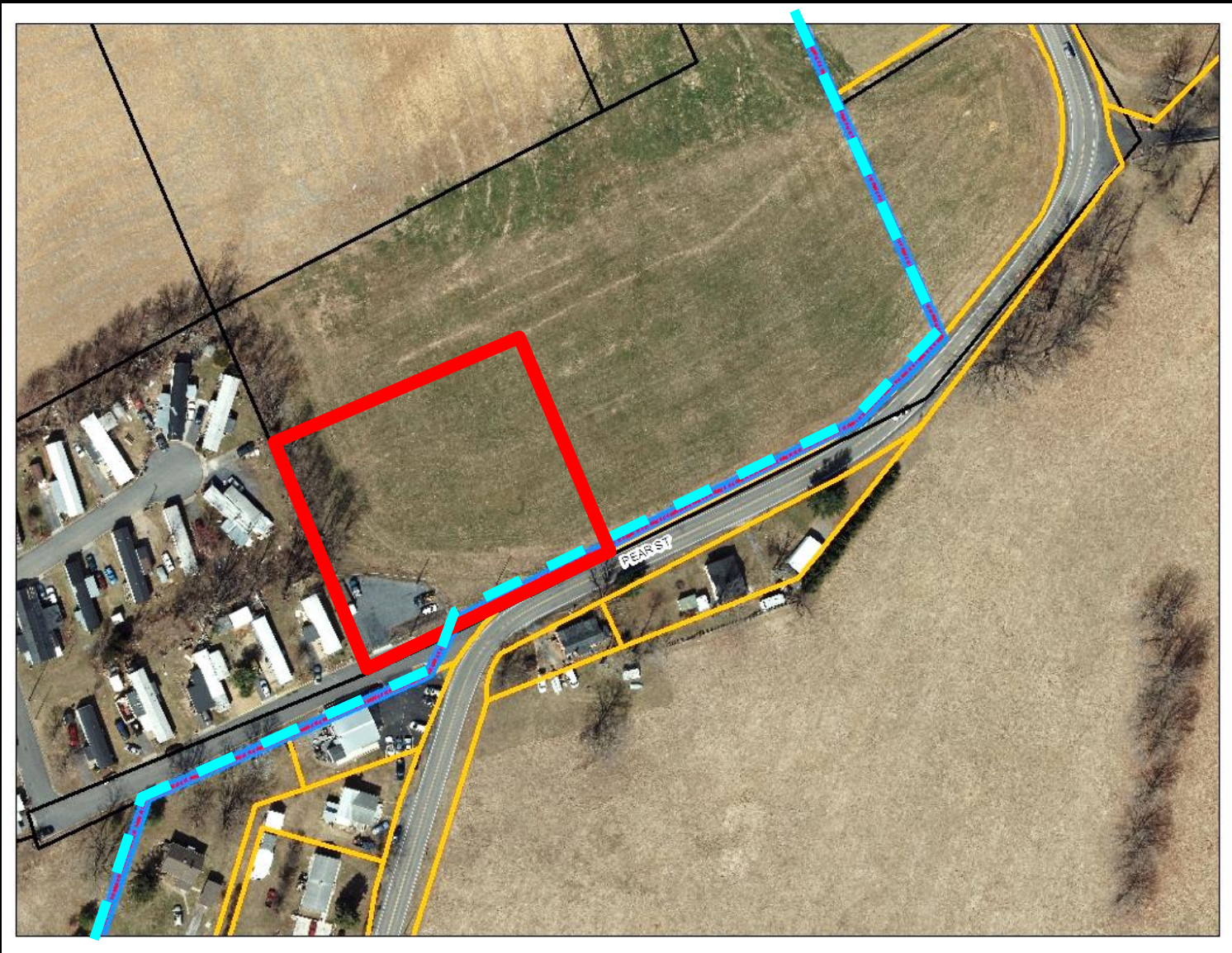


Public Utility Application – Across Ruby Drive from 269 Pear Street (County)







