



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Meeting Agenda Planning Commission

Wednesday, January 13, 2021

6:00 PM

Virtual

1. Call To Order

2. Roll Call/Determination of Quorum, Election of Officers, and acknowledgement of Ethical Principles in Planning

2.a. Election of Chair, Vice-Chair, and Secretary, and appointment of Board of Zoning Appeals member for 2021

2.b. Acknowledgement of Ethical Principles in Planning

Attachments: [Ethical Principles in Planning](#)

3. Approval of Minutes

3.a. Minutes from the November 11, 2020 Planning Commission Meeting

Attachments: [Minutes](#)

3.b. Minutes from the December 9, 2020 Planning Commission meeting

Attachments: [Minutes](#)

4. New Business - Public Hearings

4.a. 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: [PC Memorandum](#)
[Site maps](#)
[Application, applicant letter, and supporting documents](#)
[Conceptual site development layout \(Exhibits\)](#)
[Extract of the Rockingham Co Board of Supervisors Agenda Packet from Nover](#)
[Extract of the Rockingham County Board of Supervisors Minutes from November](#)

4.b. Consider a request from Bluestone of Harrisonburg LLC to rezone parcels addressed as 3485, 3491, 3585, and 3611 South Main Street

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

5. New Business - Other Items

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

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

6. Public Comment

7. Report of Secretary & Committees

7.a. Proactive Code Enforcement

7.a.a. December 2020 Proactive Code Enforcement Report

Attachments: [Report](#)

7.c. Rockingham County Planning Commission Liaison Report

7.b. Board of Zoning Appeals Report

7.d. City Council Report

8. Other Matters

8.a. Update on Zoning and Subdivision Ordinances Update Project

8.b. Update on Comprehensive Housing Study and Market Assessment

9. 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 the 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 items 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