

Planning Commission



Annual Report 2024

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Planning Commission Membership

Brent Finnegan
Chair

Adriel Byrd
Vice-Chair
Board of Zoning Appeals Representative
Resigned November 22

Laura Dent
City Council Representative

Heja Alsindi

Dr. Donna Armstrong
Resigned February 15

Richard Baugh

Kate Nardi
Appointed April 23

Valerie Washington

Rezoning

Request	Staff Recommendation	Planning Commission Recommendation	City Council Action
715 N Main St (M-1C to B-1C)	Approval	Approval (6-0) 1/10/2024	Approved (5-0) 2/13/2024 2/27/2024
705 & 707 N Main St (M-1 to B-1C)	Approval	Approval (6-0) 2/14/2024	Approved (5-0) 3/26/2024 4/9/2024
1211, 1225, 1245 & 1261 Port Republic Rd (R-1 to R-8C) (Weston Park)	Denial	Approval (4-2) 2/14/2024	Denied 3/26/2024 Approved 4/9/2024
2028 E Market St (R-1 and B-2C to B-2C, Proffer Amendment)	Approval	Approval (6-0) 2/14/2024	Postponed by applicant 3/14/2024
325 & 335 N Liberty St (B-1C Proffer Amendment)	Approval	Approval (4-0) 3/13/2024	Approved (5-0) 4/9/2024 4/23/2024
35 Monroe St (R-2 to R-8)	Approval	Approval (5-0) 4/10/2024	Approved (5-0) 5/14/2024 5/28/2024
Portions of 1011, 1019, 1021, 1023 W Market St (B-2 to R-8C & R-1 to B-2)	Approval	Approval (5-0) 4/10/2024	Approved (5-0) 5/14/2024 5/28/2024
290, 294, 298 Lucy Dr (R-3 to R-8C)	Approval	Approval (5-2) 4/10/2024	Tabled (5-0) 5/14/2024 2/25/2025
162 W Elizabeth St (M-1 to B-1C)	Approval	Approval (5-0) 4/10/2024	Approved (5-0) 5/28/2024 6/11/2024
415 N Liberty St (M-1 to B-1C)	Approval	Approval (5-0) 4/10/2024	Approved (5-0) 5/28/2024 6/11/2024

Request	Staff Recommendation	Planning Commission Recommendation	City Council Action
979 Roberts Ct (R-7 master plan amendment)	Approval	Approval (6-0) 5/8/2024	Approved (3-0) 6/11/2024 6/25/2024
448 Kelley St (R-2 to R-8C)	Approval	Approval (4-0) 6/12/2024	Approved (4-0) 7/9/2024 7/23/2024
439 & 445 Myrtle St (R-2 to R-8C)	Approval	Approval (7-0) 9/11/2024	Approved (4-1) 10/8/2024 10/22/2024
715 N Dogwood Dr (R-2 to R-5C)	Approval	Approval (6-1) 9/11/2024	Approved (5-0) 10/8/2024 10/22/2024
EMU Master Plan Amendment (Institutional Overlay)	Approval	Approval (7-0) 9/11/2024	Approved (4-1) 10/8/2024 10/22/2024
731 Jefferson St (M-1 to R-8C)	Approval	Approval (7-0) 10/9/2024	Approved (5-0) 11/26/2024 12/10/2024
1158 Rockingham Dr (R-1 to R-8C)	Approval	Approval (7-0) 10/9/2024	Approved (5-0) 11/26/2024 12/10/2024
Quarry Heights (various to R-5C and R-8C)	Approval	Approval (7-0) 10/9/2024	Approved (5-0) 11/26/2024 12/10/2024
160 Carpenter Ln (B-2 to M-1)	Approval	Approval (6-0) 12/11/2024	Approved (5-0) 1/14/2025 1/28/2025

