City of Harrisonburg

409 S. Main Street
Harrisonburg, VA 22801

Meeting Agenda - Final

City Council

Tuesday, September 8, 2026 | **7:00 PM** | **Council Chambers**

1. Roll Call

2. Moment of Silence

3. Pledge of Allegiance

4. Special Recognition

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 August 25, 2026 City Council Meeting

Attachments: Minutes

6. Public Hearings

6.a. Public Hearing for PY2025 CDBG CAPER

Attachments: Public Hearing Notice
Memorandum
Presentation

6.b. Consider a request from Caitlin Denbigh for a special use permit at 387 Monticello Avenue

Attachments: Memorandum
Extract from Planning Commission
Site Maps
Applicant's Supporting Documents
PC Memorandum
Notice of Public Hearing
Surrounding Property Owners Notice
Presentation

6.c. Consider a request from VG Harrisonburg Storage LLC for a special use permit at 291 West Wolfe Street and 336 West Market Street

Attachments:
- Memorandum
- Extract from Planning Commission
- Site Maps
- Applicant's Supporting Documents
- PC Memorandum
- Notice of Public Hearing
- Surrounding Property Owners Notice
- Presentation

6.d. Consider a request to amend the Comprehensive Plan to incorporate the Northeast Neighborhood Small Area Plan

Attachments:
- Memorandum
- Extract from Planning Commission
- Northeast Neighborhood Small Area Plan (2025)
- Planning Commission Resolution
- City Council Resolution
- PC Memorandum
- Notice of Public Hearing
- Surrounding Property Owners Notice
- Presentation

6.e. Consider a request to amend the Zoning Ordinance to create a new term and definition for "poultry hatchery"

Attachments:
- Memorandum
- Current Ordinance Reflecting Recommended Amendments
- Locations of existing hatcheries according to Virginia Poultry Federation
- PC Memorandum
- Extract from Planning Commission
- Notice of Public Hearing
- Surrounding Property Owners Notice
- Presentation

6.f. Consider a supplemental appropriation for the carryover and reappropriation of prior year encumbrances and unexpended grants, and for the appropriation of new grant awards in the amount of $22.1 million

Attachments: Memorandum
Supplemental Appropriation (Encumbrances)
Supplemental Appropriation (PY Grants) A
Supplemental Appropriation (PY Grants) B
Supplemental Appropriation (New Grants)
Public Hearing Notice

7. Regular Items

7.a. Consider a request from Jose Antonio Lopez Montiel for a variance from the Subdivision Ordinance at 704 North Liberty Street

Attachments: Memorandum
Extract from Planning Commission
Applicants supporting documents
Site Maps
PC Memorandum
Presentation

7.b. Consider approving a resolution setting the percentage of Personal Property Tax Relief for Tax Year 2026

Attachments: Memorandum
Resolution Accessible
PPTR Calculation

7.c. Consider approval of the proposed mosaic design by Scott Supraner for the pumphouse at the Spraygrounds at Ralph Sampson Park

Attachments: Memorandum
Presentation

7.d. Consider approving the amended Harrisonburg Police Department Policies and Equipment Requirements for Tow Companies and amended Fee Schedule.

Attachments: Policy and Fee Schedule

7.e. Discussion concerning passenger rail

7.f. Discussion concerning City participation in State Corporation Commission proceedings regarding Dominion Energy and NextEra Energy

7.g. Discussion concerning drafting an ALPR ordinance

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. Adjournment

NOTE TO THE PUBLIC:

Residents/Media will be able to attend the meeting.

The Public can also view the meeting live on:

- **The City's website, https://harrisonburg-va.legistar.com/Calendar.aspx**
- **Public Education Government Channel 1072**

A phone line will also 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

Interpretation Services

Language interpretation service in Spanish, Arabic and Kurdish is available for City Council meetings. To ensure that interpreters are available at the meeting, interested persons must request the accommodation at least four (4) calendar days in advance of the meeting by contacting the City Clerk at (540) 432-7701 or by submitting a request online at: www.harrisonburgva.gov/interpreter-request-form

El servicio de intérpretes inglés-español está disponible para las reuniones públicas del consejo municipal. Para asegurar la disponibilidad de intérpretes, cualquier interesado deberá solicitar la presencia de un intérprete al menos cuatro (4) días calendarios antes de la reunión comunicándose con la Secretaría Municipal al (540) 432-7701 o por medio de la página por internet al: https://www.harrisonburgva.gov/interpreter-request-form

Legislation Text

File #: ID 26-307, **Version:** 1

City of Harrisonburg

409 S. Main Street
Harrisonburg, VA 22801

Meeting Minutes - Draft
City Council

Tuesday, August 25, 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: 6 - City Manager Ande Banks, City Attorney Chris Brown, Deputy City Manager Amy Snider, Chief Matthew Tobia, Michael Parks and Police Chief Joseph Tucker

2. Moment of Silence

Mayor Reed offered a moment of silence.

3. Pledge of Allegiance

Mayor Reed led the Pledge of Allegiance.

4. Special Recognition / Presentation

4.a. Presentation of the Virginia Department of Health Central Shenandoah Health District

New CSHD Director Xavier Crockett introduced himself, his experience, and his public health service philosophy.
He provided an overview of the health district's 10 locality service area and intention to develop a 3-year strategic plan. He listed the day-to-day services offered by CSHD including communicable disease control, maternal and child health, environmental health, clinical services, emergency preparedness, and vital records. He presented the FY2026 data on usage of CSHD services in Harrisonburg: 5,659 immunization clinic visits, 789 long-term care screenings, 444 food safety inspections, and 22 community outreach events. He outlined the top priorities for FY2027: support the public health workforce, keep core services reliable and accessible, strengthen access for families, and communicate early and clearly.

This Presentation was received and filed.

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 Vice-Mayor Fleming, seconded by Council Member Robinson, that the consent agenda be approved. 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 August 11, 2026 City Council meeting

These minutes were approved on the consent agenda.

5.b. Consider a request from Jose Antonio Lopez Montiel to rezone 704 N Liberty Street

This rezoning request was approved on second reading

5.c. Consider a supplemental appropriation for the Public Works Department

This supplemental appropriation request was approved on second reading

6. Public Hearings

6.a. Consider a request from Trenton Inc. and Bernard LC to rezone 435, 445, 457, 473, 483 & 495 South Main Street and 282, 288, 294 & 298 South Liberty Street (The Lindsey Apartments)

Thanh Dang, Deputy Director of Community Development, presented a request from Trenton Inc. and Bernard LC to rezone from R-3 to B-1C for property located at 435, 445, 457, 473, 483 & 495 S. Main Street and 22, 288, 294, and 298 S. Liberty Street for a development called the Lindsey Apartments, formerly called The Link. She shared the history of re-zoning requests for this property dating back to July and August 2025 and March and April 2026, with City Council tabling the request on April 28, 2026. She stated re-zoning request was heard again by Planning Commission in August 2026 before returning to City Council this evening.

Ms. Dang described the re-zoning as a proposal for a four-story multifamily building consisting of a maximum of 180 units, between 2,500-5,000 square feet of non-residential space, and a five-level parking garage consisting of a minimum of 320 parking spaces. She displayed the elevations. She reviewed Proffer 1G related to renderings and final materials. She reviewed Proffer 1A related to building footprint and called attention to the addition of residential units in the interior adjacent to the parking deck with a reduced courtyard footprint compared to previous layouts.

She summarized the amendments to the proffers compared to the set of proffers previously reviewed by City Council in April 2026:

- Reduced the maximum number of dwelling units from 250 to 180
- Reduced the maximum number of bedrooms from 555 to 440
- Reduced the number of studio or one-bedroom multifamily units from 110 to 72 and
- Maintained the previously planned maximum number of four-bedroom units at

85

- Reduced minimum number of structured parking spaces from 480 to 320
- Reduced minimum number of electric vehicle charging stations from 14 to 10
- Reduced minimum number of secure indoor/covered bicycle storage spaces from 120 to 90
- Maintained minimum number of exterior bicycle parking spaces at 16
- Reduced cash contributions for
    - Traffic-calming improvements from $60,000 to $45,000
    - Parking enforcement or enhancements from $30,000 to $22,500
    - Affordable housing from $93,738 to $70,000
- Reduced maximum building height from 75-feet to 52-feet - Rooftop structures can be 55-feet if screened
- Changed the minimum square footage of non-residential uses from 2,000 to 2,500 square feet and retained maximum 5,000 square feet
- Removed occupancy restrictions
- Removed the Parking Agreement with the City

Ms. Dang stated staff encouraged a mix of bedroom types, as there can be disadvantages to a 4-bedroom/4-bath design. She said 4-bedroom/4-bathroom units is the intended design of The Lindsey. She described the advantages of placement of college student-focused housing in walkable proximity to the James Madison University campus and related reduction to vehicle trips.

Ms. Dang reviewed the 2018 Comprehensive Plan land use designation for the property as Mixed Use and conforms with the Mixed Use designation. She stated the proposed project supports the Harrisonburg Downtown 2040 Plan's goal to "Grow Downtown as a Neighborhood" by encouraging mixed-use and residential development in key clusters of currently underutilized space and to see opportunities to add density and improve urban design at key Downtown sites. She stated the Downtown Plan describes housing units in Downtown as in high demand with little vacancy, and a need for more housing to support businesses.

Ms. Dang stated the James Madison University Board of Visitors in April 2026 endorsed a new campus strategic plan which included a goal to grow enrollment and to build more on-campus housing to house approximately 60% of students on campus by 2040. She stated the anticipated decline in off-campus student population has led City staff to question the need for continued growth in off-campus student-oriented housing over the long term. She stated City staff believes student-oriented housing easily walkable to campus with convenient access to services will continue to be appealing to students.

Ms. Dang shared City staff recommends approval of the project as rezoning the property to B-1C more advantages than disadvantages and it generally conforms with the City's Comprehensive Plan and the Harrisonburg Downtown 2040 plan. She

shared the motion to recommend approval of the rezoning failed at Planning Commission with a split vote (3-3).

Todd Rhea, Clark and Bradshaw, representative of applicant, reviewed the project, the revenue the project will generate in the form of property taxes, comparisons of the project versus a townhome concept allowed by-right with R-3 zoning for these parcels, and the project's alignment with the Downtown 2040 Plan. He shared the Lindsey family who owns the property does not support the park concept for the property proposed by community members.

Mr. Rhea reviewed the five key areas of impact from the project from the applicant's perspective as follows:

- Transportation improvements
- Parking solutions
- Affordable housing
- Community cohesion & downtown businesses
- Fiscal benefits

Mr. Rhea reviewed the concept of the 30 townhomes he says the property owner will pursue instead if the re-zoning is not approved. Mr. Rhea stated the proffered project represents the best effort of Timberwolf Capital to present an economically viable and politically approvable project arrived at with public engagement and its approval will send a receptive signal to those looking to investing in the area. He said a vote of approval is consistent with staff recommendation.

After the conclusion of the presentation, Council Members directed questions to Mr. Rhea.

Council Member Alsaadun asked Mr. Rhea about proffer 1G and whether they intend to change the exterior colors and materials from what is shown in the elevations included in the application. Mr. Rhea said that is not the intent and that Timberwolf Capital will build a building that looks like the proffered elements and will not build something different due to use of the phrase "general conformance." He said developers are wary after the experience of COVID-19 and tariffs with material unavailability and the flexibility is only to get around possible supply bottlenecks or challenges.

Council Member Alsaadun asked Mr. Rhea about the difference in height between South Main and Liberty Street. He asked if it will be 4 stories viewable from Main Street, to which Mr. Rhea responded affirmatively. He asked how many stories will be viewable if someone is standing on Liberty. Mr. Rhea compared it to City Hall and the Ice House, where from some viewing perspectives each structure has an additional story than from other views. Mr. Rhea says the structure will be generally 4 stories, with it being a little taller on the parking deck entry side based on topography.

Council Member Alsaadun asked about on the Liberty Street side about the lowest

portion of the building that looks like a wall and if it's part of the 1st floor. Mr. Rhea said it's an architectural foundation element and it's decorative to match other historic building stone finishes and is part of the 1st floor or the foundation of the 1st floor.

Council Member Dent asked about the chalk sign boards from 2025 shown in the presentation and why Mr. Rhea said 2026 was different. Mr. Rhea said these are not different other than different designs and are put out by the businesses when students and families come back in Summer, and students are an important part of what make Downtown businesses viable. CM Dent stated many restaurants in Downtown have closed. Mr. Rhea says the Lindsey will not solve keeping Downtown businesses open, but is part of the solution due to walkability for the future Lindsey residents.

Mayor Reed asked why the number of non-four bedrooms were reduced, and she thought this was the wrong decision. Mr. Rhea said Timberwolf Capital deemed it necessary to have the core student apartments to make it a buildable project with reducing the size of the building, retaining a parking deck, and taking two floors off the top. He said they did not want it to be a project that gets approved but not built.

The following spoke in support of the rezoning:

- Isaac Witmer, Rockingham Drive;
- Peter Demby, Monticello Ave, owner of The Innovation Hub;
- Leigh Evans, 1150 Lincolnshire Drive, Rockingham County;
- Ed Rodriguez, barber in Downtown Harrisonburg;
- Sarah Baker-McEvilly, owner of BMC Bakes;
- Manny Fisher, local contractor and realtor;
- Sam Nickels, 340 Maryland Avenue;
- Jeremy Litwiller, real estate broker and City resident;
- Keith May, real estate broker for the property.

The following spoke in opposition to the rezoning:

- Steven Sites, W. Market Street;
- Jennifer Cunningham, Campbell Street;
- Sherri Good, Campbell Street;
- Sara Lichty, Paul Street;
- Nicole, Old Windmill Circle;
- Sunny, Harrisonburg resident;
- Valerie Sulfaro, 611 Ott Street;
- Elizabeth Swallow, 45 East Fairview Ave;
- Marsha McGrath;
- Candy Graham, Campbell Street;
- Jack McCaslin, 611 Ott Street;
- Cathy Schwartz, 457 Ott Street;
- Joe Whitehill, Franklin Street;
- Leanne McMurray, 450 Ott Street;

- Carl Larsson, S. Mason Street;
- Aaron Garber, Paul Street;
- Frank Steller, Paul Street;
- Panayotis “Poti” Giannakouros, Harrisonburg resident;
- Heriberto Cortes Mendez, Harrisonburg resident;
- Matt Winters, North Star Terrace, Rockingham County and senior pastor of Harrisonburg Baptist Church;
- John Mansfield, 505 S Mason Street;
- Sierra Lambert, E Elizabeth Street;
- Jennifer, Harrisonburg resident;
- Bob Corso, Chestnut Drive;
- Stephanie West, Myers Ave;
- John McMurray, Ott Street;
- Bucky Berry, Harrisonburg resident.

The following spoke neither in opposition nor support:

- Steve Horn, 285 Campbell Street

At 9:54 p.m., Mayor Reed closed the public hearing and the regular session reconvened.

City Council began its discussion on the re-zoning request.
Council Member Dent shared her previous votes of support on earlier versions of the re-zoning request, and why she had supported tabling it previously despite her desire to see it passed in its earlier forms. She thanked the developer for listening to community and making the adjustments heard from the community to make it smaller. She said community has now pivoted and wants a park, which is not realistic. She stated the City needs to grow inward and upward or development will go to the County. She wants even more height of buildings in Downtown, but thinks the current height is more in proportion with the neighborhood. She believes there are environmental advantages for walkable, bikeable housing as it reduces traffic. She cited the Housing Study, housing mismatch, and the need for higher-cost housing as well as affordable housing. She stated this project will not be the type of student-oriented housing associated with parties and trash as it will be a contained building and have property management. She said a thriving Downtown is produced by residents who can walk and bike to support the businesses.
Mayor Reed stated she has consistently been a no. She thanked the developer for making some adjustments to the project. She stated she continues to not support the re-zoning. She said she looks at requests as to fit for the location, and she does not agree this is the right fit. She is not comfortable with the size or the four-bedroom units.

Council Member Robinson stated she has been thinking about the need for housing, the tax base, and loss of people because they lack places to live. She does not think Downtown businesses should be dependent on student support to thrive. She does not agree that housing mismatch means students should live in high-cost housing and that the Housing Study did not say students need new, updated housing. She said the arguments about economic development and tax base does not equate to the problems produced by student-oriented housing. She spoke on neighborhood compatibility with Downtown, and her desire to see families enjoying Downtown. She does not think this is the proper development for this property. She thinks students will drive. She spoke on the need for 2-, and 3- bedroom types, not upscale housing for students. She stated she is opposed to the re-zoning. She said the property tax revenue potential and affordable housing proffer does not provide enough justification for her. She wants to see easier development processes, and wants to attach a requirement for public engagement to proposed development.

Council Member Fleming spoke on evaluating this project against the alternative use of the R-3 zoning designation by the property owner to construct townhomes with surface parking. He stated the City does not have ability to determine an alternative use for this private property, such as a park. He acknowledged the developer reduced the height in response to feedback on height and massing. He described his comparison of the re-zoning request against an alternative of townhomes, touching on the following points:

- Parking deck versus surface parking
- Professional third-party property management versus no property management
- Proffered design versus no design control
- Larger building and unit count versus small buildings and unit counts
- What would be the better gateway to Downtown

Vice Mayor Fleming spoke on student-oriented housing. He shared examples of student housing-oriented housing complexes with greater height in other Virginia communities with colleges, and noted this proposal is shorter. He said the preference is for students to be Downtown in student structured housing in the City to limit traffic coming into the City. He shared he thinks as JMU builds more housing on campus the decline in occupancy of units by students off-campus will likely be felt more by the County than the City.

Vice Mayor Fleming asked fellow Council Members if they support a townhome project. Council Member Robison responded a vote should be on the merit of the re-zoning on the table, not what may be an alternative.

Vice Mayor Fleming stated he supports the project because it increases customers to Downtown businesses, brings student housing closer to campus, aligns with the

Downtown 2040 Plan, is professionally managed, and provides parking. He said this is not a perfect project.

Council Member Alsaadun said he is in-between on this project, and initially was not in support when the project was first presented. He states this project has been under consideration and revision for a long time, and investors usually hope the outcome of delays and revisions will be approval for a project. He shared he thinks a denial after a long delay and revisions would send a bad message to investors. He learned a lot from the residents and sought out answers from the developer. He does not think it is a perfect project. He stated he tis concerned about the loss of potential tax revenue if the re-zoning is denied and thinks increased taxes is causing businesses to leave. He does not want taxes to increase due to impact on families. He likes the idea of the park, but does not produce revenue for the city to use to pay for services like schools. He said many businesses rely on students.

A motion was made by Council Member Dent, seconded by Vice-Mayor Fleming, to approve the rezoning request on first reading. The motion carried with a recorded roll call vote taken as follows:

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

No: 2 - Mayor Reed and Council Member Robinson

7. Regular Items

7.a. Consider a request to amend the Subdivision Ordinance

Adam Fletcher, Director of Community Development, presented. He discussed the 2025 code changes. He shared that the documents presented two weeks ago had some unintended consequences staff wanted to ensure were not included in the final adopted document. This adds a new sentence about lot line adjustments.

A motion was made by Council Member Alsaadun, seconded by Vice Mayor Fleming, that this SubdivisionOrdinance be approved on second reading with the amendments 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 Robinson and Council Member Alsaadun

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 “Poti” Giannakouros, spoke on the recent primaries for City Council, concern about marginalization and suppression, and care for the social fabric.

8.b. City Council and Staff

Council Member Dent spoke on her interest in the City filing as a participant in the

hearings on the Dominion merger in order to advance clean energy goals and wants this done before September 11, she also spoke on contesting the repeal of the roadless rule. She spoke on the presentation from Blue Ridge Rail about passenger rail. She shared she met with Ben Cline today and found some areas of agreement. The Sustainability Success Summit by ESPAC is Friday, Sept 18 at Simms.

Council Member Alsaadun shared about a letter he wants signed by City Council to send to the State Department in support of refugee resettlement.

Council Member Robinson shared a workshop by SVBHP at the NENA Center about how to use the runaway ads to tell stories of resistance and for genealogy. She shared on Sept 2 she will be on a forum for CCJB about how these boards can be more effective. She is on a panel for the summit hosted by EPSAC.

Vice Mayor Fleming shared he met with the Southern Cities Economic Initiative and the first round of applicants just finished.

Mayor Reed shared the ribbon cutting for the Lucy Simms exhibit at Rocktown High School was last week. She shared that Harrisonburg Baptist Church holds a weekly prayer for city leadership. Mayor Reed spoke to her welcoming the Dukes Making a Difference students. She attended the presidential address by all the area college presidents. She spoke to Rotary the morning of August 25. She mentioned downtown Block Party is Saturday, August 29.

9. Adjournment

10:53pm adjournment

Legislation Text

File #: ID 26-305, **Version:** 1

Subject:
Public Hearing for PY2025 CDBG CAPER

Presented By: Kristin McCombe, CDBG Program Manager
This is a presentation on the Consolidated Annual Performance & Evaluation Report (CAPER), a document required by the U.S. Department of Housing & Urban Development (HUD) for the evaluation and review of CDBG programs in CDBG PY2025. This presentation will be followed by a public hearing. This will commence the 15-day public comment period that ends at 9:00am on September 24, 2026

NOTICE OF PUBLIC HEARING & COMMENT PERIOD
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)
CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

The City of Harrisonburg is seeking public comments for the required CAPER - a document required by the U.S. Department of Housing & Urban Development (HUD) for the evaluation and review of CDBG programs in program year 2025.

Comments may be submitted during the CDBG CAPER Public Hearing portion of the regular City Council meeting on September 8, 2026, at 7:00 P.M. in the City Council Chambers, Harrisonburg Municipal Building, located at 409 S. Main St., Harrisonburg, VA. All comments must be received no later than September 24, 2026 at 9:00 A.M. Comments may be submitted to Kristin McCombe, Community Development Block Grant Program Manager, at 409 South Main Street, Harrisonburg, Virginia 22801, or kristinm@harrisonburgva.gov, or (540) 432-8926.

Copies of the draft CAPER will be available for review in the City Manager's Office, 409 South Main Street, Harrisonburg, Virginia 22801 and at www.harrisonburgva.gov on the CDBG homepage. A summary of the CAPER is as follows:

In the 2025 year, the city was awarded $512,366 in CDBG entitlement funds, with additional previously unspent funds added in to bring the total to $620,966. The following is a summary report of obligated, expended, and remaining funds as of 6/30/2026:

	Obligated	Expended	Remaining
Housing and Property Improvements	$140,000	$0.00	$140,000
Community & Public Facilities	$334,493	$148,554	$185,939
Planning and Administration	$102,473	$76,675	$25,798
Public Services	$44,000	$0.00	$44,000
TOTAL	$620,966	$225,229	$395,737

The City of Harrisonburg will make reasonable accommodations and services necessary for sensory-impaired and disabled citizens at the public hearing. Persons requiring such accommodations/services should contact the city at least 5 working days in advance of the hearing. Additionally, interpretation services may be offered upon request and availability. Persons requiring such accommodations/services should contact the city at least 4 working days in advance of the hearing.

El servicio de interpretación en Español está disponible para las reuniones de la Municipalidad de la Ciudad. Para garantizar que los intérpretes estén disponibles en las reuniones, los interesados deben solicitar los servicios por lo menos cuatro (4) días de calendario antes de la reunión, poniéndose en contacto con la secretaria de la Municipalidad al 540-432-7701 o enviando una solicitud en línea.

CITY OF HARRISONBURG

September 8, 2026 City Council Meeting

Title
CDBG Consolidated Annual Performance Evaluation Report (CAPER) Public Hearing

Summary
Kristin McCombe, CDBG Program Manager, will make a short presentation on the Consolidated Annual Performance & Evaluation Report (CAPER) - a document required by the U.S. Department of Housing & Urban Development (HUD) for the evaluation and review of CDBG programs in program year 2025. This presentation will be followed by a public hearing. This will commence the 15-day public comment period, which will end at 9:00am on 9/24/2026.

Recommendation
Staff recommends that council open a public hearing and 15-day public comment period on this item.

Fiscal Impact
This grant, including all administrative costs, is federally funded through HUD.

Context & Analysis
As usual, several projects have been extended for a variety of reasons. These will be summarized in the presentation.

Options
1. Open a public hearing and public comment period
2. Do not open a public hearing and public comment period

Attachments
1. Notice of Public Hearing
2. Power Point Presentation

City of Harrisonburg

Community Development Block Grant (CDBG) Program

Consolidated Annual Performance & Evaluation Report (CAPER) Summary - 2025 Program Year

SUMMARY OF CDBG PROJECTS FUNDED DURING PY2025 (as of 8/31/2026)

PROJECT	GRANT AMOUNT	BALANCE REMAINING
Habitat for Humanity/Critical Home Repair	$140,000	$140,000
Administration	$79,217.34	$25,798
Meals On Wheels	$25,000.00	$0.00
The Arc: ARCessible Community Engagement and Autonomy	$19,000.00	$19,000.00
P&R - Hillandale Park Playground Replacement	Reallocated	Reallocated
P&R - Westover Park ADA Sidewalk	$169,493.00	$0.00
Ralph Sampson Park Basketball Goal Replacement	$42,267.00	$0.00
PW NE Neighborhood Wastewater Planning	$56,847.00	$0.00
Kiwanis Park Playground	$199,500.00	$0.00
	$731,324.34	**$184,797.60**

15 Day Public Comment Period

All Comments due by September 24, 2026 at 9:00am.

All comments should be sent to Kristin McCombe at
409 South Main St., Harrisonburg, VA 22801.

Comments may also be made by phone to (540) 432-8926
or emailed to kristinm@harrisonburgva.gov

Questions?

Legislation Text

File #: ID 26-287, **Version:** 2

Subject:
Consider a request from Caitlin Denbigh for a special use permit at 387 Monticello Avenue

Presented By: Adam Fletcher, Department of Community Development
A request from Caitlin Denbigh for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow a short-term rental in the R-1 Single-Family Residential District. The +/- 10,154-square-foot property is addressed as 387 Monticello Avenue and is identified as tax map parcel 26-Q -13.

CITY OF HARRISONBURG

September 8, 2026 City Council Meeting

Title

Consider a request for a Special Use Permit at 387 Monticello Avenue — Planning Commission and Adam Fletcher, Community Development

Summary

Project name	N/A
Address/Location	387 Monticello Avenue
Tax Map Parcels	26-Q-13
Total Land Area	+/- 10,154 square feet
Property Owner	Caitlin Denbigh
Owner's Representative	N/A
Present Zoning	R-1, Single-Family Residential District
Special Use Permit Request	To allow a short-term rental per Section 10-3-34 (7)
Planning Commission	August 12, 2026 (Public Hearing)
City Council	September 8, 2026 (Public Hearing)

Recommendation

Option 1. Staff and Planning Commission (6-0) recommend approval of the special use permit request with the suggested conditions.

Context & Analysis

The following land uses are located on and adjacent to the property:

Site: Single-family detached dwelling, zoned R-1

North: Duplex, zoned R-1

East: Across Monticello Avenue, single-family detached dwelling, zoned R-1

South: Single-family detached dwelling, zoned R-1

West: Across alley, single-family detached dwellings, zoned R-1

The applicant is requesting a special use permit (SUP) per Section 10-3-34 (7) to allow a short-term rental (STR) in the R-1, Single-Family Residential District. The +/- 10,154-square-foot property is addressed as 387 Monticello Avenue and is identified as tax map parcel 26-Q-13. If approved, the applicant plans to operate a short-term rental (STR) in the accessory building on the property.

In 2019, the City adopted regulations associated with short-term transient lodging, commonly referred to as Airbnbs. These regulations were amended in September 2020 to create the by right

"homestay" use. To operate a homestay, the property must be the operator's primary residence, may host up to four guests, guests must stay within the main dwelling unit (as opposed to staying in a separate building on the property), and may operate up to 90 nights per calendar year. If the operator wants to operate outside of what is permitted through a homestay, they must apply for an SUP to operate an STR.

The applicant recently purchased the property and will live in the home. They will be the operator of the STR and intend to make the STR available most weekends throughout the year. Because the applicant intends to operate the STR for more than 90 nights per calendar year and in an accessory building, the STR requires an SUP.

In the applicant's letter they state that the available rental area would be limited to two rooms (a bedroom and living room) and one full bathroom all on the bottom floor of the accessory building. The space can accommodate up to four guests, though the applicants intend to market the rental for two to three guests. The door between the garage and the living room would be locked and blocked to prevent guest access to the garage or loft area. The rental area would not include a kitchen, stove, or oven. The applicants have also landscaped a small driveway off the alley to be used by STR guests.

Land Use
The Comprehensive Plan designates this site as Low Density Residential and states:

> These areas consist of single-family detached dwellings in and around well-established neighborhoods with a target density of around 4 dwelling units per acre. The low density residential areas are designed to maintain the character of existing neighborhoods. It should be understood that established neighborhoods in this designation could already be above 4 dwelling units per acre.

The proposed SUP does not add additional dwelling units or increase density.

Transportation and Traffic
A traffic impact analysis (TIA) was not required for the SUP request.

Public Water and Sanitary Sewer
Staff has no concerns with the requested special use permit regarding water and sewer matters.

Housing
The City's Comprehensive Housing Assessment and Market Study (Housing Study) places the subject property within Market Type D, which notes that "[m]arket type D has lower market activity as well as lower access to amenities. This could be because the areas are stable residential neighborhoods or because the area is less developed and therefore has fewer sales and fewer amenities. Strategies that would be appropriate in the latter case include concurrent development of the housing and economic opportunities through mixed-use developments to build commerce and housing centers across the City.

The property is zoned R-1, where only one single-family detached dwelling is allowed. The request does not remove a dwelling unit from the long-term rental housing inventory.

Public Schools

If the special use permit is approved, no additional dwelling units would be added to the property; therefore, the student generation is zero.

Conclusion
Staff believes this request shares similar characteristics to other applications for STRs that have received approval. Staff recommends approval of the SUP with the following conditions:

1. All STR accommodations shall be within the existing accessory structure described in the application.
2. There shall be no more than two STR guest rooms or accommodation spaces.
3. The number of STR guests at one time shall be limited to four.
4. Prior to operation, the operator shall submit to City staff a completed Short-Term Rental Pre-Operation Form. Furthermore, the operator shall maintain compliance with the items identified in the Pre-Operation Form when short-term rental guests are present.
5. Minimum off-street parking spaces do not need to be delineated and can be accommodated utilizing the driveway or other areas on the property.
6. If in the opinion of Planning Commission or City Council, the short-term rental becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.

Options
1. Approve the special use permit request with the suggested conditions.
2. Approve the special use permit request as submitted by the applicant.
3. Approve the special use permit with other conditions(s).
4. Deny the special use permit.

Attachments
- Extract from Planning Commission
- Site maps
- Applicant's supporting documents

CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801
OFFICE (540) 432-7700 • FAX (540) 432-7777

August 31, 2026

TO THE MEMBERS OF CITY COUNCIL
CITY OF HARRISONBURG, VIRGINIA

SUBJECT: ***Consider a request for a Special Use Permit at 387 Monticello Avenue***

EXTRACT FROM THE DRAFT MINUTES OF HARRISONBURG PLANNING COMMISSION MEETING HELD ON: August 12, 2026

Chair Baugh read the request and asked staff to review.

Ms. Rupkey said the applicant is requesting a special use permit (SUP) per Section 10-3-34 (7) to allow a short-term rental (STR) in the R-1, Single-Family Residential District. The +/- 10,154-square-foot property is addressed as 387 Monticello Avenue and is identified as tax map parcel 26-Q-13. If approved, the applicant plans to operate a short-term rental (STR) in the accessory building on the property.

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5. Minimum off-street parking spaces do not need to be delineated and can be accommodated utilizing the driveway or other areas on the property.
6. If in the opinion of Planning Commission or City Council, the short-term rental becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.

Chair Baugh asked if there any questions for staff. Hearing none, invited the applicant to speak to their request.

Kate Denbigh and Peter Denbigh, 387 Monticello Avenue. Ms. Denbigh said our intent is to rent out what we call the casita behind our house. It is just a bedroom, a living room, and a bathroom. There is no kitchen. The casita faces the back of our house. We do not want anybody rowdy in there. We do not want parties or anything like that. The intent is for folks who are coming to visit JMU, coming to visit downtown, or visiting the national park. There is no kitchen, so nobody will be living in there. The intention is mostly for folks to have somewhere to sleep when they visit town.

Mr. Denbigh said just to reiterate, the application required us to say four people. But there is one bed in the place, and that is all that will fit. It is either two people or four very friendly people. We have a lot of respect for this neighborhood. We are not loud people at all. We go to bed early. I am a very light sleeper, so we will have zero tolerance for noise or disruption to the neighborhood. The entrance is on a back alley, not off Monticello [Ave]. We put in designated parking, even though we were not required to, to make sure that was not an impediment to Monticello Avenue. In general, we respect our neighbors a lot. We are not afraid to enforce our standards if our renters are not living up to our standards, and we will very quickly. We welcome any questions you might have.

Councilmember Dent said I am looking at the sketch of the layout. I appreciate that. I am curious about the loft. What is that going to be?

Mr. Denbigh said it is actually our theater room.

Ms. Denbigh said it is only accessed through the garage or an exterior door, so they cannot get to it. They cannot physically get to it.

Councilmember Dent said it is for your own use?

Ms. Denbigh said it is for our use, yes.

Councilmember Dent said okay. I was just curious about that. If it were me, I would add the loft, too.

Ms. Denbigh said they would have to go through the garage, and we like to have the garage. It is a workshop for us.

Mr. Denbigh said it does not have a bathroom upstairs either, so we prefer to keep it simple.

Councilmember Dent said no stove and all that, but a kitchenette, a coffee machine? I do not know what people might expect.

Mr. Denbigh said no. I think by code, we are not allowed to have a kitchenette in it right now.

Councilmember Dent said kitchenette?

Ms. Dang said you can talk to our zoning staff. There are some provisions for things that you can have. I hesitate to use the word kitchenette because it means different things.

Ms. Denbigh said if anything, it would be a Keurig.

Ms. Dang said that would be fine.

Mr. Denbigh said we will have a coffee maker. We will make sure it is pleasant for when they are in there.

Councilmember Dent said okay. Thanks.

Commissioner Jezior said with the additional parking that you added in the back, if you did have four people in there, is there enough room for two cars to be parked there?

Mr. Denbigh said yes. We have the gravel lot, and then we have the garage driveway right beside it, should they need to.

Commissioner Jezior said okay. Thank you.

Chair Baugh said does anybody else have questions for the applicant?

Mr. Denbigh said thank you very much for your consideration.

Chair Baugh asked if there were any questions for the applicants. Hearing none, he opened the public hearing and asked if there was anyone in the room or on the phone wishing to speak to the request.

Dave McCarty, 366 Monticello Avenue, said I live catty-corner across the street from the proposal that we are looking at. As it states here, it is an R-1, Single-Family Residential district. That is one

of the reasons I bought in the neighborhood in 1985, 41 years ago. Since that time, people have bought homes and turned them into rental units, which is fine, but it was a home. People stayed there for more than three days or five days. During the time with the rentals, which I had next door, catty-corner the other way, and straight across, there have been issues in trying to contact people when issues occur and determine what to do and how to take care of it. Like I said, I purchased in that neighborhood to live in my house and worry about my yard, not everybody else's. The people who have moved in, Peter and Kate, both seem very friendly. They take nice care of their property. However, there is parking on our street that can be an issue. While it says four guests, my question is, what happens if four people meet there and they all drive a car? What I saw in the back, you would have to be creative or have some small cars to get four there. Also, that alley is very thin, so using that to park on probably would not be a good idea for neighbors accessing it. As they said, they purchased the property recently. We have had them in the neighborhood for six months, and during that time, they have been great. My concern is that they want to move on, and we now have this tied to that. Who is going to police it? I know it is 90 nights per calendar year, so that is roughly 45 weekends. During that time, from what I have observed, both Kate and Peter are active people. When they are going on weekends and activity occurs at the house, then who is going to take care of that issue? We have had recent tenants removed on the other side of the street, on the backside. There was everything from scooters and stuff going through people's yards in the middle of the night. I witnessed and talked to some of the kids coming through. What is this man telling me? I do not have to listen to this. They were cussing up and down the street. Those are things that I am not looking forward to. I think that they would try their best. However, one of the things I look at is, instead of four, why not two? Try that out for a while. Even better, put in a kitchen and let it be a rental all year long. Then that person we would know, and we would have a contact to. With 45 weekends being used, that is 45 different [groups] of two to four people showing up in the neighborhood. They go to JMU, which is great. They go to the game and catch up with some friends. Then they say, we do not have any place to go, so come on over to our place. Where are they going to park?

Those are all my concerns. I do not feel good about it. I bought in an area that did not have a business, and I see an Airbnb as a business. It is there to make money, and that is not what I bought into. Thank you.

Heidi Klim, 418 Monticello Avenue, said I have lived there for 40 years. It is a very well-established neighborhood. When I was reading the forms, they mentioned that low-density residential indicates established neighborhoods. When I read the word established, I think of neighborhoods that are stable, where there is not a lot of movement. People buy a home, live there for years, and invest in the neighborhood. I wonder, what is the tipping point? We do have other rental properties on the street, maybe four or five. They are all long-term. But where is the tipping point where the neighborhood becomes destabilized by a lot of transitional people coming for two or three days? If they need a place to stay, there is a really nice hotel right down the hill. It is hardly a need for people to find a place to stay. I worry about destabilizing a very secure... it is a cul-de-

sac neighborhood, a very secure neighborhood. That is my concern about it, basically. Not that I think it is all bad, but where is the tipping point where you go from a stable neighborhood to an unstable neighborhood? If there is a problem, is the family that owns the house going to be there the weekends it is rented? Are they going to stay there so they can take care of any problem? If people are involved, there is always a chance for a problem. Even a small problem, there is always a chance. If you are in a hotel, the hotel takes care of it. The front desk takes care of it. If the people are not at home, what happens then? Thank you.

Chair Baugh closed the public hearing and opened the matter for discussion.

Councilmember Dent said I have a question for staff. The applicant said staff was encouraging them to say up to four people when they are really aiming for two, maybe three. What is the reasoning for that?

Ms. Rupkey said the encouragement of four persons is what is allowed by right. Additionally, if someone had a small family where it was a couple with a small child, a child counts as a third person.

Councilmember Dent said there is one comment not exactly related to this, but by Virginia law, we are now required to allow accessory dwelling units by right, with some restrictions on lot size and such. This is not a dwelling unit. This is an accessory structure with the short-term rental. That is just an FYI for future development potential.

Ms. Dang said to be clear, that effective date is next year in July. It is not effective yet.

Councilmember Dent said yes.

Chair Baugh said is that one where, in theory, they could vote against it? They gave themselves the right to vote against it?

Mr. Russ said yes.

Chair Baugh said the reasonable expectation is that it will pass, but it may not.

Commissioner Jezior said I like the use of the accessory structure. You still have the tenant in the main house and the space in the back that you are responsible for. I think it is a good use of the property. Density is generally increasing in the City and that is the goal.

Commissioner Kettler said I was thinking about the cost of housing generally and how people today afford it. Increasingly, if you bought your home 20 years ago, you are not necessarily facing the same problems in terms of drastically increasing costs all at once as you do today. People are starting to have to get creative in how they are able to afford a home. I think this is one example of what that looks like. My first thought was, before I realized very quickly that there was not a

kitchen or space for a kitchen in there, why cannot this be a long-term rental? But that can itself be a pretty substantial additional cost up front, especially if you just bought a home. This is not taking any existing housing off the market. This is just adding a short-term rental unit that can help make the home itself more affordable to people who already live there. I do take note of the concerns that folks are saying. Everyone touches on one thing and gets back around to it, which is more cars coming into the area and more parking being required. I think that is significant when we are talking about people who do not want more housing near them. More cars is a pretty consistent point we are hearing a lot. I think that is something to keep in mind for the future. In this case, I do not think it is a particular problem because it is a small space and is most likely going to have two cars in there. Given the actual configuration of the area, it sounds like two people and one car is much more likely. I am not quite so concerned with that part of it here.

Chair Baugh said this is reminiscent to me of something we discussed at the July 21 meeting. As we go forward, and we have already identified that we are looking at the ordinance update on residential properties, the thing that has come up is that, historically, our attitude on residential areas is that it looks like something that came out of the early 60s. Harrisonburg has historically been fairly extreme in that you do not do nonresidential stuff when you have single-family detached homes nothing goes on there other than human beings living in single detached homes, hopefully not bothering their neighbors very much, and no commercial activity. There is a baseline that the more established parts of the community are used to that. That is what we had. The trend, of course, is not in that direction. Perhaps even amplified by the point raised by Councilmember Dent, state law has already given us notice that most communities are probably going to be looking at a liberalization of their rules on people living in accessory structures, whether they want to or not, because it is going to become a matter of state law.

Vice-Chair Porter said I would have concerns if I thought this was a unit that could be rented to a local resident. It is not, so I do not see any problem.

Commissioner Seitz said it is consistent with other short-term rentals that we have approved, and I think the City does a good job of enforcing regulations related to it.

Councilmember Dent said another statement of preference is that this is the kind of place I would be looking for if I were staying in town for a weekend. It is in a neighborhood and walkable to downtown. You park your car and walk downtown. That is better than an East Market Street hotel that you have to drive from, for me anyway. Maybe someday people will not have to bring a car.

Chair Baugh said staff correct me if I am wrong, on the site visit, we were talking about others in the area, and the closest one we could come up with was one on Franklin Street. If I remember correctly, on that one, I do not remember whether Planning Commission recommended against it, or at least there were votes against it, but it got approved by Council.

Ms. Rupkey said it is not operating. I found three operating ones in the Old Town neighborhood: one on Newman Avenue, one on Campbell Street, and one on Grattan Street. One of those is a homestay that did not need a request.

Chair Baugh said the one I am remembering fairly dimly is that the issue for people who were against it was the piece you raised. It had been a rental unit. It was the idea that it was not expanding options for the community. It was changing them, probably in a direction that we did not care for. It literally was taking the rental unit off the market.

Commissioner Kettler said I move to recommend approval of the special use permit request with the suggested conditions by staff.

Councilmember Dent said second.

Chair Baugh called for a roll call vote.

Commissioner Jezior	Aye
Commissioner Seitz	Aye
Vice Chair Porter	Aye
Councilmember Dent	Aye
Commissioner Kettler	Aye
Chair Baugh	Aye

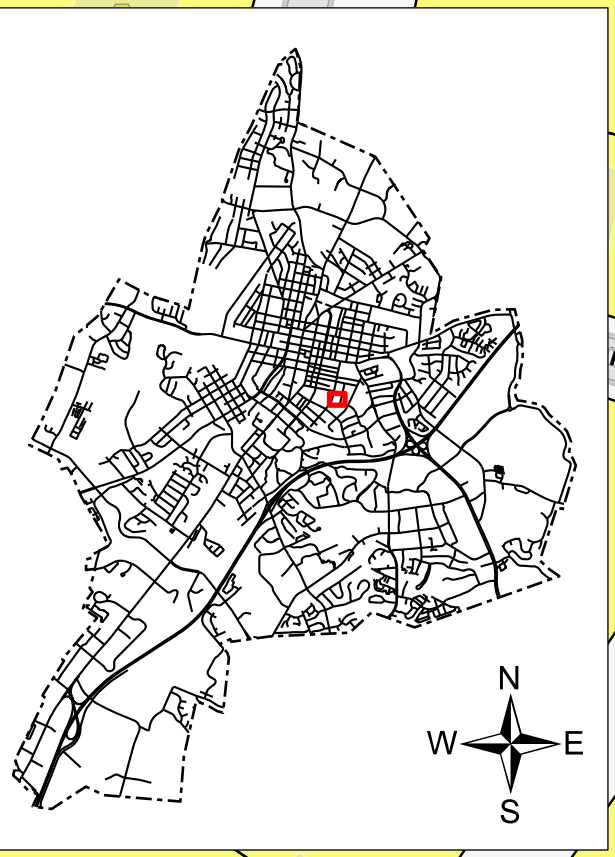
The motion to recommend approval of the special use permit passed (6-0). The recommendation will move forward to City Council on September 8, 2026.

AI, specifically ClerkMinutes and GovAI, was used to assist in the development of this content. All content has been reviewed and approved by human oversight.

City of Harrisonburg

Special Use Permit
10-3-34 (7)
Short Term Rental
387 Monticello Avenue
Tax Map Parcel #
26-Q-13
+/- 10,154 square feet

Zoning



R-1

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Monticello Ave
Mountain View Dr

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Date: 7/9/2026

City of Harrisonburg

Special Use Permit
10-3-34 (7)
Short Term Rental
387 Monticello Avenue
Tax Map Parcel #
26-Q-13
+/- 10,154 square feet

(Future) Land Use Guide

Low Density Residential

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Short Term Rental
387 Monticello Avenue
Tax Map Parcel #
26-Q-13
+/- 10,154 square feet

Date: 7/9/2026

22 July 2026

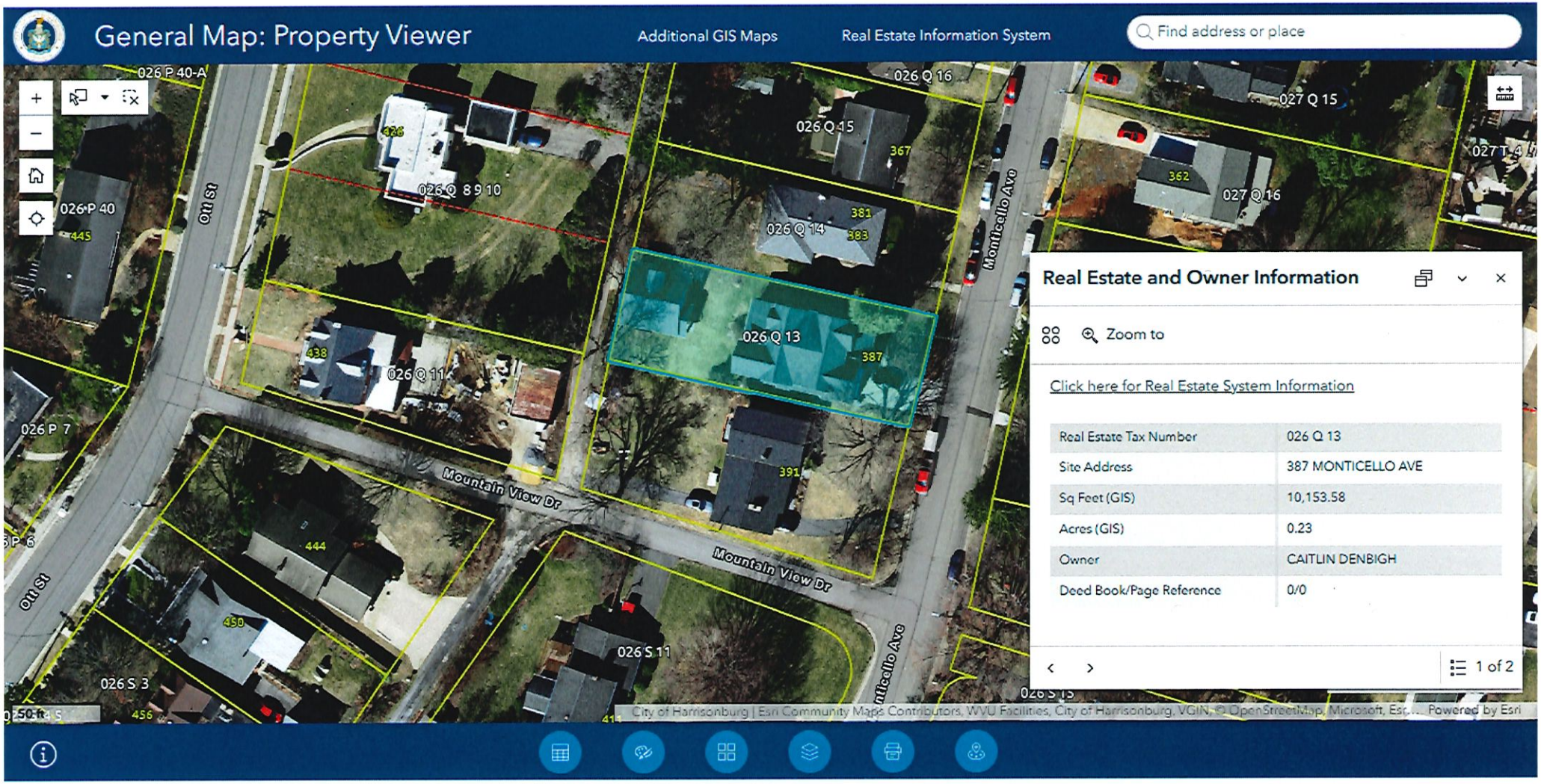
To Whom it May Concern:

My husband and I recently purchased a home at 387 Monticello Ave in Harrisonburg, VA. The property has an additional building in the backyard. We would like to use additional space as a short-term rental. We will be living on the property as the property owners during the rental time. We have landscaped a small driveway off the alley which will be used by the renters.

The available rental space will only encompass the two rooms (bedroom and living room) on the bottom floor as well as the full bathroom and can accommodate up to four guests (we will be marketing for two to three). The door between the garage and the living room will be locked and blocked, ensuring no access to the garage or loft. There is no kitchen (stove or oven) on the premises. Our plan is to make this rental available most weekends throughout the year.

Thank you,

Caitlin Denbigh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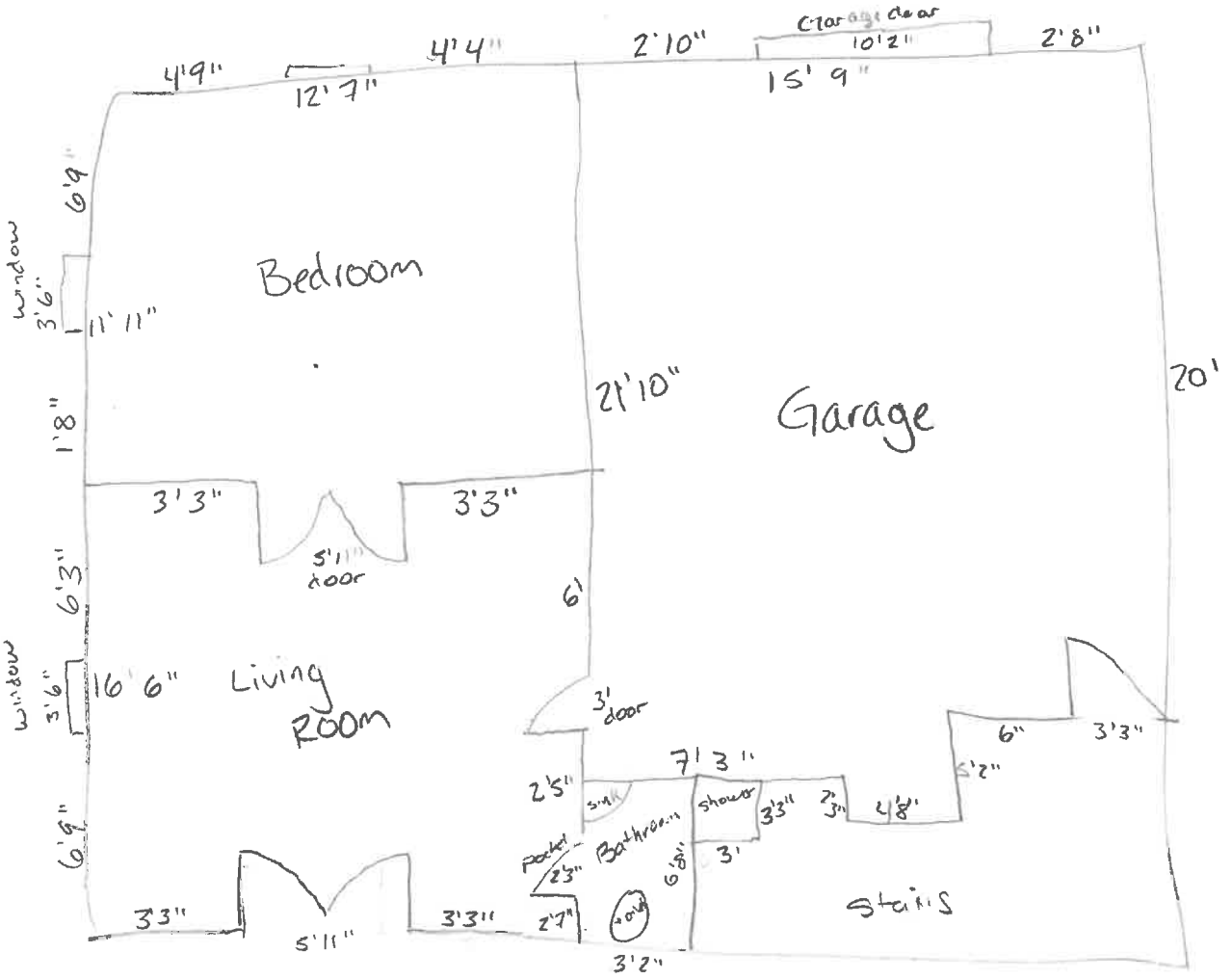
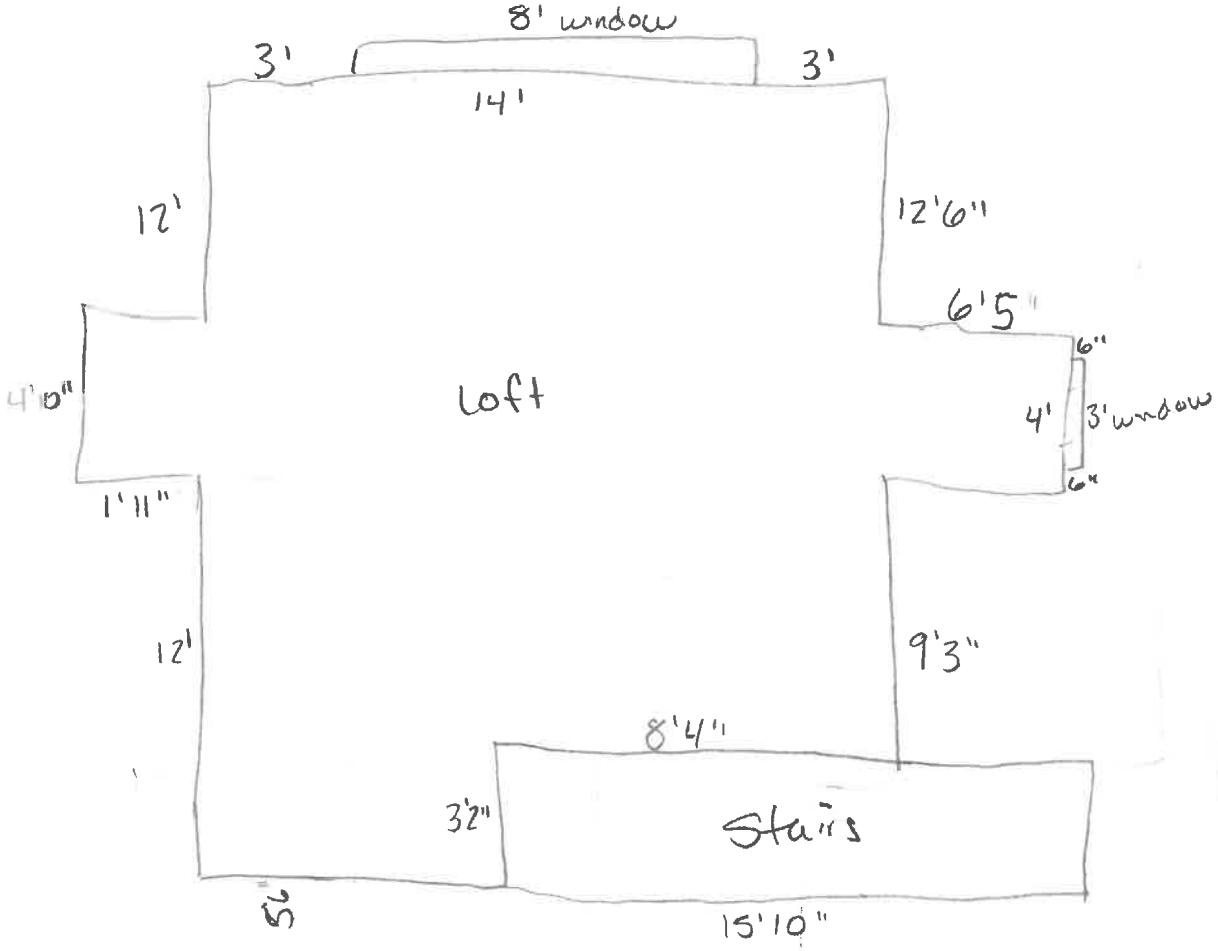
Zoom to
Click here for Real Estate System Information
Real Estate Tax Number 026 Q 13
Site Address 387 MONTICELLO AVE
Sq Feet (GIS) 10,153.58
Acres (GIS) 0.23
Owner CAITLIN DENBIGH
Deed Book/Page Reference 0/0
1 of 2
City of Harrisonburg | Esri Community Maps Contributors, WVU Facilities, City of Harrisonburg, VGIN, © OpenStreetMap, Microsoft, Esri, ... Powered by Esri

1st Floor



2nd Floor



CITY OF HARRISONBURG

August 12, 2026 Planning Commission Meeting

Title

Consider a request for a Special Use Permit at 387 Monticello Avenue — Meg Rupkey, Community Development

Summary

Project name	N/A
Address/Location	387 Monticello Avenue
Tax Map Parcels	26-Q-13
Total Land Area	+/- 10,154 square feet
Property Owner	Caitlin Denbigh
Owner's Representative	N/A
Present Zoning	R-1, Single-Family Residential District
Special Use Permit Request	To allow a short-term rental per Section 10-3-34 (7)
Planning Commission	August 12, 2026 (Public Hearing)
City Council	Anticipated September 8, 2026 (Public Hearing)

Recommendation

Option 1. Recommend approval of the special use permit request with the suggested conditions.

Context & Analysis

The following land uses are located on and adjacent to the property:

Site: Single-family detached dwelling, zoned R-1

North: Duplex, zoned R-1

East: Across Monticello Avenue, single-family detached dwelling, zoned R-1

South: Single-family detached dwelling, zoned R-1

West: Across alley, single-family detached dwellings, zoned R-1

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The proposed SUP does not add additional dwelling units or increase density.

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Public Water and Sanitary Sewer
Staff has no concerns with the requested special use permit regarding water and sewer matters.

Housing
The City's Comprehensive Housing Assessment and Market Study (Housing Study) places the subject property within Market Type D, which notes that "[m]arket type D has lower market activity as well as lower access to amenities. This could be because the areas are stable residential neighborhoods or because the area is less developed and therefore has fewer sales and fewer amenities. Strategies that would be appropriate in the latter case include concurrent development of the housing and economic opportunities through mixed-use developments to build commerce and housing centers across the City.

The property is zoned R-1, where only one single-family detached dwelling is allowed. The request does not remove a dwelling unit from the long-term rental housing inventory.

Public Schools

If the special use permit is approved, no additional dwelling units would be added to the property; therefore, the student generation is zero.

Conclusion
Staff believes this request shares similar characteristics to other applications for STRs that have received approval. Staff recommends approval of the SUP with the following conditions:

1. All STR accommodations shall be within the existing accessory structure described in the application.
2. There shall be no more than two STR guest rooms or accommodation spaces.
3. The number of STR guests at one time shall be limited to four.
4. Prior to operation, the operator shall submit to City staff a completed Short-Term Rental Pre-Operation Form. Furthermore, the operator shall maintain compliance with the items identified in the Pre-Operation Form when short-term rental guests are present.
5. Minimum off-street parking spaces do not need to be delineated and can be accommodated utilizing the driveway or other areas on the property.
6. If in the opinion of Planning Commission or City Council, the short-term rental becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.

Options
1. Recommend approval of the special use permit request with the suggested conditions.
2. Recommend approval of the special use permit request as submitted by the applicant.
3. Recommend approval of the special use permit with other conditions(s).
4. Recommend denial of the special use permit.

Attachments
- Site maps
- Applicant's supporting documents

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings in the City Council Chambers, 409 South Main Street, Harrisonburg, VA on Tuesday, September 8, 2026, at 7:00 p.m., to consider the following:

Special Use Permit – 387 Monticello Avenue (To allow short-term rental in R-1)
A request from Caitlin Denbigh for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow a short-term rental in the R-1 Single-Family Residential District. The +/- 10,154-square-foot property is addressed as 387 Monticello Avenue and is identified as tax map parcel 26-Q-13.

Special Use Permit – 291 West Wolfe Street and 336 West Market Street (To allow recreational and leisure time activities in M-1)
A request from VG Harrisonburg Storage LLC for a special use permit per Section 10-3-97(10) of the Zoning Ordinance to allow for recreational and leisure time activities, which may include non-transient dwelling units in the M-1 General Industrial District. The +/- 5.35-acre property is addressed as 291 West Wolfe Street and 336 West Market Street and is identified as tax map parcel 35-R-23.

Zoning Ordinance Amendment – To create a new term and definition for "poultry hatchery" and to add poultry hatcheries as a by right use in M-1
Consider amending Section 10-3-24, Definitions, to add a new term and definition for "poultry hatchery" and to amend and Section 10-3-96(22), Uses permitted by right, to add poultry hatcheries as a by-right use in the M-1, General Industrial District.

Comprehensive Plan Amendment – To incorporate the Northeast Neighborhood Small Area Plan
Consider amending the 2018 Comprehensive Plan, last updated on June 14, 2022, to incorporate the Northeast Neighborhood Small Area Plan as Appendix A. A copy of the small area plan is available at: https://www.harrisonburgva.gov/community-connectors.

Applications and other information are available for review by contacting the Department of Community Development, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. Please call (540) 432-7700 to obtain a copy by email or by appointment. More information is available at www.harrisonburgva.gov/public-hearings. Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 1072, and the City's website at www.harrisonburg-va.legistar.com/Calendar.aspx.

Publication dates:
Wednesday, August 26, 2026
Wednesday, September 2, 2026

STATE OF VIRGINIA
CITY OF HARRISONBURG, to with:

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, September 8, 2026, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 387 Monticello Avenue (To allow short-term rental in R-1)
A request from Caitlin Denbigh for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow a short-term rental in the R-1 Single-Family Residential District. The +/- 10,154-square-foot property is addressed as 387 Monticello Avenue and is identified as tax map parcel 26-Q-13.

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Given under my hand this 14 day of August, 2026 Pamela Ulmer
City Clerk

Subscribed and sworn to before me this 14th day of August, 2026 a Notary Public in and for the Commonwealth of Virginia.

Notary

AIMEE LYNN LONDEREE
Notary Public
Commonwealth of Virginia
My Commission Expires 11/30/2029
Commission ID# 332642

My commission expires 11/30/2029

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HARRISONBURG VA 22803

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HARRISONBURG VA 22802

RACHEL LANCTOT & JORDAN SHETLER
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HARRISONBURG VA 22801

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BRIDGEWATER VA 22812

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BRIDGEWATER VA 22812

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MIAMI FL 33133

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HARRISONBURG VA 22801

MORTENSON MATTHEW M
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HARRISONBURG VA 22801

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389 W MARKET ST
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HARRISONBURG VA 22802

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HARRISONBURG VA 22801

MCARDLE JANICE F
370 MONTICELLO AVE
HARRISONBURG VA 22801

MATTHEW J SCHMUFF & KATHERINE E SCHMUFF
438 OTT ST
HARRISONBURG VA 22801

JOHN PATRICK LOCKHART TR
MARILYN SHRUM LOCKHART TR &
LOCKHART FAMILY TRUST
8846 BATESVILLE RD
AFTON VA 22920

MARKOWITZ EDWIN POWELL
270 CIRCLE VIEW RD
LURAY VA 22835

HUGHES BENJAMIN J SARAH A
391 MONTICELLO AVE
HARRISONBURG VA 22801

MCCARTY DAVID G JUDITH ANN POTEPAN
366 MONTICELLO AVE
HARRISONBURG VA 22801

Special Use Permit – 387 Monticello Avenue

Special Use Permit – 387 Monticello Avenue

Special Use Permit – 387 Monticello Avenue

SPECIAL USE
PERMIT(S)

By Right Homestay	Short-term rental by Special Use Permit (STR by SUP)
The property must be operator's primary residence.	The property must be operator's primary residence.
May operate up to 90 nights per calendar year.	No limit on number of nights that the STR can operate per year unless conditioned by SUP.
Maximum of 4 guests.	No maximum number of guests unless conditioned by SUP.
Allowed only in principal dwellings.	Allowed in principal dwellings or accessory buildings unless a restriction is conditioned by SUP.
No off-street parking requirements.	One off-street parking space for each accommodation space, unless conditioned otherwise.

