

Preliminary Plat and Special Use Permit

1821 South High Street (Stoneburner)



1. To preliminarily subdivide a +/- 6.4-acre parcel into 3 parcels. Includes variance requests from the Subdivision Ordinance to allow the applicant to not construct required street improvements along road frontages.
2. A SUP per Section 10-3-97 (3) of the Zoning Ordinance to allow business and professional offices within the M-1, General Industrial District.

Preliminary Plat and Special Use Permit 1821 South High Street (Stoneburner)





STONEBURNER

More Than a Lumberyard

5500 SQ
PLATINUM SERIES
SPECTER
THRU JULY 2017

413 462 462 462 462

SPEED LIMIT
25



3

2

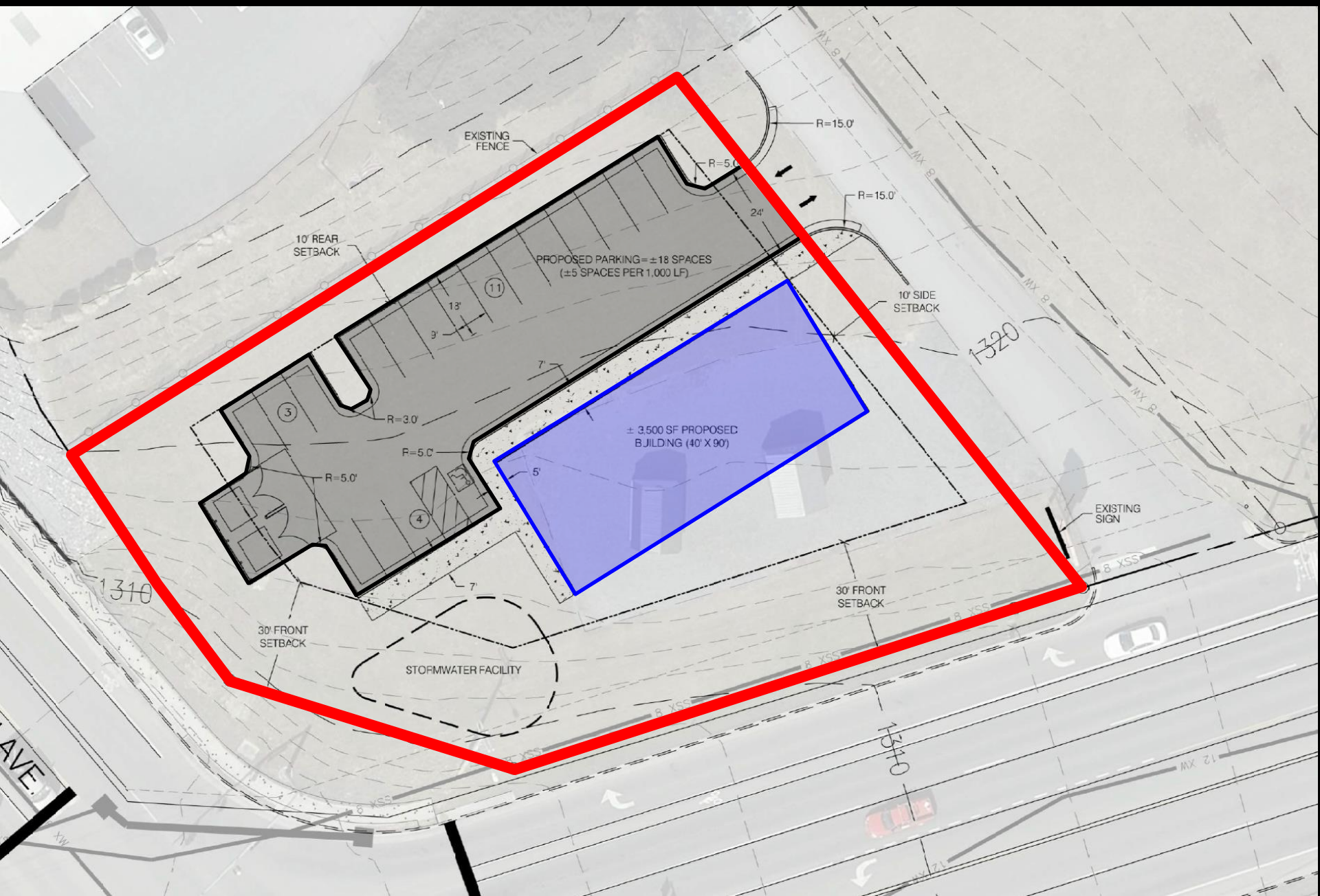
1

ERICKSON AVE

SHIGHST

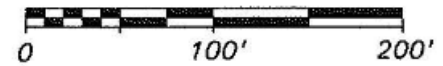
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Planned Medical Urgent Care Facility on Lot 1



R LAND LLC
... in accordance with
... admitted to record.