Special Use Permits

Request	Staff Recommendation	Planning Commission Recommendation	City Council Action
1320 S Main Street (To allow personal services establishment in R-3)	Withdrawn by applicant 3/25/2024	---	---
1048 College Ave (STR in R-2)	Table	Withdrawn by applicant 4/1/2024	---
1451 College Ave (To allow a major day home in R-2)	Approval	Approval (6-0) 2/14/2024	Approved (5-0) 3/26/2024
1211, 1225, 1245 & 1261 Port Republic Rd (To allow townhomes in R-8C) (Weston Park)	Denial	Approval (4-2) 2/14/2024	Denied 3/26/2024 Approved 4/9/2024
206 & 210 Charles St (To allow convenience stores in M-1)	Approval	Approval (4-0) 3/13/2024	Approved (5-0) 4/9/2024
1088 & 1094 College Ave (To allow STR in R-2)	Approval	Approval (4-0) 3/13/2024	Approved (5-0) 4/9/2024
1048 & 1048A College Ave (To allow STR in R-2)	Table	Tabled (4-0) 3/13/2024	Withdrawn by applicant 4/1/2024
220 Reservoir St (To allow personal service establishments in R-3)	Approval	Approval (4-0) 3/13/2024	Approved (5-0) 4/9/2024
1846 Evelyn Byrd Ave (To allow multi-family dwellings or mixed-use in B-2)	Approval	Approval (5-0) 4/10/2024	Approved (5-0) 5/14/2024
1011, 1019, 1021, 1023, 1031 W Market St (To allow warehousing & storage in B-2)	Approval	Approval (5-0) 4/10/2024	Approved (5-0) 5/14/2024

Request	Staff Recommendation	Planning Commission Recommendation	City Council Action
1011, 1019, 1021, 1023, 1031 W Market St (To allow building material sales and storage in B-2)	Approval	Approval (5-0) 4/10/2024	Approved (5-0) 5/14/2024
1011, 1019, 1021, 1023, 1031 W Market St (To allow multi-family and/or mixed-use in B-2)	Approval	Approval (5-0) 4/10/2024	Approved (5-0) 5/14/2024
290, 294, 298 Lucy Dr (To allow attached townhomes of not more than 8 units)	Approval	Approval (5-0) 4/10/2024	Tabled (5-0) 5/14/2024 Approved (4-0) 2/25/2025
1680 Country Club Rd (To allow religious uses in M-1)	Withdrawn by applicant 4/23/2024	---	---
1552 S High St (To allow child day care)	Approval	Approval (6-0) 5/8/2024	Approved (3-0) 6/11/2024
50 Baxter Dr (To allow manufacturing, process, assembly in B-2)	Approval	Approval (4-0) 6/12/2024	Approved (4-0) 7/9/2024
50 Baxter Dr (To allow multi-family and/or mixed-use in B-2)	Approval	Approval (4-0) 6/12/2024	Approved (4-0) 7/9/2024
1561 Gilmer Cir (To allow a major family day home)	Approval	Approval (6-0) 8/14/2024	Approved (5-0) 9/10/2024
Quarry Heights (To allow multi-family dwellings in R-5)	Approval	Approval (7-0) 10/9/2024	Approved (5-0) 11/26/2024
Quarry Heights (To allow townhomes in R-8)	Approval	Approval (7-0) 10/9/2024	Approved (5-0) 11/26/2024
Quarry Heights (To allow townhomes to have reduced side yard setbacks in R-8)	Approval	Approval (7-0) 10/9/2024	Approved (5-0) 11/26/2024

Street and Alley Closings

There were no requests for street and alley closings.