Summary of Suggested Conditions

1. All STR accommodations shall be within the accessory structure as described in the application.

2. No more than 2 STR guestrooms or accommodation spaces.

3. The number of STR guests at one time shall be limited to 4.

4. Minimum off-street parking spaces do not need to be delineated.

5. Prior to operation, the operator shall submit a completed Short-Term Rental Pre-Operation Form maintain compliance with the items identified.

6. If PC or CC determines the short-term rental is a nuisance, the SUP can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.

Recommendation

Staff and Planning Commission (6-0) recommends approval of the SUP request with the suggested conditions.

Legislation Text

File #: ID 26-288, **Version:** 1

Subject:
Consider a request from VG Harrisonburg Storage LLC for a special use permit at 291 West Wolfe Street and 336 West Market Street
Presented By: Adam Fletcher, Department of Community Development
A request from VG Harrisonburg Storage LLC for a special use permit per Section 10-3-97(10) of the Zoning Ordinance to allow for recreational and leisure time activities, which may include non-transient dwelling units in the M-1 General Industrial District. The +/- 5.35-acre property is addressed as 291 West Wolfe Street and 336 West Market Street and is identified as tax map parcel 35-R-23.

CITY OF HARRISONBURG

September 8, 2026 City Council Meeting

Title

Consider a request for a Special Use Permit at 291 West Wolfe Street & 336 West Market Street — Planning Commission and Adam Fletcher, Community Development

Summary

Project name	N/A
Address/Location	291 West Wolfe Street & 336 West Market Street
Tax Map Parcels	35-R-23
Total Land Area	+/- 5.35 acres
Property Owner	VG Harrisonburg Storage LLC
Owner's Representative	High House Capital
Present Zoning	M-1, General Industrial District and M-1C, General Industrial District Conditional
Special Use Permit Request	To allow for recreational and leisure time activities, which may include non-transient dwelling units per Section 10-3-97(10)
Planning Commission	August 12, 2026 (Public Hearing)
City Council	September 8, 2026 (Public Hearing)

Recommendation

Option 1. Staff recommend approval of the special use permit request with suggested conditions. Planning Commission (6-0) recommended approval of the special use permit with an amendment to condition #2 as shown below:

1. All recreational and leisure-time activities shall occur entirely within an enclosed building. No outdoor recreational activities shall be permitted.
2. The recreational and leisure-time activity use shall be limited to recreational, athletic, fitness, and sports-related activities, including but not limited to indoor rock climbing, pickleball, gymnastics, soccer, futsal, basketball, volleyball, tennis, racquetball, dodgeball, cheerleading, martial arts, dance, bowling, trampoline parks, and substantially similar recreational uses, as determined by the Zoning Administrator.
3. Non-transient dwelling units are not permitted.

Context & Analysis

The following land uses are located on and adjacent to the property:

Site: Vacant building, formally Artisan Packaging, zoned M-1 and M-1C

North: Across West Wolfe Street, residential uses, zoned R-2

East: Residential uses, zoned R-3

South: Across West Market Street, residential uses, zoned R-2

West: Across North Brook Avenue, residential uses, zoned R-2

The applicant is requesting a special use permit (SUP) per Section 10-3-97(10) of the Zoning Ordinance (ZO) to allow for recreational and leisure time activities, which may include non-transient dwelling units in the M-1 General Industrial District. The +/- 5.35-acre property is addressed as 291 West Wolfe Street and 336 West Market Street and is identified as tax map parcel 35-R-23. The request does not include residential occupancy or non-transient dwelling units.

The property is the former location of Artisan Packaging, which ceased operations in October 2023. The applicant plans to make modifications to physically separate the building into two. In the northern building adjacent to West Wolfe Street, the applicant plans to operate a by-right self-storage facility. And in the southern building, close to West Market Street, the applicant plans to operate an indoor recreational facility The applicant has identified two potential tenants. One tenant would like to operate an indoor rock-climbing facility and another that would like to operate an indoor pickleball facility.

The applicant's letter states that the indoor rock-climbing gym may include climbing walls, bouldering areas, fitness equipment, instructional and training areas, youth and family programming, merchandise and refreshment sales, and may have tournaments or events in the future. The indoor pickleball facility could include courts for open or league play, lessons, clinics, and youth and adult programming.

The applicant has noted that all proposed recreational activities would occur indoors.

Land Use

The Comprehensive Plan designates this site as Neighborhood Residential and Industrial and states:

> Neighborhood Residential
>
> These areas are typically older residential neighborhoods, which contain a mixture of densities and a mixture of housing types, but should have more single-family detached homes than other types of housing. This type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. Infill development and redevelopment must be designed so as to be compatible with the desired character of the neighborhood.
>
> Industrial
>
> These areas are composed of land and structures used for light and general manufacturing, wholesaling, warehousing, high-technology, research and development, and related activities. They include the major existing and future employment areas of the City.

Staff finds that the proposed use can be compatible with the adjacent Neighborhood Residential land use designation when considered in the context of surrounding development patterns and

existing site conditions. Although recreational and leisure-time activities are not residential uses, the proposed indoor recreational use would provide a lower-intensity transition between industrially zoned land and nearby residential properties than many industrial uses permitted by right.

Staff also finds that the proposed use can be appropriate within the industrial land use designation because it would utilize the existing industrial building. Compared to many of the by-right M-1 industrial uses, the proposed indoor recreational use would generally be expected to have fewer impacts related to noise, odor, outdoor storage, truck traffic, or heavy equipment.

Transportation and Traffic
A traffic impact analysis (TIA) was not required for the SUP request.

Public Water and Sanitary Sewer
Staff has no concerns with the requested special use permit regarding water and sewer matters.

Conclusion
Staff believes that the proposed use does not adversely impact the surrounding neighborhood and recommends approval of the SUP with the following conditions:

1. All recreational and leisure-time activities shall occur entirely within an enclosed building. No outdoor recreational activities shall be permitted.
2. The recreational and leisure-time activity use shall be limited to indoor rock climbing, pickleball, and substantially similar indoor recreational uses, as determined by the Zoning Administrator.
3. Non-transient dwelling units are not permitted.

Options
1. Approve the special use permit with the suggested conditions.
2. Approve the special use permit as submitted by the applicant.
3. Approve the special use permit with other conditions(s).
4. Deny the special use permit.

Attachments
- Extract from Planning Commission
- Site maps
- Applicant's supporting documents

CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801
OFFICE (540) 432-7700 • FAX (540) 432-7777

August 31, 2026

TO THE MEMBERS OF CITY COUNCIL
CITY OF HARRISONBURG, VIRGINIA

SUBJECT: ***Consider a request for a Special Use Permit at 291 West Wolfe Street & 336 West Market Street***

EXTRACT FROM THE DRAFT MINUTES OF HARRISONBURG PLANNING COMMISSION MEETING HELD ON: August 12, 2026

Chair Baugh read the request and asked staff to review.

Ms. Rupkey said the applicant is requesting a special use permit (SUP) per Section 10-3-97(10) of the Zoning Ordinance (ZO) to allow for recreational and leisure time activities, which may include non-transient dwelling units in the M-1 General Industrial District. The +/- 5.35-acre property is addressed as 291 West Wolfe Street and 336 West Market Street and is identified as tax map parcel 35-R-23. The request does not include residential occupancy or non-transient dwelling units.

The property is the former location of Artisan Packaging, which ceased operations in October 2023. The applicant plans to make modifications to physically separate the building into two. In the northern building adjacent to West Wolfe Street, the applicant plans to operate a by-right self-storage facility. And in the southern building, close to West Market Street, the applicant plans to operate an indoor recreational facility The applicant has identified two potential tenants. One tenant would like to operate an indoor rock-climbing facility and another that would like to operate an indoor pickleball facility.

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The applicant has noted that all proposed recreational activities would occur indoors.

Land Use

The Comprehensive Plan designates this site as Neighborhood Residential and Industrial and states:

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> These areas are typically older residential neighborhoods, which contain a mixture of densities and a mixture of housing types, but should have more single-family detached homes than other types of housing. This type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. Infill development and redevelopment must be designed so as to be compatible with the desired character of the neighborhood.
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Staff finds that the proposed use can be compatible with the adjacent Neighborhood Residential land use designation when considered in the context of surrounding development patterns and existing site conditions. Although recreational and leisure-time activities are not residential uses, the proposed indoor recreational use would provide a lower-intensity transition between industrially zoned land and nearby residential properties than many industrial uses permitted by right.

Staff also finds that the proposed use can be appropriate within the industrial land use designation because it would utilize the existing industrial building. Compared to many of the by-right M-1 industrial uses, the proposed indoor recreational use would generally be expected to have fewer impacts related to noise, odor, outdoor storage, truck traffic, or heavy equipment.

Transportation and Traffic

A traffic impact analysis (TIA) was not required for the SUP request.

Public Water and Sanitary Sewer

Staff has no concerns with the requested special use permit regarding water and sewer matters.

Conclusion

Staff believes that the proposed use does not adversely impact the surrounding neighborhood and recommends approval of the SUP with the following conditions:

1. All recreational and leisure-time activities shall occur entirely within an enclosed building. No outdoor recreational activities shall be permitted.

2. The recreational and leisure-time activity use shall be limited to indoor rock climbing, pickleball, and substantially similar indoor recreational uses, as determined by the Zoning Administrator.
3. Non-transient dwelling units are not permitted.

Commissioner Kettler said regarding substantially similar indoor recreational uses, I know that is open-ended going into the future, but what does that tend to look like?

Ms. Rupkey said it would be up to the Zoning Administrator. Similar specialty gyms that have a similar amount of people, take up the same amount of floor area, and operate similarly could be allowed. It means that a shooting range is not something that we would say is substantially similar to a rock-climbing gym. Possibly gymnastics, or something of that nature, might be allowed in the future, while keeping out the more noisy or controversial uses.

Councilmember Dent said does that mean if a new tenant wanted to do something different, it would have to go through the Zoning Administrator?

Ms. Rupkey said they would have to check with our Zoning Administrator when they are getting their permits and changing uses to confirm that the use they want to put in would fall under this. If not, they would have to come back and get a new special use permit.

Councilmember Dent said I was wondering what would trigger that. Do they have to have a certificate or a permit for the uses, so they would have to come back? Even the same owners might say, never mind the pickleball, we want a basketball team. They would have to come back?

Ms. Dang said our zoning staff are involved in building permit review, so that is one way. When a new business moves into a location, they have to get a business license. A prerequisite of that business license is to check with our Zoning and Building Inspections Office so they know what permits are necessary and to confirm that the use is allowed.

Councilmember Dent said okay. Good. Thanks.

Commissioner Seitz said I would assume the use of the rest of the property for storage is allowed by right in M-1?

Ms. Rupkey said yes.

Councilmember Dent said where is the delineation for the rest of the property?

Commissioner Seitz said it is in the applicant's material, I think.

Chair Baugh said if we can put the map back up?

Ms. Dang said the indoor recreation facility is proposed to be in the part of the building closest to Market Street.

Commissioner Kettler said if we or City Council wanted to be slightly less restrictive in terms of alternative uses, do you have a sense of what that might look like while still maintaining protections?

Ms. Rupkey said we based the conditions on what they submitted and proposed to us. They were originally thinking of making it only pickleball or rock climbing, but we wanted to allow them flexibility in the future if something were to come through. You could make it more restrictive or less restrictive.

Ms. Dang said you could modify your recommendation to City Council as to what the condition should be. If I may clarify, while the applicant has proposed in their exhibit where they are going to have the indoor recreation facility, staff has not recommended a condition for where that is. We have only recommended the condition that it is all inside a building. We were comfortable with it being inside a structure, no matter how large or where exactly.

Chair Baugh said they could find a way to roll it over to the other building.

Ms. Dang said or build a new building, hypothetically.

Commissioner Seitz said I am comfortable that there are protections in place in the building permit process and business license process if another use is proposed there. I could see a physical therapist wanting to go into a space like that. There are any number of uses for a location like this. It is on a prominent thoroughfare. Somebody would have to get a business license, which would trigger a review. I am using that as a less extreme example of something that I would hope we would facilitate through administrative processes.

Commissioner Kettler said I think that better reflects my concern than I could. I appreciate that.

Councilmember Dent said here is a thought to encompass that: substantially similar indoor recreational or therapeutic uses?

Ms. Rupkey said therapeutic uses are not covered by the special use permit. That would be more like a medical clinic.

Councilmember Dent said medical clinic, yes. Okay.

Commissioner Seitz said I was trying to think as a developer that if I had to market this to something else, we might have you talking again.

Commissioner Kettler said could we recommend approval with suggested conditions, and staff could come to City Council with a possible alternative if you investigate that?

Mr. Fletcher said can you give an example?

Commission Kettler said in suggested condition number two, if we wanted to do something slightly less restrictive, instead of saying it should be limited to indoor rock climbing, pickleball, and substantially similar activities, it should be limited to something slightly more broad, so they would not necessarily have a higher risk of requiring another special use permit or a change before it came back. I do not have a particular recommendation, so I do not want to make one right now other than what staff has submitted. I am just asking if it is a possibility.

Mr. Fletcher said yes, you can. We kicked some of these different things around because we have similar concerns. We do not want to restrict people or have people go through processes if they do not have to. But it was also a matter of the applicant saying, this is what we want to do. We were trying to build in flexibility, like we tried to build in flexibility for the last special use permit, where they said they would probably only have two or three guests, and we said that under a by-right ability, if they were a homestay inside the home, they could have four. We were trying to build some flexibility in here. It is a matter of coming up with the right terminology and what you want to broaden it to, because recreational and leisure-time activity uses have a pretty wide spectrum. That is why Ms. Rupkey said a shooting range has been classified and determined in years past as a leisure-time and activity use. We did not want to permit such a use at this particular location.

Councilmember Dent said could we broaden it by explicit exclusions, such as nothing noisy like a shooting range?

Mr. Fletcher said you can. We kicked that around. We thought about giving recommended conditions that did it that way. The question is where you end the exclusions and what you think is not appropriate.

Councilmember Dent said would gymnastics or basketball count as substantially similar enough that they would not have to go through the process again?

Mr. Fletcher said I do not know. Our Zoning Administrator would ask a lot of different questions about what those uses are. He does that on a daily basis with a lot of different applications or proposed uses. A lot of the limiting factors with this property are that it is zoned M-1. There have been a lot of different ideas, some more serious than others, about how people wanted to reuse this space. It has been discussed for residential, recreational leisure-time activities, and religious facilities. This is what they are proposing. We considered all those different ideas, and this is where we landed.

Commissioner Seitz said I appreciate Commissioner Kettler and Councilmember Dent asking whether we can make this fit a little bit better. I like this use here. I like the fact that it has plenty of parking for whatever goes on there. I like the fact that, whether it is access to West Market Street or Wolfe Street, where there is a stoplight, it does not seem to have some of the traffic impacts that other places might. I trust our Zoning Administrator to adjudicate these things properly. I would really like to facilitate this project moving forward.

Councilmember Dent said fair enough. I like this as an excellent reuse of facilities that have been sitting idle for a long time. It seems compatible with the neighborhood. People could go play pickleball or rock climbing for the kids. It is a nice neighborhood activation of what is otherwise an industrial zone.

Commissioner Kettler said I walk past this property twice a day every single day. I agree.

Chair Baugh asked if there were any more questions for staff. Hearing none, he invited the applicant or applicant's representative to speak to their request.

Benjamin Ho, 300 South Main Street, Holly Springs, North Carolina. Thank you, Meg, for introducing our project. Some background information for you all: you are really familiar with the property, which is great. We have the property listed as available for lease. We are in discussions with a pickleball operator and a rock-climbing gym, but no leases have been signed. Through those discussions, we have come to realize that the property may be a good fit for these types of leisure and sporting activities. That is why we are applying for a special use permit. One thing prospective tenants are concerned about is timing. They looked at the process for obtaining a special use permit and said oh my goodness, it could take three months or six months. How do we even think about this? We, as the property owners, said we would see if we could help with that process by getting it started. We do not have anything binding signed today. I mention that because we would ask the Planning Commission to consider making the second condition broader. Our suggestion is to define it based on specific activities to exclude. We are prepared to offer the following exclusions for your consideration. We would not request approval for outdoor courts, outdoor recreation, outdoor amplified events, indoor shooting ranges, go-karts, indoor or outdoor, paintball, or any sort of residential occupancy. The reason we offer that is because we have not signed leases with tenants. We do not know exactly what uses are going to be there. We are still marketing the property for lease. It would help us market it to a volleyball operator, basketball operator, or soccer operator. We are not sure at which point we would have to go back to the City to request approval. We hope we can offer some exclusions that make sense, but we are asking for a little more flexibility in that regard. Otherwise, I am available to answer any questions.

Commissioner Jezior said as far as operating hours go, would this be open to be a 24-hour facility, or would there be set operating hours?

Mr. Ho said we expect this to be retail operating hours. With the climbing gym we have talked to, they would be open typical gym hours. We would be open to restrictions on that. Our intention is not for this to be a 24-hour facility.

Councilmember Dent said typical gym hours mean into the evening, perhaps, but not just retail, like 9:00 to 5:00?

Mr. Ho said yes, correct. It could certainly be into the evening.

Councilmember Dent said maybe not past 10:00. I am glad I was on the same wavelength about having specific exclusions, or types of exclusions, nothing noisy, including but not limited to shooting ranges and go-karts. A way to make exclusions broad enough that we do not have to enumerate all of them might work. We already have an exclusion of outdoors, so that is covered.

Commissioner Seitz said I appreciate your flexibility on that. Not wanting to bog down the process, if you are willing to tailor that a little more closely, that only increases my support for the project.

Councilmember Dent said I also do not like paintball as an idea. How do characterize that? It is not exactly noisy, but it is violent.

Commissioner Seitz said it is fun.

Mr. Fletcher said Chair Baugh, may I ask the applicant a question?

Chair Baugh said please.

Mr. Fletcher said the exclusions you listed, do you have that written down?

Mr. Ho said it is included as part of Exhibit A that we attached. It is within the scope of requested approval.

Councilmember Dent said you say potential tenants, so nothing has been signed.

Commissioner Seitz said in the second paragraph on the second page, there is a list of things that they could see happening here. Then on the second-to-third page, there are things they would not see happening here.

Councilmember Dent said okay. There we go. Not requesting approval for... outdoor amplified events, indoor shooting ranges, go-karts, paintball, and residential occupancy excluded. Or unrelated entertainment or event use unless otherwise permitted. What if you wanted to have a concert in a pickleball facility? You are not talking about that.

Commissioner Kettler said my only real question is for staff: what do you all think about the suggestions?

Commissioner Seitz said can those restrictions, explicit inclusions, or explicit exclusions be crafted so it does not have to come back here again next month? Is there any way to approve this pending further refinement?

Ms. Dang said you could state what your intention is for changing that second condition and make a motion with that modified statement.

Councilmember Dent said do we have to approve the language tonight, or can we say staff, please do this?

Mr. Russ said no. You do not have to approve the language that goes into the special use permit. You can recommend approval of the special use permit but suggest something less restrictive for condition two. We routinely do that. You do not have to massage the language yourselves here. I think we have sufficient context at this point to know what your intentions are and can propose possible alternative conditions.

Ms. Dang said Mr. Russ is correct. We just need enough detail to know what your intentions are so that we can draft the language.

Councilmember Dent said can you put the language back up on the screen? I might say in number two that it shall be limited to indoor recreational uses, maybe even cutting out rock climbing and pickleball, because those are examples you have on the table now, with exclusions for noisy uses. It is good to have some examples for what they are wanting to do, I guess. Never mind.

Commissioner Seitz said I think the applicant has given us good material to work with in their letter. I am comfortable letting staff continue this conversation using the letter as a beginning point.

Chair Baugh said I am not sure you have convinced me that I am comfortable with it. I am of two minds on it. I understand and do not disagree with the general impulse not to make this property owner come back in over and over. Presumably, the more modest the change, the more it is going to fit under recreational leisure-time activity. It is not like there is no possibility. I have a philosophical concern that by doing it this way, the burden is on us for any unattractive activity that we did not think of to exclude. I am not sure I want to do that.

Commissioner Kettler said I share that concern. I think it is somewhat mitigated by the fact that, even forgetting condition two, condition one is there and it is going to be inside. You are right. It is ultimately a question of how disruptive a use we can think of. Shooting is about the most disruptive one I could possibly think of that could happen inside.

Councilmember Dent said go-karts are another one.

Commissioner Jezior said I share the same concern. Only listing the things that are not allowed opens the door for things we are not going to think about and staff might not think about. I think

having some sort of review that kicks in is a good idea. I think just saying rock climbing and pickleball is limiting, too. I agree with you all on that.

Chair Baugh said I have said this before, not necessarily in this exact context. You approve something that seems all right with the applicant, which you are doing right now, and then five years later you are looking at it and thinking, we do not really like this, but we cannot tell them not to do it.

Commissioner Seitz said Chair and Commissioners, are you advocating for leaving the conditions as stated?

Chair Baugh said I am okay with it.

Councilmember Dent said I think I would come back to that. On what basis would we not like paintball? It is not as if it is noisy. I am pulling back on trying to recommend exceptions, because what if it is something we cannot pick up?

Commissioner Jezior said with the substantially similar language in there, that does not mean it automatically has to get reviewed by us again. It would be reviewed by zoning. The applicant would have to go through a process, but it would not necessarily have to go through this whole process again if it is deemed substantially similar.

Commissioner Kettler said it could be additive. We could instead say it shall be limited to indoor rock climbing, pickleball, basketball, just as an example, and substantially similar recreational uses. You would not be doing it by exclusion. You would be doing it by addition. We can run into a similar problem.

Chair Baugh said now we are back to listing every sport that we think would be good. Basketball, lacrosse, soccer, gymnastics, perhaps some sort of baseball or a batting range. I would like not to do that.

Vice-Chair Porter said I am seeing the common sense of what the applicant is bringing us. At a certain point, you know what a reasonable indoor recreational activity is. There are many multi-sport models, such as Horizon's Edge. I would not want them to have to come back if they want to put in a futsal court or some other activity along those lines. I am almost uncomfortable with naming the two potential activities. It might be better simply to allow them to have an indoor recreational facility and exclude the items they have put forward.

Chair Baugh said for specific tenants potentially looking at this, if they are looking for a pickleball tenant and it says you can do pickleball, they may answer that question. Depending on what it is, if you just leave it general, then somebody has to contact City staff just to ask whether they are in that definition or not.

Vice-Chair Porter said that sounds like where we are going to be regardless.

Chair Baugh said except for pickleball and rock climbing, which they specifically asked for.

Commissioner Seitz said which I appreciate that because those are the most likely tenants they have lined up. I feel like we can circle back around to being okay with this language.

Councilmember Dent said staff has talked about it a lot. What about axe throwing? I do not like that because it is potentially dangerous. Where do you draw the line if you get into exceptions?

Commissioner Kettler said it is a weird line to draw. if you are going by exclusion and not including paintball, laser tag is actually not a problem.

Councilmember Dent said I am coming back to staff having thought about this, and it is good. We tossed around ideas to expand, contract, or exclude. We do not need to do that. I appreciate that you listed what you do not intend. Whether it is an official approval, we do not necessarily need to include that, but it gives some clues if it comes back for review. Is it fair to say that if the new tenant wants to do paintball, you have already said you do not want to do paintball. It would be up to you then to say no to that lease. We are putting this on the owner, not on our review. Is that okay with us? I guess. I do not know. Would we be horrified if suddenly there is paintball? I do not know.

Commissioner Seitz said we could spin out hypotheses ad nauseam.

Vice-Chair Porter said the facility at 291 West Wolfe Street, you said that is an indoor storage facility?

Mr. Ho said currently, it is empty. The multi-story portion is slated to become an indoor storage facility.

Vice-Chair Porter said would that be the sort of facility someone could access on a 24-hour basis, or would that also have limits?

Mr. Ho said typically, it is limited to around 10:00 or 11:00 at night.

Vice-Chair Porter said I am really excited about the potential to develop this into something other than what it is. It sits like an island of M-1 in the middle of a residential neighborhood. For years, I have watched trucks try to make the turn onto Brooke Avenue and struggle to make that turn. There are folks on Brooke Avenue who will be happy to have something like this across the street from them compared to what was there previously. My concern would have been whether 291 [West Wolfe Street] was going to open them up to having more trucks and more traffic, particularly in the evening hours. That does not seem to be an issue.

Chair Baugh said generally speaking, warehousing and storage activities are by right in M-1.

Councilmember Dent said I am having a sort of déjà vu about data centers. I have been talking a lot about data centers lately. When we considered and passed the ordinance for data centers to be only in industrial zones and only by special use permit, this site was an example Mr. Fletcher brought up of an industrial zone where we would not like to have a data center because it is in the middle of a residential neighborhood. That is a side point about this site. I am glad to see it getting some beneficial uses for the neighborhood. Again, I appreciate that. Right, remember that, Mr. Fletcher?

Mr. Fletcher said I do recall.

Chair Baugh said anything else?

Mr. Ho said if we cannot define the second condition by exclusion, can we broaden the included activities? Gymnastics, soccer, basketball, anything that might help us ease the administrative burden as we try to lease this property. I am not sure if there is a general phrase, such as indoor team sporting-type activities. We would be open to any feedback or consideration on that point.

Commissioner Jezior said if we approve with that condition and ask staff to broaden or give a recommended list of broadening?

Commissioner Seitz said I would be supportive of approving this with an opportunity for the conversation you asked for to happen.

Mr. Fletcher said I think it is reasonable to believe we could come up with some of the sports you are listing. You think of high school sports: basketball, volleyball, tennis, racquetball, and things similar to pickleball. If you are comfortable, we could broaden the list. City Council is going to hear or read the minutes. You [Councilmember Dent] will be present representing. Unless staff has opposing feelings, we could come up with that general list of things like that, nothing outside the ordinary of what you would normally look at. Horizon's Edge is a great example, where they have indoor soccer and might have flag football. It is a lot of those types of uses. If there is general consent about that, I think we can come up with something for you and explain it to City Council.

Councilmember Dent Futsal is considerably more active than pickleball, but it could still be included as an indoor sport.

Mr. Fletcher said we talked about adding basketball, volleyball, and these sorts of things. Then we talked ourselves back, like the group did this evening, to what was presented to you.

Councilmember Dent said maybe a couple of things that are not as similar as something involving a ball, like gymnastics, dance.

Mr. Fletcher said sure. I think one of the greater limiting factors is condition number one. That was the most important one.

Commissioner Seitz said what is the clear height in that space?

Mr. Ho said approximately 20 feet.

Commissioner Seitz said that is going to place some limitations on things as well.

Councilmember Dent said badminton might be hard. I do not know.

Mr. Fletcher said I think we have good guidance.

Councilmember Dent said it will come to Council with your modified language if we approve this.

Chair Baugh opened the public hearing and invited anyone in the room or on the phone wishing to speak to the request.

Mary Boitnott 55 North Brook Avenue. It is right across from those loading docks. My biggest concern is parking. Yes, they have a parking lot there, but it is not adequate. When the plant was operating, I worked there for 30-some years. Running three shifts, that parking lot was not big enough for everybody, so people had to park out on the street. Thank goodness, the employees there were always very considerate of the homeowners and they would not park in front of their homes. They would park on the side of the street at the plant. That is my biggest concern is the parking. Right now, with the college kids coming back, I know we will be having a parking problem because Brooke Avenue seems to be the place for them to park their cars and go somewhere else. Then that leaves us with no parking space. This is my biggest concern right now is the parking, and I know that parking lot at the plant is not that big.

Vice-Chair Porter said can we ask someone the number of spaces?

Chair Baugh said let's come back to that. Keep that thought in mind.

Ms. Boitnott said that was all I had to say. That is my concern, along with a lot of the neighbors, because we are residential, but a lot of it is rental to others. In fact, I think I am the only property owner on-site there on Brooke Avenue, or maybe one of them, but I think I am probably the only one. That is my concern, just the parking. Of course, I know there is going to be some noise. There probably will be some music played and all that. That is something I would like to see kept down as far as noise there. Believe it or not, when the plant was operating, you could hear the machinery running and everything inside the plant over at my house. Thank you.

Carina Young, 29 Shenandoah Avenue, said [I live] about a block away. I wanted to thank you for your consideration of this. When I learned that this was a potential, my family got so excited about

potential pickleball and rock climbing. I appreciate the concerns from the lady one street over on Brooke Avenue, but I am excited about this idea. Thank you, and I appreciate your thoughtful consideration of the different factors. That is all I have to say. Thank you.

Chair Baugh said thank you very much for your input. In the interest of transparency, she is married to one of my partners.

Chair Baugh closed the public hearing and opened the matter for discussion.

Chair Baugh said [to Vice-Chair Porter] I know you had a question. I asked you to defer on that.

Vice-Chair Porter said [to Mr. Ho] are you able to tell me how many parking spaces there currently are in that lot?

Mr. Ho said [unintelligible].

Commissioner Seitz said I just counted them from the aerial photo.

Vice-Chair Porter said I did, too.

Commissioner Kettler said it is massive.

Commission Seitz said out of curiosity, I am trying to quickly find it in the zoning ordinance, but I cannot get there fast enough. For a gym, which I guess is a B occupancy, what is the parking per square foot?

[Speaker unidentifiable] said is it A assembly?

Commissioner Seitz said then it is. See our earlier conversation about that. I suspect for that square footage...

Ms. Rupkey said private clubs and recreational facilities, civic and religious organizations not considered for public assembly, are required to have one parking space for every 10 members.

Commissioner Seitz said so in a situation like that, would membership or occupancy, in turn, be capped by available parking?

Ms. Rupkey said yes.

Mr. Fletcher said I do not know if I would agree with affirming that statement. There are minimum required parking spaces, but it does not mean that the person attending has to park on the site. Do you see what I am saying?

Commission Seitz said right.

Mr. Fletcher said the space is not capped based on the parking.

Ms. Dang said I misunderstood. Commissioner Seitz, why do you not tell us what you were trying to ask?

Commissioner Seitz said I was trying to do the parking calculations in my head. We have a civil engineer in the room, so maybe we should ask him to do it. I am comparing it to Harrisonburg Family Fitness further out on West Market Street. The square footage of that building, with two stories, has less parking than this. Intuitively, it seems like there is more than ample parking there relative to the square footage of the building.

Ms. Dang said if this was a site with a small parking lot, the parking lot would put a cap on the occupancy allowed in the building. They are related to each other because we would use the occupancy to determine the number of vehicles [parking spaces] that are required.

Mr. Fletcher said it is 10 percent of the ratio.

Ms. Dang said right, of the occupancy. In this case, the site has such a large parking lot that they may not run into an issue. But if it was a smaller parking lot, it could cause somebody in another location challenges if they wanted to have more people in a warehouse building.

Commissioner Kettler said I think this proposal is also a great example of why parking minimums do not make any sense at all to begin with. This is an area where there are at least 100 homes within easy walking distance of this place, and it has 130 parking spaces on top of that. I have some potential concerns about things, and parking is not one of them.

Ms. Dang said I would imagine this type of facility would attract people from the region, not just from the neighborhood.

Commissioner Kettler said I think that is true.

Vice-Chair Porter said I think the only time there would be a real concern in terms of the amount of parking would be, like at Horizon's Edge, where there were tournaments, for example, where you have multiple teams playing in closely stacked games. Each player probably has a parent who brought them in a vehicle, and you can run into a high number of cars pretty quickly. Other than that, I think this would be adequate parking for people just coming to play pickleball or do basic gym-type activities. Unless you have some sort of organized event like a tournament, I do not see where this will be an issue.

Ms. Dang said do you have concerns about tournaments being hosted at this facility?

Vice-Chair Porter said I do not. I understand. I drove down North Brook Avenue to my place of employment when I worked at Mercy House for years. I always thought it was a very tight little

street and I was always concerned because I saw trucks consistently struggling on that street. If I lived on Brook Avenue, I would be much happier to see this than semis trying to make that turn to get into those loading docks. I can understand the concern about having people come here and park in the neighborhood. That could get to be a real burden fairly quickly in that neighborhood because there are a lot of tightly packed rental units, and a lot of those folks have multiple cars. My memory of going up and down Brook Avenue is that there is almost a line of cars on one side of the street consistently. I know when you get on other streets in that neighborhood, you have a lot of on-street parking. It could have an impact, especially considering there will not be any parking on the West Market Street side. But you would have to have an activity that would draw a lot of people. That is a lot of parking spaces.

Commissioner Jezior said comparing it to Horizon's Edge, that facility is much bigger. They do not have that much more parking than what is at this site. Even if you have a tournament and two soccer fields there, it will be few and far between that you have something that would fill that parking lot. Horizon's Edge is also much more isolated. You can only get there by driving, really.

Councilmember Dent said we heard testimony from somebody who lives a block away that, to your point, people will walk here to some degree.

Vice-Chair Porter said that neighborhood has a lot of people walking because I see people going down to downtown every day. I think this is an outstanding use of this space, particularly because it is an industrial facility located in the heart of a residential area. It is an island within that neighborhood. There is really nothing even remotely close to it that is the same. I think this would actually be something more neighborhood-friendly.

Commissioner Kettler said as one of those people who walks past every day, I have to tell you, I was expecting something not quite as nice to come there.

Councilmember Dent said a slight question off the top of my head: could it look nicer outside? It is just a big bland box. I do not know. Do you want murals on it? It is not up to us to decide that, but just a suggestion so it looks less industrial. Maybe signage or whatever would help.

Chair Baugh said of course, it is still zoned industrial.

Councilmember Dent said right. I also just thought of something. The transition from plastic manufacturing to healthy activity is overall a positive change. The story, as I understand it, is that Artisan Packaging used to specialize in tiny little bottles for hotels. But when they started making refillable bottles, there went their business. There is a positive evolution in the backstory.

Commissioner Kettler said unless someone has something else to add, I would like to make a motion.

Chair Baugh said sure. Please.

Commissioner Kettler said motion to approve the special use permit with conditions one and three as presented, and with condition two to include modestly increased allowed uses to be determined by staff. Is that fair?

Commissioner Jezior said second.

Chair Baugh said That motion has been made by Commissioner Kettler, seconded by Commissioner Jezior. Other comments or discussion?

Councilmember Dent said I think we have discussed it pretty much.

Chair Baugh said I keep coming back to the fact that this property is zoned industrial. You have always got the thing that people do not really think about: what could go there? Compared to what could go there, this is not the worst-case scenario. Maybe it is not that bad. The other thing I find interesting is that it really is an old model. You see it in other places that frankly harken to a time when the expectation was that being close to a residential neighborhood meant that is where your workers would come from, so it was put in the middle of the residential neighborhood. It is not a model that has held up. Here we are.

Vice-Chair Porter said the only other piece of commentary I would add is that I would sure love to see this develop for housing. It is in a great spot for housing. But again, I am impressed with the fact that this is the type of thing they are looking to bring in here.

Chair Baugh said I have one other thought. Assuming we go forward along these lines and ask staff to work on the language afterward, I think one thing that has come up is that the discussion has focused on particular sport and recreational activities themselves. I am not saying it is dispositive, but it is interesting. In theory, I could have a fantasy about a pickleball tournament that would bring so many people in as to be overcrowding. Then again, maybe I cannot. But an AAU basketball tournament? Maybe.

Commissioner Kettler said that is part of why I mentioned parking minimums. Especially if you look around the mall, you look at places where we plan for the most parking that could ever be required. You could argue about whether that is an improvement or not. I think that is a fair point.

Chair Baugh said it was a thought that came to me even in the site visit yesterday with the two properties we were discussing. This one, when it was functioning the way it was designed, would many times have had a full parking lot. We had testimony from somebody who lives in the neighborhood. As opposed to the Roses property that maybe has never, at any point, ever had a full parking lot. Are we ready to vote?

Vice-Chair Porter said sure.

Chair Baugh called for a roll call vote.

Vice-Chair Porter	Aye
Commissioner Jezior	Aye
Commissioner Seitz	Aye
Councilmember Dent	Aye
Commissioner Kettler	Aye
Chair Baugh	Aye

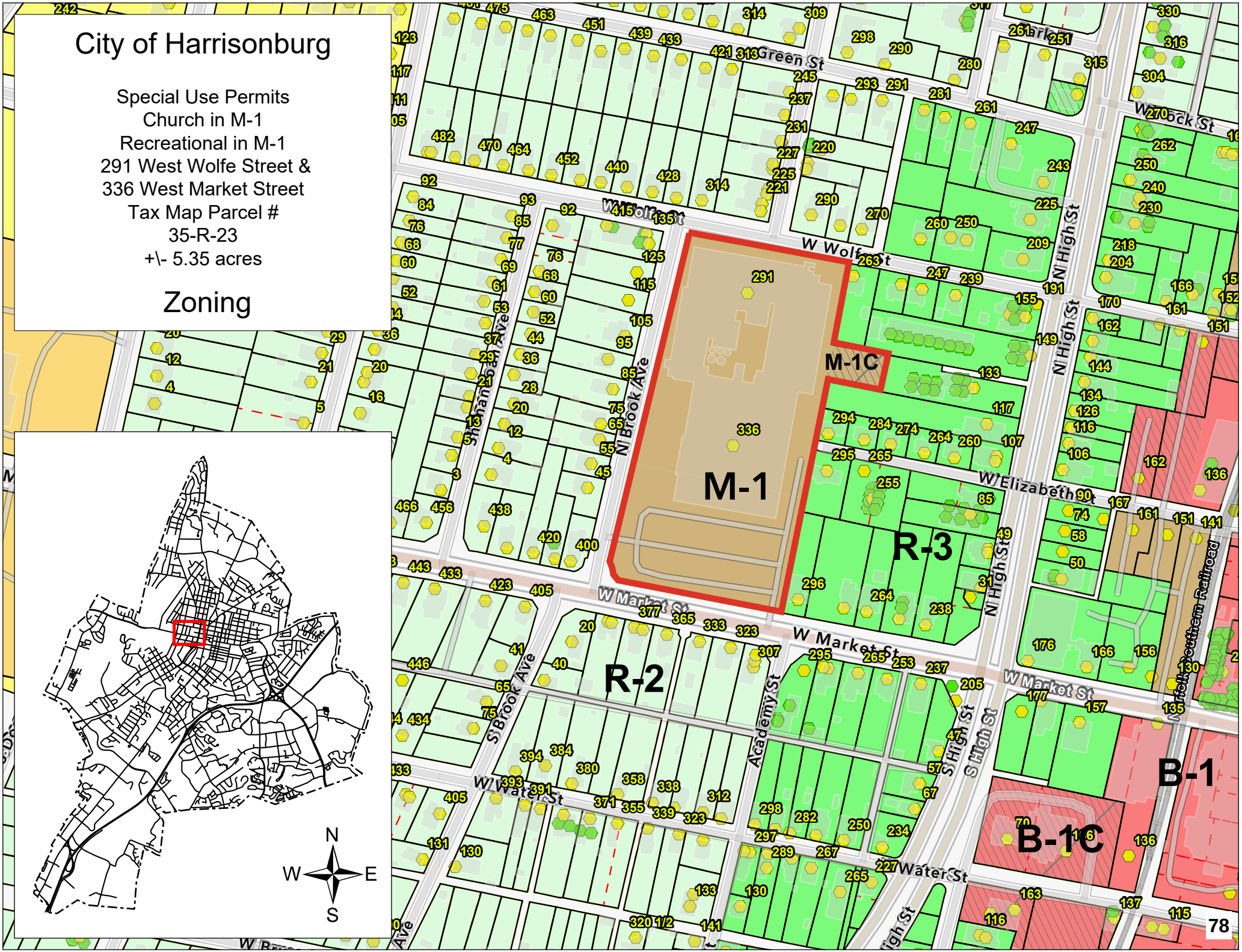
The motion to recommend approval of the special use permit with conditions one and three, as presented, and with condition two to include modestly increased allowed uses to be determined by staff was passed (6-0). The recommendation will move forward to City Council on September 8, 2026.

AI, specifically ClerkMinutes and GovAI, was used to assist in the development of this content. All content has been reviewed and approved by human oversight.

City of Harrisonburg

Special Use Permits
Church in M-1
Recreational in M-1
291 West Wolfe Street &
336 West Market Street
Tax Map Parcel #
35-R-23
+\- 5.35 acres

Zoning



Date: 7/8/2026

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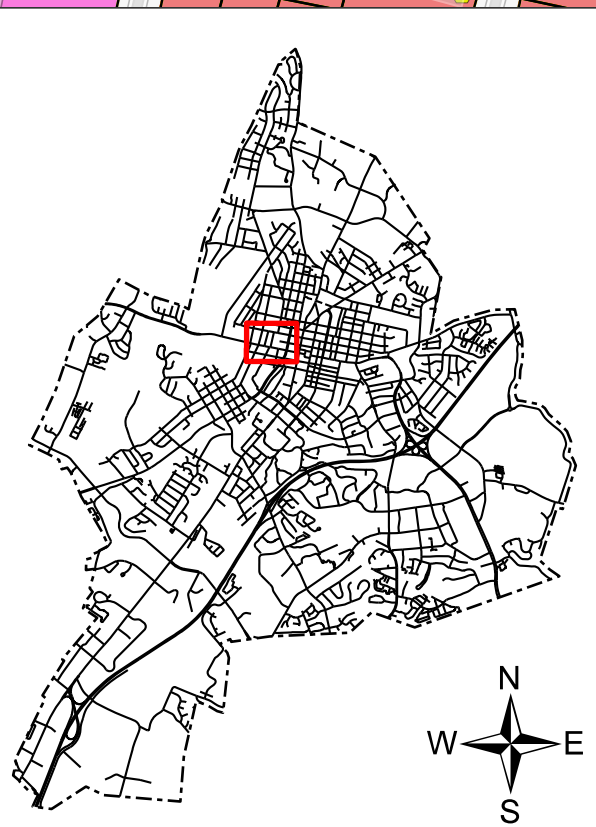
(Future) Land Use Guide



Neighborhood Residential

General Industrial

Mixed USe

W Wolfe St
W Market St
W Water St
W Elizabeth St
N High St
S High St
N Brook Ave
S Brook Ave
Academy St
Green St
Shenandoah Ave
Norfolk Southern Railroad

79

Date: 7/8/2026

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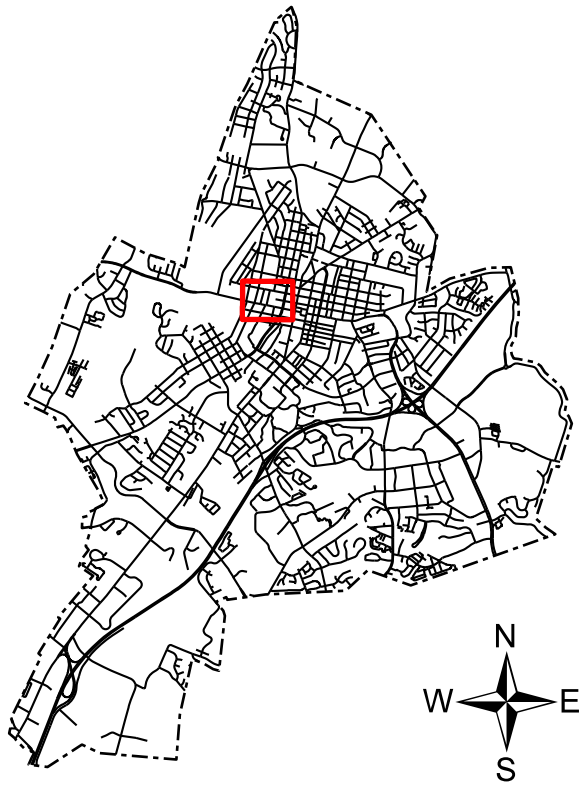

Date: 7/8/2026

EXHIBIT A

On behalf of the Property Owner, we are requesting a **Special Use Permit** to allow for **recreational and leisure time activities** at the property located at 291 West Wolfe Street & 336 West Market Street, Harrisonburg, VA 22802 (Tax Map Number: 35 R 23) (the "Property"). No residential use or non-transient dwelling units are proposed as part of this request.

The Property is located within the M-1, General Industrial District, where recreational and leisure time activities are permitted by Special Use Permit pursuant to Section 10-3-97(10) of the Harrisonburg Code of Ordinances.

The Property Owner is in discussions with potential tenants interested in operating an **indoor rock-climbing gym** and an **indoor pickleball facility** at the Property.

Proposed Use and Operations

The proposed indoor recreational and leisure time use would occur only within the southern portion of the Property, which is approximately 41,373 square feet as depicted in the attached Site Sketch and which is referred to as the "Recreational Facility". All recreational and leisure time activities would occur entirely within the Recreational Facility. The Recreational Facility will be physically separated from the larger multi-story building and will have its own dedicated means of ingress and egress.

The rock-climbing gym operations are anticipated to include climbable wall surfaces, with routes designed for beginners through experienced climbers and changed routinely. The rock-climbing gym may also include bouldering areas, cardio and weight-training equipment, flexible multi-purpose studio or floor spaces for activities such as classes, instructional and personal-training areas, youth climbing clubs and teams, summer camps, family programming, and other recreational activities, areas for accessory retail sales, a beverage and snack refreshment area, an administrative office, and conference space. Individual instruction and group classes may be offered. Tournaments, climbing competitions, and other programmed activities are expected to occur periodically, and these events would remain incidental to the primary indoor recreational uses. Comparable businesses include Rocky Top Climbing and Rock Revolution, both located in Charlottesville, VA, and Triangle Rock Club located in the Raleigh-Durham area of NC.

Pickleball operations are anticipated to include indoor courts for open play and league play, lessons, clinics, youth and adult programming.

The Recreational Facility is anticipated to operate during normal retail operating hours, with exact hours to be determined.

Off-street parking for the proposed recreational uses will be provided in accordance with all applicable requirements of the Harrisonburg Zoning Ordinance.

Community Support and Benefits

The proposed rock-climbing gym is being developed by an operating team with longstanding connections to Harrisonburg, James Madison University, the local climbing community, and youth recreation. Harrisonburg currently has an active outdoor climbing community, but the nearest indoor climbing facility open to the public is approximately one hour away. The proposed gym would provide a year-round location where new and experienced climbers can train, learn, socialize, and participate in organized programming.

The climbing gym operations are anticipated to support approximately four full-time-equivalent positions through a combination of management and approximately six to ten part-time employees. Part-time roles may include youth-program leaders, personal trainers, and front-desk staff, including opportunities for high-school and university students. The facility may also provide opportunities for local fitness professionals, climbing guides, instructors, physical therapists, and local food and beverage businesses to connect with customers. Competitions, tournaments, instructional programs, and special events may attract visitors from surrounding communities who may also patronize nearby businesses.

Compatibility with the Property and M-1 District

First, the proposed use represents a productive adaptive reuse of an existing industrial and warehouse building. Indoor pickleball and rock-climbing facilities require large open floor areas, durable building construction, adequate ceiling heights, and flexible interior layouts. These characteristics are well suited to the existing building and would allow the Property to remain active and economically productive without significant new ground-up development.

Second, the proposed use is compatible with the M-1 district. Compared with many industrial, warehousing, storage, repair, transportation, and service-related uses otherwise permitted in the district, the proposed use is expected to have fewer external impacts. The activities would occur indoors and would not involve manufacturing, outdoor storage, industrial dust, odors, vibration, or similar impacts associated with more intensive industrial uses.

Third, the proposed use would provide a meaningful community benefit by expanding year-round recreation for residents, students, families, young professionals, older adults, and visitors. Recreational and leisure time activities provide exercise, instruction, social interaction, team-building, youth and adult programming, and organized recreational activity in a controlled indoor environment. The Recreational Facility would add to the City's recreational offerings while supporting healthy lifestyles and local business activity.

Scope of Requested Approval

The applicant is requesting approval for **recreational and leisure time activities** to be conducted at the Property. No residential use or non-transient dwelling units are proposed as part of this request.

The applicant is not requesting approval for outdoor courts, outdoor recreation, outdoor amplified events, an indoor shooting range, go-karts, paintball, residential occupancy, or

unrelated entertainment or event uses unless such uses are otherwise permitted or separately approved as required by the Zoning Ordinance.

In summary, the proposed recreational and leisure time use is compatible with the M-1 district, is expected to have fewer adverse impacts than many uses permitted by right, would provide a positive recreational amenity for the Harrisonburg community, and would support the productive reuse of an existing building.

We respectfully request that the Planning Commission recommend approval and that City Council approve the requested Special Use Permit.

Site Sketch

City of Harrisonburg, VA
Department of Public Works

Determination of Need for a Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information				
Consultant Name: Telephone: E-mail:				
Owner Name: Telephone: E-mail:	VG Harrisonburg Storage, LLC [redacted]			
Project Information				
Project Name:	VG Harrisonburg Storage			
Project Address: TM #:	291 West Wolfe St 35-R-23			
Existing Land Use(s):	Manufacturing / Industrial			
Proposed Land Use(s): (if applicable)	Rock Climbing / Mini-storage			
Submission Type:	Comprehensive Site Plan ○	Special Use Permit ◉	Rezoning ○	Preliminary Plat ○
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Conversion of a portion of the building into mini storage. We are proposing a rock climbing gym use for the warehouse building fronting West Market St.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	0			
PM Peak Hour Trips:	16			

(reserved for City staff)

TIA required? Yes _____ No ✓

Comments:

Accepted by: Timothy Mason **Date:** 06/25/2026

Revised Date: December 2019

Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Mini Warehouse	151	1,000 Sqft	112	9	16
2	Proposed #2	Rock Climbing Gym	434	1,000 Sqft	50	70	82
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					79	98
8	Existing #1	General Light Industrial	110	1,000 Sqft	112	83	73
9	Existing #2	Warehousing	150	1,000 Sqft	50	9	9
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					92	82
15	Final Total (Total New – Total Existing)					0	16

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.

Revised Date: December 2019

CITY OF HARRISONBURG

August 12, 2026 Planning Commission Meeting

Title
Consider a request for a Special Use Permit at 291 West Wolfe Street & 336 West Market Street — Meg Rupkey, Community Development

Summary

Project name	N/A
Address/Location	291 West Wolfe Street & 336 West Market Street
Tax Map Parcels	35-R-23
Total Land Area	+/- 5.35 acres
Property Owner	VG Harrisonburg Storage LLC
Owner's Representative	High House Capital
Present Zoning	M-1, General Industrial District and M-1C, General Industrial District Conditional
Special Use Permit Request	To allow for recreational and leisure time activities, which may include non-transient dwelling units per Section 10-3-97(10)
Planning Commission	August 12, 2026 (Public Hearing)
City Council	Anticipated September 8, 2026 (Public Hearing)

Recommendation
Option 1. Recommend approval of the special use permit request with the suggested conditions.

Context & Analysis
The following land uses are located on and adjacent to the property:

Site: Vacant building, formally Artisan Packaging, zoned M-1 and M-1C

North: Across West Wolfe Street, residential uses, zoned R-2

East: Residential uses, zoned R-3

South: Across West Market Street, residential uses, zoned R-2

West: Across North Brook Avenue, residential uses, zoned R-2

The applicant is requesting a special use permit (SUP) per Section 10-3-97(10) of the Zoning Ordinance (ZO) to allow for recreational and leisure time activities, which may include non-transient dwelling units in the M-1 General Industrial District. The +/- 5.35-acre property is addressed as 291 West Wolfe Street and 336 West Market Street and is identified as tax map parcel 35-R-23. The request does not include residential occupancy or non-transient dwelling units.

The property is the former location of Artisan Packaging, which ceased operations in October 2023. The applicant plans to make modifications to physically separate the building into two. In the northern building adjacent to West Wolfe Street, the applicant plans to operate a by-right self-storage facility. And in the southern building, close to West Market Street, the applicant plans to operate an indoor recreational facility The applicant has identified two potential tenants. One tenant would like to operate an indoor rock-climbing facility and another that would like to operate an indoor pickleball facility.

The applicant's letter states that the indoor rock-climbing gym may include climbing walls, bouldering areas, fitness equipment, instructional and training areas, youth and family programming, merchandise and refreshment sales, and may have tournaments or events in the future. The indoor pickleball facility could include courts for open or league play, lessons, clinics, and youth and adult programming.

The applicant has noted that all proposed recreational activities would occur indoors.

Land Use

The Comprehensive Plan designates this site as Neighborhood Residential and Industrial and states:

> Neighborhood Residential
>
> These areas are typically older residential neighborhoods, which contain a mixture of densities and a mixture of housing types, but should have more single-family detached homes than other types of housing. This type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. Infill development and redevelopment must be designed so as to be compatible with the desired character of the neighborhood.
>
> Industrial
>
> These areas are composed of land and structures used for light and general manufacturing, wholesaling, warehousing, high-technology, research and development, and related activities. They include the major existing and future employment areas of the City.

Staff finds that the proposed use can be compatible with the adjacent Neighborhood Residential land use designation when considered in the context of surrounding development patterns and existing site conditions. Although recreational and leisure-time activities are not residential uses, the proposed indoor recreational use would provide a lower-intensity transition between industrially zoned land and nearby residential properties than many industrial uses permitted by right.

Staff also finds that the proposed use can be appropriate within the industrial land use designation because it would utilize the existing industrial building. Compared to many of the by-right M-1 industrial uses, the proposed indoor recreational use would generally be expected to have fewer impacts related to noise, odor, outdoor storage, truck traffic, or heavy equipment.

Transportation and Traffic

A traffic impact analysis (TIA) was not required for the SUP request.

Public Water and Sanitary Sewer
Staff has no concerns with the requested special use permit regarding water and sewer matters.

Conclusion
Staff believes that the proposed use does not adversely impact the surrounding neighborhood and recommends approval of the SUP with the following conditions:

1. All recreational and leisure-time activities shall occur entirely within an enclosed building. No outdoor recreational activities shall be permitted.
2. The recreational and leisure-time activity use shall be limited to indoor rock climbing, pickleball, and substantially similar indoor recreational uses, as determined by the Zoning Administrator.
3. Non-transient dwelling units are not permitted.

Options
1. Recommend approval of the special use permit with the suggested conditions.
2. Recommend approval of the special use permit as submitted by the applicant.
3. Recommend approval of the special use permit with other conditions(s).
4. Recommend denial of the special use permit.

Attachments
- Site maps
- Applicant's supporting documents

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings in the City Council Chambers, 409 South Main Street, Harrisonburg, VA on Tuesday, September 8, 2026, at 7:00 p.m., to consider the following:

Special Use Permit – 387 Monticello Avenue (To allow short-term rental in R-1)
A request from Caitlin Denbigh for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow a short-term rental in the R-1 Single-Family Residential District. The +/- 10,154-square-foot property is addressed as 387 Monticello Avenue and is identified as tax map parcel 26-Q-13.

Special Use Permit – 291 West Wolfe Street and 336 West Market Street (To allow recreational and leisure time activities in M-1)
A request from VG Harrisonburg Storage LLC for a special use permit per Section 10-3-97(10) of the Zoning Ordinance to allow for recreational and leisure time activities, which may include non-transient dwelling units in the M-1 General Industrial District. The +/- 5.35-acre property is addressed as 291 West Wolfe Street and 336 West Market Street and is identified as tax map parcel 35-R-23.

Zoning Ordinance Amendment – To create a new term and definition for "poultry hatchery" and to add poultry hatcheries as a by right use in M-1
Consider amending Section 10-3-24, Definitions, to add a new term and definition for "poultry hatchery" and to amend and Section 10-3-96(22), Uses permitted by right, to add poultry hatcheries as a by-right use in the M-1, General Industrial District.

Comprehensive Plan Amendment – To incorporate the Northeast Neighborhood Small Area Plan
Consider amending the 2018 Comprehensive Plan, last updated on June 14, 2022, to incorporate the Northeast Neighborhood Small Area Plan as Appendix A. A copy of the small area plan is available at: https://www.harrisonburgva.gov/community-connectors.

Applications and other information are available for review by contacting the Department of Community Development, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. Please call (540) 432-7700 to obtain a copy by email or by appointment. More information is available at www.harrisonburgva.gov/public-hearings. Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 1072, and the City's website at www.harrisonburg-va.legistar.com/Calendar.aspx.

Publication dates:
Wednesday, August 26, 2026
Wednesday, September 2, 2026

STATE OF VIRGINIA
CITY OF HARRISONBURG, to with:

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, September 8, 2026, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 387 Monticello Avenue (To allow short-term rental in R-1)
A request from Caitlin Denbigh for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow a short-term rental in the R-1 Single-Family Residential District. The +/- 10,154-square-foot property is addressed as 387 Monticello Avenue and is identified as tax map parcel 26-Q-13.

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Comprehensive Plan Amendment – To incorporate the Northeast Neighborhood Small Area Plan
Consider amending the 2018 Comprehensive Plan, last updated on June 14, 2022, to incorporate the Northeast Neighborhood Small Area Plan as Appendix A. A copy of the small area plan is available at: https://www.harrisonburgva.gov/community-connectors.

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Given under my hand this 14 day of August, 2026 Pamela Ulmer
City Clerk

Subscribed and sworn to before me this 14th day of August, 2026 a Notary Public in and for the Commonwealth of Virginia.

