



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Meeting Agenda Planning Commission

Wednesday, February 12, 2020

7:00 PM

Council Chambers

1. Call To Order

2. Roll Call/Determination of Quorum

3. Approval of Minutes

3.a. Minutes from the December 12, 2019 Work Session

Attachments: [Minutes](#)

3.b. Minutes from the January 8, 2020 Planning Commission Meeting

Attachments: [Minutes](#)

4. New Business - Public Hearings

4.a. Consider a request from 7-Eleven, Inc. to amend the Zoning Ordinance to allow vehicle fuel stations within the B-1, Central Business District

Attachments: [PC Memorandum](#)
[PC Application, applicant letter and supporting documents](#)
[PC Ordinance Amendment Proposed by Applicant](#)
[PC Ordinance Amendment Proposed by Staff](#)
[PC Exhibit - Zoning Map B-1 District](#)

4.b. Consider a request from 7-Eleven, Inc. for a special use permit to allow for a vehicle fuel station at 380 North Mason Street.

Attachments: [PC Memorandum](#)
[PC Site Maps](#)
[PC Application, applicant's letter and supporting documents](#)
[PC Proposed site development layout](#)

4.c. Consider a request from Virginia Mennonite Retirement Community, Inc. for a special use permit to allow multiple family dwellings at Park Road, Spruce Court, Pine Court, Hawthorne court, and Shank Drive

- Attachments:** [PC Memorandum](#)
[PC Site maps](#)
[PC Application, applicant letter, and supporting documents](#)
[PC Proposed site development layout](#)

5. Unfinished Business

- 5.a. Consider a request from Harrisonburg Cohousing, LLC to rezone 650 Keezletown Road

- Attachments:** [PC Memorandum](#)
[PC Site maps](#)
[PC Application, applicant letter, and supporting documents](#)
[PC Master Plan Zoning Requirements for Juniper Hill Commons](#)
[PC Master plan layout](#)
[PC Summary of differences between Master Plan and Zoning Ordinance](#)
[PC Rezoning Narrative for Juniper Hill Commons](#)
[PC Conceptual site layout](#)
[PC Exhibit. 15% slopes based on 2-ft contours](#)
[PC Exhibit - 2018 Comprehensive Plan Land Use Guide Map](#)
[PC Public comments received as of February 7, 2020](#)
[PC Memorandum - January 8, 2020](#)
[PC Master Plan Zoning Requirements for Juniper Hill Commons - January 8, 20](#)
[PC Public comment received as of January 2, 2020](#)

6. Public Comment

7. Report of Secretary & Committees

- 7.a. Proactive Code Enforcement
- 7.b. Rockingham County Planning Commission Liaison Report
- 7.c. Board of Zoning Appeals Report
- 7.d. City Council Report

8. Other Matters

- 8.a. Update on Planning & Zoning Projects

- Attachments:** [Memorandum](#)

9. 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 Planning Commission meetings. To ensure that interpreters are available at the meeting, interested persons must request the accommodation at least four (4) calendar days in advance of the meeting by contacting the City Clerk at (540) 432-7701 or by submitting a request online at:
www.harrisonburgva.gov/interpreter-request-form

El servicio de intérpretes inglés-español está disponible para las reuniones públicas de la Comisión de Planificación. Para asegurar la disponibilidad de intérpretes, cualquier interesado deberá solicitar la presencia de un intérprete al menos cuatro (4) días calendarios antes de la reunión comunicándose con la Secretaría Municipal al (540) 432-7701 o por medio de la página por internet al:

<https://www.harrisonburgva.gov/interpreter-request-form>