

CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

**Change of Zoning District
(Rezoning) Application**
www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

1300 S Main Street 018 R 1, 3, 4 1.058 acres acres or sq.ft.
Property Address Tax Map Parcel/ID Total Land Area (circle)
Existing Zoning District: R3 Proposed Zoning District: B2
Existing Comprehensive Plan Designation: Mixed Use

PROPERTY OWNER INFORMATION

Harginia LLC Telephone _____
Property Owner Name 222 Grand Ave. E-Mail _____
Street Address Englewood NJ 07631
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Toth & Associates (Shawn Barry PE) 417.888.0645 Telephone _____
Owner's Representative 1550 E. Republic Road sbarry@tothassociates.com
Street Address Springfield MO 65804 E-Mail _____
City State Zip

CERTIFICATION

I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.

Michael Schmidt 9/15/23
PROPERTY OWNER Member & Manager DATE

REQUIRED ATTACHMENTS

- Letter explaining proposed use & reasons for seeking change in zoning.
- Statement on profitters, if applying for conditional rezoning.
- Survey of property or site map.
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

Total Fees Due: \$ 610
Application Fee: \$550.00 + \$30.00 per acre

Date Application and Fee Received 9/19/23
Received By [Signature]



September 15, 2023

Members of the Council
c/o Adam Fletcher, Director of Community Development
409 S. Main Street
Harrisonburg, VA 22801

RE: Request of Seven Brew Drive Thru Coffee for approval of rezoning from R3 to B2 at
1300 S. Main Street.

Dear Members of the Council,

We are petitioning the City for a rezoning and site plan review for the future location of Seven Brew Drive Thru Coffee at 1300 S. Main Street Harrisonburg, Virginia. Currently the property is Zoned R3, we are seeking to rezone the property to B2 that can allow us to develop and operate our drive through business. It is our desire to bring another Seven Brew franchise to Harrisonburg and specifically to this location to be an active part of your great community.

Seven Brew is a drive through beverage business that serves strictly beverages and no food. We serve a variety of made to order beverages including coffee, tea, Italian sodas, smoothies, shakes, energy drinks, and hot chocolate. We believe we are the face of a coffee revolution with our unique speed of service coupled with quality products. Our delicious drinks are made from the best ingredients, served by always energetic, upbeat, fun, and welcoming baristas, in a fast and consistent drive thru.

Our model takes up a small footprint of approximately a half an acre to an acre with a 540 square foot prefabricated building. Our building has multiple exterior cladding material options to meet local requirements. Our thoughtfully designed building has a canopy that stems from each side to protect our employees and guests from the weather. At Seven Brew, we offer drive thru only with two ordering lanes that help us process orders ultra-fast to allow our guests to get in and out to tackle their day.

Primary access is planned to be from Edgelawn Drive, allowing our customers to enter and exit the site. No secondary access is planned. Onsite parking is provided for our employees including bicycle parking. Pedestrians will be able to access our services through a continuous paved path connecting the building to Main Street.

Please accept this letter as formal request for rezoning 1300 S. Main Street to a "B2".
We believe this location is a perfect fit for the people of Harrisonburg.

