

# Planning Commission



## Annual Report 2023

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# **Planning Commission Membership**

**Brent Finnegan**  
Chair

**Adriel Byrd**  
Vice-Chair

**Laura Dent**  
City Council Representative

**Jim Orndoff**  
Board of Zoning Appeals Representative  
Resigned April 12

**Dr. Donna Armstrong**

**Valerie Washington**

**Richard Baugh**  
Appointed February 8

**Heja Alsindi**  
Appointed July 12

## Rezoning

<b>Request</b>	<b>Staff Recommendation</b>	<b>Planning Commission Recommendation</b>	<b>City Council Action</b>
Bluestone Town Center (R-1, R-3, and B-2 to R-7)	Denial in part Approval in part	Approval (6-0) 1/17/2023	Tabled 2/14/2023 Approved (3-2) 2/28/2023
251 Garbers Church Road (R-1 to R-8C)	Approval	Motion to recommend approval resulted in a split decision (3-3) 2/8/2023	Approved (5-0) 3/14/2023 3/28/2023
1250 W Market St (Amend existing proffers for B2-C)	Denial	Denial (6-1) 3/8/2023	Approved (5-0) 4/25/23 5/9/2023
2720 Dorval Rd (R-2C to R-8C)	Approval	Approval (7-0) 3/8/2023	Approved (5-0) 4/25/2023 5/9/2023
564 E Gay St (R-2 to R-8)	Approval	Approval (5-0) 5/10/2023	Approved (4-0) 6/13/2023 6/27/2023
813 Chicago Ave (B-2C to B-2)	Denial	Denial (5-1) 6/14/2023	Denied (3-1) 7/11/2023
130 W Mosby R (R-2 to R-8C)	Approval	Approval (6-0) 6/14/2023	Approved (4-0) 7/11/2023 7/25/2023
937 Vine St (R-1 to R-8C)	Approval	Approval (5-0) 6/14/2023	Approved (4-0) 7/11/2023 7/25/2023
130 Franklin St	Approval	Denial (6-0) 6/14/2023	Approved (4-0) 7/11/2023 7/25/2023
201, 203, 205, 207 Broad St & 264, 266 E Wolfe St (R-2 to B-1C)	Approval	Approval (7-0) 7/12/2023	Approved (5-0) 8/8/2023 8/22/2023
361 Franklin St (R-1 to R-8C)	Approval	Approval (7-0) 7/12/2023	Approved (5-0) 8/8/2023 8/22/2023

<b>Request</b>	<b>Staff Recommendation</b>	<b>Planning Commission Recommendation</b>	<b>City Council Action</b>
231, 251, 261 S Liberty St (M-1 to B-1C)	Approval	Approval (7-0) 7/12/2023	Approved (5-0) 8/8/2023 8/22/2023
1621 & 1641 Smithland Rd (R-1 to R-8C)	Approval	Approval (7-0) 7/12/2023	Approved (5-0) 8/8/2023 8/22/2023
1941 Sunchase Dr (R-3 to R-5C)	Approval	Approval (5-0) 7/20/2023	Approved (5-0) 8/22/2023 9/12/2023
853 & 853-A Hillside Ave (R-2 to R-3C)	Approval	Approval (5-0) 7/20/2023	Approved (5-0) 8/22/2023 9/12/2023
210, 290, & 280 West Mosby Rd (R-2/R-2C/B-2C to R-5C)	Approval	Approval (6-0) 8/9/2023	Approved (5-0) 9/12/2023 9/26/2023
11, 21, 31 Elon Rhodes Lane, 241 Commerce Dr, 298 E Washington St (R-3 to R-5C)	Approval	Approval (6-0) 8/9/2023	Approved (5-0) 9/12/2023 9/26/2023
1205 Hillcrest Dr (R-1 to R-8C)	Approval	Approval (6-0) 8/9/2023	Approved (5-0) 9/12/2023 9/26/2023
215 Pear St (R-1 to R-8C)	Approval	Approval (6-0) 8/9/2023	Approved (5-0) 9/12/2023 12/12/2023
810 Port Republic Rd (B-2C to B-2C Proffer Amendment)	Approval	Approval (4-3) 9/13/2023	Approved (5-0) 10/10/2023 10/24/2023
708 Northfield Ct (R-4 to R-8C)	Approval	Approval (7-0) 10/11/2023	Approved (3-0) 11/14/2023 11/28/2023
505 Northglen Lane (R-2 to R-8C)	Approval	Approval (7-0) 11/8/2023	Approved (5-0) 12/12/2023 1/9/2024
1149 Clay St (R-1 to R-8)	Approval	Approval (7-0) 11/8/2023	Approved (5-0) 12/12/2023 1/9/2024