Notary

AIMEE LYNN LONDEREE
Notary Public
Commonwealth of Virginia
My Commission Expires 11/30/2029
Commission ID# 332642

My commission expires 11/30/2029

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HARRISONBURG VA 22803

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3296 HILL GAP RD
BRIDGEWATER VA 22812

CPR LLC
PO BOX 1584
HARRISONBURG VA 22803

TRISSEL LARRY D CATARINA W
3748 PETER PAUL LN
DAYTON VA 22821

CRAWFORD JAMES ROBERT
REBECCA B
105 N BROOK AVE
HARRISONBURG VA 22802

WILLIAM SCOTT SIMMONS
5536 MT CLINTON PIKE
HARRISONBURG VA 22802

JOHN ALLEN BOWMAN II
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DAYTON VA 22821

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HARRISONBURG VA 22802

W ELIZABETH LLC
451 OTT ST
HARRISONBURG VA 22801

SHOWALTER CLINT
389 W MARKET ST
HARRISONBURG VA 22801

EMILY A NAVA
314 W WOLFE ST
HARRISONBURG VA 22802

COMER RAMAH JENN
270 W WOLFE ST
HARRISONBURG VA 22802

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700 IMBODEN RD
MT CRAWFORD VA 22841

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MCCURRY CRENSHAW
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HARRISONBURG VA 22802

SIMMONS ROGER D PATRICIA T
221 LOEWNER LA
HINTON VA 22831

BOITNOTT MARY P
55 N BROOK AVE
HARRISONBURG VA 22802

SESTRY LLC
3207 MALLARD DR
BRIDGEWATER VA 22812

VG HARRISONBURG STORAGE LLC
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1720
MIAMI FL 33133

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HARRISONBURG VA 22801

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MT SIDNEY VA 24467

RACHEL LANCTOT & JORDAN
SHETLER
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HARRISONBURG VA 22801

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BERGTON VA 22811

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ALAS ALFARO
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HARRISONBURG VA 22802

SHIPP KATHLEEN A
95 N BROOK AVE
HARRISONBURG VA 22802

AMANDA MARIE STATON
284 W ELIZABETH ST
HARRISONBURG VA 22802

133 N HIGH LLC
3829 BEACH DOWN DR
CHANTILLY VA 20151

SHELNUTT THOMAS HAMILTON
JANICE
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MT CRAWFORD VA 22841

JOYA PEDRO ANTONIO REINA
ELIZABETH
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HARRISONBURG VA 22801

NELSON TORRICO
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HARRISONBURG VA 22801

WASEEM AFRIDI
495 FREDERICK RD
ROCKINGHAM VA 22801

HIMARK LLC
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HARRISONBURG VA 22802

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VIENNA VA 22180

MONGER JOHN H IV
1020 IMBODEN RD
MT CRAWFORD VA 22841

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HARRISONBURG VA 22802

CAITLIN DENBIGH
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HARRISONBURG VA 22801

MCARDLE JANICE F
370 MONTICELLO AVE
HARRISONBURG VA 22801

MATTHEW J SCHMUFF & KATHERINE E SCHMUFF
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HARRISONBURG VA 22801

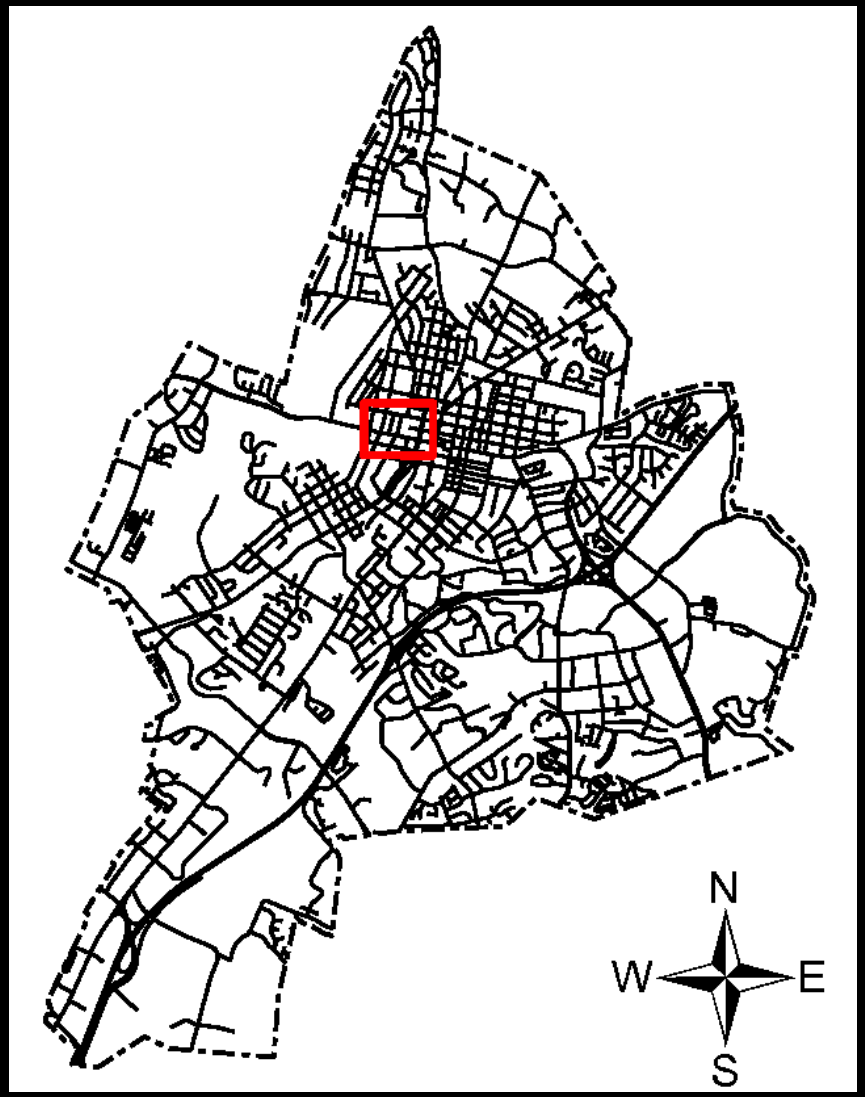
JOHN PATRICK LOCKHART TR
MARILYN SHRUM LOCKHART TR &
LOCKHART FAMILY TRUST
8846 BATESVILLE RD
AFTON VA 22920

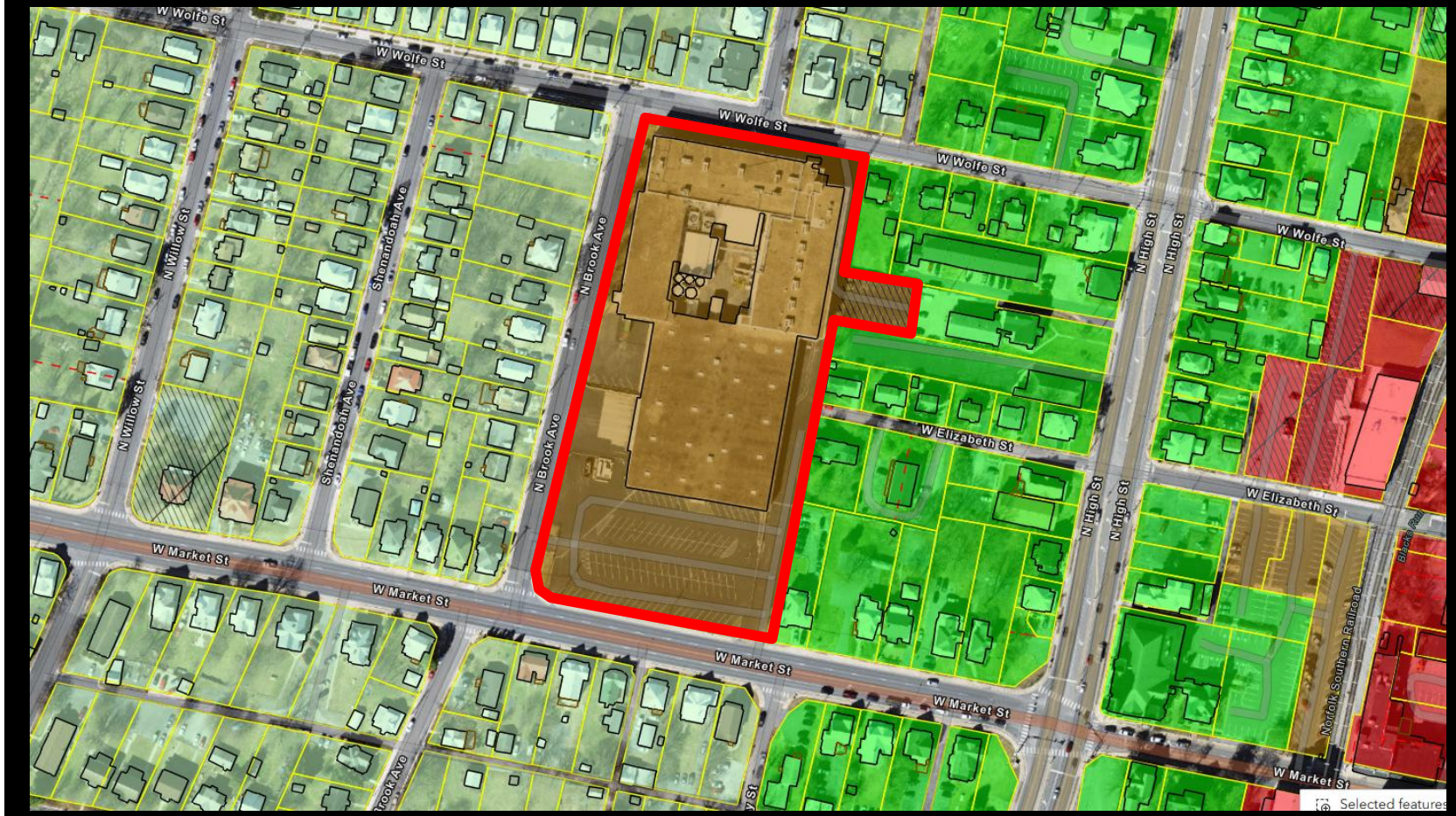
MARKOWITZ EDWIN POWELL
270 CIRCLE VIEW RD
LURAY VA 22835

HUGHES BENJAMIN J SARAH A
391 MONTICELLO AVE
HARRISONBURG VA 22801

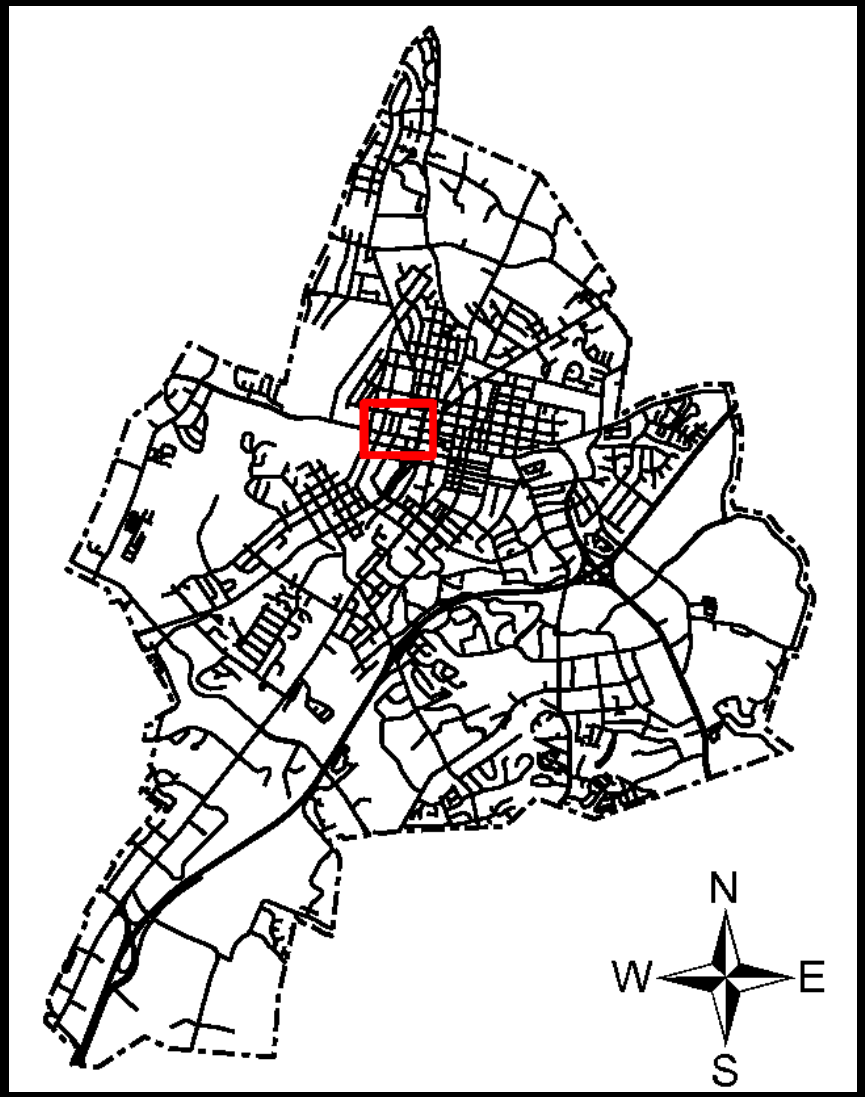
MCCARTY DAVID G JUDITH ANN POTEPAN
366 MONTICELLO AVE
HARRISONBURG VA 22801

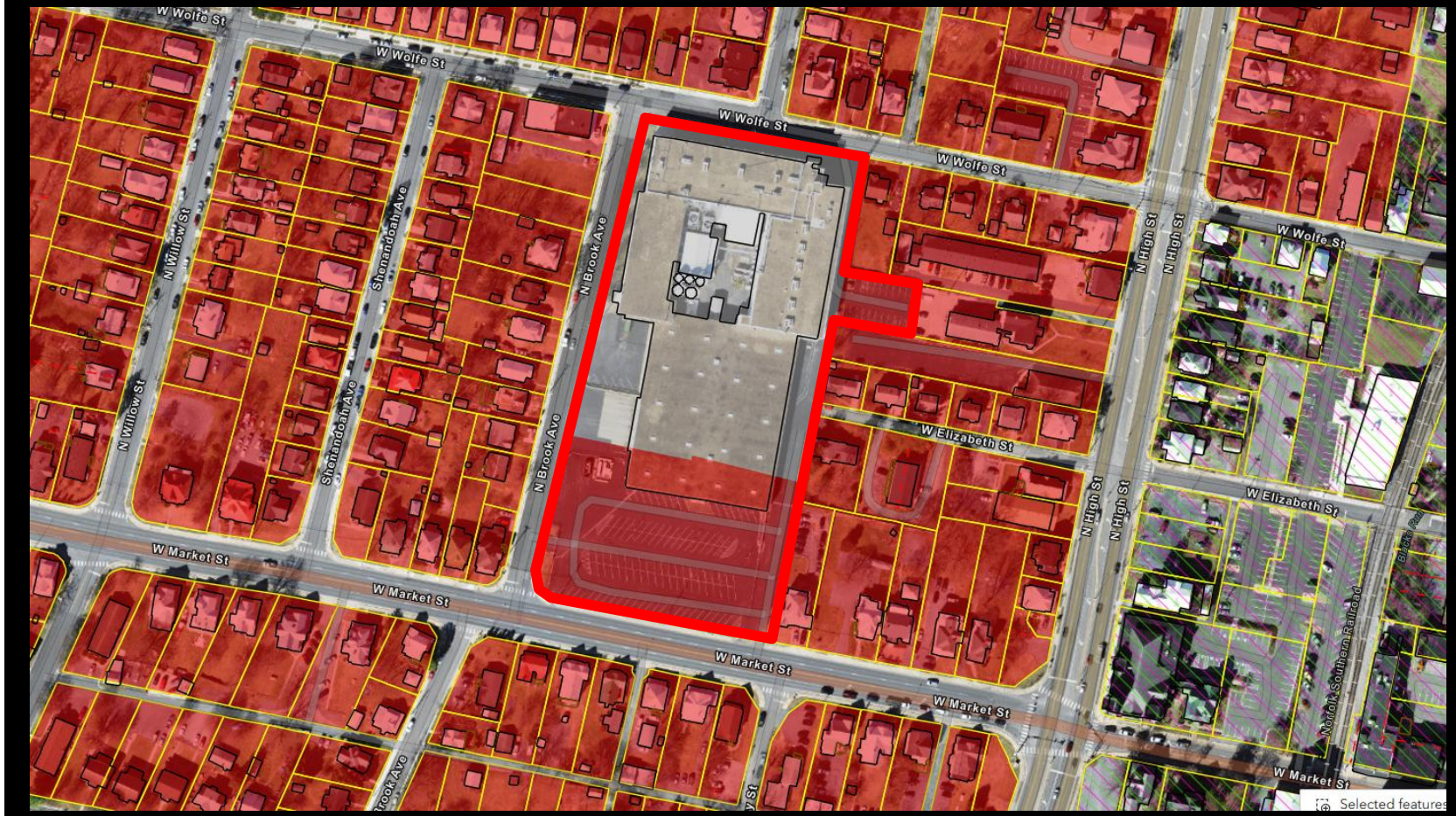
Special Use Permit – 291 West Wolfe Street & 336 West Market Street





Special Use Permit – 291 West Wolfe Street & 336 West Market Street





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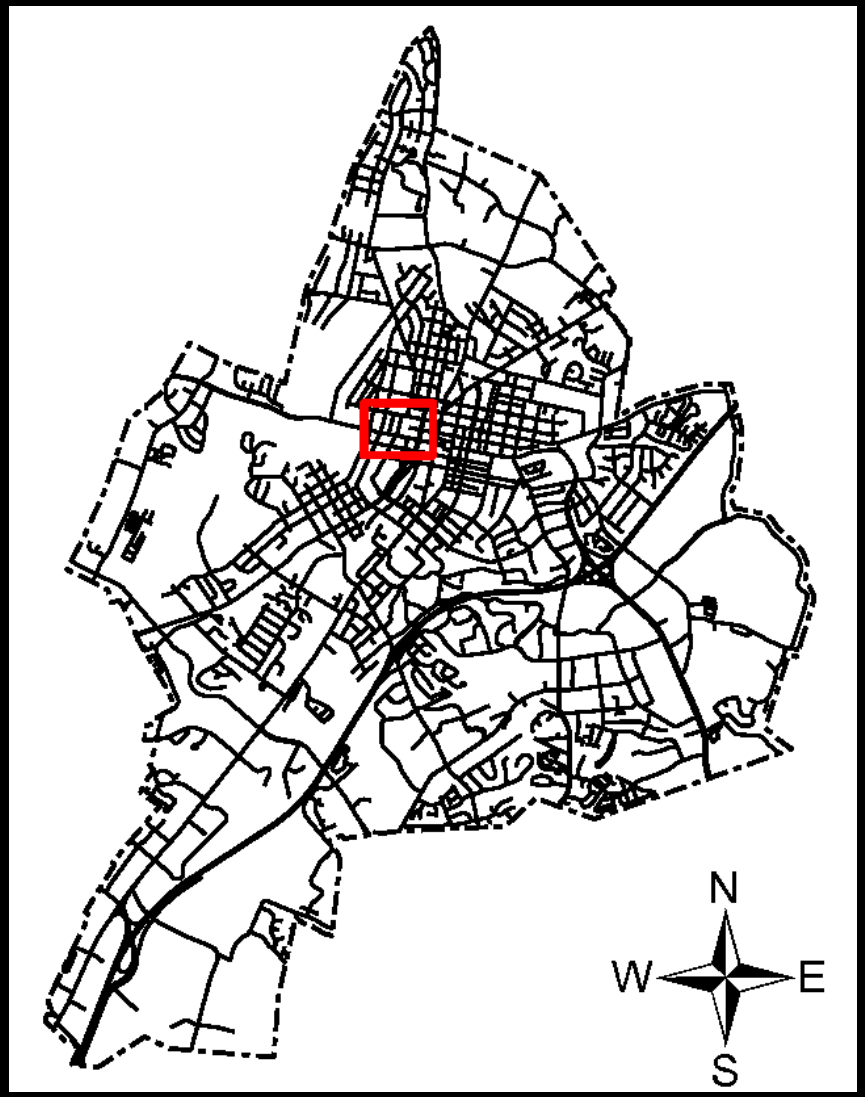

Northern portion of the building, adjacent to West Wolfe Street

Southern portion of the building, adjacent to West Market Street

Staff's Suggested Conditions

1. All recreational and leisure-time activities shall occur entirely within an enclosed building. No outdoor recreational activities shall be permitted.

2. The recreational and leisure-time activity use shall be limited to indoor rock climbing, pickleball, and substantially similar indoor recreational uses, as determined by the Zoning Administrator.

3. Non-transient dwelling units are not permitted.

Planning Commission's Suggested Conditions

1. All recreational and leisure-time activities shall occur entirely within an enclosed building. No outdoor recreational activities shall be permitted.

2. The recreational and leisure-time activity use shall be limited to recreational, athletic, fitness, and sports-related activities, including but not limited to indoor rock climbing, pickleball, gymnastics, soccer, futsal, basketball, volleyball, tennis, racquetball, dodgeball, cheerleading, martial arts, dance, bowling, trampoline parks, and substantially similar recreational uses, as determined by the Zoning Administrator.

3. Non-transient dwelling units are not permitted.

Recommendation

Staff recommends approval of the SUP request with the suggested conditions.

Planning Commission recommends approval (6-0) of the SUP with the revised conditions.

Legislation Text

File #: ID 26-290, **Version:** 1

Subject:
Consider a request to amend the Comprehensive Plan to incorporate the Northeast Neighborhood Small Area Plan
Presented By: Nyrma Soffel, Department of Community Development
Consider amending the 2018 Comprehensive Plan, last updated on June 14, 2022, to incorporate the Northeast Neighborhood Small Area Plan as Appendix A.

CITY OF HARRISONBURG

September 8, 2026 City Council Meeting

Title

Consider request to amend the Comprehensive Plan to incorporate the Northeast Neighborhood Small Area Plan — Planning Commission and Nyrma Soffel, Community Development

Summary

Project name	Northeast Neighborhood Small Area Plan
Address/Location	Study area boundaries: West: North Federal Street and North Main Street North: East Washington Street East: Tower Street and Old Furnace Road South: East Market Street
Total Land Area	+/- 186 acres
Comprehensive Plan Amendment	To incorporate the Northeast Neighborhood Small Area Plan as Appendix A
Planning Commission	August 12, 2026 (Public Hearing)
City Council	September 8, 2026 (Public Hearing)

Recommendation

Option 1. Staff and Planning Commission (6-0) recommend approval of amending the Comprehensive Plan to incorporate the Northeast Neighborhood Small Area Plan.

Context & Analysis

In September 2023, the City of Harrisonburg received a Community Connectors Program grant from Smart Growth America, funded by the Robert Wood Johnson Foundation. The grant was focused on building capacity to co-design projects alongside impacted communities to advance new infrastructure projects that repair damage from divisive infrastructure. The Community Connectors team included the Northeast Neighborhood Association (NENA), Shenandoah Valley Black Heritage Project (SVBHP), Harrisonburg Downtown Renaissance (HDR), Harrisonburg Redevelopment and Housing Authority (HRHA), and the City of Harrisonburg.

Over the next two years, the Community Connectors team led efforts that included:

- Facilitated Community Dialogues,

- Historical research on the history of and impact of Urban Renewal on Harrisonburg residents and businesses,
- The Complete Streets Leadership Academy and North Mason Street Complete Street Demonstration Project, and
- The Northeast Neighborhood Small Area Plan (SAP).

The Northeast Neighborhood SAP is the City's first small area plan for a neighborhood and is recommended in the Comprehensive Plan, Chapter 15. Revitalization. The Comprehensive Plan (page 15-4) states:

> A number of neighborhoods around the City have experienced stress. Some are suffering from poorly maintained, deteriorating, or vacant homes and spot conversions of single-family homes to apartments, often for students. Other areas contain older deteriorating apartment buildings. Some are affected by encroaching commercial development or undesirable conversion of houses to non-residential uses. Impacts of traffic on highly traveled roadways may also be creating neighborhood stress. The Potential Small Area Plans map roughly identifies the boundaries of neighborhoods that could be prioritized for study. Actual boundaries for study will be identified at a future time in further consultation with community members. This plan recommends that for each of these areas a community-based neighborhood plan be developed to address these and other issues raised by the community.

The Northeast Neighborhood is identified in the Potential Small Area Plans map.

CHPlanning served as the planning consultant for the development of the Northeast Neighborhood SAP. Together, CHPlanning and the Community Connectors team worked with Northeast Neighborhood community members on a plan that "addresses displacement and other impacts of Urban Renewal, presenting possible early action steps and long-term solutions for addressing these impacts. The harms of Urban Renewal are generational. The plan proposes strategies to return functional control and ownership to community residents and organizations, and to restore a sense of engagement, place-making, and belonging." (SAP, page 8)

Through this effort, the Northeast Neighborhood SAP was developed to guide future growth and investment in the area. Building upon Section 5 of the Northeast Neighborhood SAP, Section 6 includes an Implementation Matrix. The matrix identifies each SAP goal, strategy, and action, and assigns a priority, lead entity, potential partners, and potential funding sources. Lead entities and partners include City departments, other government agencies, and community organizations who can help implement or support goals, strategies, and actions.

Staff recommends that the Northeast Neighborhood SAP be incorporated into the Comprehensive Plan as Appendix A. Once incorporated, the Northeast Neighborhood SAP will serve as a policy guide for City staff, Planning Commission, City Council, and other boards and commissions when evaluating future policies, studies, programs, funding opportunities, capital improvements, administrative approvals, and land use decisions affecting the neighborhood.

The Northeast Neighborhood Small Area Plan and additional information about the Community Connectors project is available at: https://www.harrisonburgva.gov/community-connectors.

Staff recommends approval of amending the Comprehensive Plan to incorporate the Northeast Neighborhood Small Area Plan.

Options

1. Approve amending the Comprehensive Plan to incorporate the Northeast Neighborhood Small Area Plan
2. Deny amending the Comprehensive Plan to incorporate the Northeast Neighborhood Small Area Plan

Attachments

1. Extract from Planning Commission
2. Northeast Neighborhood Small Area Plan (2025)
3. Planning Commission Resolution recommending approval of amendments to the Comprehensive Plan (2018) to incorporate the Northeast Neighborhood Small Area Plan
4. Draft City Council Resolution Approving amendments to the Comprehensive Plan (2018) to incorporate the Northeast Neighborhood Small Area Plan

CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801
OFFICE (540) 432-7700 • FAX (540) 432-7777

August 31, 2026

TO THE MEMBERS OF CITY COUNCIL
CITY OF HARRISONBURG, VIRGINIA

SUBJECT: *Consider request to amend the Comprehensive Plan to incorporate the Northeast Neighborhood Small Area Plan*

EXTRACT FROM THE DRAFT MINUTES OF HARRISONBURG PLANNING COMMISSION MEETING HELD ON: August 12, 2026

Chair Baugh read the request and asked staff to review.

Ms. Soffel said in September 2023, the City of Harrisonburg received a Community Connectors Program grant from Smart Growth America, funded by the Robert Wood Johnson Foundation. The grant was focused on building capacity to co-design projects alongside impacted communities to advance new infrastructure projects that repair damage from divisive infrastructure. The Community Connectors team included the Northeast Neighborhood Association (NENA), Shenandoah Valley Black Heritage Project (SVBHP), Harrisonburg Downtown Renaissance (HDR), Harrisonburg Redevelopment and Housing Authority (HRHA), and the City of Harrisonburg.

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Through this effort, the Northeast Neighborhood SAP was developed to guide future growth and investment in the area. Building upon Section 5 of the Northeast Neighborhood SAP, Section 6 includes an Implementation Matrix. The matrix identifies each SAP goal, strategy, and action, and assigns a priority, lead entity, potential partners, and potential funding sources. Lead entities and partners include City departments, other government agencies, and community organizations who can help implement or support goals, strategies, and actions.

Staff recommends that the Northeast Neighborhood SAP be incorporated into the Comprehensive Plan as Appendix A. Once incorporated, the Northeast Neighborhood SAP will serve as a policy guide for City staff, Planning Commission, City Council, and other boards and commissions when evaluating future policies, studies, programs, funding opportunities, capital improvements, administrative approvals, and land use decisions affecting the neighborhood.

The Northeast Neighborhood Small Area Plan and additional information about the Community Connectors project is available at: https://www.harrisonburgva.gov/community-connectors.

Staff recommends approval of amending the Comprehensive Plan to incorporate the Northeast Neighborhood Small Area Plan.

Commissioner Jezior said my question is, when we create the next Comprehensive Plan, what then happens to this? Would we vote to add this into the new one as well?

Ms. Soffel said yes.

Councilmember Dent said would it still be an appendix or folded in somehow? Does it matter?

Ms. Soffel said we can define it at that point. But yes, we would incorporate this.

Chair Baugh said the details are to be determined, but we get to decide that at the Comprehensive Plan update. I think the answer is that we are all pretty comfortable with the idea that, whether it is this plan or a subsequent iteration of it, we would recommend doing that. But that is a decision to be made then.

Ms. Soffel said we have other plans like the 2017 Bike and Pedestrian Plan was before the 2018 Comprehensive Plan.

Chair Baugh said there are any number of examples of things that worked their way in from what had been parallel tracks with the Comprehensive Plan and then got folded into it.

Commissioner Seitz said I have two questions for staff. First, by including this, if this gets included in the Comprehensive Plan, does it increase the likelihood that some of the recommended strategies and actions, particularly those that would require the Department of Public Works and so on, would be included in the next Capital Improvement Plan (CIP)? In other words, does it increase the likelihood that they get included in the next CIP?

Mr. Fletcher said when projects are identified, the identification of projects and the needs for them is almost never-ending. It is constant. I think it helps different departments recognize the needs, and it helps them build the details and costs for the projects that go in. It gives them more information that allows them to build those projects better for the CIP. Are you asking about priority over other projects?

Commissioner Seitz said just getting it more on the radar. There are a good number of items under the implementation plan targeted to the Department of Public Works and paid for out of the City budget. I would think that is something that has tracks through the CIP. I know there is a sophisticated scoring method for all the departments in terms of how they rank this. Does this raise awareness about the needs of these projects for City staff as they go through and score projects?

Ms. Soffel said I would offer that departments like Public Works have already taken the Small Area Plan into consideration in some of the projects for which they have applied for grants.

Commissioner Seitz said good.

Ms. Dang said in this case, Public Works was integrally involved. We are presenting it, but it is on behalf of a group of staff involved.

Commissioner Seitz said the second question I have is, under Strategy 8.1, it says update land use regulations and zoning to align with neighborhood preferences. Given that we are in this two-part zoning revision where part one is translating the essence of the old ordinance to new names and new classifications, what is the mechanism for communication with the group behind the Northeast Neighborhood Plan to make sure the zoning concerns and priorities that come along with this plan do not get lost in all the work that goes into the zoning ordinance revisions?

Ms. Soffel said with the importance of having this plan and having it be part of the Comprehensive Plan, we would make a special effort to communicate with the neighborhood for any engagement related to the zoning ordinance, any specific zoning ordinance amendments that we make later on, and for the next Comprehensive Plan.

Commissioner Seitz said thanks.

Commissioner Kettler said Strategy 3.2 is to educate both the public and City staff about the impacts of past urban renewal and opportunities for improvement. Given that we are about to go into the Comprehensive Plan, and the issues connected with urban renewal extend well beyond the Northeast Neighborhood, I am wondering whether that kind of education has a role within the Comprehensive Plan update.

Ms. Soffel said I would think so. There are efforts underway to educate the community. Harrisonburg Downtown Renaissance has a sign-making or placemaking project. There are some art projects. In preparing this presentation, I made sure to include information on urban renewal, not just the small area plan. Wherever we have the opportunity to talk about it and raise awareness, we try to take those opportunities.

Commissioner Kettler said I ask because there are a lot of folks I know in the Northeast Neighborhood who are very well aware of it. There are a lot of folks I know outside of the Northeast Neighborhood who have no idea it ever happened.

Ms. Dang said if I may add a note, we are asking for your endorsement of the resolution that was included in the packet.

Chair Baugh said I was going to ask you. If we are so inclined, are we going to want the moving party to read it into the record, or are we okay with saying as presented?

Mr. Russ said as presented is fine.

Chair Baugh said I am sure you have noticed there is actually a particular resolution that we are being asked to adopt. Technically, I guess this is coming from staff. But I am going to take license and say that the applicant here is the Northeast Neighborhood Association and the Shenandoah Valley Black Heritage Project. I would invite anybody from the Northeast Neighborhood Association and Shenandoah Valley Black Heritage Project to please come forward and tell us anything you would like us to hear or ask any questions.

Karen Thomas, representing the Northeast Neighborhood Association, said Ms. Soffel has told you everything I was planning to say, but I am going to read my little spiel anyway. I am a resident of the Northeast Neighborhood, a member of the Community Connectors Group with Smart Growth America and the Small Area Plan Action Team. I am also Director of the Northeast Neighborhood Association. I trust that you will support our small area plan that we, along with city staff and Northeast residents, through community engagement, have worked on for over three years now. What started as a plan to reconnect the Northeast Neighborhood by Mason Street, we found that there were deeper issues in the community, such as trust in City government, the impact of urban renewal, tragedy, and infrastructure, just to name a few. Residents of the Northeast who were fully engaged in developing this plan are committed to making it become a reality. We hope that other neighborhoods will follow our lead and make their small area plans also because we feel that all residents need to have a seat at the table and be involved in what is going on and what is coming into their neighborhood. Again, I ask you for your full support in making this plan a part of Harrisonburg's Comprehensive Plan. Thank you.

Monica Robinson, representing the Shenandoah Valley Black Heritage Project, said good evening. What I wanted to add, Commissioner Kettler, was that our hope when we were talking about the Small Area Plan was that the whole idea of building trust back into the neighborhood addressed the fact that some of that trust was lost because neighborhood residents felt as if they were not included or seen in the overall Comprehensive Plan. I would hope that the history of the neighborhood becomes part of conversations when discussing what the vision of this area is going to look like over the next 20 years.

I should give my name. Councilmember Robinson. I live in Harrisonburg. This was a great project. I was not only a resident, not acting as a Councilmember, but actually acting as a member of the community along with the Executive Director for the Shenandoah Valley Black Heritage Project. We felt very honored to be a part of the development of the Small Area Plan created through the Community Connectors Program. As a community-based organization, we value the opportunity to help ensure that history, stories, experiences, technology, and contributions of Black communities are recognized and reflected in the future vision of our community. That is what we feel like the Small Area Plan does. Community engagement is essential to the success of every City project. When residents, community organizations, and local stakeholders are meaningfully involved in the planning process, the City is better able to understand the needs, history, priorities, and hopes of the people it serves. We believe authentic community engagement should continue

to be a fundamental part of how the City approaches future planning and development. Tonight, we are respectfully asking for the support of the Planning Commission in adopting and advancing the Small Area Plan. Endorsing this plan is not only an investment in thoughtful and inclusive planning, but also an important step toward rebuilding and strengthening trust between neighborhood residents and City government. Meaningful follow-through on community-driven plans, like you were talking about earlier in terms of zoning, demonstrates that residents' voices are heard, valued, and reflected in decision-making. It helps restore confidence in public processes and fosters stronger long-term relationships between the community and the City. Our hope is that the City will recognize this Small Area Plan as an important and meaningful component of the City's Comprehensive Plan and use it to help guide future decisions, investments, and opportunities within the community. We are proud to contribute to a process that honors our shared history while creating a more inclusive, connected, and vibrant future for generations to come.

Chair Baugh said thank you.

Councilmember Robinson said you are welcome.

Chair Baugh opened the public hearing and invited anyone in the room or on the phone wishing to speak to the request.

Panayotis Giannakouros, City Resident, called in and said I attended many, if not all, of the input processes as Secretary of the Harrisonburg Martin Luther King Jr. Way Coalition at the invitation of the Northeast Neighborhood Association. And I feel that I have an obligation to report at least one very important consideration in this plan. That is Goal 8.5, which states that the City will use proactive code enforcement to prevent underutilized properties from falling into disrepair. We tried and tried to figure out how that was inserted and could not determine it to my satisfaction. We tried to excise it and could not. I would raise some concerns about this. To show the difference, consider the City of Richmond, where I was present when they reported on a very different way to handle properties falling into disrepair. That was with a credit and incentive program to address deferred maintenance and the issues of such properties. This was done at the same time that they instituted very robust protections against tall grass and weed ordinances, with a presumption in favor of the resident. Ironically enough, Frank Hopkins was in the room when that decision was made without opposition. Note this approach that Richmond had, which is very different from the approach in 8.5. What could go wrong with 8.5? Goal 8.5 sets up the two legal pillars that were established after urban renewal to allow for the orderly taking of property. Those two pillars were, one, deciding a public nuisance, which is the code enforcement, and two, the presence of a plan. This would allow authorities to establish a public purpose, which had not been adequately done in urban renewal. When I raised these concerns initially, when I raised the concern that there were ongoing processes of displacement, Councilmember Robinson threatened me. When I, toward the end of the process, raised again whether there was anything structurally in this plan to prevent a repeat of urban renewal, Amy Snider refused to answer the question. Is there cause for concern here? Are

there better ways to approach this? I urge people looking at this not to look at this as a horse full of gifts. Read it as a legal contract that can and will be used against you. From that perspective, I hope this goes forward with potentially appropriate modifications to really serve the purpose that was promised to the residents. Thank you so much.

Chair Baugh closed the public hearing and opened the matter for discussion.

Commissioner Kettler said I had one question similar along the lines of Commissioner Seitz. Commissioner Seitz asked a question about how this impacts where something goes in the CIP and how that works. I am pleased to see the implementation matrix in the way that it is. I think it is a very helpful way to go about it. Strategy 6.2, just as an example, is to convert North Mason Street to a major neighborhood destination by attracting businesses and promoting community activation. The lead entity on that is Harrisonburg Department of Community Development. My question is, we have all of these goals and strategies for City departments, how does that get implemented in terms of a plan within the department?

Ms. Soffel said when applicants or people come to ask us questions about properties and their ideas of what they would like to do, we guide them based on the plans that are in place, based on the Comprehensive Plan and based on the Small Area Plan. One example is the Roses Shopping Center. Any time somebody asks us about that, we point to the Small Area Plan and what the neighbors' desires are for that.

Chair Baugh said this is impressive. It may not be perfect in the eyes of any of us. There are probably things about it that anybody would look at and say, I can live with 95 percent of this, but there is that one little provision. That is part of the human condition. But this is an impressive effort that I know has a lot of fingerprints on it. I cannot make a motion, but I imagine if there is any sort of motion to approve this, I am going to vote for it.

Commissioner Seitz said move to approve the resolution as presented.

Commissioner Kettler said second.

Chair Baugh called for a roll call vote.

Councilmember Dent	Aye
Commissioner Kettler	Aye
Commissioner Jezior	Aye
Commissioner Seitz	Aye
Vice-Chair Porter	Aye
Chair Baugh	Aye

The motion to approve the resolution to recommend the Northeast Neighborhood Small Area Plan be incorporated into the Comprehensive Plan passed (6-0). The recommendation will move forward to City Council on September 8, 2026.

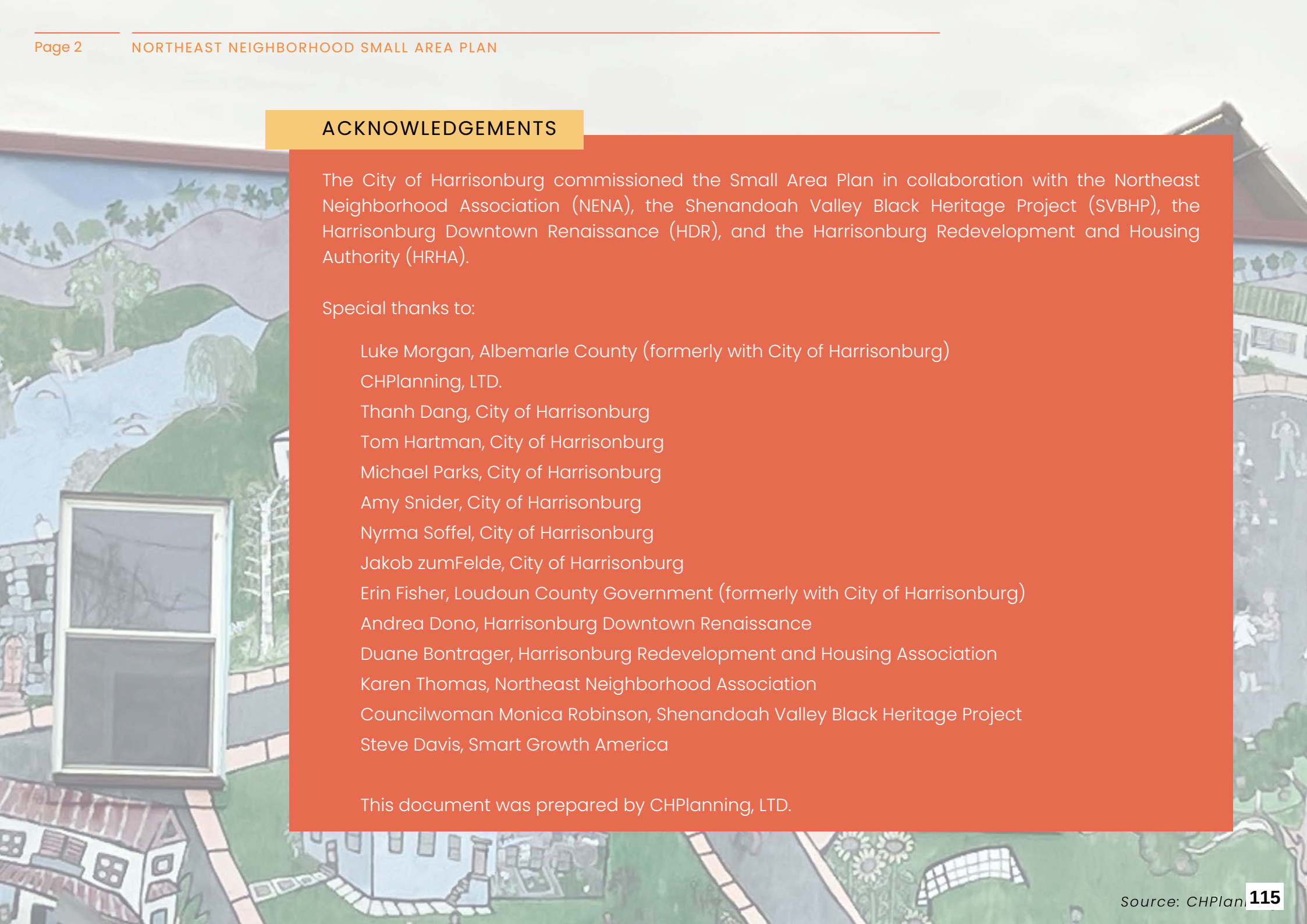
AI, specifically ClerkMinutes and GovAI, was used to assist in the development of this content. All content has been reviewed and approved by human oversight.

CITY OF HARRISONBURG

AUGUST 2025

NORTHEAST NEIGHBORHOOD SMALL AREA PLAN

Source: City of Harrisonburg



ACKNOWLEDGEMENTS

The City of Harrisonburg commissioned the Small Area Plan in collaboration with the Northeast Neighborhood Association (NENA), the Shenandoah Valley Black Heritage Project (SVBHP), the Harrisonburg Downtown Renaissance (HDR), and the Harrisonburg Redevelopment and Housing Authority (HRHA).

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Councilwoman Monica Robinson, Shenandoah Valley Black Heritage Project
Steve Davis, Smart Growth America

This document was prepared by CHPlanning, LTD.

Source: CHPlan

EXECUTIVE SUMMARY

The Northeast Neighborhood is a 186-acre area situated in the northeast corner of the City of Harrisonburg. It is characterized by its rich history shaped by a strong African American community. In the 1950s, the Northeast Neighborhood was impacted by Urban Renewal, displacing many African American residents and destroying community spaces.

The Northeast Neighborhood's existing conditions reflect the lasting impacts of Urban Renewal and other policies that transformed community assets into regional amenities. These changes have contributed to a **loss of historical identity and sense of place, along with increased vacancy and disinvestment**.

In September 2023, the national nonprofit Smart Growth America and the Robert Wood Johnson Foundation awarded a Community Connectors Program grant to the City of Harrisonburg to provide an opportunity to acknowledge past harm and improve collaboration between the City government and its residents. The project team is led by the City government, the Northeast Neighborhood Association (NENA), the Shenandoah Valley Black Heritage Project (SVBHP), the Harrisonburg Downtown Renaissance (HDR), and the Harrisonburg Redevelopment and Housing Authority (HRHA). After the grant was awarded, the project team identified that a **Small Area Plan (SAP) for the Northeast Neighborhood would help identify desires related to both historical preservation and opportunities for physical changes to shape the community's future**.

Community engagement was critical throughout the development of the SAP. From community events to workshops, community surveys to neighborhood tours, the project team employed **diverse methods to meet residents where they were throughout each project stage**. With support from NENA and SVBHP, the team was able to successfully obtain input from residents, project partners, business owners, and community leaders. HDR served as a connector to the business community.

These discussions, combined with a review of the existing conditions and other City plans, have resulted in this community-driven document: **a framework to shape the future of the Northeast Neighborhood and heal from the impacts of Urban Renewal.**

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Source: CHPlan

LIST OF ACRONYMS

This document uses the following common terms and acronyms.

CBO - Community-Based Organizations
HDR - Harrisonburg Downtown Renaissance
HRHA - Harrisonburg Redevelopment and Housing Authority
LIHTC - Low-Income Housing Tax Credit
NENA - Northeast Neighborhood Association
SAP – Small Area Plan
SVBHP - Shenandoah Valley Black Heritage Project
S.W.O.C. - Strengths, Weaknesses, Opportunities, and Challenges

Source: CHPlan

Section 1:

Introduction

This Small Area Plan (SAP) is a **community-informed vision and implementation framework** for the City of Harrisonburg's ("City") Northeast Neighborhood ("Neighborhood"). The goal of this document is to outline the steps necessary to bring the Neighborhood's desired vision to reality. It provides recommendations for future projects, programs, and policies that address land use and transportation planning, urban design, investment decisions in capital projects and programs, and adjustments to zoning laws.

Although the Northeast Neighborhood comprises just 1.7% of the City's total footprint, its historical significance is profound. During Urban Renewal in the 1950s and 1960s, major infrastructure projects fractured the Neighborhood's cultural and physical assets, disrupting a thriving Black community and leaving lasting scars.

This SAP, along with the other work done by Smart Growth America and the Community Connectors Program, as discussed in the "Why Plan Now?" section, lays out a path toward healing those past injustices and building a more equitable future. The development and, more importantly, the implementation of this plan's goals and strategies reflect the City's commitment to prioritizing the Northeast Neighborhood for meaningful investment and improvement, and to holding the City accountable for that promise.

Urban Renewal refers to the federally supported process, initiated by the Housing Act of 1949, in which cities like Harrisonburg cleared "blighted" areas and redeveloped them through public-private partnerships, often replacing older neighborhoods with new housing and infrastructure.

> *I like to call it 'Urban Removal,' because it was where cities declared urban areas as slums, and they received federal dollars to come in there and to literally displace and replace area residents … to rebuild new housing.*
>
> - Stan Maclin, Former President of the Harriet Tubman Cultural Center

This SAP supplements the City's 2018 Comprehensive Plan. While the Comprehensive Plan provides a cohesive framework for the City's future, the SAP offers a more detailed understanding of the Northeast Neighborhood's specific needs. It ensures that future decisions, programs, and policies align with the goals of the Comprehensive Plan and other City planning documents, as referenced in Appendix A, and will be developed with input from the residents of the Neighborhood.

Community input was a core value in the development of the SAP. The project team prioritized local voices, creating a more effective and responsive approach to future growth that reflects the Neighborhood's character and fosters community ownership. This approach aimed to start repairing the harm caused by past Urban Renewal efforts and connect the Neighborhood to Downtown, ultimately building trust between Northeast Neighborhood residents and the City of Harrisonburg.

The plan addresses displacement and other impacts of Urban Renewal, presenting possible early action steps and long-term solutions for addressing these impacts. The harms of Urban Renewal are generational. The plan proposes strategies to **return functional control and ownership to community residents and organizations, and to restore a sense of engagement, place-making, and belonging.**

Throughout the planning process, the City of Harrisonburg, the Northeast Neighborhood Association (NENA), the Shenandoah Valley Black Heritage Project (SVBHP), the Harrisonburg Redevelopment and Housing Authority (HRHA), and the Harrisonburg Downtown Renaissance (HDR) have engaged with the community and have **established relationships that form the basis for trust**. The plan puts forward communication and collaboration strategies to grow and build relationships that are difficult to undermine or undo in the future.

Historically, residents of the Northeast Neighborhood were subject to racism and prejudice that worked against the accomplishments and achievements of its residents. The plan proposes **policies and protections to prevent gentrification and displacement for new residents from low-income and immigrant backgrounds.**

Lucy Simms Mural, Source: City of Harrisonburg

PROJECT APPROACH

The project approach consisted of the following three phases:

Community involved throughout all project phases

PHASE 1: UNDERSTAND

During this phase, the project team built a strong relationship with the Neighborhood's community, gaining insight into its history. The project team also analyzed current data and reviewed existing plans to gain a better understanding of the Neighborhood's current conditions.

PHASE 2: ENVISION

In this phase, the project team collaborated with the community to develop and refine a shared vision for the Neighborhood's future.

PHASE 3: SHAPE

For the third phase, the project team established the community's priorities and identified goals and strategies, considering all gathered community input and documented existing conditions to date.

WHY PLAN NOW?

COMMUNITY CONNECTORS GRANT

In September 2023, the national nonprofit Smart Growth America and the Robert Wood Johnson Foundation awarded a Community Connectors Program grant to the City of Harrisonburg to provide an opportunity to advance locally driven projects that will reconnect communities separated or harmed by transportation infrastructure. The Harrisonburg project team's goals were to **repair past harms and to reconnect today's Northeast Neighborhood by creating a community-led small area plan to guide future investments in the area**, including re-envisioning the North Mason Street corridor. The effort from the beginning was grounded in the need to strengthen trust and collaboration between the City, partner organizations, and the community.

The far-reaching impacts of Urban Renewal contributed to a deep distrust of government within the community. This planning effort represents a step toward rebuilding that relationship. With long-time residents facing displacement pressures, a growing need for affordable housing, and increasing climate disruptions, the SAP is more critical than ever. The Neighborhood is also rich in cultural assets that deserve preservation and celebration. As a priority area for the City of Harrisonburg, this SAP provides a framework to guide future projects and programs.

The Harrisonburg Community Connectors team, led by the Northeast Neighborhood Association, the Shenandoah Valley Black Heritage Project, the City of Harrisonburg, the Harrisonburg Downtown Renaissance, and the Harrisonburg Redevelopment and Housing Authority, is guided by the following vision statement:

COMMUNITY CONNECTORS VISION STATEMENT

Rebuilding trust between Northeast Neighborhood residents and the City, repairing past harms, and reconnecting today's Northeast Neighborhood to the heart of the city are our most important goals. We commit to prioritizing the needs, wants, and desires of Northeast Neighborhood community members as we scope potential future investments in the community.

Subgroup of Harrisonburg's Community Connectors Team, Source: City of Harrisonburg

OTHER CITY INITIATIVES

The development of the SAP aligns with several concurrent City initiatives that share complementary goals:

- **Historical Research** ·under the Community Connectors grant documents the impacts of Urban Renewal on displaced residents and businesses, helping the City acknowledge past harms and support restorative storytelling.

- Smart Growth America's Complete Streets Leadership Academy's **transportation demonstration project** introduces temporary improvements along Mason Street to better connect the Northeast Neighborhood to Downtown, directly supporting the SAP's connectivity and mobility goals.

The City's **Zoning and Subdivision Ordinance Rewrite** also presents a timely opportunity to reinforce SAP recommendations through updated policies that support diverse housing, mixed-use areas, and safer streets.

Aligning the outcomes of these efforts with the SAP **strengthens the plan's implementation** and ensures a more **integrated, inclusive approach** to neighborhood development.

GUIDING OBJECTIVES FOR THE PLANNING PROCESS

The following objectives informed the approach to the SAP, grounding it in community history, lived experience, and local priorities:

- **Acknowledge and document past harm** caused by Urban Renewal and foster a foundation for healing between the City and the Neighborhood.

- **Engage residents** in shaping a shared vision for the Neighborhood's future, with clear communication of expectations and next steps. Educate the community about City resources to address their needs.

- **Support community-led efforts** by empowering local groups, faith-based organizations, and Neighborhood advocates.

- **Respond to core needs** around walkability, transportation access, housing, and economic opportunity.

> *I would love to see the Neighborhood continue to grow in those expressed hopes. There is a lot of good history in that space. There is a lot of beauty too in the people and places. But there is also a large economic divide within this Neighborhood. My vision would be to see the Neighborhood continue to be a place for such different people, but a healthy place for those who are struggling to be able to succeed.*
>
> - Resident

STRUCTURE OF THE SAP

The SAP serves as a guide for community leaders, residents, institutions, community-based organizations, City staff, property owners, and developers. It is organized into six sections:

1. **INTRODUCTION**

   Provides an overview of the plan, including its purpose, key goals, and general planning overview.

2. **ACKNOWLEDGING THE NEIGHBORHOOD'S PAST**

   Discusses the Northeast Neighborhood's history, from its time as a prominent settlement for freedmen up to Urban Renewal and its impact.

3. **UNDERSTANDING THE PRESENT**

   Reviews the current social, cultural, and geographic landscape of the Northeast Neighborhood, including community characteristics and demographic trends.

4. **COMMUNITY ENGAGEMENT**

   Provides an overview of the various engagement pathways undertaken by the project team for the plan. It highlights some key takeaways from the engagement process and a narrative of community feedback.

5. **PLANNING FOR THE FUTURE: COMMUNITY PRIORITIES, GOALS, AND STRATEGIES**

   Synthesizes gathered information and feedback to produce targeted ideas for a shared vision of the future. The goals and strategies are organized under five key themes: 1) Gathering and Belonging; 2) Reconnecting to Downtown; 3) Safety and Security; 4) Opportunity for All; and 5) Healthy Environments.

6. **IMPLEMENTATION MATRIX**

   Outlines actions for implementing the goals and strategies. The implementation plan is organized into a matrix that establishes a priority hierarchy based on public feedback. Each strategy includes responsible entities, key partners, and potential funding sources.

Section 2:

Acknowledging the Neighborhood's Past

AFRICAN AMERICANS HAVE SHAPED THE NEIGHBORHOOD SINCE EMANCIPATION

In 1832, twin brothers Ambrose and Reuben Dallard were born as enslaved people at Riverbank. The brothers escaped, joined the Union Army, and then settled in a community named Zenda before moving to the City of Harrisonburg. In 1869, the brothers began purchasing land and building homes in the northeast section of Harrisonburg, an area that would later become known as Newtown. After the Civil War and the signing of the Emancipation Proclamation, Newtown became home to many freedmen. As Newtown grew, community assets were established to reflect the needs of its residents. The Newtown Cemetery was established as a burial site for emancipated people, and the Effinger Street School, also known as the Harrisonburg Colored School, was constructed to provide public education to African American children.

In 1892, the City of Harrisonburg annexed Newtown. The community continued to thrive and grow. Many residents moved into the area, and by 1920, Newtown's population had grown from 997 to 1,200. Property ownership and entrepreneurship were of great importance to the community. The Colonnade building served as a gymnasium for the Effinger Street School, a meeting space for the Black American Legion No. 76, and a safe space for a range of community programming. It also became home to several Newtown-born businesses, including George's Barbershop, 'Skully's' pool hall, and Miss Jennie's Chicken Shack.

In 1939, the Effinger Street School closed to make way for the newly built Lucy F. Simms School, which served as a community hub. It was joined by Harris Pool — a public pool built by local African American businessman, Mr. Kent Frances — and several historic Black churches, including John Wesley Methodist Church, First Baptist Church, the Mennonite Mission, and Bethel AME Church.

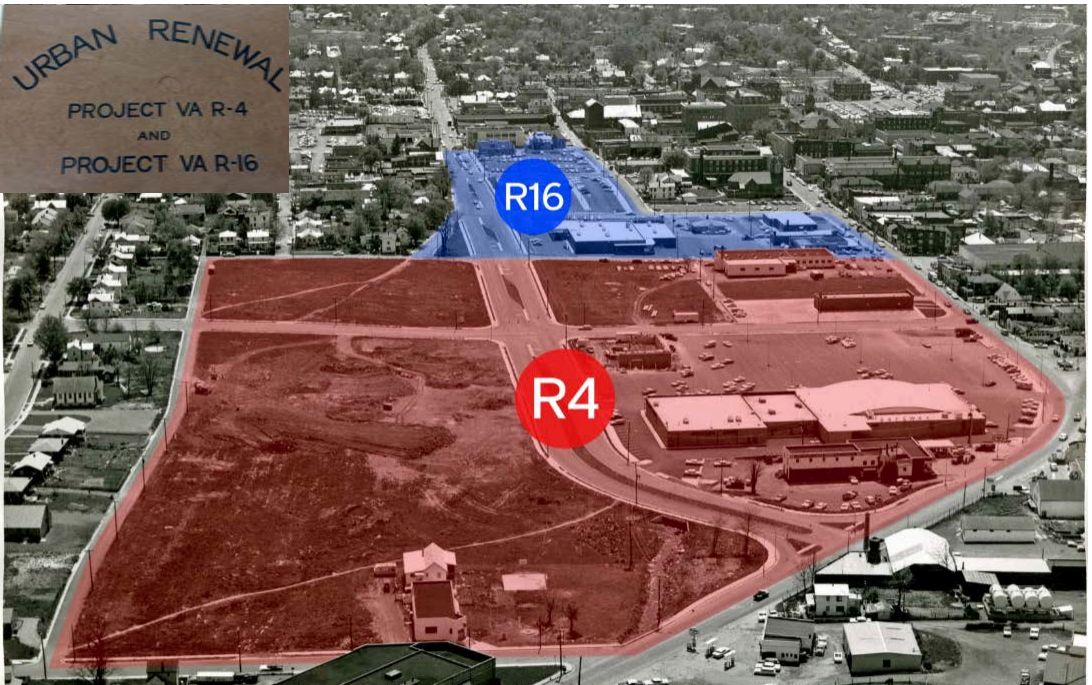
- **1869:** Brothers, Reuben and Ambrose Dallard, began building houses in what became known as the historic Newtown African American community.
- **1869:** The Newtown Cemetery is established as a burial site for freedmen.
- **1882:** Harrisonburg City Public Schools established the Effinger Street School or the Harrisonburg Colored School.
- **1892:** Newtown was annexed by the City of Harrisonburg.
- **1893:** The Church of the Brethren, which later became known as the historic Bethel AME Church, was built.
- **1895:** The Dallard-Newman house was built by the Dallard brothers.
- By **1920**, Newtown population grew from 997, in 1880, to 1,200.
- **1939**: The Effinger Street School was closed to make way for the newly built Lucy F. Simms School.

Kelley Street United Brethren in Christ Church, Source: NENA

THE NORTHEAST NEIGHBORHOOD WAS IMPACTED BY URBAN RENEWAL, DISPLACING MANY AFRICAN AMERICAN RESIDENTS AND DESTROYING COMMUNITY SPACES

Around 1955, the City of Harrisonburg initiated Urban Renewal efforts to redevelop "slums" into public housing, with federal assistance. The City established the Harrisonburg Redevelopment and Housing Authority (HRHA) to execute the two main Urban Renewal projects: the "Harrisonburg Northeast Urban Renewal Project R-4" and its smaller tag-on, "Project R-16." These projects targeted Newtown and Mason Street, condemning many Black-owned homes and businesses in the area as **"blight."** Using this designation, HRHA was able to acquire properties through **eminent domain** and clear the land for redevelopment, with the intention of increasing tax revenue, building new commercial developments and low-income housing, and facilitating easier automobile travel.

R-4 was approximately 32.5 acres and R-16 was approximately 7.5 acres, Source: City of Harrisonburg



Eminent domain allows the government to seize privately-owned properties for "just compensation" to be used for "public use," such as roads or public housing.

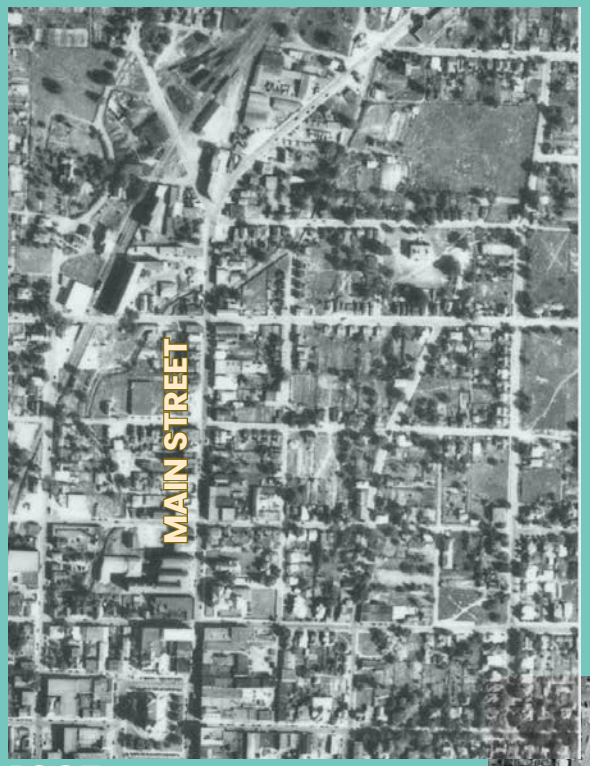
These actions razed homes and businesses, displacing many Black residents and destroying treasured community spaces. About 225 dwelling units were destroyed and 215 households were forced to relocate (Community Connectors Program - History of Urban Renewal in Harrisonburg 2025), some having to move out of Harrisonburg entirely. Many of the destroyed homes were owned or occupied by descendants of the formerly enslaved people who moved to the area in the late 1800s. The loss of homes, significant capital assets, had profound social and economic effects on residents and their heirs, eliminating generational wealth and hard-fought investments.

> *A lot of the time, we focus on the homes that were demolished, whereas when I think about Urban Renewal, it's about the community and sense of community that was lost.*
>
> – Monica Robinson, Executive Director of SVBHP

The local government sold the seized land to commercial developers, rather than using it for public purposes. The commercial and residential development that occurred reflected a more suburban character with deep setbacks and large parking lots. This suburban character stood in stark contrast to the traditional urban fabric of the historic Downtown, creating a visible divide between the redeveloped north end and the portions of the district that had escaped Urban Renewal.

Additionally, the projects widened and paved streets in the community, including Mason Street, making the area car-centric and reducing safe travel options, such as walking or biking, while also creating a barrier to Downtown.

Urban Renewal remains a scar on the community, traumatizing generations of residents and leading to a lack of trust in government officials.



Maps of Northeast Neighborhood in 1937 (above) and 2022 (right)

Source: JMU Archives

1962 - Residence on the corner of East Elizabeth and Federal Street

Undated photo - Parking lot built on the site of razed homes on the corner of East Elizabeth and Federal Street

2013 - Parking deck built in 1971 on the corner of East Elizabeth and Federal Street

> *These were the homes which could never be described as blighted or slums. They just happened to be in the way of progress. These were the homes with the manicured lawns, well-tended flowers, and in some cases, the wrap around porches.*
>
> - Ruth Toliver, Author and Retired Teacher, spent summers in Harrisonburg staying with her grandmother

Homes labeled as "blight" , Source: JMU Archives

Section 3:

Understanding the Present

UNDERSTANDING THE PRESENT

Planning for the future begins with a clear understanding of the Northeast Neighborhood's current conditions. These conditions form the foundation of the plan's recommendations. The project team evaluated a range of factors to gain a deeper understanding of the Neighborhood's existing conditions, which together tell the story of the Neighborhood.

These factors included:

- Existing data
- Existing plans, policies, and studies
- Community feedback

As the name suggests, the Northeast Neighborhood is situated in the northeast area of Harrisonburg. For the purposes of the SAP, the Northeast Neighborhood is bounded by N. Main Street from the west, E. Market Street from the south, Tower Street from the east, and E. Washington Street from the north. The study area spans approximately 186 acres in total.

It should be noted that the City of Harrisonburg does not have official maps of neighborhood boundaries and that the Northeast Neighborhood Association's (NENA) map of the Northeast Neighborhood includes areas outside of the SAP's study area.

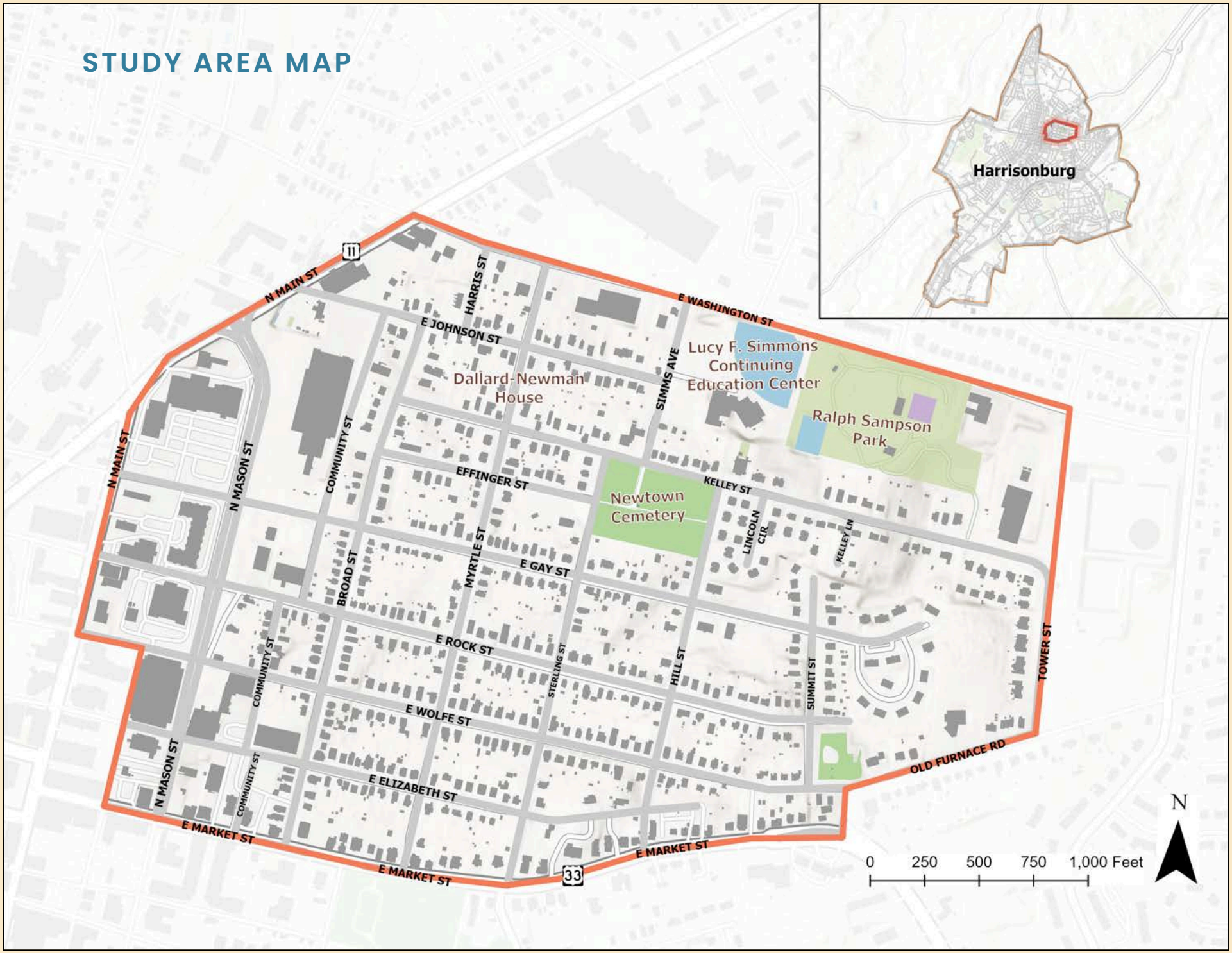
Northeast Neighborhood Association's Map of the Neighborhood, Source: NENA

The plan examines existing conditions in the context of historic laws, policies, and practices. It addresses opportunities for Neighborhood residents, CBOs, communities of faith, business and non-profit entities, and the City to preserve and enhance Neighborhood amenities and assets for Neighborhood residents, including people impacted by Urban Renewal and people who might be affected by similar detrimental policies in the future.

The history of Harrisonburg, Newtown, and the Northeast Neighborhood includes slavery, emancipation, and the establishment of Newtown as a self-governing freeman's town with community-sustaining institutions. The existing conditions in the Northeast Neighborhood are shaped by Urban Renewal and other policies that converted Neighborhood assets into regional amenities. As a result, the community has lost some of its history and sense of place and has experienced increased vacancy disinvestment. One considerable loss residents have noted is Harris Pool, the community's swimming pool, which was located at 400 Kelley Street. It hosted various community events before closing in 1979.

Harris Pool, Source: JMU Libraries

STUDY AREA MAP



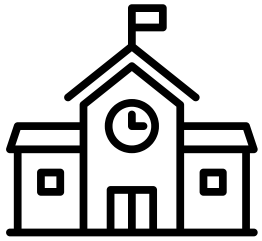
Source: City of Harrisonburg GIS Data Library

DEMOGRAPHICS

The Northeast Neighborhood is home to approximately 1,940 residents (2022 American Community Survey), accounting for about 4% of Harrisonburg's total population. Between 2000 and 2022, the Neighborhood's population grew by 8.1%, while the City of Harrisonburg saw a significantly higher growth rate of 26%.

In the Northeast Neighborhood, the **predominant age group consists of individuals aged 30-34,** with about an equal distribution of male and female residents. Additionally, there is a **significant population of children and youth aged 0-9,** highlighting the Neighborhood's appeal to both young adults and families.

