

City of Harrisonburg Community Development  
Senior Planner  
Adam Fletcher  
409 South Main Street  
Harrisonburg, VA 22801

August 23, 2013

Subject: Rezoning of T.M. Parcel 39-F-1

BE: 2327

Dear Mr. Fletcher:

As a condition of rezoning, the Owners (the "Owners") and Developers (the "Developer") hereby proffer that the development of the subject property (the "Property") on this application shall be in accordance with §15.2-2298 of the Code of Virginia and the Zoning Ordinance of the City of Harrisonburg and for the conditions set forth in this submission, if and only if, the zoning request for B-2C, General Business District, is granted. In the event that the request for rezoning is denied or approved with conditions not agreed to by the Developer and the Owners, the proffers and conditions shall immediately be null and void and of no further force or effect. If the rezoning request is granted, these proffers and conditions will supersede all proffers and conditions that may now exist on the Property.

This application contains two exhibits described as follows:

Exhibit A –Conceptual Site Plan prepared by Blackwell Engineering, PLC and dated August 22, 2013.

The following is proffered:

1. The conceptual Site Plan as provided in Exhibit A is proffered. Minor changes during site plan development may be required. The building will be constructed as described in the elevation in Exhibit A.
2. Use Restrictions. The following uses as delineated in Harrisonburg's Zoning Ordinance, Article Q. B-2 General Business District, § 10-3-90 shall be permitted on the Property:
  - (1) Mercantile establishments which promote the show, sale and rental of goods, personal service establishments, restaurants and other shops and stores customary to shopping centers and convenience outlets.
  - (2) Governmental, business and professional offices and financial institutions.
  - (3) Hotels, motels and similar types of transient accommodations. Nontransient housing facilities are not permitted nor may existing housing facilities be expanded.
  - (4) Theaters, community rooms, museums and galleries and other places of assembly for the purpose of entertainment or education. In addition, customary recreational and leisure-time activities which are compatible with surrounding uses are permitted.
  - (5) Religious, educational, charitable or benevolent institutional uses which do not provide housing facilities.
  - (8) General service or repair shops permitted by right in the B-1 Central Business district but without the limitation as to the number of employees.
  - (9) Pet shop or pet grooming establishment and animal hospitals.
  - (10) Radio and television stations and studios or recording studios.
  - (11) Public utilities, public service or public transportation uses or buildings, generating, purification or treatment plants, water storage tanks, pumping or regulator stations, telephone exchange and transformer or substations.
  - (12) Warehousing and other storage facilities with floor area limited to twenty thousand (20,000) square feet, which are contiguous to permitted uses in this district.
  - (13) Funeral homes.
  - (14) Public and privately owned parking lots and parking garages.
  - (15) Accessory buildings and uses customarily incidental to any of the above listed uses.
  - (16) Research and development activities which do not cause any more smoke, dust, odor, noise, vibration or danger of explosion than other uses permitted in this district and which involve no more than fifteen (15) percent of the gross floor area in the assembling or processing of products. Any assembling or processing shall only involve products developed on the premises. All services and storage shall be conducted within the principal structure which is to be completely enclosed.
  - (17) Plant nurseries and greenhouses provided any outside storage of materials, other than plants, must be screened.
  - (18) Public uses.

Saddle Tan Metal Wall Panel  
Narrow Corrugated Metal Wall Panel  
Red Fabric Awning on Metal Framing  
Standing Seam Metal Roof



