



# City of Harrisonburg

409 S. Main Street  
Harrisonburg, VA 22801

## Meeting Agenda - Final City Council

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Tuesday, September 12, 2023

5:30 PM

Council Chambers

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### Work Session and Regular Session

#### Work Session (5:30 PM)

##### 1. Roll Call

##### 2. Regular Items

###### 2.a. HRMPO 2045 Long Range Transportation Plan Highlights

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

###### 2.b. Consider approval of State Performance Contract for Harrisonburg Rockingham Community Services Board

**Attachments:** [Performance Contract](#)

###### 2.c. Proclamation celebrating Explore More Discovery Museums 20th Birthday

**Attachments:** [Proclamation](#)

###### 2.d. Update on the Asset Limited Income Constrained Employed (ALICE) Report

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

###### 2.e. Update on the I-81 Widening Harrisonburg Project

**Attachments:** [Memorandum](#)  
[116280 FI Displays Merged](#)  
[PowerPoint Presentation](#)

###### 2.f. Consider a reallocation of funds in the General Capital Projects Fund in the amount of \$1.5 million for the Homeless Services Center project.

**Attachments:** [Memorandum](#)  
[Reallocation of Budgeted Funds](#)

###### 2.g. Consider a supplemental appropriation in the amount of \$800,000 for the Emergency Communications Center (ECC)

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

- 2.h. Consider approving a resolution setting the percentage of Personal Property Tax Relief to Tax Year 2023

**Attachments:**     [Memorandum](#)  
                              [Resolution](#)  
                              [PPTR Calculation](#)

## Recess

## Regular Session (7:00 PM)

1. Invocation
2. Pledge of Allegiance
3. Special Recognition
4. **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)

- 4.a. Minutes from the August 22, 2023 City Council Meeting

**Attachments:**     [Minutes](#)

- 4.b. Minutes from the August 26, 2023 and August 27, 2023 City Council Retreat

**Attachments:**     [082623 minutes](#)  
                              [082723 minutes](#)

- 4.c. Consider a request from Sunchase Harrisonburg LLC to rezone two parcels at 1900, 1901, 1904, 1908, 1909, 1913, 1914, 1916, 1921, 1924, 1929, 1932, 1933, 1940, 1941, 1948 Sunchase Drive and 720, 723, 728, 736, 744 Chase Court

**Attachments:**     [Memorandum](#)  
                              [Extract from Planning Commission](#)  
                              [Site Maps](#)  
                              [Application and Supporting Documents](#)  
                              [Public comments](#)  
                              [PC Memorandum](#)  
                              [Notice of Public Hearing](#)  
                              [Surrounding Property Owners Notice](#)  
                              [PowerPoint presentation](#)

- 4.d. Consider a request from Christophel Properties LLC and Abigail J. Christophel to rezone two parcels at 853 and 853-A Hillside Avenue

**Attachments:**     [Memorandum](#)  
                          [Extract from Planning Commission](#)  
                          [Site Maps](#)  
                          [Application and Supporting Documents](#)  
                          [PC Memorandum](#)  
                          [Notice of Public Hearing](#)  
                          [Surrounding Property Owners Notice](#)  
                          [PowerPoint presentation](#)

- 4.e. Consider the special event application request for Explore More Discovery Museum's Big Birthday Bash event on Saturday, October 14, 2023, from 10am-4pm.

**Attachments:**     [Memorandum](#)  
                          [Special Event Application](#)

- 4.f. Consider the special event application request for the annual Race to Beat Breast Cancer 5k Run/Walk on Saturday, October 21, 2023.

**Attachments:**     [Memorandum](#)  
                          [Special Event Application](#)  
                          [Course Map](#)

- 4.g. Consider the special event application request for the Veterans Parade on Sunday, November 5, 2023.

**Attachments:**     [Memorandum](#)  
                          [Special Event Application](#)

## 5. Public Hearings

- 5.a. Consider CDBG 2022-2023 Consolidated Annual Performance Evaluation Report (CAPER)

**Attachments:**     [Memorandum](#)  
                          [Public Hearing Notice](#)  
                          [Summary for Council](#)  
                          [Power Point Presentation](#)

- 5.b. Consider approving an Ordinance adopting local C-PACE Program, to the City Code of the City of Harrisonburg

**Attachments:**      [Memorandum](#)  
[Ordinance](#)  
[Locality Agreement](#)  
[Commercial Agreement](#)  
[PowerPoint presentation](#)

- 5.c. Consider a request from Karwan K. Saeed to rezone 215 Pear Street

**Attachments:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Updated proffer statement](#)  
[Site Maps](#)  
[Application and Supporting Documents](#)  
[PC Memorandum](#)  
[Public Hearing Notice](#)  
[Surrounding Property Owners Notice](#)  
[PowerPoint presentation](#)

- 5.d. Consider a request from Mark Daniel Williams and Andrea Jane Williams to rezone 1205 Hillcrest Drive

**Attachments:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Site Maps](#)  
[Application and Supporting Documents](#)  
[PC Memorandum](#)  
[Public Hearing Notice](#)  
[Surrounding Property Owners Notice](#)  
[PowerPoint presentation](#)

- 5.e. 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:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Site maps](#)  
[Application and supporting documents](#)  
[2004 Proffers](#)  
[PC Memorandum](#)  
[Public Hearing Notice](#)  
[Surrounding Property Owners Notice](#)  
[PowerPoint presentation](#)

