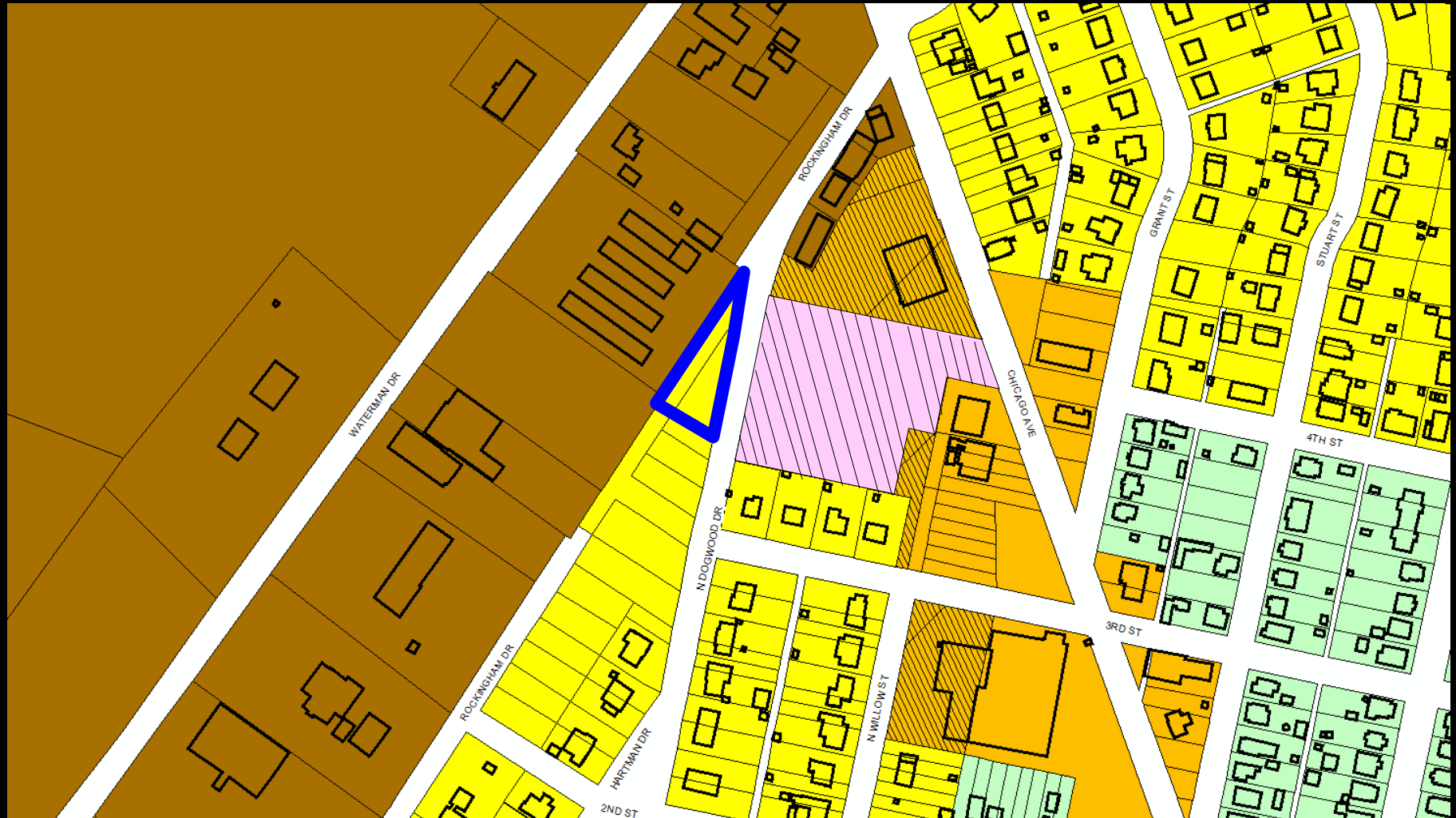