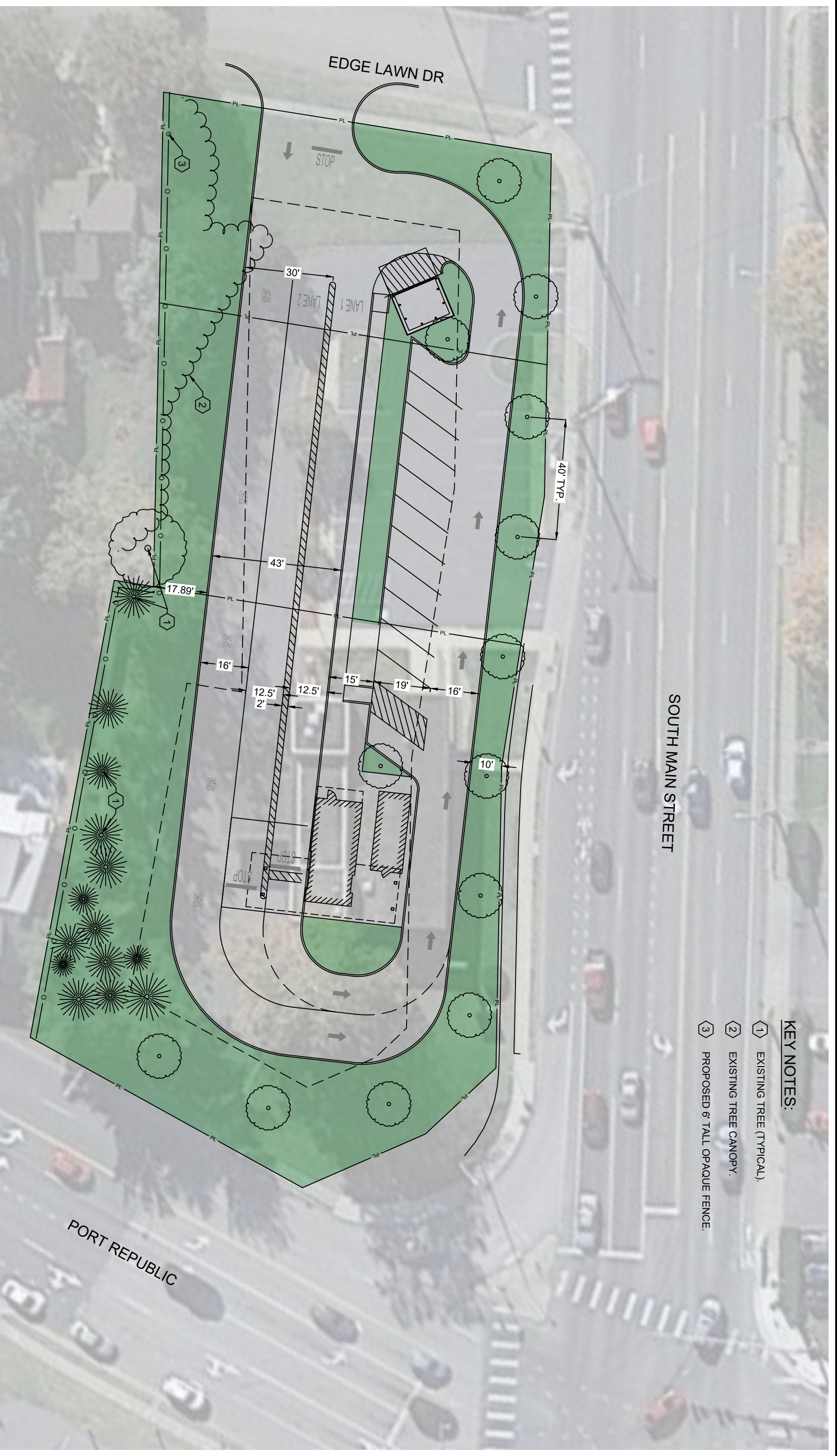
Thank you for your consideration and we look forward to joining your community!

Respectfully,

A handwritten signature in black ink that reads "Larry Wilsoh". The signature is written in a cursive, flowing style.

Larry Wilsoh
7 Brew Franchisee

- KEY NOTES:**
- ① EXISTING TREE (TYPICAL).
 - ② EXISTING TREE CANOPY.
 - ③ PROPOSED 6' TALL OPAQUE FENCE.



CONCEPTUAL SITE LAYOUT

1300 S. MAIN STREET
HARRISONBURG, VA



SCALE: 1" = 30'
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Toth & Associates, Inc.



JOB NUMBER: 91.032
ISSUED DATE: 10.30.2023



1550 E. Republic Rd, Suite A, Springfield MO. 65804
Toth & Associates, Inc.

TICKET : B32202218 REV: 008 TAKEN: 08/10/23 02:34 PM
 STATE: VA CNTY: HARRISONBURG CITY PLACE:
 ADDRESS : 1300 S MAIN ST
 RESPONSES DUE BY: 08/15/23 07:00 AM UPDATE BY: 08/29/23 11:59 PM
 EXPIRES 09/01/23 07:00 AM

WHEN THE MEMBER MARKING CODE IS BLUE, CLICK FOR ADDITIONAL INFORMATION THAT MAY BE PROVIDED BY THE OPERATOR/LOCATOR.