<b>Request</b>	<b>Staff Recommendation</b>	<b>Planning Commission Recommendation</b>	<b>City Council Action</b>
1300, 1302, 1316 S Main St (R-3 to B-2)	Denial	Denial (7-0) 11/8/2023 Withdrawn by Applicant	N/A
1182 Nelson Dr (R-1 to R-8)	Approval	Approval (7-0) 12/13/2023	Approved (5-0) 1/9/2024 1/23/2024
1816, 1820 Country Club Rd & 640, 650, 660, 670, 680, 690, 700, 710, 730 Keezletown Rd (R-1, R-3C, R-7 to R-5, R-8)	Approval	Approval (7-0) 12/13/2023	Approved (5-0) 1/9/2024 1/23/2024
865 Port Republic Rd (R-5C to B-2C)	Approval	Approval (7-0) 12/13/2023	Approved (5-0) 1/9/2024 1/23/2024
716, 720, 722 Foley Rd (R-3 to R-5C)	Approval	Approval (6-0) 12/13/2023	Approved (5-0) 1/9/2024 1/23/2024
585 Pear St (R-1 to R-8)	Approval	Approval (7-0) 12/19/2023	Approved (5-0) 1/23/2024 2/13/2024
465 Pear St (R-1 to R-8)	Approval	Approval (7-0) 12/19/2023	Approved (5-0) 1/23/2024 2/13/2024

### **Special Use Permits**

<b>Request</b>	<b>Staff Recommendation</b>	<b>Planning Commission Recommendation</b>	<b>City Council Action</b>
Peach Grove Avenue (Lingerfelt To allow multi-family dwellings in B-2)	Approval	Tabled 12/14/2022 Approval (3-1) 1/11/2023	Approved (5-0) 2/28/2023
71 Broad Street (To allow Short-Term Rental in the R-2 District)	Denial	Denial (5-0) 1/11/2023	Approved (3-2) 2/14/2023

<b>Request</b>	<b>Staff Recommendation</b>	<b>Planning Commission Recommendation</b>	<b>City Council Action</b>
1111 North Main Street (Sections 10-3-91 (16) and 10-3-97 (15) to allow public uses to deviate from the requirements of Title 10, Chapter 3 (Zoning Ordinance))	Approval	Approval (6-0) 1/11/2023	Approved (5-0) 2/14/2023
Multiple addresses at East Mosby Road and Beery Road Section 10-3-97 (15) to allow public uses which deviate from the requirements of title 10, chapter 3 (Zoning Ordinance)	Approval	Approval (7-0) 2/8/2023	Approved (5-0) 3/14/2023
909 & 919 Virginia Ave (To allow business and professional offices in M-1)	Approval	Approval (6-0) 3/8/2023	Approved (5-0) 4/25/2023
511 E Market St (To allow occupancy of not more than 3 persons within each unit of a duplex dwelling in R-2)	Approval	Approval (7-0) 3/8/2023	Approved (5-0) 4/25/2023
3520 S Main St (To allow building material sales and storage yards, contractors, equipment sales and storage yards and other similar uses in B-2)	Approval	Approval (7-0) 3/8/2023	Approved (5-0) 4/25/2023
1250 W Market St (To allow warehousing and other storage facilities in B-2)	Denial	Denial (6-1) 3/8/2023	Approved (5-0) 4/25/23
1180 Virginia Ave (To allow multiple-family dwellings and/or mixed-use in B-2)	Approval	Approval (4-0) 4/12/2023	Approved (4-0) 5/9/2023

