

Planning Commission



Annual Report 2022

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Planning Commission Membership

Brent Finnegan
Chair

Adriel Byrd
Vice-Chair

Laura Dent
City Council Representative

Jim Orndoff
Board of Zoning Appeals Representative

Dr. Donna Armstrong

Richard Baugh
Resigned June 11

Valerie Washington
Appointed July 13

Kathy Whitten

Rezoning

Request	Staff Recommendation	Planning Commission Action	Planning Commission Date	City Council Action
50 & 52 Reservoir St (Our Community Place) (R-2 to R-5C)	Approval	Recommended Approval (7-0)	1/12/2022	Approved 2/8/2022 2/22/2022
Lucy Dr (R-3 to R-5C)	Approval	Tabled 1-12-22 Recommended Approval (4-3)	2/9/2022	Approved 2/22/2022 3/8/2022
765 E Market St & Franklin St (B-2 & R-2 to R-5C)	Approval	Recommended Approval (6-1)	2/9/2022	Approved 3/8/22 3/22/22
1381 Little Sorrell Dr (R-3C to B-2C)	Approval	Recommended Approval (7-0)	2/9/2022	Approved 3/8/2022 3/22/2022
1441, 1451, 1477 N Main St (Holtzman Oil) (M-1 to B-2C)	Denial	Split vote (3-3)	3/9/2022	Tabled 4/12/2022 Approved 4/26/2022
797 Chicago Ave (B-2 & B-2C to R-5C)	Approval	Recommended approval (4-2)	3/9/2022	Tabled 4/12/2022 Approved 4/26/2022
1064 S High St (M-1 to B-2C)	Approval	Recommended Approval (7-0)	5/11/2022	Approved 6/14/2022 6/28/2022
209 & 211 Broad St (R-2 to B-1C)	Approval	Recommended Approval (6-0)	7/13/2022	Approved 8/9/2022 8/23/2022
745 N Dogwood Dr & 860 Waterman Dr (R-1 to M-1C)	Approval	Recommended Approval (6-1)	8/10/2022	Approved 9/13/2022 9/27/2022
2492, 2494, 2496, & 2498 Millwood Loop (R-3C to R-8)	Approval	Recommended Approval (7-0)	10/12/2022	Approved 11/22/2022

Request	Staff Recommendation	Planning Commission Action	Planning Commission Date	City Council Action
1051, 1067, 1069 Smith Ave (R-2 to R-3C)	Approval	Recommended Approval (7-0)	11/9/2022	Approved 12/13/2022 12/27/2022
36, 40, 44, 75, 81 Wilson Ave, 25, 35, 45, 55 Mt. Clinton Pike, portions of 1411, 1421, 1431, 1441 N Main St (R-2 and M-1 to R-5C and from R-2 to R-8C)	Denial	Split vote (3-3)	11/9/2022	Approved 12/13/2022 12/27/2022
935 & 937 Vine St (R-1 to R-8C)	Approval	Recommended Denial (6-1)	11/9/2022	Withdrawn by applicant before City Council
2744, 2752, 2758, 2762, 2766, 2770 Dorval Rd (R-2C to R-8C)	Approval	Recommended Approval (7-0)	11/9/2022	Approved 12/13/2022 12/27/2022
793 N Liberty St (M-1 to R-8)	Approval	Recommended Approval (7-0)	12/14/2022	Approved 1/10/2023
178 & 188 S Mason St (B-2 to B-1C)	Approval	Recommended Approval (7-0)	12/14/2022	Approved 1/10/2023

