONS (This is a federal job-GS13)**

- Managed seven conservation field offices in Virginia, from northern Virginia through the Shenandoah Valley, to implement Farm Bill Programs, ensure conservation practices are implemented according to standards and specifications, and supervised field office and Area Office staff. Developed partnerships and worked on special projects such as the annual Virginia Farm to Table Conference and Smith Creek Showcase Watershed Partnership.
- Oversaw Farm Bill and special project contract management for Area I, including numerous special fund pools implemented through a wide variety of partnerships and grant opportunities. Ensured quality of field office operations, conservation planning and conservation practice implementation.
- Coordinated the national Smith Creek Showcase Watershed Partnership on behalf of USDA-NRCS. This is one of three designated Showcase Watersheds in the United States located in the Chesapeake Bay to demonstrate the importance of voluntary conservation practices for nutrient and sediment reductions and the power of partnerships. Held a 10-year Anniversary Celebration on Oct. 2, 2020, at former NRCS Chief Matt Lohr's farm, which is in the Smith Creek Watershed. Completed a five-year strategic plan for the watershed with partner input.
- Co-chaired, help plan and implement the annual "Virginia Farm to Table Conference," with nationally renowned speakers, held at Blue Ridge Community College in December 2012-2019. In 2020/21, the conference was cancelled due to COVID 19. Over 200 people typically attended each day.
- Participated in the Governor's Summit 2/17/2021 on equitable collaboration discussing the Shenandoah RC&D's role in an innovative collaborative project Waste Solutions Forum (WSF) based in the Shenandoah Valley.
- Worked with staff to implement training needs for conservation excellence, personal and professional growth. Coordinated the development of complex team activities and resource planning and management plans in the state. Helped coordinate monthly day-long staff trainings for NRCS and Soil and Water Conservation District staff, Joint Employee Development (JED) courses, focusing on staff training needs

such as climate change, grazing, assessment tools, engineering technical training and Farm Bill Programs information.

- Guided and supported teams in developing and maintaining effective working relationships with federal, state and local agencies to improve conservation partnerships. Developed and sustained numerous partnerships to leverage greater conservation in Area I, including shared field employees with Alliance for the Shenandoah Valley supported by a National Fish and Wildlife Foundation grant, several RCPP partnerships with Sustainable Chesapeake, Virginia DCR, NFWF and Trout Unlimited, and partnerships with local Soil and Water Conservation Districts.
- My leadership focus is on teamwork; organizing and prioritizing work; adaptability and flexibility; integrity and honesty; resilience; oral and written communication, conflict management and interpersonal skills; organizational awareness; implementing state and national priorities, and care and concern for staff and their professional and personal growth.
- Collaborated with Virginia's Leadership Team on important budget, program and policy-related issues affecting our state and field staff.
- Implemented comprehensive soil, water, and natural resource conservation practices across Area I.
- Worked with our State Budget Officer and Area Administrative Assistant on the annual Area I budget and ensured our required national Farm Bill allocations were obligated for the Area.
- Was responsible for the direction and management of program activities related to conservation planning, policy, professional, administrative, and technical functions supporting Farm Bill Programs in Area I. In FY21 in Area I we obligated 153 Farm Bill contracts for \$10,004,069. In 2022, we had 507 active Farm Bill contracts in Area I, managing an obligation amount of \$34,741,007.
- Completed special projects for the State Conservationist including pulling together feedback from Virginia staff for the Chief of NRCS's Budget Challenge which provided feedback on national funding priorities; assisting with two statewide all-employee's meetings; and, pulled together the Civil Rights Team for Virginia's response to the Federal Employee Viewpoint Survey (FEVS).

USDA-Natural Resources Conservation Service  
1934 Deyerle Avenue, Suite A  
Harrisonburg, VA 22801

10/11 to 7/15

Supervisor: Louis Heidel, Assistant State Conservationist for Field Operations (retired 5/31/15)

### **RESOURCE CONSERVATIONIST (This is a federal job-GS12)**

- Coordinated the national Smith Creek Showcase Watershed Partnership on behalf of USDA-NRCS including partnering on projects such as grazing outreach and education; urban nutrient reduction practices; cover crop field days, and water quality-related events and open houses. This is one of three designated Showcase Watersheds in the United States located in the Chesapeake Bay to demonstrate the importance of voluntary conservation practices and the power of partnerships.
- Assisted with and coordinated special events and outreach such as Smith Creek Family Fun Day, Smith Creek Breakfasts, Partner Open Houses, and Smith Creek Partnership meetings. Coordinated a joint conservation outreach campaign to farmers and the public that included a radio ad campaign, hats, and bumper stickers.
- Acted as the NRCS spokesperson for the Smith Creek Showcase watershed effort at special events and conferences, planning presentations and participating on panels, such as the Chesapeake Bay Agriculture Networking Forum, spring 2013 and fall 2014.
- Co-chaired, planned and implemented the annual "Virginia Farm to Table Conference," with nationally renowned speakers, held at Blue Ridge Community College in December 2012-2019. Over 200 people typically attend each day, with a third day added in Petersburg, VA, at Virginia State University in 2014. Cancelled in 2020 and 2021 due to pandemic. The past two years topics have focused on connections between soil health, food health and human health.
- Conducted all Area 1 Highly Erodible Land determinations (collecting field data and doing map determinations) and prepared and sent associated paperwork to conservation clients for them to remain in

compliance with Farm Bill regulations and reduce soil erosion to appropriate levels. Coordinated with Area Soil Scientist on Wetlands Determinations and associated paperwork.