- 5.f. 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:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Site maps](#)  
[Application and supporting documents](#)  
[2004 Proffers](#)  
[PC Memorandum](#)  
[Public Hearing Notice](#)  
[Surrounding Property Owners Notice](#)  
[PowerPoint presentation](#)

- 5.g. 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:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Site Maps](#)  
[Application and Supporting Documents](#)  
[PC Memorandum](#)  
[Surrounding Property Owners Notice](#)  
[Public Hearing Notice](#)  
[PowerPoint Presentation](#)

- 5.h. 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:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Corrected Site map for Land Use Guide](#)  
[Site maps](#)  
[Application and supporting documents](#)  
[Concept Plan and Rezoning Area Map \(higher resolution image\)](#)  
[PC Memorandum](#)  
[Public Hearing Notice](#)  
[Surrounding Property Owners Notice](#)  
[PowerPoint presentation](#)

- 5.i. 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:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Corrected Site map for Land Use Guide](#)  
[Site maps](#)  
[Application and supporting documents](#)  
[Concept Plan and Rezoning Area Map \(higher resolution image\)](#)  
[PC Memorandum](#)  
[Public Hearing Notice](#)  
[Surrounding Property Owners Notice](#)  
[PowerPoint presentation](#)

- 5.j. 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:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Corrected Site map for Land Use Guide](#)  
[Site maps](#)  
[Application and supporting documents](#)  
[Concept Plan and Rezoning Area Map \(higher resolution image\)](#)  
[PC Memorandum](#)  
[Public Hearing Notice](#)  
[Surrounding Property Owners Notice](#)  
[PowerPoint presentation](#)

- 5.k. Consider adopting and re-enacting Section 7-4-22 - Charges for Installing New Water Service Lines and Sewer Laterals, of the Code of Ordinances, City of Harrisonburg, Virginia

**Attachments:**      [Memorandum](#)  
[Current ordinance](#)  
[Amended Ordinance](#)  
[Public Hearing Notice](#)  
[PowerPoint presentation](#)

## 6. Regular Items

- 6.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:**      [Memorandum](#)  
[Extract from Planning Commission](#)  
[Site map](#)  
[Application and supporting documents](#)  
[PC Memorandum](#)  
[PowerPoint presentation](#)

- 6.b. Consider approving a resolution setting the percentage of Personal Property Tax Relief to Tax Year 2023

**Attachments:**      [Memorandum](#)  
[Resolution](#)  
[PPTR Calculation](#)

- 6.c. Consider approval of State Performance Contract for Harrisonburg Rockingham Community Services Board

**Attachments:** [Performance Contract](#)

- 6.d. Consider amending and re-enacting Section 7-2-5 - Sprinkler Systems Generally, of the Code of Ordinances, City of Harrisonburg, Virginia

**Attachments:** [Agenda Memorandum](#)  
[original ordinance reflecting recommended amendments](#)  
[revised amended ordinance amendment](#)  
[Section 7-2-5 Final - Clean version](#)

- 6.e. Consider amending and re-enacting Section 7-2-10 - Separate Water Meters Required for Each Building; exceptions, of the Code of Ordinances, City of Harrisonburg, Virginia

**Attachments:** [Agenda Memorandum](#)  
[Original ordinance reflecting recommended amendments](#)  
[revised ordinance amendment](#)  
[Sec 7-2-10 Final - Clean Version](#)

- 6.f. Consider amending and re-enacting Section 7-3-64 - Separate Building Sewer Required for Each Building; and exceptions - of the Code of Ordinances, city of Harrisonburg, Virginia

**Attachments:** [Agenda Memorandum](#)  
[Original ordinance reflecting recommended amendments](#)  
[revised ordinance amendment](#)  
[Sec 7-3-64 Final - Clean version](#)

- 6.g. Consider amending and re-enacting Section 7-2-9 - Private Water Lines, to the Code of Ordinances, City of Harrisonburg, Virginia.

**Attachments:** [Agenda Memorandum](#)  
[Current ordinance reflecting recommended amendments](#)  
[additional edited ordinance amendment](#)  
[Sec 7-2-9 Final - Clean Version](#)

## 7. Supplementals

- 7.a. Consider a supplemental appropriation in the amount of \$800,000 for the Emergency Communications Center (ECC)

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

## 8. Reallocations



- 8.a. Consider a reallocation of funds in the General Capital Projects Fund in the amount of \$1.5 million for the Homeless Services Center project.

Attachments:      [Memorandum](#)  
                                 [Reallocation of Budgeted Funds](#)

## 9. Other Matters

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

9.b. City Council and Staff

## 10. Closed Session

- 10.a. Closed meeting as authorized by the Virginia Freedom of Information Act, Virginia Code Section 22.2-3711(A)

Subsection 1 for the discussion of personnel matters;

## 11. Adjournment

### 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 City Council 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](http://www.harrisonburgva.gov/agenda-comments)**

**Interpretation Services**

**Language interpretation service in Spanish, Arabic and Kurdish is available for City Council 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](http://www.harrisonburgva.gov/interpreter-request-form)**

**El servicio de intérpretes inglés-español está disponible para las reuniones públicas del consejo municipal. 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>**