MARKING CODE	DESCRIPTION	RESPONSE
GCV	COLUMBIA GAS (G09249)	08/14/23 03:10 PM 10
CMC	FIELD CONTACT UTILITIES (703)754-2116 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (800)544-5606 COMCAST (CMG50)	08/14/23 09:57 AM 10
HEC	FIELD CONTACT: CABLE PROTECTION SERVICES (804)582-3861 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (877)359-1821 HARRISONBURG ELECTRIC (HEC187) 08/11/23 01:04 PM 12 MARKED UP TO PRIVATELY OWNED UTILITY; CONTACT PRIVATE UTILITY OWNER FOR LOCATE FIELD CONTACT: GEN LAYMAN (540)434-5361 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (540)434-5361 HARRISONBURG CITY - WIR&SWR (HBB140) 08/11/23 03:08 PM 12 MARKED UP TO PRIVATELY OWNED UTILITY; CONTACT PRIVATE UTILITY OWNER FOR LOCATE FIELD CONTACT: DENNIS LAMBERT (540)910-7244 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (540)434-9939 HARRISONBURG CITY UTILITY (HBB147) 08/11/23 07:37 AM 10 FIELD CONTACT: GLEN BALDWIN (540)434-5928 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (540)910-7240 JMU - ELECTRIC (AMJ570) NO CONTACT; UTILITY IS OUTSIDE OF STATED WORK AREA. FIELD CONTACT: JOHN KHAMPHONG (703)965-4506 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (540)568-6101 LUMOS DBA SERVA (LMS578) NO CONTACT; UTILITY IS OUTSIDE OF STATED WORK AREA. FIELD CONTACT: STAKE CENTER LOCATING (801)364-1063 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (877)411-6930 SHELTEL UNREGULATED (STCS43) 08/14/23 09:57 AM 10 MARKED FIELD CONTACT: CABLE PROTECTION SERVICES (804)582-3861 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (540)984-5531 VERIZON (VZNB04) 08/14/23 03:10 PM 10 MARKED FIELD CONTACT: UTILITIES (804)286-1721 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (888)483-1233	

