



City of Harrisonburg

409 S. Main Street
Harrisonburg, VA 22801

Meeting Agenda - Final-revised City Council

Tuesday, November 26, 2024

7:00 PM

Council Chambers

1. Roll Call

2. Invocation

3. Pledge of Allegiance

4. Special Recognition

4.a. Recognition of the 2024 Citizens Academy Graduates

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 the October 22, 2024, City Council Meeting

Attachments: [Minutes](#)

5.b. Consider a supplemental appropriation in the amount of \$1,302,216

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

5.c. Consider a supplemental appropriation in the amount of \$1,186,239

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

6. Public Hearings

6.a. Consider a request from Josue Elidio Pereira Coreas to rezone 731 Jefferson Street

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

6.b. Consider a request from Lonnie and Linda Suter to rezone 1158 Rockingham Drive

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

6.c. Consider a request from Waterman Investments, LLC to amend Zoning Ordinance to modify regulations associated with minimum principal building setbacks for townhomes within the R-8 district

Attachments: [Memorandum](#)
[Extract from Planning Commission](#)
[Application and supporting documentation](#)
[Current Ordinance Reflecting Recommended Amendments](#)
[PC Memorandum](#)
[Addt public commens](#)
[Notice of Public Hearing](#)
[Surrounding Property Owners Notice](#)
[PowerPoint presentation](#)

- 6.d. Consider a request from Liberty Hall LC, Ordovician, L.C., and Aichus LLC for a Comprehensive Plan Map amendment at properties addressed as 51, 75, 85 Waterman Drive, and West Market Street (Quarry Heights)

Attachments: [Memorandum](#)
[Extract from Planning Commission](#)
[Site maps](#)
[Application and supporting documents](#)
[Public comments received before October 4, 2024](#)
[Public comments received between Oct 4 and Planning Commission public hearing](#)
[PC Memorandum](#)
[Addt public comments](#)
[Notice of Public Hearing](#)
[Surrounding Property Owners Notice](#)
[PowerPoint presentation](#)

- 6.e. Consider a request from Liberty Hall LC, Ordovician, L.C., and Aichus LLC to rezone properties addressed as 51, 75, 85 Waterman Drive, West Market Street, and Brickstone Court (Quarry Heights)

Attachments: [Memorandum RZ](#)
[Extract from Planning Commission](#)
[Site maps](#)
[Application and supporting documents](#)
[Public comments received before October 4, 2024](#)
[Public comments received between Oct 4 and Planning Commission public hearing](#)
[PC Memorandum](#)
[Addt Public Comment](#)
[Notice of Public Hearing](#)
[Surrounding Property Owners Notice](#)
[PowerPoint presentation](#)
[Updated Concept Plan](#)
[Updated Proffer Letter \(Final-Clean Version\)](#)
[Updated Proffer Letter \(Tracked Changes Version\)](#)

- 6.f. Consider a request from Liberty Hall LC, Ordovician, L.C., and Aichus LLC for a special use permit to allow multiple-family dwellings of more than 12 units per building at 51, 75, 85 Waterman Drive, and parcels on West Market Street and Brickstone Court (Quarry Heights)

Attachments: [Memorandum](#)
[Extract from Planning Commission](#)
[Site maps](#)
[Application and supporting documents](#)
[Public comments received before October 4, 2024](#)
[Public comments received between Oct 4 and Planning Commission public hea](#)
[PC Memorandum](#)
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[PowerPoint presentation](#)
[Updated Concept Plan](#)
[Updated Proffer Letter \(Final-Clean Version\)](#)
[Updated Proffer Letter \(Tracked Changes Version\)](#)

- 6.g. Consider a request from Liberty Hall LC, Ordovician, L.C., and Aichus LLC for a special use permit to allow attached townhouses of no more than eight units at properties addressed as 51, 75, 85 Waterman Drive, and West Market Street (Quarry Heights)

Attachments: [Memorandum](#)
[Extract from Planning Commission](#)
[Site maps](#)
[Application and supporting documents](#)
[Public comments received before October 4, 2024](#)
[Public comments received between Oct 4 and Planning Commission public hea](#)
[PC Memorandum](#)
[Addt public comments](#)
[Notice of Public Hearing](#)
[Surrounding Property Owners Notice](#)
[PowerPoint presentation](#)

- 6.h. Consider a request from Liberty Hall LC, Ordovician, L.C., and Aichus LLC for a special use to allow reduced side yard setbacks at properties addressed as 51, 75, 85 Waterman Drive, and West Market Street (Quarry Heights)

Attachments: [Memorandum](#)
[Extract from Planning Commission](#)
[Site maps](#)
[Application and supporting documents](#)
[Public comments received before October 4, 2024](#)
[Public comments received between Oct 4 and Planning Commission public hearing](#)
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[PowerPoint presentation](#)

7. Regular Items

- 7.a. Consider approving a Donation Agreement between Build Our Park and the City of Harrisonburg

Attachments: [Memorandum](#)
[Agreement](#)
[Site Plan](#)
[Letters of Support](#)

8. Supplementals

- 8.a. Consider a supplemental appropriation for the Harrisonburg City School Board

Attachments: [Memorandum](#)
[Supplemental Appropriation](#)
[School Finance Director Memorandum](#)

- 8.b. Consider a supplemental appropriation for the Water Capital Projects Fund

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

9. Reallocations

- 9.a. Consider a reallocation of ARPA funds

Attachments: [Memorandum](#)
[Budget Reallocation](#)

10. Other Matters

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

10.b. City Council and Staff

11. Boards and Commissions

11.a. Planning Commission

Attachments: [Richard Baugh - reappointment](#)
 [Kate Nardi - reappointment](#)

11.b. Economic Development Authority

Attachments: [Mike Martin](#)
 [William Holland](#)

12. 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

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

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>