

Harrisonburg Planning Commission



Annual Report 2018

Table of Contents

Members	3
Rezoning	4
Special Use Permits.....	5
Street/Alley Closings.....	6
Ordinance/Comp Plan Amendments	6
Preliminary Plats	8
Other	8
Meetings, Worksessions, Presentations.....	8

Planning Commission Membership

Henry Way
Chair

Gil Colman
Vice-Chair
Board of Zoning Appeals Representative

Richard Baugh
City Council Representative

Mark Finks

Brent Finnegan

Deb Fitzgerald

Kathy Whitten

Rezoning

Request	Planning Commission Action	Date	City Council Action
2105 Evelyn Byrd Avenue (R-3 to B-2C)	Recommended for approval (6-0)	04-11-18	Approved 05-22-18
412 South Main Street Proffer Amendment 2018	Recommended for approval (7-0)	06-13-18	Approved 07-24-18
915, 917, 919 & 921 North Main Street (Portion of 41- C-41A from R-2 to B-2C)	Recommended for approval (7-0)	06-13-18	Approved 07-24-18
1550 and 1650 North Liberty Street and 451 Acorn Drive (B-2C to M-1C)	Recommended for approval (7-0)	06-13-18	Approved 07-24-18
Millwood Condominiums (R-3C, Multiple Dwelling Residential District Conditional to R-3C, Medium Density Residential District Conditional)	Recommended for approval (7-0)	07-11-18	Approved 08-21-18
1363 North Main Street (R-2 to B-2C)	Recommended for approval (7-0)	07-11-18	Approved 08-21-18
245 East Water Street (Proffer Amendment, B-1C to B-1C)	Recommended for approval (6-0)	08-08-18	Approved 09-25-18
Rezoning of 5.7 Acres along Lucy Drive and Deyerle Avenue (R-3 to R-5C)	Public hearing continued until September	08-08-18	Denied 10-09-18
	Recommended for denial (6-0)	09-12-18	
76 & 85 West Gay Street and 76, 325, 335, 357, 365, 381 & 394 North Liberty Street (M-1 to B-1C)	Recommended for approval (7-0)	10-10-18	Approved 11-27-18
1353 and 1361 North Main Street (B-2C and R-2 to B-2C)	Recommended for approval (7-0)	10-10-18	Approved 11-27-18

455 and 457 North Liberty Street (M-1 to B-1C)	Recommended for approval (7-0)	10-10-18	Approved 11-27-18
1123 South High Street (M-1 to B-2C)	Recommended for approval (4-0)	11-14-18	Approved 01-08-19
110 Old South High Street and 70 South High Street (R-3/M-1 to B-1C)	Recommended for approval (4-0)	12-12-18	Approved 01-22-19

Special Use Permits

Request	Planning Commission Action	Date	City Council Action
352 Old South High Street (10-3-40 (7) Increased Occupancy)	Recommended for approval (6-0)	03-14-18	Approved 04-10-18
145 East Kaylor Park Drive (10-3-91 (2) Warehousing and Other Storage Facilities in B-2)	Recommended for approval (7-0)	03-14-18	Approved 04-10-18
257 Old South High Street (10-3-40 (7) Increased Occupancy)	Recommended for approval (7-0)	05-09-18	Approved 06-12-18
1911 South High Street (10-3-91 (2) Warehousing and Other Storage Facilities in B-2)	Recommended for approval (7-0)	07-11-18	Approved 08-14-18
753 Foley Road (10-3-48.4 (6) Multi Family Dwellings Up to Twelve Units in R-3)	Recommended for approval (5-2)	07-11-18	Approved 08-14-18
423 West Market Street (10-3-40 (7) Increased Occupancy)	Recommended for approval (4-3)	07-11-18	Denied 08-14-18
661 Northfield Court (10-3-52 (4) Major Family Day Home in R-4)	Recommended for denial (3-3 split vote)	08-08-18	Approved 09-11-18

