

Harrisonburg Planning Commission



Annual Report 2017

Table of Contents

Members	3
Rezoning	4
Special Use Permits.....	4
Street/Alley Closings.....	7
Ordinance/Comp Plan Amendments	7
Preliminary Plats	8
Other	8
Meetings and Worksessions	9

Planning Commission Membership

Henry Way
Chair

Deb Fitzgerald
Vice-Chair

Richard Baugh
City Council Representative

Gil Colman
Board of Zoning Appeals Representative

Kathy Whitten

Mark Finks

Brent Finnegan

Rezoning

Request	Planning Commission Action	Date	City Council Action
1476 & 1486 S Main Street R-3 to B-2C	Tabled by applicant Recommended for approval (5-2)	01-11-17 04-12-17	Approved 05-23-17
2465, 2485, 2511, & 2521 Reservoir Street (Campus View) R-3 to R-5C	Tabled by applicant Recommended for approval (7-0)	03-08-17 04-12-17	Approved 05-23-17
1340, 1348, & 1356 South Main Street & 1341 Edgelawn Drive (Stone Suites) R-1/R-3 to R-5C	Tabled by applicant Recommended for denial (6-0)	04-12-17 05-10-17	Approved 09-12-17
160 & 164 Waterman Drive (M-1 to B-2)	Recommended for approval (6-0)	05-10-17	Approved 06-27-17
Virginia Mennonite Retirement Community Master Plan Amendment 2017 (Park Village)	Recommended for approval (5-0)	05-10-17	Approved 06-27-17
1164 S High Street (M-1 to B-2C)	Recommended for approval (6-0)	08-09-17	Approved 09-26-17
240 Lucy Drive (Shenandoah Women's HealthCare) R-3 to B-2C	Tabled by applicant	12-13-17	-----

Special Use Permits

Request	Planning Commission Action	Date	City Council Action
20 S Mason Street (Brewery Manufacturing – Processing Operation 10-3-85(1))	Recommended for approval (6-0)	01-11-17	Approved 02-14-17
1930 Erickson Avenue (Reduction in Required Setback to Zero Feet 10-3-91(9))	Recommended for approval (6-0)	01-11-17	Approved 02-14-17

348/350 Collicello Street (Increased Occupancy up to Four Persons 10-3-40(7))	Tabled by applicant Recommended for denial (6-0)	01-11-17 03-08-17	Withdrawn by applicant before City Council
192 Kelley Street (Charitable or Benevolent Institutions 10-3-40(13))	Tabled by applicant Recommended for approval (7-0)	01-11-17 02-08-17	Approved 03-14-17
425 Hill Street (Charitable or Benevolent Institutions 10-3-40(13))	Tabled by applicant Recommended for approval (7-0)	01-11-17 02-08-17	Approved 03-14-17
2511 Reservoir Street – Campus View (Multi- Family Dwellings 10-3-48.6(6))	Tabled by applicant Withdrawn by applicant	02-08-17 03-08-17	-----
257 Old South High Street (Increased Occupancy up to Four Persons 10-3-40(7))	Recommended for approval (7-0)	02-08-17	Denied 03-14-17
1340, 1348, & 1356 South Main Street & 1341 Edgelawn Drive (Allow Retail, Convenience Shops, Personal Service, Restaurants, Business and Professional Offices 10-3-55.4(4))	Tabled by applicant Recommend for denial (6-0)	04-12-17 05-10-17	Approved 09-12-17
1340, 1348, & 1356 South Main Street & 1341 Edgelawn Drive (Multi- Family Dwellings of More than 12 Units per Building 10-3-55.4(1))	Tabled by applicant Recommended for denial (6-0)	04-12-17 05-10-17	Approved 09-12-17
160/164 Waterman Drive (Allow for Reduction in Required Parking 10-3-91(8))	Recommended for approval (6-0)	05-10-17	Approved 06-27-17

