



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Meeting Agenda Planning Commission

Wednesday, August 9, 2023

6:00 PM

Council Chambers

1. Call To Order

2. Roll Call/Determination of Quorum

3. Approval of Minutes

3.a. Minutes from the July 12, 2023 Planning Commission Meeting

Attachments: [Minutes](#)

4. New Business - Public Hearings

4.a. Consider a request from Trustees Harrisonburg First Church of the Brethren for a special use permit for a child day care at 315 South Dogwood Drive

Attachments: [PC Memorandum](#)
 [Site Maps](#)
 [Application and Supporting Documents](#)

4.b. Consider a request from Fast Lane Auto Tech LLC for a special use permit to allow manufacturing, processing and assembly operations at 80 Ashby Avenue.

Attachments: [PC Memorandum](#)
 [Site Maps](#)
 [Application and Supporting Documents](#)

4.c. Consider a request from Harrisonburg Redevelopment and Housing Authority to rezone 11, 21, 31 Elon Rhodes Lane, 241 Commerce Drive, and 298 East Washington Street.

Attachments: [PC Memorandum](#)
 [Site maps](#)
 [Application and supporting documents](#)
 [2004 Proffers](#)

4.d. Consider a request from Harrisonburg Redevelopment and Housing Authority for a special use permit to allow multiple-family dwellings of no more than twelve (12) units per building at 11, 21, 31 Elon Rhodes Lane, 241 Commerce Drive, and 298 East Washington Street

Attachments: [PC Memorandum](#)
 [Site maps](#)
 [Application and supporting documents](#)
 [2004 Proffers](#)

4.e. Consider a request from Karwan K. Saeed to rezone 215 Pear Street

Attachments: [PC Memorandum](#)
 [Site Maps](#)
 [Application and Supporting Documents](#)

4.f. Consider a request from Daniel W. and Nancy R. Brubaker Trustees and Bluestone Land Company; D&N LLC to rezone 210, 280, and 290 West Mosby Road.

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

4.g. Consider a request from Daniel W. and Nancy R. Brubaker Trustees and Bluestone Land Company; D&N LLC for a special use permit to allow multiple-family buildings greater than four (4) stories in height and/or fifty-two (52) feet in height at 210, 290, and 280 West Mosby Road

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

4.h. Consider a request from Daniel W. and Nancy R. Brubaker Trustees and Bluestone Land Company; D&N LLC for a special use permit per Section 10-3-55.4 (1) to allow multiple-family dwellings of no more than twelve (12) units per building for 210, 290, and 280 West Mosby Road

Attachments: [PC Memorandum RZ \(W Mosby Road Searles-Brubaker\)](#)
 [Site maps](#)
 [Application and supporting documents](#)

4.i. Consider a request from Mark Daniel Williams and Andrea Jane Williams to rezone 1205 Hillcrest Drive

Attachments: [PC Memorandum](#)
 [Site Maps](#)
 [Application and Supporting Documents](#)

4.j. Consider a request from DCI Partners LLC to rezone 810 Port Republic Road.

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

- 4.k. Consider a request from DCI Partners LLC for a special use permit to allow multiple-family dwellings and/or mixed use buildings within the B-2 at 810 Port Republic Road

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

5. New Business - Other Items

- 5.a. Consider a request from Bailey Family Farms LLC per Section 7-2-4 of the City Code for the City of Harrisonburg to provide water service onto property located at 59 Bank Church Road within Rockingham County

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

6. Unfinished Business

7. Public Comment

8. Report of Secretary & Committees

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. Review Summary of next month's applications

10. Adjournment

NOTE TO THE PUBLIC

Staff will be available at 4:00 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.

INTERPRETATION SERVICES

Language interpretation service in Spanish, Arabic and Kurdish 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>

NOTE TO THE PUBLIC

Residents/Media will be able to attend the meeting.

The Public can also view the meeting live on:

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

A phone line will also 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 night's 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

Residents also may provide comment prior to the meeting by visiting this page: www.harrisonburgva.gov/agenda-comments