



CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

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Virginia State Code 15.2-2232
Findings, Proposed Homeless Services Center at 1111 North Main Street

On June 14, 2023, at its regularly scheduled meeting, the Planning Commission for the City of Harrisonburg conducted a review of, and held a public hearing for, the proposed Homeless Services Center at 1111 North Main Street (the Site) pursuant to Harrisonburg City Code Section 10-1-6 and Virginia Code Section 15.2-2232. The Planning Commission received a staff report from the Department of Community Development.

After due consideration of the information and comments received regarding the Site and the City of Harrisonburg's current Comprehensive Plan, the Planning Commission finds the general or approximate location, character, and extent of the Site is substantially in accord with the City's adopted Comprehensive Plan, which designates the Site as Mixed Use.

Additionally, all the sites adjacent to this property along North Main Street are zoned B-2, General Business District or M-1, General Industrial District. The B-2 district allows a mixture of commercial and service activities, including transient accommodations, which include homeless shelters. To the north, adjacent properties are zoned M-1, General Industrial District.

Given the Site's location along North Main Street providing a homeless shelter in this area creates the opportunity for transportation related Traditional Neighborhood Design (TND) principles to be implemented with using connected sidewalks and public transportation.

Finally, Planning Commission believes that providing a homeless shelter is another tool to work toward achieving Objective 6.3 within the Comprehensive Plan, which states:

“To support programs that prevent and address homelessness in the City.”

Respectfully Submitted,

Brent Finnegan, Chair of the Planning Commission