- Conducted Cultural Resource Reviews to ensure that architectural or archaeological sites are not compromised when installing NRCS programs and practices. Sent applications to the State Department of Historic Resources for review if ground disturbing practices are within an archaeological or architectural site in Virginia. Note: am currently working on Virginia Archaeological Certification Technician Certification Program.
- Assisted with publicity and publications on behalf of the Smith Creek Partnership to raise community awareness of watershed health and partner collaboration.
- Appointed by the State Conservationist to serve on the Virginia Civil Rights Advisory Team for a two-year term: 2011-2013.
- Served as acting Assistant State Conservationist for Field Operations (ASTC-FO) when supervisor was out of the office on annual leave.
- Conducted statewide outreach events such as facilitating Field Office of the Future meetings across Virginia for a national initiative and report.
- Managed and tracked NRCS annual conservation easement monitoring for Area 1, working with District Conservationists to complete monitoring visits and ensure they understood and completed annual monitoring and paperwork requirements. Ensured new easement applications were complete.
- Assisted with contract management for Area 1, obligating funds and ensuring contracted conservation practices were completed according to policy and on schedule. This included certifying ROOT audits for Area 1 and providing contract practice and payment reminders to DCs.
- Participated on the Joint Employee Development Committee (JED) for Area 1, planning monthly outreach and educational events for NRCS and Soil and Water Conservation District (SWCD) staff. Have coordinated individual training events and presentations, for example on Civil Rights, Waste Management System Plans, Small Scale and Alternative Producers and a Smith Creek field day.
- Provided technical guidance, interpretation, and recommendations to technical specialists in the planning and application of natural resource management systems by teaching Conservation Planning for Introduction to Conservation Engineering in 2013 and 2014.
- Assisted the Area Engineer with reviewing Animal Waste Management System Plans for Area 1.
- Created and posted short videos for YouTube on Soil Health and innovative urban BMPs in the Smith Creek watershed, after taking an intensive course on video production.
- Served as a USDA-NRCS liaison for the Virginia Food Systems Council, a statewide organization that seeks to strengthen and grow sustainable local, regional, and state community food systems.
- Obtained and utilized Conservation Planning Certification, utilizing Toolkit and other NRCS field tools. I have developed Conservation Plans for a variety of different land uses, such as Highly Erodible Land Conservation Plans and CREP renewals for Area 1 farmers.
- Participated in professional development trainings outside of USDA's AgLearn to increase knowledge of conservation and collaboration on a variety of topics, such as "Strengthening Community Food Systems," in Lexington, KY, in February 2014; Sustainable Agriculture Research and Education (SARE) intensive video production class on making soil health videos July 2014, and Northeast Sustainable Agriculture Workgroup Conference November 2014.
- Have participated on the Shenandoah Valley Food and Farm Working Group since September 2007 to strengthen local, state, and regional food systems. Have served as a local foods' supporter, helping showcase sustainable food initiatives in the Shenandoah Valley region by leading a variety of outreach events, including a recent tour for USDA Rural Development May 2015.
- Have worked with Area 1 staff to conduct quality reviews and functional contract reviews in a variety of field offices.
- Have participated in trainings to learn more about conducting outreach to underserved populations such as the Amish Summit in Elizabethtown, PA, in March 2015. This event featured discussions and information on offering more effective NRCS assistance to Plain Sect populations.
- Worked in the Harrisonburg and Augusta County Field Offices for approximately six months during the transition from the RC&D Program to the Area Office (5/11-10/11). Took an Introduction to Conservation Engineering class, did engineering designs for watering troughs and stream crossings, measured and

checked field practices for certification, surveyed, made soils maps and aerial plan maps in Toolkit. Prepared payment documents, assembled six-part folders, completed CPA 52s, T&E Species reviews, Cultural Resources reviews, took program applications and ranked contract applications for USDA Financial Assistance Programs. Went on site visits to discuss and implement solutions to resource concerns with a variety of landowners in Augusta, Page and Rockingham Counties.

Shenandoah Resource Conservation and Development (RC&D); USDA-NRCS  
P.O. Box 60  
Verona, VA 24482

05/04 to 9/11

Supervisor: Ray Dorsett, retired, NRCS Assistant State Conservationist-Operations; [raydorsett@yahoo.com](mailto:raydorsett@yahoo.com)  
Council Representative: Joan Comanor, Chair, (540) 459-5209; [jcomanor@shentel.net](mailto:jcomanor@shentel.net)

### **SHENANDOAH RC&D COORDINATOR (This is a federal job-GS12)**

- I partnered with diverse, high level, external and internal stakeholders such as the Shenandoah RC&D Council; community leaders; County Supervisors, administrators and staff; Soil and Water Conservation District Directors and staff; USDA staff; State Agencies; Colleges and Universities; and non-profit organizations in a seven-county service region to put innovative and collaborative natural resource projects on the ground. To build the RC&D program and be responsible for grant-related projects, as well as projects that required technical assistance, I established a program climate that emphasized the critical importance of high-quality and accurate work.
- Worked with the RC&D Council to write, secure and manage grants for more than \$1.5 million for approximately 90 innovative projects, such as “Creating a Culture of Farm to Table,” for \$700,000 from the National Fish and Wildlife Foundation (NFWF) to integrate local food production with water quality; a sub-contracting award for \$243,000 from Virginia Tech to hire a Market Maker to market organic resources; secured \$255,000 in private funding from the Agua Fund which was re-granted by the Council to support sustainable agriculture projects in the Shenandoah River basin; secured \$250,000 from the Chesapeake Bay Funders Network for the Flexible Fencing I project and \$273,000 for the Flex Fence II project; secured \$10,000 from the Beirne Carter Foundation to assist with purchase of development rights programs in Clarke County; as well as numerous small grants for multiple natural resource projects. Many of these projects resulted in implementing multi-tier solutions to highly complex problems with long-lasting positive results. For example, the Flex Fencing project resulted in reduced setbacks in state and federal programs, now a model for the Chesapeake Bay.
- I was the first and only coordinator for the Shenandoah RC&D Program. To establish the program, keep it running smoothly and take it to levels of excellence, I worked with the RC&D Council to create and reevaluate policies, rules, procedures, systems and processes to ensure accountability and excellence in work delivery.
- As a supervisor to staff and grant-funded positions in the RC&D Program, as well as project manager on a wide variety of natural resource related projects, I set expectations with employees and partners to ensure expectations were effectively communicated and work was effectively completed. The Shenandoah RC&D Program increased its effectiveness and garnered progressively more resources over time with first-rate project management.
- Worked with JMU faculty on a variety of initiatives, including providing workshops and programs to increase energy efficiency for farmers and compose fact sheets on options for integrating wind and solar energy on-farm.
- Assisted with Council capacity building, financial management, strategic planning, and board development, including adding diversity.
- Constantly monitored the Shenandoah RC&D program’s work priorities. Worked with the RC&D Council to shift goals and initiatives to align program efforts with a variety of external priorities, such as customers, agency, Congress, and Administration priorities.