Tax Map: 115 - B - 5
Stoneburner Land, LLC
D.B. 1768/521
Zoned: B-2



Scale: 1" = 100'
March 3, 2020
Revised:
May 4, 2020
June 24, 2020



... (in 60 days of approval)

Harrisonburg
Easement
78/292

fire hydrant
water meter

SKYWALKER-
HARRISONBURG LLC
D.B. 4638/599
Zoned: M-1

Lot 2
1.101 acres
47,965 sq.ft.

Existing Joint Use City of Harrisonburg, HEC,
VEPCO, and Verizon South Utility Easement
D.B. 3314/663, D.B. 3296/137

existing paved road

256 sq. ft. dedicated to South High Street Right-of-Way

ROUTE 42
SOUTH HIGH STREET

N38°31'22"W 168.94'
N31'22"E 152.00'

S40°01'15"E 87.21'
S55°14'E 497.96'
S37°05'

155.00'
1338'

S25°08'04"E 86.70'
1334'

S72°53'36"W 68.00'
S77°03'25"W 31.00'

S72°14'13"W 110.44'
S72°53'36"W 221.34'
1320'

curb
water valve

sewer manhole
Monument

Requested Subdivision Ordinance Variances

- Sections 10-2-61(a), 10-2-66, and 10-2-67, together, require the subdivider to construct street improvements in accordance with city standards at their expense.
- If approved, variances would allow the applicant not to construct required street improvements along South High Street prior to subdividing properties.
- Property owner will be responsible for improvements when each parcel is developed.