STORM DRAIN TABLE

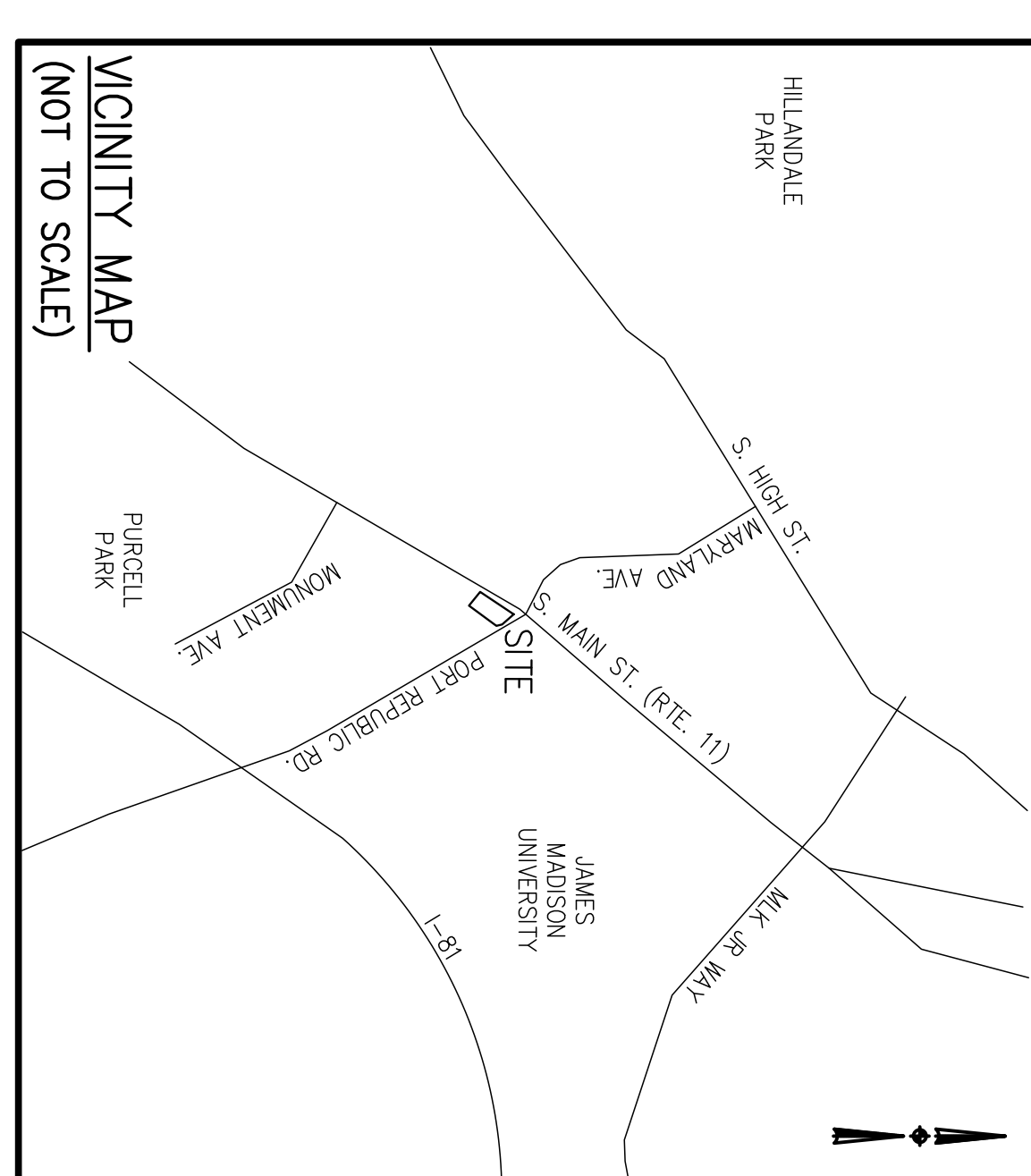
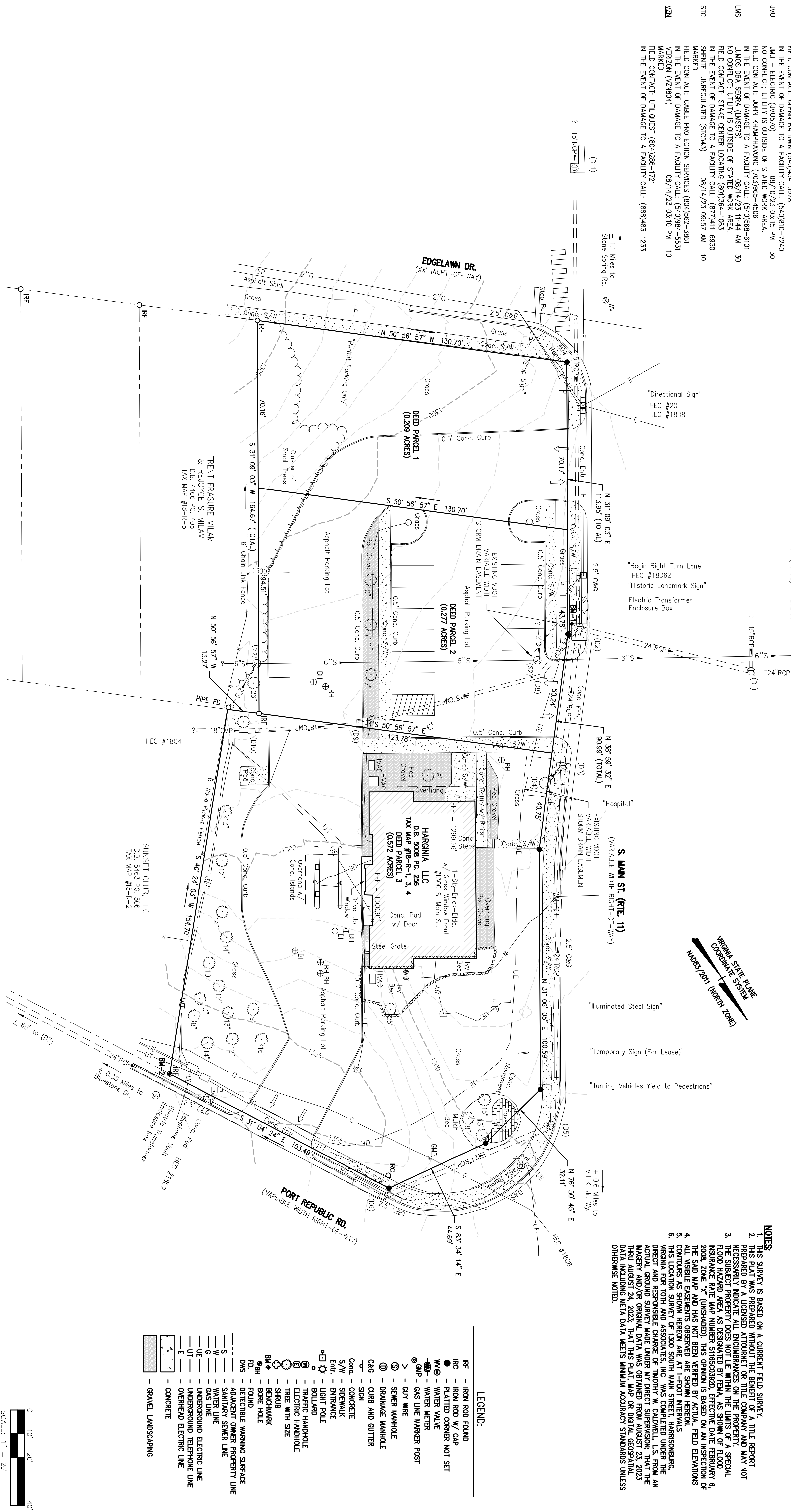
(01)	Curb Drop Inlet	Top of Rim = 1296.45'
	Inv. in 15" RCP (From D1) = 1290.45'	
	Inv. in 24" RCP (From D2) = 1290.27'	
	Inv. Out 24" RCP = 1289.94'	
(02)	Curb Drop Inlet	Top of Rim = 1296.59'
	Inv. in 15" RCP (From D11) = 1291.86'	
	Inv. in 24" RCP (From D8) = 1293.49'	
	Inv. in 24" RCP (From D3) = 1293.49'	
	Inv. Out 24" RCP (To D1) = 1291.50'	
(03)	Curb Drop Inlet	Top of Rim = 1296.81'
	Inv. in 15" RCP (From D4) = 1292.65'	
	Inv. in 24" RCP (From D8) = 1292.80'	
	Inv. in 24" RCP (To D2) = 1292.61'	
(04)	Drop Inlet	Drop Inlet = 1296.26'
	Inv. Out 18" RCP (To D3) = 1293.68'	
(05)	Curb Drop Inlet	Top of Rim = 1299.65'
	Inv. in 24" RCP (From D6) = 1294.60'	
	Inv. Out 24" RCP (To D3) = 1294.51'	
(06)	Curb Drop Inlet	Top of Rim = 1302.59'
	Inv. in 24" RCP (From D7) = 1297.46'	
	Inv. Out 24" RCP (To D5) = 1297.44'	
(07)	Curb Drop Inlet	Top of Rim = 1307.14'
	Inv. in 15" RCP (To D6) = 1303.43'	
(08)	Drop Inlet	Top of Rim = 1296.13'
	Inv. Out 24" RCP (To D2) = 1292.92'	
(09)	Curb Drop Inlet	Top of Rim = 1297.45'
	Inv. in 18" CMP (From D10) = 1294.48'	
	Inv. Out 18" CMP (To D8) = 1294.40'	
(10)	Brick Drop Inlet	Top of Rim = 1297.94'
	Inv. in 18" CMP = 1295.40'	
	Inv. Out 18" CMP (To D9) = 1295.27'	
(11)	Curb Drop Inlet	Top of Rim = 1298.12'
	Inv. in 15" RCP = 1294.10'	
	Inv. Out 15" RCP (To D2) = 1292.89'	

