

# Planning Commission



# Annual Report 2020

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# Planning Commission Membership

**Gil Colman**

Chair  
Board of Zoning Appeals Representative

**Brent Finnegan**

Vice-Chair

**Sal Romero**

City Council Representative

**Mark Finks**

January – July 2020

**Zanetta Ford-Byrd**

January – July 2020

**Jim Orndoff**

**Kathy Whitten**

**Deb Fitzgerald**

August – December 2020

**Adriel Byrd**

August – December 2020

## Rezoning

Request	Staff Recommendation	Planning Commission Action	PC Date	City Council Action
231, 251, and 261 South Liberty Street (M-1 to B-1)	Recommended Denial	Recommended for approval (6-1)	12-11-19	Denied 8-11-20
650 Keezletown Rd – Harrisonburg Cohousing (R-1 to R-7)	Recommended approval	Recommended to continue public comment period (6-0) Recommended for approval (5-0)	01-08-20 02-12-20	Approved 03-24-20
628, 648 & 658 Virginia Ave – Habitat for Humanity (R-2 to R-8)	Recommended approval	Recommended for approval (6-0)	01-08-20	Approved 02-25-20
690 Pear St (R-1 to R-2C)	Recommended approval	Recommended for approval (7-0)	01-08-20	Approved 02-25-20
Park Apartments LLC and Faith Community Free Methodist Church (R-3, B-2C, M-1 to R-5C)	Recommended approval	Recommended for approval (6-0)	03-11-20	<i>Tabled by applicant prior to second reading at CC (CC approved first reading)*</i>
143, 145, 149, & 153 Charles St and 5 un-addressed parcels along Clinton St (M-1 to B-2C)	Recommended approval	Tabled by PC Recommended for approval (5-0)	06-10-20 07-08-20	Approved 09-08-20
151 West Wolfe Street (R-3 to B-1C)	Recommended approval	Recommended for approval (6-0)	06-10-20	Approved 07-28-20
225 and 245 Old South High Street – The Foundry (M-1 to B-1C)	Recommended approval	Recommended for approval (6-0)	08-12-20	Approved 09-22-20
690 Pear Street (R-2C to R-8C)	Recommended approval	Recommended for approval (7-0)	10-14-20	Approved 12-08-20
3506 South Main Street and 32 Reedy Circle (B-2 to M-1C)	Recommended approval	Recommended for approval (7-0)	11-11-20	Approved 1-12-21

161 and 241 Blue Ridge Drive (R-1 to R-5C)	Recommended Denial	Recommended for denial (4-2) Recommended for approval (5-2)	12-09-20 03-10-21	<i>Referred to PC on 02-09-21 Approved 04-13-21</i>
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\* The applicants for Park Apartments LLC and Faith Community Free Methodist Church rezoning still intends to move forward with second reading.

### Special Use Permits

<b>Request</b>	<b>Staff Recommendation</b>	<b>Planning Commission (PC) Action</b>	<b>PC Date</b>	<b>City Council Action</b>
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	Denied 8-11-20
380 North Mason Street – Vehicle Fuel Station in B-1 (ZO Amend Proposed)	Recommended denial	Recommended for denial (6-0)	02-12-20	<i>Tabled by applicant prior to CC mtg</i>
VMRC Park Village – Multi Family Dwellings in R-3 (10-3-48.4 (6))	Recommended approval	Recommended for approval (5-0)	02-12-20	Approved 03-10-20
60 Carpenter Lane – Rec & Leisure Time Activities in M-1 (10-3-97 (10))	Recommended denial	Recommended for approval (4-2)	03-11-20	Approved 04-14-20
794 North Main Street – Business or Professional Offices in M-1 (10-3-97(3))	Recommended approval	Recommended for approval (7-0)	06-10-20	Approved 07-14-20
151 West Wolfe Street – Parking Lot/Garages in B-1 (10-3-85(8))	Recommended denial	Recommended for approval (6-0)	06-10-20	Approved 07-14-20
1821 South High Street – Business or Professional Offices in M-1 (10-3-97(3))	Recommended approval	Recommended for approval (5-0)	07-08-20	Approved 08-25-20
110 West Grace Street – Business or Professional Offices in M-1 (10-3-97(3))	Recommended approval	Recommended for approval (6-0)	08-12-20	Approved 09-08-20
192 Kelley Street – Community Building in R-2 (10-3-40(5))	Recommended approval	Recommended for approval (6-0)	09-09-20	Approved 10-13-20