3

2

1

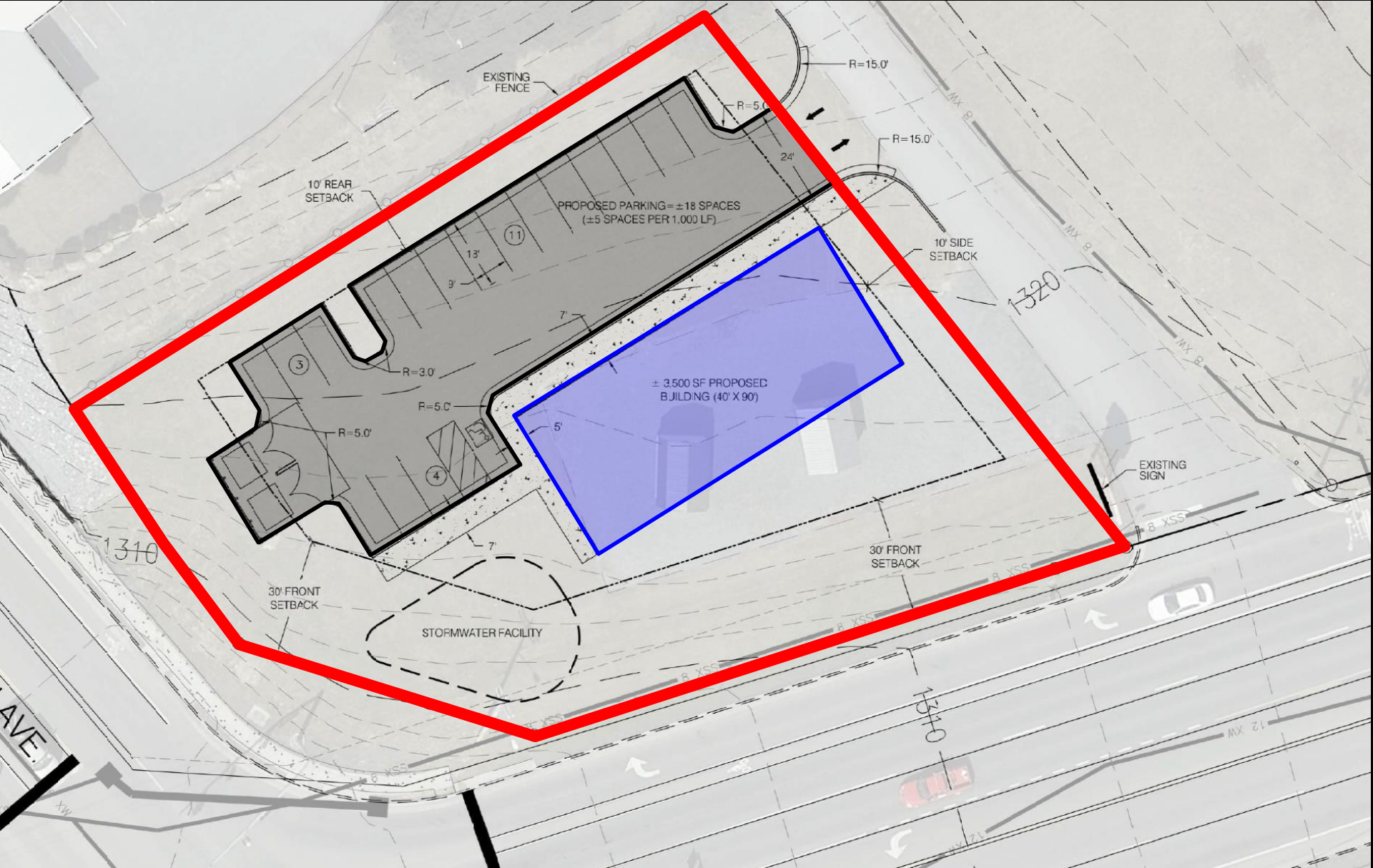
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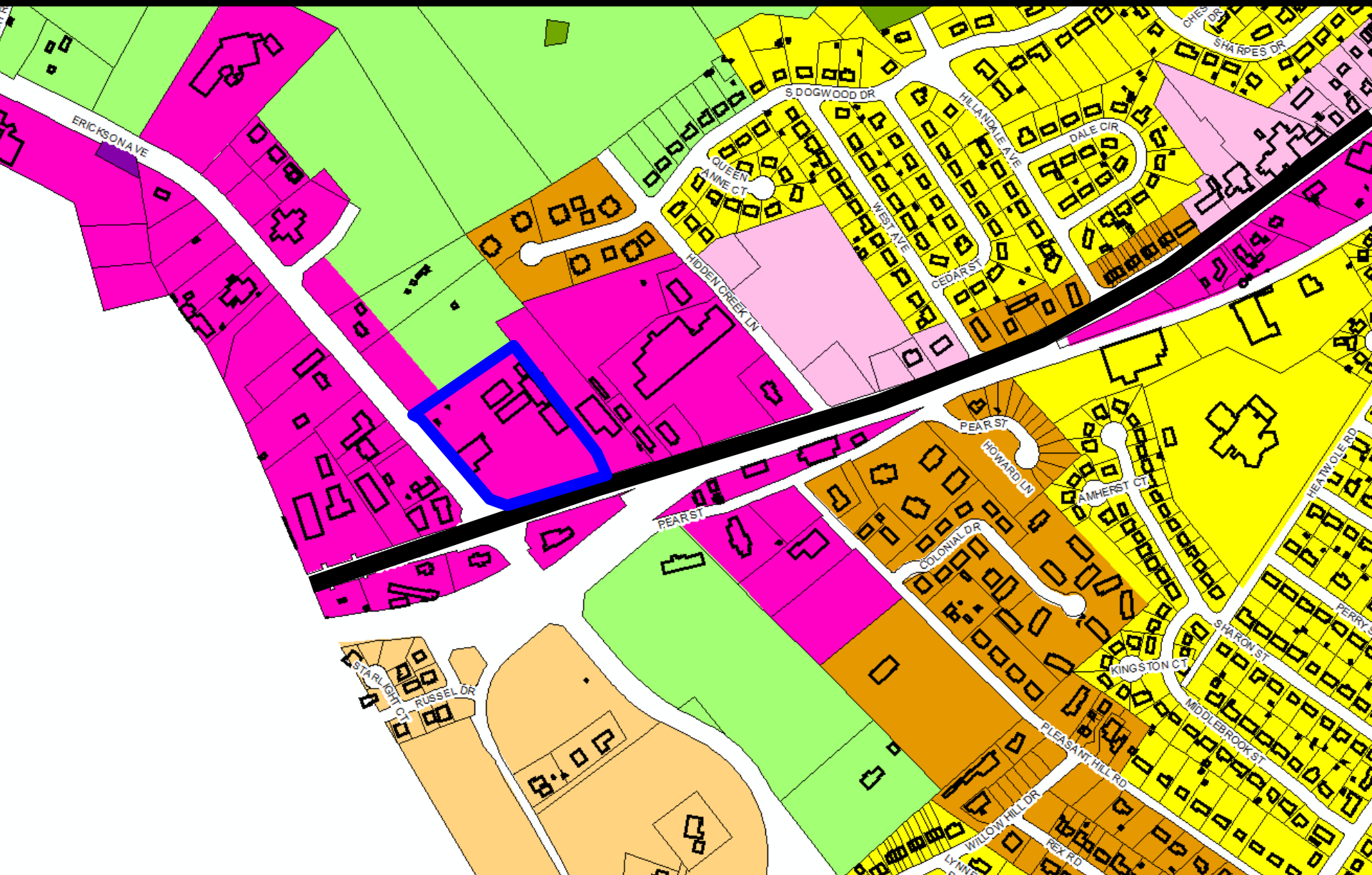
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SUP – Section 10-3-97 (3)

To allow business and professional offices





Suggested SUP Conditions

1. The special use permit shall apply only to the area generally shown and described as Lot 1 on the preliminary plat titled Stoneburner Land LLC Subdivision dated June 24, 2020.
2. The special use permit shall be applicable only for the use, or a substantially similar use, as requested in this application.

Recommendation

Staff and Planning Commission recommended approval (5-0) to approve the preliminary plat with variances and to approve the SUP with conditions.