



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

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To: Planning Commission
From: Department of Community Development
Date: December 19, 2023 (2nd Regular Planning Commission Meeting December 2023)
Re: Discussion on Comprehensive Plan Update and Update on Zoning and Subdivision Ordinances Update

Comprehensive Plan Update

The Code of Virginia Section 15.2-2230 states that “[a]t least once every five years the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan.” On November 13, 2018, the City adopted the last major update to the Comprehensive Plan¹ and since it is now December 2023 and just over five years since the last update, Planning Commission (PC) should consider fulfilling this obligation and determine whether it is advisable to amend the plan.

Staff recommends for the City to undergo a thorough and complete rewrite of the Comprehensive Plan for its next update iteration. Staff believes that process should occur after the Zoning and Subdivision Ordinances Update Project is completed. If Planning Commission determines that it is advisable to amend the Comprehensive Plan, then during the FY2025-2026 City budget preparation, staff will request necessary funding for the project. Staff anticipates the earliest the project could begin is Fall 2025.

Zoning and Subdivision Ordinances Update

As you aware, work on the Zoning and Subdivision Ordinances Update project (<https://www.harrisonburgva.gov/zoning-subdivision-ordinances-update>) that began in mid-2020 has been stalled for some time. Recently, staff has had the opportunity to internally regroup and have outlined a path forward. Staff will be reaching out to Ordinance Advisory Committee (OAC) members to inquire of their availability to participate. In the meantime, staff is already reviewing and commenting on drafts that were created by Kendig Keast Collaborative (the project consultant)— picking up where we left off so that our comments can be shared with the consultant in preparation of receiving public feedback on the next ordinance module, and are working with Kendig Keast on a project schedule for 2024. After the winter holidays, staff will work to formally announce that this project is back on track.

¹ Amendments to the Comprehensive Plan’s Chapter 12, Transportation were approved by City Council July 14, 2020, and June 14, 2022, and amendments to the Land Use Guide Map were approved by City Council on February 22, 2022.