

# Planning Commission



# Annual Report 2021

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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

**Donna Armstrong**  
Appointed October 12, 2021

**Richard Baugh**

**Kathy Whitten**

**Isaac Hull**  
Resigned August 31

## Rezoning

<b>Request</b>	<b>Staff Recommendation</b>	<b>Planning Commission Action</b>	<b>PC Date</b>	<b>City Council Action</b>
3485, 3491, 3585, and 3611 South Main Street (B-2 to R-5C & B-2C)	Recommended approval	Recommended approval (7-0)	01-13-21	Approved 02-09-21
1543 Park Road and 1550 College Avenue (R-2 to R-2 Inst Overlay)	Recommended approval	Recommended approval (7-0)	02-10-21	Approved 03-23-21
518 East Market Street (Removal of proffer #2 from 2005 rezoning R-2 to R-3C)	Recommended approval	Recommended approval (7-0)	03-10-21	Approved 4-27-2021
486 West Market Street (R-3C to R-2)	Recommended approval	Recommended approval (6-0)	03-10-21	Approved 4-27-2021
161 and 241 Blue Ridge Drive (R-1 to R-5)	Recommended approval	Recommended approval (5-2)	03-10-21	Approved 04-13-21
907 North Main Street (B-2 to R-5C)	Recommended approval	Recommended approval (6-0)	04-14-21	Approved 05-25-21
107 and 137 Vine Street (B-2C to R-8C)	Recommended approval	Recommended approval (5-0)	04-14-21	Approved 05-11-21
116 Pleasant Hill Road (R-2 to R-8C)	Recommended approval	Recommended approval (7-0)	05-12-21	Approved 6-22-2021
1051 & 1351 Peach Grove Ave (Amend proffers)	Recommended denial	Recommended denial (5-0)	08-11-21	Approved 9-28-21
601 Pear Street (R-1 to R-8C)	Recommended approval	Recommended approval (5-0)	08-11-21	Approved 9-28-21
Parcel at terminus of Suter Street (R-2 to R-8C)	Recommended approval	Recommended approval (5-0)	08-11-21	Approved 9-28-21

## Special Use Permits

<b>Request</b>	<b>Staff Recommendation</b>	<b>Planning Commission (PC) Action</b>	<b>PC Date</b>	<b>City Council Action</b>
161 and 241 Blue Ridge Drive – Allow multi-family dwellings of more than 12 units in R-5	Recommended approval	Recommended approval (5-2)	03-10-21	Approved 04-13-21
907 North Main Street – Allow retail, convenience shops, personal service establishments, restaurants, and business and professional offices	Recommended approval	Recommended approval (6-0)	04-14-21	Approved 05-11-21
107 and 137 Vine Street – Allow townhomes in the R-8 district	Recommended approval	Recommended approval (5-0)	04-14-21	Approved 05-11-21
1207 North Liberty Street – Allow a junk yard	Recommended denial	Recommended denial (6-0)	05-12-21	Denied 06-08-21
150 Crescent Drive – Allow short-term rental	Recommended approval	Recommended approval (6-0)	05-12-21	Approved 06-08-21
256 Charles Street – Allow for a restaurant	Recommend approval	Recommended approval (6-0)	05-12-21	Approved 06-08-21
116 Pleasant Hill Road – Allow townhomes in the R-8 district	Recommended approval	Recommended approval (7-0)	05-12-21	Approved 06-08-21
650 and 680 Stone Spring Road – Allow multi-family dwellings of more than 12 units in R-5	Recommended approval	Recommended approval (4-2)	06-09-21	Approved 07-13-21
1181 Harrison Street – Allow public uses to deviate from the requirements of the ZO	Recommended approval	Recommended approval (6-0)	07-14-21	Approved 08-10-21
601 Pear Street – Allow townhomes in R-8	Recommended approval	Recommended approval (5-0)	08-11-21	Approved 09-14-21
Parcel at terminus of Suter Street – to allow townhomes in R-8	Recommended approval	Recommended approval (5-0)	08-11-21	Approved 09-14-21
716 & 722 Foley Rd – to allow Multiple-Family Dwellings in R-2	Recommended approval	Recommended approval (6-0)	11-10-21	Approved 12-14-21
3091 South Main Street to allow reducing required parking areas	Recommended approval	Recommended approval (7-0)	11-10-21	Approved 12-14-21

43 Maplehurst Avenue to allow a short-term rental	Recommended approval	Recommended approval (5-1)	12-08-21	Approved 1-11-22
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### Street and Alley Closings

