

# Harrisonburg Planning Commission



## 2014 Annual Report

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# Planning Commission Membership

Deb Fitzgerald  
Chair

MuAwia Da'Mes  
Vice-Chair  
Board of Zoning Appeals Representative

Richard Baugh  
City Council Representative

Gil Colman

Judith Dilts

Jefferson Heatwole

Henry Way

### Rezoning

Request	Planning Commission Action	Date	City Council Action
1049 Chicago Avenue (The Village at Chicago Park) 048 00D 025 001 014	Recommended for approval (6-0)	01-08-14	Approved
130 Mount Clinton Pike M-1 to B-2C 044 00C 001 001 014	Withdrawn by applicant prior to PC meeting	N/A	N/A
Acorn, LC - 2.989 Acres M-1 to B-2C 044 00C 002 001 014	Withdrawn by applicant prior to PC meeting	N/A	N/A
West of N Main St and South of Mt Clinton Pike R-2 to B-2C 042 00B 008 001 014	Recommend for approval (7-0)	06-11-14	Approved by CC but tabled by applicant prior to 2 <sup>nd</sup> reading
907 N Main St (Portion of 41-C-44) R-2 to B-2C 041 00C 044 002 014	Recommended for approval (6-0)	08-13-14	Approved
Rezoning - EMU Master Plan Change 2014	Recommended for approval (6-0)	09-10-14	Approved
Freeman Station Proffer Amendment 2014	Recommended for approval	11-12-14	Approved

### Special Use Permits

Request	Planning Commission Action	Date	City Council Action
Woodland Montessori School Child Daycare Center 10-3-34 (1) 093 00B 004 001 014	Recommended for approval (3-2)	01-08-14	Approved
Ice House Brewery Manufacturing 10-3-85 (1) 025 00F 009 001 014	Recommended for approval (6-0)	02-12-14	Approved

Ice House Jewelry Manufacturing 10-3-85 (1) 025 00F 009 002 014	Recommended for approval (5-0)	02-12-14	Approved
Urban Exchange Brewery Manufacturing 10-3-85 (1) 026 00A 001 001 014	Recommended for approval (6-0)	03-12-14	Approved
1214 Windsor Road – MFDH 10-3-34 (6) 084 00E 004 001 014	Recommended for approval (7-0)	06-11-14	Tabled 07-08-14 Approved 07-22-14
2477 Reservoir Street – Campus View Apartments 10-3-48.4 (6)	Tabled by staff prior to PC meeting Recommended for approval (6-0)	N/A 07-09-14	N/A Approved
206 Charles St – Religious Use in M-1 10-3-97 (9) 041 00B 002 001 014	Recommended for approval (6-0)	07-09-14	Approved
130 Mt Clinton Pike – M-1 Financial Use 10-3-97 (4) 044 00C 001 003 014	Recommended for approval (5-0)	07-09-14	Approved
120 W Wolfe St – Brewery Manufacturing 10-3-85 (1) 035 00O 004 001 014	Recommended for approval (7-0)	10-08-14	Tabled by CC 11-11-14 Approved 11-25-14
1430 Red Oak St – M-1 Rec. Use w/ Non Trans Housing 046 00C 008 001 014	Tabled by applicant prior to PC meeting	N/A	N/A
Chand Development Apartments 10-3-48.4 (6) 081 00A 018 002 014	Withdrawn by applicant	N/A	N/A
57 Paul Street – Art Studio in U-R 10-3-187 (1) 025 00M 010 003 014	Recommended for approval (7-0)	12-10-14	Approved

### Street and Alley Closings

Request	Planning Commission Action	Date	City Council Action
Intersection of West Bruce Street and Old South High Street (adjacent to 25-C-14)	Recommended for closing (5-0)	03-12-14	Approved
Wilson Avenue and Boulevard Avenue	Recommended for closing (6-0)	05-14-14	Approved
Alley Closing (LFSVA) Adjacent to 40-N-6 – 14	Tabled by applicant	07-09-14	N/A
	Tabled by PC	08-13-14	N/A
	Recommended for approval (5-1)	09-10-14	Withdrawn by applicant
JMU Street Closings – East Grace St, portions of S Mason St, and Chesapeake Ave; and alley between S Main and S Mason Streets	Recommended for approval (6-0)	07-09-14	Approved
Undeveloped 6 <sup>th</sup> Street – Adjacent to 39-K-9 and 39-L-16	Recommended for denial	10-08-14	Withdrawn by applicant prior to CC meeting

### Ordinance/Comprehensive Plan Amendments

Request	Planning Commission Action	Date	City Council Action
Article Y – Floodplain Zoning District (2014 Amendment)	Recommend for approval (6-0)	05-14-14	Approved
Junk Yards by SUP in M-1 (10-3-24, 25, 96, 97, & 99)	Recommended for approval (7-0)	06-11-14	Postponed by staff 07-08-14
	Amended Motion Recommend for approval (6-0)	07-09-14	Approved 08-12-14

To Allow Public Uses to Deviate from Zoning Regs By Special Use Permit	Recommended for approval (6-0)	08-13-14	Approved
10-3-97 (10) To Allow Non-Transient Dwellings Associated with Leisure Time and Rec. Activities	Tabled by applicant prior to PC meeting	N/A	N/A
10-3-84 (4) Add Rec. and Leisure Time Activities Uses in B-1	Recommended for approval (5-0)	11-12-14	Approved

### Preliminary Plats

<b>Request</b>	<b>Planning Commission Action</b>	<b>Date</b>	<b>City Council Action</b>
Village at Chicago Park 048 00D 025 002 014	Recommended for approval (6-0)	04-09-14	Approved
Northside Heights 042 00B 006A 002 014	Recommended for approval (7-0)	06-11-14	N/A

### Other

<b>Request</b>	<b>Planning Commission Action</b>	<b>Date</b>	<b>City Council Action</b>
Off-street parking proposed Woodland Montessori School 10-3-25 (12)	Recommended for approval (3-2)	01-08-14	N/A
Downtown Streetscape Plan	Tabled by PC Recommended for approval (7-0)	01-08-14 06-11-14	N/A Approved
15.2-2232 Review for New City Hall Project	Found to be substantially in accord with the Comprehensive Plan	04-09-14	N/A
15.2-2232 Review for Park View Water Tank	Found to be substantially in accord with the Comprehensive Plan	08-13-14	N/A

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

***Meeting Dates:***

January 8, 2014

February 12, 2014

March 12, 2014

April 9, 2014

May 14, 2014

June 11, 2014

July 9, 2014

August 13, 2014

September 10, 2014

October 8, 2014

November 12, 2014

December 10, 2014

***Planning Commission held no worksessions in 2014.***