



# City of Harrisonburg

409 S. Main Street  
Harrisonburg, VA 22801

## Meeting Agenda - Final City Council

*Mayor Deanna R. Reed*  
*Vice-Mayor Richard A. Baugh*  
*Council Member Ted Byrd*  
*Council Member George Hirschmann*  
*Council Member Christopher B. Jones*

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Tuesday, August 8, 2017

7:00 PM

Council Chambers

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1. Roll Call
2. Invocation
3. Pledge of Allegiance
4. Special Recognition
5. **Consent Agenda (any item placed on the consent agenda shall be removed and taken up as a separate matter, if so requested by any member of Council, otherwise all items will be voted on with one (1) motion)**
  - 5.a. Minutes from City Council meeting July 25, 2017

**Attachments:**     [Minutes](#)
  - 5.b. Consider a supplemental appropriation for the Police Department in the amount of \$56,000

**Review & Recommendation:** Consider a supplemental appropriation for the Police Department from federal asset funds (to be used for Law Enforcement purposes only). Funds will be used for the repurposing of the City-owned structure on Greendale Road is to provide a training facility for classroom instruction and a police substation. The structure will contain a classroom suitable for community meetings and will have a kitchen/break-room area.

**Attachments:**     [Memorandum](#)  
                              [Supplemental Appropriation](#)  
                              [Budget Spreadsheet](#)  
                              [Power Point Presentation](#)
6. **Public Hearings**
  - 6.a. Consider a request from Davis Mill, LLC with representative Blackwell Engineering for a special use permit to allow multiple family dwellings of more than 12 units per building within the R-5, High Density Residential District on a 4.34 +/- acre site, addressed as 2465, 2485, 2511, and 2521 Reservoir Street, and 2401, 2402, and 2408 Clubhouse Court.

**Review & Recommendation:** Planning Commission recommended approval of the SUP per Section 10-3-55.4 (1) of the Zoning Ordinance for the property zoned R-5C, High Density Residential Conditional and located on tax map parcels 81-A-7, 9, 10, 11 and a portion of 81-E-7.

**Attachments:** [Memorandum](#)  
[Extract SUP Campus View](#)  
[Site maps](#)  
[Application, applicant letter, and supporting documents](#)  
[Proposed site development layout](#)  
[Public Hearing Notice](#)  
[Surrounding Property Owners notice](#)  
[PowerPoint presentation](#)

- 6.b.** Consider amending and re-enacting Article G Sections 10-3-25, 10-3-26, 10-3-28 and 10-3-29, 10-3-34(10), 10-3-40(11), 10-3-46(3), 10-3-48.4(3), 10-3-52(6), 10-3-55.4(6), 10-3-56.4(g), 10-3-57.4(g), 10-3-58.4(6), 10-3-79(1), 10-3-91(8), 10-3-97(8), 10-3-106(a), 10-3-180(8) and Article F Section 10-3-24 of the City of Harrisonburg, Virginia, Code of Ordinances and enacting Section 10-3-25.1 of the City of Harrisonburg, Virginia, Code of Ordinances associated with adding requirements for minimum off-street bicycle parking spaces for development and redevelopment.

**Review & Recommendation:** Planning Commission recommended approval of the amendments adding minimum off-street bicycle parking regulations within Article G for all development and redevelopment projects, where the minimum number of bicycle parking spaces varies depending upon the use on the parcel (note that bicycle parking is not required for single family detached or duplex units). The amendments further include: specifications for bicycle parking plan submittals; a modification to the definition of "off-street parking" in Section 10-3-24 to refer to both vehicle and bicycle parking; and changes to Section 10-3-28 to clarify rules for computing the required number of minimum parking spaces. Lastly, the following sections will be amended to clarify that the existing regulations noted in the sections refer only to vehicle parking spaces: Sections 10-3-26, 10-3-29, 10-3-34, 10-3-40, 10-3-46, 10-3-48.4, 10-3-52, 10-3-55.4, 10-3-56.4, 10-3-57.4, 10-3-58.4, 10-3-79, 10-3-91, 10-3-97, 10-3-106, and 10-3-180.

**Attachments:** [Memorandum](#)  
[Extract ZO Amendment](#)  
[Proposed DCSM amendments](#)  
[Current Ordinance reflecting requested amendments](#)  
[Public Hearing Notice](#)  
[Surrounding Property Owners notice](#)  
[PowerPoint presentation](#)

- 6.c.** Consider amending the Design and Construction Standards Manual (DCSM) Chapter 2 General Design Standards. Specifically, the changes are to amend Section 2.6.10 by replacing the existing requirement with statements that require developers to meet the standards as specified in the Zoning Ordinance and that such details shall include the location, design, and spacing of bicycle parking on site.