<b>Request</b>	<b>Staff Recommendation</b>	<b>Planning Commission Recommendation</b>	<b>City Council Action</b>
1846 Evelyn Byrd (NERD; To allow multi-family dwellings and/or mixed-use in B-2)	Approval	Approval (5-0) 5/10/2023	Approved (4-0) 6/13/2023
837,841,871,887,889,891 Chicago Ave (To allow restaurants in M-1)	Denial	Approval (6-0) 6/14/2023	Approved (3-1) 7/11/2023
130 W Mosby Rd (To allow townhomes in R-8)	Approval	Approval (6-0) 6/14/2023	Approved (4-0) 7/11/2023
1153 & 1157 S High St (To allow religious, educational, charitable, or benevolent institutional uses in M-1)	Approval	Approval (7-0) 7/12/2023	Approved (5-0) 8/8/2023
231, 251, 261 S Liberty St (To allow manufacturing, processing, and assembly operations in B-1)	Approval	Approval (7-0) 7/12/2023	Approved (5-0) 8/8/2023
1941 Sunchase Dr (To allow multi-family dwellings of more than 12 units per building in R-5C)	Approval	Approved (5-0) 7/20/2023	Approved (5-0) 8/22/2023
853 & 853A Hillside Dr (To allow multi-family family dwellings in R-3C)	Approval	Approval (5-0) 7/20/2023	Approved (5-0) 8/22/2023
315 S Dogwood Dr (To allow Child Daycare Centers in R-1)	Approval	Approved (6-0) 8/9/2023	Approved (5-0) 9/12/2023
210, 290, & 280 West Mosby Rd (To allow multi-family dwellings of more than 12 units/building, and to allow multi-family buildings greater than 4 stories and 52 feet in height)	Approval	Approved (6-0) 8/9/2023	Approved (5-0) 9/12/2023
11, 21, 31 Elon Rhodes Lane, 241 Commerce Dr, 298 E Washington St (To allow multi-family dwellings of more than 12 units per building in R-5C)	Approval	Approval (6-0) 8/9/2023	Approved (5-0) 9/12/2023



<b>Request</b>	<b>Staff Recommendation</b>	<b>Planning Commission Recommendation</b>	<b>City Council Action</b>
80 Ashby Ave (To allow manufacturing, processing, and assembly operation in B-2 & B-2C)	Approval	Approval (6-0) 8/9/2023 Withdrawn by applicant	N/A
810 Port Republic Rd (To allow multi-family dwellings and/or mixed-use in B-2)	Approval	Approval (5-2) 9/13/2023	Approved (5-0) 10/10/2023
4030 S Main St (To allow building material & contractor material sales & storage in B-2)	Approval	Approval (7-0) 9/13/2023	Approved (5-0) 10/10/2023
660 Walnut Lane (To allow a boarding and rooming house)	Denial	Denial (5-2) 10/11/2023	Denied (5-0) 1/9/2024
1816, 1820 Country Club Rd & 640, 650, 660, 670, 680, 690, 700, 710, 730 Keezletown Rd (To allow attached townhomes of not more than eight (8) units)	Approval	Approval (7-0) 12/13/2023	Approved (5-0) 1/9/2024
865 Port Republic Rd (To allow multiple-family and/or mixed use buildings and to allow a reduction in setbacks)	Approval	Approval (7-0) 12/13/2023	Approved (5-0) 1/9/2024
585 Pear St (To allow attached townhomes)	Approval	Approval (7-0) 12/19/2023	Approved (5-0) 1/23/2024
465 Pear St (To allow attached townhomes)	Approval	Approval (7-0) 12/19/2023	Approved (5-0) 1/23/2024

### Street and Alley Closings

<b>Request</b>	<b>Staff Recommendation</b>	<b>Planning Commission Action</b>	<b>City Council Action</b>
To close a portion of Beery Rd public street right-of-way	Withdrawn by applicant (City)	N/A	N/A

