

CITY OF HARRISONBURG



August 25, 2026 Planning Commission Meeting

Title

Consider a request to amend the Subdivision Ordinance and an additional amendment to the definition of “Subdivision” — Adam Fletcher, Community Development

Summary

After City Council’s first reading and approval of the amendment to the Subdivision Ordinance on August 11, 2026, staff noticed that the proposed amendment to the definition of the term “subdivision” would have caused unintended changes to the requirements of Article D. - Minimum Improvements.

Article D requires a subdivider to make improvements to streets and sidewalks, and to provide adequate drainage, water, sanitary sewer, and other utilities. These requirements are appropriately applied when land is subdivided to create additional lots. However, staff did not intend for the requirements of Article D to apply to lot line adjustments or lot line vacations, when new lots are not created.

Staff proposes an additional statement be added to the definition of “subdivision” (highlighted below in yellow):

Subdivision: The division of a lot, tract, or parcel of land into two (2) or more lots, tracts, or parcels. This term also applies to resubdivision, lot line vacations, and lot line adjustments and, when appropriate to the context, shall relate to the process of subdividing or the land subdivided. For purposes of Article D, a lot line adjustment or lot line vacation that does not create an additional lot shall not constitute a subdivision.

Recommendation

Staff recommend approval of the Subdivision Ordinance amendments previously approved by City Council on August 11, 2026 (first reading) with the additional amendment to the definition of “subdivision.”

Attachments

- Updated Current Ordinance Reflecting Recommended Amendments