City of Harrisonburg

409 S. Main Street
Harrisonburg, VA 22801

Meeting Minutes - Draft
City Council

Tuesday, August 12, 2025 | **7:00 PM** | **Council Chambers**

1. Roll Call

Matthew Tobia, fire chief, Harrisonburg Fire Department, presented the logistics for the meeting since the attendance in Council Chambers and the overflow area are at capacity.

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

Also Present: 5 - City Manager Ande Banks, City Attorney Chris Brown, City Clerk Pam Ulmer, Deputy Police Chief Rod Pollard and Chief Matthew Tobia

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

4.a. Proclamation recognizing the Harrisonburg Officers of Election

Mayor Reed presented the proclamation recognizing the Harrisonburg Officers of Election. Mark Finks, Harrisonburg City Registrar accepted the proclamation and stood with the Officers of Election and some of the poll workers.

This Proclamation was read into the record.

5. Consent Agenda (any item placed on the consent agenda shall be removed and taken up as a separate matter, if so requested by any member of Council, otherwise all items will be voted on with one (1) motion)

A motion was made by Council Member Dent, seconded by Council Member Alsaadun, to approve the consent agenda. 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 July 22, 2025 City Council Meeting

These minutes were approved on the consent agenda.

5.b. Consider Amendment to the Erosion Control and Stormwater Management Ordinance

This ordinance was approved on second reading

5.c. Consider the special event application request for Eastern Mennonite University's Royals Go Downtown on Thursday, September 25, 2025, from 5-8pm.

This special event was approved on the consent agenda.

5.d. Consider the special event application request for the Harrisonburg Half Marathon on Saturday, October 4, 2025.

This special event was approved on the consent agenda

5.e. Consider the special event application request for Eastern Mennonite University's Homecoming & Family Weekend celebration on Saturday, October 11, 2025.

This special event was approved on the consent agenda

9. Boards and Commissions

9.a. Community Policy and Management Team (CPMT)

A motion was made by Vice-Mayor Fleming, seconded by Council Member Robinson, to appoint Maria Blair to a first term on the CPMT. The motion carried with a recorded roll call vote taken as follows:

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

No: 0

6. Public Hearings

6.a. Consider a request to rezone 320 South Main Street

Adam Fletcher, director of Community Development, presented a request to rezone from B-2 to B-1C for property located at 320 S Main Street. He reviewed the current zoning in the surrounding area, the long term plan for the area, the property, the history of the property, current parking and requirements, and the proffers submitted.

He stated staff and Planning Commission (6-0) recommended approval of the request.

Discussion took place regarding parking and safety of ingress and egress and the proffers offered.

At 7:32 p.m., Mayor Reed closed the regular session and called the first public hearing to order. A notice appeared in the Daily News-Record on Wednesday, July 30, 2025, and Wednesday, August 6, 2025

Marshall Price, applicant, stated this request is to be in compliance and thathe doesn't plan on changing the way he has been doing business at this location.

Angela McClemary, 241 Paul Street, asked about the daily traffic, monitoring, and future evaluation of the traffic from this parcel. Mr. Fletcher provided clarification.

At 7:38 p.m., Mayor Reed closed the public hearing and the regular session reconvened.

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

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

No: 0

6.b. Consider a request to rezone 435, 445, 457, 473, 483 & 495 South Main Street and 282, 288, 294 & 298 South Liberty St (The Link Apartments)

Adam Fletcher, director of Community Development, shared the processes related to rezoning requests. He presented a request 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 Link Apartments. He reviewed the surrounding zoning, the long term plans for the area, the submitted proffers, JMU enrollment projections and impact on K-12 students to our schools.

He stated staff and Planning Commission (6-0) recommended approval of the rezoning request.

Vice Mayor Fleming asked if there is a way to project how many units will be full time residents versus students. Mr. Fletcher could not answer that question. Vice Mayor Fleming asked if there was a construction management plan. Mr. Fletcher stated it is too early to have that type of detail available.

Mayor Reed stated it is apparent that the occupants will be mostly students.

Council Member Robinson referred to the Housing Study and noted this housing doesn't appear to be inclusive due to the rental prices. She questioned how the property will be utilized and maintained once students no longer choose to live at this

property,. Mayor Reed stated that is why Council needs to be strategic on developments in the city and look into the future and plan for that.

Council Member Alsaadun asked Mr. Hartman, director of Public Works, what is the anticipated traffic impact of this development. Mr. Hartman stated a Traffic Impact Analysis was done and showed minimal impact and would not require any mitigation.

Council Member Dent noted with the proffer to extend Paul Street from Main St. to Liberty, that could mitigate the tight turnaround and traffic impositions at Grattan Street. Mr. Hartman stated Grattan Street left turn movement has been listed as a failing movement location, the extension of Paul Street would alleviate that.

Council Member Alsaadun asked Ms. Liz Webb, Housing Coordinator, if this project will have an impact on housing needs for local employees. Ms. Webb stated the rental pricing at this development is expected to be market rate, not affordable for low income and not eligible for voucher programs or housing subsidies.

Vice Mayor Fleming stated he will be proposing that this item be tabled after all public comments have been heard, to allow for staff to facilitate a process for input of information to review that would involve the developer and community residents. He stated this proposal has been officially in front of Council for approximately a month, additional proffers may be offered, and staff and the public will need time to review and respond to those. He stated public comment tonight will become part of the public record and help drive Council in making the best well informed decision.