Northeast Neighborhood

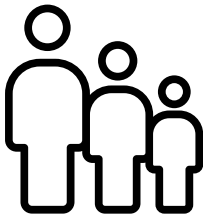


45.2%
High school graduate or higher

13.2%
Bachelor's degree or higher

$39,716
Median income

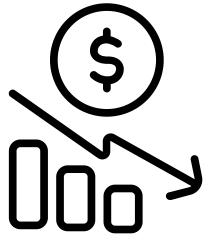
28%
of the population is under 18 years of age



72%
of the population is 18 years of age and over

34.2 years
Median age

6.5%
Unemployment rate

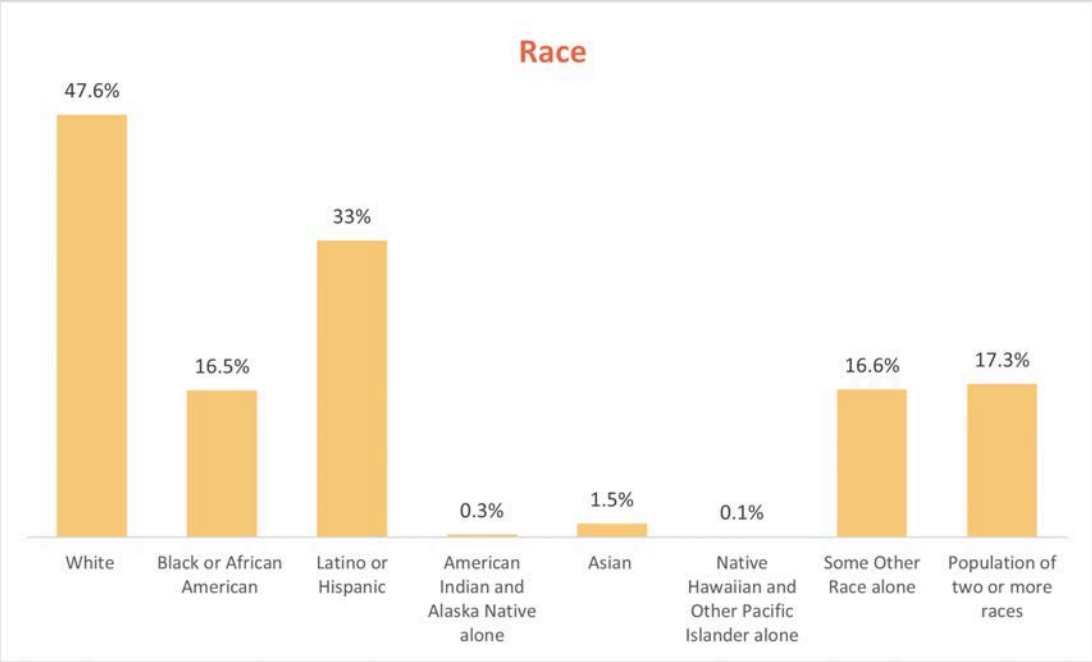


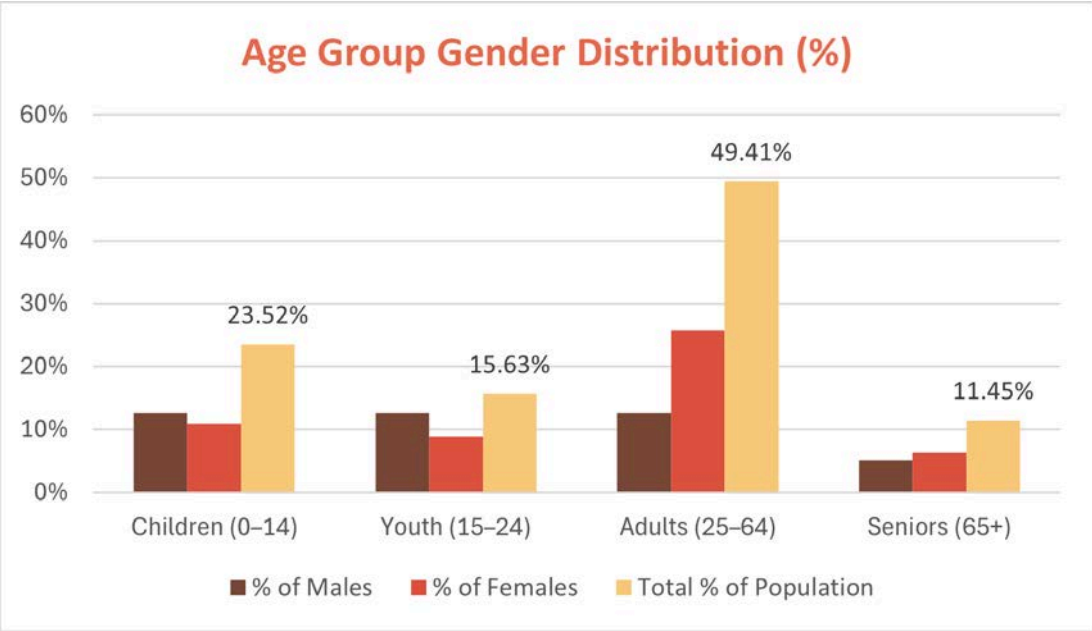
15.7%
Poverty rate

Source: US Census Bureau

DEMOGRAPHICS

Industry by Occupation for Population 16 Years & Over in the Northeast Neighborhood	Percent of Population
Construction & Trades	37%
Education & Health Services	18%
Public Safety & Service	18%
Sales & Office Support	13%
Management, Business, & Finance	8%
STEM (Science, Technology, Engineering, Math)	4%
Arts, Media, & Entertainment	2%





Source: US Census Bureau

LAND USE AND ZONING

The Northeast Neighborhood is **predominantly residential,** but it also features a mix of other land uses, including commercial, government, and recreational areas. Nearly three-quarters of its area is zoned R-2 (Residential District), permitting single-family and duplex homes. The R-2 zoning allows a variety of housing types and allows group housing projects, which are properties consisting of two or more buildings arranged in a manner that cannot be subdivided into conventional streets and lots and that require designation by the City of Harrisonburg Planning Commission. HRHA's Franklin Heights properties are examples of a group housing project.

Additionally, the Neighborhood also includes nonconforming residential uses, such as apartments, and R-3 zoned (Medium Density Residential) properties on its southern end, which allow single-family and duplex homes by right and apartments with up to 12 dwelling units per building by special use permit, contributing to the area's residential diversity.

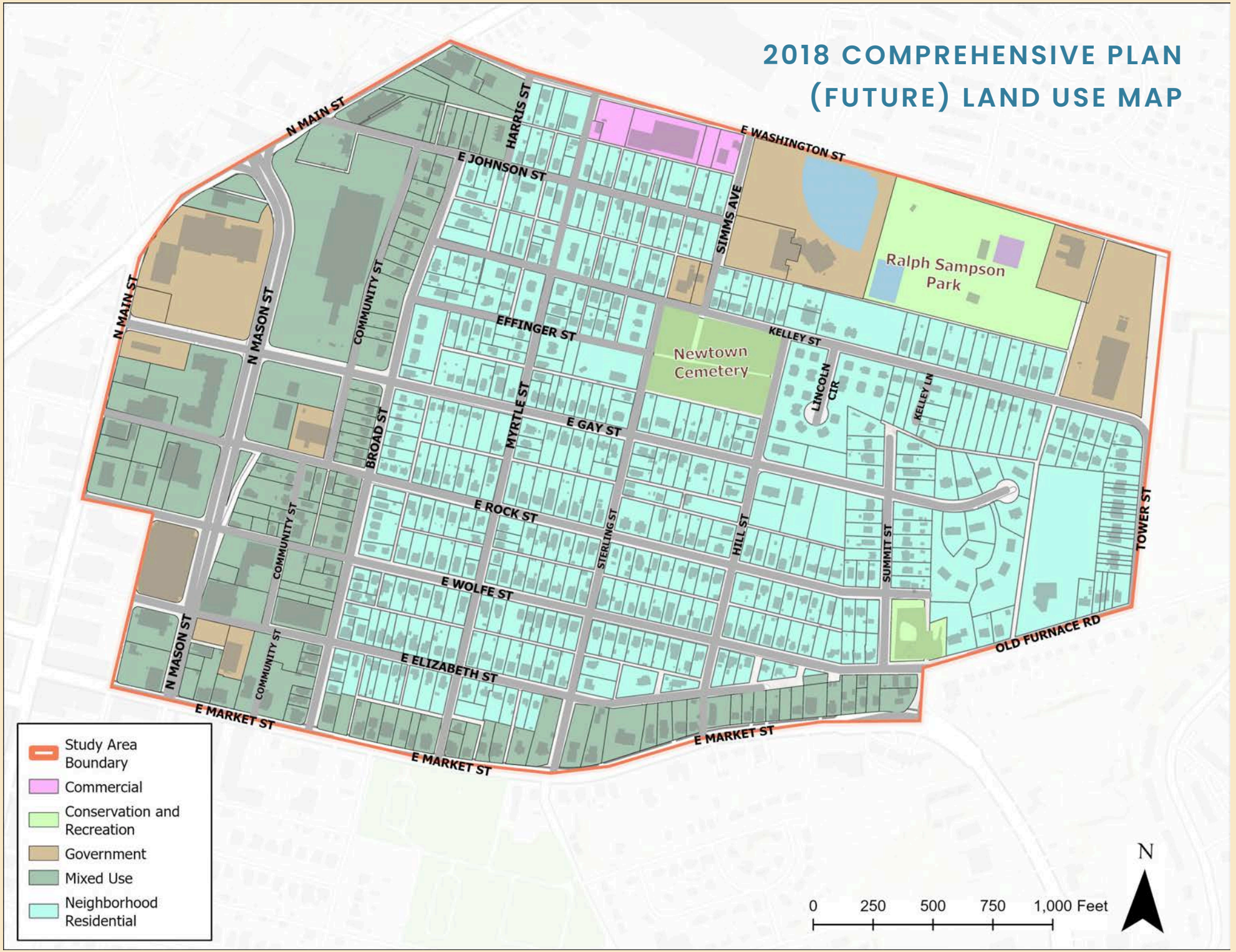
The northwestern periphery of the Neighborhood is zoned as M-1 (General Industrial District). This zoning allows uses such as manufacturing, processing, and storage, including the feed mill, distribution centers, and automotive services, which become increasingly apparent at gateways or key transition points into and out of the Neighborhood. The western edge of the Neighborhood is zoned B-1 (Central Business District), which accounts for 63% of the Neighborhood's commercial addresses.

Around 3.5% of the lots in the Neighborhood are vacant. Currently, these vacant lots might harm the area's unity and feel, but they offer future opportunities for affordable housing, green spaces, or small business development.

The study area is also within one of Harrisonburg's two federally designated **Opportunity Zones.**

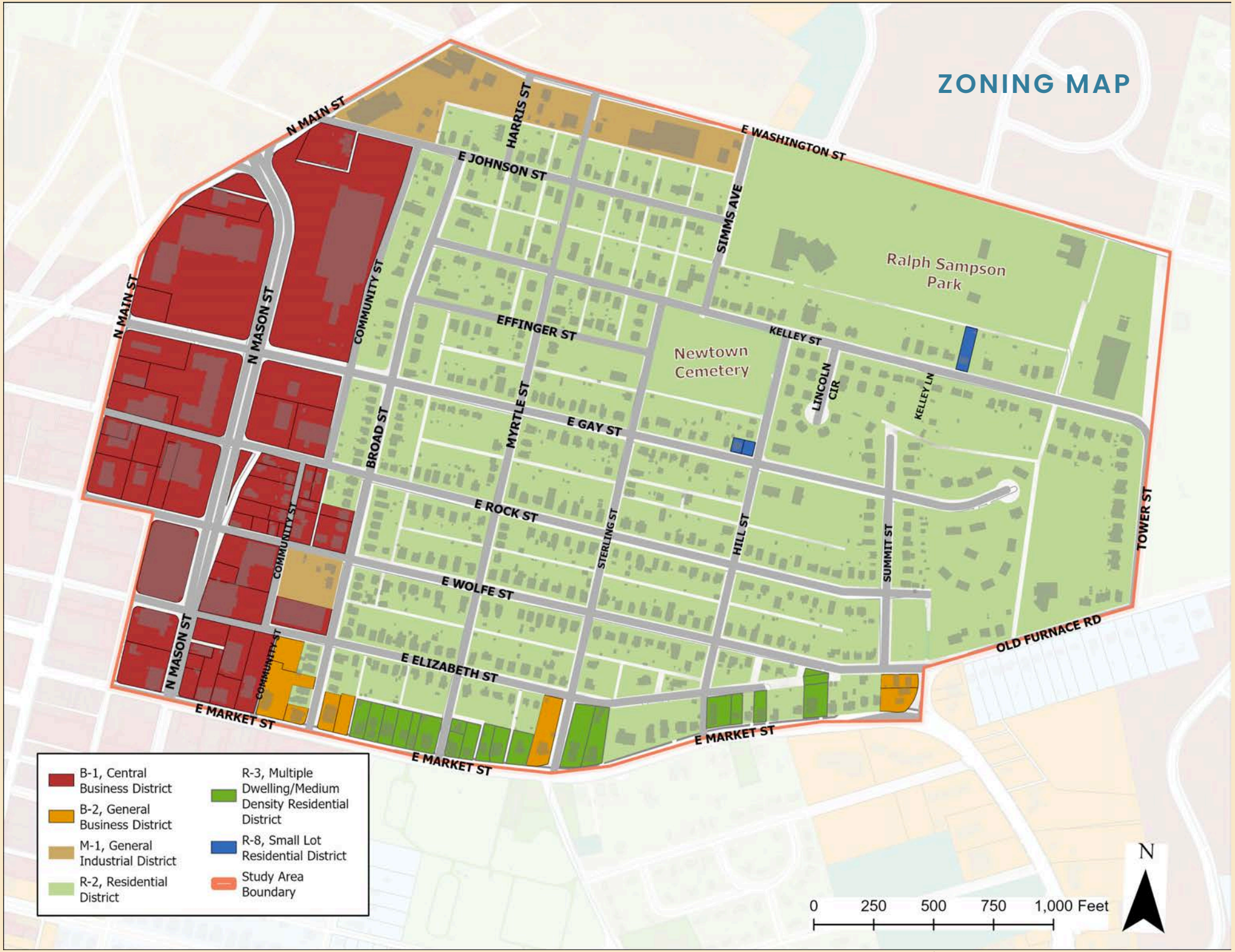
Opportunity Zones are low-income areas that may be eligible to receive tax benefits with new investments. They are intended to encourage economic development for investors.

2018 COMPREHENSIVE PLAN
(FUTURE) LAND USE MAP



Source: City of Harrisonburg GIS Data Library

ZONING MAP



Source: City of Harrisonburg GIS Data Library

TRANSPORTATION INFRASTRUCTURE AND CONNECTIVITY

The Northeast Neighborhood's **transportation infrastructure reflects the lasting impacts of Urban Renewal**, particularly the widening of Mason Street, which created a physical and social divide from the rest of the City. Today, efforts such as traffic calming, Complete Streets planning, and enhanced pedestrian and bicycle infrastructure aim to reconnect the Neighborhood and make its streets safer and more inclusive for all residents.

The Neighborhood includes both local and high traffic streets, meaning the area handles both residential traffic and through traffic. High traffic streets include N. Mason Street, E. Wolfe Street, and E. Gay Street. Mason Street is a collector road running north to south, serving as a key connector between local roads and major thoroughfares. As part of the Urban Renewal efforts, Mason Street was widened from two lanes to four lanes to accommodate anticipated vehicle traffic. This **change created a visual and physical barrier between the Northeast Neighborhood and the rest of Harrisonburg**, contributing to the emergence of parking lots and car-oriented businesses in the area, as well as the loss of many historic buildings. The fact that the Harrisonburg Downtown Historic District ends at the edge of the Neighborhood further emphasizes the divide.

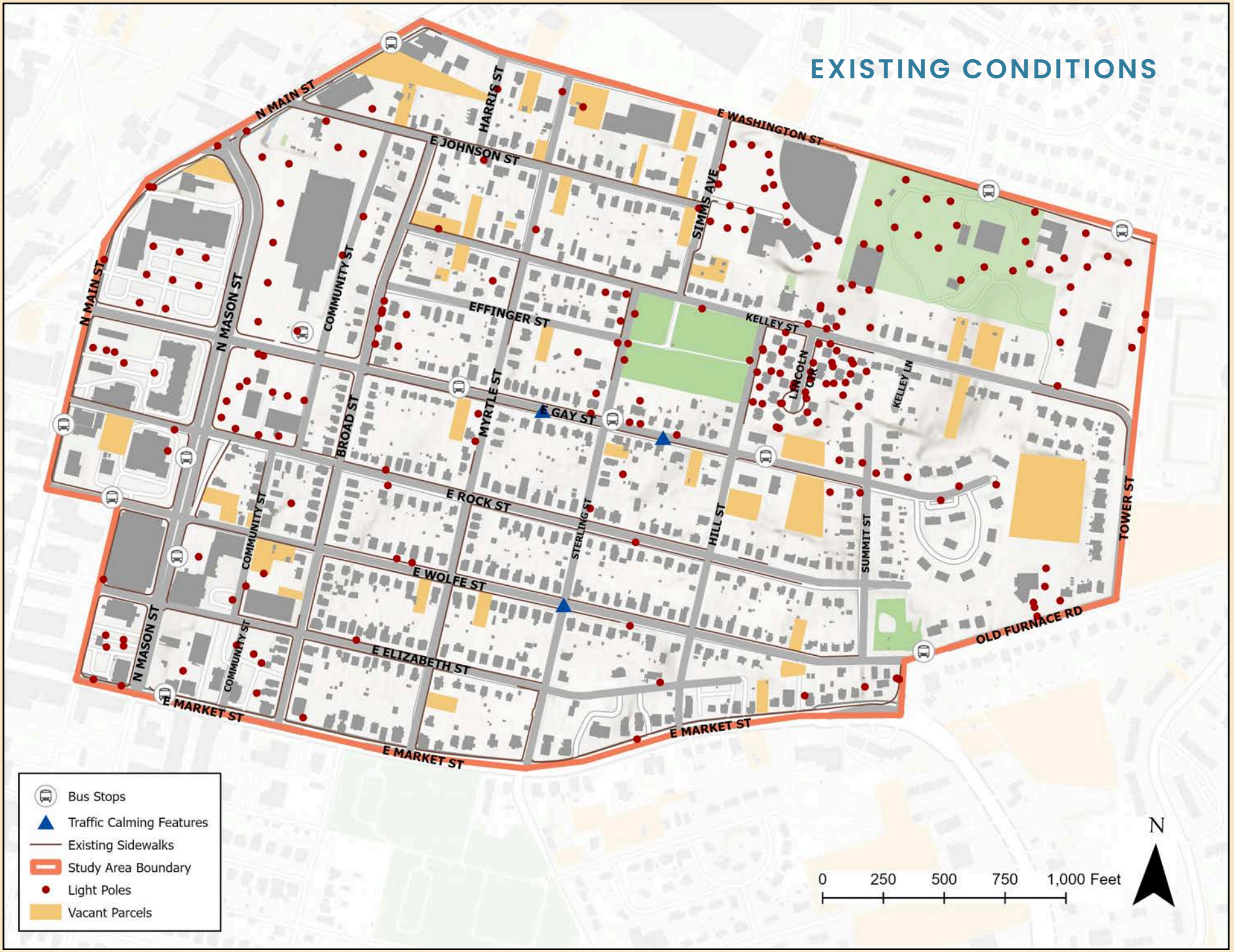
Residents have requested and pursued traffic calming through the City multiple times since 2008, including collecting signatures from a large percentage of the Neighborhood in 2018 and 2019. As some requirements of the City's traffic calming program posed barriers to implementing traffic calming measures, the City decided in 2021 to address intersection safety concerns in the Neighborhood.

The City prioritized making changes at intersections with higher numbers of crashes, which were all located on E. Wolfe Street or E. Gay Street. These changes involved adding speed humps or relocating stop sign locations. Additionally, stop bars and crosswalks were installed at all intersections in the Neighborhood. There is demand for more safety upgrades across the Neighborhood, including Kelley Street and E. Market Street, as **residents note that speeding and disregard for stop signs remain an issue.**

Public transit runs across E. Gay Street, N. Mason Street, N. Main Street, and E. Market Street. At the corner of E. Gay Street and Community Street is the Transit Hub, one of the city's three bus transfer locations. However, **limited public transportation options and inadequate bus shelters impact connectivity**, and multimodal options are needed to serve residents without personal vehicles better.

Bus stop located at East Gay St. and Sterling St., Source: CHPlanning

EXISTING CONDITIONS



Source: City of Harrisonburg GIS Data Library

TRANSPORTATION INFRASTRUCTURE AND CONNECTIVITY

The Community Connectors grant from Smart Growth America involved a Complete Streets Demonstration Project for N. Mason Street between E. Market Street and N. Main Street. Harrisonburg Public Works made temporary changes to the configuration of N. Mason Street starting on July 7, 2025 until August 5, 2025 that shifted all traffic to the two east lanes of N. Mason between Gay Street and Elizabeth Street.

This temporary change allowed the City to test if roundabouts would be successful at those two intersections, while creating shorter crossing times of N. Mason Street at multiple intersections for pedestrians and bicyclists. It also opened up space currently used for vehicles (the west lanes of North Mason Street between Gay Street and Elizabeth Street) for other community uses, such as space for walking and biking and areas for picnic tables.

Complete Streets is a street design approach that prioritizes safe and convenient access for all users, regardless of their mode of transportation.

The changes were based on community input received through a public forum held in March 2025 and from participants in the Harrisonburg Complete Streets Leadership Academy. The Leadership Academy brought community members and business leaders from the Northeast Neighborhood together with City staff and transportation experts to brainstorm ways to improve N. Mason Street. While temporary traffic adjustments are in place, City staff are analyzing changes to how the corridor is used by all users, in addition to seeking public feedback on their thoughts about the changes. That data and community input will be utilized to determine if a permanent project will be pursued.

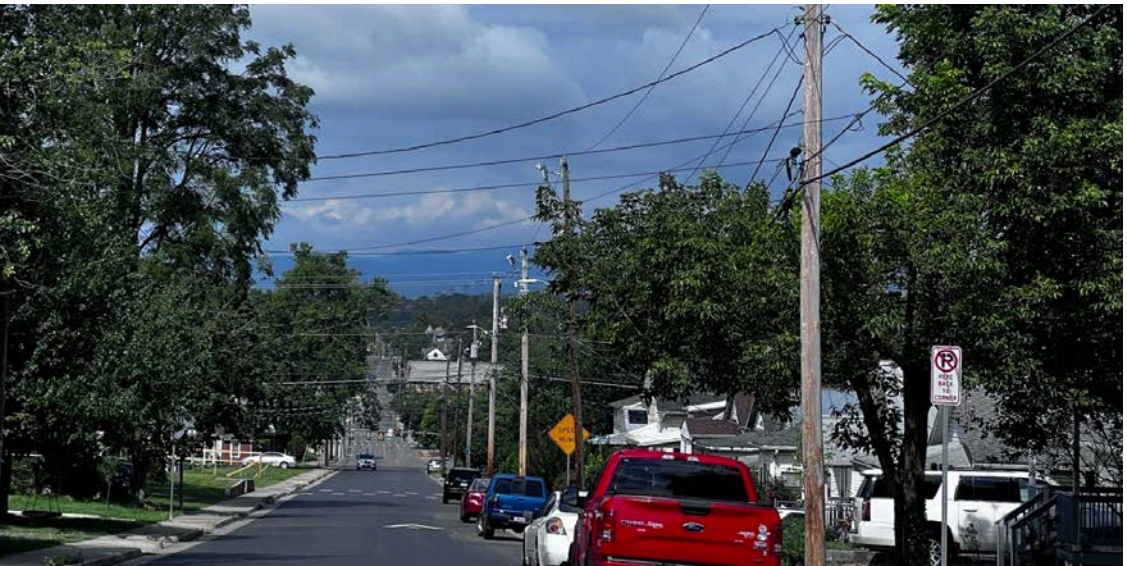
N. Mason Street Reconfiguration, Source: Kyle Lawrence

TRANSPORTATION INFRASTRUCTURE AND CONNECTIVITY

There are bike lanes along parts of the Northeast Neighborhood's perimeter, including E. Washington Street and sections of Vine Street and N. Main Street. Within the Neighborhood itself, only two blocks in the southwest corner have a bike lane and a shared-use path. The City's bike stress level criteria classify many streets east of N. Mason Street in the Neighborhood as high-comfort for biking. In contrast, N. Mason Street is considered low-comfort due to factors like multiple travel lanes, higher vehicle speeds, and limited bike infrastructure.

The Neighborhood's streetlights are consistent with City standards. Still, residents noted that **some intersections are dark, which affects nighttime mobility, safety, and visibility**. There is interest among the community in adding and improving lighting along key walking corridors, such as Broad Street. Additional lighting needs to be balanced with potential light pollution, as some residents expressed concern that nighttime lighting could lead to disturbances.

Gay Street, Source: City of Harrisonburg



Stop sign at Hill Street and E. Rock Street, Source: CHPlanning

HOUSING INVENTORY AND AFFORDABILITY

The Northeast Neighborhood's housing landscape reflects the long-term effects of Urban Renewal, with public housing, aging homes, and a mix of renters and long-time residents shaping its character. As concerns about gentrification and rising rents grow, **preserving affordable housing, supporting long-time residents, and honoring the Neighborhood's historic character is key to ensuring equitable development.**

The Harrisonburg Redevelopment & Housing Authority (HRHA) was initially started in the 1950s to execute Urban Renewal initiatives. Today, HRHA owns 97 residential units in the Neighborhood, including seven single-family homes, and 90 units spread across duplexes and four-unit buildings. These properties are primarily located north of Gay Street, south of Johnson Street, and east of Broad Street. Residents have commented that HRHA should improve its property maintenance and encourage resident participation by offering incentives for upkeep.

The Northeast Neighborhood is **primarily residential**, featuring a mix of single-family homes and multi-family units. The owner-to-renter ratio is similar to that of the City of Harrisonburg, with approximately 40% of its units being owner-occupied. The tenure of the community, much like its housing types, encompasses a diverse range, including long-time residents who have lived there for 25 years or more, as well as new arrivals.

The Neighborhood features a range of architectural styles, including early 20th-century homes with front porches and pitched roofs, mid-century brick homes, and newer infill developments. Many structures reflect vernacular and craftsman influences, contributing to the Neighborhood's historic charm. In terms of building conditions, many homes in the area exhibit signs of aging, with some requiring significant repairs due to deferred maintenance. **The prevalence of older housing stock presents both challenges and opportunities for historic preservation and revitalization**.

Harrisonburg Redevelopment & Housing Authority, Source: CHPlanning

Colonnade Apartments on N. Mason Street, Source: CHPlanning

HOUSING INVENTORY AND AFFORDABILITY

There are also several historic homes in the area that community members, in partnership with local institutions and CBOs, are working to **preserve both in terms of their physical structure and historical significance**, such as the Ida M. Francis House. This home, located at 252 N. Mason Street, served as a Green Book safe place for Black travelers during the segregation era. The Dallard-Newman House, located at 184 Kelley Street, is another historic home that is undergoing renovation. Ambrose and Reuben Dallard, two freedmen who started the Newtown community, built the house in the mid-1890s. With federal grant funding and support from NENA, the upgraded Dallard-Newman House will turn into the first African American history museum in the area.

In 2021, the City of Harrisonburg completed a housing assessment and market study that identified market types for each U.S. Census-defined block group. The study identified the western side of the Neighborhood as "Market Type A" and the eastern side as "Market Type B." Market Type A is characterized by high demand, rapid population growth, and greater access to amenities, such as transit. Market Type B includes areas with high housing sales, high-income households, and slower population growth, with below-median access to amenities. The study separated the market types by the census block group division at Myrtle Street. Through field experience, however, the Neighborhood character shift occurs at Broad Street, suggesting a potential need to revisit the market study designations.

Gentrification, or the arrival of new residents and developments that displace long-standing community members and businesses, is a concern in the Neighborhood. This issue is especially pressing due to the high demand for off-campus housing from JMU students and the emergence of new developments that may drive up living costs. JMU students already live in the Neighborhood, contributing to the area's evolving housing dynamics.

Many community members are concerned that they will not benefit from the anticipated new development due to pressures of physical, economic, and cultural displacement. Rising housing costs are becoming an increasing burden for many residents, emphasizing the need to preserve existing affordable housing units.

Dallard-Newman House, Source: VA Department of Historic Resources

HOUSING INVENTORY AND AFFORDABILITY

Northeast Neighborhood

732

Households

37%

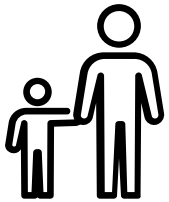
of the households are owner-occupied

63%

of the households are renter-occupied

2.55

Average household size



55.4%

of housing units are detached single-family houses

$258,750

Median value of owner-occupied housing units

> *I like that it's a true blend of all kinds of people. It's one of the last neighborhoods in town with affordable housing and people living close together in detached homes with yards. It's colorful. It feels very safe to me. I love all the kids and the families. The churches and the cars. I don't want anything coming in here and changing the community feeling or pushing out long time demographics with gentrification.*
>
> - Resident

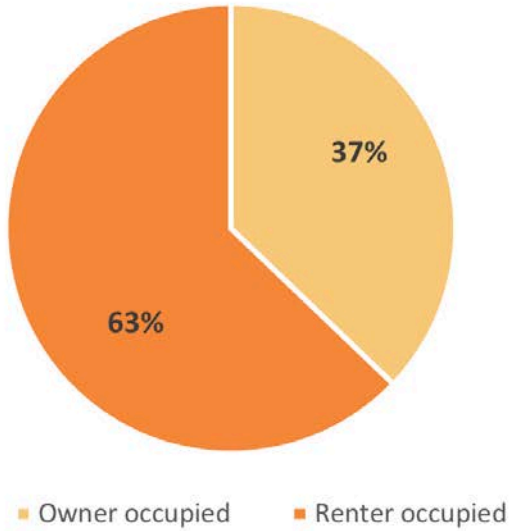
Source: US Census Bureau

HOUSING INVENTORY AND AFFORDABILITY

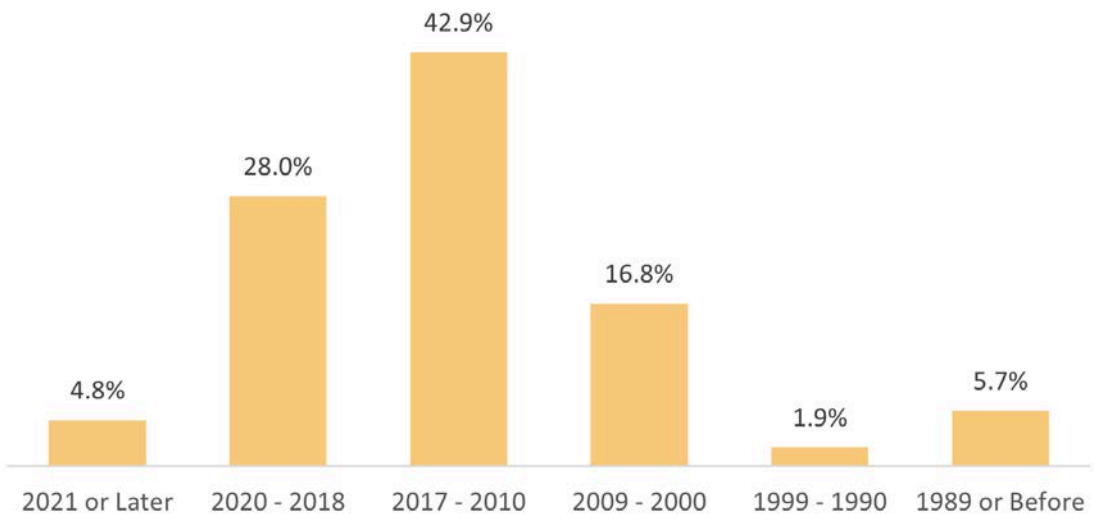
Existing Housing Programs Available:

- HRHA – Assistance for First-time Homebuyers
- VA DHCD – Homeownership Down Payment Assistance Program (DPA); Weatherization Assistance Program (WAP)
- Central Planning District Commission - Regional First-Time Homebuyers Program
- City of Harrisonburg - SPARC Mortgage Interest Rate Reduction
- VA Dept. of Social Services - Energy Assistance Program (EAP)
- Central Valley Habitat for Humanity - Critical Home Repair Program
- Southeast Regional Community Action Program - HUD-Certified Housing Counseling

Housing Tenure



Year Household Moved Into Neighborhood



Source: US Census Bureau

LOCAL ECONOMY

The Northeast Neighborhood's limited access to essential services and underperforming commercial areas—especially those along N. Mason Street—reflect the **lingering effects of disinvestment following Urban Renewal.** The strategic redevelopment of key sites, such as the Roses property, offers an opportunity to meet community needs.

The Neighborhood lacks essential services, such as grocery stores and healthcare facilities. It has a modest mix of businesses within a limited and underperforming local economic landscape. Community staples such as Kline's Dairy Bar, El Paisano Bakery, and Friendly City Food Co-Op provide valued food, social, and recreational outlets. Still, they are all located west of N. Mason Street, making access difficult. Generally, overall commercial activity remains sparse.

A prominent symbol of this underutilization is the Roses property, a discount department store located near the intersection of N. Mason Street and N. Main Street. Once a key part of the Neighborhood retail corridor, the site represents both a challenge and a significant opportunity for strategic revitalization. Due to its central location, size, and visibility, the Roses property is often envisioned as a future anchor for mixed-use development, affordable housing, or public space.

> *I think the Roses complex is really exciting in terms of possibility. I have a vision of a centralized place with bike/pedestrian access that has mental health services, community gathering places like coffee shops, thrift stores, and bike shops that can provide job opportunities and training to young people, and access to the arts, healthy food, and educational opportunities.*
> - Resident

Aerial view of Roses, Source: Lee & Associates

Klines Dairy Bar and El Paisano Bakery, Source: CHPlanning

COMMUNITY ASSETS AND INSTITUTIONAL PRESENCE

The Northeast Neighborhood has many important **historical and cultural assets and organizations that enrich community life and foster a sense of place**. It is also home to municipal services, transportation services, charities serving people experiencing drug addiction and homelessness, and other institutional uses that provide services for the City of Harrisonburg and the surrounding region. The Downtown United States Postal Service location on N. Mason Street is well used, offering P.O. Boxes as well as mailing services.

The Northeast Neighborhood has a strong presence of churches, with nine churches located within the Neighborhood — several of which are integral to the City's historic fabric and cultural identity. **Several churches in the area function not only as places of worship but also as informal community hubs**. Notably, First Baptist Church has a children's playground on a parcel directly across the street, which supports local families and fosters community connection.

Ida Mae Francis Tourist Home, Source: Virginia DHR

Important cultural assets in the area that serve as the foundation of the Neighborhood's rich African American history include Newtown Cemetery, the Dallard-Newman House and Museum, the Ida Mae Francis Tourist Home, and the Lucy F. Simms Continuing Education Center. The Lucy F. Simms Continuing Education Center is a historic community hub named after a pioneering African American educator. Originally a segregated school, it now serves as a vibrant space for education, cultural events, and local organizations.

Adjacent to the site, Our Community Place's daytime community and meal program provides essential support to unhoused and other financially insecure individuals but has also drawn concern from residents due to visible signs of substance use, discarded needles, and loitering. These conditions have raised safety and public health concerns among residents, reinforcing the need for a coordinated response that balances compassionate care with thoughtful site planning and community-informed redevelopment.

While some public art exists—mainly along the western edge near N. Mason Street—there is an opportunity to strengthen Neighborhood identity and sense of place through the expansion and strategic placement of public art and public realm improvements.

Source: City of Harrisonburg GIS Data Library

ENVIRONMENTAL AND GREEN INFRASTRUCTURE ASSETS

The Northeast Neighborhood features gently rolling hills typical of the Shenandoah Valley, with gradual slopes that are mainly oriented towards the northwest and southwest. These hills influence both viewsheds and flooding.

The topography of the Neighborhood provides **scenic views and vistas** that both residents and visitors enjoy. Some of the most picturesque views can be seen from the highest elevations, located near the cemetery and Ralph Sampson Park. The feed mill, located at the corner of N. Main St. and Kratzer Ave., is another prominent landmark that can be seen from higher elevations in the community and serves as a significant visual cue when entering or leaving the Neighborhood.

The community identified **frequent flooding** on Sterling Street, E. Gay Street, and Hill Street as a significant concern.Newtown Cemetery, a cemetery over 150 years old dedicated to the burial of freedmen, faces significant water issues due to erosion from foot traffic, runoff from rainwater, and a berm causing ponding of water on the property. In 2019, an effort was made to plant more trees at the cemetery, spearheaded by NENA and students at Broadway High School, to celebrate the cemetery's 150th anniversary and help prevent future erosion.

The City started a Drainage Improvement Program to evaluate existing infrastructure, identify necessary upgrades and alternative drainage routes, and reduce the frequency and severity of flooding. Residents in the Neighborhood have applied to the program, as there is a history of flooding during heavy storm events, especially along Hill Street, Rock Street, and E. Elizabeth Street.

HRHA Kelley Street Garden, Source: City of Harrisonburg

Ralph Sampson Park, Source: City of Harrisonburg

ENVIRONMENTAL AND GREEN INFRASTRUCTURE ASSETS

Trees not only help prevent erosion, but they also are critical to reducing the urban heat island effect. The urban heat island effect is when a neighborhood experiences significantly higher temperatures than other residential neighborhoods with more green spaces. Impervious surfaces and a lack of tree cover drive this phenomenon. Trees provide shade, cool the air, and reduce heat retention. Currently, tree canopy covers only 20.4% of the Neighborhood, which is lower than the citywide average of 23%, according to the City's 2024 Tree Canopy Study. Community members have expressed a need to plant additional trees and protect existing trees, particularly at the Roses parking lot, which is dominated by impervious surfaces.

The Ralph Sampson Park covers 31 acres in the northeast corner of the Neighborhood. It has steep topography, offering panoramic views of the City and serving as a key elevation point in the Neighborhood. The park features a futsal complex, a natural surface walking trail, basketball courts, a playground, picnic shelters, and a sprayground that opened to the public in July 2025. Many residents note that while the addition of the sprayground is exciting, it does not replace the need for a community swimming pool.

Ralph Sampson Park Basketball Courts, Source: City of Harrisonburg

Ralph Sampson Park Futsal Courts, Source: City of Harrisonburg

Section 4:

Community Engagement

COMMUNITY ENGAGEMENT

This plan was developed with **community voice as a core value**. From the earliest conversations, the CBOs and the City recognized that this plan could not follow a conventional path. Engagement is not only about collecting feedback, but it is also about listening to lived experiences, validating community pain and pride, and ensuring the strategies in this plan reflect what residents truly want: to be heard, to stay, to thrive, and to belong.

The plan's community engagement was aimed at:

- **Understanding** residents' needs
- **Addressing** past and remaining harms from Urban Renewal
- **Envisioning** the Northeast Neighborhood's future through community input

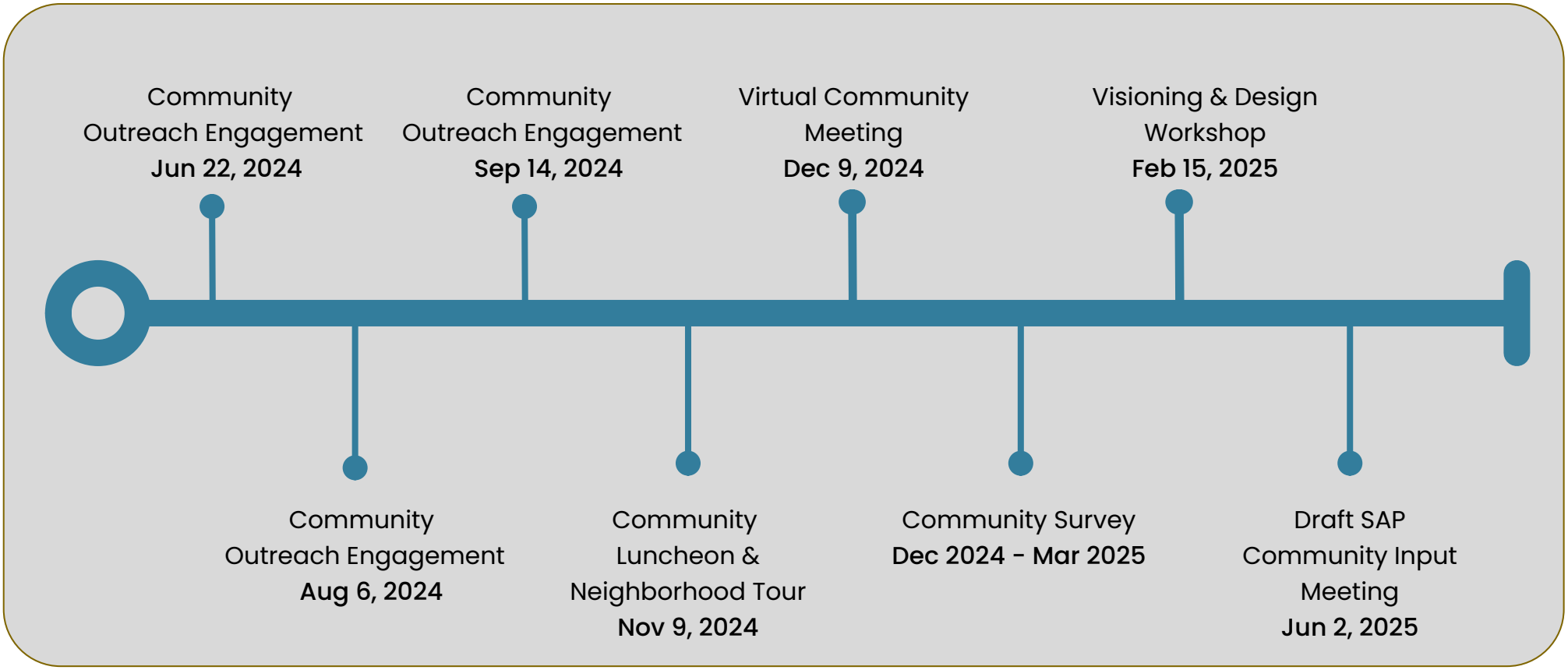
Recognizing the legacy of displacement and mistrust, the project team used a trauma-informed approach to guide engagement. Principles of safety, trust, empowerment, and cultural awareness shaped all outreach and interactions with the community.

The engagement plan was created by the Northeast Neighborhood Association (NENA) and the Shenandoah Valley Black Heritage Project (SVBHP), two trusted CBOs with longstanding ties to the Neighborhood. Their leadership helped guarantee the process was rooted in historical context and guided by relationships. The City and project team supported their efforts, encouraging broader participation across different groups within the Neighborhood, including renters, young families, business owners, and long-time residents.

Photo from Engagement Event, Source: City of Harrisonburg

ENGAGEMENT OVERVIEW

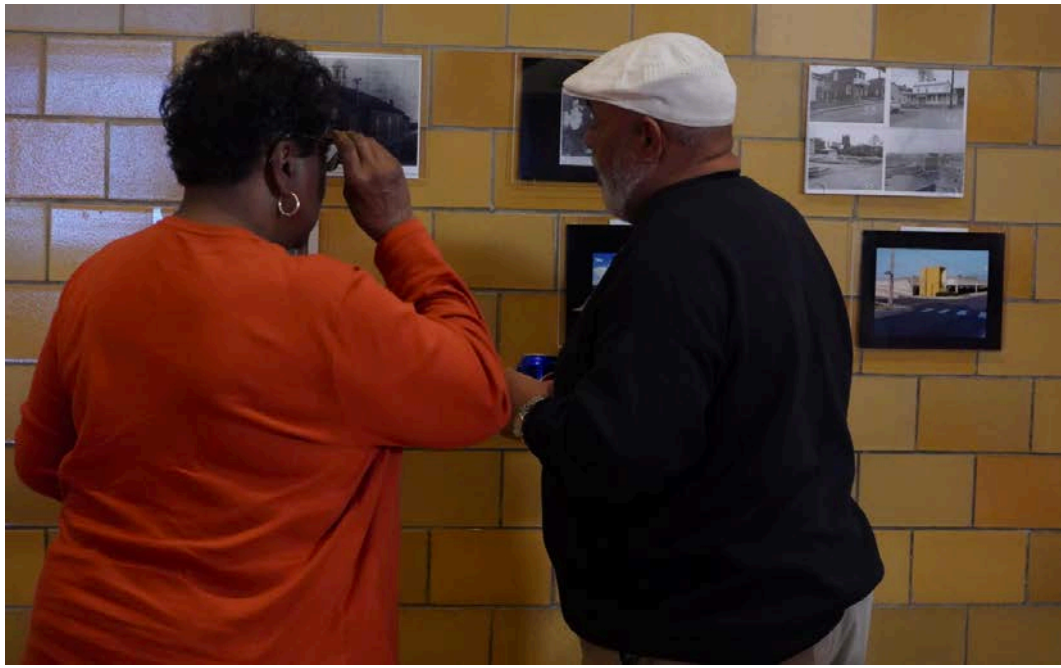
Engagement was woven throughout every phase of the planning process. From community events to workshops, community surveys to neighborhood tours, the team used diverse methods to meet residents where they are. The engagement process targeted a range of stakeholders, including residents of the Northeast Neighborhood, project partners, business owners, and community leaders. Feedback from the engagement process directly shaped the recommendations in the SAP. The engagement efforts are summarized below:



Community Outreach Engagements

- **Saturday, June 22, 2024**: First Baptist Church Festival
- **Tuesday, August 6, 2024**: National Night Out in the Northeast Neighborhood
- **Saturday, September 14, 2024**: Harrisonburg Rockingham African American Festival

Over several months, the Harrisonburg Community Connectors team participated in three local events to introduce the Community Connectors program, present the project team, and share the vision for a community-centered Small Area Plan. These events helped build a shared understanding and generate interest in the project.



Photos from Engagement Events, Source: City of Harrisonburg and CHPlanning

Community Luncheon & Neighborhood Tour

Saturday, November 9, 2024

The Harrisonburg Community Connectors Luncheon at the Lucy F. Simms Center served as the project's official kickoff event. **Thirty-four community members** gathered to set the stage for the SAP, reviewing the impacts of Urban Renewal, and learning about the planning process and project goals. Residents identified priorities through various engagement activities, including an idea wall to facilitate group brainstorming, a priority dot voting exercise to visualize what the group values most, a map station to gather local knowledge, and a vision board to help envision the future.

After the luncheon, interested attendees joined the project team on a Neighborhood tour. The tour offered participants an opportunity to physically reconnect with spaces impacted by Urban Renewal, while also gaining insight into present-day challenges related to safety, economic development, and Neighborhood character.

Photos from Community Luncheon, Source: CHPlanning

Virtual Community Meeting

Monday, December 9, 2024

Several community members joined a virtual meeting held over Zoom to provide feedback regarding the Northeast Neighborhood's past, present, and future. During this virtual event, attendees answered the following discussion questions through the meeting chat.

1. What do you value most about the Northeast Neighborhood's history and identity?
2. What types of changes or opportunities would you like to see to improve economic and community development?
3. What kind of community do you envision for future generations living in the Northeast Neighborhood?

Participants shared reflections on the Neighborhood's history and identity and discussed how to improve economic and community development. Many emphasized preserving the Neighborhood's character and protecting residents from displacement.

Initial Input and Priorities

After the first two engagement events, the project team reviewed and synthesized the early feedback received from the community. Participants emphasized the need for affordable housing, economic opportunity, public safety, and spaces that foster belonging and pride. Residents also highlighted the importance of reconnecting to Downtown and protecting the character of the Neighborhood.

From this early feedback, the project team identified five guiding priorities that would shape the goals for the SAP:

GATHERING AND BELONGING

RECONNECTING TO DOWNTOWN

SAFETY AND SECURITY

OPPORTUNITY FOR ALL (ECONOMIC MOBILITY)

HEALTHY ENVIRONMENTS

These draft themes were presented at the next phase of engagement for refinement and confirmation.

Visioning and Design Workshop

Saturday, February 15, 2025

Forty-nine community members met at the Lucy F. Simms Center to refine ideas from earlier engagement sessions and provide feedback on goals and strategies. Attendees participated in a **visioning activity** and a **design workshop activity.**

- The **visioning activity** provided an opportunity for the participants to co-create an aspirational, inclusive, and actionable vision statement for the SAP that is rooted in identity and to review the draft themes.
- During the **design workshop activity**, participants provided feedback on initial strategies and ideas related to the five priority themes. This collaborative effort helped foster community ownership of the planning process, ensuring that future decisions reflect their values and aspirations.

Participant Priority Rankings:

- *Opportunity for All (Economic Mobility)* received the strongest emphasis (40%), reflecting a community-wide focus on access to jobs, housing affordability, and financial stability.

- *Safety and Security* ranked second (17%), underscoring the need for improved lighting, safer streets, and more substantial community presence.

- *Gathering and Belonging*, *Reconnecting to Downtown*, and *Healthy Environments* were equally valued (14%), signaling a desire for stronger social connections, access to green space, and better integration with the broader city.

These priorities became the foundation for developing goals and strategies in the SAP, as discussed in Section 5.

Photos from the Visioning and Design Workshop, Source: CHPlanning

Community Survey

December 2024 to March 2025

The project team launched a survey inviting residents and businesses to express their views on the Northeast Neighborhood. Created on SurveyMonkey, the project team distributed the survey via QR codes, email, the project website, yard signs, and printed copies. It received **101 responses**. Key findings included:

- **Affordable housing** was the highest priority, with 62 respondents identifying it as their top concern.
- **Safer pedestrian and biking infrastructure** was also strongly supported, with 52 respondents ranking it as a top issue.
- Residents cited **community events, better lighting, and local economic growth** as ways to improve Neighborhood safety.
- In terms of transportation and accessibility, respondents emphasized the need for **improved pedestrian safety, sidewalks, and public transit options.**
- Open-ended responses offered further ideas around **youth programming, future uses of key sites** like Roses, and a **10-year vision** for the Neighborhood.

Yard signs advertising the survey, Source: CHPlanning

Draft Small Area Plan Community Input Meeting

Monday, June 2, 2025

The project team hosted a community meeting at the Lucy F. Simms Center to gather community feedback on the proposed SAP goals and strategies. The open-format discussion drew strong engagement from approximately **50 attendees**, who voiced support for youth engagement, expanded childcare access, zoning reforms, and improvements to public spaces. Many participants also emphasized the importance of housing equity and called for formal acknowledgments of historical injustices.

The stories, priorities, and lived experiences shared through each event created a foundation for the next step in the planning process. Through community events, workshops, surveys, and conversations, residents defined what matters most: **preserving identity, creating opportunity, and fostering a sense of belonging.** The project team organized all engagement feedback under five core themes and used it to inform the development of **Goals and Strategy Recommendations** in the Small Area Plan.

Section 5:

Planning For the Future: Community Priorities, Goals, and Strategies

PLANNING FOR THE FUTURE

This section bridges the existing conditions and the future of the Northeast Neighborhood by:

- **Establishing** a vision statement,
- **Identifying** strengths, weaknesses, opportunities, and challenges (S.W.O.C.), and
- **Setting** focus areas, goals, and strategies.

To develop this section, the project team synthesized **existing conditions, relevant plans, and community input** to shape a comprehensive and forward-looking framework for Neighborhood growth and improvement.

The Northeast Neighborhood and its partners made exciting progress over the course of the SAP planning process. There is significant momentum and mutually shared commitment to **reversing the negative impacts of Urban Renewal.** The Northeast Neighborhood residents were engaged in developing the Plan's goals and implementation strategies, and residents will continue to be engaged in making the plan become a reality. The goals, strategies, and recommendations are the result of many candid and difficult conversations—discussions geared toward establishing an openness for trust.

The plan focuses on **placemaking** and **place-based solutions** that are built on neighborhood-serving organizations, institutions, and infrastructure. At the same time, the plan promotes greater comfort and confidence for Neighborhood residents who might enjoy amenities offered Downtown. **In summary, the plan and its goals, strategies and recommendations restore a path for increased agency, ownership, authority, and accountability for the people who call the Northeast Neighborhood home.**

VISION STATEMENT

The vision statement describes the desired future for the community, reflecting the hopes and aspirations of residents.

COMMUNITY'S VISION FOR THE NORTHEAST NEIGHBORHOOD

The Northeast Neighborhood is a resilient community, rich in history, particularly in our African American heritage. Today, we are known for our caring and diverse spirit, where residents can connect and access the resources they need. We envision a future that honors our past while building a vibrant and welcoming community.

Here, everyone has the opportunity to thrive through homeownership, wealth-building, and access to essential services like quality education, affordable housing, and childcare. We will be a model of inclusivity, guided by the principles of equity, compassion, and collaboration. We will have well-lit walking and biking routes that reconnect the neighborhood with downtown.

Together, we will ensure that every voice is heard, and every decision is made with the well-being of all residents in mind. We aspire to create a safe, supportive and joyful neighborhood - a place where our children can flourish, our businesses can thrive, and our residents feel a deep sense of pride and belonging.

S.W.O.C. ANALYSIS

The comments received during the community engagement efforts were organized into a S.W.O.C. (Strengths, Weaknesses, Opportunities, and Challenges) matrix. The matrix is a valuable analysis tool to identify the actions needed to achieve the Northeast Neighborhood's vision and goals.

Strengths are existing features, amenities, and characteristics that contribute to a community's success and well-being. These include intangible attributes as well as physical assets. Thriving communities reinforce, protect, and build on all their strengths.

Weaknesses are existing features, conditions, or problems that hinder a community from realizing its goals. A community should consider ways to address or overcome these obstacles.

Opportunities, unlike strengths and weaknesses, are more forward-looking and deal with larger forces. These are prospects that could help a community realize its goals. A community should consider ways to capitalize on these opportunities strategically.

Challenges, like opportunities, are more forward-looking. These future challenges could hinder the community from realizing its goals. A community should consider ways to avoid or mitigate threats.

STRENGTHS

- Many residents enjoy walking to Downtown.
- Strong desire to activate vacant lots and create pocket parks for children's play areas, particularly using church properties along Broad Street.
- Strong desire to restore/build gathering spaces.
  - Restore lost community spaces such as pools, civic centers, and youth activity centers, to provide safe spaces for children and young adults.
  - Interest in reviving an annual dinner at the Simms Center, which the community used to host.
  - Support for reviving community concerts, food festivals, and arts programming.
  - Suggestions to add pickleball courts and other outdoor activity spaces.
- Caring and diverse neighborhood.
  - Interest in creating more welcoming spaces for immigrant families, particularly Hispanic and Latino communities.
- Rich local history.
  - Desire to highlight and preserve the Neighborhood's civil rights history.
- Presence of strong CBOs.
- Mason Street is owned by the City, offering opportunities for local improvements.

WEAKNESSES

- Concerns about walkability, and a lack of continuous sidewalks and clear crosswalks.
  - Difficulty navigating the Neighborhood safely, especially at Rock Street and Mason Street.
  - Some residents use alleys as alternative walking paths because sidewalks are missing.
- Concerns about crime, drug activity, and squatting in vacant properties.
- Traffic safety concerns, particularly speeding at Rock Street and Mason Street.
- Lack of gathering spaces for youth.
  - Loss of recreational amenities such as a pool and baseball field, which past generations enjoyed.
  - The spraygrounds do not replace the need for a real pool, as many older residents learned to swim because a pool was accessible.
  - The Simms Center and Ralph Sampson Park feel less child-friendly due to the presence of older youth.
- Concerns about rental fees at the Simms Center (e.g., $75 for funerals), with residents feeling that they should not have to pay for a space that was once community owned.
  - Lack of willingness to open the space up to community groups, making booking the space challenging to do.
  - Lack of amenities that often come with rental and community spaces.
- Frequent flooding on Sterling Street, Gay Street, and Hill Street.
- Noise pollution from parks late at night or early in the morning is prompting requests for better enforcement of quiet hours.
- Concerns about noise pollution from traffic, including jack braking and drag racing on Route 33.

OPPORTUNITIES

- City-owned streets, like Mason Street, make it easier to implement improvements.
- Community Connectors and Smart Growth America support the redesign of City-owned Mason Street.
- Interest in reviving past Blue Ridge Community College (BRCC) programs (e.g., computer classes, basic graphics, photography) and a hope for a Downtown satellite campus.
- Potential partnership with local schools to use the Simms Center for after-school programs and youth engagement.
- Interest from Spottswood Elementary School in expanding school partnerships to support after-school programs and youth engagement.

CHALLENGES

- Concerns about the loss of trees due to storms, urban improvements (e.g., sidewalk installations), and lack of maintenance.
- Concerns that past community requests for youth spaces have been ignored, leading to skepticism about the potential for meaningful change.
- Concerns that Boys & Girls Club use of the Simms Center may limit space for broader youth programming.
- Concerns about rising housing costs and displacement due to new development.
- Concerns about market-driven development that may not reflect the needs of existing residents.
- Perception that the City's planning process does not fully reflect community input, with some feeling decisions are predetermined.

KEY THEMES, FOCUS AREAS, GOALS, AND STRATEGIES

Building on the vision statement and S.W.O.C. analysis, the project team expanded the original five key themes (priorities) into nine focus areas and twelve goals, providing a clear framework for specific strategies.

KEY THEMES

- GATHERING AND BELONGING
- RECONNECTING TO DOWNTOWN
- SAFETY AND SECURITY
- OPPORTUNITY FOR ALL (ECONOMIC MOBILITY)
- HEALTHY ENVIRONMENTS

FOCUS AREAS	GOALS
HISTORY AND CULTURE	GOAL 1
GATHERING AND BELONGING	GOAL 2
COMMUNITY CONNECTIONS	GOALS 3 & 4
CONNECTION TO DOWNTOWN	GOALS 5 & 6
TRANSPORTATION AND MOBILITY	GOAL 7
HOUSING AND PUBLIC SAFETY	GOAL 8
ECONOMIC MOBILITY AND COMPETITIVENESS	GOAL 9
NATURAL SYSTEMS AND SUSTAINABILITY	GOALS 10 & 11
HEALTH	GOAL 12

HOW TO READ THIS SECTION

KEY THEMES
Five guiding principles shaped by community input.

FOCUS AREAS
Defined areas of focus within broader key themes.

GOALS
Broad and long-term guides for achieving the community's vision.

STRATEGIES
Specific policies, infrastructure improvements, partnerships, or other actions necessary to achieve objectives, create essential conditions, or overcome barriers.

ACTIONS
Concrete steps taken to implement strategies.

CASE STUDY OR SPOTLIGHT
Focused example that highlights relevant context or a similar project.

GATHERING AND BELONGING

HISTORY AND CULTURE

Goal 1: Celebrate and educate others about the Northeast Neighborhood's rich African American history and cultural heritage.

Strategy 1.1: Develop programs that celebrate the Northeast Neighborhood's African American heritage.

- *Gather history from those with lived experience and history of the Northeast Neighborhood.*

HISTORY AND CULTURE

The Northeast Neighborhood began as a sanctuary for formerly enslaved people seeking to escape a life of hardship, offering them a place to settle and establish roots. Over the years, the Northeast Neighborhood has evolved into a diverse community, continually embracing new cultures and demographics. Its rich history continues to shape the Neighborhood's identity, fostering a strong sense of belonging among its residents.

Goal 1: Celebrate and educate others about the Northeast Neighborhood's rich African American history and cultural heritage.

Strategy 1.1: Develop programs that celebrate the Northeast Neighborhood's African American heritage.

- Gather history from those with lived experience and history of the Northeast Neighborhood.
- Create exhibits, indoors and/or outdoors, to showcase and capture oral histories from legacy residents and their descendants.
- Organize intergenerational events to connect seniors with younger residents, fostering a shared appreciation of heritage.
- Implement ways for community members to provide feedback and suggest improvements for programs.

Strategy 1.2: Identify reliable financial resources to preserve and enhance Newtown's cultural assets.

- Identify and create a list of cultural assets, including Newtown Cemetery, Ida Mae Francis Tourist Home, Lucy F. Simms Continuing Education Center, the AME Church, and the Historic Dallard-Newman House.
- Partner with agencies to identify and apply for funding resources.
- Apply for grants specifically designed to preserve cultural heritage assets.
- Complete the renovation of the Dallard-Newman House to serve as a museum to showcase exhibits about the Neighborhood's history and capture oral histories from long-time residents.
- Collaborate with other communities to learn about their funding sources and strategies.

HISTORY AND CULTURE

Goal 1: Celebrate and educate others about the Northeast Neighborhood's rich African American history and cultural heritage.

Strategy 1.3: Incorporate public art that raises awareness about what was lost during the Urban Renewal process and celebrates the Neighborhood's diversity of languages and ethnic backgrounds today through a variety of public art media (e.g., sculpture, performances, festivals).

- Issue a call for local artists to contribute to public art projects.
- Partner with property owners and art groups to facilitate the installation of public art.
- Organize art walks to showcase the new installations and educate the public about their significance.
- Host community meetings to identify the best locations for public art installations

OPENING DOORS:
THE ART OF INCLUSION PROJECT IN HARRISONBURG, VA

In 2023, The Arc of Harrisonburg & Rockingham and the Arts Council of the Valley collaborated to showcase twenty artists who transformed household doors into vibrant canvases, celebrating themes of inclusion, acceptance, unity, diversity, and belonging.

Strategy 1.4: Attract tourists and visitors to the Northeast Neighborhood to learn about Newtown's history and cultural assets.

- Install signage and historical markers detailing significant historical events and figures, including those related to Newtown, Urban Renewal, and the Civil Rights era.
- Create a self-guided walking tour map for residents and visitors to explore.
- Develop promotional materials highlighting the Neighborhood's events and attractions.

Strategy 1.5: Continue to use preservation easements, registries, and other tools to enhance the architectural integrity and historical significance of homes and sites in the neighborhood.

- Educate the community about existing preservation tools and their benefits.
- Continue to partner with local organizations and universities to restore and maintain historic homes and sites.
- Preserve Newtown Cemetery through structural interventions that reduce flooding, such as installing protective fences and planting additional trees.
- Explore the feasibility of creating a *historic overlay district* to include parts of the Neighborhood.

A **historic overlay district** adds additional requirements to a zoning ordinance district that protects the historic character of the area.

GATHERING AND BELONGING

Recently, the Neighborhood has experienced significant demographic shifts, notably with a growing Hispanic population. As we look to the future, it is essential to focus on the emerging younger demographic, particularly those in their 30s, while also honoring and supporting the older Black residents who have long been a cornerstone of the community. This balanced approach will ensure that the Northeast Neighborhood remains inclusive and thriving for generations to come.

Goal 2: Build community connections through placemaking, inclusive gathering spaces, and community events for all ethnic groups present in the Northeast Neighborhood.

Strategy 2.1: Organize accessible and inclusive community concerts, food festivals, and arts programming for everyone at the Lucy F. Simms Center.

- Collaborate with the Neighborhood and graduates of the Simms School Reunion Committee to create programming and events that are accessible to Neighborhood residents, such as school reunions, May Day celebrations, festivals, and lawn parties.
- Involve children and teens in event planning and programming.
- Identify potential short- and long-term placemaking opportunities and requirements (e.g., permits, use of vacant lots) with the assistance of other stakeholders (e.g., City, James Madison University, Eastern Mennonite University).
- Explore grants to fund these events.
- Create a bulletin board kiosk and a community list-serve to inform community members about Neighborhood events and activities.
- Invite food kitchens and food trucks to participate in events, offering affordable options and social gathering spots.
- Identify funders to eliminate rental fees for CBOs located in the Northeast Neighborhood.
- Offer childcare services at events to ensure accessibility for families.
- Evaluate the long-term use of space in the Lucy F. Simms Center to prioritize the Northeast Neighborhood residents' needs.

> *I believe my vision for this underserved community would be the creation of space where all individuals, regardless of socioeconomic background, have equitable access to quality healthcare, education, employment opportunities, and essential services, enabling them to thrive and fully participate in society, free from systemic barriers and disparities.*
> - Resident

GATHERING AND BELONGING

Goal 2: Build community connections through placemaking, inclusive gathering spaces, and community events for all ethnic groups present in the Northeast Neighborhood.

Strategy 2.2: Partner with local schools to host after-school programs at the Lucy F. Simms Center to deepen youth engagement.

- Facilitate multi-generational meet-and-greets to foster connections between youth and seniors.
- Develop educational workshops at the Lucy F. Simms Center on various topics that cater to youth, like tutoring, first aid training, entrepreneur courses, art classes, and cooking classes.
- Collaborate with local schools, places of worship, universities, and organizations to offer community service opportunities around the Neighborhood.

Strategy 2.3: Create inclusive spaces that welcome newcomers from diverse ethnic backgrounds in the Northeast Neighborhood.

- Distribute event schedules via internal and external bulletin boards and social media to keep residents informed.
- Ensure signage and information are available in multiple languages to accommodate diverse ethnic backgrounds.
- Leverage local church presence to serve as informal community hubs and strengthen community cohesion.
- Make spaces accessible to individuals with disabilities by ensuring ADA compliance.
- Install benches and picnic areas to encourage social connections.

Strategy 2.4: Create friendly environments for senior citizens that support independence, well-being, and social inclusion.

- Engage senior citizens in the planning process.
- Create a walkable Neighborhood by providing well-maintained sidewalks, shade, safe crossings, accessible gathering spaces, services and amenities (e.g., grocery stores, markets, bus stops), and removing any tripping hazards.
- Provide open spaces that include seating, shade, and restrooms.