LANDSCAPE SCREENING - SIZE, TYPE, AND SPACING SHALL BE DETERMINED DURING SITE PLAN DEVELOPMENT PHASE

RESERVED FOR STORMWATER MANAGEMENT

TM# 108-(A)- L164
BLUE STONE LAND COMPANY INC.
150 W. MOSBY ROAD
HARRISONBURG, VA 22801
ZONED: A-2
USE: AGRICULTURE < 20 ACRES



360

1370

FUTURE EXPANSION
3,500 SF
FTE = XX.X

PROPOSED AUTO REPAIR SHOP
3,500 SF
FTE = 92.0

26.34

DUMPSTER

SUPPLEMENTAL LANDSCAPING SHALL BE ADDED TO EXISTING AS REQUIRED

1370

1380

A)- L187
ESTATES INC.
2
ER, VA 22812
2
E HOME PARK

RUBY DRIVE
(PRIVATE)

108-(A)- L174

TM# 111-A-1
RANDALL & STORMY FAULS
80 CAPTAIN SHANDS ROAD
WEYERS CAVE, VA 24485

FAUL'S FAMILY
AUTOMOTIVE

PEAR STREET 8'

7
20

7
V8

7
18

SIGHT DISTANCE

SIGHT DISTANCE
250'

PROPOSED 25' ROW EASEMENT

25' R (TYP.)
8'