- Worked with the national RC&D program to conduct tours for legislators and staff to showcase the importance of the RC&D program and demonstrate local project success. Closely followed national USDA budget regarding RC&D program.
- Educated the public and local policy makers about a variety of natural resource concerns and policy issues and associated practices.
- Built and maintained strategic interpersonal relationships and alliances across agencies and organizations to build the RC&D program, implement innovative natural resource projects and collaborate on Shenandoah Valley-wide issues such as excess nitrogen, sediment and phosphorus in streams and rivers, and building local food systems.
- Provided technical expertise and/or secured it on behalf of Council projects.
- Assisted with publicity and publications on behalf of the Shenandoah RC&D Council to raise its profile in the community.
- Supervised one office assistant and grant-funded personnel, such as a Waste Solutions Forum assistant and a Market Maker, who helped farmers market their poultry litter, increase composting production and sales, and assisted in marketing organic waste produced in the Valley to outside the watershed.
- Initiated new projects on behalf of the Council to promote sustainable agriculture, rural vitality, water quality, nutrient management, and education, and promoted improvement in and conservation of natural resources.
- Participated as team member of NRCS-RC&D Coordinators in Virginia and served as Team Leader for two years. Acted as a calming and settling influence for others in highly stressful situations, such as when RC&D Program staff were no longer funded by Congress. I worked with RC&D Coordinators, agency management and Council leadership to provide direction on how to proceed when Virginia NRCS RC&D offices were shut down.
- Served as a technical resource to a wide variety of groups and individuals who advanced the conservation mission of the Council. This includes clearly explaining complex technical information to a wide variety of Council stakeholders, tailoring the information as needed to ensure understanding.
- Lead and helped initiate collaborative groups working together to solve complex natural resource problems and issues such as the Waste Solutions Forum (WSF) based in the Shenandoah Valley. This group collaborated on funding, education, and technical assistance to reduce excess manure from confined animal feeding operations in the Shenandoah Valley. We worked to monitor and redirect resources to maximize results across initiatives statewide. WSF evaluated multiple sources of resource information to initiate solutions and projects to reduce nitrogen, phosphorus and sediment going into the Chesapeake Bay. Served as WSF co-chair for two years. Co-chaired a large Waste Solutions Forum conference at the Rockingham County Fairgrounds. Supervised a Waste Solutions Forum Assistant.
- Worked with the Council to collaborate on innovative projects such as “Flexible Fencing” funded by shared sources such as the Chesapeake Bay Funders Network. The Flexible Fencing project resulted in state fencing assistance standards being changed in Virginia by piloting reduced streambank setbacks for farmers in the Shenandoah Valley that met NRCS standards and specifications. This is now a model for the Chesapeake Bay.

Valley Conservation Council (VCC)

01/99 to 05/04

17 Barristers Row

Staunton, VA 24402

Supervisor: Faye Cooper (540) 294-1665; [fcooper2@verizon.net](mailto:fcooper2@verizon.net)

## **DIRECTOR OF PUBLIC POLICY**

- Managed the *Community Partnership Program* that sought to establish a model for community conservation planning in the Shenandoah Valley region of Virginia. Engaged citizens and local government leaders in proactively identifying and protecting vital land resources across 11-county service region.
- Managed a conservation easement purchase program along the historic Staunton-to-Parkersburg Pike, funded by Transportation Enhancement Funds.
- Secured funding for a variety of VCC programs including grant writing, membership appeals, and strategies for securing major donor funding.

- Educated the public and local policy makers about a variety of land use planning policy, tools and techniques such as Agricultural and Forestal Districts.
- Assisted farmers with applying for Agricultural Forestal District designations, primarily in Rockingham and Augusta Counties. This resulted in temporary land protection of more than 2,000 acres.
- Provided technical expertise to landowners implementing voluntary land protection measures.
- Assisted with VCC riparian easement monitoring program.
- Wrote press releases, news articles, editorials, and a variety of media appeals to educate the public related to land use planning and correct misinformation that may appear in local media.
- Designed VCC's initial website and conservation resource center.
- Served as VCC liaison to numerous state-wide conservation consortiums, including the Virginia Conservation Network and Virginia's United Land Trusts, as well as local collaborations with farm bureaus, extension agents and conservation groups such as the Shenandoah Valley Battlefields Foundation.
- Coordinated numerous educational workshops and seminars across the Valley covering a variety of conservation issues, collaborating with co-sponsors and interested citizens, business interests, conservation groups, local government officials, landowners and farmers.
- Kept up to date on, educated and lobbied state and local legislators regarding natural resource policy issues and funding for land and water conservation initiatives.
- Assisted local Boards of Supervisors with land and natural resource protection language for inclusion in local Comprehensive Plan updates, including speaking at public hearings in favor of local conservation planning efforts.
- Kept abreast of and responded to federal level legislative initiatives related primarily to tax benefits for voluntary land protection.
- Worked with Virginia State Legislators and local Boards of Supervisors members to provide program information on natural resources related issues for decision making. That includes policy recommendations such as conservation easement tax credits and suggestions for local land protection initiatives in County Comprehensive Plans.

Eastern Mennonite University, Adult Degree Completion Program (ADCP)  
 1200 Park Road  
 Harrisonburg, VA 22802  
 Supervisor: Sue Cockley (540) 432-4984; [cockleys@emu.edu](mailto:cockleys@emu.edu)

01/97 to 01/99

**PROGRAM REPRESENTATIVE**

- Marketed to and recruited students for one of EMU's most financially successful programs – the Adult Degree Completion Program.
- Wrote copy, designed and placed advertising across a variety of media including television, radio and newspaper to market the program.
- Built relationships with existing and potential adult degree students.
- Met with and explained program requirements in detail to potential students.
- Evaluated student transcripts and assisted in degree completion planning.
- Managed telemarketing software, Goldmine, for student recruiting.
- Participated on university-wide marketing committee, local public relations council, and attended a variety of marketing courses and conferences.
- Coordinated events for current and former students, including networking and job fairs, as well as receptions for students beginning and completing the program.
- Managed customer service relationship for the ADCP program, ensuring customer needs were proactively identified and met.