5.7 Acres along Lucy Drive and Deyerle Avenue (10-3-55.4 (1) Multi-family Dwellings of More Than 12 Units Per Building)	Public hearing continued until September Recommended for denial (6-0)	08-08-18 09-12-18	Denied 10-09-18
5.7 Acres along Lucy Drive and Deyerle Avenue (10-3-55.4 (4) Allow Retail Stores, Convenience Shops, Personal Service Establishments and Business and Professional Offices)	Public hearing continued until September Recommended for denial (6-0)	08-08-18 09-12-18	Denied 10-09-18
701 Port Republic (10-3-91 (2) Warehousing and Other Storage Facilities in B-2)	Recommended for approval (4-0)	12-12-18	Approved 01-08-19

Street and Alley Closings

Request	Planning Commission Action	Date	City Council Action
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No Street and Alley Closings were Reviewed in 2018

Ordinance/Comprehensive Plan Amendments

Request	Planning Commission Action	Date	City Council Action
Zoning Ordinance Amendment – To Allow Warehousing and Other Storage Facilities, with No Sizing Details or Associations to a Continuous Use, By SUP in the B-2 District	Recommended for approval (7-0)	03-14-18	Approved 05-08-18

Zoning Ordinance and Title 4 Finance, Taxation, Procurement Amendments – Short Term Rentals	Tabled (6-0) Tabled (7-0) Recommended for approval (6-0)	04-11-18 05-09-18 08-08-18	Tabled for further information on other localities. 09-11-18
Zoning Ordinance Amendments – Wireless Telecommunications Facilities (Small Cell Facilities and Other Amendments	Recommended for approval (5-1)	04-11-18	Approved 05-22-18
Zoning Ordinance Amendments – To Increase Fees for Rezoning, Special Use Permits, Zoning Ordinance Amendments, Comprehensive Plan Amendments, Variance and Appeals Request to BZA	Recommended for approval (7-0)	05-09-18	Approved 06-26-18
Zoning Ordinance Amendment – Off-Street Vehicle Parking Regulations (Retail)	Recommended for approval (7-0)	10-10-18	Approved 11-27-18
Zoning Ordinance Amendment – Nonconforming Buildings and Uses	Recommended for approval (6-1)	10-10-18	Approved 11-27-18
Comprehensive Plan – 2018 Update	Recommended for approval (7-0)	10-10-18	Approved 11-13-18
Zoning Ordinance Amendment – Off-Street Vehicle Parking Regulations (R-6 & R-7)	Recommended for approval (4-0)	11-14-18	Approved 01-08-19
Zoning Ordinance Amendment – Religious, Educational, Charitable, and Benevolent Institutional Uses in B-1	Recommended for approval (4-0)	12-12-18	Approved 01-22-19

Preliminary Plats

Request	Planning Commission Action	Date	City Council Action
Stone Suites – 1340, 1348, 1356 South Main Street and 1341 Edgelawn Drive	Recommended for approval (7-0)	10-10-18	Approved 11-13-18

Other

Request	Planning Commission Action	Date	City Council Action
Public Utility Application Walnut Creek Drive (Rockingham County TM 107-A-166)	Recommended for approval (7-0)	06-13-18	Approved 07-10-18
Public Utility Application 3122 Rawley Pike (Rockingham County TM 107-A-L184)	Recommended for approval (7-0)	07-11-18	Approved 08-14-18
Public Utility Application The Crossings Phase 2, Dorval Road Extended (Rockingham County TM 124-A-131)	Recommended for approval (6-0)	09-12-18	Approved 10-09-18
Planning Commission Bylaws Updated	Approved (7-0)	05-09-18	N/A

MEETINGS AND WORKSESSIONS

Meeting Dates:

January 10, 2018	July 11, 2018
February 14, 2018	August 8, 2018
March 14, 2018	September 12, 2018
April 11, 2018	October 10, 2018
May 9, 2018	November 14, 2018
June 13, 2018	December 12, 2018

PRESENTATIONS TO PLANNING COMMISSION

January 10, 2018 – Presentation from the Department of Public Works on the Stormwater Improvement Plan (SWIP)

May 9, 2018 – Presentation from the United Way of Harrisonburg and Rockingham County on the Asset Limited Income Constrained Employed (ALICE) Report

June 13, 2018 – Presentation of the James Madison University Master Plan