COMMUNITY CONNECTIONS

At the core of this plan is a commitment to continue to work hand-in-hand with the community to shape a shared vision for the future of the Northeast Neighborhood. This means ensuring that growth and investment reflect the priorities and aspirations of residents, not outside interests. Achieving this requires building local capacity, empowering residents to take active roles in decision-making, and supporting Neighborhood leaders with the skills and tools they need to guide change. Transparent, ongoing dialogue is essential, creating spaces where everyone feels welcome and heard. Recognizing and honoring the community's history is also vital to moving forward, which includes expanding existing programs to be more inclusive, through multilingual outreach, accessible meeting locations, and culturally relevant engagement. By centering community voices and fostering inclusive participation, this plan aims to create a future that is rooted in equity, pride, and shared ownership.

Goal 3: Empower the Northeast Neighborhood's community or residents to shape the future of the area.

Strategy 3.1: Maintain engagement between the City and the CBOs through meetings in familiar settings (e.g., neighborhoods, places of worship) and public forums to foster dialogue.

- Work with trusted community leaders, such as church leaders, to encourage participation and dialogue.
- Distribute information to the Neighborhood (e.g., on a website or social media) and communicate with partner entities about the languages spoken in the Neighborhood to facilitate the creation of translated materials.
- Hold meetings in pedestrian- and bike-accessible locations, such as the Simms Center and places of worship.
- Create a Northeast Neighborhood community bulletin board kiosk, as well as a community list-serve, to inform community members about community events and activities in the Neighborhood and Downtown.

COMMUNITY CONNECTIONS

Goal 3: Empower the Northeast Neighborhood's community or residents to shape the future of the area.

Strategy 3.2: Educate both the public and City staff about the impacts of past Urban Renewal and current opportunities for improvement.

- Develop materials in different languages to educate the public about the impacts of Urban Renewal and current opportunities, and make these materials publicly available in various locations.
- Collect and preserve the cultural history of the Northeast Neighborhood through oral history and documentary material.
- Continue to offer free walking history tours to educate the community about the history of the Northeast Neighborhood and to enhance the tours by adding more stops and information.
- Create a public location (e.g., a website) for community members to access the research completed on Urban Renewal and the inventory of all available historical documents.
- Continue to collaborate with Harrisonburg City Public Schools and Rockingham County Public Schools to incorporate the Neighborhood's history into the curriculum.

Strategy 3.3: Build CBOs' capacity for grant writing and project management.

- Connect with training opportunities for small nonprofits and grant writing.

Goal 4: Addressing past harm caused by Urban Renewal.

Strategy 4.1: Prioritize infrastructure projects in the Northeast Neighborhood.

Strategy 4.2: Implement infrastructure projects, especially stormwater and transportation projects, as identified in this SAP.

CONNECTION TO DOWNTOWN

During the Reconstruction era, formerly enslaved people moved to the Newtown area, now known as the Northeast Neighborhood. In the early 1900s, the area thrived with Black-owned shops and businesses, creating a vibrant atmosphere. However, it thrived out of necessity, as Black residents were confined to this area and had to ensure they had all the resources they needed because leaving the area was unsafe. Urban Renewal projects further isolated the Neighborhood by widening Mason Street into a four-lane road, creating a physical and psychological barrier that made accessing Downtown Harrisonburg more challenging. The community and the City aim to improve access to and from the Northeast Neighborhood and Downtown. Despite its proximity, Downtown feels distant due to heavy traffic, unsafe pedestrian paths, and unwelcoming infrastructure. Reconnecting the Northeast Neighborhood to Downtown is a priority, aiming to create safer and more accessible routes that foster a sense of unity and inclusion.

Goal 5: Strengthen the link between the Northeast Neighborhood and Downtown.

Strategy 5.1: Expand public art and Downstreet streetscape to the Downtown area in the Northeast Neighborhood.

- Identify locations, public and private, for expansion of public art (e.g., murals, traffic cabinets, sculptures).
- Incorporate the Capital Improvement Plan (CIP) implementation of the Downtown Streetscape Plan in the Downtown area of the Northeast Neighborhood.

Strategy 5.2: Enhance Northeast Neighborhood gateways, or entry points, to reinforce placemaking and strengthen community identity.

- Gather feedback from the Neighborhood on what gateways should look like and what should be placed at those points to reflect the Neighborhood's values.
- Identify potential private funding sources to support the enhancement of the gateways.

GATEWAY SIGNAGE FOR SEVEN CORNERS IN FAIRFAX COUNTY, VA

Fairfax County community designed gateway signs and banners to reflect its identity and values and distributed a survey to ensure the signage enhances the community's sense of place.

CONNECTION TO DOWNTOWN

Goal 6: Revitalize N. Mason Street to make it an inviting street.

Strategy 6.1: Improve N. Mason Street to make it more bike- and pedestrian-friendly based on Smart Growth America's Complete Streets Leadership Academy's demonstration project results.

- Ensure sidewalks and pedestrian curb ramps are ADA compliant.
- Enhance street crossings with markings and traffic signals for safer pedestrian movement.
- Add midblock crossings at key locations to improve safety, such as between the Rockingham County Administrative Building and Elizabeth Street Parking Deck, Triangle Park (along N. Mason St., between E. Rock St., and E. Elizabeth St.) and the Friendly City Food Co-Op, and the Rockingham County Administrative Building and Roses discount department store.

Strategy 6.2: Convert N. Mason Street to a major neighborhood destination by attracting businesses and promoting community activation.

- Develop a wayfinding and placemaking strategy to encourage foot traffic.
- Enhance street-level activations by incorporating seating and other amenities into public spaces on N. Mason Street.
- Explore public/private partnerships to acquire property along N. Mason Street, advancing community-driven development.
- Repurpose underutilized parking areas for community use or small businesses.
- Provide existing tools and resources for local businesses to open on N. Mason Street.
- Find opportunities to leverage available space in the Comcast Building for the benefit of the Northeast Neighborhood, its residents, businesses, and nonprofit organizations.
- Explore the opportunity to reinstate Blue Ridge Community College (BRCC) satellite campus on Mason Street to attract students and educational activities.
- Extend the city's annual Best.Weekend.Ever festival and monthly First Friday events to include Mason Street.
- Reexamine setback, massing, and other building form regulations to enhance the pedestrian experience along Mason Street.

Existing tools and resources include Black & Brown Owned Business Growth Program (B³) and the Harrisonburg Entrepreneurship Development Initiative (HEDI). B³ seeks to grow and attract Black and Brown owned businesses by providing business support, while the HEDI program supports early-stage business owners by providing business consulting services.

CONNECTION TO DOWNTOWN

Goal 6: Revitalize N. Mason Street to make it an inviting street.

Strategy 6.3: Implement urban design projects to connect the Northeast Neighborhood to Downtown and other destinations in the City.

- Develop streetscape design standards and/or guidelines that align with the historic character of the Neighborhood and Downtown.
- Identify and prioritize high-need areas for urban design improvements.

Strategy 6.4: Implement Complete Streets interventions on N. Mason Street to mitigate the legacy of segregation that excluded African Americans from participating in Downtown civic life.

- Collaborate with a range of stakeholders, including business owners, bus riders, residents, delivery services, county offices, and the fire department, to achieve Complete Streets goals.
- Explore rebuilding the corridor to allow two-way traffic on the west side of the median (E. Elizabeth Street to N. Main Street), thereby repurposing for a combination of uses, including open space, paths, seating, and other amenities.
- Enhance the streetscape with greenery and planters to beautify the area, provide shade, and improve aesthetics.

TRANSPORTATION AND MOBILITY

One of the most pressing issues in the Neighborhood is the lack of reliable and continuous sidewalks, which are essential for mobility. Additionally, the bus stops in the area are poorly equipped, lacking amenities such as seating, shelter, and lighting, making waiting for and riding the bus uncomfortable. Lighting is another significant concern; residents would feel more secure walking around in the evening if there were better lighting, as the current inadequate lighting makes the Neighborhood feel unsafe after dark. Despite previous efforts to implement traffic calming measures, residents remain concerned about speeding and disregard for stop signs, which continue to pose risks to pedestrian safety and the well-being of the Neighborhood. Addressing these concerns is crucial for enhancing mobility, safety, and the quality of life in the Neighborhood.

Goal 7: Provide transportation, pedestrian, bike, and public transit infrastructure to promote connectivity, accessibility, and inclusiveness for all residents in the Northeast Neighborhood.

Strategy 7.1: Provide improvements in walking routes to connect people to places with a focus on sidewalks.

- Engage residents in prioritizing improvements during the next Bicycle & Pedestrian Plan update.
- Make sidewalk improvements in areas with public institutions, housing developments, transportation hubs, and frequently visited places.
- Implement pedestrian-friendly pathways to enhance accessibility and connectivity between N. Mason Street and surrounding neighborhoods.

Strategy 7.2: Improve safety on local streets in the Northeast Neighborhood by installing additional traffic calming measures where appropriate.

- Identify priority areas for traffic calming measures using data and public engagement.
- Install speed bumps, speed tables, or other traffic calming measures to reduce vehicle speeds.
- Install new or enhanced crosswalks in high-traffic areas, especially near churches and community gathering spaces.
- Evaluate and address sightline obstructions (e.g., fences, foliage, parked cars, etc.) at intersections.

TRANSPORTATION AND MOBILITY

Goal 7: Provide transportation, pedestrian, bike, and public transit infrastructure to promote connectivity, accessibility, and inclusiveness for all residents in the Northeast Neighborhood.

Strategy 7.3: Add and improve lighting throughout the Northeast Neighborhood, especially around key walking corridors.

- Partner with Harrisonburg Electric Commission to develop a lighting plan for the Northeast Neighborhood.
- Explore opportunities for installing mid-height warm lighting on privately owned properties throughout the community, funded by private sources.
- Encourage residents to turn on door and porch lights during appropriate evening hours.
- Encourage new developments to have outdoor lights.
- Ensure lights are low-glare, warm-toned to reduce potential light pollution.

Strategy 7.4: Increase public transportation use by improving the comfort, safety, and accessibility of bus stops.

- Upgrade bus shelters to be more comfortable, with adequate lighting, emergency call buttons, benches, and shelters.
- Advertise trip planning apps that provide riders with real-time information.
- Collaborate with local artists to enhance bus shelter visibility and foster a sense of community identity.

ConnectingVA is a website and mobile app developed by the Virginia Department of Rail and Public Transportation (DRPT) that provides a range of transportation options for traveling throughout Virginia, including ride-sharing, transit, biking, and rail.

TRANSPORTATION AND MOBILITY

Goal 7: Provide transportation, pedestrian, bike, and public transit infrastructure to promote connectivity, accessibility, and inclusiveness for all residents in the Northeast Neighborhood.

Strategy 7.5: Increase Neighborhood access to electric vehicle (EV) charging stations.

- Continue to include public property (e.g., Ralph Sampson Park) in City solicitations for public-private partnerships to install EV chargers for public use.
- Engage with congregations, private property owners, and HRHA to share the Neighborhood's interest in EV charging stations and explore whether any non-public properties may be interested in installing EV chargers.
- Encourage private property owners to add EV chargers when properties are redeveloped (e.g., Roses, 7-Eleven).

Strategy 7.6: Enhance safety at designated school bus stops.

- Inventory and map all Neighborhood school bus stops.
- Evaluate school bus stops for safety.
- Relocate school bus stops as necessary.
- Educate parents and children directly about bus stop locations, safe roadway crossings, and pedestrian safety.
- Educate drivers about school bus stop awareness, especially during pick-up and drop-off times.

HOUSING AND PUBLIC SAFETY

Harrisonburg is a thriving city, renowned for being a bustling university town where college students significantly contribute to population growth and shape the housing market. Currently, there are some students living in the Northeast Neighborhood, and residents are keen to keep the student population to a minimum. Housing affordability is a significant topic of discussion in the area, with concerns about rising housing costs and the potential displacement that new developments may cause. There have been discussions on affordable housing solutions, with some participants suggesting that housing should be prioritized for existing residents. Many residents are pleased that individuals rather than large development companies own numerous houses. There is a strong interest in zoning policies that support mixed-income development while preventing displacement.

Goal 8: Build a safe and strong Northeast Neighborhood by ensuring healthy and sustainable housing options that meet the diverse needs of all residents, including legacy residents and those seeking affordable housing opportunities.

Strategy 8.1: Update land use regulations and zoning to align with the Neighborhood's preferences.

- Engage residents in updates to the Zoning and Subdivision Ordinance.

Strategy 8.2: Explore the use of tax incentives or inclusionary zoning to support and encourage the creation of affordable and mixed-income housing.

- Explore legal authority to mandate a percentage of affordable units for all future developments in the Neighborhood.
- Continue to use the Low-Income Housing Tax Credit (LIHTC) program and the Virginia Housing Opportunity Tax Credit for new affordable housing.

HOUSING AND PUBLIC SAFETY

Goal 8: Build a safe and strong Northeast Neighborhood by ensuring healthy and sustainable housing options that meet the diverse needs of all residents, including legacy residents and those seeking affordable housing opportunities.

Strategy 8.3: Preserve existing housing stock.

- Obtain feedback from the community on current challenges in housing preservation.
- Provide homeowner education on maintenance and improvement programs.
- Support residents applying for programs and grants, like the Weatherization Assistance Program (WAP) or the Energy Assistance Program (EAP).
- Explore providing tax exemptions on the increased value for rehabilitated properties to encourage rehabilitation without displacement.
- Advertise existing tools and programs for established residents who improve housing with their funds or with City funds as a strategy for anti-displacement.

The Weatherization Assistance Program (WAP) helps reduce household energy use by installing cost-effective energy-saving measures. The Energy Assistance Program (EAP), run by the Virginia Department of Social Services, supports low-income households with their energy needs through four components: Fuel, Crisis, Cooling, and Weatherization Assistance.

Strategy 8.4: Work with Our Community Place (OCP) and the Navigation Center to identify a new state-of-the-art facility for OCP located outside of the Northeast Neighborhood.

- Hold a discussion with Neighborhood residents to address safety concerns.
- Increase communication between OCP and Neighborhood residents regarding actions taken to improve the safety and security of the facility, particularly after hours.
- Encourage the OCP Board to meet with Neighborhood residents about the long-term goals for OCP based on its recent strategic planning efforts.

REAL ESTATE TAX ABATEMENT PROGRAM IN DANVILLE, VA

In 2019, the City of Danville passed a law that gives homeowners a tax break if they significantly renovate their homes for residential use. They only pay property taxes based on the home's value before the renovation, encouraging people to improve their homes without worrying about higher taxes.

HOUSING AND PUBLIC SAFETY

Goal 8: Build a safe and strong Northeast Neighborhood by ensuring healthy and sustainable housing options that meet the diverse needs of all residents, including legacy residents and those seeking affordable housing opportunities.

Strategy 8.5: Enhance quality of life and public safety for homeowners, landlords, tenants, and transient populations through code enforcement and proactive efforts to prevent underutilized properties from falling into disrepair.

- Work with the community to develop revitalization plans for vacant parcels, including green spaces, pocket parks, and housing.
- Provide community education and outreach on zoning, property maintenance, junk/trash, and other City Codes.
- Engage HRHA, CBOs, OCP, regional resources (e.g., Habitat for Humanity), and communities of faith in supporting seniors and others who might benefit from support (e.g., disposing of non-compliant porch furniture, yard maintenance, or minor repairs).

Strategy 8.6: Develop a community-centered anti-displacement strategy.

- Host engagement sessions with residents for active participation.
- Explore community-tied housing models, rental-to-ownership pathways, community land banks, and other practices.
- Review policies for public housing applications to identify ways to improve their efficiency.
- Ensure regular evaluation and monitoring through specific metrics, review processes, and community input.
- Identify financial incentives, such as tax abatements, performance grants, and rental assistance, to help homeowners and renters achieve affordable housing goals.
- Analyze how existing policies can be revised to incorporate anti-displacement priorities.
- Explore the creation of a Community Preference Policy, which provides priority placement for affordable units in a neighborhood or group of neighborhoods to low-income applicants who have been displaced from their neighborhood, are current residents at risk of displacement, or are descendants of displaced residents.

EXTREME HOME REPAIR BLITZ IN HAMPTON, VA

The City of Hampton partnered with Habitat for Humanity and the City of Newport News to help elderly, veterans, disabled, or low-income homeowners in the Wythe neighborhood with repairs to the exterior of their homes, like power washing and window repairs.

Strategy 8.7: Facilitate pro-bono estate planning to resolve issues around "tangled" titles, wills, and insurance.

- Develop a list of area residents/organizations willing to volunteer pro bono estate planning.

ECONOMIC MOBILITY AND COMPETITIVENESS

The Northeast Neighborhood faces a significant lack of essential services, such as grocery stores and healthcare facilities, which are mostly concentrated in the central business district across Mason Street, making them largely inaccessible to residents. This gap has sparked a strong interest in fostering small business development within the Neighborhood to better serve the community's needs. A key opportunity lies in the redevelopment of the underutilized Roses property, which residents envision as a vibrant mixed-use hub that could include economic, educational, and mixed-income housing opportunities. The area also holds deep African American cultural and historical significance, having endured past injustices like Urban Renewal. Today, there is a renewed commitment to honoring and celebrating this heritage while ensuring the Neighborhood remains inclusive and welcoming to all—legacy residents and newcomers alike. The vision is to create a thriving, diverse community that bridges generations and cultures, rooted in equity and shared opportunity.

Goal 9: Make the Northeast Neighborhood a great place to open, own, and operate a business with a workforce that has opportunities to professionally grow.

Strategy 9.1: Encourage and incentivize future owners to transform the Roses site into a mixed-used hub with economic and educational opportunities, and mixed-income housing.

- Build relationships between future owners and the community to increase transparency and create trust.
- Review case studies of the redevelopment of similar buildings.
- Gather community input on the future of the Roses site.

> *Thriving, inclusive, and welcoming sounds good! Encouraging cooperative/collective ownership of land, housing, and businesses can be an important way to keep it that way. We can foster safety through connections - develop third spaces where people can gather and hold community events. Make sure the Neighborhood improves walkability to make it a pleasant place to be outdoors interacting with neighbors.*
>
> - Resident

ECONOMIC MOBILITY AND COMPETITIVENESS

Goal 9: Make the Northeast Neighborhood a great place to open, own, and operate a business with a workforce that has opportunities to professionally grow.

Strategy 9.2: Create a centralized and accessible community hub for educational and workforce development.

- Promote networking among community businesses and residents.
- Create an online hub that houses information on educational and workforce development opportunities.

Strategy 9.3: Continue to host educational programs and workshops that support all families in areas such as language learning, job training, and civic engagement.

- Provide workshops on financial literacy in various languages, catering to the diverse population of the Northeast Neighborhood.

Strategy 9.4: Educate developers, investors, and businesses on how to take advantage of the Opportunity Zone tax incentive, allowing investors to defer taxes on the invested gain amounts until the Congress-mandated deadline.

- Monitor federal policy regarding the Opportunity Zone tax incentive to ensure the City is working within the correct timeline.
- Create and promote workshops to educate developers, investors, and businesses about the Opportunity Zone incentive.

Strategy 9.5: Support small businesses and foster business opportunities in the Northeast Neighborhood.

- Promote available programs through multiple channels, including social media pages, community boards, CBO websites, and other online platforms (e.g., NextDoor, MeetUp).
- Develop a list of all resources available to residents and small businesses.
- Consider a rezoning study to determine zoning allowances for small businesses and home-based enterprises.

Strategy 9.6: Encourage the establishment of new preschools, child care centers, and in-home care providers in the Neighborhood to expand access to high-quality and easily accessible child care.

- Evaluate in the Parks and Recreation Master Plan the possible use of the Lucy F. Simms Center for the provision of child care.
- Conduct a conversation with the faith community and other community-based organizations to explore the potential use of existing facilities for child care.
- Educate residents on the regulations related to in-home child care and local resources to support the establishment of an in-home child care business.

NATURAL SYSTEMS AND SUSTAINABILITY

The Northeast Neighborhood faces growing environmental and sustainability challenges that demand urgent and thoughtful action. Climate change is already impacting the area, with low-lying zones, such as the historic Newtown Cemetery, experiencing frequent flooding. The abundance of impervious surfaces and inadequate stormwater infrastructure exacerbate these issues by contributing to stormwater runoff and rising temperatures. To build resilience, the community needs more trees and green infrastructure to help mitigate flooding and manage stormwater. Protecting and promoting the Neighborhood's scenic vistas is also a priority, ensuring these natural assets are both preserved and enjoyed.

Goal 10: Build a sustainable Northeast Neighborhood that is resilient to the effects of climate change.

Strategy 10.1: Plant native plants and trees in public areas, like parks, recreational spaces, streets, and private properties, to provide shade, mitigate the urban heat island effect, and reduce stormwater concerns.

- Prioritize areas with high levels of impervious surfaces that increase the risk of flooding, as well as areas that promote walking towards amenities and services.
- Partner with Harrisonburg's Urban Forestry Program as they work to expand the Neighborhood's tree canopy.
- Conduct outreach on the benefits of preserving and planting trees on private properties, as well as financial support programs, such as the Harrisonburg Conservation Assistance Program (HCAP) and the Harrisonburg Electric Commission.
- Collaborate with local schools, organizations, and businesses to plant trees and enhance public spaces and private properties.

Strategy 10.2: Partner with established organizations and agencies to provide community gardens and pollinator gardens to encourage biodiversity and local food production.

- Consider partnerships with nonprofit organizations to support community-based beautification programs.
- Host public education workshops on pollinator gardens, native plants, and sustainable gardening.
- Work with the city's Pollinator Program to explore extending the city's pollinator corridor into the Northeast Neighborhood.

THE WORKFORCE - THE GREAT RALEIGH CLEANUP AND CITY OF RALEIGH BEAUTIFICATION PROGRAM, RALEIGH, NC

The City of Raleigh, North Carolina, partners with local nonprofit, The Great Raleigh Cleanup, to employ people experiencing homelessness to beautify City locations, like parks, waterways, and roadsides.

NATURAL SYSTEMS AND SUSTAINABILITY

Goal 10: Build a sustainable Northeast Neighborhood that is resilient to the effects of climate change.

Strategy 10.3: Explore the opportunity for installation of recycling bins, trash cans, and dog waste stations at appropriate locations.

- Identify priority areas.

Strategy 10.4: Use multi-level resources (individual, organizational, and municipal) to implement green infrastructure, such as rain gardens and bioretention systems, for stormwater management and flood mitigation where feasible.

- Educate residents on best management practices they can implement to reduce flooding and reduce their Stormwater Utility Fee.
- Conduct a flooding analysis to identify areas that experience frequent flooding and should be prioritized for stormwater management interventions.
- Identify projects that could be eligible for the Harrisonburg Conservation Assistance Program (HCAP) to develop, design, and construct stormwater practices.

Strategy 10.5: Expand renewable energy, energy conservation, weatherization, and water-efficient technologies in the Northeast Neighborhood as part of broader sustainability efforts.

- Educate the community on solar installation, energy conservation, weatherization, and water-efficient technology opportunities.
- Determine a list of City-owned and HRHA facilities that are suitable for using renewable energy and water-efficient technologies.
- Identify available funding sources for infrastructure investments and apply for grants.

NATURAL SYSTEMS AND SUSTAINABILITY

Goal 11: Preserve the Northeast Neighborhood's scenic vistas.

Strategy 11.1: Improve awareness, access, and amenities to enhance community and visitor enjoyment of Northeast scenic vistas.

- Educate the public about this Neighborhood amenity through signs and educational campaigns.
- Explore working with Scenic Virginia to assess and inventory vistas or consider partnering with Scenic America to protect this neighborhood amenity.
- Add more seating in Ralph Sampson Park to enjoy the views.

Strategy 11.2: Establish land use strategies (e.g., zoning, easement, etc.) to preserve and protect scenic vistas throughout the Neighborhood.

- Limit the placement and height of any amenity that may block the current vistas.

HEALTH

The Neighborhood lacks essential services like grocery stores and healthcare facilities, which limit access to fresh, affordable food and medical care. Addressing these gaps—while educating residents about available resources and opportunities—will be key to creating a healthier, more sustainable environment for all.

Goal 12: Enhance Neighborhood health by ensuring access to affordable, healthy foods, welfare services, ADA-compliant facilities, and recreational spaces.

Strategy 12.1: Improve access to fresh, affordable food through farmers' markets, local grocery stores, cooperative food options, and community-supported agriculture (CSA) programs.

- Examine zoning regulations to support more access to grocery stores and other food sources.
- Support aspiring entrepreneurs who will provide affordable, local, and culturally appropriate food through mobile units, events, food stands, brick and mortar shops, or innovative enterprises.
- Explore tax incentives, loans, and funds (e.g., Virginia Food Access Investment Fund loans and grants) to fund grocery stores in low-income areas.
- Create a handout for WIC/SNAP recipients that includes a map showing locations where SNAP is accepted, such as the Farmers Market and Friendly City Food Co-Op.
- Explore establishing a Healthy Corner Store Initiative.

Strategy 12.2: Investigate sustainable urban agriculture and food production practices.

- Encourage the maintenance and growth of community gardens, incorporating planter boxes.
- Offer educational programs to residents on how to grow their food.
- Explore the use of vacant lots for urban agricultural use.
- Explore partnerships with residents, places of worship, and other organizations to establish additional community gardens, similar to the existing Kelley Street Garden.

HEALTHY CORNER STORE INITIATIVE IN RICHMOND, VA

The Healthy Corner Store Initiative, led by the Virginia Department of Health, seeks to increase access to nutritious foods in underserved communities. In Richmond, the program equipped local corner stores with refrigerators stocked with fresh fruits and vegetables sourced from nearby farms. These healthy options are offered at prices lower than those typically found in grocery stores, making them more accessible to residents.

HEALTH

Goal 12: Enhance Neighborhood health by ensuring access to affordable, healthy foods, welfare services, ADA-compliant facilities, and recreational spaces.

Strategy 12.3: Continue to provide behavioral health services outside the Northeast Neighborhood and promote affordable health services and mental wellness support for unhoused individuals, especially during daytime hours.

- Develop a map that shows where services and resources are located and how they can be accessed, using the Strength in Peers' Community Resource Center's Resource Guide as a reference.
- Continue offering mobile primary care services, such as the Mobile Sentara bus, and expand services to include counseling and therapy.

Strategy 12.4: Encourage physical activity and water safety education by maintaining existing recreational spaces and creating a new swimming pool for all Neighborhood residents.

- Explore opportunities to add more recreational spaces based on community engagement and available funding.
- Invest in amenities at the Simms Center's fitness center and gymnasium.

The Sentara Mobile Care bus makes weekly visits to the Simms Center, offering full-service primary care.

Section 6:

Implementation Matrix

HOW TO READ THIS SECTION

PRIORITY

Priority levels—high, medium, and low—are assigned based on feedback from community engagement efforts.

LEAD ENTITY

Party mainly responsible for the implementation of the recommendation.

POTENTIAL PARTNERS

Parties that could support the lead entity in execution and implementation.

POTENTIAL FUNDING SOURCES

Potential funding sources that may be explored to support implementation.

Acronyms are used in the matrix to represent commonly referenced entities that are often abbreviated.

BRCC: Blue Ridge Community College
CDBG: Community Development Block Grant (CDBG) Program
DHR: Virginia Department of Historic Resources
DPW: Harrisonburg Department of Public Works
EMU: Eastern Mennonite University
HDR: Harrisonburg Downtown Renaissance
HDPT: Harrisonburg Department of Public Transportation
HRHA: Harrisonburg Redevelopment and Housing Authority
JMU: James Madison University
NENA: Northeast Neighborhood Association
OCP: Our Community Place
SVBHP: Shenandoah Valley Black Heritage Project
VDOT: Virginia Department of Transportation
VPAS: Valley Program for Aging Services
VSBDC: Shenandoah Valley Small Business Development Center

HISTORY AND CULTURE

Goal 1: Celebrate and educate others about the Northeast Neighborhood's rich African American history and cultural heritage.

Strategy	Priority	Lead Entity	Potential Partners	Potential Funding Sources
Strategy 1.1: Develop programs that celebrate the Northeast Neighborhood's African American heritage.	**High**	NENA, SVBHP	JMU, EMU, Harrisonburg City Public Schools	Grants, Private/Nonprofit Funding

ACTIONS

a. Gather history from those with lived experience and history of the Northeast Neighborhood.
b. Create exhibits, indoors and/or outdoors, to showcase and capture oral histories from Legacy residents and their descendants.
c. Organize intergenerational events to connect seniors with younger residents, fostering a shared appreciation of heritage.
d. Implement ways for community members to provide feedback and suggest improvements for programs.

Strategy 1.2: Identify reliable financial resources to preserve and enhance Newtown's cultural assets.	**High**	NENA, SVBHP	Newtown Cemetery Board of Trustees, Harrisonburg Department of Parks and Recreation, VDHR, JMU, EMU	Grants

ACTIONS

a. Identify and create a list of cultural assets, including Newtown Cemetery, Ida Mae Francis Tourist Home, Lucy F. Simms Continuing Education Center, the AME Church, and the Historic Dallard-Newman House.
b. Partner with agencies to identify and apply for funding resources.
c. Apply for grants specifically designed to preserve cultural heritage assets.
d. Complete the renovation of the Dallard-Newman House to serve as a museum to showcase exhibits about the Neighborhood's history and capture oral histories from long-time residents.

Strategy 1.3: Incorporate public art that raises awareness about what was lost during the Urban Renewal process and celebrates the Neighborhood's diversity of languages and ethnic backgrounds today through a variety of public art media (i.e., sculpture, performances, festivals).	**Medium**	Arts Council of the Valley	NENA, SVBHP, Harrisonburg Department of Parks and Recreation, HDR, DPW	Grants

ACTIONS

a. Issue a call for local artists to contribute to public art projects.
b. Partner with property owners and art groups to facilitate the installation of public art.
c. Organize art walks to showcase the new installations and educate the public about their significance.
d. Host community meetings to identify the best locations for public art installations.

HISTORY AND CULTURE				
Goal 1: Celebrate and educate others about the Northeast Neighborhood's rich African American history and cultural heritage.				
Strategy	**Priority**	**Lead Entity**	**Potential Partners**	**Potential Funding Sources**
Strategy 1.4: Attract tourists and visitors to the Northeast Neighborhood to learn about Newtown's history and cultural assets.	**Medium**	NENA	Harrisonburg Department of Economic Development, HDR, SVBHP	Grants
ACTIONS a. Install signage and historical markers detailing significant historical events and figures, including those related to Newtown, Urban Renewal, and the Civil Rights era. b. Create a self-guided walking tour map for residents and visitors to explore. c. Develop promotional materials highlighting the Neighborhood's events and attractions.				
Strategy 1.5: Continue to use preservation easements, registries, and other tools to enhance the architectural integrity and historical significance of homes and sites in the Neighborhood.	**Medium**	NENA, SVBHP	DHR, Harrisonburg Department of Community Development, Newtown Cemetery Board of Trustees, JMU, EMU	Grants, Private/Nonprofit Funding
ACTIONS a. Educate the community about existing preservation tools and their benefits. b. Continue to partner with local organizations and universities to restore and maintain historic homes and sites. c. Preserve Newtown Cemetery through structural interventions that reduce flooding, such as installing protective fences and planting additional trees. d. Explore the feasibility of creating a historic overlay district to include parts of the Neighborhood.				

GATHERING AND BELONGING

Goal 2: Build community connections through placemaking, inclusive gathering spaces, and community events for all ethnic groups present in Northeast Neighborhood.

Strategy	Priority	Lead Entity	Partners	Potential Funding Sources
Strategy 2.1: Organize accessible and inclusive community concerts, food festivals, and arts programming for everyone at the Lucy F. Simms Center.	**Medium**	Harrisonburg Department of Parks and Recreation	HDHA, NENA, SVBHP, Places of Worship, JMU, EMU, Any Given Child	Grants, Annual City Budget

ACTIONS

a. Collaborate with the Neighborhood and graduates of the Simms School Reunion Committee to create programming and events that are accessible to Neighborhood residents, such as school reunions, May Day celebrations, festivals, and lawn parties.
b. Involve children and teens in event planning and programming.
c. Identify potential short- and long-term placemaking opportunities and requirements (e.g., permits, use of vacant lots) with the assistance of other stakeholders (e.g., City, James Madison University, Eastern Mennonite University).
d. Explore grants to fund these events.
e. Create a bulletin board kiosk and a community list-serve to inform community members about Neighborhood events and activities.
f. Invite food kitchens and food trucks to participate in events, offering affordable options and social gathering spots.
g. Identify funders to eliminate rental fees for CBOs located in the Northeast Neighborhood
h. Offer childcare services at events to ensure accessibility for families.
i. Evaluate the long-term use of space in the Lucy F. Simms Center to prioritize the Northeast Neighborhood residents' needs.

Strategy 2.2: Partner with local schools to host after-school programs at the Lucy F. Simms Center to deepen youth engagement.	**Medium**	Harrisonburg Department of Parks and Recreation	Harrisonburg City Public Schools, Places of Worship, JMU, EMU, VPAS, HRHA	Annual City Budget

ACTIONS

a. Facilitate multi-generational meet-and-greets to foster connections between youth and seniors.
b. Develop educational workshops at the Lucy F. Simms Center on various topics that cater to youth, like tutoring, first aid training, entrepreneur courses, art classes, and cooking classes.

GATHERING AND BELONGING				
Goal 2: Build community connections through placemaking, inclusive gathering spaces, and community events for all ethnic groups present in Northeast Neighborhood.				
Strategy	**Priority**	**Lead Entity**	**Partners**	**Potential Funding Sources**
Strategy 2.3: Create inclusive spaces that welcome newcomers from diverse ethnic backgrounds in the Northeast Neighborhood.	**Medium**	Harrisonburg City Manager's Office	Places of Worship, Harrisonburg Department of Parks and Recreation, NENA, SVBHP, HRHA, Church World Services	Annual City Budget
ACTIONS a. Distribute event schedules via internal and external bulletin boards and social media to keep residents informed. b. Ensure signage and information are available in multiple languages to accommodate diverse ethnic backgrounds. c. Leverage local church presence to serve as informal community hubs and strengthen community cohesion. d. Make spaces accessible to individuals with disabilities by ensuring ADA compliance. e. Install benches and picnic areas to encourage social connections.				
Strategy 2.4: Create friendly environments for senior citizens that support independence, well-being, and social inclusion.	**Medium**	Harrisonburg City Manager's Office	Places of Worship, Harrisonburg Department of Parks and Recreation, NENA, SVBHP, HRHA	Annual City Budget
ACTIONS a. Engage senior citizens in the planning process. b. Create a walkable Neighborhood by providing well-maintained sidewalks, shade, safe crossings, accessible gathering spaces, services, and amenities (e.g., grocery stores, markets, bus stops), and removing any tripping hazards. c. Provide open spaces that include seating, shade, and restrooms.				

COMMUNITY CONNECTIONS

Goal 3: Empower the Northeast Neighborhood's community or residents to shape the future of the area.

Strategy	Priority	Lead Entity	Partners	Potential Funding Sources
Strategy 3.1: Maintain engagement between the City and the CBOs through meetings in familiar settings (e.g., Neighborhoods, places of worship) and public forums to foster dialogue.	**High**	Harrisonburg City Manager's Office	NENA, SVBHP, HRHA, Neighborhood Business Owners, Places of Worship	
ACTIONS a. Work with trusted community leaders, such as church leaders, to encourage participation and dialogue. b. Distribute information to the Neighborhood (e.g., on a website or social media) and communicate with partner entities about the languages spoken in the Neighborhood to facilitate the creation of translated materials. c. Hold meetings in pedestrian- and bike-accessible locations, such as the Simms Center and places of worship.				
Strategy 3.2: Educate both the public and city staff about the impacts of past Urban Renewal and current opportunities for improvement.	**High**	NENA, SVBHP	JMU, Harrisonburg City Manager's Office, HDR, Harrisonburg City Public Schools, Rockingham County Public Schools, Harrisonburg Department of Economic	Grants
ACTIONS a. Develop materials in different languages to educate the public about the impacts of Urban Renewal and current opportunities and make these materials publicly available in various locations. b. Collect and preserve the cultural history of the Northeast Neighborhood through oral history and documentary material. c. Continue to offer free walking history tours to educate the community about the history of the Northeast Neighborhood and to enhance the tours by adding more stops and information. d. Create a public location (e.g., a website) for community members to access the research completed on Urban Renewal and the inventory of all available historical documents. e. Continue to collaborate with Harrisonburg City Public Schools and Rockingham County Public Schools to incorporate the Neighborhood's history into the curriculum.				
Strategy 3.3: Build CBO's capacity for grant writing and project management	**High**	NENA, SVBHP	JMU, The Community Foundation of Harrisonburg and Rockingham County	Grants
ACTION a. Connect with training opportunities for small nonprofits and grant writing.				

COMMUNITY CONNECTIONS				
Goal 4: Addressing harm caused by Urban Renewal.				
Strategy	**Priority**	**Lead Entity**	**Partners**	**Potential Funding Sources**
Strategy 4.1: Prioritize infrastructure projects in the Northeast Neighborhood.	**High**	DPW	Harrisonburg City Manager's Office, Harrisonburg Department of Community Development, NENA, SVBHP, HDR	Annual City Budget
Strategy 4.2: Implement infrastructure projects, especially stormwater and transportation projects, as identified in this SAP.	**High**	DPW	Harrisonburg City Manager's Office, Harrisonburg Department of Community Development, NENA, SVBHP, HDR	Annual City Budget

CONNECTION TO DOWNTOWN				
Goal 5: Strengthen the link between the Northeast Neighborhood and Downtown.				
Strategy	**Priority**	**Lead Entity**	**Partners**	**Potential Funding Sources**
Strategy 5.1: Expand public art and Downstreet streetscape to the Downtown area in the Northeast Neighborhood.	**High**	DPW	HDR, Arts Council of the Valley	City Funds
ACTIONS a. Identify locations, public and private, for expansion of public art (e.g., murals, traffic cabinets, sculptures). b. Incorporate the Capital Improvement Plan (CIP) implementation of the Downtown Streetscape Plan in the Downtown area of the Northeast Neighborhood.				
Strategy 5.2: Enhance Northeast Neighborhood gateways, or entry points, to reinforce placemaking and strengthen community identity.	**Medium**	DPW	Harrisonburg Department of Community Development, NENA, SVBHP, HDR	Grants
ACTIONS a. Gather feedback from the Neighborhood on what gateways should look like and what should be placed at those points to reflect the Neighborhood's values. b. Identify potential private funding sources to support the enhancement of the gateways.				

CONNECTION TO DOWNTOWN

Goal 6: Revitalize N. Mason Street to make it an inviting street.

Strategy	Priority	Lead Entity	Partners	Potential Funding Sources
Strategy 6.1: Improve N. Mason Street to make it more bike- and pedestrian-friendly based on Smart Growth America's Complete Streets Leadership Academy's demonstration project results.	**Medium**	DPW	Harrisonburg Department of Community Development	VDOT, Maintenance Funds, Grants

ACTIONS

a. Ensure sidewalks and pedestrian curb ramps are ADA compliant.
b. Enhance street crossings with markings and traffic signals for safer pedestrian movement.
c. Add midblock crossings at key locations to improve safety, such as between the Rockingham County Administrative Building and Elizabeth Street Parking Deck, Triangle Park (along N. Mason St., between E. Rock St., and E. Elizabeth St.) and the Friendly City Food Co-Op, and the Rockingham County Administrative Building and Roses discount department store.

Strategy 6.2: Convert N. Mason Street to a major Neighborhood destination by attracting businesses and promoting community activation.	**Medium**	Harrisonburg Department of Community Development	NENA, SVBHP, DPW, Harrisonburg Department of Economic Development, HDR, Private Property Owners, Harrisonburg-Rockingham Chamber of Commerce, BRCC	Annual City Budget

ACTIONS

a. Develop a wayfinding and placemaking strategy to encourage foot traffic.
b. Enhance street-level activations by incorporating seating and other amenities into public spaces on N. Mason Street.
c. Explore public/private partnerships to acquire property along N. Mason Street, advancing community-driven development.
d. Repurpose underutilized parking areas for community use or small businesses.
e. Provide existing tools and resources for local businesses to open on N. Mason Street.
f. Find opportunities to leverage available space in the Comcast Building for the benefit of the Northeast Neighborhood, its residents, businesses, and nonprofit organizations.
g. Explore the opportunity to reinstate Blue Ridge Community College (BRCC) satellite campus on Mason Street to attract students and educational activities.
h. Extend the city's annual Best.Weekend.Ever festival and monthly First Friday events to include Mason Street.
i. Reexamine setback, massing, and other building form regulations to enhance the pedestrian experience along Mason Street.

CONNECTION TO DOWNTOWN				
Goal 6: Revitalize N. Mason Street to make it an inviting street.				
Strategy	**Priority**	**Lead Entity**	**Partners**	**Potential Funding Sources**
Strategy 6.3: Implement urban design projects to connect the Northeast Neighborhood to Downtown and other destinations in the City.	**Medium**	DPW	NENA, SVBHP, DPW, Harrisonburg Department of Economic Development, HDR	Annual City Budget
ACTIONS a. Develop streetscape design standards and/or guidelines that align with the historic character of the Neighborhood and Downtown. b. Identify and prioritize high-need areas for urban design improvements.				
Strategy 6.4: Implement Complete Streets interventions on N. Mason Street to mitigate the legacy of segregation that excluded African Americans from participating in Downtown civic life.	**Medium**	DPW	NENA, SVBHP, DPW, Harrisonburg Department of Economic Development, HDR, Harrisonburg Fire Department	City Funds, Grants
ACTIONS a. Collaborate with a range of stakeholders, including business owners, bus riders, residents, delivery services, county offices, and the fire department, to achieve Complete Streets goals. b. Explore rebuilding the corridor to allow two-way traffic on the west side of the median (E. Elizabeth Street to N. Main Street), thereby repurposing for a combination of uses, including open space, paths, seating, and other amenities. c. Enhance the streetscape with greenery and planters to beautify the area, provide shade, and improve aesthetics.				

TRANSPORTATION AND MOBILITY				
Goal 7: Provide transportation, pedestrian, bike, and public transit infrastructure to promote connectivity, accessibility, and inclusiveness for all residents in the Northeast Neighborhood.				
Strategy	**Priority**	**Lead Entity**	**Partners**	**Potential Funding Sources**
Strategy 7.1: Provide improvements in walking routes to connect people to places with a focus on sidewalks.	**High**	DPW	Harrisonburg Department of Community Development, Harrisonburg Rockingham MPO, HDPT, JMU	City Funds, CDBG Funds
ACTIONS a. Engage residents in prioritizing improvements during the next Bicycle & Pedestrian Plan update. b. Make sidewalk improvements in areas with public institutions, housing developments, transportation hubs, and frequently visited places. c. Implement pedestrian-friendly pathways to enhance accessibility and connectivity between N. Mason Street and surrounding Neighborhoods.				
Strategy 7.2: Improve safety on local streets in the Northeast Neighborhood by installing additional traffic calming measures where appropriate.	**High**	DPW	NENA, SVBHP, Harrisonburg Department of Community Development, Harrisonburg Police Department	Annual City Budget
ACTIONS a. Identify priority areas for traffic calming measures using data and public engagement. b. Install speed bumps, speed tables, or other traffic calming measures to reduce vehicle speeds. c. Install new or enhanced crosswalks in high-traffic areas, especially near churches and community gathering spaces. d. Evaluate and address sightline obstructions (i.e., fences, foliage, parked cars, etc.) at intersections.				

TRANSPORTATION AND MOBILITY				
Goal 7: Provide transportation, pedestrian, bike, and public transit infrastructure to promote connectivity, accessibility, and inclusiveness for all residents in the Northeast Neighborhood.				
Strategy	**Priority**	**Lead Entity**	**Partners**	**Potential Funding Sources**
Strategy 7.3: Add and improve lighting throughout the Northeast Neighborhood, especially around key walking corridors.	**High**	DPW	Harrisonburg Electric Commission, Harrisonburg Department of Community Development	Annual City Budget
ACTIONS a. Partner with Harrisonburg Electric Commission to develop a lighting plan for the Northeast Neighborhood. b. Explore opportunities for installing mid-height warm lighting on privately owned properties throughout the community, funded by private sources. c. Encourage residents to turn on door and porch lights during appropriate evening hours. d. Encourage new developments to have outdoor lights. e. Ensure lights are low-glare, warm-toned to reduce potential light pollution.				
Strategy 7.4: Increase public transportation use by improving the comfort, safety, and accessibility of bus stops.	**Low**	HDPT	DPW, Arts Council of the Valley	Annual City Budget
ACTIONS a. Upgrade bus shelters to be more comfortable, with adequate lighting, emergency call buttons, benches, and shelters. b. Advertise trip planning apps that provide riders with real-time information. c. Collaborate with local artists to enhance bus shelter visibility and foster a sense of community identity.				

TRANSPORTATION AND MOBILITY				
Goal 7: Provide transportation, pedestrian, bike, and public transit infrastructure to promote connectivity, accessibility, and inclusiveness for all residents in the Northeast Neighborhood.				
Strategy	**Priority**	**Lead Entity**	**Partners**	**Potential Funding Sources**
Strategy 7.5: Increase Neighborhood access to electric vehicle (EV) charging stations.	**Low**	DPW	Harrisonburg Department of Parks and Recreation, HDPT, Places of Worship, Neighborhood Businesses, HRHA	City Funds, Grants, Private Funding
ACTIONS a. Continue to include public property (e.g., Ralph Sampson Park) in City solicitations for public-private partnerships to install EV chargers for public use. b. Engage with congregations, private property owners, and HRHA to share the Neighborhood's interest in EV charging stations and explore whether any non-public properties may be interested in installing EV chargers.				
Strategy 7.6: Enhance safety at designated school bus stops.	**High**	HDPT	Harrisonburg Department of Community Development, Harrisonburg Police Department	Annual City Budget
ACTIONS a. Inventory and map all Neighborhood school bus stops. b. Evaluate school bus stops for safety. c. Relocate school bus stops as necessary. d. Educate parents and children directly about bus stop locations, safe roadway crossings, and pedestrian safety. e. Educate drivers about school bus stop awareness, especially during pick-up and drop-off times.				

HOUSING AND PUBLIC SAFETY

Goal 8: Build a safe and strong Northeast Neighborhood by ensuring healthy and sustainable housing options that meet the diverse needs of all residents, including legacy residents and those seeking affordable housing opportunities.

Strategy	Priority	Lead Entity	Partners	Potential Funding Sources
Strategy 8.1: Update land use regulations and zoning to align with the Neighborhood's preferences.	**High**	Harrisonburg Department of Community Development	Harrisonburg City Manager's Office-Housing Coordinator	Annual City Budget
ACTION a. Engage residents in updates to the Zoning and Subdivision Ordinance.				
Strategy 8.2: Explore the use of tax incentives or inclusionary zoning to support and encourage the creation of affordable and mixed-income housing.	**Medium**	Harrisonburg Department of Community Development	Harrisonburg City Manager's Office-Housing Coordinator	Annual City Budget
ACTIONS a. Explore legal authority to mandate a percentage of affordable units for all future developments in the Neighborhood. b. Continue to use the Low-Income Housing Tax Credit (LIHTC) program and the Virginia Housing Opportunity Tax Credit for new affordable housing.				
Strategy 8.3: Preserve existing housing stock.	**High**	Harrisonburg City Manager's Office-Housing Coordinator	HRHA, NENA, SVBHP, Harrisonburg Electric Commission, Harrisonburg Department of Community Development, VPAS, Habitat for Humanity, Places of Worship	Grants, CDBG
ACTIONS a. Obtain feedback from the community on current challenges in housing preservation. b. Provide homeowner education on maintenance and improvement programs. c. Support residents applying for programs and grants, like the Weatherization Assistance Program (WAP) or the Energy Assistance Program (EAP). d. Explore providing tax exemptions on the increased value for rehabilitated properties to encourage rehabilitation without displacement. e. Advertise existing tools and programs for established residents who improve housing with their funds or with city funds as a strategy for anti-displacement.				

HOUSING AND PUBLIC SAFETY

Goal 8: Build a safe and strong Northeast Neighborhood by ensuring healthy and sustainable housing options that meet the diverse needs of all residents, including legacy residents and those seeking affordable housing opportunities.

Strategy	Priority	Lead Entity	Partners	Potential Funding Sources
Strategy 8.4: Work with Our Community Place (OCP) and the Navigation Center to identify a new state-of-the-art facility for OCP located outside of the Northeast Neighborhood.	**High**	OCP	Harrisonburg Police Department, City Manager's Office, Harrisonburg Fire Department, NENA, SVBHP	Private/Nonprofit Funds
ACTIONS a. Hold a discussion with Neighborhood residents to address safety concerns. b. Increase communication between OCP and Neighborhood residents regarding actions taken to improve the safety and security of the facility, particularly after hours. c. Encourage the OCP Board to meet with Neighborhood residents about the long-term goals for OCP based on its recent strategic planning efforts.				
Strategy 8.5: Enhance quality of life and public safety for homeowners, landlords, tenants, and transient populations through code enforcement and proactive efforts to prevent underutilized properties from falling into disrepair.	**Medium**	Harrisonburg Department of Community Development	NENA, SVBHP, DPW, Harrisonburg Police Department, Harrisonburg Fire Department	Annual City Budget
ACTIONS a. Work with the community to develop revitalization plans for vacant parcels, including green spaces, pocket parks, and housing. b. Provide community education and outreach on zoning, property maintenance, junk/trash, and other City Codes. c. Engage HRHA, CBOs, OCP, regional resources (e.g., Habitat for Humanity), and communities of faith in supporting seniors and others who might benefit from support (e.g., disposing of non-compliant porch furniture, yard maintenance, or minor repairs).				

HOUSING AND PUBLIC SAFETY

Goal 8: Build a safe and strong Northeast Neighborhood by ensuring healthy and sustainable housing options that meet the diverse needs of all residents, including legacy residents and those seeking affordable housing opportunities.

Strategy	Priority	Lead Entity	Partners	Potential Funding Sources
Strategy 8.6: Develop a community-centered anti-displacement strategy.	**High**	Harrisonburg City Manager's Office- Housing	HRHA, NENA, SVBHP, Harrisonburg Department of Community Development	City Funds/ Grants
ACTIONS a. Host engagement sessions with residents for active participation. b. Explore community-tied housing models, rental-to-ownership pathways, community land banks, and other practices. c. Review policies for public housing applications to identify ways to make them more efficient. d. Ensure regular evaluation and monitoring through specific metrics, review processes, and community input. e. Identify financial incentives, such as tax abatements, performance grants, and rental assistance, to help homeowners and renters achieve affordable housing goals. f. Analyze how existing policies can be revised to incorporate anti-displacement priorities. g. Explore the creation of a Community Preference Policy, which provides priority placement for affordable units in a Neighborhood or group of Neighborhoods to low-income applicants who have been displaced from their Neighborhood, are current residents at risk of displacement, or are descendants of displaced residents.				
Strategy 8.7: Facilitate pro-bono estate planning to resolve issues around "tangled" titles, wills, and insurance.	**Medium**	NENA, SVBHP	Local Attorneys, Blue Ridge Legal Services, City Manager's Office- Housing Coordinator, VPAS	City Funds/ Grants/ Non-Profits
ACTION a. Develop a list of area residents/organizations willing to volunteer pro-bono estate planning.				

ECONOMIC MOBILITY AND COMPETITIVENESS

Goal 9: Make the Northeast Neighborhood a great place to open, own, and operate a business with a workforce that has opportunities to professionally grow.

Strategy	Priority	Lead Entity	Partners	Potential Funding Sources
Strategy 9.1: Encourage and incentivize future owners to transform the Roses site into a mixed-used hub with economic and educational opportunities, and mixed-income housing.	**High**	Harrisonburg Department of Community Development	Harrisonburg Department of Economic Development, Harrisonburg City Manager's Office- Housing Coordinator, NENA, SVBHP, City Manager's Office	Private Funds
ACTIONS a. Build relationships between future owners and the community to increase transparency and create trust. b. Review case studies of the redevelopment of similar buildings. c. Gather community input on the future of the Roses site.				
Strategy 9.2: Create a centralized and accessible community hub for educational and workforce development.	**Low**	Harrisonburg Department of Economic Development	NENA, SVBHP, Harrisonburg Parks and Recreation, BRCC, Shenandoah Valley Partnership, VSBDC, Shenandoah Valley Workforce Board	Grants, Private/Nonprofit Funds
ACTIONS a. Promote networking among community businesses and residents. b. Create an online hub that houses information on educational and workforce development opportunities.				
Strategy 9.3: Continue to host educational programs and workshops that support all families in areas such as language learning, job training, and civic engagement.	**Medium**	NENA, SVBHP	HRHA, Harrisonburg Department of Economic Development, Harrisonburg City Manager's Office- Housing Coordinator, Places of Worship	Grants, Private/Nonprofit Funds
ACTION a. Provide workshops on financial literacy in various languages, catering to the diverse population of the Northeast Neighborhood.				

ECONOMIC MOBILITY AND COMPETITIVENESS

Goal 9: Make the Northeast Neighborhood a great place to open, own, and operate a business with a workforce that has opportunities to professionally grow.

Strategy	Priority	Lead Entity	Partners	Potential Funding Sources
Strategy 9.4: Educate developers, investors, and businesses on how to take advantage of the Opportunity Zone tax incentive, allowing investors to defer taxes on the invested gain amounts until the Congress-mandated deadline.	**High**	Harrisonburg Department of Economic Development	Harrisonburg Department of Community Development, HRHA	Annual City Budget
ACTIONS a. Monitor federal policy regarding the Opportunity Zone tax incentive to ensure the City is working within the correct timeline. b. Create and promote workshops to educate developers, investors, and businesses about the Opportunity Zone incentive.				
Strategy 9.5: Support small businesses and foster business opportunities in the Northeast Neighborhood.	**High**	Harrisonburg Department of Economic Development	NENA, SVBHP, VSBDC, Harrisonburg Department of Community Development	Annual City Budget, Grants/Loans, Private/Nonprofit Funds
ACTIONS a. Promote available programs through multiple channels, including social media pages, community boards, CBO websites, and other online platforms (e.g., NextDoor, MeetUp). b. Develop a list of all resources available to residents and small businesses. c. Consider a rezoning study to determine zoning allowances for small businesses and home-based enterprises.				
Strategy 9.6: Encourage the establishment of new preschools, child care centers, and in-home care providers in the Neighborhood to expand access to high-quality and easily accessible child care.	**High**	City Manager's Office	VSBDC, NENA, SVBHP, Places of Worship	Grants, Private/Nonprofit Funds
ACTIONS a. Evaluate in the Parks and Recreation Master Plan the possible use of the Lucy F. Simms Center for the provision of child care. b. Conduct a conversation with the faith community and other community-based organizations to explore the potential use of existing facilities for child care. c. Educate residents on the regulations related to in-home child care and local resources to support the establishment of an in-home child care business.				

NATURAL SYSTEMS AND SUSTAINABILITY				
Goal 10: Build a sustainable Northeast Neighborhood that is resilient to the effects of climate change.				
Strategy	**Priority**	**Lead Entity**	**Partners**	**Potential Funding Sources**
Strategy 10.1: Plant native plants and trees in public areas, like parks, recreational spaces, and streets, and private properties to provide shade, mitigate the urban heat island effect, and reduce stormwater concerns.	**Medium**	DPW	NENA, SVBHP, Harrisonburg Department of Parks and Recreation, Harrisonburg City Public Schools, Civic Organizations	Grants, Annual City Budget
ACTIONS a. Prioritize areas with high levels of impervious surfaces that increases the risk of flooding. b. Partner with Harrisonburg's Urban Forestry Program as they work to expand the Neighborhood's tree canopy. c. Conduct outreach on the benefits of preserving and planting trees in private properties and financial mechanisms like Harrisonburg Conservation Assistance Program (HCAP), Harrisonburg Electric Commission. d. Collaborate with local schools, organizations, and businesses to plant trees and enhance public spaces and private properties.				
Strategy 10.2: Partner with established organizations and agencies to provide community gardens and pollinator gardens to encourage biodiversity and local food production.	**Low**	NENA, SVBHP	OCP, HRHA, Harrisonburg Department of Community Development, DPW	Private/Nonprofit Funding
ACTIONS a. Consider partnering with non-profit organizations to become involved in community-based beautification programs. b. Host public education workshops on pollinator gardens, native plants, and sustainable gardening. c. Work with the City's Pollinator Program to explore extending the city's pollinator corridor into the Northeast Neighborhood.				

NATURAL SYSTEMS AND SUSTAINABILITY				
Goal 10: Build a sustainable Northeast Neighborhood that is resilient to the effects of climate change.				
Strategy	**Priority**	**Lead Entity**	**Partners**	**Potential Funding Sources**
Strategy 10.3: Explore the opportunity for installation of recycling bins, trash cans, and dog waste stations at appropriate locations.	**Medium**	DPW	NENA, SVBH, Harrisonburg Department of Parks and Recreation, HRHA	Annual City Budget, Private/Nonprofit Funds
ACTION a. Identify priority areas.				
Strategy 10.4: Use multi-level (individual, organizational, and municipal) resources to implement green infrastructure, such as rain gardens and bioretention systems, for stormwater management and flood mitigation where viable.	**Medium**	DPW	Harrisonburg Department of Community Development	Annual City Budget, Grants
ACTION a. Educate residents on Best Management Practices they can implement to reduce flooding and reduce their Stormwater Utility Fee. b. Perform flooding analysis to identify areas that experience frequent flooding and that should be prioritized for stormwater management interventions. c. Identify projects that could be eligible for the Harrisonburg Conservation Assistance Program (HCAP) to develop, design, and construct stormwater practices.				
Strategy 10.5: Expand renewable energy, energy conservation, weatherization, and water efficient technologies in the Northeast Neighborhood as part of broader sustainability efforts.	**Low**	DPW	NENA, SVBHP, Harrisonburg Electric Commission, Harrisonburg Department of Community Development, HRHA	Annual City Budget, Grants
ACTIONS a. Educate the community on solar installation, energy conservation and weatherization, water efficient technology opportunities. b. Determine a list of City-owned and Harrisonburg Redevelopment and Housing Authority facilities suitable in using renewable energy and water efficient technologies. c. Identify available funding sources for infrastructure investments and apply for grants.				

NATURAL SYSTEMS AND SUSTAINABILITY				
Goal 11: Preserve the Northeast Neighborhood's scenic vistas.				
Strategy	**Priority**	**Lead Entity**	**Partners**	**Potential Funding Sources**
Strategy 11.1: Improve awareness, access, and amenities to enhance community and visitor enjoyment of Northeast scenic vistas.	**Medium**	NENA, SVBHP	Harrisonburg Department of Parks and Recreation, Harrisonburg Department of Community Development, Harrisonburg Department of Economic Development	Annual City Budget
ACTIONS a. Educate the public about this Neighborhood amenity through signs and educational campaigns. b. Explore working with Scenic Virginia to assess and inventory vistas or consider partnering with Scenic America to protect this Neighborhood amenity. c. Add more seating in Ralph Sampson Park to enjoy the views.				
Strategy 11.2: Establish land use strategies (e.g., zoning, easement, etc.) to preserve and protect scenic vistas throughout the Neighborhood.	**Medium**	Harrisonburg Department of Community Development	Harrisonburg Department of Parks and Recreation, NENA, SVBHP	Annual City Budget
ACTION a. Limit the placement and height of any amenity that may block the current vistas.				

HEALTH

Goal 12: Enhance Neighborhood health by ensuring access to affordable, healthy foods, welfare services, ADA-compliant facilities, and recreational spaces.

Strategy	Priority	Lead Entity	Partners	Potential Funding Sources
Strategy 12.1: Improve access to fresh, affordable food through farmers' markets, local grocery stores, cooperative food options, and community-supported agriculture (CSA) programs.	**Medium**	Harrisonburg Department of Community Development	Friendly City Food Co-Op, Harrisonburg Farmer's Market, Harrisonburg Department of Economic Development	Virginia Food Access Investment Fund, Grants

ACTIONS

a. Examine zoning regulations to support more access to grocery stores and other food sources.
b. Support aspiring entrepreneurs who will provide affordable, local, and culturally appropriate food through mobile units, events, food stands, brick and mortar shops, or innovative enterprises.
c. Explore tax incentives, loans, and funds (e.g., Virginia Food Access Investment Fund loans and grants) to fund grocery stores in low-income areas.
d. Create a handout for WIC/SNAP recipients that includes a map showing locations where SNAP is accepted, such as the Farmers Market and Friendly City Food Co-Op.
e. Explore establishing a Healthy Corner Store Initiative.

Strategy 12.2: Investigate sustainable urban agriculture and food production practices.	**Low**	NENA, SVBHP	Virginia Cooperative Extension, Places of Worship, HRHA, Harrisonburg Department of Community Development	Grants, Private/Nonprofit Funding

ACTIONS

a. Encourage the maintenance and growth of community gardens, incorporating planter boxes.
b. Offer educational programs to residents on how to grow their food.
c. Explore the use of vacant lots for urban agricultural use.
d. Explore partnerships with residents, places of worship, and other organizations to establish additional community gardens, similar to the existing Kelley Street Garden.

HEALTH				
Goal 12: Enhance Neighborhood health by ensuring access to affordable, healthy foods, welfare services, ADA-compliant facilities, and recreational spaces.				
Strategy	**Priority**	**Lead Entity**	**Partners**	**Potential Funding Sources**
Strategy 12.3: Continue to provide behavioral health services outside the Northeast Neighborhood and promote affordable health services and mental wellness support for unhoused individuals, especially during daytime hours.	**Low**	Harrisonburg-Rockingham Community Services Board	Sentara RMH Medical Center, Healthy Community Health Center	Private/Nonprofit Funding
ACTIONS a. Develop a map that shows where services and resources are located and how they can be accessed, using the Strength in Peers' Community Resource Center's Resource Guide as a reference. b. Continue offering mobile primary care services, such as the Mobile Sentara bus, and expand services to include counseling and therapy.				
Strategy 12.4: Encourage physical activity and water safety education by maintaining existing recreational spaces and creating a new swimming pool for all Neighborhood residents.	**Low**	Harrisonburg Department of Parks and Recreation		Annual City Budget
ACTIONS a. Explore opportunities to add more recreational spaces based on community engagement and available funding. b. Invest in amenities at the Simms Center's fitness center and gymnasium.				

Section 7:

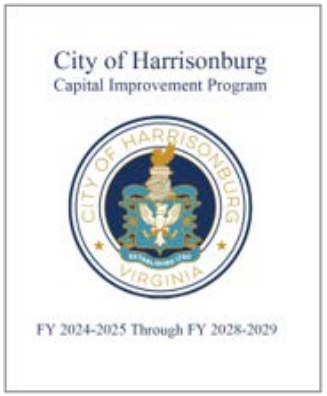
Appendix

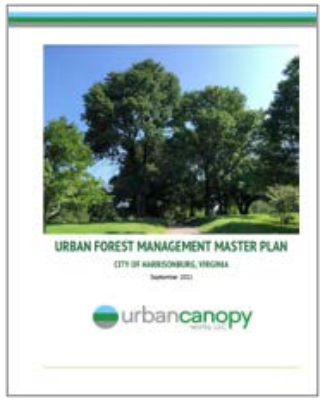
APPENDIX A: EXISTING PLANS AND STUDIES & PLAN CONSISTENCY

The project team reviewed thirteen (13) existing plans and studies that may impact the project's study area and found four common themes and key areas of focus: Cultural Identity, History, and Community Spaces; Connectivity to Downtown; Housing Affordability; and Infrastructure & Environment Sustainability.

