

Planning Commission



Annual Report 2019

Table of Contents

Members	3
Rezoning.....	4
Special Use Permits.....	5
Street/Alley Closings.....	9
Ordinance/Comp Plan Amendments	9
Preliminary Plats	10
Other	11
Meetings, Worksessions, Presentations.....	11

Planning Commission Membership

Henry Way
Chair

Gil Colman
Vice-Chair
Board of Zoning Appeals Representative

Sal Romero
City Council Representative

Mark Finks

Brent Finnegan

Zanetta Ford-Byrd

Kathy Whitten

Rezoning

Request	Staff Recommendation	Planning Commission Action	PC Date	City Council Action
120 Waterman Drive (M-1 to B-2)	Recommended approval	Recommend for approval (6-0)	01-09-19	Approved 02-26-19
706, 710, and 714 Greenbriar Drive (R-1 to R-3C)	Recommended denial Recommended denial	Tabled by applicant prior to Planning Commission Recommended for denial (6-1)	05-08-19	Denied 06-11-19
1051 Peach Grove Avenue (The Residence & Shoppes at Peach Grove) (B-2 to R-5C)	Recommended denial	Recommended for denial (4-3)	04-10-19	Approved 05-28-19
1385 Wine Drive (R-3C to B-2C)	Recommended approval	Recommended for approval (7-0)	05-08-19	Approved 06-25-19
City of Harrisonburg (New High School Site) East Kaylor Park Drive	Recommended approval	Recommended for approval (6-0)	06-12-19	Approved 07-23-19
60 Carpenter Lane (B-2 to M-1)	Recommended approval	Recommended for approval (6-0)	06-12-19	Approved 07-23-19
2150, 2152, 2156, & 2158 Reservoir Street and 717 Foley Road (R-3 to R-5C)	Recommended approval	Recommended for denial (6-0)	09-11-19	Approved 10-22-19
709 and 711 Foley Road (R-3 to R-5C)	Recommended approval	Recommended for approval (6-0)	09-11-19	Approved 10-22-19
129 West Wolfe Street (M-1 to B-1C)	Recommended approval	Recommended for approval (7-0)	12-11-19	Approved 1-28-20
231, 251, and 261 South Liberty Street (M-1 to B-1)	Recommended Denial	Recommended for approval (6-1)	12-11-19	<i>Tabled by City Council</i>
1043, 1045, 1059, 1061, and 1063 South High Street (M-1 to B-2)	Recommend approval	Recommended for approval (7-0)	12-11-19	Approved 1-28-20

Special Use Permits

Request	Staff Recommendation	Planning Commission (PC) Action	PC Date	City Council Action
1447 Springside Drive – Major Family Day Home in R-1 (10-3-34(6))	Recommended approval	Recommended for approval (7-0)	04-10-19	Approved 05-14-19
3320 South Main Street – Building Material Sales and Storage Yard (10-3-91(6))	Recommended approval	Recommended for approval (7-0)	04-10-19	Approved 05-14-19
1051 Peach Grove Avenue – Multi-Family Dwellings of More Than 12 Units per Building (10-3-55.4(1))	Recommended denial	Recommended for approval (7-0)	04-10-19	Approved 05-14-19
1051 Peach Grove Avenue – Multi-Family Buildings Greater Than Four Stories/52-feet in Height (10-3-55.4(2))	Recommended denial	Recommended for approval (7-0)	04-10-19	Approved 05-14-19
1051 Peach Grove Avenue – Retail Stores, Convenience Shops, Personal Service, Restaurants, Business & Professional Offices (10-3-55.4(4))	Recommended denial	Recommended for approval (7-0)	04-10-19	Approved 05-14-19
785 Acorn Drive – Recreational & Leisure Time Activities in M-1 (10-3-97(10))	Recommended approval	Recommended for approval (7-0)	05-08-19	Approved 06-11-19
1451 Hillcrest Drive – Short-Term Rental in R-2 (10-3-40(8))	Recommended approval	Recommended for approval (7-0)	05-08-19	Approved 06-11-19
341 South Willow Street – Short-Term Rental in R-1 (10-3-34(7))	Recommended approval	Recommended for approval (7-0)	05-08-19	Approved 06-11-19
1110 Royal Court – Short-Term Rental in R-3 (10-3-46(2))	Recommended denial	Withdrawn by applicant prior to Planning Commission	N/A	N/A
636 Wyndham Woods Circle – Short-Term Rental in R-1 (10-3-34(7))	Recommended denial	Recommended for denial (5-2)	05-08-19	Withdrawn by applicant prior to City Council