261 Park Place (Increased Occupancy up to Four Persons – 10-3-40(7))	Recommended for denial (6-0)	05-10-17	Withdrawn by applicant before City Council
924 South High Street (Restaurant in Industrial 10-3-97(1))	Recommended for approval (6-0)	06-14-17	Approved 07-11-17
865 Port Republic Road (Concealed Wireless Telecommunications Facility (10-3-55.4(8)))	Recommended for approval (6-0)	06-14-17	Approved 07-11-17
2465, 2485, 2511, & 2521 Reservoir Street (Campus View) (Multi-Family Dwellings of More than 12 Units per Building 10-3-55.4(1))	Recommended for approval (6-0)	07-12-17	Approved 08-08-17
Along Mount Clinton Pike (Between Technology Drive and Acorn Drive) (Religious Use in M-1 10-3-97(9))	Recommended for approval (5-0)	08-09-17	Denied 10-24-17
1594 South Main Street (Manufacturing, Processing, & Assembly Operations 10-3-91(1))	Recommended for approval (6-0)	09-13-17	Approved 10-10-17
900 North Liberty Street (Business and Professional Offices 10-3-97(3))	Recommended for approval (7-0)	10-11-17	Approved 11-14-17
333 Old South High Street (Increased Occupancy up to Four Persons 10-3-40(7))	Recommended for approval (7-0)	12-13-17	Approved 01-09-18

Street and Alley Closings

Request	Planning Commission Action	Date	City Council Action
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No Street and Alley Closings were Reviewed in 2017

Ordinance/Comprehensive Plan Amendments

Request	Planning Commission Action	Date	City Council Action
ZO Amendment to Section 10-3-40 to Allow Charitable or Benevolent Institutions in R-2 by SUP	Tabled by applicant Recommended for approval (7-0)	01-11-17 02-08-17	Approved 03-14-17
ZO Amendment to Section 10-3-55.4 to Allow Business and Professional Offices in R-5 by SUP	Tabled by applicant Recommended for approval (6-0)	04-12-17 05-10-17	Approved 07-25-17
Comprehensive Plan Amendment 1340, 1348, & 1356 South Main Street & 1341 Edgelawn Drive Professional to Mixed Use Development Area	Tabled by applicant Recommended for denial (6-0)	04-12-17 05-10-17	Approved 09-12-17
ZO Amendment to Multiple Sections regarding Bicycle Parking Requirements	Recommended for approval (6-0)	07-12-17	Approved 08-08-17

Preliminary Plats

Request	Planning Commission Action	Date	City Council Action
Founders Way II Condos (Variance to Subdivision Ordinance 10-2-42(c))	Recommended for approval (6-0)	07-12-17	Approved 08-08-17
Acorn LC Subdivision, Section 1 (Variances to Subdivision Ordinance Sections 10-2-61(a), 10-2-66, & 10-2-67)	Recommended for approval (7-0)	12-13-17	Approved 01-09-18

Other

Request	Planning Commission Action	Date	City Council Action
Public Utility Application 4448 Rawley Pike (Rockingham County TM 107-(12)-L2)	Recommended for approval (6-0)	01-11-17	Approved 02-14-17
Bicycle and Pedestrian Plan Update	Recommended for approval (6-0)	03-08-17	Approved 04-11-17
Public Utility Application Erickson Avenue (Rockingham County TM 108-A-L79)	Recommended for approval (6-0)	07-12-17	Approved 08-08-17
Public Utility Application 4446 Rawley Pike (Rockingham County TM 107(12)-L1)	Recommended for approval (6-0)	07-12-17	Approved 08-08-17
Public Utility Application Across Ruby Drive (Rockingham County) from 269 Pear Street	Recommended for approval (4-3)	12-13-17	Approved 01-09-18

MEETINGS AND WORKSESSIONS

Meeting Dates:

January 11, 2017	July 12, 2017
February 8, 2017	August 9, 2017
March 8, 2017	September 13, 2017
March 14, 2017 (Joint Meeting with City Council)	October 11, 2017
April 12, 2017	November 8, 2017
May 10, 2017	December 7, 2017 (PC Comp Plan Worksession)
June 14, 2017	December 13, 2017

**COMPREHENSIVE PLAN ADVISORY COMMITTEE MEETINGS
AND PUBLIC WORKSHOPS**

Meeting Dates:

April 17, June 19, and September 18, 2017
Advisory Committee 1 – Land Use & Transportation

April 26 and June 28, 2017
Advisory Committee 2 – Education & Culture

May 16 and July 25, 2017
Advisory Committee 3 – Community Facilities

May 24 and August 2, 2017
Advisory Committee 4 – Economic Development

Comprehensive Plan Public Workshop Dates

October 19, 2017
October 23, 2017
October 30, 2017
November 13, 2017