



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Meeting Agenda Planning Commission

Wednesday, February 9, 2022

6:00 PM

Virtual

1. Call To Order

2. Roll Call/Determination of Quorum

3. Approval of Minutes

3.a. Minutes from the January 12, 2022 Planning Commission Meeting

Attachments: [Minutes](#)

4. Appointment of Board of Zoning Appeals member for 2022

5. New Business - Public Hearings

5.a. 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 - Updated](#)
[Site map](#)
[Application and supporting documents](#)
[Exhibit A. Quarter-Mile Buffer Maps](#)
[Exhibit B. Illustration of Proffer #8](#)
[Public comments in Opposition received as of February 4, 2022](#)
[Public comments in Support received as of February 4, 2022](#)
[PC Memorandum](#)

5.b. 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 - Updated](#)
[Site map](#)
[Application and supporting documents](#)
[Exhibit A. Quarter-Mile Buffer Maps](#)
[Exhibit B. Illustration of Proffer #8](#)
[Public comments in Opposition received as of February 4, 2022](#)
[Public comments in Support received as of February 4, 2022](#)
[PC Memorandum](#)

- 5.c. 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 - Updated](#)
 [Site map](#)
 [Application and supporting documents](#)
 [Exhibit A. Quarter-Mile Buffer Maps](#)
 [Exhibit B. Illustration of Proffer #8](#)
 [Public comments in Opposition received as of February 4, 2022](#)
 [Public comments in Support received as of February 4, 2022](#)
 [PC Memorandum](#)

- 5.d. Consider a request from Joyce A. Shultz and Joyce A. Shultz MD Living Trust with representatives Bluestone Land LLC for a special use permit to allow multi-family dwellings of more than 12 units per building in the R-5 district at 765 East Market Street and properties along Franklin Street

Attachments: [PC Memorandum](#)
 [Site Map](#)
 [Application, applicant letter, and supporting documents](#)
 [Concept Plan](#)

- 5.e. Consider a request from Joyce A. Shultz and Joyce A. Shultz MD Living Trust with representatives Bluestone Land LLC to rezone 23 parcels totaling +/- 6.48-acres located at East Market Street and Franklin Street

Attachments: [PC Memorandum](#)
 [Site Map](#)
 [Application, applicant letter, and supporting documents](#)
 [Concept Plan](#)

- 5.f. Consider a request from Mountain View Apartments LLC with representatives Harrisonburg Community Health Center to rezone 1381 Little Sorrell Drive

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

- 5.g. Consider amending off-street vehicle and bicycle parking requirements in Article G of the Zoning Ordinance for community building and community center uses

Attachments: [PC Memorandum](#)
 [Proposed ZO Amendments](#)
 [Summary Table of Community Building and Community Center Uses](#)

6. New Business - Other Items

6.a. Consider a request from Arturo Mendez to preliminarily subdivide 723 North Liberty Street

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

7. Unfinished Business

8. Public Comment

9. Report of Secretary & Committees

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

10. Other Matters

11. 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