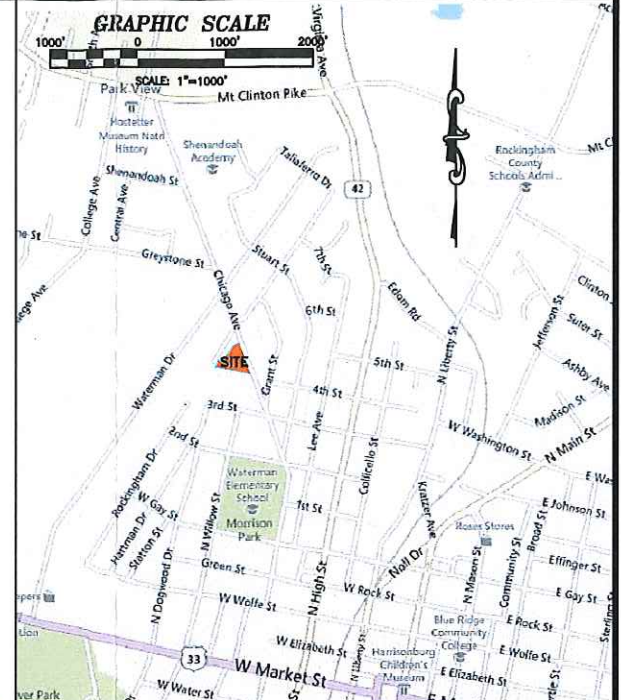
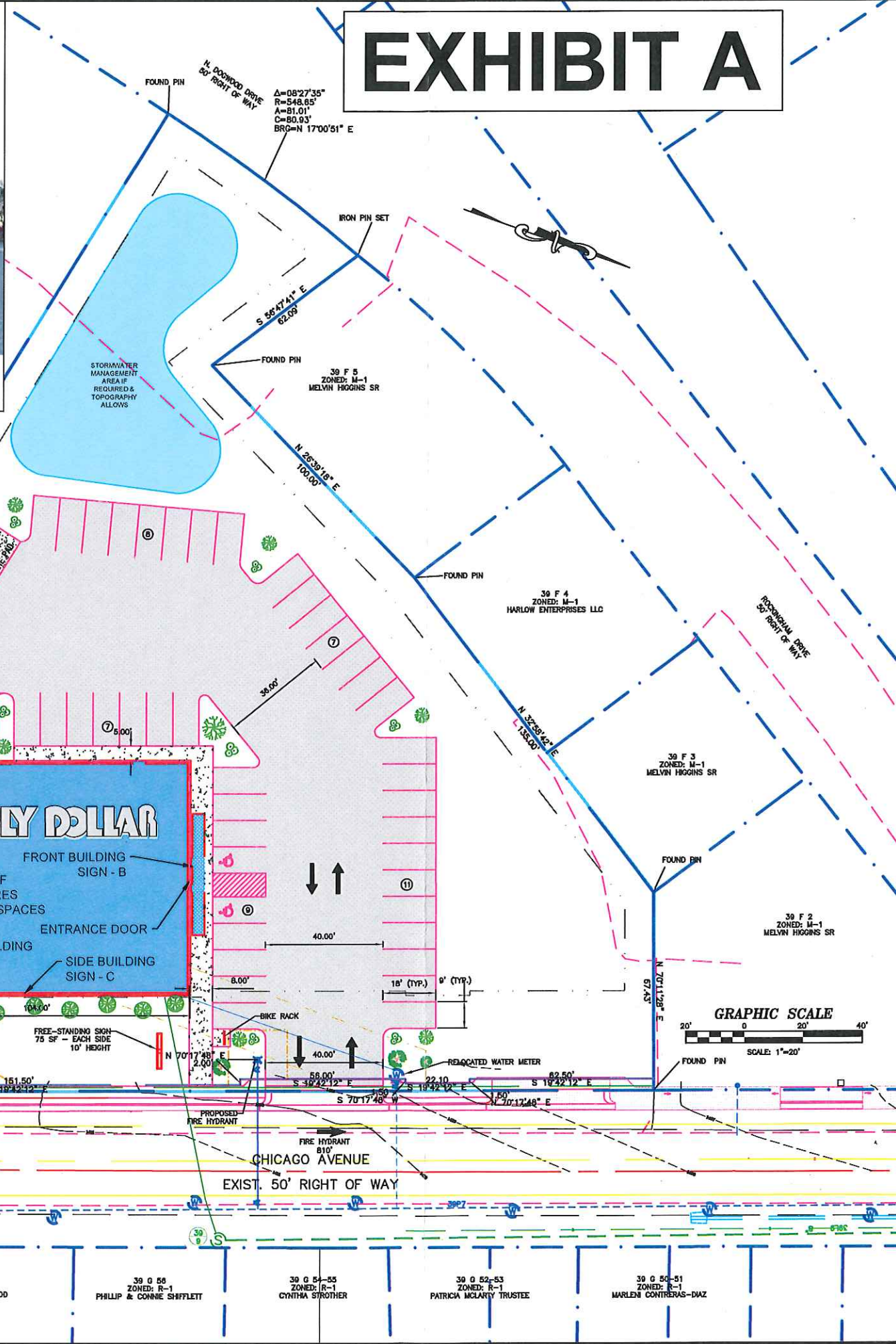
Red Accent Band  
Nichia Fiber Cement Wall Panel w/Simulated Red Brick Surface  
Aluminum and Glass Storefront in Clear Anodized Aluminum Frame

BUILDING EXHIBIT IS TO SHOW GENERAL LOOK SHAPE AND APPEARANCE.

Approved  
by City Council on:  
09-24-13

NOTE: LANDSCAPING ELEMENTS ARE SHOWN IN APPROXIMATE LOCATIONS. FINAL LOCATIONS WILL BE DETERMINED DURING SITE PLAN PHASE WITH THE DEVELOPMENT OF THE LANDSCAPING PLAN.