Special Use Permits

Request	Staff Recommendation	Planning Commission Action	Planning Commission Date	City Council Action
217 Franklin St (STR in UR)	Approval	Recommended Denial (4-3)	1/12/2022	Approved 2/8/2022
84 Pleasant Valley Rd (Allow manufacturing, etc. in B-2)	Approval	Recommended Approval (7-0)	1/12/2022	Approved 2/8/2022
50 & 52 Reservoir St (Our Community Place) (R-2 to R-5C)	Approval	Recommended Approval (7-0)	1/12/2022	Approved 2/8/2022
381 University Blvd (Allow multi-family, mixed-use in B-2)	Approval	Recommended Approval (6-1)	1/12/2022	Approved 2/8/2022
Lucy Dr (Allow multi-family dwellings of more than 12 units per building)	Approval	Tabled 1-12-22 Recommended Approval (4-3)	2/9/2022	Approved 2/22/2022
765 E Market St & Franklin St (Allow multi-family dwellings of more than 12 units in R-5)	Approval	Recommended Approval (6-1)	2/9/2022	Approved 3/8/2022
797 Chicago Ave (Allow multi-family dwellings of more than 12 units in R-5)	Approval	Recommended Approval (4-2)	3/9/2022	Tabled 4/12/2022 Approved 4/26/2022
293 Newman Ave (Short-term rental in UR)	Approval	Recommended Approval (4-3)	4/13/2022	Approved 5/10/2022
716 & 722 Foley Rd (Allow reducing required parking)	Approval	Recommended Approval (6-0)	4/13/2022	Approved 5/10/2022
41 Port Republic Rd (STR in R-1)	Approval	Recommended Approval (6-0)	6/8/2022	Approved 7/12/2022

Request	Staff Recommendation	Planning Commission Action	Planning Commission Date	City Council Action
922 Jefferson St (Allow major day home in R-2)	Approval	Recommended Approval (7-0)	9/14/2022	Approved 10/25/2022
26 Pleasant Hill Rd (To allow manufacturing, processing & assembly in B-2)	Approval	Recommended Approval (7-0)	10/12/2022	Approved 11/22/2022
26 Pleasant Hill Rd (To allow reduced parking in B-2)	Approval	Recommended Approval (7-0)	10/12/2022	Approved 11/22/2022
140 Ott Street (To allow STR in R-1)	Approval	Recommended Approval (5-2)	10/12/2022	Approved 12/13/2022
375 Broad St (To allow STR in R-2)	Denial	Recommended Denial (7-0)	10/12/2022	Denied 11/22/2022
2492, 2494, 2496, & 2498 Millwood Loop (To allow townhomes in R-8)	Approval	Recommended Approval (7-0)	10/12/2022	Approved 11/22/2022
1335 Wine Dr (To allow STR in R-1)	Approval	Recommended Approval (5-2)	11/9/2022	Approved 12/13/2022
964 Smith Ave (To allow STR in R-2)	Approval	Recommended Approval (5-2)	11/9/2022	Approved 12/13/2022
1051, 1067, 1069 Smith Ave (To allow multi-family dwelling in R-3)	Approval	Recommended Approval (7-0)	11/9/2022	Approved 12/13/2022
36, 44, 75, 81 Wilson Ave, 45, 55 Mt. Clinton Pike, and 1411, 1421, N Main St (To allow townhomes of not more than 8 units)	Denial	Split vote (3-3, 1 abstention)	11/9/2022	Approved 12/13/2022

Request	Staff Recommendation	Planning Commission Action	Planning Commission Date	City Council Action
36, 40, 44 Wilson Ave, 25, 35, 45, 55 Mt. Clinton Pike, portions of 1421, 1431, 1441 N Main St (To allow multiple-family dwellings of more than 12 units per building)	Denial	Split vote (3-3, 1 abstention)	11/9/2022	Approved 12/13/2022
935 & 937 Vine St (To allow townhomes of not more than 8 units)	Approval	Recommended Denial (6-1)	11/9/2022	Withdrawn by applicant before City Council
965 Smith Ave (To allow STR in R-2)	Approval	Recommended Approval (5-2)	12/14/2022	Approved 1/10/2023
524 Long Ave (To allow STR in R-2; 2 dwelling duplex)	Denial	Recommended Denial (7-0)	12/14/2022	Approved 1/10/2023
Peach Grove Ave (To allow multiple-family dwellings and/or mixed use in B-2)	Table pending resolution of traffic and bus stop concerns	Tabled (6-1) Recommended Approval (4-1)	12/14/2022 1/11/2022	Approved 2/28/2023