192 Kelley Street – Reduction of Required Parking Area in R-2 (10-3-40(11))	Recommended approval	Recommended for approval (7-0)	09-09-20	Approved 10-13-20
165 New York Avenue – Short-Term Rental in R-2 (10-3-40(8))	Recommended approval	Recommended for approval (4-2)	09-09-20	No action taken on 10-13-20 Denied 02-09-21
690 Pear Street – Townhomes in R-8 (10-3-59.4(1))	Recommended approval	Recommended for approval (7-0)	10-14-20	Approved 11-10-20
728 Foley Road – Multi Family Dwellings in R-3 (10-3-48.4 (6))	Recommended approval	Recommended for approval (7-0)	11-11-20	Approved 12-08-20
931, 1047 & 1051 Mt. Clinton Pike and 1032, 1062, 1064, & 1066 Chicago Ave – Manufacturing, Processing and Assembly Operations in B-2 (10-3-91(1))	Recommended approval	Recommended for approval (6-0)	12-09-20	Approved 01-12-21
931, 1047 & 1051 Mt. Clinton Pike and 1032, 1062, 1064, & 1066 Chicago Avenue – Warehousing & Other Storage in B-2 (10-3-91(2))	Recommended approval	Recommended for approval (6-0)	12-09-20	Approved 01-12-21
817 Honeysuckle Lane – Short-Term Rental in R-1 (10-3-34(7))	Recommended approval	Recommended for approval (6-0)	12-09-20	Approved 01-12-21
161 and 241 Blue Ridge Drive – Multi-Family Dwellings of More Than 12 Units per Building (10-3-55.4(1))	Recommended denial	Recommended for denial (4-2)  Recommended for approval (5-2)	12-09-20  03-10-21	Referred to PC on 02-09-21  Approved 04-13-21

### Street and Alley Closings

Request	Staff Recommendation	Planning Commission (PC) Action	PC Date	City Council Action (first reading)
Portion of undeveloped right-of-way closure – perpendicular to and between Myers Ave and Monticello Ave (between 26-V-1 and 27-T-1)	Recommended approval	Recommended to table (7-0) Recommend for approval (7-0)	08-12-20 3-10-21	Approved 4-13-21
Alley closing – between 663 East Rock St and 672 East Wolfe St	Recommended approval	Recommended to table (7-0)	9-09-20	<i>Withdrawn by applicant prior to CC mtg.</i>
Public alley closing – between 435, 445, 457, 473 South Main St and 270, 276, 282, 288 South Liberty St	Recommended approval	Recommended for approval (5-2)	11-11-20	Approved 12-08-20

### Ordinance/Comprehensive Plan Amendments

Request	Staff Recommendation	Planning Commission (PC) Action	PC Date	City Council Action
Zoning Ordinance Amendment to allow vehicle fuel stations in the B-1, Central Business District by special use permit	Recommended denial	Recommended for denial (6-0)	02-12-20	<i>Tabled by applicant prior to CC mtg</i>
Comprehensive Plan Amendment – Chapter 12, Transportation	Recommended approval	Recommended for approval (7-0)	06-10-20	Approved 07-14-20
Zoning Ordinance Amendment – Reducing required building separation in R-3, Medium; R-3, Multi; and R-4, Planned Dev.	Recommended approval	Recommended for approval (6-0)	06-10-20	Approved 07-28-20

Zoning Ordinance Amendment – Amend Short-term rental regulations and create “homestay” use.	Recommended approval	Recommended for approval (5-0)	07-08-20	Approved 09-08-21
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### Preliminary Plats

Request	Staff Recommendation	Planning Commission (PC) Action	PC Date	City Council Action
1821 South High Street (Stoneburner Land LLC) (Sub Ord Variances 10-2-61 (a), 10-2-66 and 10-2-67)	Recommended approval	Recommended for approval (5-0)	07-08-20	Approved 08-25-20
585 and 611 Pear St – Cobblers Valley Dev LLC (Sub Ord Variance 10-2-41(a))	Recommended approval of plat and denial of variance	Recommended for approval of plat and denial of variance (7-0)	09-09-20	<i>Applicant withdrew the variance request prior to CC mtg</i> Approved 10-13-20

### Other

Request	Staff Recommendation	Planning Commission (PC) Action	PC Date	City Council Action
Capital Improvement Program (CIP)	N/A	Recommended for approval (6-0)	03-11-20	Approved 04-14-20

### 2020 Meeting Dates

January 8, 2020	August 12, 2020
February 12, 2020	September 9, 2020
March 11, 2020	October 14, 2020
June 10, 2020	November 11, 2020
July 8, 2020	December 9, 2020

Planning Commission meetings for April and May 2020 were cancelled due to the Covid-19 pandemic.