



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Meeting Agenda Planning Commission

Wednesday, September 11, 2019

7:00 PM

Council Chambers

1. Call To Order

2. Roll Call/Determination of Quorum

3. Approval of Minutes

3.a. Minutes from the August 14, 2019 Planning Commission Meeting

Attachments: [Minutes](#)

4. New Business - Public Hearings

4.a. Consider a request from Thomas W. and Taricia L. Pippert Trustees for a special use permit to allow short-term rental at 551 Myers Avenue.

Attachments: [Staff Report SUP \(551 Myers Avenue\)](#)
[Site maps](#)
[Application, applicant letter, and supporting documents](#)

4.b. Consider a request from Christopher J. and Kirsten L. Moore for a special use permit to allow a short-term rental at 231 West Grace Street.

Attachments: [Staff Report SUP \(231 West Grace Street\)](#)
[Site Maps](#)
[Application, applicant letter, and other supporting documents](#)

4.c. Consider a request from Bismarck LLC for a special use permit to allow manufacturing, processing, and assembly operations at 85 West Gay Street.

Attachments: [Staff Report SUP \(85 West Gay Street\)](#)
[Site Maps](#)
[Application, applicant letter and supporting documents](#)

4.d. Consider a request from Kathy Hite with representatives Madison Lucy Realty, LLC to rezone two parcels at 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road.

Attachments: [Staff Report RZ \(The Park on Reservoir Street\)](#)
[Site maps](#)
[Application, applicant letter, and supporting documents](#)
[Public comments received as of 12noon on September 6, 2019](#)

- 4.e. Consider a request from Kathy Hite with representatives Madison Lucy Realty, LLC for a special use permit for two parcels to allow multi-family dwellings of more than twelve units per building at 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road.

Attachments: [Staff Report RZ \(The Park on Reservoir Street\)](#)
 [Site maps](#)
 [Application, applicant letter, and supporting documents](#)
 [Public comments received as of 12noon on September 6, 2019](#)

- 4.f. Consider a request from Kathy Hite with representatives Madison Lucy Realty, LLC for a special use permit for two parcels to allow multi-family buildings greater than four stories and/or fifty-two feet in height at 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road.

Attachments: [Staff Report RZ \(The Park on Reservoir Street\)](#)
 [Site maps](#)
 [Application, applicant letter, and supporting documents](#)
 [Public comments received as of 12noon on September 6, 2019](#)

- 4.g. Consider a request from Kathy Hite with representatives Madison Lucy Realty, LLC for a special use permit for two parcels to allow retail stores, convenience shops, personal service establishments, and business and professional offices at 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road.

Attachments: [Staff Report RZ \(The Park on Reservoir Street\)](#)
 [Site maps](#)
 [Application, applicant letter, and supporting documents](#)
 [Public comments received as of 12noon on September 6, 2019](#)

- 4.h. Consider a request from Ashok Kunver to rezone 709 and 711 Foley Road.

Attachments: [Staff Report RZ \(703 and 711 Foley Road \(R-3 to R-5C\)\)](#)
 [Site maps](#)
 [Application, applicant letter, and supporting documents](#)

5. New Business - Other Items

- 5.a. Consider a request from Heifer Investments Subdivision to preliminarily subdivide a +/- 5.69-acre parcel into three parcels at a site addressed as 560 Waterman Drive.

Attachments: [Staff Report PP \(560 Waterman Drive\)](#)
 [Site Maps](#)
 [Application and supporting documents](#)
 [Preliminary Plat](#)

6. Unfinished Business

7. Public Comment**8. Report of Secretary & Committees****8.a. Proactive Code Enforcement****8.a.a. August 2019 Proactive Code Enforcement Report**

Attachments: [August 2019 Report](#)

8.c. Rockingham County Planning Commission Liaison Report**8.b. Board of Zoning Appeals Report****8.d. City Council Report****9. Other Matters****10. Adjournment****NOTE TO THE PUBLIC**

Staff will be available at 4:30 p.m. on the Tuesday before the next Planning Commission meeting for those interested in going on a field trip to view the sites on the next agenda.

Language interpretation service in Spanish 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

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>