



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Meeting Agenda Planning Commission

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Wednesday, August 11, 2021

6:00 PM

Council Chambers

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### 1. Call To Order

### 2. Roll Call/Determination of Quorum

### 3. Approval of Minutes

#### 3.a. Minutes from the July 14, 2021 Planning Commission Meeting

**Attachments:**      [Minutes](#)

### 4. New Business - Public Hearings

#### 4.a. Consider a request from Skylar & Talli, LLC for a rezoning to amend proffers for a +/- 5.44-acre property at 1051 & 1351 Peach Grove Avenue

**Attachments:**      [PC Memorandum](#)  
[Site maps](#)  
[Application, applicant letter, and supporting documents](#)

#### 4.b. Consider a request from Cobbler's Valley Development Inc. to rezone a +/- 3.14-acre property at 601 Pear Street

**Attachments:**      [PC Memorandum](#)  
[Site maps](#)  
[Application, applicant letter, and supporting documents](#)  
[Concept plan](#)

#### 4.c. Consider a request from Cobbler's Valley Development Inc. for a special use permit to allow townhomes at 601 Pear Street

**Attachments:**      [PC Memorandum](#)  
[Site maps](#)  
[Application, applicant letter, and supporting documents](#)  
[Concept plan](#)

#### 4.d. Consider a request from PDY LLC to rezone a +/- 2.03-acre parcel located at the terminus of Suter Street

**Attachments:**     [PC Memorandum](#)  
                          [Site Maps](#)  
                          [Application, Applicant Letter & Supporting Documents](#)  
                          [Conceptual Site Development Layout & Pre Plat](#)  
                          [Draft HOA Declaration of Covenants](#)

- 4.e. Consider a request from PDY LLC for a special use permit for townhomes on at +/- 2.03-acre property at the terminus of Suter Street

**Attachments:**     [PC Memorandum](#)  
                          [Site Maps](#)  
                          [Application, Applicant Letter & Supporting Documents](#)  
                          [Conceptual Site Development Layout & Pre Plat](#)  
                          [Draft HOA Declaration of Covenants](#)

## 5. New Business - Other Items

- 5.a. Consider a request from PDY LLC to preliminarily subdivide a +/- 2.03-acre parcel to create 23 parcels and dedicate public street right-of-way for the extension and permanent termination of Suter Street

**Attachments:**     [PC Memorandum](#)  
                          [Site Maps](#)  
                          [Application, Applicant Letter & Supporting Documents](#)  
                          [Conceptual Site Development Layout & Pre Plat](#)  
                          [Draft HOA Declaration of Covenants](#)

- 5.b. Consider a request from George and Betty Heavner to preliminarily subdivide a +/- 5.3-acre parcel at 1270 Smithland Road

**Attachments:**     [PC Memorandum](#)  
                          [Site Maps](#)  
                          [Application, Applicant Letter & Supporting Documents](#)  
                          [Preliminary Plat](#)

- 5.c. Consider a request from W.S.K.K.&J. LLC to preliminary subdivide a +/- 6.0 parcel at 3900 Early Road

**Attachments:**     [PC Memorandum](#)  
                          [Site Maps](#)  
                          [Application, Applicant Letter & Supporting Documents](#)  
                          [Preliminary Plat](#)

## 6. Unfinished Business

## 7. Public Comment

**8. Report of Secretary & Committees**

- 8.a. Proactive Code Enforcement (On Hold)
- 8.b. Rockingham County Planning Commission Liaison Report
- 8.c. Board of Zoning Appeals Report
- 8.d. City Council Report

**9. Other Matters**

- 9.a. Planning Commission Annual Report 2020

Attachments:     [Annual Report](#)

- 9.b. Community Development Annual Report 2020

Attachments:     [2020 Community Development Annual Report](#)

- 9.c. Consider Planning Commission Bylaws

Attachments:     [PC Memorandum Updated](#)  
                          [Draft Bylaws](#)  
                          [PC Memorandum](#)

- 9.d Update on Zoning and Subdivision Rewrite Project

**10. Adjournment**

NOTE TO THE PUBLIC

Community members/Media will be able to attend the meeting according to best practices and procedures associated with pandemic disaster.

1. Masks must be worn by anyone unvaccinated
2. Social distancing rules will apply

The meeting can also be viewed live on:

- The City's website, <https://harrisonburg-va.legistar.com/Calendar.aspx>, and
- Public Education Government Channel 3

A phone line will also be live where community members will be allowed to call in and speak with Planning Commission during the Public Hearings and the Public Comments portion of the night's meeting. We ask those that wish to speak during the public comment period 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

Community members also may provide comment prior to the meeting by emailing:  
Thanh.Dang@harrisonburgva.gov.