



City of Harrisonburg

409 S. Main Street
Harrisonburg, VA 22801

Meeting Minutes - Draft City Council

Tuesday, May 12, 2026

7:00 PM

Council Chambers

1. Roll Call

Present: 5 - Mayor Deanna R. Reed, Vice-Mayor Dany Fleming, Council Member Laura Dent, Council Member Nasser Alsaadun and Council Member Monica Robinson

Also Present: 5 - City Manager Ande Banks, City Attorney Chris Brown, Chief Matthew Tobia, Police Chief Joseph Tucker and Deputy City Clerk Brian Vandenberg

2. Moment of Silence

Mayor Reed led the Moment of Silence.

3. Pledge of Allegiance

Mayor Reed led the Pledge of Allegiance.

4. Special Recognition

4.a. Proclamation for National Police Week

Mayor Reed proclaimed May 10-16, 2026 as Police Week and presented a proclamation to Chief Tucker.

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)

A motion was made by Council Member Robinson, seconded by Vice-Mayor Fleming, to approve the consent agenda as presented. The motion carried with a recorded roll call vote taken as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

5.a. Minutes from the April 28, 2026 City Council meeting

These minutes were approved on the consent agenda.

6. Public Hearings

6.a. Consider a request from Mick or Mack LC for a special use permit at 140 East Wolfe Street

Adam Fletcher, Director of Community Development, provided an overview of where the property falls on the zoning map and the land use guide; the applicant's proposed use for the property; and conditions of the nature of canning operations at the facility. Mr. Fletcher stated staff and Planning Commission (5-0) recommended approval with a stated condition.

At 7:34 p.m., Mayor Reed closed the regular session and called the first public hearing to order. A notice appeared in the Daily News-Record on April 29 and May 6.

Jeffrey Moon, the applicant, made himself available for questions. Council Member Alsaadun asked about the intended age use of the arcade section. Applicant clarified its use for all ages and also specified that the canning manufacturing portion would not be accessible to children.

Panayotis Giannakouros questioned the potential effects of approving the permit on other potential uses.

At 7:37 p.m. Mayor Reed closed the public hearing and the regular session reconvened.

Vice Mayor Fleming expressed support for the business.

Council Member Alsaadun asked if the SUP remained with the property if the owner stops operating. Mr Fletcher said yes, unless the site remains dormant for 24 months.

Council Member Dent said that the Friendly City Co-op had no desire to expand to this portion of the site and expressed support for this permit.

Mayor Reed asked about food and drink at the facility and the applicant stated it would be prepackaged food and alcoholic beverages, because a commercial kitchen was too expensive at this time.

Council Member Robinson expressed support for this type of establishment at this location.

A motion was made by Council Member Dent, seconded by Vice-Mayor Fleming, to approve the special use permit with the condition as presented. The motion carried with a recorded roll call vote taken as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

6.b. Consider a request from Big Brother and Holdings CO LLC for a special use permit at 165 South Main Street

Adam Fletcher, Director of Community Development, explained the nature of the

request to bring the short term rental unit into compliance; that the use is aligned with zoning; and the requirements of short term rentals in Harrisonburg. He stated staff and Planning Commission (5-0) recommended approval with stated conditions.

At 7:47 p.m. Mayor Reed closed the regular session and called the second public hearing to order. A notice appeared in the Daily News-Record on April 29 and May 6.

Margaret Clark 165 S. Main Street, the applicant, made herself available for questions. Vice Mayor Fleming asked who typically uses the rental and the applicant specified it was individuals associated with visiting JMU. Council Member Dent asked about clarification on who would act as the operator and the applicant specified it would be an individual adjacent to the unit.

Panayotis Giannakouros argued that short term rentals would not become an economic liability to the community and offered support of the use.

At 7:53 Mayor Reed closed the public hearing and the regular session reconvened.

A motion was made by Council Member Alsaadun, seconded by Vice-Mayor Fleming, to approve the special use permit with conditions as presented. The motion carried with a recorded roll call vote taken as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

- 6.c.** Consider a request from Collicello North LLC to amend the approved master development plan (rezoning) for various addresses on Collicello Street and Kates Lane.

Adam Fletcher, Director of Community Development, spoke on the history of the master plan for the site and how the development has sat idle for some time; the zoning and land use designation for the site; that the applicant's plan for the site remains consistent with originally approved plan; the requirements of R-7 master plans; requests of applicant to deviate from original plan as it relates to solar requirements, building designs, and other issues; and the status of infrastructure at the site.

Mr. Fletcher stated staff and Planning Commission (5-0) recommended approval.

Vice Mayor Fleming asked about easements and connectivity to the northeast portion of the site along Edom Road. He asked if the 3rd Street bus stop nearby was ADA compliant. Mr. Fletcher said he would need to follow up.

At 8:10 p.m. Mayor Reed closed the regular session and called the third public hearing to order. A notice appeared in the Daily News-Record on April 29 and May 6.

Jordan Bowman, representative of applicant, spoke on the reasoning behind requesting modifications to the original site plan and said he would follow up about the Edom Road access. He said they could make commitments towards bus stop accessibility when information about needed upgrades are known.

Council Member Dent expressed disappointment that solar would no longer be required on homes in the development but was satisfied that the homes would be solar ready.

Vice Mayor Fleming asked and Mr. Bowman clarified these units would not be certified affordable housing, but entry level, market rate housing.

Panayotis Giannakouros spoke on prior discussion about a community garden in the area when originally brought forward and how density sometimes leads to fewer environmental amenities.

