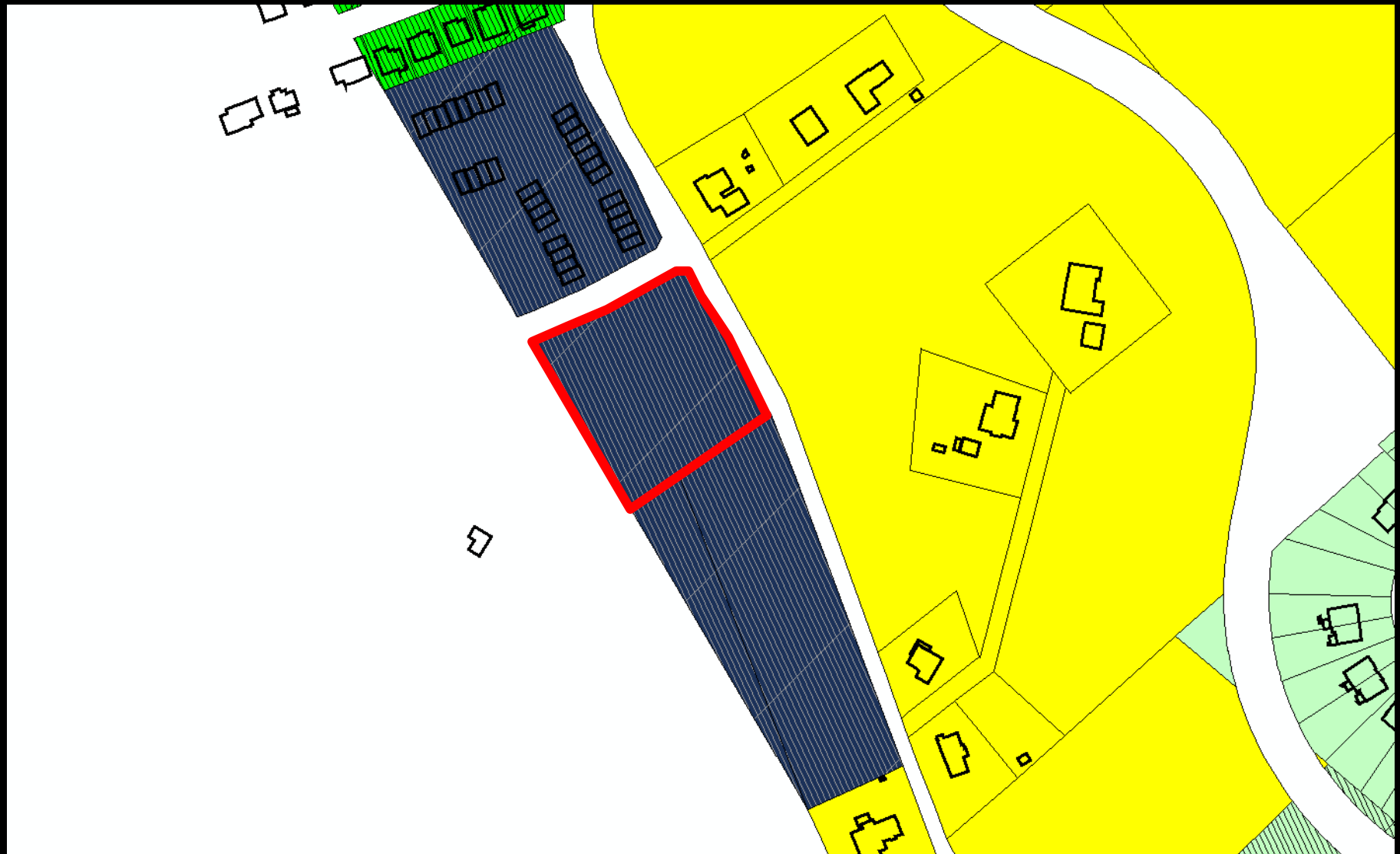




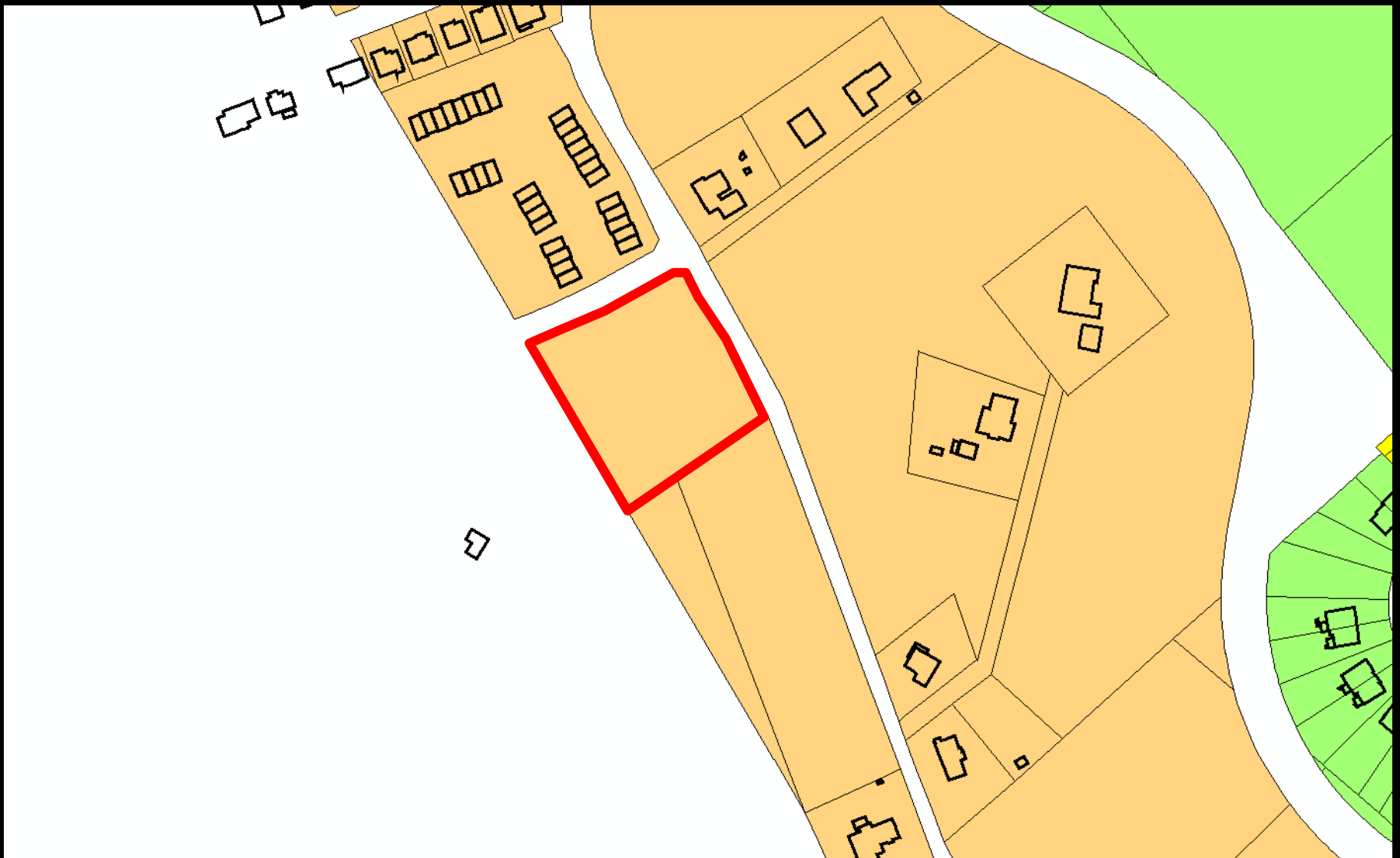
# Preliminary Plat with Variance

## 585 Pear Street (Cobblers Valley)



# Preliminary Plat with Variance

## 585 Pear Street (Cobblers Valley)



# Preliminary Plat with Variance 585 Pear Street (Cobblers Valley)

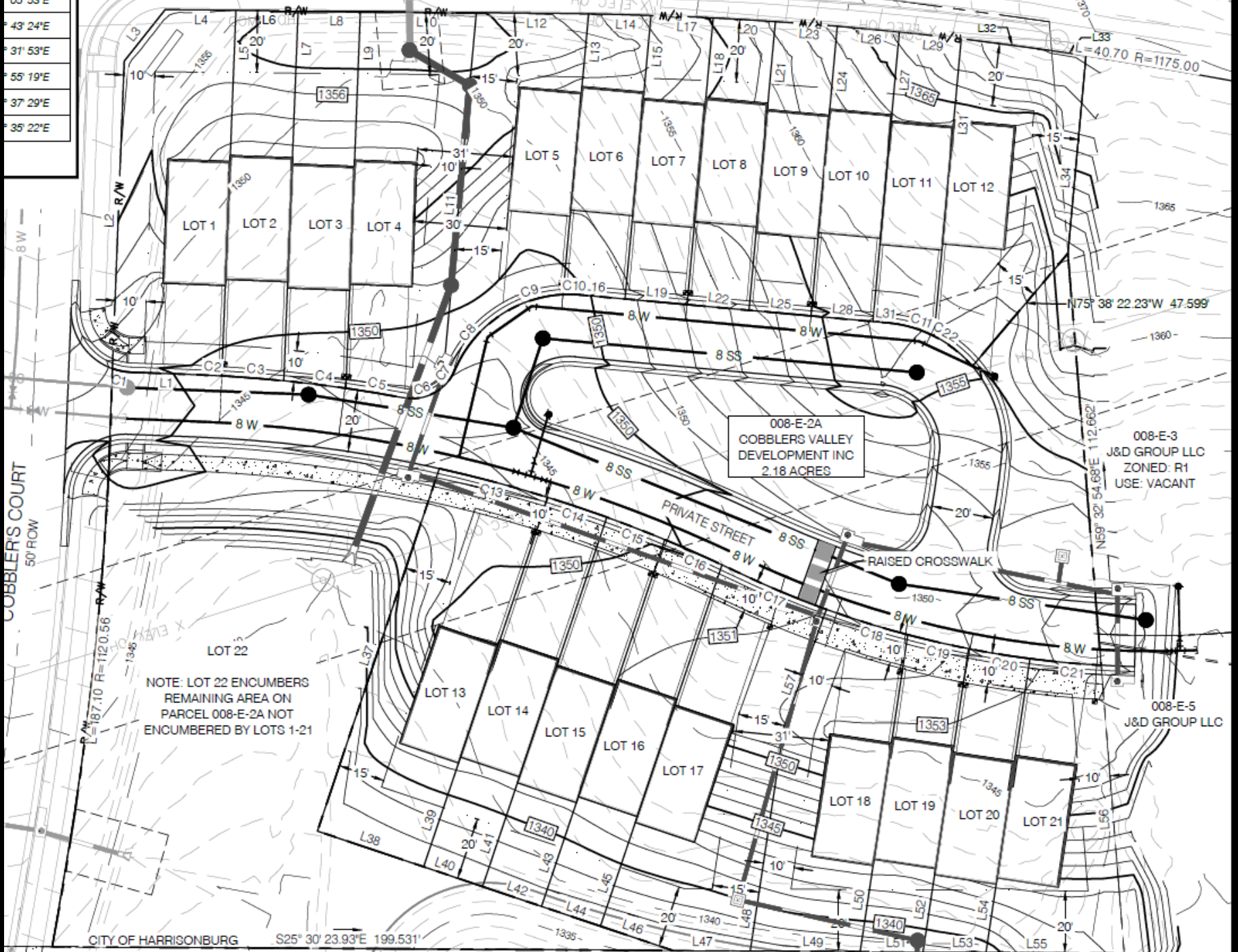


# Summary of 2024 Rezoning and SUP Cobblers Valley

- The property was rezoned to R-8C and received a SUP to build 21 townhomes
- During the rezoning the applicant proffered specific sidewalk locations and access easements
- The applicant also proffered that there would be raised crosswalks and speed limit signs within the development.



33° 53' E
43' 24" E
31' 53" E
55' 19" E
37' 29" E
35' 22" E



NOTE: LOT 22 ENCUMBERS  
REMAINING AREA ON  
PARCEL 008-E-2A NOT  
ENCUMBERED BY LOTS 1-21

008-E-2A  
COBBLE VALLEY  
DEVELOPMENT INC  
2.18 ACRES

008-E-3  
J&D GROUP LLC  
ZONED: R1  
USE: VACANT

008-E-5  
J&D GROUP LLC

CITY OF HARRISONBURG S25° 30' 23.93"E 199.531''

ROCKINGHAM COUNTY  
108D-(6&7)-1-A

# Recommendation

Staff and Planning Commission (6-0) recommends approval of the preliminary plat and variance requests.