981 Summit Avenue – Short-Term Rental in R-2 (10-3-40(8))	Recommended denial	Recommended for approval (5-2)	05-08-19	Approved 06-11-19
325, 335, 357, and 394 North Liberty Street – Manufacturing, Processing & Assembly Operations in B-1 (10-3-85(1))	Recommended approval	Recommended for approval (6-0)	06-12-19	Approved 07-09-19
1220 Ivy Lane – Short-Term Rental in R-3 (10-3-48.4(2))	Recommended approval	Recommended for approval (6-0)	06-12-19	Approved 07-09-19
150 Fairview Avenue – Short-Term Rental in R-1 (10-3-34(7))	Recommended approval	Recommended for approval (6-0)	06-12-19	Approved 07-09-19
58 Easthampton Court – Short-Term Rental in R-2 (10-3-40(8))	Recommended denial	Recommended for approval (5-1)	06-12-19	Approved 07-09-19
406 Collicello Street – Short-Term Rental in R-2 (10-3-40(8))	Recommended approval	Recommended for approval (6-0)	06-12-19	Approved 07-09-19
957 Summit Avenue – Short-Term Rental in R-2 (10-3-40(8))	Recommended denial	Recommended for approval (5-1)	06-12-19	Approved 07-09-19
845 College Avenue – Short-Term Rental in R-2 (10-3-40(8))	Recommended denial	Recommended for approval (6-0)	06-12-19	Approved 07-09-19
60 Shenandoah Avenue – Short-Term Rental in R-2 (10-3-40(8))	Recommend denial	Recommended for denial (6-0)	06-12-19	Withdrawn by applicant prior to City Council
973 Smith Avenue – Short-Term Rental in R-2 (10-3-40(8))	Recommended denial	Recommended for approval (5-1)	06-12-19	Approved 07-09-19
294 Franklin Street – Short-Term Rental in U-R (10-3-180(6))	Recommend approval	Recommended for approval (5-1)	06-12-19	Approved 07-09-19
1159 Nelson Drive – Short-Term Rental in R-1 (10-3-34(7))	Recommend denial	Recommended for denial (6-0)	06-12-19	<i>Tabled by City Council</i>
422 Cedar Street – Short-Term Rental in R-1 (10-3-34(7))	Recommended denial	Withdrawn by applicant prior to Planning Commission	N/A	N/A
481, 491, 505 Broad Street – Community building in R-2 (10-3-40(5))	Recommended approval	Recommended for approval (6-0)	07-10-19	Approved 08-13-19