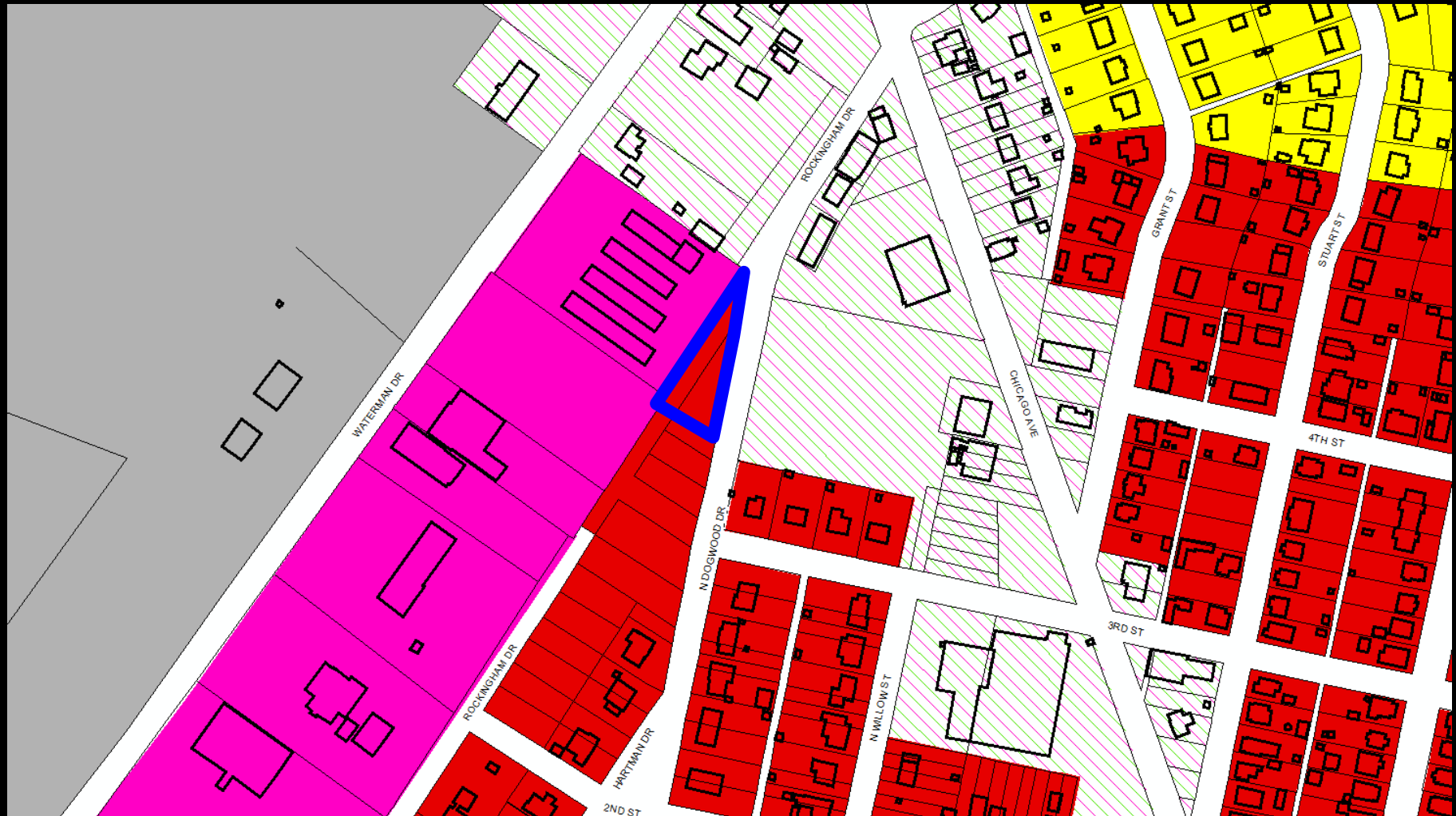