Request by SVO to close a portion of Massanutten St	Approval	Approval (7-0) 9/13/2023	Approved (5-0) 10/10/2023
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### Ordinance/Comprehensive Plan Amendments

<b>Request</b>	<b>Staff Recommendation</b>	<b>Planning Commission Action</b>	<b>City Council Action</b>
Cooperative Sober Living- Use to be created and defined	Approval	Denial (7-0) 12/14/2022	Withdrawn by applicant (City) 1/10/2023
Posting of Sign Requirements	Approval	Approval (5-2) 12/14/2022	Approved (4-0) 1/10/2023 1/24/2023
10-3-57.3 and 10-3-57.6 (c) of the R-7, Medium Density Mixed Residential Planned Community District regulations	Approval	Approval (6-0) 1/17/2023	Approved (4-1) 2/14/2023 2/28/2023
Amend the Zoning Ordinance to amend the definition of “Family” and add “Recovery Residence” use	Approval	Approval (7-0) 11/8/2023	Approved (5-0) 12/12/2023 2/13/2024
Tuscan Village To amend the Comprehensive Plan’s Land Use Guide map from Low Density Mixed Residential to Medium Density Residential	Approval	Approval (7-0) 12/13/2023	Approved (5-0) 1/9/2024
Amend Section 10-3-91(9) of the Zoning Ordinance B-2 regulations to allow a reduction in side or rear yard setbacks up to 0 feet by SUP	Approval	Approval (7-0) 12/13/2023	Approved (5-0) 1/9/2024 1/23/2024

### Preliminary Plats

<b>Request</b>	<b>Staff Recommendation</b>	<b>Planning Commission Action</b>	<b>City Council Action</b>
Consider a Preliminary Plat to subdivide a +/- 7.72 acre property into two lots at 199 Mount Clinton Pike	Approval	Approval (6-0) 6/14/2023	NA
Consider Preliminary Plat to subdivide 55 Baxter Dr with variances	Approval	Approval (5-0) 7/20/2023	Approved (5-0) 8/22/2023
Consider a Preliminary Plat to subdivide 935 & 937 Vine Street with variances	Approval	Approval (7-0) 9/13/2023	Approved (5-0) 10/10/2023
Consider a Preliminary Plat to subdivide 716, 720, and 722 Foley Road with variances	Approval	Approval (6-0) 12/13/2023	Approved (5-0) 1/9/2024

### Other

<b>Request</b>	<b>Staff Recommendation</b>	<b>Planning Commission Action</b>	<b>City Council Action</b>
CIP FY2023-2024 through 2027-2028	Approval	Approval (7-0) 3/8/2023	Approved (4-0) 4/11/2023
Keys Academy private school off-street parking approval request	Approval	Approved (5-0) 5/10/2023	N/A
Public Utility Application - for a property located at Friendship Drive in Rockingham County	Approval	Tabled (4-1) 4/12/2023 Approval (5-0) 5/10/2023	Approved (4-0) 6/13/2023
VA Code 15.2-2232 - Consider whether the proposed Homeless Services Center at 1111 N Main St is in substantial accord with the Comprehensive Plan	Approval	Approval (6-0) 6/14/2023	Approved (4-0) 7/11/2023

Public Utility Application - for water service for a property located at 59 Bank Church Rd in Rockingham County	Approval	Approval (6-0) 8/9/2023	Approved (5-0) 9/12/2023
Review 2018 Comprehensive Plan and determine whether it is advisable to amend the Plan	To undergo thorough and complete rewrite of the Plan after Zoning & Subdivision Ordinances update is completed.	Support staff's recommendation (7-0) 12-19-23	N/A

## **2023 Meeting Dates**

January 11, 2023

July 20, 2023

January 17, 2023

August 9, 2023

February 8, 2023

September 13, 2023

March 8, 2023

September 19, 2023

April 12, 2023

October 11, 2023

May 10, 2023

November 8, 2023

June 14, 2023

December 13, 2023

July 12, 2023

December 19, 2023