Wichita State University (WSU)  
 University Communications-Relations  
 1845 Fairmont, Wichita, KS 67260  
 Supervisor: Joe Kleinsasser (316) 978-3013; [joe.kleinsasser@wichita.edu](mailto:joe.kleinsasser@wichita.edu)

11/94 to 07/96

## **MEDIA SPECIALIST**

- Wrote, edited, and proofread news and feature articles and press releases for internal and external publications following AP style.
- Coordinated, wrote, and edited two-and four-color college newsletters and generated publicity for the College of Fine Arts, the College of Education, and the Edwin A. Ulrich Museum of Art.
- Developed extensive network of media contacts and outlets to promote fine arts and education events in Wichita and surrounding areas.
- Worked with national media consultant to promote faculty research.
- Maintained monthly WSU calendar of events on the worldwide web and created print version for media distribution.
- Assisted with university special events, including graduation and centennial celebrations.
- Won a 1996 CASE District VI bronze award for writing.

Bethel College  
300 East 27th  
North Newton, KS 67117  
Supervisor: Wynn Goering

01/96 to 05/96

## **ADJUNCT INSTRUCTOR, PRINCIPLES OF SUSTAINABLE AGRICULTURE**

- Designed and taught the course “Principles of Sustainable Agriculture,” spring semester 1996.
- Course included readings, lecture, discussion, guest speakers and field trips.
- Designed and helped advise the class project that examined how to integrate locally produced food into the college food service.

The Land Institute (TLI)  
2440 E. Water Well Road  
Salina, KS 67401  
Supervisor: Brian Donahue (781) 736-3091; [bdonahue@brandeis.edu](mailto:bdonahue@brandeis.edu)

02/94 to 11/94

\*Note: Brian Donahue was the education director when I was an intern at TLI; he currently teaches at Brandeis.

## **INTERN/RESEARCH ASSISTANT**

- Participated in graduate-level field research program, collecting data and training others to collect data for more intensive management practices in transitioning to perennial agriculture and energy efficiency.
- Research included agro-ecological project evaluating perennial/annual crop interactions in the context of sustainable land management.
- Additional responsibilities included working with development director on grant writing and fund raising, being named assistant editor and writing for *The Land Report* and publishing a scientific paper outlining research results.

## **General Honors and Awards**

Chief of the USFS Honor Award 2023: Advancing Diversity, Equity, Inclusion and Accessibility in Program and Service Delivery

Regional Forester’s Award 2023: Innovation Group Award

USDA-USFS Performance Awards for FY 2023-2024

Outgoing President SWCS-Virginia Chapter, November 2021

USDA-NRCS Performance Awards for FY 2011-2021

2011 Conservator of the Year, Valley Conservation Council  
2010 Conservationist of the Year, Virginia Chapter of the Soil and Water Conservation Society  
Virginia Association of RC&D Councils Coordinator of the Year 2008  
USDA Certificate of Merit FY 2006, 2008, 2009, 2010 for Sustained Superior Performance  
Rockbridge Area Conservation Council's Community Service Award for Rockbridge Easement Agreement Program, 2003  
Eastern Mennonite University Quality Service Award, 1998  
CASE District VI bronze award for writing at Wichita State University, University Relations, 1996  
Sarah Bradley Tyson Memorial Fellowship Award, Woman's National Farm and Garden Association, 1991  
Membership in Golden Key Honor Society, 1985

## **Scientific and Proposed Publications and Posters**

*"Promotion and Adoption of Soil Health in Virginia: The Power of a Simple Demonstration and Story," Virginia Tech School of Plant and Environmental Sciences and Virginia Cooperative Extension, Blacksburg, Virginia; Virginia USDA-Natural Resources Conservation Service, Richmond and Harrisonburg, Virginia; Principal Author: Eric S. Bendfeldt, Extension Specialist, Community Food Systems*

*"Perennial Grain Candidates on the Sunshine Farm," The Land Report, No. 52, Spring 1995.*

In draft form to Island Press as one article in book: "Community Partnership Program: A Model for Community Conservation Planning in the Shenandoah Valley Region of Virginia."

## **Community Service**

Appointed by the Shenandoah Valley Soil and Water Conservation District to represent the City of Harrisonburg on the **Soil and Water Conservation District Board**. Service began June 2025.

**Vice President of the Massanutten Chapter of the Archaeological Society of Virginia.** Term began January 2026.

Appointed by the Harrisonburg City Council 2014 to serve on the **Stormwater Advisory Committee, Vice Chair**; February 2014 to March 31, 2015.

Appointed by the Harrisonburg City Council 2006 to serve on the **Harrisonburg Tree Advisory Board**: served two terms -- April 2006 until April 2011.

## **Professional Memberships**

Women in NRCS, 2015 to 2020

Archeological Society of Virginia – Massanutten Chapter, 2015 to present

Virginia Chapter, Soil and Water Conservation Society, 2015 to 2022; Past President

# Application Form

## Profile

Prefix	Rebecca	Middle Initial	Schrupp	Suffix
	First Name		Last Name	

becca3492@hotmail.com  
 Email Address

530 W Water St	
Home Address	Suite or Apt

Harrisonburg	VA	22801
City	State	Postal Code

### How many years have you been a resident of Harrisonburg?

1

Home: (605) 924-0134	
Primary Phone	Alternate Phone

N/A	N/A
Employer	Job Title

**Demographics** - (Submission of this information if voluntary and will not subject you to any adverse treatment should you chose to not complete)

### Ethnicity

Caucasian/Non-Hispanic

### Gender

Female

### What is your age?

30-40 years old

### Are you reapplying for a current position you hold? \*

No

### Which Boards would you like to apply for?

Environmental Performance Standards Committee (EPSAC): Submitted

## Interests & Experiences

Please tell us about yourself and why you want to serve.

**Why are you interested in serving on a board or commission?**

---

I would like to become more engrained in the community. My husband and I have recently purchased a home in Harrisonburg and intend to set roots here to raise our daughter. It is important to us to be involved citizens and to have a positive impact on our community for the sake of our neighbors, our daughter and ourselves.

**What other interests or concerns do you have regarding the community?**

---

I think it is important to create and maintain relationships with neighbors and businesses to help weather the hardships of political strife and impending climate issues. Harrisonburg is a very unique community and I'd like to be a part of its future in a meaningful way.

**What relevant experience or education do you have to this board or commission?**

---

I received a bachelor's degree in environmental science and geology and have worked a variety of natural resource management jobs in the past decade for both non-profits and the Federal government.

