

# Harrisonburg Planning Commission



## Annual Report 2016

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# Planning Commission Membership in 2016

**Deb Fitzgerald**

Chair

**Henry Way**

Vice-Chair

**Richard Baugh**

City Council Representative

**Gil Colman**

Board of Zoning Appeals Representative

**MuAwia Da'Mes**

(Resigned May 2016)

**Judith Dilts**

(Resigned September 2016)

**Jefferson Heatwole**

(Resigned May 2016)

**Kathy Whitten**

(Appointed June 2016)

**Mark Finks**

(Appointed June 2016)

**Brent Finnegan**

(Appointed October 2016)

### Rezoning

Request	Planning Commission Action	Date	City Council Action
245 East Water Street (WAW) B-2 to B-1C	Recommended for approval (7-0)	04-13-16	Approved
482 South Main Street (R-3 to B-2C)	Recommended for approval (6-0)	06-08-16	Approved
2205 Evelyn Byrd Avenue (R-3 to B-2C)	Recommended for approval (6-0)	06-08-16	Approved
480 East Market Street (R-3/R-2 to B-2C)	Recommended for approval (6-0)	07-13-16	Approved
Eastern Mennonite School Master Plan Amendment	Recommended for approval (4-0)	08-10-16	Approved
Northwest corner of intersection of Wine Drive and Little Sorrell Drive (R-3C Proffer Amendment)	Recommended for approval (6-0)	11-09-16	Approved
1820 Heritage Center Way (B-2C Proffer Amendment)	Recommended for approval (6-0)	11-09-16	Approved
1375 Wine Drive (R-3C to B-2C)	Recommended for denial (4-0)	12-14-16	Approved

### Special Use Permits

Request	Planning Commission Action	Date	City Council Action
680 North Liberty Street (Section 10-3-40 (7) Increased Occupancy)	Recommended for approval (7-0)	01-13-16	Approved
98 Pleasant Hill Road (Section 10-3-40 (6) MFDH)	Recommended for approval (7-0)	01-13-16	Approved
1911 South High Street (Section 10-3-91 (9) Zero Setback)	Recommended for approval (7-0)	06-08-16	Approved

753 Foley Road (Section 10-3-48.4 (6) Multi Family Dwellings)	Tabled by applicant	----	----
40 West Washington Street (Section 10-3-97 (8) Business/Professional Office in M-1)	Recommended for approval (6-0)	07-13-16	Approved
480 East Market Street (Section 10-3-91 (8) Reduction in Parking)	Recommended for approval (6-0)	07-16-16	Approved
1171 Hillcrest Drive (Section 10-3-48.4 (9) Public Use to Deviate)	Recommended for approval (4-0)	09-14-16	Approved
2655 South Main Street (Section 10-3-91 (9) Zero Setback)	Recommended for approval (7-0)	10-12-16	Approved
VMRC – Park Village (Section 10-3-48.4 (6) Multi Family Dwellings)	Recommended for approval 6-0)	11-9-16	Approved
1820 Heritage Center Way (Section 10-3-91 (12) Structure in Excess of 75’)	Recommended for approval (6-0)	11-9-16	Approved
831 Grant Street (Section 10-3-34 (6) MFDH)	Recommended for approval (6-0)	12-14-16	Approved
1332 Garbers Church Road (Section 10-3-91 (10) Agricultural Equip Sales)	Recommended for approval (6-0)	12-14-16	Approved

### Street and Alley Closings

Request	Planning Commission Action	Date	City Council Action
Street Closing – Undeveloped Red Oak Street (46-C-8, 56-G-2A and 56-E-26)	Recommended for approval (7-0)	04-13-16	Approved

Alley Closing – Adjacent to 40-U-4 and 40-U-9 through 11)	Recommended for approval (5-1)	06-08-16	Approved
Alley Closing – Between North Liberty St and Northern Property Line of Georges Food, LLC	Recommended for approval (7-0)	11-09-16	Approved
Alley Closing – Adjacent to 211 East Washington Street	Recommended for approval (7-0)	11-09-16	Approved
Street Closing – VMRC Villa Dr., Pine Ct., Spruce Ct., Hawthorne Ct., and Shank Dr. east of Park Rd.	Recommended for approval (6-0)	11-09-16	Approved

### **Ordinance/Comprehensive Plan Amendments**

<b>Request</b>	<b>Planning Commission Action</b>	<b>Date</b>	<b>City Council Action</b>
Sections 10-3-196 & 197 Modify Minimum Setbacks for Concealed Wireless Telecomm Facilities	Recommended for approval (7-0)	01-13-16	Approved
Section 10-3-24, 90, & 96 Plant Nurseries and Greenhouses	Recommended for approval (6-0)	03-09-16	Approved
Section 10-3-24 & Multiple Section within Article W BZA (To Align With State Code)	Recommended for approval (6-0)	03-09-16	Approved
Section 10-3-30.1 Parking Lot Landscaping in B-1	Recommended for approval (5-0)	08-10-16	Approved

### Preliminary Plats

Request	Planning Commission Action	Date	City Council Action
Red Oak Street Cul-de-Sac Permanent Termination with Variance Requests	Recommended for approval (7-0)	04-13-16	Approved
632 & 634 Collicello Street with Variance Requests	Recommended for approval (5-1)	06-08-16	Approved
150 & 160 Ashby Avenue with Variance Request	Recommended for approval (5-0)	08-10-16	Approved

### Other

Request	Planning Commission Action	Date	City Council Action
Public School Off-Street Parking Approval Request Garbers Church Road Elem. and Pre-K Learning Center along Linda Lane	Approved (7-0)	01-13-16	N/A
Public Utility Application 331 Vine Street (Rockingham County)	Recommended for approval (5-0)	05-11-16	Approved
Public Utility Application West End of Harmony Drive	Recommended for approval (6-0)	06-08-16	Approved
Public Utility Application 1790 Harpine Highway	Recommended for approval (6-0)	10-12-16	Approved

**MEETINGS AND WORKSESSIONS**  
***Total Number of Regular Meetings: 12***

***Meeting Dates:***

January 13, 2016

February 10, 2016

March 9, 2016

April 13, 2016

May 11, 2016

June 8, 2016

July 13, 2016

August 10, 2016

September 14, 2016

October 12, 2016

November 9, 2016

December 14, 2016

***Planning Commission held no worksessions in 2016.***