



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

OFFICE (540) 432-7700 • FAX (540) 432-7777

May 01, 2025

**TO THE MEMBERS OF CITY COUNCIL
CITY OF HARRISONBURG, VIRGINIA**

SUBJECT: *Planning Commission Annual Report 2024*

**EXTRACT FROM THE DRAFT MINUTES OF HARRISONBURG PLANNING
COMMISSION MEETING HELD ON: April 09, 2025**

Ms. Dang said this item is the 2024 Planning Commission Annual Report, in front of you. This report includes a listing of all of the items that have been considered by Planning Commission last year, with staff and Planning Commission's recommendations, and then a summary of City Council's decisions on each of those items. This item does need you to make a motion and a vote to move this forward, so that the report can be shared with City Council. If you have any questions, I would be happy to answer them.

Vice Chair Finnegan said there are names on here that I have not heard in awhile. I did have a question about on page four the third one down says City Council action denied/approved with two different dates.

Ms. Dang said that was the Weston Park one where at the first reading they voted to deny it, but they changed the vote at the second meeting, and then it got approved.

Mr. Fletcher said was it not one of those situations where somebody moved to approve it and the motion failed, or was it the opposite?

Councilmember Dent said Planning Commission recommended approval 4-2.

Mr. Fletcher said no at City Council.

Councilmember Dent said it was two different meetings and we changed it some in between meetings and brought it back. There was much discussion with [City Attorney] Chris Brown about how to do that.

Vice Chair Finnegan said it looks like it happened again on page six. Oh that is Weston Park, that is special use permit and one is rezoning.

Councilmember Dent said I think the upshot of it was that we could not take back an approval because that means they are going ahead and building it. We can change our mind on a denial and just bring it back.

Ms. Dang said we can find out. We can look at it. I think it had to do with the failed motion.

Mr. Russ said it was denied. The motion passed but the motion was to deny, and then they revisited it again.

Commissioner Washington said for page four on Lucy Drive it says tabled for 5/2024 and 2/2025.

Ms. Dang said that is correct. What ended up happening with that one is that the first reading was presented in May in 2024, and then it was tabled for the applicant to continue doing some work. Then it was brought back in February of 2025. It looks weird, but those are the correct dates.

Councilmember Dent said what happened in February 2025? I do not remember that exactly. We approved it then?

Ms. Dang said correct, I see why you are asking now. We will correct this before it goes to City Council.

Commissioner Washington said then for the 2028 East Market Street, it said postponed by applicant. Did it ever come back?

Ms. Dang said that has continued to be postponed by the applicant.

Councilmember Dent said this is an interesting one. The South Main Street on the top of page six. Withdrawn by applicant, and it never came back.

Vice Chair Finnegan said I may be wrong about this, but that might have been the coffee drive-thru thing.

Ms. Rupkey said they were wanting to do a nail salon somewhere, and they ended up not wanting to locate in that location before it ended up coming to you all. It got reviewed by staff, but it never officially made it to you all.

Vice Chair Finnegan said where is the coffee one? Was that this past year?

Chair Baugh said that was in 2023.

Vice Chair Finnegan said I will move to approve it, to send it to City Council.

Ms. Dang said we will make the changes that were discussed.

Commissioner Washington seconded the motion.

Councilmember Dent said I see another one that rings a bell here, on page seven, the special use permit on 1680 Country Club Road. We just talked about that last night to allow religious uses in M-1. Withdrawn, but they came back last night.

Mr. Fletcher said they did a different option.

Chair Baugh called for a roll call vote.

Commissioner Nardi	Aye
Vice Chair Finnegan	Aye
Councilmember Dent	Aye
Commissioner Washington	Aye
Commissioner Porter	Aye
Chair Baugh	Aye

The motion to recommend approval of the Planning Commission Annual Report passed (6-0). The report will move forward to City Council on May 13, 2025.