**Please list any past or present community involvement e.g. City Council, Boards and Commissions, Citizen Academy, etc. in Harrisonburg or elsewhere:**

---

N/A

[Rebecca\\_Schrupp\\_Resume\\_1\\_.pdf](#)

Upload a Resume

---

**EPSAC Applicants only**

Question applies to Environmental Performance Standards Committee (EPSAC)

**City Council is seeking EPSAC members to represent broad stakeholder interests within the city. If you will be participating on the EPSAC as a representative of a business, group, or organization, please provide the name of the business, group, or organization and indicate what stakeholder category the group represents. If more than one, please list all. A. Residents, civic leagues, homeowners associations. B. Institutional and tax exempt entities including colleges and churches. C. Business community including residential, commercial and industrial property owners, malls, and business groups. D. Professional engineers, real estate developers, and construction contractors. E. Special interest groups that represent economic development, environmental or outdoor recreation. F. Others, education professionals from the local schools and city staff: PLEASE CHOOSE ONE FROM THE DROP DOWN BOX \***

---

G: none

Question applies to Environmental Performance Standards Committee (EPSAC)

**Name of business, group or organization you would represent?**

---

N/A

---

**Bike/Pedestrian Subcommittee Applicants only**



# Rebecca Schrupp

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## SKILLS

Communication, public speaking, office management, Microsoft Excel and PowerPoint, Google Suite, group dynamics, leadership, international travel, GIS, Avenza Maps, volunteer organizing, data entry, equipment maintenance, training facilitation, personnel management, workshop management, customer service, independent work

## EXPERIENCE

### **Wilkinson Ecological Design** *Environmental Technician*

Nov 2023 - July 2024 \$25.00/hr 40+ hr/wk

- Implemented invasive species control, bio-engineering strategies and native plantings on private property to improve resiliency
- Worked in a team setting to complete projects in a timely manner with emphasizing safety and quality
- Persevered through inclement year-round weather
- Created and facilitated safety and maintenance training on the use of power tools such as chainsaws, brushsaws and other equipment
- Helped to establish a more concrete safety environment for the company

Contact Dan Sammartano (Director of Land Management; 508-246-3620)

### **Central Valley Habitat for Humanity-** *Restore Associate/Home*

*Construction and Repair* Sept 14, 2022-January 2023 \$15.00/hr 40 hr/wk

- Split time between Restore and Construction sites
- Accepted, processed and arranged donations, including furniture, home decor, building supplies, etc.
- Staged and organized store floor to maximize space and enhance customer satisfaction and experience while shopping
- Assisted with warehouse duties, including pick-up and delivery of purchased items and/or donations; processes and moved furniture and appliances
- On building sites, assisted many aspects of new home construction, including, shingling, painting, finishing, etc.
- Maintained clean and organized workspace, tools and equipment
- In both areas, worked with and delegated responsibilities and tasks to Volunteers and Homeowners

**DOI Bureau of Land Management–Forestry Technician (Type 6 Engine Crew Member)** April 10, 2022–Present \$15.92/hr 40 hr/wk

- Qualified Squad Boss/ FFT1
- Managed squads of 3–6 people during operations on active fire line
- Managed and organized paperwork related to fire assignments, i.e. CTRs (SF-261), radio communications, Severity Resource Information, local Avenza maps, etc.
- Cooperate well with interagency crews during both on- and off-forest assignments
- HECM Trainee

Contact Ben Patten (Jordan Station FOS), 406-557-3600

**Central Valley Habitat for Humanity Restore– Part-Time Restore Associate** Feb 1, 2022–April 1, 2022 \$14.00/hr 21 hr/wk

- Multi-functional job with varied responsibilities
- Daily tasks included: Cashier; customer service; processing, cleaning and pricing donations; staging and stocking shelves and display areas; working with and delegating tasks to volunteers
- Busy work environment requiring high communication and organizational skills, heavy lifting and friendly attitude

**USDA Forest Service–Forestry Technician (Type 6 Engine Crew Member)** May 9, 2021–Sept. 26, 2021 \$15.05/hr 40 hr/wk

- Qualified Squad Boss/ FFT1
- Managed squads of 3–6 people during operations on active fire line. • Managed and organized paperwork related to fire assignments, i.e. CTRs (SF-261), radio communications, Severity Resource Information, local Avenza maps, etc.
- Cooperate well with interagency crews during both on- and off-forest assignments.
- HECM Trainee
- Flagged and prepped fuel units
- Assisted in training new employees on: Chainsaw operations and maintenance during and after S-212; use and maintenance of pumps including Mark III, Type 6 engines and Volume Pumps; use and maintenance of hand tools; use and etiquette of radios (BK KNG-P150s)
- Confidently direct new firefighters during prescribed burns as well as burn out operations during suppression operations.
- Worked suppression and prescribed operations in Timber Groups 8,9,10; Grass Groups 1,2,3; Brush Groups 5; Slash Groups 11,12.
- Worked logistics from a Type 4 fire incident to a Type 1 Team Transition; organized drivers for food and supply deliveries, ordered catering from local vendors, oversaw ordering and inventory of supply cache and facilities,; handled General Message (ICS-213) forms, Emergency Equipment Shift Tickets (OF-304). LSC (3) Trainee, RCDM Trainee.

**The Nature Conservancy, Nebraska Chapter—Prescribed Fire**

*Technician* September 8, 2020–December 9, 2020 \$18.75/hr 35 hr/wk

- Primary responsibilities included assisting the Preserve with the Fall burning agenda, including unit preparation, line construction, ignitions, holding, mopup, and pile burning.
- Increased leadership responsibilities by serving as a Line Boss Trainee, conducting briefings, working with volunteers.
- Assisted with the creation of a Volunteer/Private Landowner-focused training based on S-130/190.
- Worked closely with local Private Landowners to increase community knowledge and experience with controlled burning on their land. • Continuously worked to maintain and improve a positive public opinion of the Preserve and prescribed burning as a land management technique. • Assisted with other Preserve tasks, such as Bison Roundup.

Contact Chad Bladow (Niobrara Valley Preserve Fire Manager), 402-389-0889

**USDA Forest Service—Forestry Technician (Type 6 Engine Crew**

*Member)* May 11, 2020–September 4, 2020 \$14.95/hr 40 hr/wk

- Daily responsibilities included: patrolling forest roads and trails; monitoring radio communications; organizing, maintaining and repairing tools and equipment relating to projects and fire management.
- Projects included: trail and road maintenance/clearing; forest thinning fuel projects.
- Engaged with members of the public utilizing the Forest and through outreach events.