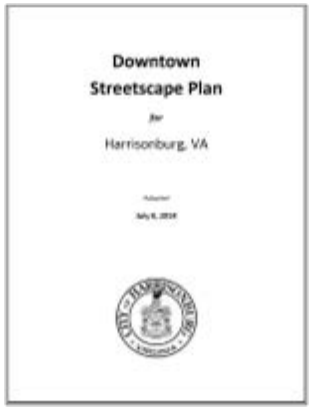
CULTURAL IDENTITY, HISTORY, AND COMMUNITY SPACES

INFRASTRUCTURE & ENVIRONMENTAL SUSTAINABILITY

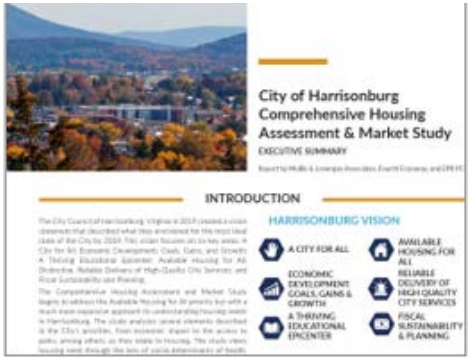


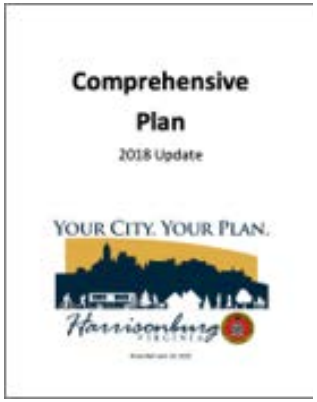


CONNECTIVITY TO DOWNTOWN



HOUSING AFFORDABILITY





Category	Plan Name	Year	Description
Cultural Identity, History, and Community Spaces *These plans focus on preserving cultural identity, acknowledging the history of disruption due to urban renewal in the Northeast Neighborhood, and enhancing community spaces.*	Parks and Recreation Comprehensive Master Plan Update	2013	Includes the recommendation to create a museum discussing the history of the Northeast Neighborhood and emphasizes community events at the Lucy Simms Center.
	Ralph Sampson Park Master Plan	2008	Focuses on revitalizing a key recreational space for the neighborhood and improving accessibility and community engagement.
	Harrisonburg Downtown 2040 Plan	2021	Acknowledges the displacement caused by Urban Renewal and emphasizes reconnecting the Northeast Neighborhood with Downtown to bridge historical divides.
Connectivity to Downtown *This set of plans emphasizes the importance of connectivity to downtown, upgrades to sidewalks, bike and pedestrian amenities, and the need for better transit and bus ridership from public housing.*	ADA Transition Plan	2024	Focuses on removing barriers to accessibility for individuals with disabilities, and improving sidewalks and pedestrian infrastructure in the Northeast Neighborhood.
	Harrisonburg Bicycle and Pedestrian Plan	2017	Enhances connectivity through safer and more inclusive walking and biking options.
	Harrisonburg Downtown Streetscape Plan	2014	Addresses transit and pedestrian infrastructure, including better connections for public housing residents.
	Downtown Harrisonburg Operations Study	2020	Proposes traffic pattern adjustments and pedestrian safety enhancements, indirectly benefiting Northeast Neighborhood residents by improving access to the Downtown core.
	Downtown Parking Study	2019–2020	Promotes shared parking and alternative transportation to ease access for residents traveling to and from Downtown.

Category	Plan Name	Year	Description
Housing Affordability *These plans address the need for affordable housing in the Neighborhood and outline strategies for housing and employment growth.*	Comprehensive Housing Assessment & Market Study	2020	Highlights the pressures on affordable housing in the Northeast Neighborhood and the need for preservation and rehabilitation to prevent displacement.
	Harrisonburg Comprehensive Plan	2018	Identifies traffic and roadway improvements, as well as housing affordability, as citywide needs and includes strategies for enhancing rental and homeownership options in the Northeast Neighborhood.
Infrastructure & Environmental Sustainability *This category covers flood mitigation, urban heat island effects, and other environmental sustainability considerations.*	Capital Improvement Program	2024	Includes projects to enhance safety, pedestrian infrastructure, and stormwater management in the Northeast Neighborhood.
	Stormwater Improvement Plan	2024	Addresses water quality, supports regulatory compliance, and identifies locations to implement stormwater management best practices, including at a stormwater management facility at Ralph Sampson Park.
	Urban Forest Management Master Plan	2021	Aims to reduce urban heat islands and improve air quality, creating a healthier living environment for residents.
	Environmental Action Plan	2020	Identifies goals to improve the City's environment and sustainability, including increasing public transit ridership and promoting urban agriculture and community gardens.

These existing plans help establish the groundwork for the Small Area Plan and also create many opportunities to address both immediate and long-term needs.

RESOLUTION

RECOMMENDING APPROVAL OF AMENDMENTS TO THE COMPREHENSIVE PLAN (2018), AS AMENDED, TO INCORPORATE THE NORTHEAST NEIGHBORHOOD SMALL AREA PLAN AS APPENDIX A

WHEREAS, in 2018 City Council adopted a Comprehensive Plan for the City of Harrisonburg, and it has been amended from time to time thereafter;

WHEREAS, the Comprehensive Plan serves as a guide for City and community decision-making regarding future growth, development, public investment, and related policies;

WHEREAS, the Northeast Neighborhood Small Area Plan (2025) was developed through a community engagement process to guide decision-making regarding future growth, development, public investment, and related policies within the Northeast Neighborhood;

WHEREAS, the Planning Commission finds that incorporation of the Northeast Neighborhood Small Area Plan into the Comprehensive Plan will further the Comprehensive Plan's role as a guide regarding future growth, development, public investment, and related policies;

WHEREAS, the Northeast Neighborhood Small Area Plan (2025) has been posted on a publicly available website maintained by the City on which the Planning Commission generally posts information; notice of the public hearing was given in accordance with § 15.2-2204 of the Code of Virginia; and the Planning Commission conducted a duly advertised public hearing on August 12, 2026, in accordance with § 15.2-2225 of the Code of Virginia;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Harrisonburg, Virginia, that it hereby recommends that the City Council of the City of Harrisonburg, Virginia approve amendments to the City's Comprehensive Plan (2018), as amended, to incorporate the Northeast Neighborhood Small Area Plan (2025), attached hereto as Exhibit A and incorporated herein by reference, as Appendix A to the Comprehensive Plan.

BE IT FURTHER RESOLVED that a certified copy of this resolution and the Northeast Neighborhood Small Area Plan (2025) be transmitted to the City Council of the City of Harrisonburg, Virginia, in accordance with § 15.2-2225 of the Code of Virginia.

Adopted this 12th day of August, 2026.

CHAIR, PLANNING COMMISSION

ATTESTE:

SECRETARY TO THE PLANNING COMMISSION

RESOLUTION

APPROVING AND ADOPTING AMENDMENTS TO THE COMPREHENSIVE PLAN (2018), AS AMENDED, TO INCORPORATE THE NORTHEAST NEIGHBORHOOD SMALL AREA PLAN AS APPENDIX A

WHEREAS, in 2018 City Council adopted a Comprehensive Plan for the City of Harrisonburg, and it has been amended from time to time thereafter;

WHEREAS, the Comprehensive Plan serves as a guide for City and community decision-making regarding future growth, development, public investment, and related policies;

WHEREAS, the Northeast Neighborhood Small Area Plan (2025) was developed through a community engagement process to guide decision-making regarding future growth, development, public investment, and related policies within the Northeast Neighborhood;

WHEREAS, the City Council finds that incorporation of the Northeast Neighborhood Small Area Plan into the Comprehensive Plan will further the Comprehensive Plan's role as a guide regarding future growth, development, public investment, and related policies;

WHEREAS, after conducting a duly advertised public hearing, the Planning Commission recommended approval of the Northeast Neighborhood Small Area Plan (2025) and certified the same to City Council;

WHEREAS, the Northeast Neighborhood Small Area Plan (2025) has been posted on a publicly available website maintained by the City on which the City Council generally posts information; notice of the public hearing was given in accordance with § 15.2-2204 of the Code of Virginia; and the City Council conducted a duly advertised public hearing on _____ ___, 2026, in accordance with § 15.2-2226 of the Code of Virginia;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Harrisonburg, Virginia that it hereby approves and adopts amendments to the City's Comprehensive Plan (2018), as amended, to incorporate the Northeast Neighborhood Small Area Plan (2025), attached hereto as Exhibit A and incorporated herein by reference, as Appendix A to the Comprehensive Plan.

Adopted this ____ day of _____, 2026.

_____

MAYOR

ATTESTE:

_____

CITY CLERK

CITY OF HARRISONBURG

August 12, 2026 Planning Commission Meeting

Title

Consider request to amend the Comprehensive Plan to incorporate the Northeast Neighborhood Small Area Plan — Nyrma Soffel, Community Development

Summary

Project name	Northeast Neighborhood Small Area Plan
Address/Location	Study area boundaries: West: North Federal Street and North Main Street North: East Washington Street East: Tower Street and Old Furnace Road South: East Market Street
Total Land Area	+/- 186 acres
Comprehensive Plan Amendment	To incorporate the Northeast Neighborhood Small Area Plan as Appendix A
Planning Commission	August 12, 2026 (Public Hearing)
City Council	Anticipated September 8, 2026 (Public Hearing)

Recommendation

Option 1. Recommend approval of amending the Comprehensive Plan to incorporate the Northeast Neighborhood Small Area Plan.

Context & Analysis

In September 2023, the City of Harrisonburg received a Community Connectors Program grant from Smart Growth America, funded by the Robert Wood Johnson Foundation. The grant was focused on building capacity to co-design projects alongside impacted communities to advance new infrastructure projects that repair damage from divisive infrastructure. The Community Connectors team included the Northeast Neighborhood Association (NENA), Shenandoah Valley Black Heritage Project (SVBHP), Harrisonburg Downtown Renaissance (HDR), Harrisonburg Redevelopment and Housing Authority (HRHA), and the City of Harrisonburg.

Over the next two years, the Community Connectors team led efforts that included:

- Facilitated Community Dialogues,

- Historical research on the history of and impact of Urban Renewal on Harrisonburg residents and businesses,
- The Complete Streets Leadership Academy and North Mason Street Complete Street Demonstration Project, and
- The Northeast Neighborhood Small Area Plan (SAP).

The Northeast Neighborhood SAP is the City's first small area plan for a neighborhood and is recommended in the Comprehensive Plan, Chapter 15. Revitalization. The Comprehensive Plan (page 15-4) states:

> A number of neighborhoods around the City have experienced stress. Some are suffering from poorly maintained, deteriorating, or vacant homes and spot conversions of single-family homes to apartments, often for students. Other areas contain older deteriorating apartment buildings. Some are affected by encroaching commercial development or undesirable conversion of houses to non-residential uses. Impacts of traffic on highly traveled roadways may also be creating neighborhood stress. The Potential Small Area Plans map roughly identifies the boundaries of neighborhoods that could be prioritized for study. Actual boundaries for study will be identified at a future time in further consultation with community members. This plan recommends that for each of these areas a community-based neighborhood plan be developed to address these and other issues raised by the community.

The Northeast Neighborhood is identified in the Potential Small Area Plans map.

CHPlanning served as the planning consultant for the development of the Northeast Neighborhood SAP. Together, CHPlanning and the Community Connectors team worked with Northeast Neighborhood community members on a plan that "addresses displacement and other impacts of Urban Renewal, presenting possible early action steps and long-term solutions for addressing these impacts. The harms of Urban Renewal are generational. The plan proposes strategies to return functional control and ownership to community residents and organizations, and to restore a sense of engagement, place-making, and belonging." (SAP, page 8)

Through this effort, the Northeast Neighborhood SAP was developed to guide future growth and investment in the area. Building upon Section 5 of the Northeast Neighborhood SAP, Section 6 includes an Implementation Matrix. The matrix identifies each SAP goal, strategy, and action, and assigns a priority, lead entity, potential partners, and potential funding sources. Lead entities and partners include City departments, other government agencies, and community organizations who can help implement or support goals, strategies, and actions.

Staff recommends that the Northeast Neighborhood SAP be incorporated into the Comprehensive Plan as Appendix A. Once incorporated, the Northeast Neighborhood SAP will serve as a policy guide for City staff, Planning Commission, City Council, and other boards and commissions when evaluating future policies, studies, programs, funding opportunities, capital improvements, administrative approvals, and land use decisions affecting the neighborhood.

The Northeast Neighborhood Small Area Plan and additional information about the Community Connectors project is available at: https://www.harrisonburgva.gov/community-connectors.

Staff recommends approval of amending the Comprehensive Plan to incorporate the Northeast Neighborhood Small Area Plan.

Options

1. Recommend approval of amending the Comprehensive Plan to incorporate the Northeast Neighborhood Small Area Plan
2. Recommend denial of amending the Comprehensive Plan to incorporate the Northeast Neighborhood Small Area Plan

Attachments

1. Northeast Neighborhood Small Area Plan (2025)
2. Resolution recommending approval of amendments to the Comprehensive Plan (2018) to incorporate the Northeast Neighborhood Small Area Plan

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings in the City Council Chambers, 409 South Main Street, Harrisonburg, VA on Tuesday, September 8, 2026, at 7:00 p.m., to consider the following:

Special Use Permit – 387 Monticello Avenue (To allow short-term rental in R-1)
A request from Caitlin Denbigh for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow a short-term rental in the R-1 Single-Family Residential District. The +/- 10,154-square-foot property is addressed as 387 Monticello Avenue and is identified as tax map parcel 26-Q-13.

Special Use Permit – 291 West Wolfe Street and 336 West Market Street (To allow recreational and leisure time activities in M-1)
A request from VG Harrisonburg Storage LLC for a special use permit per Section 10-3-97(10) of the Zoning Ordinance to allow for recreational and leisure time activities, which may include non-transient dwelling units in the M-1 General Industrial District. The +/- 5.35-acre property is addressed as 291 West Wolfe Street and 336 West Market Street and is identified as tax map parcel 35-R-23.

Zoning Ordinance Amendment – To create a new term and definition for "poultry hatchery" and to add poultry hatcheries as a by right use in M-1
Consider amending Section 10-3-24, Definitions, to add a new term and definition for "poultry hatchery" and to amend and Section 10-3-96(22), Uses permitted by right, to add poultry hatcheries as a by-right use in the M-1, General Industrial District.

Comprehensive Plan Amendment – To incorporate the Northeast Neighborhood Small Area Plan
Consider amending the 2018 Comprehensive Plan, last updated on June 14, 2022, to incorporate the Northeast Neighborhood Small Area Plan as Appendix A. A copy of the small area plan is available at: https://www.harrisonburgva.gov/community-connectors.

Applications and other information are available for review by contacting the Department of Community Development, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. Please call (540) 432-7700 to obtain a copy by email or by appointment. More information is available at www.harrisonburgva.gov/public-hearings. Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 1072, and the City's website at www.harrisonburg-va.legistar.com/Calendar.aspx.

Publication dates:
Wednesday, August 26, 2026
Wednesday, September 2, 2026

STATE OF VIRGINIA
CITY OF HARRISONBURG, to with:

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, September 8, 2026, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 387 Monticello Avenue (To allow short-term rental in R-1)
A request from Caitlin Denbigh for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow a short-term rental in the R-1 Single-Family Residential District. The +/- 10,154-square-foot property is addressed as 387 Monticello Avenue and is identified as tax map parcel 26-Q-13.

Special Use Permit – 291 West Wolfe Street and 336 West Market Street (To allow recreational and leisure time activities in M-1)
A request from VG Harrisonburg Storage LLC for a special use permit per Section 10-3-97(10) of the Zoning Ordinance to allow for recreational and leisure time activities, which may include non-transient dwelling units in the M-1 General Industrial District. The +/- 5.35-acre property is addressed as 291 West Wolfe Street and 336 West Market Street and is identified as tax map parcel 35-R-23.

Zoning Ordinance Amendment – To create a new term and definition for "poultry hatchery" and to add poultry hatcheries as a by right use in M-1
Consider amending Section 10-3-24, Definitions, to add a new term and definition for "poultry hatchery" and to amend and Section 10-3-96(22), Uses permitted by right, to add poultry hatcheries as a by-right use in the M-1, General Industrial District.

Comprehensive Plan Amendment – To incorporate the Northeast Neighborhood Small Area Plan
Consider amending the 2018 Comprehensive Plan, last updated on June 14, 2022, to incorporate the Northeast Neighborhood Small Area Plan as Appendix A. A copy of the small area plan is available at: https://www.harrisonburgva.gov/community-connectors.

Applications and other information are available for review by contacting the Department of Community Development, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. Please call (540) 432-7700 to obtain a copy by email or by appointment. More information is available at www.harrisonburgva.gov/public-hearings. Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 1072, and the City's website at www.harrisonburg-va.legistar.com/Calendar.aspx.

Given under my hand this 14 day of August, 2026 Pamela Ulmer
City Clerk

Subscribed and sworn to before me this 14th day of August, 2026 a Notary Public in and for the Commonwealth of Virginia.

Notary

AIMEE LYNN LONDEREE
Notary Public
Commonwealth of Virginia
My Commission Expires 11/30/2029
Commission ID# 332642

My commission expires 11/30/2029

TERESA L BAYES
PO BOX 224
HARRISONBURG VA 22803

EMILY A NAVA
314 W WOLFE ST
HARRISONBURG VA 22802

RACHEL LANCTOT & JORDAN SHETLER
422 W WOLFE ST
HARRISONBURG VA 22801

LARGENT DOUGLAS A
3296 HILL GAP RD
BRIDGEWATER VA 22812

COMER RAMAH JENN
270 W WOLFE ST
HARRISONBURG VA 22802

TAMMY T MAY
19264 BERGTON RD
BERGTON VA 22811

CPR LLC
PO BOX 1584
HARRISONBURG VA 22803

JJCARMON L C
700 IMBODEN RD
MT CRAWFORD VA 22841

ISRAEL MUNOZ RAMIREZ & BLANCA ALAS ALFARO
65 N BROOK AVE
HARRISONBURG VA 22802

TRISSEL LARRY D CATARINA W
3748 PETER PAUL LN
DAYTON VA 22821

JASMINE MARIE BRICKEY & PRICE MCCURRY CRENSHAW
85 N BROOK AVE
HARRISONBURG VA 22802

SHIPP KATHLEEN A
95 N BROOK AVE
HARRISONBURG VA 22802

CRAWFORD JAMES ROBERT
REBECCA B
105 N BROOK AVE
HARRISONBURG VA 22802

SIMMONS ROGER D PATRICIA T
221 LOEWNER LA
HINTON VA 22831

WILLIAM SCOTT SIMMONS
5536 MT CLINTON PIKE
HARRISONBURG VA 22802

BOITNOTT MARY P
55 N BROOK AVE
HARRISONBURG VA 22802

AMANDA MARIE STATON
284 W ELIZABETH ST
HARRISONBURG VA 22802

JOHN ALLEN BOWMAN II
146 CLOVER HILL RD
DAYTON VA 22821

SESTRY LLC
3207 MALLARD DR
BRIDGEWATER VA 22812

133 N HIGH LLC
3829 BEACH DOWN DR
CHANTILLY VA 20151

JOSUE N HERNANDEZ OVIEDO
263 W WOLFE ST
HARRISONBURG VA 22802

VG HARRISONBURG STORAGE LLC
2601 SOUTH BAY SHORE DR SUITE 1720
MIAMI FL 33133

SHELNUTT THOMAS HAMILTON JANICE
7584 STONEY LICK RD
MT CRAWFORD VA 22841

W ELIZABETH LLC
451 OTT ST
HARRISONBURG VA 22801

MORTENSON MATTHEW M
405 W MARKET ST
HARRISONBURG VA 22801

JOYA PEDRO ANTONIO REINA ELIZABETH
20 S BROOK AVE
HARRISONBURG VA 22801

SHOWALTER CLINT
389 W MARKET ST
HARRISONBURG VA 22801

BENTZ MARK B
95 VALLEY VIEW DR
MT SIDNEY VA 24467

NELSON TORRICO
365 W MARKET ST
HARRISONBURG VA 22801

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WASEEM AFRIDI
495 FREDERICK RD
ROCKINGHAM VA 22801

HIMARK LLC
202 N LIBERTY ST STE 101
HARRISONBURG VA 22802

HOWARTH KATE S PARAG P SHETH
8625 MCHENRY ST
VIENNA VA 22180

MONGER JOHN H IV
1020 IMBODEN RD
MT CRAWFORD VA 22841

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SHOMO ELLEN L REVOCABLE TRUST
426 OTT ST
HARRISONBURG VA 22802

CAITLIN DENBIGH
387 MONTICELLO AVE
HARRISONBURG VA 22801

MCARDLE JANICE F
370 MONTICELLO AVE
HARRISONBURG VA 22801

MATTHEW J SCHMUFF & KATHERINE E SCHMUFF
438 OTT ST
HARRISONBURG VA 22801

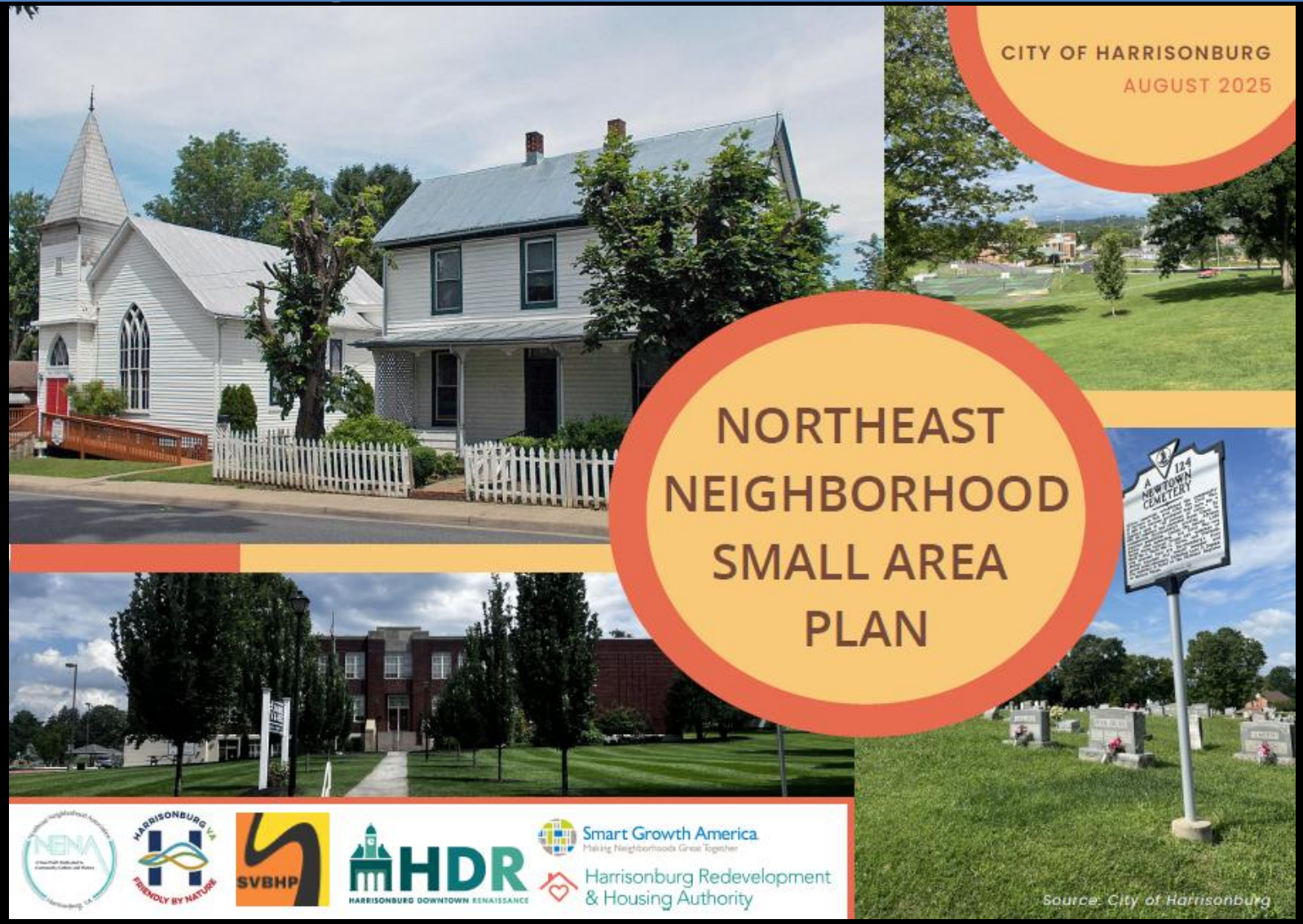
JOHN PATRICK LOCKHART TR
MARILYN SHRUM LOCKHART TR &
LOCKHART FAMILY TRUST
8846 BATESVILLE RD
AFTON VA 22920

MARKOWITZ EDWIN POWELL
270 CIRCLE VIEW RD
LURAY VA 22835

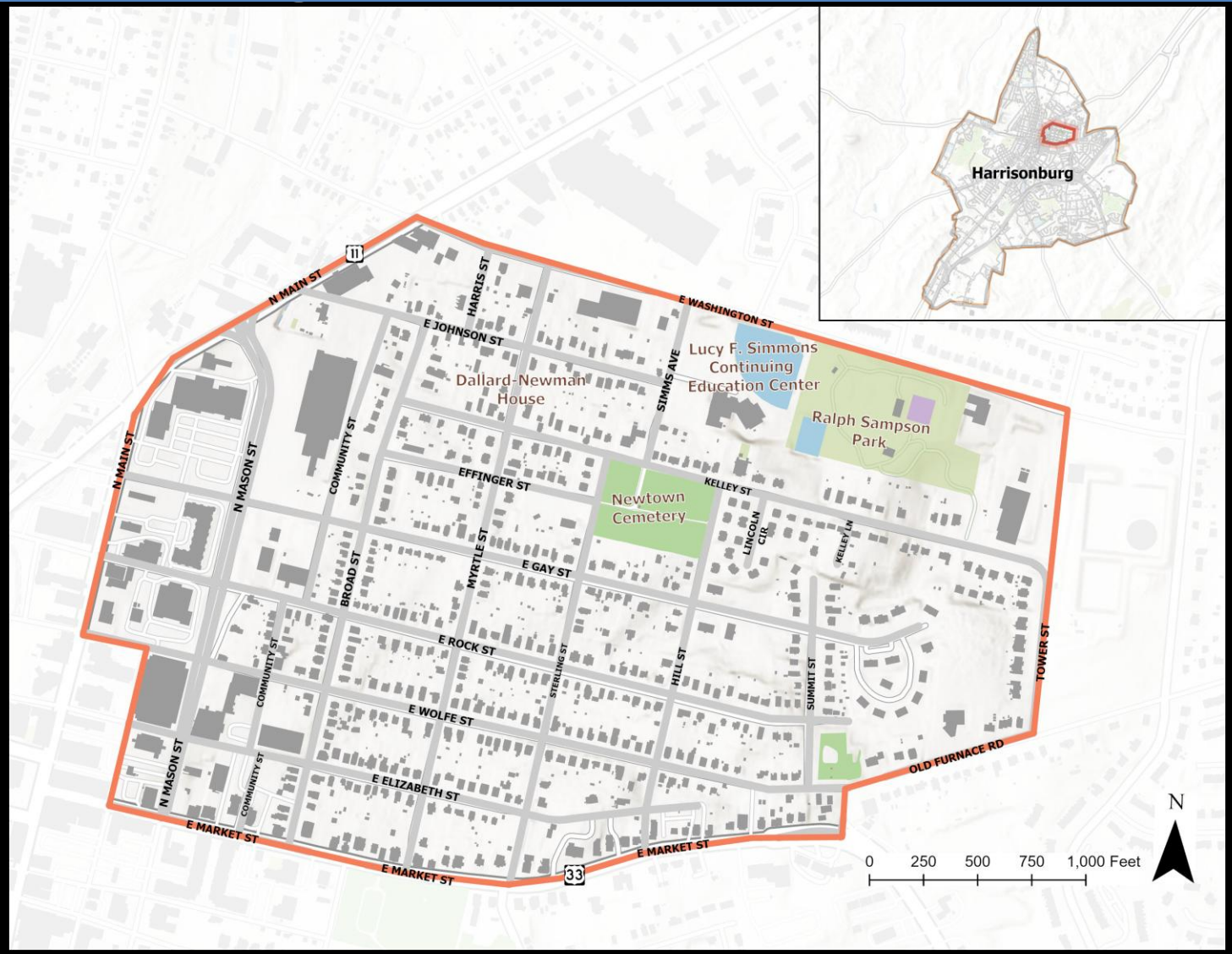
HUGHES BENJAMIN J SARAH A
391 MONTICELLO AVE
HARRISONBURG VA 22801

MCCARTY DAVID G JUDITH ANN POTEPAN
366 MONTICELLO AVE
HARRISONBURG VA 22801

Comprehensive Plan Amendment – Northeast Neighborhood Small Area Plan



Comprehensive Plan Amendment – Northeast Neighborhood Small Area Plan



DUNLOP
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NATIONAL
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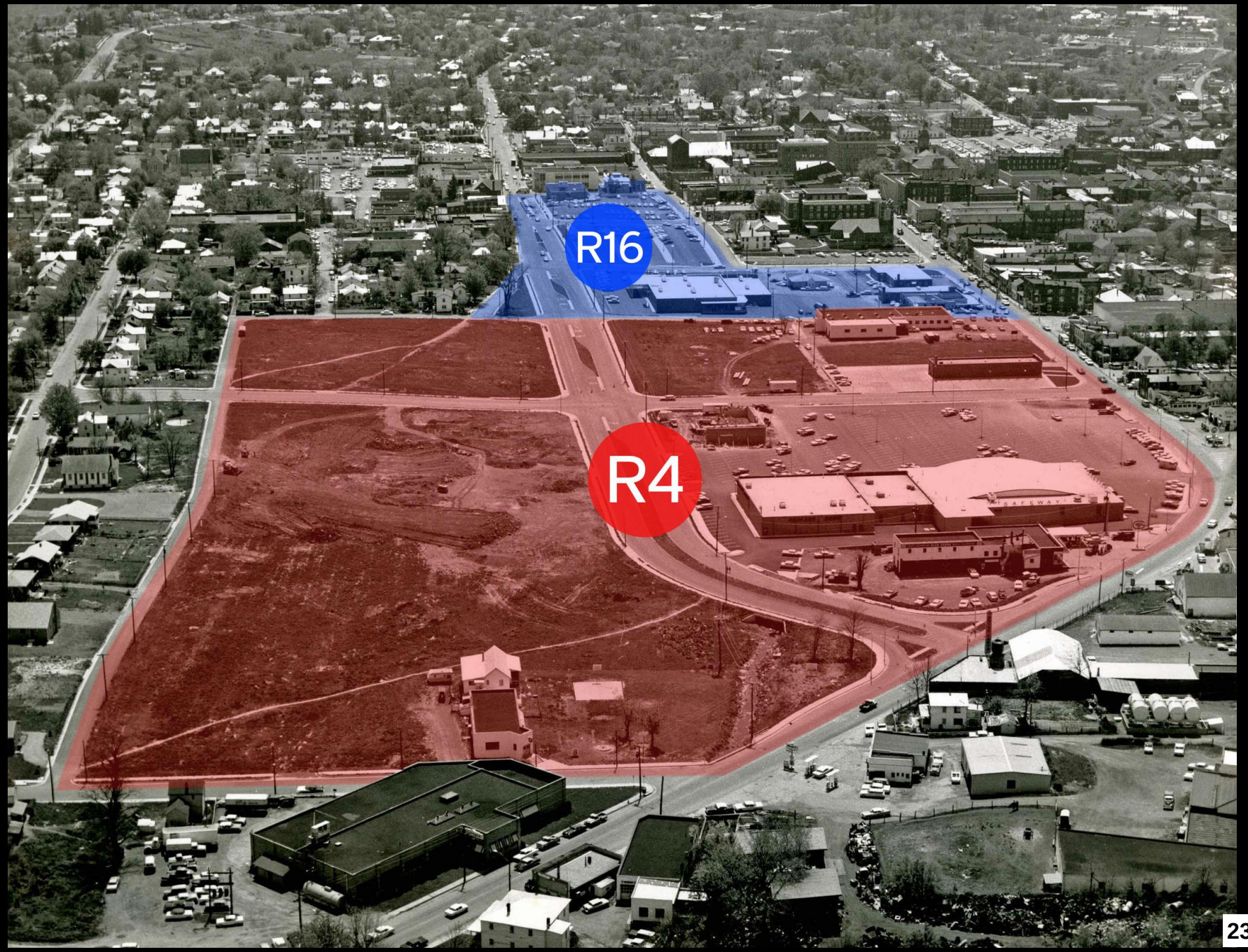
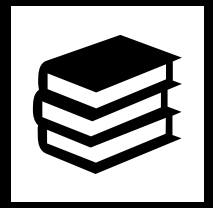

R16
R4
SAFEWAY

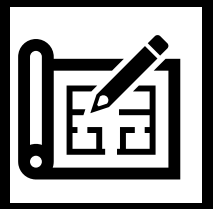
Community Connector's Program Components

- Facilitated Community Dialogues



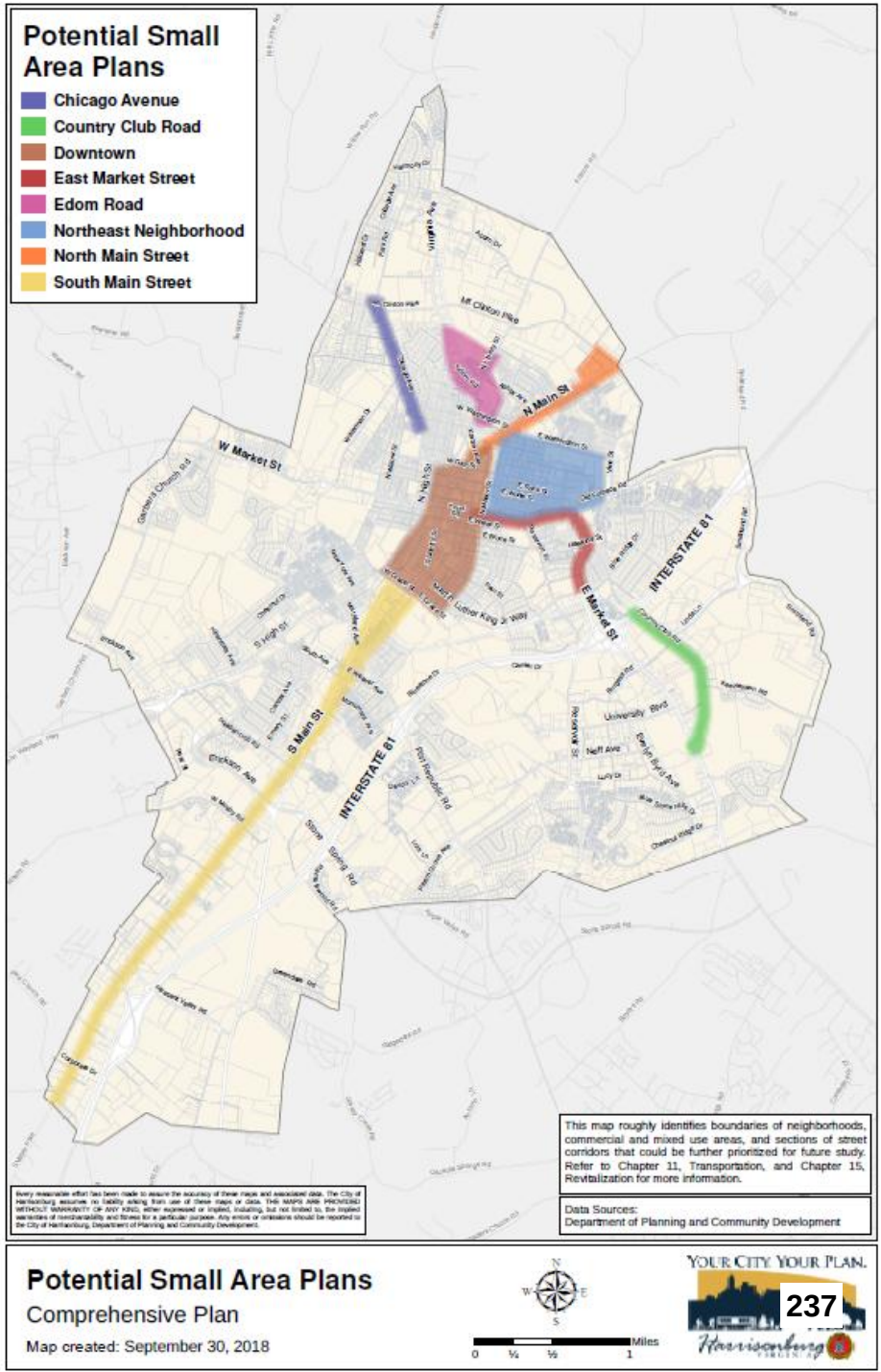
- Historical research on the history and impact of Urban Renewal

- Complete Streets Leadership Academy and North Mason Street Complete Streets Demonstration Project



- Northeast Neighborhood Small Area Plan (SAP)

The Potential Small Area Plans map roughly identifies the boundaries of neighborhoods that could be prioritized for study. Actual boundaries for study will be identified at a future time in further consultation with community members. This plan recommends that for each of these areas a community-based neighborhood plan be developed to address these and other issues raised by the community.



KEY THEMES, FOCUS AREAS, GOALS, AND STRATEGIES

Building on the vision statement and S.W.O.C. analysis, the project team expanded the original five key themes (priorities) into nine focus areas and twelve goals, providing a clear framework for specific strategies.

KEY THEMES	FOCUS AREAS	GOALS
GATHERING AND BELONGING	HISTORY AND CULTURE	GOAL 1
	GATHERING AND BELONGING	GOAL 2
RECONNECTING TO DOWNTOWN	COMMUNITY CONNECTIONS	GOALS 3 & 4
	CONNECTION TO DOWNTOWN	GOALS 5 & 6
SAFETY AND SECURITY	TRANSPORTATION AND MOBILITY	GOAL 7
	HOUSING AND PUBLIC SAFETY	GOAL 8
OPPORTUNITY FOR ALL (ECONOMIC MOBILITY)	ECONOMIC MOBILITY AND COMPETITIVENESS	GOAL 9
	NATURAL SYSTEMS AND SUSTAINABILITY	GOALS 10 & 11
HEALTHY ENVIRONMENTS	HEALTH	GOAL 12

HISTORY AND CULTURE				
Goal 1: Celebrate and educate others about the Northeast Neighborhood's rich African American history and cultural heritage.				
Strategy	**Priority**	**Lead Entity**	**Potential Partners**	**Potential Funding Sources**
Strategy 1.1: Develop programs that celebrate the Northeast Neighborhood's African American heritage.	**High**	NENA, SVBHP	JMU, EMU, Harrisonburg City Public Schools	Grants, Private/Nonprofit Funding
ACTIONS a. Gather history from those with lived experience and history of the Northeast Neighborhood. b. Create exhibits, indoors and/or outdoors, to showcase and capture oral histories from Legacy residents and their descendants. c. Organize intergenerational events to connect seniors with younger residents, fostering a shared appreciation of heritage. d. Implement ways for community members to provide feedback and suggest improvements for programs.				
Strategy 1.2: Identify reliable financial resources to preserve and enhance Newtown's cultural assets.	**High**	NENA, SVBHP	Newtown Cemetery Board of Trustees, Harrisonburg Department of Parks and Recreation, VDHR, JMU, EMU	Grants
ACTIONS a. Identify and create a list of cultural assets, including Newtown Cemetery, Ida Mae Francis Tourist Home, Lucy F. Simms Continuing Education Center, the AME Church, and the Historic Dallard-Newman House. b. Partner with agencies to identify and apply for funding resources. c. Apply for grants specifically designed to preserve cultural heritage assets. d. Complete the renovation of the Dallard-Newman House to serve as a museum to showcase exhibits about the Neighborhood's history and capture oral histories from long-time residents.				
Strategy 1.3: Incorporate public art that raises awareness about what was lost during the Urban Renewal process and celebrates the Neighborhood's diversity of languages and ethnic backgrounds today through a variety of public art media (i.e., sculpture, performances, festivals).	**Medium**	Arts Council of the Valley	NENA, SVBHP, Harrisonburg Department of Parks and Recreation, HDR, DPW	Grants

Recommendation

Staff and Planning Commission (6-0) recommend approval of amending the Comprehensive Plan to incorporate the Northeast Neighborhood Small Area Plan.

Legislation Text

File #: ORD 26-019, **Version:** 1

Subject:
Consider a request to amend the Zoning Ordinance to create a new term and definition for "poultry hatchery"
Presented By: Adam Fletcher, Department of Community Development
Consider amending Section 10-3-24, Definitions, to add a new term and definition for “poultry hatchery” and to amend and Section 10-3-96(22), Uses permitted by right, to add poultry hatcheries as a by-right use in the M-1, General Industrial District.

CITY OF HARRISONBURG

September 8, 2026 City Council Meeting

Title

Consider a request to amend the Zoning Ordinance related to Poultry Hatcheries – Planning Commission and Adam Fletcher, Community Development

Summary

Zoning Ordinance Sections	Amend Sections 10-3-24 and 10-3-96
Purpose	To add a new term and definition for "poultry hatchery" and to add poultry hatcheries as a by-right use in the M-1, General Industrial District
Applicant	City of Harrisonburg
Planning Commission	August 12, 2026 (Public Hearing)
City Council	September 8, 2026 (First Reading/Public Hearing) Anticipated September 22, 2026 (Second Reading)

Recommendation

Option 1. Staff and Planning Commission (6-0) recommend approval of the Zoning Ordinance amendments.

Context & Analysis

In February 2026, City Council approved Zoning Ordinance (ZO) amendments that established definitions for "meat processing and storage facility" and "poultry processing and storage facility." The amendments also added poultry processing and storage facility as a by right use in the M-1, General Industrial District, and added meat processing and storage facility as a use allowed only by special use permit (SUP) in the same district.

The amendment created the opportunity for someone to be able to establish a new meat processing and storage facility with the approval of a SUP while also creating a pathway for a nonconforming meat processing facility to become conforming through the same process. Staff worked with the applicant to develop the new definitions in a way that distinguished poultry processing from other types of meat processing, consistent with the long-standing interpretation of the ZO that poultry processing in the M-1 district is allowed by right. When drafting the amendments, staff did not

address standalone poultry hatcheries and unintentionally made poultry hatcheries a nonconforming use, as they were outside the scope of the previous application.

After becoming aware of this issue, staff began work on a new amendment to codify the long-standing interpretation that a poultry hatchery is also a by right use in the M-1 district and provide a definition for poultry hatcheries. This amendment will clarify that poultry hatcheries are allowed by-right in the M-1 district. Staff worked with the Virginia Poultry Federation to identify three operational hatcheries within City limits; which are all located within the M-1 District:

- George's Hatchery: 410 Stone Spring Road, Harrisonburg, VA 22801
- George's Hatchery: 1620 South Main Street, Harrisonburg, VA 22801
- Cargill Hatchery: 1724 Country Club Road, Harrisonburg, VA 22802

Copies of the drafted amendment and definition were shared with the President of the Virginia Poultry Federation, Hobey Bauhan. No concerns were raised regarding the proposed changes.

Staff recommends approval of the ZO amendments.

Options

1. Approve the Zoning Ordinance amendments.
2. Approve the Zoning Ordinance amendments with modifications.
3. Deny the Zoning Ordinance amendments.

Attachments

1. Extract from Planning Commission
2. Current Ordinance Reflecting Recommended Amendments
3. Locations of existing hatcheries according to Virginia Poultry Federation

ORDINANCE AMENDING SECTIONS OF TITLE 10 – PLANNING AND DEVELOPMENT, CHAPTER 3. – ZONING, THE CODE OF ORDINANCES CITY OF HARRISONBURG, VIRGINIA

Be it ordained by the Council of the City of Harrisonburg, Virginia:

Section 10-3-24. - Definitions shall be amended as shown:

Poultry Hatchery: A facility or use where fertilized eggs of poultry are incubated and hatched into live poultry. The use may include accessory activities directly related to hatching, including egg handling, candling, sorting, sexing, vaccination, temporary holding, and the packaging, shipment, or distribution of live hatchlings. The term does not include slaughtering, evisceration, rendering, or the processing of poultry or poultry products for human consumption.

Section 10-3-96. - Uses permitted by right shall be amended as shown:

Sec. 10-3-96. - Uses permitted by right.

(22) Poultry processing and storage facility~~.~~ies, and poultry hatcheries.

The remainder of each Section is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the _____ day of _____, 2026. Adopted and approved this _____ day of _____, 2026.

_____

MAYOR

ATTESTE:

_____

CITY CLERK

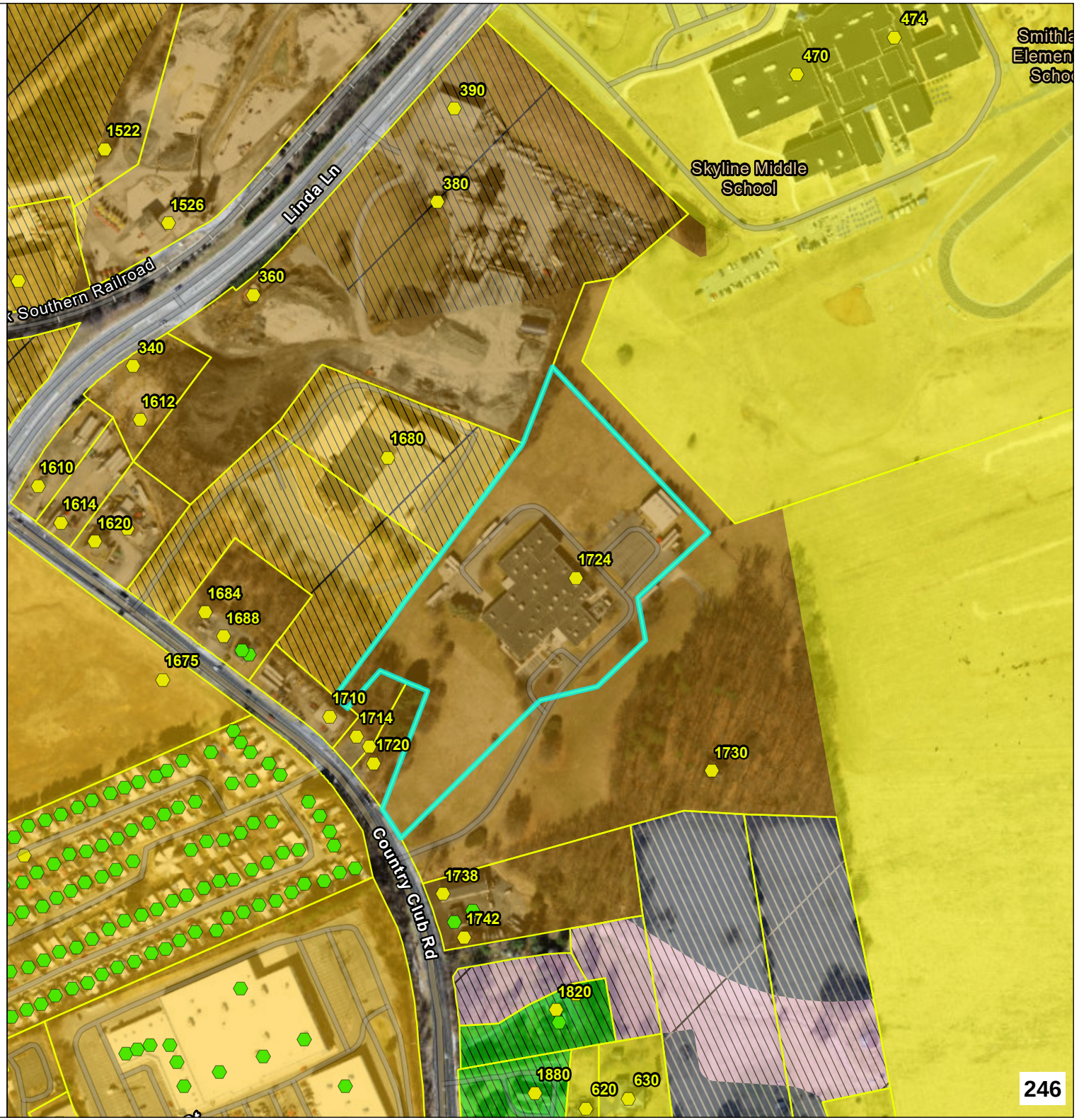
Existing Poultry Hatchery Operation

Cargill Hatchery 1724 Country Club Road Harrisonburg, VA 22802

Date: 6/29/2026

Existing Poultry Hatchery Operation

Cargill Hatchery 1724 Country Club Road Harrisonburg, VA 22802



- Apt/Unit/Suite: Active
- Base Address: Active
- Real Estate and Ownership
- B-2
- B-2C
- M-1
- M-1C
- R-1
- R-3C
- R-5C
- R-8C

N
W E
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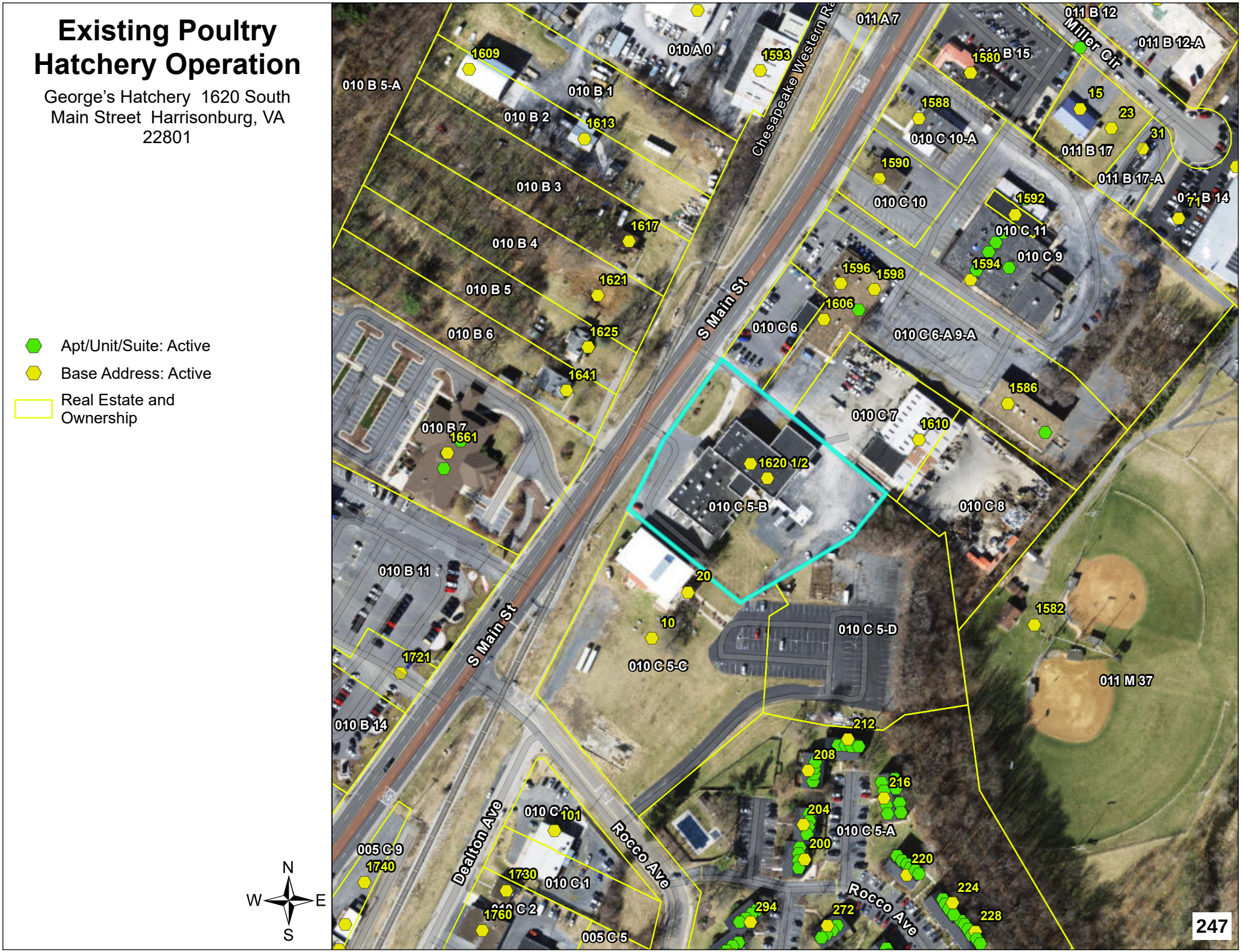
Date: 6/29/2026

Existing Poultry Hatchery Operation

George's Hatchery 1620 South Main Street Harrisonburg, VA 22801



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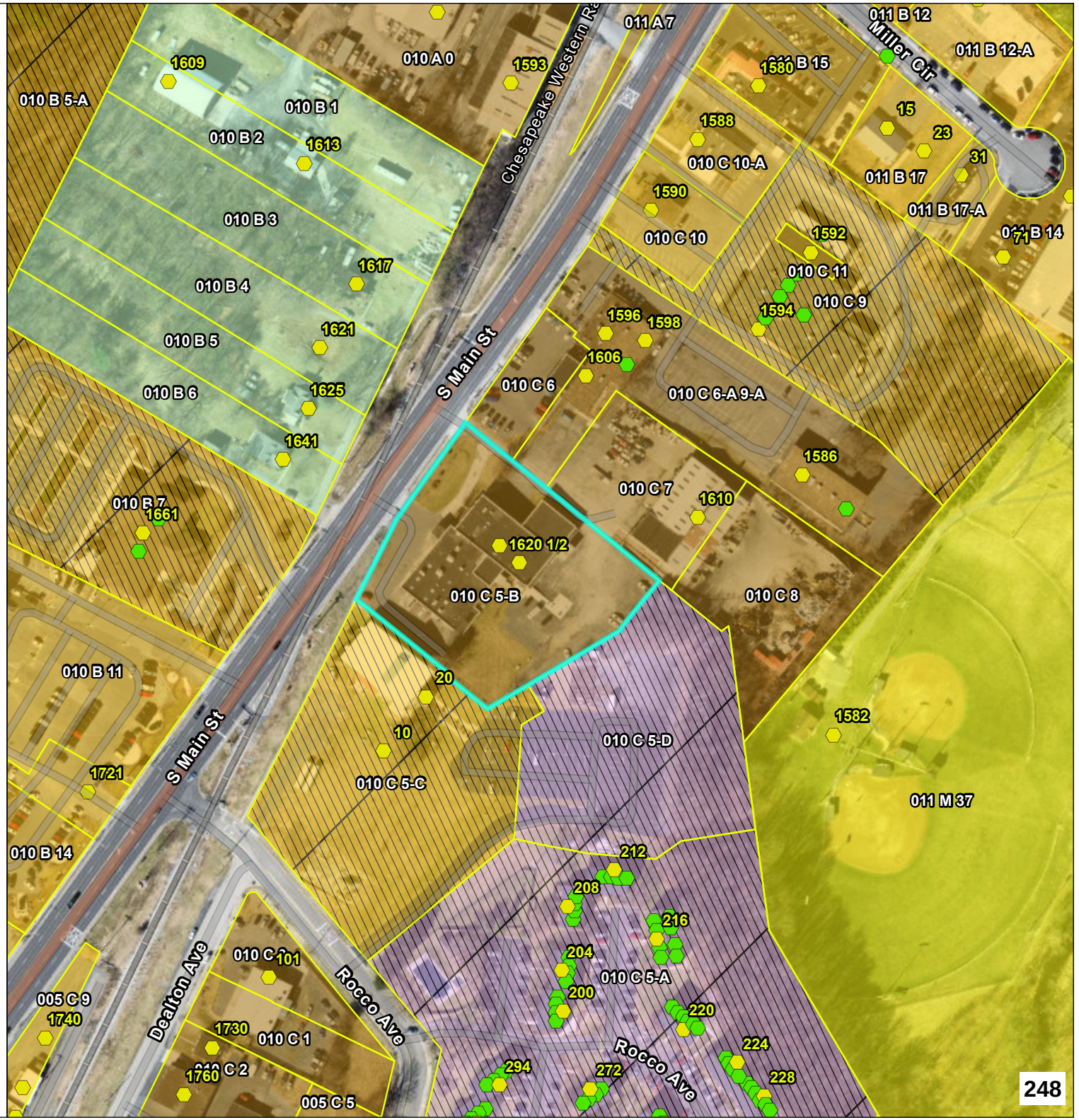
Date: 6/29/2026

Existing Poultry Hatchery Operation

George's Hatchery 1620 South Main Street Harrisonburg, VA 22801

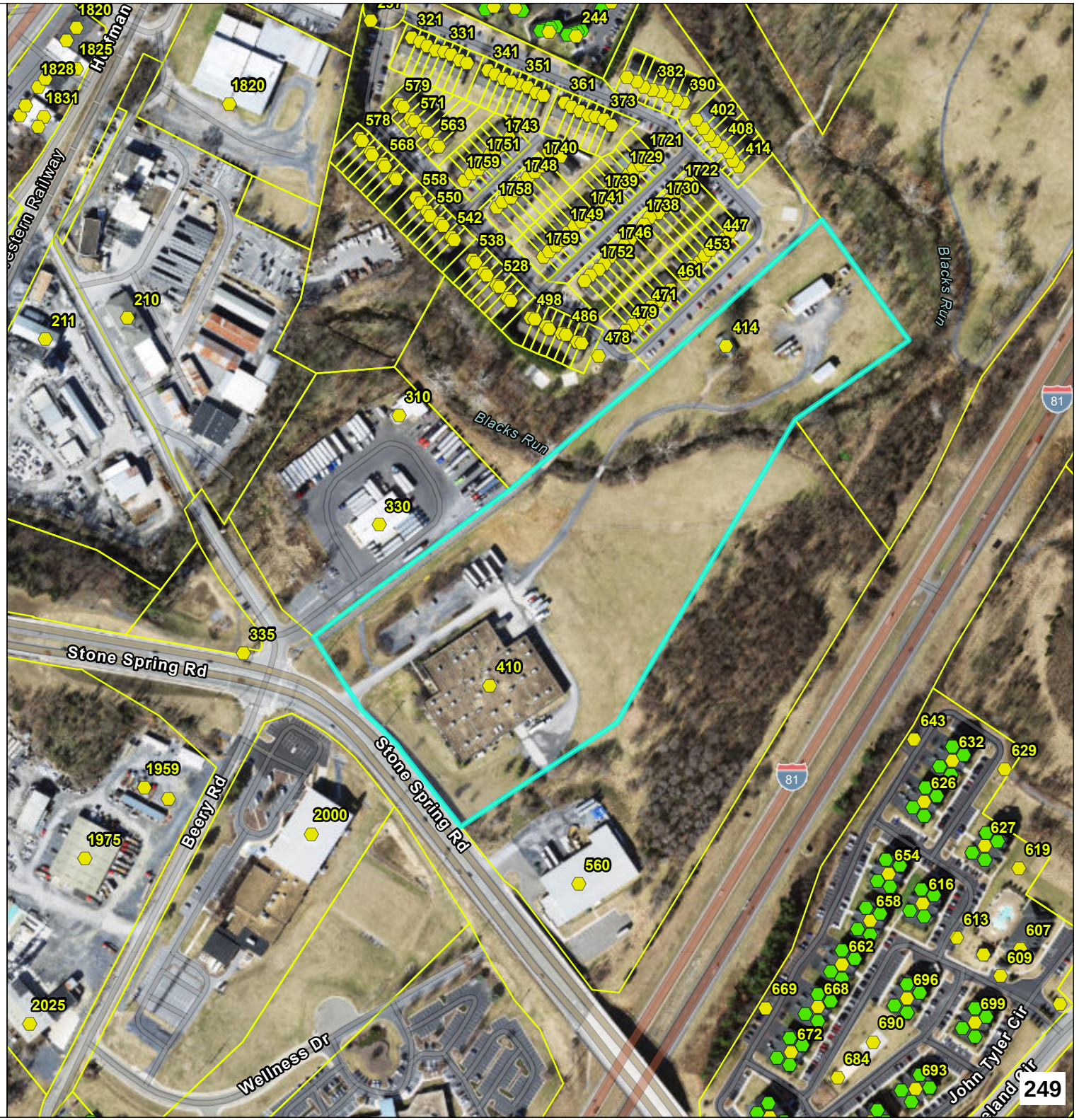


Date: 6/29/2026

Existing Poultry Hatchery Operation

George's Hatchery 410 Stone Spring Road Harrisonburg, VA 22801

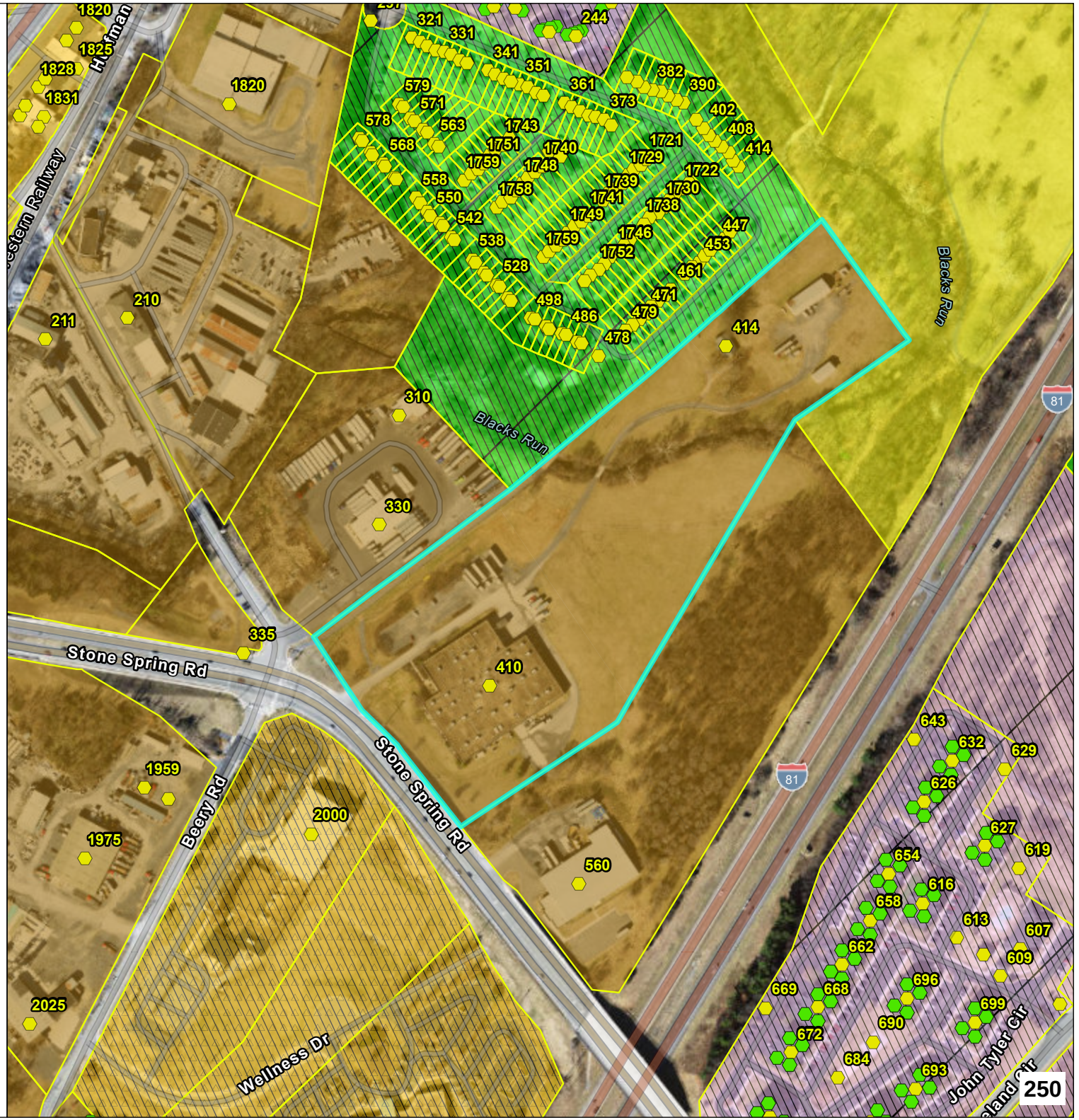
- Apt/Unit/Suite: Active
- Base Address: Active
- Real Estate and Ownership



Date: 6/29/2026

Existing Poultry Hatchery Operation

George's Hatchery 410 Stone Spring Road Harrisonburg, VA 22801



Date: 6/29/2026

CITY OF HARRISONBURG

August 12, 2026 Planning Commission Meeting

Title

Consider a request to amend the Zoning Ordinance related to Poultry Hatcheries – Tyler Blanks, Zoning Administrator

Summary

Zoning Ordinance Sections	Amend Sections 10-3-24 and 10-3-96
Purpose	To add a new term and definition for "poultry hatchery" and to add poultry hatcheries as a by-right use in the M-1, General Industrial District
Applicant	City of Harrisonburg
Planning Commission	August 12, 2026 (Public Hearing)
City Council	Anticipated September 8, 2026 (First Reading/Public Hearing) Anticipated September 22, 2026 (Second Reading)

Recommendation

Option 1. Recommend approval of the Zoning Ordinance amendments.