Street and Alley Closings

Request	Staff Recommendation	Planning Commission Action	Planning Commission Date	City Council Action
Close alley between E Fairview Ave & Port Republic Rd	Approval	Recommended Approval (7-0)	4/13/2022	Approved 5/10/2022 5/24/2022
Close two sections of alley behind 267 Campbell St	Denial	Recommended Denial (7-0)	8/10/2022	Denied 9/13/2022
Close a portion of Wilson Ave	Denial	Split vote (3-3)	11/9/2022	Approved 12/13/2022 --

Ordinance/Comprehensive Plan Amendments

Request	Staff Recommendation	Planning Commission Action	Planning Commission Date	City Council Action
Amend ZO §10-3-91, §10-3-92, §10-3-93, & §10-3-95 to allow multiple-family dwellings and/or mixed use buildings by special use permit in B-2	Approval	Recommended Approval (7-0)	1/12/2022	Approved 2/8/2022 2/22/2022
Amend CP Land Use Guide from Limited Commercial to Mixed Use (Lucy Drive)	Approval	Tabled 1-12-22 Recommended Approval (4-3)	2/9/2022	2/22/2022
Amend ZO §10-3-25(14), §10-3-25.1(3), §10-3-25(29) to amend definition of “community building”	Approval	Recommended Approval (7-0)	2/9/2022	Approved 3/8/2022 3/22/2022

Request	Staff Recommendation	Planning Commission Action	Planning Commission Date	City Council Action
Amend Ch 12, Transportation to assist with Smart Scale applications	Approval	Recommended Approval (7-0)	5/11/2022	Approved 6/14/2022
Amend §10-3-24 of the City Code pertaining to STR & Homestays	Approval	Recommended Approval (7-0)	8/10/2022	Tabled 9/13/2022
Amend the Zoning Ordinance to add Cooperative Sober Living Residence by SUP in R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, MX-U, B-1, B-2, M-1, U-R)	Approval	Recommended Denial (7-0)	12/14/2022	Tabled 1/10/2023
Amend the Zoning Ordinance to allow modification of the information on signs posted for rezonings, SUP, etc.	Approval	Recommended Approval (5-2)	12/14/2022	Approved 1/10/2023

Preliminary Plats

Request	Staff Recommendation	Planning Commission Action	Planning Commission Date	City Council Action
723 N Liberty St, 1 parcel into 2 lots: 1 frontage on N Liberty St and 1 frontage on alley (Jackson St); variance to §10-2-42(c) Subdivision Ordinance	Approval	Recommended Approval	2/9/2022	Approved 3/8/2022
611 Pear St, 1 parcel into TH and common area parcels; variance to §10-2-42(c) & §10-2-43 Subdivision Ordinance (Cobblers Valley)	Approval	Recommended Approval (7-0)	8/10/2022	Approved 9/13/2022

Other

Request	Staff Recommendation	Planning Commission Action	Planning Commission Date	City Council Action
CIP FY2022-2023 through 2026-2027	Approval	Recommended Approval (Voice)	3/9/2022	Approved 4/12/2022
PC Annual Report	Approval	Approved (Voice)	4/13/2022	Received 5/10/2022
Planning Commission Bylaws	Approval	Approved (Voice)	6/8/2022	N/A
Adopt Inclement Weather Resolution	Approval	Approved (Voice)	6/8/2022	N/A

2022 Meeting Dates

January 12, 2022

February 9, 2022

March 9, 2022

April 13, 2022

May 11, 2022

June 8, 2022

July 13, 2022

August 10, 2022

September 14, 2022

October 12, 2022

November 9, 2022

December 14, 2022