

Harrisonburg Planning Commission



2015 Annual Report

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Planning Commission Membership

Deb Fitzgerald
Chair

Henry Way
Vice-Chair

Richard Baugh
City Council Representative

Gil Colman

MuAwia Da'Mes
Board of Zoning Appeals Representative

Judith Dilts

Jefferson Heatwole

Rezoning

Request	Planning Commission Action	Date	City Council Action
Westport Village Proffer Amendment (811 Port Republic Road)	Recommended for approval (6-0)	03-11-15	Approved
1320 Port Republic Road (B-2C Proffer Amendment)	Recommended for approval (6-0)	04-08-15	Approved
412 South Main Street (B-2 Conditional to B-1 Conditional)	Recommended for approval (6-0)	07-08-15	Approved
Chatham Square 2015 Amendment	Recommended for approval (6-0)	07-08-15	Approved
141 West Bruce Street (M-1 to B-1C)	Recommended for approval (6-0)	08-12-15	Approved
475 Lucy Drive/2065 Reservoir Street (R-3 to B-2)	Recommended for approval (7-0)	09-09-15	Approved
707 North Main Street (R-2 to M-1)	Recommended for approval (5-0)	11-11-14	Approved
137 West Water Street (M-1 to B-1C)	Recommended for approval (5-0)	11-11-14	Approved
Spotswood Country Club 8 Acres (R-1 to B-2C)	Recommended for approval (7-0)	12-9-15	Approved

Special Use Permits

Request	Planning Commission Action	Date	City Council Action
1854 East Market Street (Section 10-3-91(9) Reduced Side Yard Setback	Recommended for approval (7-0)	01-14-15	Approved

15 Southgate Court (10-3-91(8) Reduction in Required Parking)	Recommended for approval (4-2)	03-11-15	Approved
961 Acorn Drive (Section 10-3-97(3) Business Office in M-1)	Recommended for approval (6-0)	06-10-15	Approved
1430 Red Oak Street (Recreational Use with Nontransient Dwellings)	Recommended for approval (6-0)	06-10-15	Approved
210 Charles Street (Section 10-3-97(2) Convenience Store in M-1)	Recommended for approval (6-0)	07-08-15	Approved
521 Blue Ridge Drive (Section 10-3-34(6) Major Family Day Home in R-1)	Recommended for approval (6-0)	07-08-15	Approved
141 West Bruce Street (Warehousing and Other Storage Facilities in B-1)	Recommended for approval (6-0)	08-12-15	Approved
206 South Avenue (Business and Professional Offices Section 10-3-97(3))	Recommended for approval (7-0)	09-09-15	Approved
1214 Windsor Road (MFDH 2015 Amendment)	Recommended for approval (7-0)	10-14-15	Approved
685 East Wolfe Street (Section 10-3-91(9) Zero Side Yard Setback)	Recommended for approval (5-0)	11-11-15	Approved
73 Rex Road (Section 10-3-40(6) MFDH)	Recommended for approval (5-0)	11-11-15	Approved
865 Port Republic Road (Section 10-3-55.4(8) Wireless Telecommunications Facility)	Tabled by applicant	11-11-15	N/A

Street and Alley Closings

Request	Planning Commission Action	Date	City Council Action
Between 33-C-4 & 5 (1,610 +/- sq. ft. Perpendicular to & off of East Johnson Street)	Recommended for approval (7-0)	09-09-15	Approved

Ordinance/Comprehensive Plan Amendments

Request	Planning Commission Action	Date	City Council Action
Parking Lot Landscaping Modifications 10-3-30.1(2) and (16)	Recommended for approval (6-0)	03-11-15	Tabled (04-14-15) Approved (05-26-15)
Section 10-3-97 (10) (To Allow Nontransient Dwellings with Recreational and Leisure Time Activities)	Recommended for approval (6-0)	06-10-15	Approved
Wireless Telecommunications Facilities and Radio Television Stations and Studios or Recording Studios in B-1	Recommended for approval (6-0)	06-10-15	Approved
Section 10-3-24 (To Align Definitions of Minor and Major Family Day Homes with recent changes to the Code of Virginia)	Recommended for approval (6-0)	07-08-15	Approved
Sections 10-3-135, 136, and 139 (To Align Article W Board of Zoning Appeals with recent changes to the Code of Virginia)	Withdrawn by staff	07-08-15	N/A

Section 10-3-85 To Add Warehousing and Other Storage Facilities as a Special Use in B-1	Recommended for approval (6-0)	08-12-15	Approved
Section 10-3-26 (To Allow Required Parking for Business and Professional Uses to be Off-Site within Specified Downtown Locations)	Recommended for approval (7-0)	10-14-15	Approved
Spotswood Country Club 8 Acres (Land Use Guide Change: Conservation Recreation to Commercial)	Recommended for approval (7-0)	12-9-15	Approved
Section 10-3-57.5(b) Maximum Density in R-7	Recommended for approval (7-0)	12-9-15	Approved

Preliminary Plats

Request	Planning Commission Action	Date	City Council Action
Chand Development (Sub. Ord. Variance Section 10-2-42(c)) 081 00A 018 001 015	Recommended for approval (5-0)	01/14/15	Approved
Ramblewood Subdivison 097 00A 007 001 015	Tabled by applicant Recommended for approval (6-0)	05-13-15 06-10-15	Approved
Charleston Townes Resubmittal 2012 Addition 080 00A 08A 001 015	Recommended for approval (7-0)	08-12-15	Approved

Other

Request	Planning Commission Action	Date	City Council Action
15.2-2232 Review Proposed Harrisonburg City Public Schools New Elementary School	Found to be substantially in accord with the Comprehensive Plan	04-08-15	N/A
Private School Off-Street Parking Approval Request - Minnick School (1661 Virginia Avenue)	Approved (6-0)	10-14-15	N/A
Public Utility Application - 1380 Blackberry Lane (Rockingham County)	Recommended for approval (7-0)	12-9-15	Approved

MEETINGS AND WORKSESSIONS

Total Number of Regular Meetings: 12

Total Number of Worksessions: 0

Meeting Dates:

- January 14, 2015
- February 11, 2015
- March 11, 2015
- April 8, 2015
- May 13, 2015
- June 10, 2015
- July 8, 2015
- August 12, 2015
- September 9, 2015
- October 14, 2015
- November 11, 2015
- December 9, 2015