Context & Analysis

In February 2026, City Council approved Zoning Ordinance (ZO) amendments that established definitions for "meat processing and storage facility" and "poultry processing and storage facility." The amendments also added poultry processing and storage facility as a by right use in the M-1, General Industrial District, and added meat processing and storage facility as a use allowed only by special use permit (SUP) in the same district.

The amendment created the opportunity for someone to be able to establish a new meat processing and storage facility with the approval of a SUP while also creating a pathway for a nonconforming meat processing facility to become conforming through the same process. Staff worked with the applicant to develop the new definitions in a way that distinguished poultry processing from other types of meat processing, consistent with the long-standing interpretation of the ZO that poultry processing in the M-1 district is allowed by right. When drafting the amendments, staff did not address standalone poultry hatcheries and unintentionally made poultry hatcheries a nonconforming use, as they were outside the scope of the previous application.

After becoming aware of this issue, staff began work on a new amendment to codify the long-standing interpretation that a poultry hatchery is also a by right use in the M-1 district and provide a definition for poultry hatcheries. This amendment will clarify that poultry hatcheries are allowed by-right in the M-1 district. Staff worked with the Virginia Poultry Federation to identify three operational hatcheries within City limits; which are all located within the M-1 District:

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Copies of the drafted amendment and definition were shared with the President of the Virginia Poultry Federation, Hobey Bauhan. No concerns were raised regarding the proposed changes.

Staff recommends approval of the ZO amendments.

Options

- Recommend approval of the Zoning Ordinance amendments.
- Recommend approval of the Zoning Ordinance amendments with modifications.
- Recommend denial of the Zoning Ordinance amendments.

Attachments

1. Current Ordinance Reflecting Recommended Amendments
2. Locations of existing hatcheries according to Virginia Poultry Federation

CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801
OFFICE (540) 432-7700 • FAX (540) 432-7777

August 31, 2026

TO THE MEMBERS OF CITY COUNCIL
CITY OF HARRISONBURG, VIRGINIA

SUBJECT: ***Consider a request to amend the Zoning Ordinance related to Poultry Hatcheries***

EXTRACT FROM THE DRAFT MINUTES OF HARRISONBURG PLANNING COMMISSION MEETING HELD ON: August 12, 2026

Chair Baugh read the request and asked staff to review.

In February 2026, City Council approved Zoning Ordinance (ZO) amendments that established definitions for "meat processing and storage facility" and "poultry processing and storage facility." The amendments also added poultry processing and storage facility as a by right use in the M-1, General Industrial District, and added meat processing and storage facility as a use allowed only by special use permit (SUP) in the same district.

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Copies of the drafted amendment and definition were shared with the President of the Virginia Poultry Federation, Hobey Bauhan. No concerns were raised regarding the proposed changes.

Staff recommends approval of the ZO amendments.

Councilmember Dent said I have a question about what the poultry industry calls table eggs. Is that considered poultry processing? For example, if a hen is laying eggs to be packaged and sold in the grocery store, is that included? I do not think there is any such use in the City, but just in case that arises.

Mr. Blanks said no, I am not aware of that being present in the City. Perhaps it is something that we would be able to amend if we felt it was needed, if it came up.

Councilmember Dent said I remember Hobey Bauhan, the Director of the Virginia Poultry Federation, saying that we do not generally produce table eggs in this area. That was the first I had heard that phrase. He said it is clearly a distinction from these hatcheries that are meant to produce live poultry as opposed to eggs for the grocery store.

Mr. Blanks said we did coordinate with the Virginia Poultry Federation on these changes. We provided Mr. Bauhan the text of the ordinance in advance to see if he had any commentary. He did not have any comments and was supportive of the change.

Councilmember Dent said as long as you checked with him, you are okay.

Mr. Blanks said yes.

Chair Baugh asked if there were any more questions for staff. Hearing none, he opened the public hearing and asked if there was anyone in the room or on the phone wishing to speak to the request. Hearing none he closed the public hearing and opened the matter for discussion.

Commissioner Jezior said it seems pretty straightforward, just correcting the change we made before that excluded it. I am good.

Councilmember Dent said it is more that, once we started defining and adding another definition.

Commissioner Jezior said problems arise that you do not expect.

Councilmember Dent said maybe someday table eggs will emerge. Who knows?

Commissioner Kettler said move to recommend approval of the zoning ordinance amendments.

Councilmember Dent said second.

Chair Baugh called for a roll call vote.

Commissioner Kettler	Aye
Vice-Chair Porter	Aye
Commissioner Seitz	Aye
Commissioner Jezior	Aye
Councilmember Dent	Aye
Chair Baugh	Aye

The motion to recommend approval of the zoning ordinance amendment passed (6-0). The recommendation will move forward to City Council on September 8, 2026.

AI, specifically ClerkMinutes and GovAI, was used to assist in the development of this content. All content has been reviewed and approved by human oversight.

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings in the City Council Chambers, 409 South Main Street, Harrisonburg, VA on Tuesday, September 8, 2026, at 7:00 p.m., to consider the following:

Special Use Permit – 387 Monticello Avenue (To allow short-term rental in R-1)
A request from Caitlin Denbigh for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow a short-term rental in the R-1 Single-Family Residential District. The +/- 10,154-square-foot property is addressed as 387 Monticello Avenue and is identified as tax map parcel 26-Q-13.

Special Use Permit – 291 West Wolfe Street and 336 West Market Street (To allow recreational and leisure time activities in M-1)
A request from VG Harrisonburg Storage LLC for a special use permit per Section 10-3-97(10) of the Zoning Ordinance to allow for recreational and leisure time activities, which may include non-transient dwelling units in the M-1 General Industrial District. The +/- 5.35-acre property is addressed as 291 West Wolfe Street and 336 West Market Street and is identified as tax map parcel 35-R-23.

Zoning Ordinance Amendment – To create a new term and definition for "poultry hatchery" and to add poultry hatcheries as a by right use in M-1
Consider amending Section 10-3-24, Definitions, to add a new term and definition for "poultry hatchery" and to amend and Section 10-3-96(22), Uses permitted by right, to add poultry hatcheries as a by-right use in the M-1, General Industrial District.

Comprehensive Plan Amendment – To incorporate the Northeast Neighborhood Small Area Plan
Consider amending the 2018 Comprehensive Plan, last updated on June 14, 2022, to incorporate the Northeast Neighborhood Small Area Plan as Appendix A. A copy of the small area plan is available at: https://www.harrisonburgva.gov/community-connectors.

Applications and other information are available for review by contacting the Department of Community Development, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. Please call (540) 432-7700 to obtain a copy by email or by appointment. More information is available at www.harrisonburgva.gov/public-hearings. Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 1072, and the City's website at www.harrisonburg-va.legistar.com/Calendar.aspx.

Publication dates:
Wednesday, August 26, 2026
Wednesday, September 2, 2026

STATE OF VIRGINIA
CITY OF HARRISONBURG, to with:

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, September 8, 2026, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 387 Monticello Avenue (To allow short-term rental in R-1)
A request from Caitlin Denbigh for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow a short-term rental in the R-1 Single-Family Residential District. The +/- 10,154-square-foot property is addressed as 387 Monticello Avenue and is identified as tax map parcel 26-Q-13.

Special Use Permit – 291 West Wolfe Street and 336 West Market Street (To allow recreational and leisure time activities in M-1)
A request from VG Harrisonburg Storage LLC for a special use permit per Section 10-3-97(10) of the Zoning Ordinance to allow for recreational and leisure time activities, which may include non-transient dwelling units in the M-1 General Industrial District. The +/- 5.35-acre property is addressed as 291 West Wolfe Street and 336 West Market Street and is identified as tax map parcel 35-R-23.

Zoning Ordinance Amendment – To create a new term and definition for "poultry hatchery" and to add poultry hatcheries as a by right use in M-1
Consider amending Section 10-3-24, Definitions, to add a new term and definition for "poultry hatchery" and to amend and Section 10-3-96(22), Uses permitted by right, to add poultry hatcheries as a by-right use in the M-1, General Industrial District.

Comprehensive Plan Amendment – To incorporate the Northeast Neighborhood Small Area Plan
Consider amending the 2018 Comprehensive Plan, last updated on June 14, 2022, to incorporate the Northeast Neighborhood Small Area Plan as Appendix A. A copy of the small area plan is available at: https://www.harrisonburgva.gov/community-connectors.

Applications and other information are available for review by contacting the Department of Community Development, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. Please call (540) 432-7700 to obtain a copy by email or by appointment. More information is available at www.harrisonburgva.gov/public-hearings. Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 1072, and the City's website at www.harrisonburg-va.legistar.com/Calendar.aspx.

Given under my hand this 14 day of August, 2026 Pamela Ulmer
City Clerk

Subscribed and sworn to before me this 14th day of August, 2026 a Notary Public in and for the Commonwealth of Virginia.

Notary

AIMEE LYNN LONDEREE
Notary Public
Commonwealth of Virginia
My Commission Expires 11/30/2029
Commission ID# 332642

My commission expires 11/30/2029

TERESA L BAYES
PO BOX 224
HARRISONBURG VA 22803

EMILY A NAVA
314 W WOLFE ST
HARRISONBURG VA 22802

RACHEL LANCTOT & JORDAN SHETLER
422 W WOLFE ST
HARRISONBURG VA 22801

LARGENT DOUGLAS A
3296 HILL GAP RD
BRIDGEWATER VA 22812

COMER RAMAH JENN
270 W WOLFE ST
HARRISONBURG VA 22802

TAMMY T MAY
19264 BERGTON RD
BERGTON VA 22811

CPR LLC
PO BOX 1584
HARRISONBURG VA 22803

JJCARMON L C
700 IMBODEN RD
MT CRAWFORD VA 22841

ISRAEL MUNOZ RAMIREZ & BLANCA ALAS ALFARO
65 N BROOK AVE
HARRISONBURG VA 22802

TRISSEL LARRY D CATARINA W
3748 PETER PAUL LN
DAYTON VA 22821

JASMINE MARIE BRICKEY & PRICE MCCURRY CRENSHAW
85 N BROOK AVE
HARRISONBURG VA 22802

SHIPP KATHLEEN A
95 N BROOK AVE
HARRISONBURG VA 22802

CRAWFORD JAMES ROBERT
REBECCA B
105 N BROOK AVE
HARRISONBURG VA 22802

SIMMONS ROGER D PATRICIA T
221 LOEWNER LA
HINTON VA 22831

WILLIAM SCOTT SIMMONS
5536 MT CLINTON PIKE
HARRISONBURG VA 22802

BOITNOTT MARY P
55 N BROOK AVE
HARRISONBURG VA 22802

AMANDA MARIE STATON
284 W ELIZABETH ST
HARRISONBURG VA 22802

JOHN ALLEN BOWMAN II
146 CLOVER HILL RD
DAYTON VA 22821

SESTRY LLC
3207 MALLARD DR
BRIDGEWATER VA 22812

133 N HIGH LLC
3829 BEACH DOWN DR
CHANTILLY VA 20151

JOSUE N HERNANDEZ OVIEDO
263 W WOLFE ST
HARRISONBURG VA 22802

VG HARRISONBURG STORAGE LLC
2601 SOUTH BAY SHORE DR SUITE 1720
MIAMI FL 33133

SHELNUTT THOMAS HAMILTON JANICE
7584 STONEY LICK RD
MT CRAWFORD VA 22841

W ELIZABETH LLC
451 OTT ST
HARRISONBURG VA 22801

MORTENSON MATTHEW M
405 W MARKET ST
HARRISONBURG VA 22801

JOYA PEDRO ANTONIO REINA ELIZABETH
20 S BROOK AVE
HARRISONBURG VA 22801

SHOWALTER CLINT
389 W MARKET ST
HARRISONBURG VA 22801

BENTZ MARK B
95 VALLEY VIEW DR
MT SIDNEY VA 24467

NELSON TORRICO
365 W MARKET ST
HARRISONBURG VA 22801

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WASEEM AFRIDI
495 FREDERICK RD
ROCKINGHAM VA 22801

HIMARK LLC
202 N LIBERTY ST STE 101
HARRISONBURG VA 22802

HOWARTH KATE S PARAG P SHETH
8625 MCHENRY ST
VIENNA VA 22180

MONGER JOHN H IV
1020 IMBODEN RD
MT CRAWFORD VA 22841

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SHOMO ELLEN L REVOCABLE TRUST
426 OTT ST
HARRISONBURG VA 22802

CAITLIN DENBIGH
387 MONTICELLO AVE
HARRISONBURG VA 22801

MCARDLE JANICE F
370 MONTICELLO AVE
HARRISONBURG VA 22801

MATTHEW J SCHMUFF & KATHERINE E SCHMUFF
438 OTT ST
HARRISONBURG VA 22801

JOHN PATRICK LOCKHART TR
MARILYN SHRUM LOCKHART TR &
LOCKHART FAMILY TRUST
8846 BATESVILLE RD
AFTON VA 22920

MARKOWITZ EDWIN POWELL
270 CIRCLE VIEW RD
LURAY VA 22835

HUGHES BENJAMIN J SARAH A
391 MONTICELLO AVE
HARRISONBURG VA 22801

MCCARTY DAVID G JUDITH ANN POTEPAN
366 MONTICELLO AVE
HARRISONBURG VA 22801

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Zoning Ordinance Amendment
Poultry Hatcheries

- In February 2026, City Council approved an amendment establishing definitions for “meat processing and storage facilities” and “poultry processing and storage facilities,” and added a new use category for those uses in the M-1 district.

- When drafting the amendments, staff did not address standalone poultry hatcheries, and unintentionally made poultry hatcheries a nonconforming use as they were outside the scope of the application.

- The intent of this amendment is to codify the long-standing interpretation that a poultry hatchery is a by right use in the M-1 district and to provide a definition that distinguishes between a hatchery and other poultry related facilities. This will clarify that these facilities are not considered nonconforming.

Poultry Processing and Storage Facility – Definition

Recently Adopted Term and Definition:

Poultry processing and storage facility: A building used for the slaughter and processing of poultry or fowl. May include temporary storage of poultry outside the principal building and onsite storage facilities for distribution of processed poultry.

Poultry Hatchery – Definition

Proposed New Term and Definition:

Poultry Hatchery: A facility or use where fertilized eggs of poultry are incubated and hatched into live poultry. The use may include accessory activities directly related to hatching, including egg handling, candling, sorting, sexing, vaccination, temporary holding, and the packaging, shipment, or distribution of live hatchlings. The term does not include slaughtering, evisceration, rendering, or the processing of poultry or poultry products for human consumption.

- Poultry Hatcheries would be permitted by right in the M-1, General Industrial District by amending subsection (22).

  (22) Poultry processing and storage facilities, and poultry hatcheries.

- This will clarify that activities associated poultry hatcheries (either integrated with a processing facility or standalone) are permitted in the M-1 district without the need for a SUP.

- Staff has identified three operational hatcheries within City limits; which are all located within the M-1 district.

Recommendation

Staff and Planning Commission (6-0) recommends approval of the Zoning Ordinance amendment.

Legislation Text

File #: ID 26-306, **Version:** 1

Subject:
Consider a supplemental appropriation for the carryover and reappropriation of prior year encumbrances and unexpended grants, and for the appropriation of new grant awards in the amount of $22.1 million
Presented By: City Staff
These supplemental appropriation requests will carryover and reappropriate outstanding prior year encumbrances in the amount of $12,012,105.42, unexpended prior year grant awards in the amount of $8,850,700.76 and new grant awards in the amount of $1,223,813.00. These total $22,086,619.18.

These supplemental appropriations represent an increase of over 1% of the total city budget. Code of Virginia Section 15.2-2507 requires a public hearing for budget amendments that exceed 1% of the budget.

CITY OF HARRISONBURG

September 8, 2026 City Council Meeting

Title
Consider a supplemental appropriation for the carryover and reappropriation of prior year encumbrances and unexpended grants, and for the appropriation of a new grant award — Larry Propst, Department of Finance

Summary
This supplemental appropriation request will appropriate a total of $22,086,619.18 for carryover encumbrances, prior year grants and new grants.

Recommendation
Option 1. Approve the supplemental appropriation.

Fiscal Impact
This supplemental appropriation will increase the city budget by $22,086,619.18.

Context & Analysis
The following are the three different supplemental appropriation requests:

Carryover Encumbrances. At the end of Fiscal Year 2026 there were outstanding encumbrances for purchase orders which were issued prior to June 30, 2026. These purchase orders were carried forward to the new Fiscal Year 2027 budget; however, the budgeted funds lapsed at June 30, 2026. The purchase orders were for goods and/or services which were contracted for but not received prior to June 30, 2026. This request includes both the City and School Board's outstanding encumbrances. These total $12,012,105.42.

Carryover Unexpended Grants. Several departments and the School Board were awarded grant funds in the prior fiscal year(s) that were unexpended as of June 30, 2026. These total $8,850,700.76.

New Grants. The City was awarded a $1,223,813 Virginia Housing Workforce Housing Investment Program grant through the Virginia Housing Development Authority.

Grand Total = $22,086,619.18

Options

1. Approve the supplemental appropriation request
2. Do not approve the supplemental appropriation request

Attachments

1. Supplemental Appropriation

CITY OF HARRISONBURG, VIRGINIA
REQUEST FOR: SUPPLEMENTAL APPROPRIATION
For Fiscal Year Ended June 30, 2027

FUND	CODE	ACCOUNT DESCRIPTION	AMOUNT
1000	31010	AMOUNT FROM FUND BALANCE	5,409,489.63
1000	31010	AMOUNT FROM FUND BALANCE	9,681.00
		(RESERVE FOR FIRE PROGRAMS 22910)	
1000	32558	VDOT SGR FUNDS	882,175.51
1000	33534	HOMELAND SECURITY GRANT	11,314.43
1000	33582	DOT - R'ROAD ELIM GRNT	189,243.27
1000	33210	ARPA FUNDS (CSLFRF)	67,559.46
1000	33212	ARPA FUNDS - DOE P&R	5,339.85
		Subtotal General Fund	*6,574,803.15*
1111	31010	AMOUNT FROM FUND BALANCE	1,519,417.74
1116	31010	AMOUNT FROM FUND BALANCE	864,171.51
1118	31010	AMOUNT FROM FUND BALANCE	685,042.69
2011	31010	AMOUNT FROM FUND BALANCE	173,550.40
2012	31010	AMOUNT FROM FUND BALANCE	174,100.29
2013	31010	AMOUNT FROM FUND BALANCE	100,341.62
2013	32518	VDRPT-CAPITAL FUNDS	243,552.00
2013	33305	FTA-CAPITAL FUND	1,217,765.00
		Subtotal Public Transportation Fund	*1,561,658.62*
2014	31010	AMOUNT FROM FUND BALANCE	73,049.75
2018	31010	AMOUNT FROM FUND BALANCE	114,187.30
2111	31010	AMOUNT FROM FUND BALANCE	269,204.07
2112	31010	AMOUNT FROM FUND BALANCE	2,919.90
		GRAND TOTAL REVENUES	**12,012,105.42**

FUND	CODE	ACCOUNT DESCRIPTION	AMOUNT
1000	120111-43100	PROFESSIONAL SERVICES	104,375.00
1000	120111-48172	HARDWARE	6,459.39
1000	120211-43320	SERVICE CONTRACTS	57,567.26
1000	120411-48172	HARDWARE	1,003.34
1000	122011-43100	PROFESSIONAL SERVICES	19,080.00
1000	122011-43310	REPAIRS & MAINTENANCE	2,250.00
1000	122011-43320	SERVICE CONTRACTS	253,148.39
1000	122011-48172	HARDWARE	3,466.63
1000	122211-43320	SERVICE CONTRACTS	5,319.84
1000	310131-43100	PROFESSIONAL SERVICES	8,500.00
1000	310131-48151	MOTOR VEHICLES & EQUIP.	95,335.18
1000	310131-48172	HARDWARE	44,043.15
1000	310131-48251	MOTOR VEHICLES & EQUIP.	80,556.17
1000	310231-46100	POLICE SUPPLIES	30,714.00
1000	310631-48151	MOTOR VEHICLES & EQUIP.	43,083.00
1000	310631-48251	MOTOR VEHICLES & EQUIP.	264,310.00
1000	320132-43100	PROFESSIONAL SERVICES	12,325.00
1000	320132-48272	HARDWARE	6,906.74
1000	320232-43345	MAINT & REP.-TURNOUT GEAR	10,945.00
1000	320232-43350	MAINT & REP.-AUTOS	70,319.00
1000	320232-46110	UNIFORMS	13,033.55
1000	320232-48113	EQUIPMENT	34,277.40
1000	320232-48121	FURNITURE & FIXTURES	40,000.00

CITY OF HARRISONBURG, VIRGINIA
REQUEST FOR: SUPPLEMENTAL APPROPRIATION
For Fiscal Year Ended June 30, 2027

FUND	CODE	ACCOUNT DESCRIPTION	AMOUNT
1000	320232-48151	MOTOR VEHICLES & EQUIP.	5,470.00
1000	320232-48165	FIRE TRUCK	1,199,880.78
1000	320232-48203	FIRE PROGRAMS FUND	9,681.00
1000	340121-48171	EDP EQUIPMENT	2,919.90
1000	350532-48113	EQUIPMENT	11,314.43
1000	350932-46110	UNIFORMS	1,773.65
1000	360241-48272	HARDWARE	1,003.34
1000	410121-48171	EDP EQUIPMENT	4,324.80
1000	410121-48273	SOFTWARE	520.47
1000	410141-48272	HARDWARE	9,881.69
1000	410241-43372	MAINT & REP.-BRIDGES	41,570.13
1000	410241-43374	MAINT & REP.-ALLOWABLE	973,132.63
1000	410241-43385	MAINT & REP.-ADA	40,921.86
1000	410241-48106	SIDEWALKS	184,105.45
1000	410241-48151	MOTOR VEHICLES & EQUIP.	228,008.00
1000	410341-43100	PROFESSIONAL SERVICES	236,554.09
1000	410341-43374	MAINT & REP.-ALLOWABLE	882,175.51
1000	410541-48111	MACHINERY & EQUIPMENT	35,280.00
1000	410741-43100	PROFESSIONAL SERVICES	5,843.45
1000	410741-48151	MOTOR VEHICLES & EQUIP.	49,286.00
1000	410741-48272	HARDWARE	5,328.14
1000	410841-43010	MISC. CONTRACTED SERVICES	21,424.97
1000	410841-48111	MACHINERY & EQUIPMENT	165,614.53
1000	410941-43100	PROFESSIONAL SERVICES	8,948.00
1000	410941-43360	MAINT & REP.-BLDGS & GNDS	5,680.60
1000	430241-43100	PROFESSIONAL SERVICES	25,000.00
1000	430641-43360	MAINT & REP.-BLDGS & GNDS	6,225.00
1000	430641-46070	REPAIR & MAINT. SUPPLIES	6,041.61
1000	590111-43700	CONTRACTED SERVICES	10,120.00
1000	710171-43100	PROFESSIONAL SERVICES	240,880.00
1000	710171-43336	MAINT & REP.-RADIO EQUIP	14,907.50
1000	710171-48272	HARDWARE	8,026.72
1000	710271-48111	MACHINERY & EQUIPMENT	22,500.00
1000	710271-48184	IMPROVEMENTS	84,796.93
1000	710371-48111	MACHINERY & EQUIPMENT	60,341.45
1000	710371-48184	IMPROVEMENTS	16,861.40
1000	710571-46131	ED/REC SUPP-PLAYGROUNDS	7,562.00
1000	710571-48181	BUILDINGS & GROUNDS	9,811.80
1000	710671-48184	IMPROVEMENTS	10,000.00
1000	710771-43320	SERVICE CONTRACTS	7,128.00
1000	710771-43330	MAINT & REP.-MACH & EQUIP	29,481.60
1000	710771-43360	MAINT & REP.-BLDGS & GNDS	113,108.00
1000	710771-46180	CHEMICALS	9,654.00
1000	730171-43320	SERVICE CONTRACTS	7,000.00
1000	730171-46150	MAT'L FOR RESALE-FOOD/BEV	1,842.50
1000	730171-48111	MACHINERY & EQUIPMENT	19,815.40
1000	810521-43100	PROFESSIONAL SERVICES	4,720.00
1000	810521-43600	ADVERTISING	13,500.00
1000	810521-45746	INCENTIVE GRANTS	61,200.00
1000	910411-45756	UTILITY FEE WAIVER PGRM	40,000.00

CITY OF HARRISONBURG, VIRGINIA
REQUEST FOR: SUPPLEMENTAL APPROPRIATION
For Fiscal Year Ended June 30, 2027

FUND	CODE	ACCOUNT DESCRIPTION	AMOUNT
1000	910411-45921	COMMUNITY ASSISTANCE	32,559.46
1000	910411-45922	HOUSING ASSISTANCE	35,000.00
1000	910511-47070	JAIL, COURTS, ETC.	317,300.00
1000	910511-47077	OAA-COOPERATIVE PRTN GRNT	21,758.32
		Total General Fund	**6,574,803.15**
1111	111114-40610	INSTRUCTION	633,609.58
1111	111114-40620	ADMIN-ATTEND-HEALTH SER.	35,000.00
1111	111114-40640	OPERATIONS & MAINTENANCE	833,808.16
1111	111114-40680	TECHNOLOGY	17,000.00
		Total School Fund	**1,519,417.74**
1116	321132-43100	PROFESSIONAL SERVICES	8,500.00
1116	321132-43320	SERVICE CONTRACTS	516,195.59
1116	321132-43330	MAINT & REP.-MACH & EQUIP	138,440.70
1116	321132-43360	MAINT & REP.-BLDGS & GNDS	53,241.53
1116	321132-48272	HARDWARE	125,947.00
1116	321432-43320	SERVICE CONTRACTS	21,846.69
		Total Emergency Communications Center Fund	**864,171.51**
1118	622081-48254	SCHOOL BUSES	683,989.18
1118	662081-46200	COMPUTER (DESKTOP_LAPTOP)	1,053.51
		Total School Transportation Fund	**685,042.69**
2011	322061-43320	SERVICE CONTRACTS	4,786.50
2011	332061-43310	REPAIRS & MAINTENANCE	12,680.00
2011	332061-45410	LEASE/RENT OF EQUIPMENT	22,656.90
2011	372061-48151	MOTOR VEHICLES & EQUIP.	1,635.00
2011	372061-48161	CONST. VEHICLES & EQUIP.	131,792.00
		Total Water Fund	**173,550.40**
2012	412061-43320	SERVICE CONTRACTS	23,425.00
2012	462061-43320	SERVICE CONTRACTS	1,913.50
2012	472061-48151	MOTOR VEHICLES & EQUIP.	79,160.10
2012	472061-48161	CONST. VEHICLES & EQUIP.	50,000.00
2012	472061-48271	EDP EQUIPMENT	19,601.69
		Total Sewer Fund	**174,100.29**
2013	812081-43320	SERVICE CONTRACTS	36,944.20
2013	812081-46200	COMPUTER (DESKTOP_LAPTOP)	1,003.34
2013	862081-46200	COMPUTER (DESKTOP_LAPTOP)	1,505.01
2013	872081-48181	BUILDINGS & GROUNDS	103,550.00
2013	872081-48271	EDP EQUIPMENT	1,418,656.07
		Total Public Transportation Fund	**1,561,658.62**
2014	932042-43100	PROFESSIONAL SERVICES	35,391.75
2014	962042-43100	PROFESSIONAL SERVICES	28,858.00
2014	972043-48111	MACHINERY & EQUIPMENT	8,800.00
		Total Sanitation Fund	**73,049.75**
2018	452041-43100	PROFESSIONAL SERVICES	19,388.69
2018	452041-43320	SERVICE CONTRACTS	4,948.44
2018	452041-45751	HCAP DISBURSEMENTS	89,850.17
		Total Stormwater Fund	**114,187.30**
2111	612141-43320	SERVICE CONTRACTS	60,085.42
2111	612141-46200	COMPUTER (DESKTOP_LAPTOP)	2,006.68
2111	662141-46200	COMPUTER (DESKTOP_LAPTOP)	451.50
2111	672141-48111	MACHINERY & EQUIPMENT	206,660.47

CITY OF HARRISONBURG, VIRGINIA
REQUEST FOR: SUPPLEMENTAL APPROPRIATION
For Fiscal Year Ended June 30, 2027

FUND	CODE	ACCOUNT DESCRIPTION	AMOUNT
		Total Central Garage Fund	**269,204.07**
2112	772141-48272	HARDWARE	2,919.90
		Total Central Stores Fund	**2,919.90**
		GRAND TOTAL EXPENDITURES	**12,012,105.42**

Reason: To reappropriate encumbrances requested by departments that were outstanding at June 30, 2026.

Funds Available: *Approved Through Legistar* _____ _____
Director of Finance Date

Recommended & Approved: *Approved Through Legistar* _____ _____
City Manager Date

City Council Approval: _____
(1st reading)

City Council Approval: _____
(2nd reading)

FINANCE DEPARTMENT'S POSTING _____ _____
NAME DATE JV #

CITY OF HARRISONBURG, VIRGINIA
REQUEST FOR: SUPPLEMENTAL APPROPRIATION
For Fiscal Year Ended June 30, 2027

Revenues:

FUND	CODE	ACCOUNT DESCRIPTION	AMOUNT
1000	31010	AMOUNT FROM FUND BALANCE	28,123.17
1000	32558	VDOT SGR FUNDS	594,494.39
1000	33524	DMV GRANT	21,541.52
1000	33534	HOMELAND SECURITY FUNDS	73,661.28
1000	33579	DOJ - COPS MICROGRANT	53,471.00
1000	33575	NPS - HIST PRESERV GRANT	180,107.74
1000	33582	DOT - R'ROAD ELIM GRNT	14,726.75
1000	33582	DOT - SS4A GRANT	600,000.00
1111	32442	SCHOOL REVENUE-STATE	1,039,481.23
2013	31010	AMOUNT FROM FUND BALANCE	220,776.00
2013	32518	VDRPT - CAPITAL FUNDS	883,100.00
2013	33305	FTA - CAPITAL FUNDS	4,415,504.00
		TOTAL	**8,124,987.08**

Expenditures:

FUND	CODE	ACCOUNT DESCRIPTION	AMOUNT
1000	310731-41020	SALARIES & WAGES-O/T	19,788.50
1000	310731-42010	FICA	1,513.82
1000	310731-43100	PROFESSIONAL SERVICES	53,471.00
1000	310731-46100	POLICE SUPPLIES	239.20
1000	350532-48113	EQUIPMENT	73,661.28
1000	410341-43100	PROFESSIONAL SERVICES	618,408.44
1000	410341-43374	MAINT & REP.-ALLOWABLE	594,494.39
1000	710671-43600	ADVERTISING	1,747.74
1000	710671-48181	BUILDINGS & GROUNDS	178,360.00
1000	710771-45757	SWIM FOR SADIE PROGRAM	24,441.48
1111	111114-40610	INSTRUCTION	1,039,481.23
2013	872081-48253	TRANSIT BUSES	5,519,380.00
		TOTAL	**8,124,987.08**

Reason: To appropriate unexpended prior year grant awards.

Funds Available: *Approved Through Legistar* _____ Director of Finance — _____ Date

Recommended & Approved: *Approved Through Legistar* _____ City Manager — _____ Date

City Council Approval: _____ **(1st reading)**

City Council Approval: _____ **(2nd reading)**

FINANCE DEPARTMENT'S POSTING _____ NAME _____ DATE — _____ JV #

CITY OF HARRISONBURG, VIRGINIA
REQUEST FOR: SUPPLEMENTAL APPROPRIATION
For Fiscal Year Ended June 30, 2027

Revenues:

FUND	CODE	ACCOUNT DESCRIPTION	AMOUNT
1000	31010	AMOUNT FROM FUND BALANCE (RESERVE FOR FIRE PROGRAMS 22910)	714,685.68
1000	31010	AMOUNT FROM FUND BALANCE (RESERVE FOR FOUR FOR LIFE 22713)	11,028.00
		TOTAL	**725,713.68**

Expenditures:

FUND	CODE	ACCOUNT DESCRIPTION	AMOUNT
1000	320232-48203	FIRE PROGRAMS FUND	714,685.68
1000	350532-46155	4-FOR-LIFE	11,028.00
		TOTAL	**725,713.68**

Reason: To appropriate unexpended Fire Program and Four-for-Life funds.

Funds Available: *Approved Through Legistar* — Director of Finance — Date

Recommended & Approved: *Approved Through Legistar* — City Manager — Date

City Council Approval: **(1st reading)**

City Council Approval: **(2nd reading)**

FINANCE DEPARTMENT'S POSTING — NAME DATE — JV #

CITY OF HARRISONBURG, VIRGINIA
REQUEST FOR: SUPPLEMENTAL APPROPRIATION
For Fiscal Year Ended June 30, 2027

Revenues:

FUND	CODE	ACCOUNT DESCRIPTION	AMOUNT
1000	32570	VHDA-W'FORCE HSING PROGRM	1,223,813.00

Expenditures:

FUND	CODE	ACCOUNT DESCRIPTION	AMOUNT
1000	910411-45922	HOUSING ASSISTANCE	1,223,813.00

Reason: To appropriate funds for a Virginia Housing grant award.

Funds Available: *Approved Through Legistar* _____ _____
Director of Finance Date

Recommended & Approved: *Approved Through Legistar* _____ _____
City Manager Date

City Council Approval: _____
(1st reading)

City Council Approval: _____
(2nd reading)

FINANCE DEPARTMENT'S POSTING _____ _____ _____
NAME DATE JV #

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Harrisonburg City Council on **Tuesday, September 8, 2026 at 7:00 PM,** or as soon as the agenda permits, in the Harrisonburg City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia. The purpose of this public hearing will be to get citizen input concerning a proposed budget increase in the amount of $22,086,619.18 to the City's Fiscal Year 2027 budget. The purpose of the proposed budget increase will be to appropriate outstanding encumbrances and carryover grants from Fiscal Year 2026 and a new grant award. Additional information for the proposed budget increase will be included with the City Council agenda which will be posted at https://harrisonburg-va.legistar.com/Calendar.aspx. Members of the public are encouraged to participate and express their views by attending in person or electronically by emailing comments to www.harrisonburgva.gov/agenda-comments, or by calling in during the public hearing at the telephone number to be listed on the agenda. Interested parties may watch the City Council meeting including the public hearing on Public Education Government Channel 3 or on the City's website, https://harrisonburg-va.legistar.com/Calendar.aspx.

Any individual requiring auxiliary aids, including signers, in connection with the public hearing shall notify the City Manager at least five (5) days prior to the date of the meeting.

CITY OF HARRISONBURG
Ande Banks, City Manager

Legislation Text

File #: ID 26-292, **Version:** 1

Subject:
Consider a request from Jose Antonio Lopez Montiel for a variance from the Subdivision Ordinance at 704 North Liberty Street
Presented By: Adam Fletcher, Department of Community Development
A request from Jose Antonio Lopez Montiel for a variance from the Subdivision Ordinance Section 10 -2-61(c) requirement to construct a sidewalk. The property is addressed as 704 North Liberty Street and is identified as tax map parcel 40-N-1 and 2.

CITY OF HARRISONBURG

September 8, 2026 City Council Meeting

Title
Consider a request for a Subdivision Ordinance Variance at 704 North Liberty Street — Planning Commission and Adam Fletcher, Community Development

Summary

Project name	N/A
Address/Location	704 North Liberty Street
Tax Map Parcels	40-N-1 and 2
Total Land Area	+/- 13,495.23 square feet
Property Owner	Jose Antonio Lopez Montiel
Owner's Representative	Colman Engineering
Subdivision Ordinance Variance Request	Section 10-2-61(c) requirement to construct a sidewalk
Planning Commission	August 12, 2026
City Council	September 8, 2026

Recommendation
Option 1. Staff recommend denial of the Subdivision Ordinance variance and
Option 2. Planning Commission (4-2) recommend approval of the Subdivision Ordinance variance.

Context & Analysis
The following land uses are located on and adjacent to the property:

Site:	Single-family detached dwelling, zoned R-2
North:	Single-family detached dwelling, zoned R-2
East:	Across undeveloped alley, parking lot, zoned M-1
South:	Across West Washington Street, vacant lot, zoned R-2 and residential uses, zoned M-1
West:	Across North Liberty Street, single-family detached and duplex dwellings, zoned R-2

The applicant is requesting a variance from the Subdivision Ordinance (SO) Section 10-2-61(c), which requires the construction of a public sidewalk when an adjacent property on either side has an existing sidewalk. The property is addressed as 704 North Liberty Street and is identified as tax map parcel 40-N-1 and 2. If approved, the applicant plans to subdivide the property into four lots,

retain the existing single-family dwelling, build a duplex along the North Liberty Street frontage, and construct a new single-family detached dwelling along the West Washington Street frontage.

On July 8, 2026, Planning Commission recommended approval of the applicant's requests to rezone the property from R-2, Residential District to R-8C, Small Lot Residential District Conditional, and for a special use permit (SUP) to allow reduced side yard setbacks. The rezoning and SUP requests are scheduled for a public hearing before City Council on August 11, 2026. If approved, the rezoning requires a second reading, anticipated on August 25, to become effective. As part of the rezoning request, the applicant proffered to dedicate right-of-way along West Washington Street for the existing sidewalk and to dedicate right-of-way along the North Liberty Street frontage. While the applicant has proffered to dedicate right-of-way along North Liberty Street, dedication alone does not satisfy Section 10-2-61(c).

SO Section 10-2-61(c) requires that "[w]here a lot being subdivided fronts on an existing street, and adjacent property on either side has an existing sidewalk, the subdivider shall construct, and where necessary dedicate land for, sidewalk on the property being subdivided to connect to the existing sidewalk, even when no other street improvements are required." There is an existing sidewalk along the West Washington Street frontage to the intersection with North Liberty Street; therefore, extending the sidewalk along the North Liberty Street frontage is required as part of the subdivision.

Within the submitted application materials, the applicant states, "[a] sidewalk currently exists along the West Washington Street frontage of the property. This sidewalk was constructed by the City without an easement having first been obtained from the property owner." Aerial images show that the sidewalk along the West Washington Street frontage existed as early as 2002, before the applicant acquired the property in 2019. In addition, survey information from 2011 showed an existing two-foot combination curb and gutter and a three-and-a-half-foot sidewalk entirely within the 27-foot right of way of West Washington Street.

The City widened the sidewalk to five feet in 2011-2012 and made improvements to the intersection with North Liberty Street in 2024. If an encroachment exists related to the sidewalk widening or from the intersection improvements, it can be investigated and addressed, if the applicant desires. However, such encroachment would be evaluated and addressed through a separate process and should not be considered a determining factor in the review of the applicant's SO variance request to waive the requirement to construct sidewalk along North Liberty Street since sidewalk has existed along West Washington Street for some time.

According to Section 10-2-2(a), for a SO variance to be granted, the subdivider must show that strict application of the sidewalk requirement would cause an unnecessary hardship because of topographical or other unusual conditions or would undermine or conflict with the City's Comprehensive Plan goals and policies encouraging walkable, pedestrian- and bicycle-friendly street corridors. The applicant has not demonstrated that the property has physical constraints, topographical limitations, or other unusual site conditions that prevent sidewalk construction. The applicant states in their letter that "the cost of the required improvement is substantial." While sidewalk construction has a cost, similar subdivisions are subject to similar costs.

Land Use
The Comprehensive Plan designates this site as Neighborhood Residential and states:

> These areas are typically older residential neighborhoods, which contain a mixture of densities and a mixture of housing types, but should have more single-family detached homes than other types of housing. This type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. Infill development and redevelopment must be designed so as to be compatible with the desired character of the neighborhood.

Transportation and Traffic
The Determination of Need for a Traffic Impact Analysis (TIA) form ("TIA determination form") for the proposed development was completed during the rezoning process and indicated that the project would not generate 100 or more peak hour trips, which is the threshold for staff to require a TIA.

As with other older residential neighborhoods, this area has an incomplete sidewalk network. Goal 13 of the Comprehensive Plan calls for the City to develop and maintain a safe and convenient transportation system serving all modes of travel, including driving, walking, biking, and taking public transportation. Strategy 13.1.5 addresses implementation of measures to expand the pedestrian infrastructure network so that all streets have pedestrian accommodations on both sides of the street. Objective 13.2 of the Comprehensive Plan addresses the desire to increase opportunities for alternative modes of transportation, including walking, and several strategies refer to the City's Bicycle and Pedestrian Plan. The Bicycle and Pedestrian Plan's vision includes providing "pedestrian infrastructure to safely and conveniently reach all areas of the city for school, work, play, and other daily needs." The SO requirement to construct sidewalks is an important tool for implementing the goals and objectives of the Comprehensive Plan and Bicycle and Pedestrian Plan.

While the North Liberty Street sidewalk segment would not span the entire block, it does not mean it lacks value. The City's pedestrian network is built incrementally as properties subdivide or redevelop. Requiring frontage improvements at the time of subdivision is one of the City's tools for closing sidewalk gaps over time. Staff does not agree with the applicant's argument that constructing the sidewalk along the subject property frontage would create an unsafe pedestrian condition. The sidewalk would connect to the existing sidewalk and crosswalk location at West Washington Street and North Liberty Street. The applicant has stated that terminating a sidewalk at the edge of the property would encourage pedestrians to cross North Liberty Street at a midblock location; however, the absence of sidewalk does not prevent pedestrians from walking along the frontage. Staff believes the presence of a sidewalk along the frontage would encourage residents to walk to the intersection to cross North Liberty Street. Sidewalk construction provides a defined pedestrian facility and improves access to the established intersection crossing.

Housing
The City's Comprehensive Housing Assessment and Market Study (Housing Study) places the subject property within Market Type D, which notes that "[m]arket type D has lower market

activity as well as lower access to amenities. This could be because the areas are stable residential neighborhoods or because the area is less developed and therefore has fewer sales and fewer amenities. Strategies that would be appropriate in the latter case include concurrent development of the housing and economic opportunities through mixed-use developments to build commerce and housing centers across the City."

The proposed development adds to the housing supply in support of the Housing Study. However, the applicant is requesting relief from a required public improvement. While there is a cost to constructing the sidewalk, safe pedestrian access is also an important component of housing affordability. Providing safe pedestrian access can reduce transportation costs and improve residents' ability to reach jobs, schools, transit, parks, and other services.

Conclusion
The applicant has not demonstrated that strict application of Section 10-2-61(c) would cause an unnecessary hardship due to topographical or other unusual conditions. In addition, requiring sidewalk construction would advance the City's Comprehensive Plan, Bicycle and Pedestrian Plan, and ADA Transition Plan by incrementally expanding the City's pedestrian network. Staff recommends denial of the SO variance request.

Options
1. Deny the Subdivision Ordinance variance.
2. Approve the Subdivision Ordinance variance as requested.
3. Approve the Subdivision Ordinance variance with conditions.

Attachments
- Extract from Planning Commission
- Site maps
- Applicant's supporting documents

CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801
OFFICE (540) 432-7700 • FAX (540) 432-7777

August 31, 2026

TO THE MEMBERS OF CITY COUNCIL
CITY OF HARRISONBURG, VIRGINIA

SUBJECT: *Consider a request for a Subdivision Ordinance Variance at 704 North Liberty Street*

EXTRACT FROM THE DRAFT MINUTES OF HARRISONBURG PLANNING COMMISSION MEETING HELD ON: August 12, 2026

Chair Baugh read the request and asked staff to review.

Ms. Soffel said the applicant is requesting a variance from the Subdivision Ordinance (SO) Section 10-2-61(c), which requires the construction of a public sidewalk when an adjacent property on either side has an existing sidewalk. The property is addressed as 704 North Liberty Street and is identified as tax map parcel 40-N-1 and 2. If approved, the applicant plans to subdivide the property into four lots, retain the existing single-family dwelling, build a duplex along the North Liberty Street frontage, and construct a new single-family detached dwelling along the West Washington Street frontage.

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SO Section 10-2-61(c) requires that "[w]here a lot being subdivided fronts on an existing street, and adjacent property on either side has an existing sidewalk, the subdivider shall construct, and where necessary dedicate land for, sidewalk on the property being subdivided to connect to the

existing sidewalk, even when no other street improvements are required." There is an existing sidewalk along the West Washington Street frontage to the intersection with North Liberty Street; therefore, extending the sidewalk along the North Liberty Street frontage is required as part of the subdivision.

Within the submitted application materials, the applicant states, "[a] sidewalk currently exists along the West Washington Street frontage of the property. This sidewalk was constructed by the City without an easement having first been obtained from the property owner." Aerial images show that the sidewalk along the West Washington Street frontage existed as early as 2002, before the applicant acquired the property in 2019. In addition, survey information from 2011 showed an existing two-foot combination curb and gutter and a three-and-a-half-foot sidewalk entirely within the 27-foot right of way of West Washington Street.

The City widened the sidewalk to five feet in 2011-2012 and made improvements to the intersection with North Liberty Street in 2024. If an encroachment exists related to the sidewalk widening or from the intersection improvements, it can be investigated and addressed, if the applicant desires. However, such encroachment would be evaluated and addressed through a separate process and should not be considered a determining factor in the review of the applicant's SO variance request to waive the requirement to construct sidewalk along North Liberty Street since sidewalk has existed along West Washington Street for some time.

According to Section 10-2-22(a), for a SO variance to be granted, the subdivider must show that strict application of the sidewalk requirement would cause an unnecessary hardship because of topographical or other unusual conditions or would undermine or conflict with the City's Comprehensive Plan goals and policies encouraging walkable, pedestrian- and bicycle-friendly street corridors. The applicant has not demonstrated that the property has physical constraints, topographical limitations, or other unusual site conditions that prevent sidewalk construction. The applicant states in their letter that "the cost of the required improvement is substantial." While sidewalk construction has a cost, similar subdivisions are subject to similar costs.

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Objective 13.2 of the Comprehensive Plan addresses the desire to increase opportunities for alternative modes of transportation, including walking, and several strategies refer to the City's Bicycle and Pedestrian Plan. The Bicycle and Pedestrian Plan's vision includes providing "pedestrian infrastructure to safely and conveniently reach all areas of the city for school, work, play, and other daily needs." In addition, the City's ADA (Americans with Disabilities Act) Transition Plan documents current accessibility deficiencies and establishes policies and procedures to make transportation facilities accessible to all, including pedestrian infrastructure. The SO requirement to construct sidewalks is an important tool for implementing the goals and objectives of the Comprehensive Plan, Bicycle and Pedestrian Plan, and ADA Transition Plan.

While the North Liberty Street sidewalk segment would not span the entire block, it does not mean it lacks value. The City's pedestrian network is built incrementally as properties subdivide or redevelop. Requiring frontage improvements at the time of subdivision is one of the City's tools for closing sidewalk gaps over time. Staff does not agree with the applicant's argument that constructing the sidewalk along the subject property frontage would create an unsafe pedestrian condition. The sidewalk would connect to the existing sidewalk and crosswalk location at West Washington Street and North Liberty Street. The applicant has stated that terminating a sidewalk at the edge of the property would encourage pedestrians to cross North Liberty Street at a midblock location; however, the absence of sidewalk does not prevent pedestrians from walking along the frontage. Staff believes the presence of a sidewalk along the frontage would encourage residents to walk to the intersection to cross North Liberty Street. Sidewalk construction provides a defined pedestrian facility and improves access to the established intersection crossing.

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Conclusion

The applicant has not demonstrated that strict application of Section 10-2-61(c) would cause an unnecessary hardship due to topographical or other unusual conditions. In addition, requiring sidewalk construction would advance the City's Comprehensive Plan, Bicycle and Pedestrian Plan, and ADA Transition Plan by incrementally expanding the City's pedestrian network. Staff recommends denial of the SO variance request.

Commissioner Seitz said given the objectives of 13.2 in the Comprehensive Plan and the Bicycle and Pedestrian Plan, why do we not require people to put bike lanes in front of their property when they develop the property? Why is a bike lane less important than a sidewalk?

Ms. Soffel said we consider bike lanes important.

Mr. Fletcher said the Code of Virginia specifically grants localities the ability to have this as a requirement, essentially as an option within the subdivision regulations. It does not grant the ability for bike lanes. Sidewalk is specifically listed as an option, and we added that requirement 15 or 20 years ago.

Chair Baugh said I think it came up when we were working on the 2004 Comprehensive Plan.

Mr. Fletcher said it is very possible.

Chair Baugh said that would be a little over 20 years ago. One of the reasons we have fewer sidewalks is that we did not use to require them. People argued that since it was not required, you should not make it required. That was when we shifted, I believe.

Mr. Fletcher said yes. It would take me a second to look it up, but I am not 100 percent certain. Maybe Mr. Russ, you might know right off the top of your head. We might mimic the language in the Code of Virginia.

Mr. Russ said I am not sure if it is identical or not.

Ms. Soffel said we do very much encourage shared-use paths when we have the opportunity to do so.

Commissioner Kettler said in terms of a sidewalk network that is not necessarily connected, how does that impact our eligibility for future funding, like through Smart Scale?

Ms. Soffel said I do not know the answer to that.

Mr. Fletcher said I am not sure I fully understand the question.

Commissioner Kettler said basically, I am wondering when we have disconnected sidewalk networks, when does that mean it is more likely that it is going to become a completed sidewalk network? One funding tool is Smart Scale, where it looks at what the destinations are in between and what existing infrastructure there is. But not just Smart Scale, other funding sources as well.

Mr. Fletcher said it is a difficult question to answer. I am not sure I know the answer.

Ms. Soffel said Public Works assesses the sidewalk network. I am sure they have some sort of priority system for their Smart Scale applications.

Mr. Fletcher said that is very possible. I was also going to add that CDBG [Community Development Block Grant] funding is sometimes used to fill in gaps if the neighborhood fits the criteria under the CDBG program and federal guidelines. The Bicycle and Pedestrian Plan identifies, going by memory, all areas of the City where sidewalks are needed, where we know there are gaps. The subdivision regulations in this specific instance are another tool that we use to help identify and extend sidewalks where they are not present.

Ms. Soffel said when I looked at the ADA Transition Plan, the goal is to have the entire network accessible by, I think, 2040 or something like that. There are efforts through the various plans to close those gaps.

Mr. Russ said the ADA Transition Plan is about taking currently undersized sidewalks and making them ADA compliant. It is not necessarily a goal to close all the gaps.

Mr. Fletcher said this situation is not uncommon. This happens everywhere across the City. This particular applicant would not be the first to have this requirement.

Councilmember Dent said speaking of ADA requirements, I am looking at the Google Maps Street View, and would you know, there is a telephone pole right in the middle of the sidewalk.

Vice-Chair Porter said I know we were told to disregard it as part of our deliberations related to this. But can you help me understand how the sidewalk currently existing there got there if it was built by the City without the previous property owner's permission?

Ms. Soffel said we would have to investigate whether there was an easement. I did not find any agreements for that, but I did not do a thorough investigation. That is definitely something that, if the applicant wants to pursue it, we could investigate.

Ms. Dang said I want to clarify the statement that the 3-foot-wide sidewalk, you did find evidence that it was within the right-of-way. The original sidewalk.

Ms. Soffel said yes. It was the expansion and then the work on the intersection.

Vice-Chair Porter said that was done by the City, not by an applicant. My other question is, if the City decided North Liberty Street needed to have sidewalks, all the other properties that are not being subdivided currently would not have to pay for their sidewalks. The City would.

Mr. Fletcher said the City would have to acquire the necessary right-of-way from each individual property owner and then build the sidewalk.

Vice-Chair Porter said which the applicant is offering.

Mr. Fletcher said correct. They are offering dedication of right-of-way.

Chair Baugh asked if there were any questions for staff. I know this is not a public hearing item, but we typically allow the interested party to speak.

Gil Colman, Colman Engineering, and the applicant, Jose Lopez came up to speak.

Mr. Colman said when it comes down to answering your question, I want to expand some more on the sidewalk. I gave a small speech last night for City Council addressing some of these things. I want to mention some of the things I mentioned to them. The applicant commissioned a surveyor to determine the property. The surveyors were worried about the encroachment of the sidewalk into the property. I do not know for how long or when that happened. That was one of the discussions. That is also the reason why, during the rezoning application and the rezoning, we offered to give that to the City. We would move the right-of-way behind the sidewalk and offer the same thing here for the City to build the sidewalk, which staff opposes. I understand that the zoning ordinance calls for that sidewalk to be built unless there are other circumstances that can be justified. The biggest circumstance, more than the sidewalk itself, to me and maybe to some or all of you, is that, as I said last night, the biggest challenge for us is affordable housing. Every little thing that we add to it impacts affordable housing. This is something that I proposed to City Council last night: in situations like this, especially with a small developer, whatever is going to be built in terms of anything between two and three homes, whether it is a sidewalk or whether

water and sewer needs to be extended, also a requirement that the City has for properties that otherwise require an easement through another property, it puts a significant burden on this. I know the comment was that this applies to all subdivisions. That is correct. That is true. That is what is happening. The question is, should we let that happen? Should that be the case? What is the impact on our citizens and our tenants in this case? This is a philosophical point more than a technical point. Technically, I recognize that it is a requirement the City has. But I am asking on the basis of the increased cost of affordable housing that this directly impacts our workforce. The property owner who is going to develop the property, and whoever he rents it to, has to pass that cost along. It is not about the technicalities of the sidewalk. If we want to discuss technicalities, the reality is, as much as we are going to argue that this is going to provide safety for people walking in front of this property, there is a sidewalk on the other side. There is already a sidewalk there. It is not like there is not a network. There is an existing network. As the question came up, if the City decides to extend the sidewalk, it can properly build a sidewalk that accommodates all the neighbors walking through it. Looking at a bigger picture, a more comprehensive picture, would make sense here. Again, I concede that this is a requirement that the zoning ordinance has. If you are going to do that, if there is a sidewalk there, you need to build it. At the same time, I think the City needs to be more judicious in how that is applied so it makes sense and there is no injustice in the impact of that requirement. How impactful is this requirement? For a large development building 100 homes, 50 homes, or whatever, that cost spreads out. It will have an impact, but not as it does for somebody building three homes. We are providing housing for people who will be doing work that we need. I am speaking at a higher level in terms of the impact of this, not denying that sidewalks and bike lanes are important. I completely support having sidewalks and bike lanes. I think it is very important for us to have that. But who do we put the burden on for that? That is the question or the argument here. Who should carry that burden? I suggested to City Council that for small developments like this, when it is for workforce housing, that could be part of the housing fund. The housing fund perhaps could assist with some of those small elements. In this case, the housing fund would support City infrastructure that would in turn support the Comprehensive Plan and the things that enhance our City and this area, so the homes there will have a walkable sidewalk. I am completely supportive of that. The question goes back to who we are placing the burden on. That is the reason why I am asking Planning Commission and City Council to approve this on the basis of what this means in terms of our commitment. It boils down to what is our commitment as a City? As people sitting where you are sitting and where I am standing, what is my commitment to provide affordable housing? What am I doing? That is the question I ask myself. How much do I invest in this? What time do I need to put into this? I have been questioning myself whether I should be providing some assistance for him to do that because I care about this. Perhaps I should. What I mean by that is how much are we putting ourselves into that? He says this is what we need to do. I know it sounds like a scenario, but that is not what I am intending. I am intending for us to look at the bigger picture. Thank you.

Mr. Lopez said I paid the survey in 2019, I think. I have my [unintelligible] points. When I went to look at it, the City took them out when they put the sidewalk in front of my property. When I

went to look at it, I did not have any of my pins for my lot. They are right in the sidewalk. Nobody told me anything or sent me a text about them doing something on the property.

Vice-Chair Porter said have you received any bids for this work and what it would cost?

Mr. Colman said not yet. We did some evaluation of what it would cost. We evaluated that the sidewalk would cost anywhere from $5,000 to $10,000, depending on what improvements need to be added. We do not know yet, and it is not designed yet, so we really do not know. On the sewer side, the addition of the sewer that we had to put there was probably an additional $10,000 to $15,000 beyond what it would cost if it was simply a lateral. These are costs that are requirements that the City has. Let me put it the way I put it to City Council. Those are things within the power of City Council to change. Those are not state requirements. Even when it comes to the sidewalk, the way the state has it is as an option for the City. The City can choose to require a sidewalk or choose not to. I understand requiring it. I am not opposing requiring it completely. I am saying we need to consider a bigger picture of burdens that we should consider, not simply topographic burdens or impediments. Any other questions?

Chair Baugh said if we still have a caller on the line, please go ahead and put them through.

Panayotis Giannakouros, City Resident, called in and said thank you, Mr. Chair, for this additional time. I thought it was curious that, in this time of zoning rewrite, there was one important element of context that has not come up yet. One of the most basic ideas that we hear about why we need zoning, to quote Commissioner Alsindi, is that one of the basic functions is to prevent the siting of slaughterhouses next to housing. Here we have exactly a case of housing being put adjacent to a slaughterhouse. In this context, the discussion of whether the City will provide this public good of a segment of sidewalk may benefit from considering this larger context. If we are going to have housing there, it would seem to me, and it is going to be fairly obvious why that housing is being put there, that it is so people can get to those jobs. It would seem to me in the public interest to reduce the cost as much as possible so that the people living there can save up and get out of that situation as expeditiously as possible. We see that in other kinds of housing around the City, especially in an area like this. It would seem beneficial. And keep in mind that City Council, on the day it considered this application, approved giving over $3 million to $4 million in land to a developer. If we are talking about fairness and add context, it would seem to me an easier lift to make to, if we are going to put housing there, give this developer the sidewalk and put in that public infrastructure so that the people who will be renting and living there will have a slightly easier life. Thank you so much for the extra time, Mr. Chair.

Chair Baugh said there was a request for a five-minute break.

The Commission took a 5-minute recess.

Chair Baugh opened the matter for discussion.

Vice-Chair Porter said to me, this is one of those situations where two things can be right, and sometimes they do not necessarily allow each other to exist. I think the issue at hand is that, as directed and laid out before us, there is no disputing what the ordinance says. It is very clear. This would be a little bit like a jury getting instructions from a judge about what we can consider and what we cannot consider. With that being said, I fully believe there is a worthy discussion to be had about whether a public improvement or City infrastructure, when that does have an impact on a small developer in a very small subdivision, the cost of that infrastructure cannot be spread out the way it could in a larger development. I view this as a unique circumstance. Another thing we were told not to consider in this discussion, but I think is germane, is that if the City had not taken the unilateral action to build the initial sidewalk, we would not be having to worry about this issue on the other side of the street. As I understand it, it is because it has a frontage that is attached to a sidewalk. If that sidewalk did not exist, they would not be required to provide a sidewalk. Is that correct?

Ms. Soffel said the expansion of the sidewalk and the work on the intersection is something that, if the applicant wants to pursue, can be investigated. But the initial 3.5-foot-wide sidewalk that existed and was surveyed as of 2011 was within the right-of-way. It was not on this property.

Vice-Chair Porter said I think I may have misunderstood that in the initial explanation. Again, I think Mr. Colman's point is well taken, and it may not carry the day. But I feel that this is a circumstance where a small developer who is trying to do something to create workforce housing in a very specific part of our City is being asked to take on an additional cost that is effectively a in my opinion a public benefit. I know how the ordinance is written. I know why it exists. But this is a circumstance where this infrastructure is making this project considerably less affordable. That is my concern. Again, we have a circumstance where the ordinance is very clear. It really comes down to whether the ordinance is wrong, whether the ordinance should be more specific, or whether the ordinance should address certain types of builds versus other types of builds. It does none of that currently.

Commissioner Seitz said I agree with a lot of what you said, Vice-Chair Porter. I will start with a personal declaration. Connected public walkways are City responsibilities, not just benefits, but responsibilities. To the extent that we aspire to them in our Comprehensive Plan and our Bicycle and Pedestrian Plan, I think we have to have a stronger public mechanism to put them in place other than waiting for the piecemeal implementation of them, candidly, over decades. I understand and appreciate the spirit. Vice-Chair Porter alluded to it, when somebody is putting in a new division and is putting in streets, water, sewer, and sidewalks for the sake of increasing the price of the lots they want to sell, and that cost gets amortized over a bigger area, I do not have any problem with it. I would welcome some kind of parsing of this so that it recognizes these kinds of situations where the cost relative to the advancement of the agenda is more proportional. Staff made the point that safe walkways are part of affordable housing. Again, it is an issue of scale. You build at scale, that is one conversation. You build one or two houses, it is a different

conversation. The final point I will make is that I flat out disagree that sidewalks which stop arbitrarily or at property lines are safe. In Sunset Heights, where I live, has lots of sidewalks that stop mid-block or at property lines. I would argue that whether you are with your kids in a stroller or your dog is pulling you around, the act of stepping off a sidewalk, often past a parked car, into oncoming or overtaking traffic creates a dangerous situation. I generally am not a fan of just saying the City should pay for this or the City should pay for that. But whether it is through CIPs, Smart Scale grants, or whatever mechanisms we have, I think systematic planning over time of how we prioritize and implement completed sidewalk networks is just as important as when we reconfigure streets to add bike lanes.

Councilmember Dent said excuse me, just a clarifying question on your last point. Are you saying that a piecemeal sidewalk that requires stepping off into the street is in itself unsafe?

Commissioner Seitz said yes. I absolutely agree with that. That is based on personal experience.

Commissioner Kettler said this is my least favorite kind of vote. Two of the most important things to me are making housing more affordable and making streets safe. It seems to me that this is a case where those can be in direct conflict. I take your point about disconnected sidewalks and the potential dangers there. I also think that part of how you get a totally connected sidewalk network in an existing neighborhood is by initially having a disconnected sidewalk network. Building any part of that is helpful. There is a not-insignificant additional cost for the developer because of this. For me, either way, it is a pretty close call. If it were in a different area and there were more amenities nearby, it would be a less close call than it is in this case. Given how hard it is to build sidewalk networks in existing neighborhoods generally, I am still inclined to vote for denial of this. I can be persuaded, I will be honest.

Commissioner Jezior said I agree with the ordinance as a whole, but I think this is exactly why variances should be allowed. If you look at the street, we have an existing sidewalk running the whole length of the other side of the street. If we build 50 feet of sidewalk in front of this house, no Smart Scale funding is going to pay to put sidewalk in front of every other house on the street. That is not where the funding is going to go. There is no precedent or reason to provide that funding there. There are so many other places in the City where that money would be better spent. In a way, I feel like calling this person a developer is almost inaccurate. This is a homeowner trying to expand housing options in the City. It is a different scale in my mind. I think this is an undue burden put on them to require payment for this section of sidewalk when there is an existing sidewalk on the other side of the street. Again, I think the ordinance as a whole makes perfect sense across the City, but in this case, I think this is a good use of a variance.

Councilmember Dent said I am looking down the continued North Liberty Street, and the houses have very narrow front yards. Putting a sidewalk into it would really cause disruption to all of these neighbors. I agree. I do not think that would be a great use of even a Smart Scale application to say, let's put sidewalk down the whole street and invade people's front yards when there is a

perfectly good one across the other street. I agree that this is a good case for a variance, even though we do not want to work against the overall principle of sidewalk networks. Is this one of those situations where it is really a variance, or is it a variation or exception in the new terminology?

Ms. Soffel said this is a variation.

Councilmember Dent said I agree it is a close call on principle. But for the specific case, which is the whole point of a variance, I think I would support the variance.

Chair Baugh said unless he has changed my mind listening to others, my position is more like Commissioner Kettler's. I think Vice-Chair Porter is right. You have the disadvantage of a formal legal education to take what you said and use a formal term like jury nullification. But that is the legal term of what you are talking about. This is one of those situations where the ordinance is clear. The ordinance is clear and does not provide for ambiguity. As somebody who believes I certainly am not somebody who objects to the principle of jury nullification, just to be clear, we know what the rule is, but we decide that the right thing to do here is something else. To me, this is not that issue. There are multiple sides to it. There are multiple factors. But for me, this does not rise to the level where I need to cast my vote at this level because the ordinance is just wrong and I am going to vote no, and Council can figure it out, because that is what it would amount to.