# EXHIBIT A



- LEGEND**
- CENTER LINE
  - SITE BOUNDARY
  - ELECTRIC/TELEPHONE METER/ TRANSFORMER
  - CLY WIRE
  - EXISTING UTILITY POLE
  - EXISTING LIGHT POLES
  - PROPOSED UTILITY POLE
  - WATER LINES
  - SANITARY SEWER FORCE MAIN
  - SANITARY LINES
  - SANITARY SEWER CLEANOUT
  - STORM SYSTEM
  - PROPOSED DITCH
  - GAS LINES
  - EXISTING PROPERTY LINE
  - SETBACK LINE
  - EASEMENT LINE
  - EXISTING BUILDING
  - PROPOSED BUILDING
  - PROPOSED ROAD/EDP
  - PROPOSED PARKING
  - EXISTING ROAD
  - EXISTING PARKING
  - CURBING: CG-8 OR CG-7
  - CURBING: CG-2 OR CG-3
  - HANDICAP PARKING
  - CO-12/ASPHALT RAMP
  - DUMPSTER
  - EXISTING FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTION
  - WATER VALVE
  - WATER METER
  - EXISTING FENCE LINE
  - PROPOSED FENCE
  - CONCRETE PAVING
  - HEAVY PAVEMENT
  - LIGHT PAVEMENT
  - GRAVEL AREA
  - GRASS AREA
  - TRAFFIC FLOW

**SITE DESIGN:**  
BLACKWELL ENGINEERING  
ATTN: ED BLACKWELL  
566 EAST MARKET STREET  
HARRISONBURG, VA 22801  
540-432-8555

**DEVELOPER:**  
HAMMOND REAL ESTATE SERVICES  
KEN HAMMOND  
16202 MARVIN ROAD  
CHARLOTTE, NC 28277  
PHONE: 704-996-2847

**PROPERTY INFO:**  
TM# 39 F 1  
1.453± ACRES  
ZONED: M-1  
USE: COMMERCIAL  
FEMA FLOOD ZONE X

**PROPOSED REZONING:**  
B-2

**BUILDING INFO:**  
BUILDING:  
1 STORY RETAIL STORE  
TOTAL AREA = 8,320 SF  
UNIT HEIGHT = 20.5'  
USE GROUP: MERCANTILE  
USBC CONSTRUCTION CLASS: 2B  
NFF = 1750 GPM  
NON-SPRINKLERED

Date: 8-22-13  
Scale: 1"=20'  
Designed by: NWB  
Drawn by: RJU  
Checked by: NWB

**BLACKWELL ENGINEERING, PLC**  
566 East Market Street  
Harrisonburg, Virginia 22801  
PHONE: (540)432-8555 FAX: (540)434-7904  
E-Mail: B2@blackwellengineering.com



Revision Dates


**PROPOSED REZONING**  
FAMILY DOLLAR - CHICAGO AVE HARRISONBURG VA  
HAMMOND REAL ESTATE SERVICES  
16202 MARVIN ROAD  
CHARLOTTE, NC. 28277

- NOTE:
- THE PROPOSED BUILDING SHALL BE CONSTRUCTED AS DESCRIBED IN THE ELEVATION.
  - LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE LATEST VERSION OF HARRISONBURG'S LANDSCAPING ORDINANCE - Sec. 10-3-30.1. - Parking lot landscaping.
  - SIGNS SHALL MEET THE REQUIREMENTS OF THE LATEST VERSION OF HARRISONBURG'S SIGN ORDINANCE - Sec. 11-7-3. - General regulations for all signs, EXCEPTING THAT THE FREE-STANDING SIGN SHALL BE LIMITED TO 10' IN HEIGHT AND A SIGN AREA OF 75 SF EACH SIDE.
  - ENTRANCES SHALL BE CONSTRUCTED BY HARRISONBURG PUBLIC WORKS DEPARTMENT. CONSTRUCTION IS ESTIMATED TO BE COMPLETE BY NOVEMBER, 2013.

**PROPOSED USE AND PARKING REQUIREMENTS**

PROPOSED BUILDING #1	USE	SIZE, #F	RATE	EMPLOYEES	COMPANY VEHICLES	REQUIRED SPACES
1	RETAIL STORE	8,320	1SP/200SF	-	-	42
TOTAL REQUIRED SPACES						42
HANDICAP REQUIRED						2
TOTAL PROVIDED SPACES						42
HANDICAP PROVIDED						2

Drawing No.  
**1**  
of 1 Sheets  
Job No. 2327-HB