**Review & Recommendation:** Two drawings are also being added to the DCSM to illustrate examples of how to apply regulations related to bicycle parking.

**Attachments:** [Memorandum](#)  
[Extract ZO Amendment](#)  
[Amendment DCSM Bicycle Parking - staff proposal](#)  
[DCSM Bike Rack Details](#)

**6.d.** Consider the reappropriation of encumbrances that were outstanding at the end of Fiscal Year 2017 in the amount of \$4,026,881.09

**Review & Recommendation:** At the end of Fiscal Year 2017 there were outstanding encumbrances for purchase orders which were issued prior to June 30, 2017. These purchase orders were carried forward to the new Fiscal Year 2018 budget; however, the budgeted funds lapsed as of June 30, 2017. The purchase orders were for goods and/or services which were contracted for but not received prior to June 30, 2017. The purpose of the supplemental appropriation is to request that the funds for these outstanding purchase orders be reappropriated to the current fiscal year's budget.

This supplemental appropriation represents an increase of over 1% of the total city budget. Code of Virginia Section 15.2-2507 requires a public hearing for budget amendments that exceed 1% of the budget.

**Attachments:** [Memorandum](#)  
[Supplemental Appropriation](#)

## 7. Regular Items

**7.a.** Report on services offered by Anicira

**Attachments:** [PowerPoint presentation](#)

**7.b.** Consider a request from Founders Way, LLC to preliminarily subdivide a 6.456 +/- acre parcel into 31-townhouse lots, one common area lot, and a parcel to contain condominium units. A variance to the requirements of the Subdivision Ordinance Section 10-2-42 (c) is being requested to allow lots to not have public street frontage. The property is currently addressed as 1230, 1240, 1250, 1260, 1270, 1275, 1280, and 1290 Constitution Court.

**Review & Recommendation:** Planning Commission recommended approval of the preliminary plat with the requested variance. The property is zoned R-3, Medium Density Residential District, and has public street frontage along Founders Way and Oriole Lane. The property is identified as tax map parcel 31-O-1.

**Attachments:** [Memorandum](#)  
[Extract PP Founders Way II - 2017](#)  
[Site map](#)  
[Application, letter, and preliminary plat](#)  
[Plat of Founders Way Condominium](#)  
[PowerPoint presentation](#)

**7.c.** Consider a request from Slavic Christian Church per Section 7-2-4 of the City Code for the City to provide water service for a church use on property located along

Erickson Avenue, Harrisonburg, Virginia 22801.

**Review & Recommendation:** Planning Commission recommended approval of the Public Utilities Application request on property identified by Rockingham County's tax map as parcel 108-A-L79.

**Attachments:** [Memorandum](#)  
[Extract PUA Erickson Avenue](#)  
[Site Map](#)  
[Public Utilities Application \(8 pages\)](#)  
[PowerPoint presentation](#)

- 7.d. Consider a request from Twin Management LLC per Section 7-2-4 of the City Code for the City to provide water service for a commercial use on property located at 4446 Rawley Pike, Harrisonburg, VA 22801.

**Review & Recommendation:** Planning Commission recommended approval of the Public Utilities Application for the property identified by Rockingham County's tax map as parcel 107-(12)-L1.

**Attachments:** [Memorandum](#)  
[Extract PUA 4446 Rawley Pike \(](#)  
[Site Map](#)  
[Public Utility Application](#)  
[PowerPoint presentation](#)

- 7.e. Consider amending Section 15-3-2 Noise Violations; penalties and 15-3-3 Mass Social Outdoor Gatherings of the Harrisonburg City Code to clarify and strengthen certain aspects of these ordinances

**Review & Recommendation:** In August of 2016, city council enacted Section 15-3-3 regarding noise permits for mass outdoor social gatherings, and certain provisions of Section 15-3-2, the Noise Ordinance, in order to address issues and problems emanating from large parties. Now that the Mass Social Outdoor Gathering Ordinance has been in effect for a year, staff has met with various interested parties, including students, property owners, property managers, and law enforcement and other emergency services in order to ascertain what changes should be made to these Ordinances.

**Attachments:** [Memorandum](#)  
[Current ordinance reflecting proposed changes](#)

## 8. Other Matters

8.a. Comments from the public, limited to five minutes, on matters not on the regular agenda. (Name and address are required)

8.b. City Council and Staff

## 9. Closed Session

- 9.a. 2.2-3771(A) Subsection 1 Discussion of personnel, and

2.2-3711(A) Subsection 3 Discussion or consideration of the acquisition of real estate for a public purpose where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.

**10. Adjournment**