



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Meeting Agenda Planning Commission

Wednesday, April 10, 2024

6:00 PM

Council Chambers

1. Call To Order

2. Roll Call/Determination of Quorum

3. Approval of Minutes

3.a. Minutes from the February 14, 2024 Planning Commission Meeting

Attachments: [Minutes](#)

3.b. Minutes from the March 13, 2024 Planning Commission Meeting

Attachments: [Minutes](#)

4. New Business - Public Hearings

4.a. Consider a request from Sahara III LC for a special use permit to allow multiple-family dwellings and/or mixed use buildings at 1846 Evelyn Byrd Avenue

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

4.b. Consider a request from Elba A. Herrero De Dildy and Jose Martir Guterrez Hernandez to rezone 35 Monroe Street

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

4.c. Consider a request from Liberty Street Investments LLC to rezone 162 West Elizabeth Street

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

4.d. Consider a request from David L. Snyder to rezone tax map parcel 34-C-2 (415 North Liberty Street)

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

- 4.e. Consider a request from Hurstwenger Properties LLC to rezone portions of 1011, 1019, 1021, and 1023 West Market Street

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

- 4.f. Consider a request from Hurstwenger Properties LLC for a special use permit to allow warehousing and other storage facilities at 1011, 1019, 1021, 1023, and 1031 West Market Street

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

- 4.g. Consider a request from Hurstwenger Properties LLC for a special use permit to allow building material sales and storage yards, contractors equipment sales and storage yards and other similar uses at 1011, 1019, 1021, 1023, and 1031 West Market Street

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

- 4.h. Consider a request from Hurstwenger Properties LLC for a special use permit to allow multiple-family dwellings and/or mixed use buildings at 1011, 1019, 1021, 1023, and 1031 West Market Street

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

- 4.i. Consider a request from B & A Group LLC to rezone a 290, 294, and 298 Lucy Drive

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

- 4.j. Consider a request from B & A Group LLC for a special use permit to allow attached townhomes of not more than eight (8) units at 290, 294, and 298 Lucy Drive

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

5. New Business - Other Items

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 Discuss future Planning Commission worksession for Zoning & Subdivision Ordinance Update Project

9.b. 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