



City of Harrisonburg

409 S. Main Street
Harrisonburg, VA 22801

Meeting Agenda - Final-revised City Council

Tuesday, February 9, 2021

7:00 PM

Council Chambers/Virtual

1. Roll Call

2. Invocation

3. Pledge of Allegiance

4. Special Recognition

4.a. Presentation of Accreditation Certificate

Attachments: [Memorandum](#)

4.b. Presentation from the City of Harrisonburg / Rockingham County Criminal Justice Planner

Attachments: [Presentation \(PDF\)](#)
[Powerpoint presentation](#)

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 January 26, 2021 City Council Meeting

Attachments: [Minutes](#)

6. Public Hearings

- 6.a. Consider a request from Martha E. Grover, Trustee and MG Harrisonburg LLC with representatives Bluestone Land LLC to rezone two parcels at 161 and 241 Blue Ridge Drive.

Attachments: [Memorandum](#)
[Application, applicant letter, and supporting documents](#)
[Extract from Planning Commission](#)
[Site maps](#)
[Conceptual site development layout and site illustrations](#)
[Harrisonburg Downtown Transit Center Conceptual Design Report](#)
[Public Hearing Notice #2](#)
[Surrounding Property Notice](#)
[Surrounding Properties Notice # 2](#)
[Letter & addt proffers \(Blue Ridge\)](#)
[Stormwater Narrative - Blue Ridge](#)
[Traffic Impact Analysis \(Blue Ridge\)](#)
[PowerPoint presentation from applicant](#)
[PC Memorandum](#)
[Public comment as of 1-4-2021](#)
[Addt Public Comment](#)
[PowerPoint presentation](#)

- 6.b. Consider a request from Martha E. Grover, Trustee and MG Harrisonburg LLC with representatives Bluestone Land LLC for a special use permit to allow multi-family dwellings of more than twelve units per building at 161 and 241 Blue Ridge Drive.

Attachments: [Memorandum](#)
[Application, applicant letter, and supporting documents](#)
[Extract from Planning Commission](#)
[Site maps](#)
[Conceptual site development layout and site illustrations](#)
[Harrisonburg Downtown Transit Center Conceptual Design Report](#)
[Public Hearing #2](#)
[Surrounding Properties Notice #2](#)
[Surrounding Property Notice](#)
[PC Memorandum](#)
[Public comment as of 1-4-2021](#)
[Adt Public Comment](#)

- 6.c.** Consider a request from Bluestone of Harrisonburg LLC to rezone parcels addressed as 3485, 3491, 3585, and 3611 South Main Street

Attachments: [Memorandum](#)
[Extract from Planning Commission](#)
[Site maps](#)
[Application, applicant letter, and supporting documents](#)
[Conceptual site development layout \(Exhibits\)](#)
[Public Hearing Notice](#)
[Surrounding Properties Notice](#)
[PowerPoint Presentation](#)
[Extract of the Rockingham Co Board of Supervisors Agenda Packet from Nover](#)
[Extract of the Rockingham County Board of Supervisors Minutes from November](#)
[PC Memorandum](#)

- 6.d.** Consider a request from Bluestone of Harrisonburg LLC to amend the Comprehensive Plan's Land Use Guide map for portions of parcels addressed as 3485, 3491, 3585, and 3611 South Main Street

Attachments: [Memorandum](#)
[Extract from Planning Commission](#)
[Site maps](#)
[Application, applicant letter, and supporting documents](#)
[Conceptual site development layout \(Exhibits\)](#)
[Public Hearing Notice](#)
[Surrounding Properties Notice](#)
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[Extract of the Rockingham Co Board of Supervisors Agenda Packet from Nover](#)
[Extract of the Rockingham County Board of Supervisors Minutes from November](#)
[PC Memorandum](#)

7. Regular Items

- 7.a. Consider a request from Harrisonburg Cohousing LLC to preliminarily subdivide a +/- 5.26-acre parcel at 650 Keezletown Road

Attachments: [Memorandum](#)
[Extract from Planning Commission](#)
[Site maps](#)
[Application, applicant letter, and supporting documents](#)
[Preliminary plat](#)
[Exhibit. Existing Public Water and Public Sanitary Sewer Mains Near 650 Keezletown Road](#)
[PowerPoint presentation](#)
[PC Memorandum](#)

- 7.b. Consider a request from Orange Sky Investments LLC for a special use permit to allow a short-term rental at 165 New York Avenue. A public hearing for this item was previously heard at the October 13, 2020 City Council meeting; however, no decision on the SUP was made.

Attachments: [Updated Memorandum](#)
[Memorandum](#)
[Extract from Planning Commission](#)
[Site maps](#)
[Application, applicant letter, and supporting documents](#)
[surrounding property notice](#)
[Public Hearing notice](#)
[PowerPoint presentation](#)
[PC Memorandum](#)

- 7.c. Consider an ordinance regarding late fees charged for late payments of utility bills (water, sewer and solid waste disposal)

Attachments: [Memorandum](#)
[Ordinance Option 1](#)
[Ordinance Option 2](#)
[Ordinance Option 3](#)
[Ordinance Option 4](#)

8. Other Matters

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

8.b. City Council and Staff

9. Boards and Commissions

9.a. Harrisonburg Redevelopment Housing Authority

Attachments: [Gil Coleman](#)

10. Closed Session**11. 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 City Council meeting.

However, a phone line will 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.

Residents will be able to watch the meeting live on:

- The City's website, <https://www.harrisonburgva.gov/agendas>
- Public Education Government Channel 3