Contact Robert “Joe” Hanson (Belt Creek Engine Foreman), 406-581-8988

**The Nature Conservancy, Virginia Chapter— Burn Crew Member**

February 18, 2020–May 8, 2020 \$16.00/hr 40 hr/wk

- Participated in the Spring 2020 prescribed burn season on the Allegheny Highland Preserve.
- Collaborated with multiple agencies to meet land management objectives. • Assisted with the completion of 3 prescribed Burns, ~1,400 acres. Duties included: ignitions, monitoring/patrolling, mop-up.
- Projects included: burn unit preparation, trail maintenance, road maintenance.

Contact Nikole Simmons (Allegheny Highlands Preserve), 540-839-3599

**Conservation Corps of Minnesota and Iowa— Field Specialist**

April 29, 2019–Present \$1,990 Monthly Stipend 45 hr/wk avg.

- Full term (1700 hours) Americorps service program.
- Facilitated and assisted Crew Leader and Member training and orientation. Trainings include trailer backing; introduction to chainsaws including parts, use and maintenance, field training, member evaluation; herbicide equipment, handling and use; hand tool use, maintenance and storage; Fire training. Additionally, assisted with personal development training programs, including Leave No Trace, goal setting and fulfillment, leadership development, etc.
- Engaged in direct outreach and recruitment with college-aged students one-on-one and in small groups. Regularly networked and developed

- relationships with a variety of Project partners from many agencies, including USFWS, Minnesota DNR, Soil and Water Conservation Districts, City Officials, TNC, Forest Service; as well as public entities, such as reporters, college professors and career staff, and the general public.
- Responsible for organizing, cleaning, inventory of shared shop space and all location equipment and tools.
  - Daily responsibilities include equipment maintenance and repairs, including but not limited to: hand tools, brushsaws, chain saws, UTVs, ATVs, fleet trucks and trailers.
  - Office duties include ADP timecard updates, Concur expenses and credit card statements, creating Emergency Response Plans for crews, recruitment opportunities, preparing for training exercises. I am proficient in the use of Microsoft Office Suite and Google Drive programs.
  - Personnel management responsibilities included facilitating Crew Leader conference calls and crew discussions; moderating crew conflict resolution; evaluated and provided peer-performance reviews of crew members and leaders at 90 day, mid-year, and end-of-term evaluation periods.
  - Invasive species removal via mechanical and chemical means (basal bark, girdling, cut stump, backpack foliar spraying).
  - Invasive and noxious species removal including: Forbes: Crown Vetch, Wild Parsnip, Spotted Knapweed, Leafy Spurge, Common Tansey, Purple Loosestrife, Bull Thistle; Trees: Aspen, Amur Maple, Buckthorn, Russian Olive, Red Cedar, Cottonwood.
  - Assisted crews in-field on various projects including: ATV trail maintenance; herbicide application via backpack spraying; shoreline restoration; Cedar revetment; North Country Trail construction; seed collection and processing.
  - Worked with various USFWS and DNR offices collecting and processing native forb and grass seeds. Processing methods include manual sifting and sorting, and mechanical methods with hammer mills, fan mill, de-bearder, automated sifters, tumblers, and other equipment.
  - Carpentry projects include birdhouses, box steps, sign kiosks. I have used a variety of stationary and portable carpentry tools: table saw, drill press, Miter saws, sawzall, circular saws, compact and electric drills, as well as hand tools.
  - Worked in all weather conditions, in difficult terrain while performing physically arduous tasks.

**Conservation Corps of Minnesota and Iowa- Crew Leader** February 4, 2019 - May 25, 2019 \$1,690 Monthly Stipend 45 hr/wk avg.

- Full term (1700 hours) Americorps service program.
  - Facilitated and assisted Crew Member training and orientation. Trainings include trailer backing; introduction to chainsaws including parts, use and maintenance, field training, member evaluation; herbicide equipment, handling and use; hand tool use, maintenance and storage; Fire training.
- Cadre Assistance at the 2019 Conservation Corps Fire Training: I led a group of 10 new members as they went through the classroom, interactive and field sessions for a 6 day training. I worked closely with a DNR employee, who acted as our Cadre leader. I was in charge of organizing the crew, checking uniforms and safety equipment, conducting briefings and AARs, and facilitating breakout trainings such as Radios, and IRPG review as well as question and answer sessions.
- Responsible for establishing contact with future Project Hosts to discuss

projects and work parameters such as: type of project, unit history, timeline, meeting location, deadlines, required tools and equipment, special concerns and considerations, necessary maps, data collection and reports/paperwork, contact information.

- Disseminated information to my 4-person crew about projects, daily responsibilities and goals, as well as debriefs and After Action Reviews.
- Completion of Herbicide reports on behalf of the Corps and Project Host.
- Ability to troubleshoot power tool issues.

**Conservation Corps of Minnesota and Iowa- Crew Member** February 12, 2018–December 13, 2018 \$1,355 Monthly Stipend 45 hr/wk avg

- Full term (1700 hours) AmeriCorps service program.
- Invasive species removal via mechanical and chemical means (basal bark, girdling, cut stump, backpack foliar spraying).
- Invasive and noxious species removal including: Woodies: Common Buckthorn, Honeysuckle, Sumac, Prickly Ash, Russian Olive, Red Cedar, Oriental Bittersweet; Forbes: Crown Vetch, Wild Parsnip, Purple Loosestrife, Birdsfoot Trefoil, Bull Thistle, Common Tansey.
- Daily and in-depth chainsaw cleaning and maintenance, hand tool sharpening.
- Native prairie seed processing and cleaning by hand.
- Worked with a variety of Agency partners, including USFWS, TNC, Department of Natural Resources (MN), Game Fish and Parks (SD).
- Worked in 3-8 person crews, requiring teamwork, conflict resolution, cooperation.
- Worked outdoors in all weather, and over all types of terrain.
- Clear cut Black Willow, Aspen and Green Ash trees ranging from 4-18 inch DBH in Glendalough State Park to restore mesic prairie ecosystem.
- Removed Red Cedar from 60 acres within a Prairie Bank Easement to maintain a healthy prairie ecosystem.