168 Pleasant Hill Road – Short-Term Rental in R-3 (10-3-48.4(2))	Recommended approval	Recommended for denial (6-0)	07-10-19	Approved 08-13-19
72 East Weaver Avenue – Short-Term Rental in R-1 (10-3-34(7))	Recommended approval	Recommended for approval (6-0)	07-10-19	Approved 08-13-19
111 Campbell Street – Short-Term Rental in UR/RP (10-3-180(6))	Recommended approval	Recommended for approval (6-0)	07-10-19	Approved 08-13-19
443 Lee Avenue – Short-Term Rental in R-2 (10-3-40(8))	Recommended approval	Recommended for approval (5-1)	07-10-19	Approved 08-13-19
519 Green Street – Short-Term Rental in R-1 (10-3-34(7))	Recommended approval	Recommended for approval (6-0)	07-10-19	Approved 08-13-19
921 Blue Ridge Drive – Short-Term Rental in R-1 (10-3-34(7))	Recommended denial	Recommended for denial (6-0)	07-10-19	Withdrawn by applicant prior to City Council
990 Summit Avenue – Short-Term Rental in R-2 (10-3-40(8))	Recommended approval	Recommended for approval (4-2)	07-10-19	Approved 08-13-19
1934 Park Road – Short-Term Rental in R-3 (10-3-48.4(2))	Recommended approval	Recommended for denial (4-2)	07-10-19	Approved 08-13-19
1230 Alpine Drive – Short-Term Rental in R-2 (10-3-40(8))	Recommended approval	Recommended for approval (6-0)	07-10-19	Approved 08-13-19
511 Paul Street – Short-Term Rental in R-1 (10-3-34(7))	Recommended approval	No Recommendation Split Vote (3-3)	08-14-19	Approved 10-08-19
130 South Brook Avenue – Short-Term Rental in R-2 (10-3-40(8))	Recommended approval	Recommended for approval (6-0)	08-14-19	Approved 09-10-19
789 Blue Ridge Drive – Short-Term Rental in R-1 (10-3-34(7))	Recommended approval	Recommended for approval (4-2)	08-14-19	Approved 09-10-19
165 New York Avenue – Short-Term Rental in R-2 (10-3-40(8))	Recommended denial	Recommended for denial (6-0)	08-14-19	Sent back to Planning Commission 09-10-19
(Revised application)	Recommended approval	Recommended for denial (6-0)	10-09-19	Denied 11-12-19

551 Myers Avenue – Short-Term Rental in R-1 (10-3-34(7))	Recommended approval	Recommended for approval (4-2)	09-11-19	Approved 10-08-19
231 West Grace Street – Short-Term Rental in R-1 (10-3-34(7))	Recommended approval	Recommended for approval (4-2)	09-11-19	Approved 10-08-19
85 West Gay Street – Manufacturing, Processing & Assembly in B-1 (10-3-85(1))	Recommended approval	Recommended for approval (6-0)	09-11-19	Approved 10-08-19
2150, 2152, 2156, & 2158 Reservoir Street and 717 Foley Road – Multi-Family Dwellings of More Than 12 Units per Building (10-3-55.4(1))	Recommended approval	Recommended for denial (6-0)	09-11-19	Approved 10-08-19
2150, 2152, 2156, & 2158 Reservoir Street and 717 Foley Road – Multi-Family Buildings Greater Than Four Stories/52-feet in Height (10-3-55.4(2))	Recommended approval	Recommended for denial (6-0)	09-11-19	Approved 10-08-19
2150, 2152, 2156, & 2158 Reservoir Street and 717 Foley Road – Retail Stores, Convenience Shops, Personal Service, Restaurants, Business & Professional Offices (10-3-55.4(4))	Recommended approval	Recommended for approval (6-0)	09-11-19	Approved 10-08-19
907 Ridgewood Road – Short-Term Rental in R-1 (10-3-34(7))	Recommended approval	No Recommendation Split Vote (3-3)	10-09-19	Denied 11-12-19
2101 Deyerle Avenue – Walls and Fences Greater than the Height Permitted in R-3 (10-3-48.4(8))	Recommended approval	Recommended for approval (4-0)	11-13-19	Approved 12-10-19
1045 Carriage Drive – Short-Term Rental in R-1 (10-3-34(7))	Recommended approval	Recommended for approval (7-0)	12-11-19	Approved 01-14-20
1592 CF Pours Drive – Business and Professional Offices in M-1 (10-3-97(3))	Recommended approval	Recommended for approval (7-0)	12-11-19	Approved 01-14-20
3055 South Main Street – Repair/Storage of Over the Road Tractors and Trailers in B-2 (10-3-91(3))	Recommended approval	Recommended for approval (7-0)	12-11-19	Approved 01-14-20