SPEED LIMIT
25 MPH

7
21

ROCKINGHAM COUNTY
CITY OF HARRISONBURG

TM# 7-C-8
PAMELA SHEEHAN
P.O. BOX 874
HARRISONBURG, VA 22803
ZONED: R-1
USE: RESIDENTIAL-SINGLE FAMILY DETACHED

TM# 7-C-5
D&N LLC
150 W. MOSBY ROAD
HARRISONBURG, VA 22801
ZONED: R-1
USE: RESIDENTIAL-SINGLE FAMILY DETACHED

1410

181.99

51.74

NECB 48°E
78.97

7
18

7
18

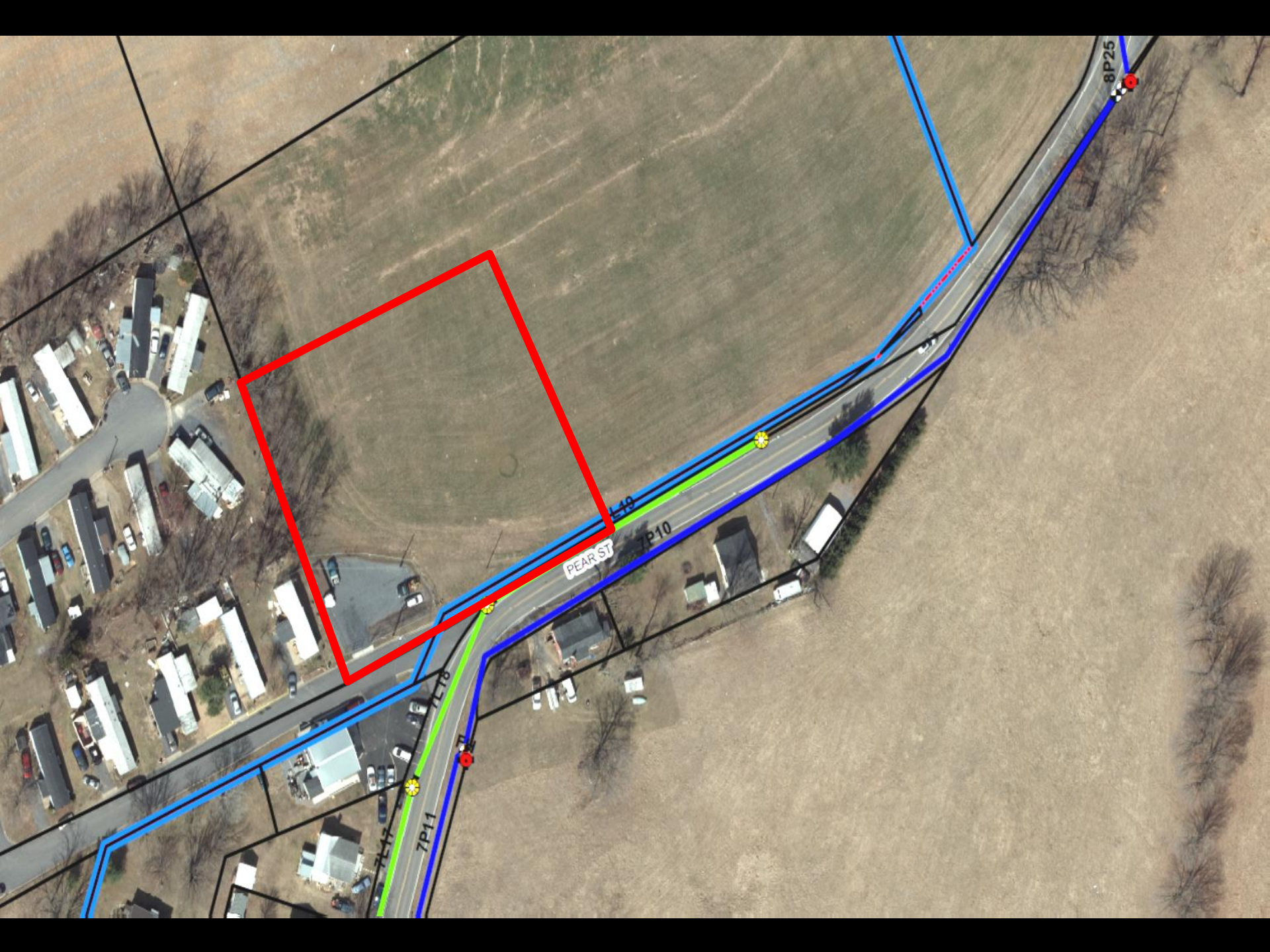
7
20

7
20

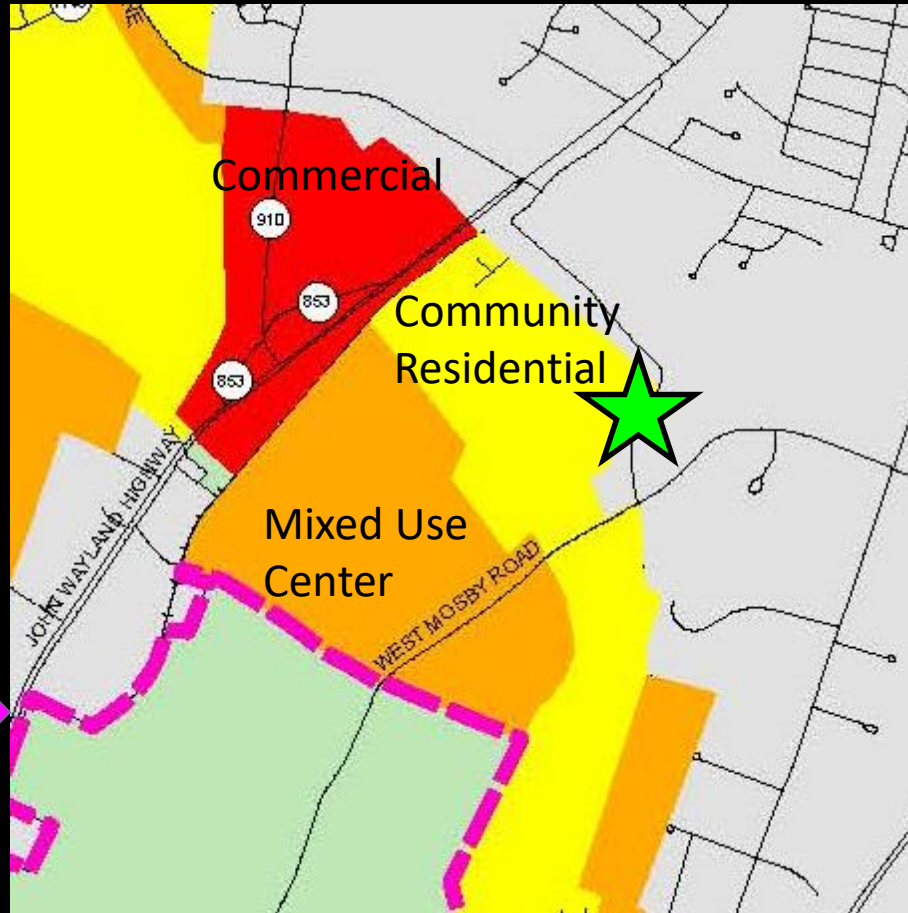
7
V8

7
18

SIGHT DISTANCE



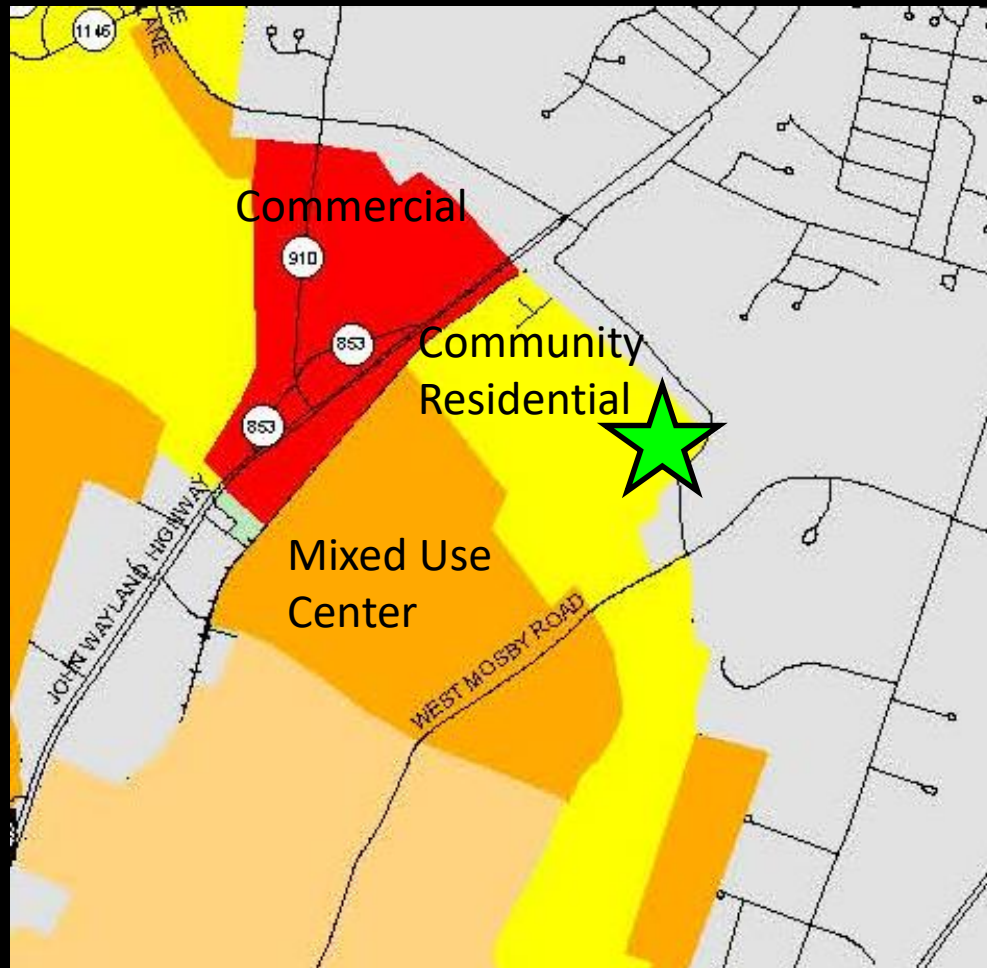
Rockingham Co. Land Use Plan 2020

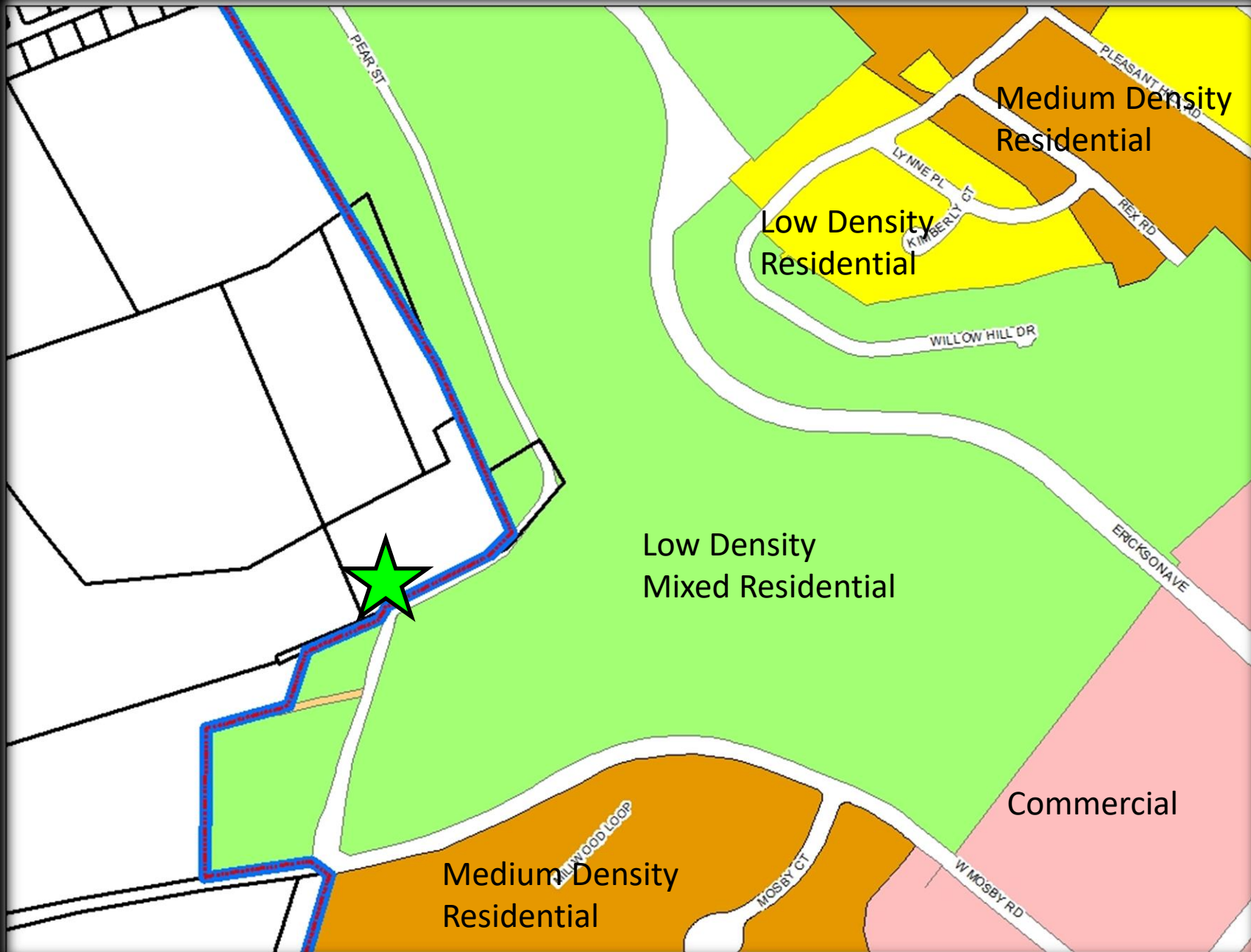


Urban Growth
Boundary



Rockingham Co. Land Use Plan 2050





Recommendation

Staff and Planning Commission (4-3) recommended to approve the request for water and sanitary sewer connections with the condition that this approval is effective only if Rockingham County approves the special use permit (SUP) request.