To be clear, you vote in favor of the variance and then say Council can figure out why we did that later or how to sort that out. We have patches of unconnected sidewalks, but we touched on the history. Why do we do that? Because we did not make people put them in in the first place where they should have, and one of the few things in the toolkit is to get people to build them when the opportunity arises. If you are not going to do that because it does not make sense, you just took one of the few things in your toolkit back out of your toolkit. I am not ready to jump on that. We certainly have plenty of places in the City that, in my view, are crying for sidewalks. Why do we not have them? We do not have them because unless you are in one of these opportune locations, we have had a nice run in the last decade or so. If you are fortunate enough to be close to a school, there are some ways to move things forward. But otherwise, it has been contingent on property owners actually wanting them and being willing to grant the right-of-way. Guess what? I live in the neighborhood that is the champion of that. I remember when we did a survey on traffic calming. Everybody who does not live on Central Avenue and wants to go into Central Avenue thinks Central Avenue really needs sidewalks. Nobody who lives on Central Avenue wants to see sidewalks on Central Avenue. That is probably not quite that extreme, but you get the gist of it. I understand the point that sidewalks would create small front yards. I have been to some places with really tiny front yards and a porch. I kind of like them. Ultimately, the thing that is sticking with me here is related to the fact that I can see strong arguments different ways. If I am going to put this jury nullification concept and raise that bar to where it should be, I just do not think it gets there. And the other thing about this is that it feels to me, and I am not speaking for anybody else,

that if I vote in support of this variance, I am doing it because I like this party. I like their case. I like the way they presented it. The Harrisonburg that I first got involved with and that first got me to even run for office, one of the things that spurred me was a sense that we had done business too much that way historically. Maybe it was a different group of people who were liked, but decisions were made a whole lot less about planning and principle and more about whether we liked the people or the applicant. My sense is, at least for me personally, that I am mindful that if what puts me over the edge is that I like what this party is trying to do, I can think of a whole lot of folks out there that I am probably not willing to be that gracious with. My inclination right now is to support staff's recommendation and vote against it.

Commissioner Seitz said Chair Baugh, you made the statement that, in essence, if we approve the variance, we are basically sending this fundamental conflict up to City Council and saying, you figure it out. I would like to say that approval of the variance could possibly send a different message. That message is that I think the subdivision ordinance that creates this requirement is too broad and imprecise to accommodate these types of situations and many others that exist, regardless of how we feel about who the developer is. The signal I would like to send to City Council is to instruct staff to bring us alternatives that allow for a more nuanced evaluation of these situations. That is the one point I would add to my position.

Commissioner Kettler said my ultimate position has not really changed. I do think this is an issue that is going to come up a lot in the future. Would increased intensification by adding an ADU [accessory dwelling unit] on a property trigger this kind of infrastructure improvement?

Mr. Russ said the state code explicitly prohibits localities from trying to do that with ADUs.

Commissioner Kettler said If there is an addition onto a house?

Mr. Russ said no. The ordinance does not require it.

Mr. Fletcher said this is all about the subdivision. Chair Baugh, I had a follow-up question to your comments. My mind was going to precedent-setting. I was not sure if that is where you were going.

Chair Baugh said that is part of it.

Mr. Fletcher said this is a very unique situation. It is very narrowly tailored. I cannot recall anyone challenging this specific instance. I have been sitting over here racking my brain for it. I do not think we have had anyone actually request this specific instance. Would you agree with that?

Ms. Dang said of any size development, a request not to construct the sidewalk?

Mr. Fletcher said even in a very small-scale situation.

Councilmember Dent said what about Foley [Road]? There was affordable housing that was a similar case of a disconnected sidewalk. Did we require it anyway?

Ms. Dang said it is not the same.

Mr. Fletcher said hey are all so different. We think about this often. Any time somebody comes in and asks what the potential is to subdivide a property, we say they have sidewalk here and sidewalk here, and they would have to extend the sidewalk. Often, we are seeing it with larger developed sites, commercial sites, where there is sidewalk on one end and they are connecting it. Yes, this rule applies to everyone, as I was stating earlier. But I wanted to be clear because it makes me think about precedents. I do not think we have had a situation yet where somebody has actually built at a small scale like this or requested a variance not to build it. I am thinking this might be the first.

Ms. Dang said I can only think of a situation where somebody was building a public street and requested not to construct a sidewalk because of some difficulties or situations with that public street.

Mr. Fletcher said the one I thought of, and again, it was not the same scenario, was off East Weaver Avenue for the subdivision of Mr. Stone's property, where Edgelawn Drive was involved. It was a different interpretation. That was several years ago, before Mr. Russ's recommendations about how it should be interpreted. They requested not to build the sidewalk at the time of subdivision, but they proffered that they were going to build it when it was redeveloped.

Ms. Dang said that is correct.

Mr. Fletcher said the interesting thing there is that there was no sidewalk on East Weaver Avenue. I was just trying to clarify whether there was concern about precedent.

Mr. Russ said there was a long period of time where anyone building anything other than a single-family home, regardless of whether sidewalk was adjacent, was required to build it.

Mr. Fletcher said that is what I was alluding to. Mr. Russ said we need to have a cleaner interpretation of this.

Mr. Russ said I do not know what is being interpreted.

Chair Baugh said that is one of the things that is jumping into me about it. While I certainly appreciate Commissioner Seitz's sense of nuance, a lot of times nuance is a really good thing. Sometimes a nuance is low-hanging fruit. You look at it and think we could tweak this a little bit and make this better. I think we have a pretty good track record of doing that. What is gnawing at me about this is what nuance are we talking about? Are we talking about, for example, the

economic strength of the applicant? That seems like it is going to be an interesting ordinance to write.

Mr. Fletcher said that is where I was going. There is no interpretation issue here. The interpretation is very clear. I was concerned that, if this is the first, what message or precedent is there for others that are similar that we may encounter?

Vice-Chair Porter said I think the operative answer to your question, Chair Baugh, is the size of the development. The fact that this is a very small subdivision being done in a very unique setting would be the answer. I do not want to make this about the applicant. I think this is really about what is just in the circumstances as it relates to whether a division of this size should have to take on the additional infrastructure cost just because the law said so. The reality is that there is a process in place for variances to be allowed for extenuating circumstances. I do not think this is going to become a test case or precedent that is going to come back and haunt us. The more I sit here and listen to this, even though as you all get further and further away from this, I am more of the opinion that common sense is telling me there are not going to be any sidewalks built around this sidewalk addition anytime in the near future. We are effectively putting this burden on a small developer who is trying to develop workforce housing. If you go back to the philosophical discussions we have about whether the City is easy to do business with and whether we are a good place to come and build, this is an example of us maybe holding on too tightly to what is on the page and not the spirit of what we are trying to do here. In this particular case, we are trying to build a couple additional homes that will house folks who are likely, not necessarily 100 percent, but likely going to be working at the facility right next door. If there was going to be a variance, this would be the example of why we should have a variance, simply because it is a small development in a very unique spot in an area where I do not see it connecting to anything anytime soon. These are all single-family homes down the street, and they are not likely to be subdivided anytime soon. It is not going to trigger property owners paying for the improvement. And if the City has no intent or will to build sidewalks on the street right now, what are we doing here? I understand the argument that we have to build it in pieces. But should this developer have to carry that burden when there is no practical payoff anytime in the near future?

Commissioner Jezior said I have a question for staff. What is the front yard setback in R-2?

Mr. Fletcher said it will be zoned R-8 soon.

Commissioner Jezior said the houses next to it, as you move down, are all going to be R-2?

Mr. Fletcher said R-2 has a 30-foot front yard setback. But because these homes sit closer to the street, there is an opportunity for a reduced front yard setback based on the averages of either the two closest structures or the entire block.

Commissioner Jezior said if the City were to build sidewalks in the future in front of the adjacent houses, I am looking at Google Maps, and it looks like there are 11 feet from the edge of the road to the front of the houses there. Is that legally even going to be allowed if you take into account a 4- to 5-foot sidewalk? The house would only be 6 feet from the sidewalk. Would the City even legally be allowed to build sidewalks down the rest of that street?

Mr. Russ said yes, that is routine. There are a lot of areas that have properties which no longer meet setbacks under the zoning ordinance because the City acquired right-of-way to build sidewalks or expand the road in some other capacity.

Commissioner Kettler said there are two things I was thinking about. With respect to front setbacks, I think we are accustomed in a lot of places to seeing larger setbacks. But there is a lot of value in having sidewalks relatively close to the houses themselves. That is how connections get made. That is how you meet your neighbors a lot of the time. In this particular development, when you talk about the relatively marginal use of sidewalks and how much 50 feet of sidewalk is going to add, you also noted, Vice-Chair Porter, that these might be people working next door. If they are working next door, how are they going to get there? They are probably going to walk there.

Vice-Chair Porter said they are probably going to walk down the existing sidewalk on Washington Street.

Commissioner Kettler said maybe. There is a good chance of that. But every foot of sidewalk increases those possibilities. They are multiplicative, not additive, because every house connected to that network increases the options for that person. As it expands, it increases that value.

Chair Baugh said it is interesting because I am sitting here. I have had someone on one side of me talk about how we ought to do this because it is a rare situation. I had somebody else on the other side of me make the comment that they believe this is something we are going to see a whole lot more of. Neither of which we are probably going to sort out tonight. If I was going to vote for the variance, it is starting to feel a little bit like we are quasi-legislating on the fly, which is another thing I do not really like doing. I have a hard time seeing how size would work. It seems to me that you could have plenty of situations like this in another part of town where the applicant would be considerably less sympathetic. But by golly, as long as it is not a whole lot of sidewalk, we are not going to make them do it. By the way, this is back to my point that we do not feel like we have enough tools in the toolkit as it is. We are talking about scaling back one of them, because if you change the rule, you have to apply that rule to everybody. Those thoughts are keeping me from getting to the finish line that some of you would like me to.

Commissioner Kettler said I have one other question for staff. There was another request, I think two years ago, off South Main Street, where there was a small affordable housing development relatively close to a grocery store. They had requested...

Vice-Chair Porter said no, that is the permanent supportive housing. I knew exactly what you were talking about. It was the permanent supportive housing development being built by Dr. Gordon. We talked about it. In fact, I supported and asked that he put the sidewalk in, which, by the way, he did not have to do. I viewed that as a circumstance where the population would largely be individuals who did not have cars, and the majority of their purchases, both groceries and other items, would likely be from that Walmart. Because of the way that area is laid out, I could see them walking down the frontage road that Walmart has built over to Erickson [Avenue], which at times can be a little dicey.

Commissioner Kettler said what was the nature of that request exactly?

Mr. Fletcher said it was a special use permit to allow multifamily units in B-2. If my memory is correct, we recommended a condition for the sidewalk. Or did they offer the sidewalk and we wanted them to go out there?

Ms. Soffel said I believe we recommended a condition. They were required to build a sidewalk to connect to Erickson [Avenue]. And we recommended the condition to build a sidewalk to connect to Walmart.

Vice-Chair Porter said if I remember correctly, we recommended that condition, but City Council allowed him not to have to build it. That is my memory of it. I think there was an issue that Dr. Gordon was concerned about whether it was going to make his application uncompetitive at the state level for the Housing Trust Fund. That was the other consideration. I felt that maybe that particular thing could have enhanced his application. We disagreed on that point. It is close, but I do not think it quite fits this scenario. In that particular case, there was a clear and immediate benefit. I believe it would have been built on private property as well, so that makes it a little different. Whereas this, I do not know if there is going to be an immediate benefit to anybody. We can make an argument about whether walking that extra 50 feet of sidewalk is going to enhance somebody's trip down North Liberty Street. But the reality is that it is going to be unconnected. I still think the issue of saying we have to build a sidewalk because eventually maybe one day another section will come in and we will eventually get it all connected is difficult here. I do not see a circumstance in this particular case where anybody could say that the City has the will to secure all these easements and put out the cost of this infrastructure. Building sidewalks for the City is expensive, and it is expensive for the developer as well. I go back to my other point, which is that this is an example of an opportunity for us, as we look at our ordinance rewrite and put everything back on the table, including the Comprehensive Plan, to consider our ability as a City to be flexible, reasonable, and recognize when circumstances arise that might put an undue burden on a project. I think our default setting is sometimes to go back to being pretty efficient about it. We cannot litigate this this evening. But I think this particular circumstance shows that it is not specific enough. I think there should be room to provide some relief in these circumstances. I am talking myself further and further away from where I initially started, which was that we had a

very specific window that we could fit through to approve this from the legal perspective. But from a moral perspective and a perspective of sending the proper message up the chain to City Council, I would be more inclined to grant the variance because this is a circumstance that merits a variance.

Commissioner Kettler said I do not have anything additional to add. I just want to say that when we come to a vote, it is probably best for someone to make a motion for approval so that it is clearer. I think it is probably trending that direction anyway.

Councilmember Dent said right. A motion to deny that fails does not send a clear message. It is a double negative.

Chair Baugh said I will throw in a larger point, because I think this has been a really good discussion. My sense of the history is that Mr. Fletcher is right. I do not think we have ever seen this before. My recollection is that every one of these we have seen has been the same. The details may differ, but they have always been in a context where, first of all, I think this is the only time we have ever seen one that staff recommended against. They always come forward with staff recommending in favor, usually because there is considered to be adequate infrastructure around. You have sidewalks across the street where people want to go. Maybe it is in a little neighborhood where you can see it does not really enhance that neighborhood much to have sidewalks on both sides of the street. What has always been interesting to me is that while I think we have approved every one of them, there was always vigorous discussion about whether we ought to grant them. We like sidewalks. Why are we considering not making people build sidewalks? Take that for what it is worth.

Commissioner Seitz said I would like to make a motion. I would like to recommend approval of the subdivision ordinance variance as requested.

Commissioner Jezior said second.

Chair Baugh called for a roll call vote.

Commissioner Jezior	Aye
Councilmember Dent	Aye
Vice-Chair Porter	Aye
Commissioner Seitz	Aye
Commissioner Kettler	Nay
Chair Baugh	Nay

The motion to recommend approval of the Subdivision Ordinance variance passed (4-0). The recommendation will move forward to City Council on September 8, 2026.

AI, specifically ClerkMinutes and GovAI, was used to assist in the development of this content. All content has been reviewed and approved by human oversight.

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1123 South High Street
Harrisonburg, VA 22801
[redacted]

August 4, 2026

Nyrma C Soffel
Planner, City of Harrisonburg
Department of Community Development
409 South Main Street
Harrisonburg, VA 22801

RE: Variance Request for 704 N Liberty St.

Nyrma,

The purpose of this letter is to request a variance, pursuant to Section 10-2-2 of the City of Harrisonburg Code of Ordinances, for the property located at 704 N. Liberty Street, identified as TM# 040-N-1-2, related to the sidewalk construction requirement set forth in Section 10-2-61(c). The property owner is currently in the process of rezoning and subdividing the property, to increase the number of homes from one to four (the existing single-family home, one additional single-family home, and a duplex containing two homes) each of which represents the type of modest, attainable housing identified as a priority in the City's Comprehensive Plan and Housing Study.

A sidewalk currently exists along the West Washington Street frontage of the property. This sidewalk was constructed by the City without an easement having first been obtained from the property owner. As a result of the sidewalk's presence, the property is now subject to the requirement of Section 10-2-61(c) that a connecting sidewalk be constructed along the North Liberty Street frontage as part of the subdivision process.

Requiring construction of the connecting sidewalk would create an unnecessary hardship. The condition triggering this requirement was created by the City's prior construction of sidewalk improvements on private property without the necessary easement having been obtained. For a subdivision of this modest size, the cost of the required improvement is substantial. Section 10-2-2 authorizes a variance where strict adherence to a provision of the chapter would cause an unnecessary hardship because of unusual conditions, and the circumstances described above present precisely such a condition.

A variance in these circumstances would not have the effect of nullifying the intent and purpose of the Comprehensive Plan. Goal 13 provides for a transportation system that is "safe and convenient," and Objective 13.1 provides for the movement of people "efficiently and safely." A sidewalk constructed at this time would terminate at the edge of the property and would encourage pedestrians to cross North Liberty Street at a point beyond the intersection, rather than at the intersection itself, creating an unsafe crossing. Deferral of the sidewalk until it can be extended to a location where a safe crossing is available is therefore consistent with, rather than contrary to, the safety purpose of Goal 13. The long-

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term objective of Strategy 13.1.5—pedestrian accommodations on both sides of every street—is preserved through the right-of-way dedication described below.

The location of the property within the Housing Study's Market Type D does not alter this conclusion. The strategy identified for Market Type D is the concurrent development of housing and economic opportunities through mixed-use development. A connecting sidewalk that reaches no amenity, and that directs pedestrians to an unsafe crossing, does not advance that strategy; the housing proposed by the property owner does, consistent with Goal 5, Objective 5.2, and Strategy 6.1.5 of the Comprehensive Plan. More broadly, requiring small-scale developers of affordable housing to construct public infrastructure increases the cost of housing and reduces its affordability. The Housing Study recommends that the City offset such costs, including through the waiver of certain fees (Recommendation 5) and the provision of infrastructure as an incentive (Recommendation 7). The present circumstances afford the City an opportunity to further those recommendations.

In lieu of requiring construction of the sidewalk by the property owner, a right-of-way is proposed to be granted for the existing sidewalk along West Washington Street, together with a right-of-way to be dedicated to the City for a future City sidewalk along the North Liberty Street frontage of the property. This approach would resolve the existing easement issue, preserve the ability to complete future pedestrian improvements at a time when a safe crossing can be provided, and avoid imposing an undue burden on the property owner.

For these reasons, approval of a variance from the sidewalk construction requirement of Section 10-2-61(c) is respectfully requested. We would welcome the opportunity to discuss this request further and thank you for your consideration.

Best Regards,

Jose Lopez
Property Owner

PROPOSED 2–STORY DUPLEX

PROPOSED RIGHT–OF–WAY AREA TO BE DEDICATED TO THE CITY FOR FUTURE CITY SIDEWALK (211 sf)

PROPOSED RIGHT–OF–WAY AREA TO BE DEDICATED TO THE CITY (394.9 sf)

MCALISTER DAVID L KAREN LYNN
715 N LIBERTY ST
HARRISONBURG, VA 22802
TM 040 S 8
ZONE: R2
USE: DWELLING

MCALISTER DAVID L
703 N LIBERTY ST
HARRISONBURG, VA 22802
TM 040 S 7
ZONE: R2
USE: DWELLING

N LIBERTY STREET

BAILEY ANN TALIAFERRO CHARLES W JR
722 N LIBERTY ST
HARRISONBURG, VA 22802
TM 040 N 3
ZONE: R2
USE: DWELLING

JOSE ANTONIO LOPEZ MONTIEL
704 N LIBERTY ST
HARRISONBURG, VA 22802
TM 040 N 1 2
ZONE: R2
0.31 ACRES
USE: DWELLING

SHENANDOAH VALLEY ORGANIC LLC
715 MASSANUTTEN ST
HARRISONBURG, VA 22802
TM 040 N 22
ZONE: M1
USE: 000V

CITY OF HARRISONBURG
345 S MAIN ST
HARRISONBURG , VA 22801
TM 040 W 13
ZONE: R2
USE: VACANT

W WASHINGTON STREET

PROPOSED LOT3 B
2930.92 SQ FT
0.07 ACRES

PROPOSED LOT 3A
2472.89 SQ FT
0.06 ACRES

PROPOSED LOT 1
4336.06 SQ FT
0.10 ACRES

PROPOSED LOT 2
3179.72 SQ FT
0.07 ACRES

Setback lines (TYP)

EXISTING SIDEWALK AND RETAINING WALL

EXISTING SINGLE–FAMILY HOME

PROPOSED SINGLE–FAMILY HOME

Proposed Sanitary Sewer Easement

Proposed Sanitary Sewer Line

N68° 28' 17"W 138.00'
N71°58'41.5"E 26.93'
N18°01'18.5"W 27.20'
N85°34'10.2"W 18.08'
N10° 04' 52"E 45.06'
S68° 46' 44"E 9.57'
N20° 26' 25"E 4.31'
S73°51'44.5"E 71.85'
N71°55'10.6"W 133.63'
N72°46'25.3"W 42.75'
S16°51'36.3"W 12.50'
S16°51'36.3"W 53.54'
N10°04'52.0"E 10.20'
N10°04'52.0"E 16.77'
N10°04'52.0"E 70.42'
77.22'
51.23'

0 20' 40'

Project: CE202631 Sheet: 1 of 1

Revisions
1 ---- ---
2 ---- ---
3 ---- ---
4 ---- ---

Date: 06/29/2026
Scale: 1" = 20'
Designer: GLC, PE
Drafter: ----
Reviewer: GLC, PE

VARIANCE REQUEST
704 N. Liberty St Property
3 Brothers Construction
704 Liberty Street
Harrisonburg, VA 22802

REZONING

COLMAN ENGINEERING
2 South High Street, Harrisonburg, VA 22801 | Ph: | www.colmanengineering.com

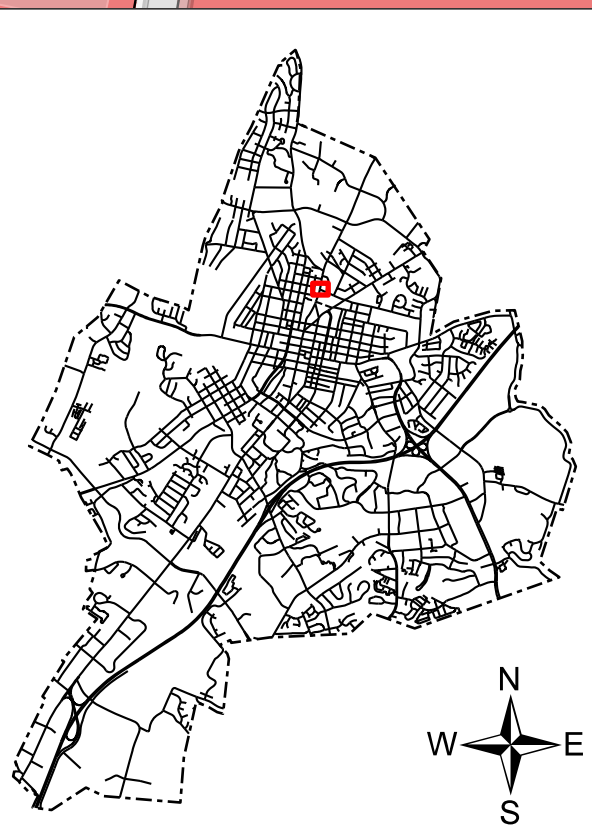
301

WORKING DRAWING.dwg Plotted: 8/4/2026 By: Gil Colman

City of Harrisonburg

Subdivision Ordinance Variance
704 North Liberty Street
Tax Map Parcel #
40-N-1 and 2
+\- 13,131 square feet

(Future) Land Use Guide



Neighborhood Residential

Limited Commercial

Mixed Use

842
727
723
715 APT A
130
703
699 APT A
695
683
677
734
732
724
722
704
698
696
686
680
67
65
63
N Liberty St
Massanutten St
W Washington St

302

Date: 6/8/2026

City of Harrisonburg

Subdivision Ordinance Variance
704 North Liberty Street
Tax Map Parcel #
40-N-1 and 2
+\- 13,131 square feet

Zoning

842
727
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City of Harrisonburg

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N Liberty St
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W Washington St
W Washington St
Massanutten St

304

Date: 6/8/2026

CITY OF HARRISONBURG

August 12, 2026 Planning Commission Meeting

Title
Consider a request for a Subdivision Ordinance Variance at 704 North Liberty Street — Nyrma Soffel, Community Development

Summary

Project name	N/A
Address/Location	704 North Liberty Street
Tax Map Parcels	40-N-1 and 2
Total Land Area	+/- 13,495.23 square feet
Property Owner	Jose Antonio Lopez Montiel
Owner's Representative	Colman Engineering
Subdivision Ordinance Variance Request	Section 10-2-61(c) requirement to construct a sidewalk
Planning Commission	August 12, 2026
City Council	Anticipated September 8, 2026

Recommendation
Option 1. Recommend denial of the Subdivision Ordinance variance.

Context & Analysis
The following land uses are located on and adjacent to the property:

Site:	Single-family detached dwelling, zoned R-2
North:	Single-family detached dwelling, zoned R-2
East:	Across undeveloped alley, parking lot, zoned M-1
South:	Across West Washington Street, vacant lot, zoned R-2 and residential uses, zoned M-1
West:	Across North Liberty Street, single-family detached and duplex dwellings, zoned R-2

The applicant is requesting a variance from the Subdivision Ordinance (SO) Section 10-2-61(c), which requires the construction of a public sidewalk when an adjacent property on either side has an existing sidewalk. The property is addressed as 704 North Liberty Street and is identified as tax map parcel 40-N-1 and 2. If approved, the applicant plans to subdivide the property into four lots, retain the existing single-family dwelling, build a duplex along the North Liberty Street frontage, and construct a new single-family detached dwelling along the West Washington Street frontage.

On July 8, 2026, Planning Commission recommended approval of the applicant's requests to rezone the property from R-2, Residential District to R-8C, Small Lot Residential District Conditional, and for a special use permit (SUP) to allow reduced side yard setbacks. The rezoning and SUP requests are scheduled for a public hearing before City Council on August 11, 2026. If approved, the rezoning requires a second reading, anticipated on August 25, to become effective. As part of the rezoning request, the applicant proffered to dedicate right-of-way along West Washington Street for the existing sidewalk and to dedicate right-of-way along the North Liberty Street frontage. While the applicant has proffered to dedicate right-of-way along North Liberty Street, dedication alone does not satisfy Section 10-2-61(c).

SO Section 10-2-61(c) requires that "[w]here a lot being subdivided fronts on an existing street, and adjacent property on either side has an existing sidewalk, the subdivider shall construct, and where necessary dedicate land for, sidewalk on the property being subdivided to connect to the existing sidewalk, even when no other street improvements are required." There is an existing sidewalk along the West Washington Street frontage to the intersection with North Liberty Street; therefore, extending the sidewalk along the North Liberty Street frontage is required as part of the subdivision.

Within the submitted application materials, the applicant states, "[a] sidewalk currently exists along the West Washington Street frontage of the property. This sidewalk was constructed by the City without an easement having first been obtained from the property owner." Aerial images show that the sidewalk along the West Washington Street frontage existed as early as 2002, before the applicant acquired the property in 2019. In addition, survey information from 2011 showed an existing two-foot combination curb and gutter and a three-and-a-half-foot sidewalk entirely within the 27-foot right of way of West Washington Street.

The City widened the sidewalk to five feet in 2011-2012 and made improvements to the intersection with North Liberty Street in 2024. If an encroachment exists related to the sidewalk widening or from the intersection improvements, it can be investigated and addressed, if the applicant desires. However, such encroachment would be evaluated and addressed through a separate process and should not be considered a determining factor in the review of the applicant's SO variance request to waive the requirement to construct sidewalk along North Liberty Street since sidewalk has existed along West Washington Street for some time.

According to Section 10-2-22(a), for a SO variance to be granted, the subdivider must show that strict application of the sidewalk requirement would cause an unnecessary hardship because of topographical or other unusual conditions or would undermine or conflict with the City's Comprehensive Plan goals and policies encouraging walkable, pedestrian- and bicycle-friendly street corridors. The applicant has not demonstrated that the property has physical constraints, topographical limitations, or other unusual site conditions that prevent sidewalk construction. The applicant states in their letter that "the cost of the required improvement is substantial." While sidewalk construction has a cost, similar subdivisions are subject to similar costs.

Land Use
The Comprehensive Plan designates this site as Neighborhood Residential and states:

> These areas are typically older residential neighborhoods, which contain a mixture of densities and a mixture of housing types, but should have more single-family detached homes than other types of housing. This type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. Infill development and redevelopment must be designed so as to be compatible with the desired character of the neighborhood.

Transportation and Traffic

The Determination of Need for a Traffic Impact Analysis (TIA) form ("TIA determination form") for the proposed development was completed during the rezoning process and indicated that the project would not generate 100 or more peak hour trips, which is the threshold for staff to require a TIA.

As with other older residential neighborhoods, this area has an incomplete sidewalk network. Goal 13 of the Comprehensive Plan calls for the City to develop and maintain a safe and convenient transportation system serving all modes of travel, including driving, walking, biking, and taking public transportation. Strategy 13.1.5 addresses implementation of measures to expand the pedestrian infrastructure network so that all streets have pedestrian accommodations on both sides of the street.

Objective 13.2 of the Comprehensive Plan addresses the desire to increase opportunities for alternative modes of transportation, including walking, and several strategies refer to the City's Bicycle and Pedestrian Plan. The Bicycle and Pedestrian Plan's vision includes providing "pedestrian infrastructure to safely and conveniently reach all areas of the city for school, work, play, and other daily needs." In addition, the City's ADA (Americans with Disabilities Act) Transition Plan documents current accessibility deficiencies and establishes policies and procedures to make transportation facilities accessible to all, including pedestrian infrastructure. The SO requirement to construct sidewalks is an important tool for implementing the goals and objectives of the Comprehensive Plan, Bicycle and Pedestrian Plan, and ADA Transition Plan.

While the North Liberty Street sidewalk segment would not span the entire block, it does not mean it lacks value. The City's pedestrian network is built incrementally as properties subdivide or redevelop. Requiring frontage improvements at the time of subdivision is one of the City's tools for closing sidewalk gaps over time. Staff does not agree with the applicant's argument that constructing the sidewalk along the subject property frontage would create an unsafe pedestrian condition. The sidewalk would connect to the existing sidewalk and crosswalk location at West Washington Street and North Liberty Street. The applicant has stated that terminating a sidewalk at the edge of the property would encourage pedestrians to cross North Liberty Street at a midblock location; however, the absence of sidewalk does not prevent pedestrians from walking along the frontage. Staff believes the presence of a sidewalk along the frontage would encourage residents to walk to the intersection to cross North Liberty Street. Sidewalk construction provides a defined pedestrian facility and improves access to the established intersection crossing.

Housing
The City's Comprehensive Housing Assessment and Market Study (Housing Study) places the subject property within Market Type D, which notes that "[m]arket type D has lower market activity as well as lower access to amenities. This could be because the areas are stable residential neighborhoods or because the area is less developed and therefore has fewer sales and fewer amenities. Strategies that would be appropriate in the latter case include concurrent development of the housing and economic opportunities through mixed-use developments to build commerce and housing centers across the City."

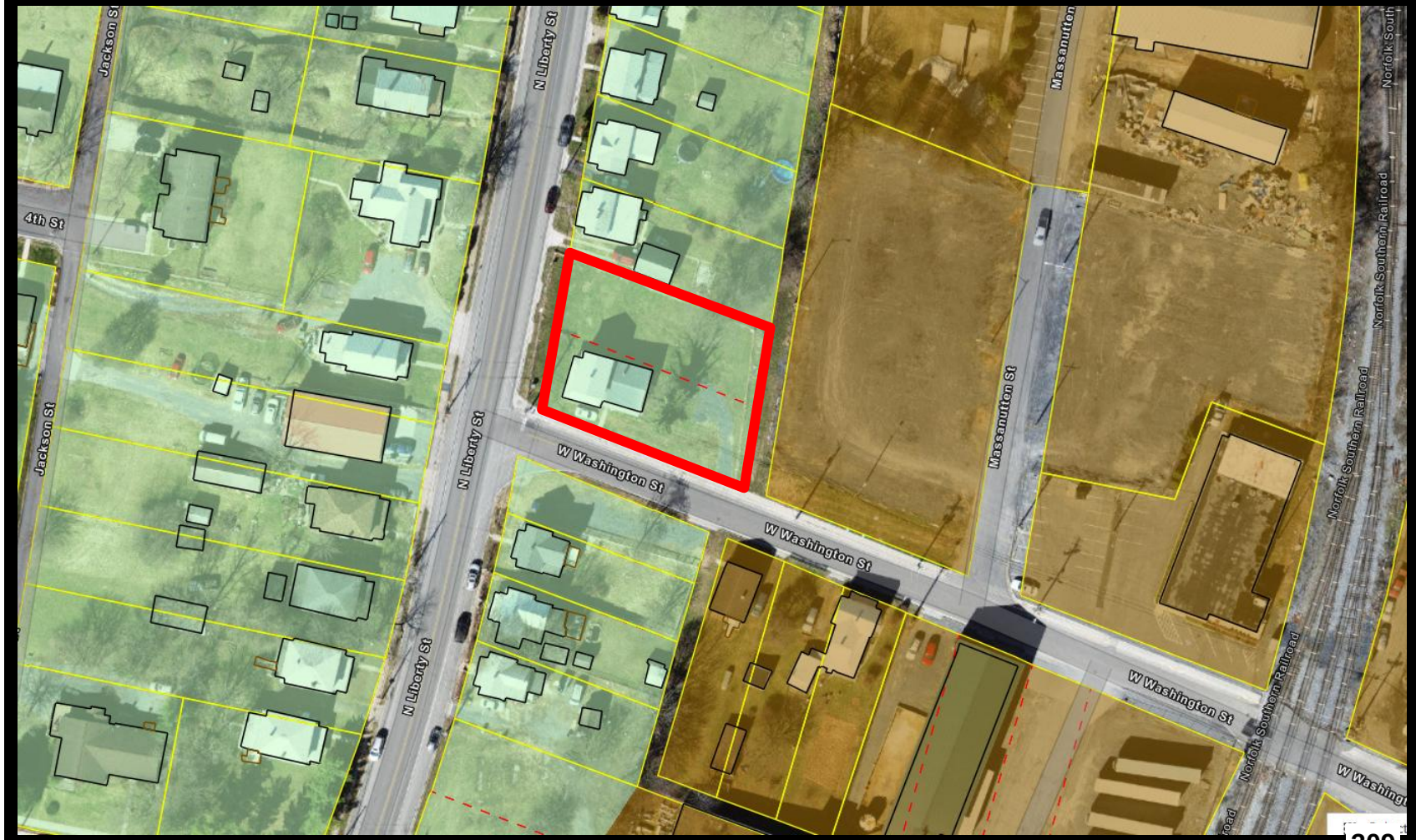
The proposed development adds to the housing supply in support of the Housing Study. However, the applicant is requesting relief from a required public improvement. While there is a cost to constructing the sidewalk, safe pedestrian access is also an important component of housing affordability. Providing safe pedestrian access can reduce transportation costs and improve residents' ability to reach jobs, schools, transit, parks, and other services.

Conclusion
The applicant has not demonstrated that strict application of Section 10-2-61(c) would cause an unnecessary hardship due to topographical or other unusual conditions. In addition, requiring sidewalk construction would advance the City's Comprehensive Plan, Bicycle and Pedestrian Plan, and ADA Transition Plan by incrementally expanding the City's pedestrian network. Staff recommends denial of the SO variance request.

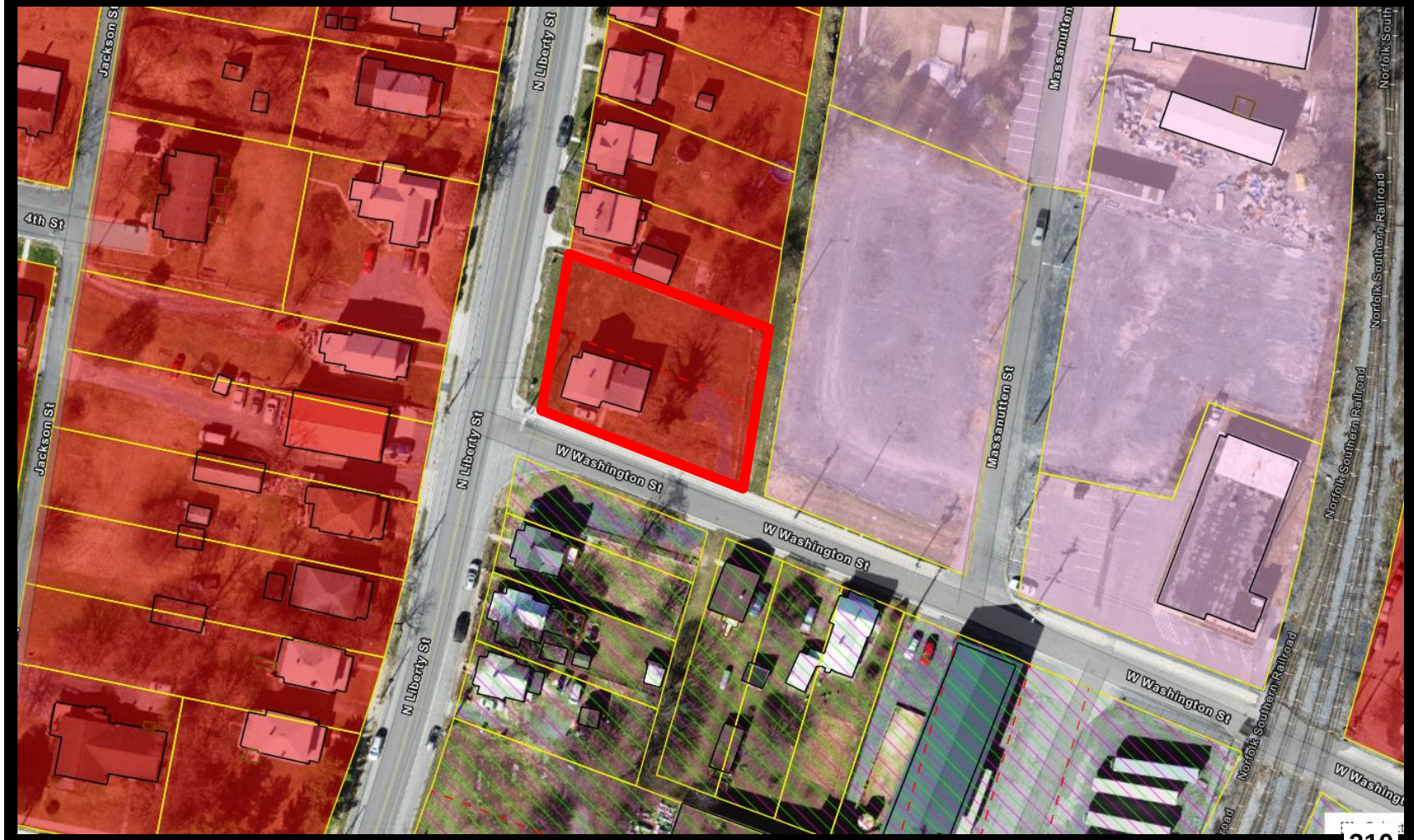
Options
1. Recommend denial of the Subdivision Ordinance variance.
2. Recommend approval of the Subdivision Ordinance variance as requested.
3. Recommend approval of the Subdivision Ordinance variance with conditions.

Attachments
- Site maps
- Applicant's supporting documents

Subdivision Ordinance Variance
704 North Liberty Street



Subdivision Ordinance Variance
704 North Liberty Street



Subdivision Ordinance Variance
704 North Liberty Street

STOP

Subdivision Ordinance Section 10-2-2. - Variances

(a) Where a subdivider can show that a provision of this chapter would cause an unnecessary hardship if strictly adhered to, because of topographical or other unusual conditions, including that a provision of this chapter would undermine or conflict with the goals and policies of the City's Comprehensive Plan that encourage walkable, pedestrian and bicycle-friendly street corridors, and after consideration by the planning commission the city council may authorize a variance, provided that such variation will not have the effect of nullifying the intent and purpose of the comprehensive plan or this chapter or the Design and Construction Standards Manual.

Comprehensive Plan

2018 Update

YOUR CITY. YOUR PLAN.

Harrisonburg VIRGINIA

Adopted November 13, 2018

Harrisonburg

Bicycle & Pedestrian Plan | 2017

Department of Public Works
Department of Planning & Community Development

Adopted by City Council - April 11, 2017

BIKE WALK HARRISONBURG

STG
SPEED LIMIT 25

Recommendation

Staff recommends denial of the Subdivision Ordinance variance request.

Planning Commission (4-2) recommends approval of the Subdivision Ordinance variance request.

Legislation Text

File #: RES 26-006, **Version:** 1

Subject:
Consider approving a resolution setting the percentage of Personal Property Tax Relief for Tax Year 2026
Presented By: Chris Brown, City Attorney
The Commissioner of the Revenue and Finance Director have determined that the final percentage of personal property tax relief for the year 2026 to be eighteen and two tenths percent (18.2%).

CITY OF HARRISONBURG

September 8, 2026 City Council Meeting

Title

Percentage of Personal Property Tax Relief for the Year 2026- Karen Rose, Commissioner of the Revenue

Summary

The Commissioner of the Revenue and Finance Director have determined that the final percentage of personal property tax relief for the year 2026 to be eighteen and two tenths percent (18.2%).

Recommendation

Option 1. Approve the percentage of personal property tax relief

Fiscal Impact

$1,541,729.46

Context & Analysis

The Personal Property Tax Relief Act of 1998 provides tax relief for any passenger car, motorcycle, pickup or panel truck having a registered gross weight of less than 10,001 pounds and used for non-business purposes or registered with light duty pickup license plates. The $1,522,583 the city receives from the Commonwealth each year must be spread among the qualifying vehicles. In 2026, the total assessed value of qualifying vehicles was $272,368,520. There were 3,062 vehicles with values of $1,000 or less, 23,693 vehicles with values of $1,001 to $20,000 and 4,024 vehicles with values greater than $20,000.

Options

1. approve the percentage of personal property tax relief
2. ; or

Attachments

1. Resolution
2. PPTR Calculation

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HARRISONBURG, VIRGINIA, SETTING THE PERCENTAGE OF PERSONAL PROPERTY TAX RELIEF FOR THE YEAR 2026

WHEREAS, Pursuant to Article J of Title 4, Chapter 2 of the Harrisonburg City Code, the City Council shall by resolution set the percentage of personal property tax relief that is anticipated to fully exhaust the Personal Property Tax Relief Act of 1998 (PPTRA) funds provided to the city by the Commonwealth of Virginia; and

WHEREAS, the percentage of personal property tax relief for the year 2026 has been determined to be eighteen and two tenths percent (18.2%);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HARRISONBURG, VIRGINIA:

That the City Council of the City of Harrisonburg, Virginia, sets the percentage of personal property tax relief for the tax year of 2026 to be eighteen and two tenths percent (18.2%), which percentage is anticipated to fully exhaust the PPTRA relief funds provided to the city by the Commonwealth of Virginia.

Approved this 8th day of September, 2026

_____
MAYOR

ATTEST:

_____
CITY CLERK

City of Harrisonburg
Analysis of PPTRA Calculation
Fiscal Year 2027

Value of Vehicle	Number of Vehicles	Assessed Value	Tax Rate	Tax Amount	Calculation of Relief	Relief Percentage
1,000 or less	3,062	1,674,290	3.450	57,761.98	57,761.98	18.20%
>1,000 but <20,000	23,693	155,857,482	3.450	978,633.56	978,633.56	
> 20,000	4,024	114,836,748	3.450	505,333.92	505,333.92	
Total	30,779	272,368,520		1,541,729.46	1,541,729.46	

Relief Calculation		1,541,729.46
Supplementals (1%)	0.01	15,417.29
Abatements (2%)	0.02	(30,834.59)
Estimated Yearly Tax Relief		1,526,312.16

Amount from the Commonwealth	1,522,583.00
Prior Year PPTR Surplus (Deficit) Carryover	14,402.47
Available PPRT	1,536,985.47
Over or (Shortage)	10,673.31

Percentage Recommended August 26, 2026

Larry L. Propst, Director of Finance

Karen I. Rose, Commissioner of the Revenue

Legislation Text

File #: ID 26-303, **Version:** 1

Subject:
Consider approval of the proposed mosaic design by Scott Supraner for the pumphouse at the Spraygrounds at Ralph Sampson Park
Presented By: Chris and Steve Carpenter, donors
The 6,000-square-foot Spraygrounds at Ralph Sampson Park opened July 1, 2025, with 36 spray features and interactive elements designed for various ages. Harrisonburg residents Steve and Chris Carpenter wish to privately fund the design and installation of three public artworks at the Spraygrounds. On January 13, 2026 City Council approved for the Carpenters to issue three calls for artists. The Carpenters seek City Council permission to proceed with commissioning artist Scott Supraner to produce his proposed mosaic design on the side of the pumphouse at the Spraygrounds.

CITY OF HARRISONBURG

September 8, 2025 City Council Meeting

Title

Consider approval of the proposed mosaic design by Scott Supraner for the pumphouse at the Spraygrounds at Ralph Sampson Park — Chris and Steve Carpenter

Summary

The 6,000-square-foot Spraygrounds at Ralph Sampson Park opened July 1, 2025, with 36 spray features and interactive elements designed for various ages. Harrisonburg residents Steve and Chris Carpenter wish to privately fund the design and installation of three public artworks at the Spraygrounds. On January 13, 2026 City Council approved for the Carpenters to issue three calls for artists. The Carpenters seek City Council permission to proceed with commissioning artist Scott Supraner to produce his proposed mosaic design on the side of the pumphouse at the Spraygrounds.

Recommendation

Option 1- Approve the proposed mosaic design by Scott Supraner for the pumphouse at the Spraygrounds at Ralph Sampson Park

Fiscal Impact

No fiscal impact—100% donor funded

Context & Analysis

Steve and Chris Carpenter have lived in Harrisonburg for 23 years, actively attending church on the 400 Kelley Street site of the City's historic segregated pool; and learning of the trauma the Northeast Neighborhood community experienced during 1950s-1960s Urban Renewal.

Their exuberant experience of public art during their travels led the Carpenters to propose a collaboration designed to add an extra touch of creativity and joy to the new Spraygrounds, while also recognizing the neighborhood's history.

A public meeting was held on November 20, 2025 to introduce the project to community members, generating ideas for the new works of art and preferred locations. The project committee (the Carpenters, with representatives from the City, Arts Council of the Valley, and the

Northeast Neighborhood) used feedback from the meeting to select the three locations and develop content themes.

On January 13, 2026 City Council approved for the Carpenters to issue three calls for artists. The Arts Council of the Valley then released these calls for artists on behalf of the Carpenters. The Call of Art for the mosaic sought original, non-AI-generated artistic designs inspired by the historic photograph by Howard Curry of Harris Pool featuring Alfred Howard, Jr. diving with other community members looking on, including Charles Byrd, Sr., James Brown, Ardell Curry, Ronald Madden, and others we seek to identify. Artist responses were returned in March 2026 and reviewed by an evaluation committee selected by the Carpenters. The committee recommended the mosaic opportunity be awarded to artist Scott Supraner based on the concept design he submitted.

Mr. Supraner was born in Brooklyn, NY and received his BFA in Sculpture from SUNY, College at Purchase. He relocated to the Shenandoah Valley in 1989 and later to Charlottesville. His mosaic work is different than traditional mosaics in that he hand makes tiles that fit together like a puzzle rather than working with broken tiles. The finished works look like a painting, with detailed drawing and vibrant color. In his application he shared that his art often explores themes of social justice, education, unity, and cultural heritage while engaging local communities throughout the creative process. His work is in both public and private collections throughout the United States.

Community listening was of particular priority for the finalization of the proposed design due to the historic and deeply personal nature of its featured subject, Harris Pool, and the many community members who fondly remember socializing at the pool, learning to swim, and experiencing a safe, welcoming space in a time when people of color were segregated from accessing other public and private spaces. Community feedback on the concept mosaic design influenced changes incorporated into the final mosaic design. The donors and the evaluation committee held two Northeast Neighborhood Association meetings about the art and a small group meeting between the artist and community members who spent time at Harris Pool. Additional feedback was gathered by Karen Thomas, President of NENA, with individuals who were users of Harris Pool.

Upon completion, ownership of the artwork will be conveyed to the City of Harrisonburg. The City Council previously approved content for signage to be placed next to the mosaic displaying the historic photo of Harris Pool by Howard Curry, identifying the known people in the photo, and describing the pool's history and community significance.

This donation aligns with the Northeast Neighborhood Small Area Plan. The plan highlights that "while some public art exists—mainly along the western edge near N. Mason Street—there is an opportunity to strengthen Neighborhood identity and sense of place through the expansion and strategic placement of public art and public realm improvements." In the Focus Area of History and Culture, Strategy 1.3 calls for incorporation of public art that raises awareness about what

was lost during the Urban Renewal process and celebrates the Neighborhood's diversity of languages and ethnic backgrounds today through a variety of public art media (e.g., sculpture, performances, festivals).

Options

Option 1- Approve the proposed mosaic design by Scott Supraner for the pumphouse at the Spraygrounds at Ralph Sampson Park

Option 2- Deny the proposed mosaic design by Scott Supraner for the pumphouse at the Spraygrounds at Ralph Sampson Park

*Sprayground*s
Public Art Project

A privately-funded proposal
for adding splashes of art
to this community-friendly space!

The Proposal

The 6,000-square-foot Spraygrounds at Ralph Sampson Park opened July 1, 2025, with 36 spray features and interactive elements designed for various ages.

Last fall, Harrisonburg residents Steve and Chris Carpenter offered to provide $100,000 for design and installation of three Spraygrounds public artworks.

Upon completion, ownership of the artworks will be conveyed to the City of Harrisonburg.

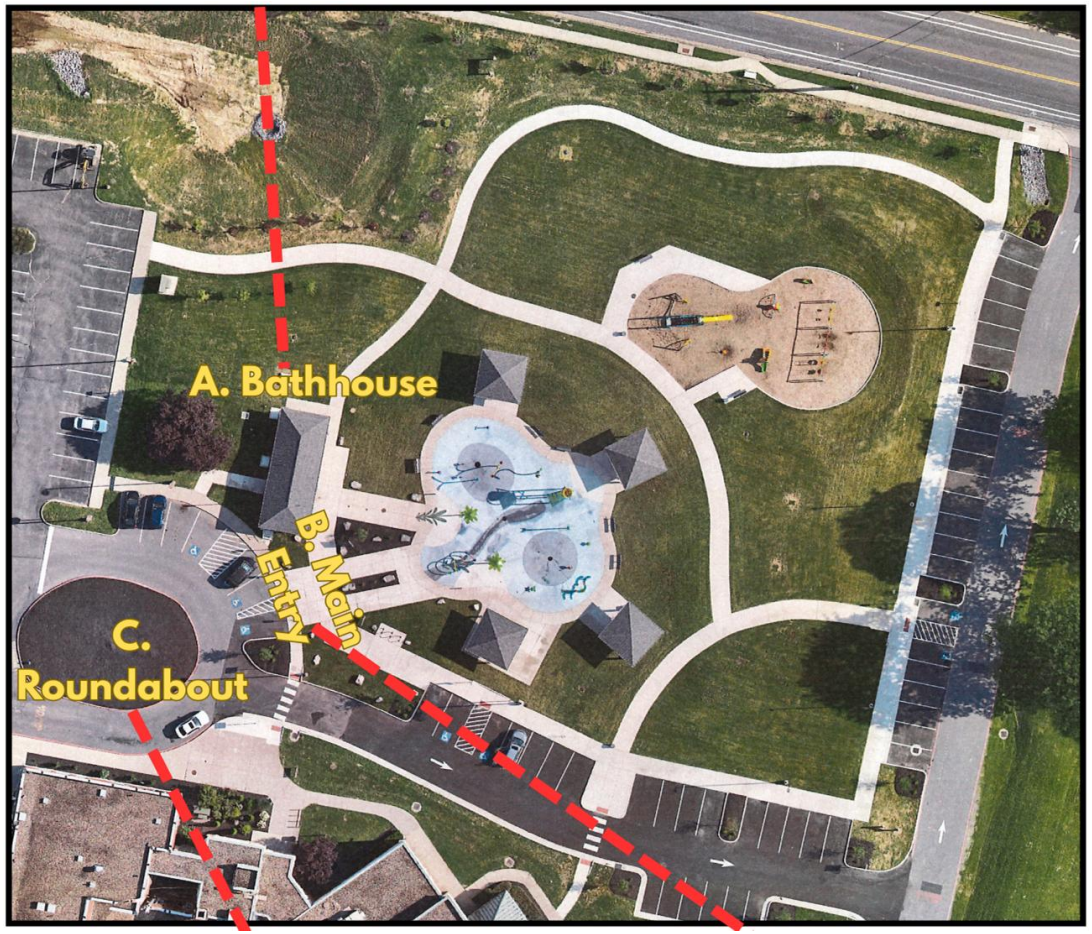
Artwork Locations

Three Spraygrounds locations are proposed for this project:

A) East exterior wall of the pumphouse, facing the Spraygrounds, for a mosaic installation.

B) Main entry to the Spraygrounds, to provide a welcoming archway over the sidewalk, similar to arches at A Dream Come True playground and the new Kids Castle.

C) Roundabout near the entrance to the Spraygrounds, for sculptural work(s) depicting children at play.



Main Entry Archway: Artist Maxwell Emcays

Roundabout: Artist Maxwell Emcays

Roundabout Sculpture
Updated 3D image of design approved by City Council April 14, 2026.

Actual sculpture
will feature bright colors.

Mosaic and Harris Pool Sign

Harris Pool

Diving into Harris Pool, photograph by Howard Curry (circa 1960), James Madison University, Celebrating Simms Collection. Pictured: Alfred Howard, Jr. (diver), Charles Byrd, Sr. (left); James Brown, Ardell Curry, Ronald Madden, and others look on.

Harris Pool was an important community gathering place for the Northeast Neighborhood. Residents recall Friday night splash parties, swim lessons, and “a place where everyone was welcome and people made sure you were safe.” Named for Professor (“Fessa”) William Nelson Pendleton Harris in recognition of his 36 years of service within the Harrisonburg public schools, Harris Pool operated from 1959 to 1979. Today, Immanuel Mennonite Church, 400 Kelley Street, is located on the former pool site.

Proposed Mosaic Artist: Scott Supraner

Questions?

Legislation Text

File #: ID 26-300, **Version:** 1

Subject:
Consider approving the amended Harrisonburg Police Department Policies and Equipment Requirements for Tow Companies and amended Fee Schedule.
Presented By: Sgt. Wayne Westfall, Jr., Harrisonburg Police Department
Sgt. Westfall to speak on amendments to policy and fee schedule

HARRISONBURG POLICE DEPARTMENT POLICIES AND EQUIPMENT REQUIREMENTS FOR TOW COMPANIES

Qualifications:

A business can only have one tow company on the tow list for the Harrisonburg Police Department. That tow company must have a secure lot physically located within the city limits of Harrisonburg, VA, although large vehicles requiring use of a Class A Heavy Wrecker do not need to be stored within the city. Upon the sale/transfer of the business, the new owner shall have to make new application to be on the tow list. A City Business License is required.

There will be two classifications of equipment: Class B (Light Wreckers) and Class A (Heavy Wreckers). A list will be kept for each classification.

Tow companies must be available daily on a twenty-four (24) hour basis to tow and release vehicles. Five or more refusals to tow during the hours of 7:00PM to 7:00AM within 12 months will be treated as a violation of the towing policy. (Sec. 5-1-43.) [(1) Deliberate failure of a tow operator to respond to calls.] After three, the tow company will be contacted to see why tows/calls are being refused. Exception: Tow company is on another law enforcement requested tow at the time. Towers may contact the Traffic Supervisor of the Harrisonburg Police Department to provide notice of any extended absences from the city. The Traffic Supervisor will remove the tow company from the rotation for the date span provided.

Companies must have trained drivers, capable of handling all normal towing situations. Drivers must meet the requirements of Section 46.2-116 of the Code of Virginia.

A list of all drivers and a copy of their current Registration Document from DCJS shall be provided to HPD. Tow companies will update the Department when a driver is hired or ends employment from their company within 5 days of the effective date.

Tow truck drivers are required to have their tow truck driver registration document in their possession when driving a tow truck.

Companies must have a minimum of $1,000,000 liability insurance coverage and also name the City of Harrisonburg as additional insured(s). Companies must also have a minimum of $75,000 "garage keepers" insurance to cover damage to and larceny from towed vehicles.

All companies and Drivers shall be in compliance with Sections 46.2-116, 46.2-117, 46.2-118, and 46.2-324 of the Code of Virginia, as may be amended from time to time. Failure to maintain compliance will result in the removal of the company from the tow list.

Towing companies are required to comply with all Federal, State and local laws concerning licensing and operating of their equipment.

All equipment used by towing companies must be in good working order. HPD will inspect tow equipment when a company requests to be placed on the tow list, and companies on the list will be subject to inspections at any time thereafter. Inspections will be conducted by HPD Officers.

Call Procedure:

The Harrisonburg Police Department will maintain a tow company list through ECC. When a request is made, companies will be called in-turn. If your company is not available when called, the request will continue down the list until filled. (Sec. 5-1-41. - Rotation system)

Under normal conditions, tow vehicle response time anywhere in the city from the time of call should be preferably within 25 minutes, but no longer than 30 minutes. However, tow companies should make every effort to respond sooner to "in the roadway" crashes. When called, if a company does not think it can respond within these constraints, it should pass the responsibility to the next company on the list.

If a call is accepted by the tow company or an answering service on behalf of the tow company and the tow company fails to respond or cancels, it will be treated as a violation of the towing policy. (Sec. 5-1-43.) [(1) Deliberate failure of a tow operator to respond to calls.]

Occasionally, police will call for a tow and then have to cancel. If the tow is cancelled by HPD (through ECC), that tow company will remain "next" on the list. No fee shall be charged or collected by the tow company.

If more than one wrecker or a combination of different types of wreckers is needed for a situation, the tow company called can supply as many units as are requested by police for that request. If the tow company cannot handle the whole request, the next tow company on the list will be called to assist.

Companies are required to respond to the scene of an accident with the necessary equipment to remove litter and debris from the highway. Section 18.2-324 of the Code of Virginia requires the cleaning of the roadway by the wrecker company. This shall routinely be done at no additional cost. If circumstances warrant additional charges, they will be thoroughly documented and itemized.

Storage:

Companies must have a fenced in lot (at least 6 feet high) or garage area to store vehicles, located within the city limits. No lots outside of the City will be Grandfathered. (Sec. 5-1-37. - Storage and security of vehicles by authorized tow operators) Class A Heavy wrecker companies are exempt when it applies to a heavy towed vehicle.

Companies must be available 24 hours a day to return vehicles. Companies must have business hours, Monday through Friday, 8am to 5pm, to allow for the inspection of records, equipment and location by HPD. ***(Companies that are on the City law enforcement tow list, involved in non-consensual towing operations shall be available to release the towed vehicle within two hours of being called, to the owner or owner's designee upon their request).***

Companies are reasonably responsible for any personal property and/or cargo left in towed and stored vehicles, as may otherwise be determined by law. Companies also accept reasonable responsibility for a towed vehicle from the time hookup starts, until such vehicle reaches the intended destination.

Fees:

Tow companies shall not exceed towing fees approved by the Tow Board and the Harrisonburg City Council.

Companies must provide a detailed copy of the tow bill to the owner/operator of the towed vehicle, which outlines all expenses incurred by the company. The company shall maintain a copy of all Police tow bills/receipts for two years for review by the Police Department at any time. Or for a time specified by the Laws of the Commonwealth of Virginia.

The Police Department will not be responsible for tow bills or storage fees from unclaimed abandoned vehicles. In these cases, the tow company has financial recourse through the Division of Motor Vehicles and the Mechanic's and Storage Lien detailed in the Code of Virginia.

Equipment/Facility Inspections:

A specified Harrisonburg Police Department Officer or other representative may, from time to time, cause to be made, random field inspection of any tow vehicle and equipment, and the business facility and storage lot of any towing service on the list for the City of Harrisonburg Police Department, to ensure compliance with the requirements of these guidelines. All firms must agree to this inspection to remain on the rotation list.

CLASS A (HEAVY WRECKERS): used for towing large trucks, road tractors and trailers, etc. (towing vehicles of an unlimited gross vehicle weight)

a. One hundred (100) feet or more of 1/2 inch or larger cable on each drum.
b. Air brakes so constructed as to lock wheels automatically upon failure.
c. Towing and removal capacity of 10,000 to 80,000 pounds.
d. The standards listed in (e-1) under Class B (Light Wreckers) below.

CLASS B (LIGHT WRECKERS): used for towing passenger cars, motorcycles, pickup trucks, small trailers, etc. (towing vehicles of gross vehicle weight of 26,000 pounds or less)

a. Each company must have a rollback and a crane recovery wrecker. Car transporter type wreckers are permissible only if tow companies have both previously mentioned wreckers.
b. The tow truck chassis shall have a minimum manufacturer's capacity of at least 10,000 GVWR.
c. A boom capacity and individual power winch pulling capacity not less than the manufacturer's specifications.
d. One hundred (100) feet or more of 3/8 inch or larger cable. (Rollbacks exempt from length requirement)
e. Dual rear wheels
f. Dollies, scotch blocks, and snatch block. (Dollies excluded for Heavy Trucks)
g. A wheelbase sufficient to safely handle towed vehicles.

h. At least one (1) five (5) pound dioxide (DO) fire extinguisher. The fire extinguisher must be designed and constructed and maintained to permit visual determination of its charged status (gauge).
i. Installed Amber colored light- bar, or other approved emergency lighting equipment, mounted on the highest part of the vehicle.
j. One (1) heavy- duty street broom and one (1) shovel
k. Gas and oil absorbent at least 10 pounds on the truck.
l. Each vehicle shall be equipped with its own mobile telephone or two-way radio that is capable of communications with the tow company's base station.
m. Skates for rollbacks or liquid substance made for sliding the tire of the towed car. This is to prevent damage to the drive trail when keys are not available for the towed vehicle.

Each of the wreckers listed above shall be standard vehicles originally designed and built as tow trucks and shall not be pick-up trucks with towing slings in the body. An exception to the above allows a vehicle suitable to retrieve a vehicle from "off road" such as rugged terrain, woods, etc., to be utilized for this purpose. This exception only applies in recovery of the vehicle and moving to a location where it can be safely towed by one of the approved tow trucks.

TOW FEES

Basic law enforcement tow (accident and cleanup), including but not limited to sweeping up and removing glass and vehicle and its parts from roadway.	$275.00 (day)
Basic law enforcement tow (non-accident). Requires vehicle to be towed to tower's storage site.	$200.00 (day) / $225.00 (after hours)
Law enforcement required second tow (additional fee if vehicle must be towed to law enforcement agency, then towed to tower's storage site once released).	$75.00
Disabled vehicles.	$150.00 (day) / $175.00 (after hours)
Additional cleanup, including cleanup requiring more than five (5) gallons of absorbent, removal of trees, or removal of other excessively large items.	$25.00 per extra five (5) gallons of absorbent / Variable rates for other work
After hours release/gate fee.	$45.00
Third/subsequent visit to vehicle (first two (2) free) between 8:00AM and 5:00PM, Monday-Friday.	$20.00 per visit
Second tow truck required. Exception: Second tow truck is for a second vehicle requiring an additional DMV form.	$100.00 (day) / $200.00 (after hours)
Daily vehicle storage fee, calculated per 24-hour period. No charge if picked up within twenty-four (24) hours of arrival at storage site. Exception: Charges begin immediately for 3 or 30 day statutory holds.	$50.00 per unit
Cutting off locks (boats/trailers).	$25.00
Tarp fee (if tarp required by City Code).	$35.00
Administrative fees – after third business day with proof of work.	$150.00
Winching/recovery fees.	$85.00 (20-74 feet) / $150.00 (75 feet or +)
Overturned vehicles/cutting of trees.	$125.00 per hour or portion of hour after 1st hour
Unlock fee/no keys with shift override.	$75.00
Standby fee (after first hour).	$75.00 per hour (up to $300.00)
Off-road recovery fee (wrecker must be off of roadway, i.e., gravel/concrete/blacktop).	$150.00 per hour
Disabled vehicle towed outside the City at owner's request.	$4.50 per mile
Cleanup of tow equipment from automotive fluid leaks coming from the towed vehicle.	$70.00

Legislation Text

File #: ID 26-295, **Version:** 1

Subject:
Discussion concerning passenger rail
Presented By: Councilmember Dent
Item added at the request of Councilmember Dent

Legislation Text

File #: ID 26-309, **Version:** 1

Subject:
Discussion concerning City participation in State Corporation Commission proceedings regarding Dominion Energy and NextEra Energy
Presented By: Councilmember Dent
Item added at the request of Councilmember Dent

Legislation Text

File #: ID 26-308, **Version:** 1

Subject:
Discussion concerning drafting an ALPR ordinance
Presented By: Councilmember Alsaadun
Item added at the request of Councilmember Alsaadun