231, 251, 261 South Liberty Street – Manufacturing, Processing & Assembly in B-1 (10-3-85(1))	Recommended approval	Recommended for approval (7-0)	12-11-19	Approved 01-14-20
1043 and 1061 South High Street – Manufacturing, Processing & Assembly in B-2 (10-3-91(1))	Recommended approval	Recommended for approval (7-0)	12-11-19	Approved 01-14-20
1043 and 1061 South High Street – Warehousing and Storage Facilities in B-2 (10-3-91(2))	Recommended approval	Recommended for approval (7-0)	12-11-19	Approved 01-14-20

Street and Alley Closings

Request	Staff Recommendation	Planning Commission (PC) Action	PC Date	City Council Action
Alley Closing – perpendicular to Myrtle Street between East Wolfe Street and East Rock Street (Adjacent to 34-OO-10, 11, 16 & 19)	Recommended denial	Recommended for denial (5-2)	03-13-19	Denied 03-23-19

Ordinance/Comprehensive Plan Amendments

Request	Staff Recommendation	Planning Commission (PC) Action	PC Date	City Council Action
Zoning Ordinance Amendment to establish Short-Term Rentals (STRs) and/or Homestays	Recommend for approval of only STRs by Special Use Permit	Recommend for approval of STRs and Homestays (amended: 90-overnights/no owner occupancy during stay) (4-3)	02-13-19	Approved STRs by Special Use Permit

Zoning Ordinance Amendment to establish R-8 Small Lot Residential Zoning District; Amend Off-Street Parking Regulations for Dwelling Units; Add Definition of a Building “Story”	Recommended approval	Recommended for approval (7-0)	05-08-19	Approved 06-25-19
Zoning Ordinance Amendment – Off-Street Parking Reduction for Community Centers Associated with Housing Developments	Recommended approval	Recommended for approval (7-0)	05-08-19	Approved 06-25-19
Zoning Ordinance Amendment to Modify Civil Penalties and to Remove STR Registration Requirements	Recommended approval	Recommended for approval (6-0)	06-12-19	Approved 07-22-19
Zoning Ordinance Amendment – Comprehensive Sign Ordinance Update	Recommended approval	Recommended for approval (4-0)	11-13-19	Approved 01-14-20

Preliminary Plats

Request	Staff Recommendation	Planning Commission (PC) Action	PC Date	City Council Action
Lucy Drive Townhouses (Sub Ord Variance 10-2-42 (c))	Recommend denial	Withdrawn by applicant prior to Planning Commission	N/A	N/A
Burgess Road – 360 Hospitality, LLC; (+/-6.4 acres into two lots)	Recommended approval	Approved (7-0)	05-08-19	N/A
Greendale LLC; (Sub Ord Variances 10-2-61 and 10-2-67)	Recommended approval	Recommended for approval (6-0)	05-08-19	Approved 08-13-19

Heifer Investments Subdivision – 560 Waterman Drive (Sub Ord Variances 10-2- 61(a), 10-2-66, 10-2-67)	Recommended approval	Recommended for approval (6-0)	09-11-19	Approved 10-08-19
Millwood Townhomes – West Mosby Road (Sub Ord Variance 10-2-42(c))	Recommended approval	Recommended for approval (6-0)	10-09-19	Approved 11-12-19

Other

Request	Staff Recommendation	Planning Commission (PC) Action	PC Date	City Council Action
Capital Improvement Program (CIP)	N/A	Recommended for approval (7-0)	02-13-19	Approved 03-12-19
15.2-2232 Public Hearing; proposed New High School Site	Recommended approval	Recommended for approval (6-0)	06-12-19	N/A
Off-Street Parking for New High School Site	Recommended approval	Approved (6-0)	10-09-19	N/A

2019 Meeting Dates:

January 10, 2019	July 11, 2019
February 14, 2019	August 8, 2019
March 14, 2019	September 12, 2019
April 11, 2019	October 10, 2019
May 9, 2019	November 14, 2019
June 13, 2019	December 12, 2019

2019 Worksession Dates:

October 29, 2019 – Short-Term Rentals and Homestays

December 12, 2019 – Short-Term Rental and Homestays