<b>Request</b>	<b>Staff Recommendation</b>	<b>Planning Commission (PC) Action</b>	<b>PC Date</b>	<b>City Council Action</b>
Portion of undeveloped right-of-way closure – perpendicular to and between Myers Ave and Monticello Ave (between 26-V-1 and 27-T-1)	Recommended approval	Recommended approval (7-0)	03-10-21	Approved 04-13-21
Undeveloped public alley closure – between 245 and 285 East Washington Street	Recommended approval	Recommended approval (6-0)	04-14-21	Approved 05-11-21
Undeveloped public alley closure – adjacent to 211 East Washington Street	Recommended denial	Recommended denial (6-1)	12-08-21	Approved 1-11-22

### Ordinance/Comprehensive Plan Amendments

<b>Request</b>	<b>Staff Recommendation</b>	<b>Planning Commission (PC) Action</b>	<b>PC Date</b>	<b>City Council Action</b>
Comprehensive Plan's Land Use Guide map amendment for portions of parcels addressed as 3485, 3491, 3585, and 3611 South Main Street	Recommended approval	Recommended approval (7-0)	01-13-21	Approved 02-09-21
Zoning Ordinance Amendment – modifying or removing regulations contained in Section 10-3-55.6(e) within the R-5 district	Recommended approval of Option #2	Recommended approval (7-0)	03-10-21	Approved 4-27-21

### Preliminary Plats

<b>Request</b>	<b>Staff Recommendation</b>	<b>Planning Commission (PC) Action</b>	<b>PC Date</b>	<b>City Council Action</b>
650 Keezletown Rd (Harrisonburg Cohousing LLC) (Sub Ord Variances 10-2-42(c) and 10-2-43)	Recommended approval	Recommended approval (7-0)	01-13-21	Approved 02-09-21
1915, 1925, 1945 and 2005 East Market Street (Sub Ord Variances 10-2-43 and 10-2-61(c))	Recommended approval	Recommended approval (7-0)	02-10-21	Approved 03-09-21
107 and 137 Vine Street (Sub Ord Variances 10-2-42(c) and 10-2-43)	Recommended approval	Recommended approval (5-0)	04-14-21	Approved 05-11-21
116 Pleasant Hill Road (Sub Ord Variances 10-2-42(c) and 10-2-43)	Recommended approval	Recommended approval (7-0)	05-12-21	06-08-21
1255 Greendale Road	Recommended approval	Recommended approval (6-0)	06-09-21	N/A
Parcel at terminus of Suter Street (Sub Ord Variances 10-2-41(a), 10-2-41(e) and 10-2-66)	Recommended approval	Recommended approval (5-0)	08-11-21	Approved 09/14/21
1270 Smithland Road (Sub Ord Variances 10-2-42(c))	Recommended approval	Recommended approval (5-0)	08-11-21	Approved 09/14/21
3900 Early Road (Sub Ord Variances 10-2-43)	Recommended approval	Recommended approval (5-0)	08-11-21	Approved 09/14/21
270 Mt. Clinton Pike and 1386 N Liberty St	Recommended approval	Recommended approval (7-0)	11-10-21	N/A

### Other

<b>Request</b>	<b>Staff Recommendation</b>	<b>Planning Commission (PC) Action</b>	<b>PC Date</b>	<b>City Council Action</b>
Capital Improvement Program (CIP)	N/A	Recommended approval (7-0)	03-10-21	Approved 04-13-21
350 Acorn Drive – for the City to provide water and sanitary sewer service within Rockingham County	Recommended approval	Recommended approval (7-0)	03-10-21	Approved 03-23-21

2557 East Market Street – for the City to provide sanitary sewer service within Rockingham County	Recommended approval	Recommended approval (6-0)	07-14-21	Approved 08/10/21
Rules of Procedure – return to in-person meetings and call-in line	N/A	Approved (6-0)	07-14-21	NA
Letter to City Council regarding affordable housing incentives	N/A	Approved (6-0)	07-14-21	NA
Amended Planning Commission Bylaws	N/A	Approved (5-0)	8-11-21	NA
2702 Spotswood Trail – for the City to provide water and sanitary sewer service within Rockingham County	Recommended approval	Recommended approval (7-0)	12-08-21	Approved 1-11-22

### 2021 Meeting Dates

January 13, 2021	July 14, 2021
February 10, 2021	August 11, 2021
March 10, 2021	September 8, 2021 – No Meeting
April 14, 2021	October 13, 2021 – No Meeting
May 12, 2021	November 10, 2021
June 9, 2021	December 8, 2021