SANITARY SEWER TABLE

(S1)	Sanitary Sewer Manhole	Top of Rim = 1294.75'
	Inv. in 6" PVC (From S2) = 1286.05'	
	Inv. Out 6" PVC = 1285.94'	
(S2)	Sanitary Sewer Manhole	Top of Rim = 1296.39'
	Inv. in 2" PVC = 1292.89'	
	Inv. in 6" PVC (From S3) = 1291.64'	
	Inv. Out 6" PVC (To S1) = 1287.77'	
(S3)	Sanitary Sewer Manhole	Top of Rim = 1298.28'
	Inv. in 2" Cast = 1293.93'	
	Inv. in 6" PVC = 1293.19'	
	Inv. Out 6" PVC (To S2) = 1294.99'	

BENCHMARKS:

- BM-1: CHESTER SQUARE ON S.W. CORNER OF CURB INLET (D2). ELEV. = 1286.59'
- BM-2: IRON ROD PROPERTY CORNER FOUND EAST OF CONC. ENTR. TO PORT REPUBLIC ROAD. ELEV. = 1306.39'

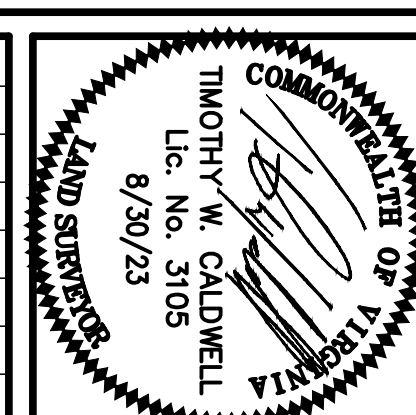


- NOTES:**
1. THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY.
 2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA AS SHOWN OF FLOOD INSURANCE RATE MAP NUMBER 511650392D. EFFECTIVE DATE FEBRUARY 6, 2008. ZONE "X" (UNSHADED). THIS OPINION IS BASED ON AN INSPECTION OF ALL VISIBLE EASEMENTS OBSERVED ARE SHOWN HEREON.
 4. CONTOURS AS SHOWN HEREON ARE AT 1-FOOT INTERVALS.
 5. THIS LOCATION SURVEY OF 1300 SOUTH MAIN STREET, HARRISONBURG, VIRGINIA FOR JOHN AND ASSOCIATES, INC. WAS COMPLETED UNDER THE ACTUAL GROUND SURVEY MADE UNDER LIVE DIRECT SUPERVISION THAT THE MARGRY AND/OR ORIGINAL DATA WAS OBTAINED FROM AUGUST 23, 2023 THRU AUGUST 24, 2023. THAT THIS PLAN MAP OR DIGITAL GEOSPATIAL DATA INCLUDING META DATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

LEGEND:

RF	IRON ROD FOUND
IR	IRON ROD W/ CAP
W	PLATTED CORNER NOT SET
W/V	WATER VALVE
W/M	WATER METER
W/L	GAS LINE MARKER POST
W/W	GUY WIRE
W/S	SEWER MANHOLE
W/O	ORANGE MANHOLE
W/D	CLUB AND GUTTER
W/C	CONCRETE
W/B	SPERMALK
W/A	ENTRANCE
W/P	LIGHT POLE
W/T	ROLLAND HANDHOLE
W/R	ELECTRIC HANDHOLE
W/S	TREE WITH SIZE
W/L	SHRUB
W/B	BENCHMARK
W/H	BONE HOLE
W/D	FOUND
W/S	DETECTABLE WARNING SURFACE
W/O	ADVACANT OWNER PROPERTY LINE
W/P	SANITARY SEWER LINE
W/L	WATER LINE
W/U	UNDERGROUND ELECTRIC LINE
W/T	UNDERGROUND TELEPHONE LINE
W/O	OVERHEAD ELECTRIC LINE
W/C	CONCRETE
W/L	GRAVEL LANDSCAPING