At 8:50 p.m., Mayor Reed closed the regular session and called the second public hearing to order. A notice appeared in the Daily News-Record on Wednesday, July 30, 2025, and Wednesday, August 6, 2025

Todd Rhea, Clark and Bradshaw, representative of applicant, reviewed the project, how it fits the housing needs and the 2040 Downtown Plan, and comparisons of the B-1C versus R-3 zoning for these parcels. He reviewed the five key areas of impact from the project as follows:

- Transportation improvements
- Parking solutions
- Civic space synergy
- Community cohesion
- Fiscal benefits

He stated the applicant is willing to participate actively and enthusiastically in a timely city-facilitated engagement process.

The following spoke in support of the rezoning:

- Isaac, Rockingham Drive;
- Weston Marcus, Blue Ridge Drive;

- Mike;
- Keith May, listing broker of parcel, stated he has received 102 business owners' signatures in support of this development.
- Sarah Baker McKeverly;
- Luciano Benjamin, 217 S Liberty Street;
- Jay Langston, Executive Director Shenandoah Valley Partnership;
- Resident, N. Liberty Street;
- Peter Demby, Owner of Harrisonburg Innovation Hub;
- Brad Cohen, Newman Avenue;
- Don Townsend, Sunset Heights,
- Erin Bishop;
- Felix Jost, Summit Avenue;
- W. Smallwood, in support

The following spoke in opposition to the rezoning:

- Theresa Cubisack, 91 1/2 Franklin;
- Wayne Brown;
- Mike Baxter, 515 S Mason;
- Cindy Furgeson;
- Kathy Moran;
- Marsha McGrath;
- Nancy Steller 487 Preston Drive;
- Frank Steller, 487 Preston Drive;
- Erin Garber, 221 Paul Street;
- Stephanie Cook; 221 Paul Street;
- Elizabeth Swallow, Fairview;
- Jeff Roy, 519 Paul Street;
- Amy Roy 519 Paul St, opposed
- Loma Nichols, 180 Diamond Court;
- Kelly Troxell, 381 Paul Street;
- Candy, old town resident;
- Valerie Sulfaro, 611 Ott Street;
- Jack McCaslin, 611 Ott Street;
- Randy Kline 480 Hartman Drive;
- Karl Larson, S Mason Street;
- Kathy Whitten, Bridgewater resident;
- Alan Baker 281 Paul Street;
- Sierra Lambert;
- Wayne Wenger, opposed
- Kathleen Kelly, Maplehurst Avenue;
- Mary Hoffman, 215 Paul Street;

- Lindsay Denny, 641 Ott Street;
- Sally Campbell;
- Resident, Campbell Street;
- Joseph Enedy, Eastover Drive;
- Sheila Dart, 271 S Liberty Street;
- Phillip Herrington, 28 W Rock Street;
- Stephen Tenneson 507 Paul Street;
- Diane Gray, Lake Terrace;
- Kerry Pettit, Garbers Church Road;
- Joe Whitehill, Franklin Street;
- Angela McClemary, 241 Paul Street,
- John Mansfield, Mason Street;

The following spoke neither in opposition nor support, but requested further discussions be had and research be done:

- Emily Huffman, 834 Vine Street,
- Bill Call, suggested an AI video be done of the proposed development coming from the south into downtown would be helpful and help visualize the project.
- Matt Winters, Pastor of the Harrisonburg Baptist Church, shared concerns of parking impacts along Main Street and the church parking lot because of the proposed Paul St. Extension.
- Haley, Farmers Market manager, stated she has concerns about parking and construction noise.
- Rob Alexander, 977 S Dogwood,
- Brian Robins, 486 W. Market Street; spoke on the unattractiveness of the architecture of the project;
- Kaitlen Townsend, 302 S Dogwood Drive, had questions that should be answered prior to approval of this development.

Panayotis “Poti” Giannakouros, spoke on the good comments and input from the attendees of the meeting; urged people to do their civic duties.

At 11:56 p.m., Mayor Reed closed the public hearing and the regular session reconvened

Recess

At 11:56 p.m., Mayor Reed called the meeting into recess.
At 12:01 a.m., Mayor Reed called the meeting back into session.

Public Hearing Continued

6.b. Consider a request to rezone 435, 445, 457, 473, 483 & 495 South Main Street and 282, 288, 294 & 298 South Liberty St (The Link Apartments)

A motion was made by Vice Mayor Fleming, seconded by Council Member Alsaadun to table this item until the September 23, 2025, City Council Meeting and directs staff to facilitate a process in engaging the developer and residents for discussion of this project before that date. The motion carried with a roll call vote as follows:

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

No: 0

7. Regular Items

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)

Bucky Berry, spoke on the Harrisonburg Police Department staffing, take home use of city vehicles;

8.b. City Council and Staff

Council Member Alsaadun spoke about National Night Out and the recent EMU/City Liaison Committee meeting

Council Member Dent spoke on a presentation city staff gave at the recent Resilient Virginia Conference held at JMU; and her participation in a Leadership Program of Elected Officials to Protect America in conjunction with San Francisco State University.

Vice Mayor Fleming spoke on the Healthy Community Collaborative meeting in July;

10. Closed Session

11. Adjournment

At 12:15 a.m., there being no further business and on motion adopted, the meeting was adjourned.

CITY CLERK MAYOR