



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Meeting Agenda Planning Commission

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Wednesday, September 9, 2020

6:00 PM

Council Chambers

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### 1. Call To Order

### 2. Roll Call/Determination of Quorum

### 3. Approval of Minutes

#### 3.a. Minutes from the August 12, 2020 Planning Commission Meeting

Attachments: [Minutes](#)

### 4. New Business - Public Hearings

#### 4.a. Consider a request from the Northeast Neighborhood Association Inc. for a special use permit to allow for a community building at 192 Kelley Street

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

#### 4.b. Consider a request from the Northeast Neighborhood Association Inc. for a special use permit to allow for the reduction of required parking areas at 192 Kelley Street

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

#### 4.c. Consider a request from Orange Sky Investments LLC for a special use permit to allow a short-term rental at 165 New York Avenue

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

### 5. New Business - Other Items

#### 5.a. Consider a request from Patrick Mannion to close +/- 502 sq. ft. of undeveloped public alley located between 663 East Rock Street and 672 East Wolfe Street

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

- 5.b.** Consider a request from Cobbler's Valley Development Inc. to preliminarily subdivide a +/- 5.66-acre parcel into two parcels and public street right-of-way at a site addressed as 585 and 611 Pear Street

**Attachments:**      [PC Memorandum](#)  
                                 [Site Maps](#)  
                                 [Application, Applicant Letter and Supporting Documents](#)  
                                 [Cobbler's Valley Preliminary Plat](#)  
                                 [Master Plan of Development within Rockingham County](#)

**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**

- 9.a.** Update on the Zoning and Subdivision Ordinances Update Project

**Attachments:**      [Memorandum](#)

**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