<p>BOUNDARY AND TOPOGRAPHIC SURVEY FOR</p> <p>SEVEN BREW COFFEE</p> <p>1300 SOUTH MAIN STREET, HARRISONBURG, VA</p>	<p>Mattern & Craig ENGINEERS/SURVEYORS</p> <p>701 FIRST STREET, S.W. ROANOKE, VIRGINIA 24016 (540) 345-9342 FAX (540) 345-7691</p>	<p>Issue Date:</p> <p>8/31/2023</p>	<p>Revisions</p> <table border="1"> <tr> <th>Date</th> <th>Revisions</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Date	Revisions		
		Date		Revisions			
<p>Sheet No.:</p> <p>1</p>	<p>Commission Number:</p> <p>4467</p>	<p>Drawn By: MLC</p> <p>Designed By:</p> <p>Checked By: TWC</p> <p>Date: 8/30/2023</p>	<p>Date</p>				



Proffer Statement

In connection with the rezoning request for the property located at 1300, 1302, 1308, and 1316 South Main Street and identified as tax map parcel 18-R-1, 3, and 4, I hereby proffer that the use and development of the subject property shall be in strict accordance with the conditions set forth in this submission.

1. At the time of redevelopment, or when any new use occupies the property, a six (6) ft. tall opaque fence shall be constructed and maintained adjacent to tax map parcels 18-R-2 & 5.
2. All exterior lighting located on the property shall be downlit and of the type and design as to direct the illumination on site toward the building and parking areas with the intent to minimize light escaping beyond the property boundary.
3. When redevelopment of the site triggers an engineered comprehensive site plan, the redeveloped site shall include a minimum 10-foot wide landscaping buffer located along the rear of the property where it adjoins tax map parcels 18-R-2 and 5. The landscaping buffer shall include trees and shrubs installed and maintained with the intent to form a dense screen and reduce noise from the property. Existing vegetation may be preserved and/or new vegetation installed to form the screen. Newly installed trees shall be at least 6 feet in height at the time of planting.
4. The site's entrance at Edgelawn Drive shall be designed and constructed with a channelizing island to prevent left turn egress movements as illustrated in VDOT Road Design Manual, Appendix F Figure 4-4 Commercial Entrance Channelization Island Options, or an alternative approved by the Harrisonburg Department of Public Works.
5. Before any Certificate of Occupancy is issued, the property owner shall dedicate necessary public street right-of-way to encompass the sidewalk at the intersection of South Main Street and Edgelawn Drive.
6. The hours of operation will be no earlier than 5:30 am and close no later than 10:00 pm, seven (7) days per week.
7. Any outdoor speakers will not produce any sound exceeding 55 dB at any property line abutting a residential use.

Michael Schmidt
Hargina, LLC
222 Grand Avenue
Englewood, NJ 07631

Michael Schmidt, Member/Manager

Date

11/3/23



City of Harrisonburg, VA
 Department of Public Works

Determination of Need for a
 Traffic Impact Analysis (TIA)
www.harrisonburgva.gov/traffic-impact-analysis

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information

Consultant Name:	Shawn Barry - Toth and Associates
Telephone:	417.888.0645
E-mail:	sbarry@tothassociates.com
Owner Name:	Larry Wilson - Brew Team KY, LLC
Telephone:	607.427.3221
E-mail:	larry@7brewteam.com

Project Information

Project Name:	7Brew - South Main Street			
Project Address:	1300 South Main Street 018-R-1,3,4			
TM #:				
Existing Land Use(s):	Bank			
Proposed Land Use(s): (if applicable)	Coffee Shop			
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input type="radio"/>	Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	This site consists of a drive through only coffee shop. The parcel is zoned R3. The existing building is to be demolished and replaced by a prefabricated building and remote cooler. The site is approximately 1.06 acres and is proposed to have two way access from Edgelawn Drive. The existing entrances on Main and on Port Republic will be removed, per the City's requirements.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	71			
PM Peak Hour Trips:	3			

(reserved for City staff)

TIA required? Yes _____ No TIA

Comments:

Accepted by: Erintha Mason Date: 9/15/2023

Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Coffee Shop Drive-Through & No Indoor Seating	938	Drive Thru Lanes	2	80	30
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips						
8	Existing #1	Drive-in Bank	912	Drive Thru Lanes	1	9	27
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips						
15	Final Total (Total New – Total Existing)					71	3

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.