



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Meeting Agenda Planning Commission

Wednesday, January 12, 2022

6:00 PM

Virtual

1. Call To Order

2. Roll Call/Determination of Quorum, Election of Officers, and acknowledgement of Ethical Principles in Planning

2.a. Election of Chair, Vice-Chair, and Secretary, and appointment of Board of Zoning Appeals member for 2022

2.b. Acknowledgement of Ethical Principles in Planning

Attachments: [Ethical Principles in Planning](#)

3. Approval of Minutes

3.a. Minutes from the December 8, 2021 Planning Commission Meeting

Attachments: [PC Minutes 12-08-2021](#)

4. New Business - Public Hearings

4.a. Consider a request from Heather and Bronson Griscom for a special use permit to allow a short-term rental at 217 Franklin Street

Attachments: [PC Memorandum](#)
[Site Map](#)
[Application and supporting documents](#)

4.b. Consider a request from Vincenzo Luigi Dattolo with representatives Blue Ridge Marble, LLC for a special use permit to allow manufacturing, processing and assembly operations at 84 Pleasant Valley Road

Attachments: [PC Memorandum](#)
[Site Map](#)
[Application and supporting documents](#)

4.c. Consider a request from Our Community Place to rezone 50 and 52 Reservoir Street

Attachments: [PC Memorandum](#)
[Site Map](#)
[Applications and supporting documents](#)

4.d. Consider a request from Our Community Place for a special use permit to allow

reducing required parking areas at 50 & 52 Reservoir Street

Attachments: [PC Memorandum](#)
 [Site Map](#)
 [Applications and supporting documents](#)

- 4.e. Request from Armada Hoffer Properties to amend the Zoning Ordinance to allow multiple-family dwellings and/or mixed use buildings by special use permit in the B-2, General Business District

Attachments: [PC Memorandum](#)
 [Application and supporting documents](#)
 [Proposed Zoning Ordinance Amendments](#)

- 4.f. Consider a request from A/H Harrisonburg Regal LLC with representatives Armada Hoffer for a special use permit to allow multiple-family and/or mixed-use buildings at 381 University Boulevard

Attachments: [PC Memorandum](#)
 [Site map](#)
 [Application and supporting documents](#)

- 4.g. Consider a request from Bluestone Land Company, Inc. with representatives Woda Cooper Development, Inc. to amend the Comprehensive Plan's Land Use Guide map for a +/- 4.7-acre property on Lucy Drive

Attachments: [PC Memorandum](#)
 [Site map](#)
 [Application and supporting documents](#)
 [Exhibit A. Quarter-Mile Buffer Maps](#)
 [Exhibit B. Illustration of Proffer #8](#)
 [Public comments received as of January 7, 2022](#)

- 4.h. Consider a request from Bluestone Land Company, Inc. with representatives Woda Cooper Development, Inc. to rezone a +/- 4.7-acre property on Lucy Drive

Attachments: [PC Memorandum](#)
 [Site map](#)
 [Application and supporting documents](#)
 [Exhibit A. Quarter-Mile Buffer Maps](#)
 [Exhibit B. Illustration of Proffer #8](#)
 [Public comments received as of January 7, 2022](#)

- 4.i. Consider a request from Bluestone Land Company, Inc. with representatives Woda Cooper Development, Inc. for a special use permit to allow multi-family dwellings of more than twelve units per building on Lucy Drive

- Attachments:**
- [PC Memorandum](#)
 - [Site map](#)
 - [Application and supporting documents](#)
 - [Exhibit A. Quarter-Mile Buffer Maps](#)
 - [Exhibit B. Illustration of Proffer #8](#)
 - [Public comments received as of January 7, 2022](#)

5. New Business - Other Items

6. Unfinished Business

7. Public Comment

8. Report of Secretary & Committees

- 8.a. Proactive Code Enforcement (On Hold)
- 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 PUBLIC

In accordance with the Emergency Resolution to effectuate temporary changes in certain deadlines and to modify public meeting and public hearing practices and procedures to address continuity of operations associated with pandemic disaster, adopted on January 11, 2022, the public will not be able to physically attend the Planning Commission meeting.

However, a phone line will be live where residents will be allowed to call in and speak with Planning Commission during the Public Hearings and the Public Comments portion of the 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

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

Community members will be able to watch the meeting live on:

- The City's website, <https://www.harrisonburgva.gov/agendas>
- Public Education Government Channel 3