Ordinance/Comprehensive Plan Amendments

Request	Staff Recommendation	Planning Commission Action	City Council Action
ZO Amendment to allow mercantile establishments that supply parts and equipment for tractors, trailers, and heavy equipment in M-1	Approval	Approval (4-0) 3/13/2024	Approved (5-0) 4/9/2024 4/23/2024
ZO Amendment to define and regulate the location of skill games	Approval	Approval (6-0) 5/8/2024	Tabled (3-0) 6/11/2024
ZO Amendment to further regulate the location of tobacco, smoke, or vape shops	Approval	Approval (6-0) 5/8/2024	Approved (3-0) 6/11/2024 6/25/2024
ZO Amendment to modify private refuse collection regulations	Approval	Approval (4-0) 6/12/2024	Approved (4-0) 7/9/2024 7/23/2024
ZO Amendment to allow and regulate urban honeybees	Approval	Approval (6-0) 8/14/2024	Approved (5-0) 9/10/2024 9/24/2024
ZO Amendment to modify regulations regarding the period of validity for SUPs for residential projects	Approval	Approval (6-0) 8/14/2024	Approved (5-0) 9/10/2024 9/24/2024
Comprehensive Plan Map Amendment for Quarry Heights	Approval	Approval (7-0) 10/9/2024	Approved (5-0) 11/26/2024
ZO Amendment to amend setbacks for townhomes in the R-8 district	Approval	Approval (7-0) 10/9/2024	Approved (5-0) 11/26/2024 12/10/2024
ZO Amendment to allow cash proffers	Approval	Approval (6-0) 12/11/2024	Approved (4-1) 1/14/2025 1/28/2025

Request	Staff Recommendation	Planning Commission Action	City Council Action
ZO Amendment to allow data centers by SUP in M-1	Approval	Approval (6-0) 12/11/2024	Approved (5-0) 1/14/2025 1/28/2025

Preliminary Plats

Request	Staff Recommendation	Planning Commission Action	City Council Action
1010 Garbers Church Rd and 1645 Erickson Ave (Bluestone Town Center)	Approval	Approval (6-0) 1/10/2024	Approved (5-0) 2/13/2024
44 & 81 Wilson Ave (Northside Village)	Approval	Approval (6-0) 2/14/2024	Approved (5-0) 3/26/2024
Country Club Rd & Keezletown Rd (Tuscan Village)	Approval with condition	Approval with condition (4-0) 3/13/2024	Approved (5-0) 4/9/2024
50 Baxter Dr	Approval	Approval (4-0) 6/12/2024	Approved (4-0) 7/9/2024
585 Pear St (Cobblers Valley)	Approval	Approval (6-0) 5/8/2024	Approved (3-0) 6/11/2024
465 Pear St (Zephyr Hill)	Approval	Approval (6-0) 5/8/2024	Approved (3-0) 6/11/2024
210 Mt. Clinton Pike	Approval	Approval (6-0) 8/14/2024	NA
204 Rocco Ave (Park Apts)	Approval	Approval (7-0) 11/13/2024	Approved (5-0) 12/10/2024
450 Mt. Clinton Pike (Fire Station #5)	Approval	Approval (7-0) 11/13/2024	Approved (5-0) 12/10/2024
1211, 1225, 1245 & 1261 Port Republic Rd (Weston Park)	Approval	Approval (7-0) 11/13/2024	Approved (5-0) 12/10/2024
2970 E Kaylor Park Dr (Rocktown High School)	Approval	Approval (6-0) 12/11/2024	Approved (5-0) 1/14/2025

Other

Request	Staff Recommendation	Planning Commission Action	City Council Action
CIP FY2024-2025 through FY2028-2029	Approval	Approval (6-0) 2/14/24	Approved (5-0) 4/9/2024
15.2-2232 Review of proposed Fire Station #5 at 450 Mt. Clinton Pike	Approval	Approval (4-0) 3/13/2024	Presentation to CC 4/9/2024
PUA to provide water service to 5262 & 5304 Rawley Pike, Rockingham County	Approval	Approval (4-0) 6/12/2024	Approved (4-0) 7/9/2024
PUA Granite Farms, Rockingham County	Approval	Approval (6-0) 8/14/2024	Approved (5-0) 12/10/2024

2024 Meeting Dates

January 5, 2024

February 9, 2024

March 8, 2024

April 5, 2024

May 3, 2024

June 7, 2024

No regular meeting in July

July 25, 2025 (Work Session for Zoning &
Subdivision Ordinances Rewrite)

August 9, 2024

September 6, 2024

October 4, 2024

November 8, 2024

December 6, 2024