



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Meeting Agenda Planning Commission

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Wednesday, March 10, 2021

6:00 PM

Virtual

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### 1. Call To Order

### 2. Roll Call/Determination of Quorum

### 3. Approval of Minutes

#### 3.a. Minutes from the February 10, 2021 Planning Commission meeting

Attachments: [Minutes](#)

### 4. New Business

#### 4.a. Consider recommendation of the FY2021-2022 through FY2025-2026 Capital Improvement Program to City Council

Attachments: [PC Memorandum](#)

### 5. New Business - Public Hearings

#### 5.a. Consider a request from Margaret Sheridan to rezone a parcel addressed as 518 East Market Street

Attachments: [PC Memorandum](#)  
[Site maps](#)  
[Application, applicant letter, and supporting documents](#)  
[Proffers from 2005 Rezoning](#)  
[Excerpts of Uses permitted by right from the, R-1, R-2, R-3 \(Multiple\), R-3 \(Med\)](#)  
[Public comment received as of March 5, 2021](#)

#### 5.b. Consider a request from Bridgewater College Properties, LLC to rezone a parcel addressed as 486 West Market Street

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

#### 5.c. Consider amendments to the Zoning Ordinance by modifying or removing regulations contained in Section 10-3-55.6 (e) within the R-5 district

**Attachments:**      [PC Memorandum](#)  
                                 [Option 1 - Zoning Ordinance Amendment - To amend Section 10-3-55.6](#)  
                                 [Option 2 - Zoning Ordinance Amendment - To amend Section 10-3-55.4 and 55](#)

## **6. New Business - Other Items**

- 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:**      [Updated PC Memorandum](#)  
                                 [Site maps](#)  
                                 [Updated application, applicant letter, and supporting documents](#)  
                                 [Conceptual site development layout and site illustrations](#)  
                                 [Harrisonburg Downtown Transit Center Conceptual Design Report](#)  
                                 [Extract from the Planning Commission](#)  
                                 [Extract of Minutes from the February 9, 2021 City Council Meeting](#)  
                                 [Memorandum](#)  
                                 [Application, applicant letter, and supporting documents](#)  
                                 [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](#)  
                                 [Additional public comment for Blue Ridge\)](#)  
                                 [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:**      [Updated PC Memorandum](#)  
                                 [Site maps](#)  
                                 [Updated application, applicant letter, and supporting documents](#)  
                                 [Conceptual site development layout and site illustrations](#)  
                                 [Harrisonburg Downtown Transit Center Conceptual Design Report](#)  
                                 [Extract from Planning Commission](#)  
                                 [Extract of Minutes from the February 9, 2021 City Council Meeting](#)  
                                 [Memorandum](#)  
                                 [Application, applicant letter, and supporting documents](#)  
                                 [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 Shenandoah Valley Organic LLC per Section 7-2-4 of the City Code for the City to provide water and sanitary sewer service within Rockingham County

**Attachments:**      [PC Memorandum](#)  
                                 [Site map](#)  
                                 [Application and supporting documents](#)  
                                 [Proposed site development layout](#)

## **7. Unfinished Business**

- 7.a.** Consider requests from Christopher and Susan Versen and from Jeffery and Bonnie Fergusson to close portions of undeveloped right-of-way between Myers Avenue and Monticello Avenue

**Attachments:**      [Updated PC Memorandum](#)  
                                 [Site maps](#)  
                                 [Updated applications and applicant letters](#)  
                                 [Exhibit A. Right-of-Way Exhibit](#)  
                                 [Exhibit B. Worksheet Showing Flagged ROW and Painted Trail Centerline](#)  
                                 [Exhibit C. Photos of Undeveloped Right-of-Way take March 3, 2021](#)  
                                 [Exhibit D. 60% Engineering Plans for Mountain View Drive Trail](#)  
                                 [Extract of Minutes from the August 12, 2020 Planning Commission Meeting](#)  
                                 [PC Memorandum](#)  
                                 [PC Site maps](#)  
                                 [PC Application, applicant letter, and supporting documents](#)  
                                 [PC Exhibit A. Approximate locations of water main and gas main](#)  
                                 [PC Public comments received as of August 6, 2020](#)  
                                 [Updated letter from applicant 445 Myers Ave](#)  
                                 [New applicant letter from 371 Myers Ave](#)  
                                 [Updated Map of Area of Requested Closure](#)

## **8. Public Comment**

## **9. Report of Secretary & Committees**

- 8.a. Proactive Code Enforcement (On Hold)
- 8.c. Rockingham County Planning Commission Liaison Report
- 8.b. Board of Zoning Appeals Report
- 8.d. City Council Report

## **10. Other Matters**

- 10.a. Update on Zoning and Subdivision Ordinances Update Project

## **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 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