At 8:26 p.m. Mayor Reed closed the public hearing and the regular session reconvened.

A motion was made by Council Member Dent, seconded by Council Member Robinson, to amend the master development plan as presented. The motion carried with a recorded roll call vote taken as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

7. Regular Items

7.a. Consider adopting an Ordinance for administrative issuance of Encroachment Licenses in downtown

Adam Fletcher, Director of Community Development, spoke on the need for the new chapter on encroachments; provided examples of encroachments on rights of way; what would be acceptable to be approved by staff vs. City Council; and outlined other requirements for applicants.

Council Member Alsaadun asked if encroachments licenses expired and City Attorney Brown indicated no. Council Member Alsaadun asked if there was a process if businesses exceed what they were originally approved for. Mr. Fletcher said that his office is made aware if residents express concern about a particular instance.

A motion was made by Council Member Robinson, seconded by Council Member Alsaadun, to adopt the ordinance as presented. The motion carried with a recorded roll call vote taken as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

7.b. Presentation on the Zoning Ordinance Update Project and to consider a request to endorse staff's recommended approach for 2026

Wesley Russ, Deputy City Attorney, presented on project history; research conducted on other communities; current status of the project; principles behind changes being recommended to the ordinance, including infrastructure capacity, public input in future developments, and neighborhood stability; the need to use simpler language and replace all zoning districts; a streamlined table for allowed uses; and proposed changes to zoning districts.

Thanh Dang, Deputy Director of Community Development discussed the next steps in the rewriting process, including community engagement, a future public hearing and implementation; and staff recommendation about the overall process and the ordinance advisory committee.

Council Member Dent expressed concern about disbanding the ordinance advisory committee.

Vice Mayor Fleming asked about how new zoning categories were determined and Mr. Russ replied how similar designations could be found throughout the urbanizing municipalities in the Commonwealth and how it reflected the City's current development pattern. Vice Mayor Fleming asked about the nonconforming status of properties with the new plan and staff replied that some will continue being nonconforming but that efforts are being made to avoid them and that many residential properties currently nonconforming would come into conformity.

Council Member Robinson and Mayor Reed asked about the necessity of disbanding the advisory committee. Staff expressed the desire for expediency and relying on Planning Commission, but stated that the process could move forward with the advisory committee if Council could help clean up the membership roster.

Council Member Alsaadun asked what zoning district student housing would fall in. Staff replied it would depend on how the housing is built, and that it likely would fall in apartment and town home districts, but there would not be a student housing-specific district. Council Member Alsaadun suggested specific zoning for student housing and asked about building heights. Staff said height restrictions aren't planned to change because most applications don't approach upper limits.

Vice Mayor Fleming suggested not sacrificing public participation for efficiency.

Council Member Robinson expressed concerns about transparency and equity in the process, but supported the proposed changes.

Mayor Reed said appointing members to the committee would not ensure diversity and that public engagement would still occur in this process.

Vice Mayor Fleming said that structured engagement would be possible and suggested staff return with a more specific engagement schedule.

Michael Parks, Director of Communications, spoke on how an engagement plan is already underway.

A motion was made by Vice-Mayor Fleming, seconded by Council Member Alsaadun, to endorse staff's recommended approach for the project, disband the Ordinance Advisory Committee and request staff bring a community engagement plan to a future meeting. The motion carried with a recorded roll call vote taken as follows:

Yes: 3 - Mayor Reed, Vice-Mayor Fleming and Council Member Alsaadun

No: 2 - Council Member Dent and Council Member Robinson

7.c. Consider adopting the Fiscal Year 2026-2027 budget and approving the Appropriation Ordinance

Ande Banks, City Manager, provided a brief timeline on how the budget has come before Council in previous meetings and said he and staff were available for any questions.

A motion was made by Council Member Robinson, seconded by Council Member Dent, to adopt the proposed fiscal year 2026-2027 budget and the appropriation ordinance. The motion carried with a recorded roll call vote taken as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

7.d. Consider nominations for the Virginia Municipal League (VML) Policy Committees 2026

Vice Mayor Fleming indicated he would like to move to the Finance committee, Mayor Reed indicated she would join the Human Development and Education committee, and other members indicated they would remain on current committees.

A motion was made by Vice-Mayor Fleming, seconded by Council Member Dent, to nominate council members to VML policy committees as discussed. The motion carried with a voice vote:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

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)

Panayotis Giannakouros spoke on procedure used in public comments.

8.b. City Council and Staff

Council Member Alsaadun mentioned that Rocktown High School hosted the 2026 VSBA Valley Region Networking Forum on April 30, 2026; and on May 2, 2026, the Harrisonburg Welcoming Council hosted a Webinar on immigration advocacy.

Council Member Dent mentioned observing small towns making big impacts with environmental issues on recent trip. VAPDC Association meeting to be held on May 13, 2026; and on May 19, 2026, there will be an open house on the Liberty Street project.

Council Member Robinson mentioned that applications are open for African American Festival, and she attended the NAACP meeting on May 5, 2026.

Vice Mayor Fleming mentioned the Virginia Coalition of High Growth Communities meeting in Williamsburg two weeks ago, and that he participated in the Southern Cities Economic Initiative in Atlanta last week.

Mayor Reed mentioned her recovery from hip replacement surgery. She has an upcoming meeting with Attorney General Jones about the impact of Brown v. Board of Education.

9. Adjournment

At 9:53 p.m., May 12, 2026, there being no further business and on motion adopted, the meeting was adjourned.

CITY CLERK

MAYOR