Rezoning – 745 N Dogwood Dr & 860 Waterman Dr (R-1 to M-1)



Rezoning – 745 N Dogwood Dr & 860 Waterman Dr (R-1 to M-1)



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*Approximate site
boundaries shown

Submitted Proffer

At the time of development, along the property boundary adjacent to the North Dogwood Drive right-of-way, construct a 5 ft tall fence and provide a 10-ft wide landscaping buffer with trees or vegetation with the intent to form a dense screen. The installed vegetation shall be 6-ft in height at the time of planting and installed at a distance not greater than 7-ft on center. Both the fence and landscaping shall be maintained by the property owner.



VICINITY MAP
1" = 2000'

PRELIMINARY
NOT FOR CONSTRUCTION

CFW COMMUNICATIONS SERVICES
P.O. BOX 1990
WAYNESBORO, VA 22980
TAX MAP 39-P-1
ZONE: B-2C
USE: VACANT

ANTONIO P & RACHEL E FLOWE
580 3RD ST
HARRISONBURG, VA 22802
TAX MAP 39-P-6
ZONE: R-1
USE: RESIDENTIAL - SINGLE
FAMILY DETACHED

ALL PROPERTIES OWNED BY
NEW VENTURE PARTNERS, LLC
P.O. BOX 1215
HARRISONBURG, VA 22803

ROBERT D & MIRIAM F SHENK
1256 PEAKE MT RD
HARRISONBURG, VA 22803
TAX MAP 39-(U)-2
ZONE: R-1
USE: VACANT

BRAUM NET INVESTMENTS LLC
500 VOLVO PARKWAY
CHESAPEAKE, VA 23320
TAX MAP 39-F-1
ZONE: B-2C
USE: COMMERCIAL - RETAIL
SERVICE

PROPOSED 6' HIGH BUFFER,
VEGETATION AT 5' O.C. MIN.

PROPOSED 5' FENCE

VACATE EASEMENT

EX. 30" WATERLINE AND
SANITARY SEWER EASEMENT
D.B. 2329, PG. 651

NEW VENTURE PARTNERS, LLC
P.O. BOX 1215
HARRISONBURG, VA 22803

2.271 ACRES
D.B. 2782, PG. 210
TRACT FOUR
TAX MAP 39-(E)-7
ZONE: M-1
USE: COMMERCIAL

PROPOSED PROPERTY
LINE & FENCE LINE

PROPOSED FIRE
TRUCK TURN AROUND
& REMOVAL OF PLANT

PROPERTY TO BE ZONED
M-1 (0.36 ac), VACATE
ALL INTERNAL LOT LINES

PROPOSED MINI-STORAGE
BUILDINGS (TYP)

PROPOSED
STORM PIPING

PROPOSED SANITARY SEWER
MAIN CENTERED ON 20'
PUBLIC SEWER EASEMENT

PROPOSED
MIN-STORAGE
BUILDING (TYP)

NORTH DOGWOOD DRIVE
(50' RIGHT-OF-WAY)

TYPE C WATER
METER (TYP)

FIRE HYDRANT

PROPOSED PARKING
28 TOTAL SPACES

PROPOSED 20' DRIVE
& 5' SIDEWALK

EX. FIRE
HYDRANT (CITY
ID: 39-N)

EX. 8" WATER LINE

EX. PAVED
ROAD

STOP SIGN

3RD STREET
(50' RIGHT-OF-WAY)

EX. 10' WIDE
PUBLIC UTILITY
EASEMENT

EX. 30" WATERLINE AND
SANITARY SEWER EASEMENT
D.B. 2329, PG. 651

PROPERTY TO BE ZONED
R-5 (0.99 ac), VACATE
ALL INTERNAL LOT LINES

PROPOSED TOWNHOUSE
STYLE BUILDINGS WITH
DOWNSTAIRS APARTMENT
& TWO FLOOR UPSTAIRS
APARTMENT, 16 TOTAL
DWELLING UNITS

ROCKINGHAM DRIVE
(UNIMPROVED 30'
RIGHT-OF-WAY)

ROBERT D. & MIRIAM F. SHENK
1256 PEAKE MT RD
HARRISONBURG, VA 22802
TAX MAP 39-(E)-8
ZONE: M-1
USE: COMMERCIAL

ELIZABETH ORELLANA CAMPOS
866 COLLEGE AVE
HARRISONBURG, VA 22802
TAX MAP 39-(E)-7A
ZONE: M-1
USE: VACANT

0 40' 80'

Project: CE202140

Sheet: C

of 1

Revisions

8-4-22

Date: 7/8/2022

Scale: 1" = 40'

Designer: GLC, PE

Drafter: JDY

Reviewer: GLC, PE

REZONING EXHIBIT

675,705, & 745 N Dogwood Dr & 860 Waterman Dr

New Venture Partners, LLC

P.O. BOX 1215

HARRISONBURG, VA 22803

COLMAN

ENGINEERING, PLLC

1123 South High Street | Harrisonburg, VA 22801 | PH: (540) 246-3712

Email: contact@colmanengineering.com | www.colmanengineering.com

Recommendation

Staff and Planning Commission (6-1) recommends approval of the rezoning from R-1 to M-1C.