



City of Harrisonburg

409 S. Main Street
Harrisonburg, VA 22801

Meeting Agenda - Final-revised City Council

Tuesday, April 13, 2021

7:00 PM

Council Chambers

1. Roll Call

2. Invocation

3. Pledge of Allegiance

4. Special Recognition

4.a. Blue Ridge Community College annual update

Attachments: [BRCC annual update](#)

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 the March 23, 2021 City Council meeting

Attachments: [Minutes](#)

5.b. Consider a supplemental appropriation for the General Capital Projects Fund in the amount of \$786,321

Attachments: [Memorandum](#)
[Supplemental Appropriation](#)

6. Public Hearings

- 6.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:

[Memorandum](#)
[Extracts](#)
[Site Maps](#)
[Updated applications and applicant letters](#)
[Surrounding Property Notice](#)
[Public Hearing Notice](#)
[PowerPoint Presentation](#)
[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](#)
[Updated PC Memorandum](#)
[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](#)
[New applicant letter from 371 Myers Ave, August 12, 2020](#)
[Updated letter from applicant 445 Myers Ave, August 11, 2020](#)
[Updated Map of Area of Requested Closure, August 12, 2020](#)

- 6.b.** Consider a request from Margaret Sheridan to rezone a parcel addressed as 518 East Market Street

Attachments:

[Memorandum](#)
[Extracts](#)
[Site maps](#)
[Application, applicant letter, and supporting documents](#)
[Surrounding Property Notice](#)
[Public Hearing Notice](#)
[PowerPoint Presentation](#)
[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 31, 2021](#)
[PC Memorandum](#)

- 6.c. Consider a request from Bridgewater College Properties, LLC to rezone a parcel addressed as 486 West Market Street

Attachments: [Memorandum](#)
 [Extracts](#)
 [Site maps](#)
 [Application, Applicant letter, proffers and supporting documents](#)
 [Surrounding Property Notice](#)
 [Public Hearing Notice](#)
 [PowerPoint Presentation](#)
 [PC Memorandum](#)

- 6.d. 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: [Memorandum](#)
 [Extracts](#)
 [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](#)
 [Public Hearing Notice](#)
 [PowerPoint Presentation](#)
 [PC Memorandum](#)

7. Regular Items

- 7.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](#)

[Extracts](#)

[Site Maps](#)

[Updated application, applicant letter, and supporting documents](#)

[Current PowerPoint Presentation](#)

[Conceptual site development layout and site illustrations](#)

[Harrisonburg Downtown Transit Center Conceptual Design Report](#)

[Extract from the Planning Commission, December 9, 2020](#)

[Extract of Minutes from the February 9, 2021 City Council Meeting](#)

[Updated PC Memorandum 03-10-21](#)

[Memorandum 01-12-21](#)

[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 \(Blue Ridge\)](#)

[PC Memorandum](#)

[Original PowerPoint presentation](#)

[PowerPoint presentation from applicant](#)

[Public Comments 12-7-20 through 02-09-21](#)

[Petition - April 2021](#)

[Public comments April 2021](#)

[Additional public comments received](#)

- 7.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](#)
 [Extract from Planning Commission](#)
 [Site maps](#)
 [Updated application, applicant letter, and supporting documents](#)
 [PowerPoint Presentation](#)
 [Conceptual site development layout and site illustrations](#)
 [Harrisonburg Downtown Transit Center Conceptual Design Report](#)
 [Extract from the Planning Commission, December 9, 2020](#)
 [Extract of Minutes from the February 9, 2021 City Council Meeting](#)
 [Updated PC Memorandum](#)
 [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](#)

- 7.c. Presentation on the proposed FY 2021-22 Budget

Attachments: [PowerPoint](#)
 [Community Contributions Funding Recommendations FY21-22](#)
 [Proposed Budget in Brief FY 2021-2022](#)
 [Proposed Budget FY 2021-2022](#)

- 7.d. Consider approving the FY2021-2022 through FY2025-2026 Capital Improvement Program

Attachments: [Memorandum](#)
 [Extracts](#)
 [PowerPoint Presentation](#)
 [PC Memorandum](#)

- 7.e. Consider adopting a resolution approving two grants and two Performance Agreements associated with Shenandoah Valley Organics, LLC and the Economic Development Authority

Attachments: [Resolution](#)
[AFID Performance Agreement](#)
[COF Performance Agreement](#)
[EDA Resolution 1](#)
[EDA Resolution 2](#)

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)

Public comment received electronically

Attachments: [Public Comments - general](#)

- 8.b. City Council and Staff

9. Boards and Commissions

- 9.a. Consider the request from Harrisonburg Rockingham Metropolitan Planning Organization (HRMPO) for council to re-appoint Gerald Gatobu as a voting member of the board
- 9.b. Rockingham - Harrisonburg Alcohol Safety Action Program Commission
- 9.c. Stormwater Advisory Committee (SWAC)

Attachments: [Dale Chestnut reappointment](#)
[Daniel Michael reappointment](#)

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, readopted on February 23, 2021, 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 que 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