



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Meeting Agenda Planning Commission

Wednesday, June 10, 2020

6:00 PM

Council Chambers

1. Call To Order

2. Roll Call/Determination of Quorum

3. Approval of Minutes

3.a. Minutes from the March 11, 2020 Planning Commission meeting

Attachments: [Minutes](#)

4. New Business - Public Hearings

4.a. Consider amendments to Chapter 12, Transportation of the 2018 Comprehensive Plan

Attachments: [PC Memorandum](#)
[PC Proposed Amendments to Chapter 12, Transportation - Chapter Text](#)
[PC Proposed Amendments to Ch. 12, Transportation - Street Improvement Plan](#)
[PC May 22, 2020 Letter from the Virginia Department of Transportation](#)

4.b. Consider a request from Bell Investments LLC for a special use permit to allow business and professional offices at 794 North Main Street

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

4.c. Consider a request from Virginia Mennonite Retirement Community to amend the Zoning Ordinance by reducing requirements for minimum separation between buildings in the R-3, Medium Density Residential District. Along with the request, City staff proposes the same amendments to be made within the R-3, Multiple Dwelling Residential and R-4, Planned Unit Residential Districts

Attachments: [PC Memorandum](#)
[PC Application and Applicant Letter](#)
[PC Zoning Ordinance Amendments](#)

4.d. Consider a request from Richard L. and Betty L. Sampson with representatives Edilza M. Alfaro Diaz and Carlos Madrid to rezone seven parcels addressed as 143, 145, 149, and 153 Charles Street and five parcels with no street address that have frontage along Clinton Street

Attachments: [PC Memorandum](#)
 [PC Site Maps](#)
 [PC Application, applicant letter and supporting documents](#)
 [PC Exhibit A](#)

- 4.e.** Consider a request from Robert D. and Gretchen M. Maust and representative Matchbox Realty to rezone 151 West Wolfe Street

Attachments: [PC Memorandum](#)
 [PC Site maps](#)
 [PC Applications, applicant letter, and supporting documents](#)
 [PC Conceptual Site Layout for 151 West Wolfe Street Parking Lot](#)
 [PC Excerpt from Site Plan for Renovation at 136 W Elizabeth St](#)

- 4.f.** Consider a request from Robert D. and Gretchen M. Maust and representative Matchbox Realty for a special use permit to allow parking lots and parking garages as principal uses at 151 West Wolfe Street

Attachments: [PC Memorandum](#)
 [PC Site maps](#)
 [PC Applications, applicant letter, and supporting documents](#)
 [PC Conceptual Site Layout for 151 West Wolfe Street Parking Lot](#)
 [Excerpt from Site Plan for Renovation at 136 W Elizabeth St](#)

5. New Business - Other Items

6. Unfinished Business

7. Public Comment

8. Report of Secretary & Committees

8.a. Proactive Code Enforcement

8.c. Rockingham County Planning Commission Liaison Report

8.b. Board of Zoning Appeals Report

8.d. City Council Report

9. Other Matters

10. Adjournment

NOTE TO THE PUBLIC

In accordance with the Emergency Ordinance 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 April 6, 2020, the public will not be able to physically attend the Planning Commission meeting.

However, a phone line will be live where community members 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

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://harrisonburg-va.legistar.com/Calendar.aspx>
- Public Education Government Channel 3