**AmeriCorps Disaster Response: Hurricane Florence, 2018**

- 30 day deployment to South Carolina as a responder to Hurricane Florence in Oct-Nov of 2018.
- Planning Section shadow, helping to facilitate morning and evening briefings, organization of volunteer events, reception of new crews, compile and disperse daily reports including the Incident Action Plan and the Situational Awareness Report.
- Logistics support, helping to transport large shipments of tools, inventory supplies, and facilitate briefings.
- Assisted with the operational goal of Muck and Gutting 120 homes, working in a crew of 5-10 members.
- Engaged with local community and homeowners while completing assessments and wellness checks.
- Recipient of the Champion of Service award.

**United Parcel Service- Delivery Service Provider**

November 2017–December 2017 \$18.75/hr

- Temporary employment delivering packages for the holiday season
- Fast-paced work requiring heavy lifting, bending, customer service skills and an excellent driving record
- Daily tasks: truck inspections, loading and organizing packages, customer interaction, handheld computer operation

**Academic Center for Enrichment**– *Office Assistant and Volunteer Coordinator*

January 2014 – June 2017 \$9.25/hr

- Event planning, organization and speaking
- Poster design, printing and public outreach, social media outreach • Training of volunteers and new employees
- General office management and secretarial duties
- Outreach and program education events for students and families promoting study away programs
- Presented at public speaking events with crowds ranging from 20-500 attendees.

**USDA ARS Soils Lab**– *Biological Service Aid*

May 2016 – January 2017 GS-0404, Grade 1 \$11.00/hr

- Fieldwork with and sample collection of soils, biomass, crops; manual weed removal, rock picking
- Lab work using grinders, chemical extractions and sample preparation

**Office of Sustainability, UMM**– *Ecostation Development Intern*

June 2015– December 2016 \$9.50/hr

- Assisted with the implementation of an outdoor learning laboratory • Hostess of international sustainability students, school groups • Fieldwork with soil sample collection, plant identification, GIS mapping, trail maintenance, carpentry, manual invasive plant removal
- Report writing, editing, data entry, GIS mapping
- Tour guide to showcase green and sustainable campus initiatives to prospective students and families, distinguished visitors and general public

## EDUCATION

**University of Minnesota, Morris** – *Environmental Science, Geology B.A.*  
August 2013–August 2017

- Pertinent Geology Courses: Hydrology, Quaternary and Glacial Geology, Groundwater, GIS and Remote Sensing, Mineralogy, Petrology
- Pertinent Biology Courses: Biogeochemistry and Global Change, Entomology, Ecology
- Study Abroad Courses: Environmental Science in the Alps, Italy; Environmental Field Research, Peru; Geohazards in the Himalaya, Earth Science Field Methods, Geology Field Study Project, Nepal



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Legislation Text

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**File #:** ID 26-020, **Version:** 1

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Harrisonburg Transportation Safety and Advisory Commission (TSAC)  
Presented By: Pamela Ulmer, City Clerk

TSAC currently has on reappointment request as well as two vacancies, and the City Clerk has received one application of interest for one of the vacant position, which is attached. There are no other applications on file.

# Application Form

## Profile

Mr. Kyle D. Lawrence  
 Prefix First Name Middle Initial Last Name Suffix

lawrence.kyle.d@gmail.com  
 Email Address

441 E Gay Street  
 Home Address Suite or Apt

Harrisonburg VA 22801  
 City State Postal Code

### How many years have you been a resident of Harrisonburg?

23

Mobile: (571) 277-8121  
 Primary Phone Alternate Phone

Shenandoah Valley Bicycle Coalition  
 Employer Executive Director  
 Job Title

**Demographics** - (Submission of this information if voluntary and will not subject you to any adverse treatment should you chose to not complete)

### Ethnicity

Caucasian/Non-Hispanic

### Gender

Male

### What is your age?

40-50 years old

### Are you reapplying for a current position you hold? \*

Yes

### Which Boards would you like to apply for?

Transportation Safety & Advisory Commission (TSAC): Submitted

## Interests & Experiences

Please tell us about yourself and why you want to serve.

**Why are you interested in serving on a board or commission?**

---

To continue making Harrisonburg safer and more welcoming for all road users. Transportation plays a vital role in our daily lives and ensuring everyone is able to safely and easily move about the Friendly City is personally very important to me.

**What other interests or concerns do you have regarding the community?**

---

Housing, parks & green space, and a vibrant downtown.

**What relevant experience or education do you have to this board or commission?**

---

I have served on this commission for two full terms and have attended meetings prior to my service. I also attend nearly every Bicycle and Pedestrian subcommittee meeting. In my past role as chair, I also serve on the MPO TAC.

**Please list any past or present community involvement e.g. City Council, Boards and Commissions, Citizen Academy, etc. in Harrisonburg or elsewhere:**

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Citizens Academy.

---

Upload a Resume

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**EPSAC Applicants only**

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**Bike/Pedestrian Subcommittee Applicants only**

## Application Form

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### Profile

Dr Michael R. Van Poots  
Prefix First Name Middle Initial Last Name Suffix

vanpoots@gmail.com  
Email Address

133 the tee  
Home Address Suite or Apt

Harrisonburg VA 22802  
City State Postal Code

### How many years have you been a resident of Harrisonburg?

10

Mobile: (336) 932-0011  
Primary Phone Alternate Phone

MolsonCoors Senior Manager Technical Services  
Employer Job Title

---

### Demographics - (Submission of this information if voluntary and will not subject you to any adverse treatment should you chose to not complete)

#### Ethnicity

Caucasian/Non-Hispanic

#### Gender

Male

#### What is your age?

50+ years old

#### Are you reapplying for a current position you hold? \*

No

---

### Which Boards would you like to apply for?

Transportation Safety & Advisory Commission (TSAC): Submitted

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### Interests & Experiences

Please tell us about yourself and why you want to serve.

**Why are you interested in serving on a board or commission?**

---

Serve my community

**What other interests or concerns do you have regarding the community?**

---

None

**What relevant experience or education do you have to this board or commission?**

---

Past President and board of directors at Spotswood Country Club & Property Owners Association Fairway Hills; Past Chief and board of directors at Harrisonburg Rescue Squad; Trustee and Treasurer Phi Kappa Theta National Fraternity

**Please list any past or present community involvement e.g. City Council, Boards and Commissions, Citizen Academy, etc. in Harrisonburg or elsewhere:**

---

Harrisonburg citizen police and fire academies; volunteer paramedic Harrisonburg Rescue Squad and volunteer sworn patrol officer Harrisonburg Police Department

[vanpoots\\_resume\\_bio\\_OCT2025.pdf](#)

Upload a Resume

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**EPSAC Applicants only**

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**Bike/Pedestrian Subcommittee Applicants only**

# Michael R. Van Poots

133 The Tee  
Harrisonburg, VA 22802

(336) 932 0011  
vanpoots@gmail.com

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## EXPERIENCE

### Senior Manager Brewery Technical Services / Operations

Oct '07 – Present

- MolsonCoors, Shenandoah, VA & Eden, NC
- Plant Leadership Team, reports to Senior VP.
  - Directed operations (10 million barrels annually).
  - Managed Process Safety (157k lbs Anhydrous Ammonia; largest in USA).
  - Reduced water/energy 19%/25% (2.82 hL); Achieved Zero waste to landfill.
  - Led \$175M brewery network infrastructure program.
  - Directed Lean World Class Manufacturing, production, IT, engineering, waste/water, regulatory compliance, security, emergency services (\$115M capital, \$163M OpEx).

### Director Plant Engineering

Mar '06 – Oct '07

- Diageo Global Supply, Breinigsville, PA
- Led engineering, maintenance, stockroom, utilities.
  - Improved OEE 15% to 80%, saved \$750k.
  - Built pay-for-skills program, North America technical community.

### Director of Plant Services / Production Manager

Dec '02 – Mar '06

- DSM Nutritional Products (Roche Vitamins Inc.), Belvidere, NJ
- Managed chemical plant production (vitamins, supplements).
  - Acted as plant manager, oversaw \$65M budgets.
  - Handled maintenance, contracts, warehouse, security, emergencies.

### Technology Manager / Product Engineer

Aug '00 – Dec '02

- Agere Systems (Lucent Technologies), Allentown, PA
- Engineered opto-electronic device production lines.

### Nuclear Submarine Warfare & Engineer Qualified Officer

May '95 – Aug '00

Naval Nuclear Power Program, US Navy

## EDUCATION

### Ph.D. – November 2011

Applied Management and Decision Sciences  
Walden University, Baltimore MD

### MBA – May 2005

Master of Business Administration  
Rensselaer Polytechnic Institute, Troy NY

### B.S. – May 1995

Engineering Physics  
Rensselaer Polytechnic Institute, Troy NY

## EXPERTISE

### Executive Education, Experience & Activities

- Executive Leadership Program BSL & FOCUS, Institute Career Advancement Needs
- Executive Education Senior Leadership Program, University of Michigan
- Executive Leader Program, IMD Lausanne Switzerland
- President, Spotswood Country Club Board
- Trustee, Phi Kappa Theta Fraternity
- Chief & Flight Paramedic, Harrisonburg Rescue Squad
- Sworn Patrol Officer, Harrisonburg Police Reserve
- Paramedic Instructor & EMS Coordinator
- Amateur Radio operator, KB3KEJ
- PADI Assistant Instructor, Dive Master, Rescue Diver, Master Diver, Solo Diver



# Rear Admiral Michael R. Van Poots

## Deputy Commander, Submarine Forces



Rear Admiral Michael R. Van Poots is a native of Sparta, NJ.

He is a graduate of Rensselaer Polytechnic Institute with both a Bachelor of Science Degree in Engineering Physics and a Master of Business Administration Degree in Management, holds a Doctor of Philosophy Degree in Applied Management and Decision Science from Walden University and is a graduate of various programs from the Navy Post Graduate School, Naval War College, Joint Forces Staff College, and National Defense University.

His flag officer tours include Commander Undersea Warfighting Development Center (UWDC), Deputy Commander Submarine Force Atlantic (SUBLANT), Deputy Commander Submarine Force Pacific (SUBPAC), Airborne Emergency Action Officer (AEA0) at U.S. Strategic

Command for Operation LOOKING GLASS, in June 2025 he assumed his current duties as Deputy Commander, Submarine Forces (SUBFOR).

His mobilization tours include Inspector General, Joint Task Force - Guantanamo Bay Cuba (JTF-GTMO) Operation ENDURING FREEDOM and Chief of Staff, Combined Joint Task Force - Horn of Africa (CJTF-HOA) Operation AQEA AL QAEDA EAST AFRICA EXORD.

His post command tours include Commander Office of Naval Research Reserve Component (ONR RC), Director Submarine Force Reserve Component (SFRC) and Deputy Commander Navy Reserve Region Readiness and Mobilization Command (REDCOM) Norfolk.

His seven command tours include Recruiting Support Unit Det. 428, Naval Security Force Naval Support Activity Naples Det. C, Naval Security Force Sugar Grove, Undersea Warfare Operations Det. N, Office of Naval Research Science Technology Det. 104, Office of Naval Research Science Technology Det. 105, and Office of Naval Research Science Technology Headquarters Det. 100.

At sea, his shipboard tours include USS BALTIMORE (SSN 704) and USS MONTPELIER (SSN 765) completing deployments to the Pacific, Northern Atlantic and Arctic Oceans.

Ashore, his staff tours include various submarine and operational related units including Commander Submarine Squadron Six Det. 504, Commander Submarine Group Ten Force Protection Det. 2, US Fleet Forces Maritime Operations Center Det. Greensboro, Chief of Naval Operations for Operations, Plans and Strategy (N3N5) at the Pentagon Navy Command Center, Chief of Naval Operations Strategic Studies Group (SSG 35) and he is designated a US Naval Academy Blue and Gold Officer (BGO) Deputy Area Coordinator.

He received his commission from the Naval Reserve Officer Training Corps (NROTC) program in Troy, NY, in 1995. He is a Level II Joint Qualified Officer. His doctoral dissertation research was conducted on Knowledge Management in Lean Manufacturing implementation. A qualified Submarine Warfare Officer, he is authorized to wear the Command Ashore and the US Naval War College (NWC) insignias.

His personal decorations include the Defense Superior Service Medal, Legion of Merit Medal (two awards), Defense Meritorious Service Medal, Meritorious Service Medal (three awards), Air Force Aerial Achievement Medal, Navy and Marine Corps Commendation Medal (three awards), Navy and Marine Corps Achievement Medal (five awards), and Military Outstanding Volunteer Service Medal (five awards). He has served with crews that have earned the Navy Battle Efficiency 'E' award, and various service, expeditionary, unit and campaign awards.