





# Rezoning, Special Use Permit, & Preliminary Plat – 107 & 137 Vine Street

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1. To rezone from B-2C to R-8C
2. For a special use permit to allow attached townhomes of not more than eight units within the R-8 district
3. To preliminarily subdivide two lots to create 29 townhome parcels and one common area parcel. Includes variance requests.

# Rezoning, Special Use Permit & Preliminary Plat – 107 & 137 Vine Street





107 Vine St

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Google Earth

38°27'41.78" N 78°50'57.92" W elev 1483 ft eye alt 1720 ft

1985

# December 1999 Proffers (M-1 to B-2C)

- Proffered out uses allowed in the B-2 district such as hotels, motels, theaters, bus terminals, animal hospitals, and parking garages
- Proffered installation of landscaped buffer along property lines bordering residential uses
- Proffered limitation on sign height

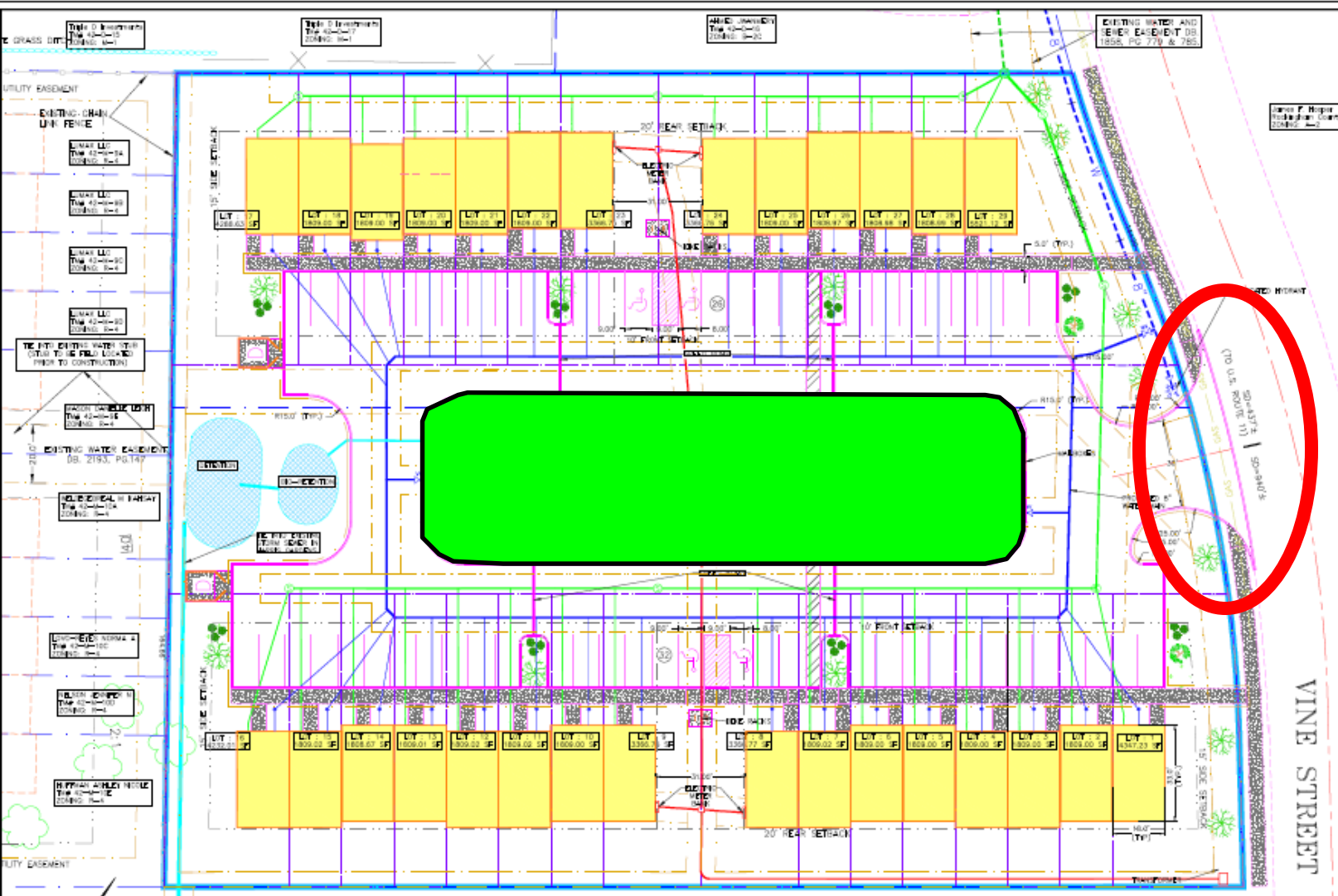
# **Current Submitted Proffers (B-2C to R-8C)**

- When constructed, there shall be only one entrance onto Vine Street.

ROCKINGHAM COUNTY  
HARRISONBURG CITY



VINE STREET



EXISTING GRASS DRIVE

UTILITY EASEMENT

EXISTING CHAIN LINK FENCE

APPROX. LOT THE 42-00-34 ZONING S-4

APPROX. LOT THE 42-00-35 ZONING S-4

APPROX. LOT THE 42-00-36 ZONING S-4

APPROX. LOT THE 42-00-37 ZONING S-4

APPROX. LOT THE 42-00-38 ZONING S-4

APPROX. LOT THE 42-00-39 ZONING S-4

TE ENT. EXISTING WATER MAIN (TO BE RELOCATED PRIOR TO CONSTRUCTION)

PROPOSED CURB FOR THE 42-00-36 ZONING S-4

EXISTING WATER EASEMENT DBL 2193, PG 147

ADJ. CENTRAL HIGHWAY THE 42-00-34 ZONING S-4

EXISTING ELEC. SERVICE THE 42-00-36 ZONING S-4

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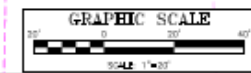
APPROX. LOT THE 42-00-34 ZONING S-4

EXISTING WATER AND SEWER EASEMENT DB 1855, PG 779 & 785

APPROX. LOT THE 42-00-34 ZONING S-4

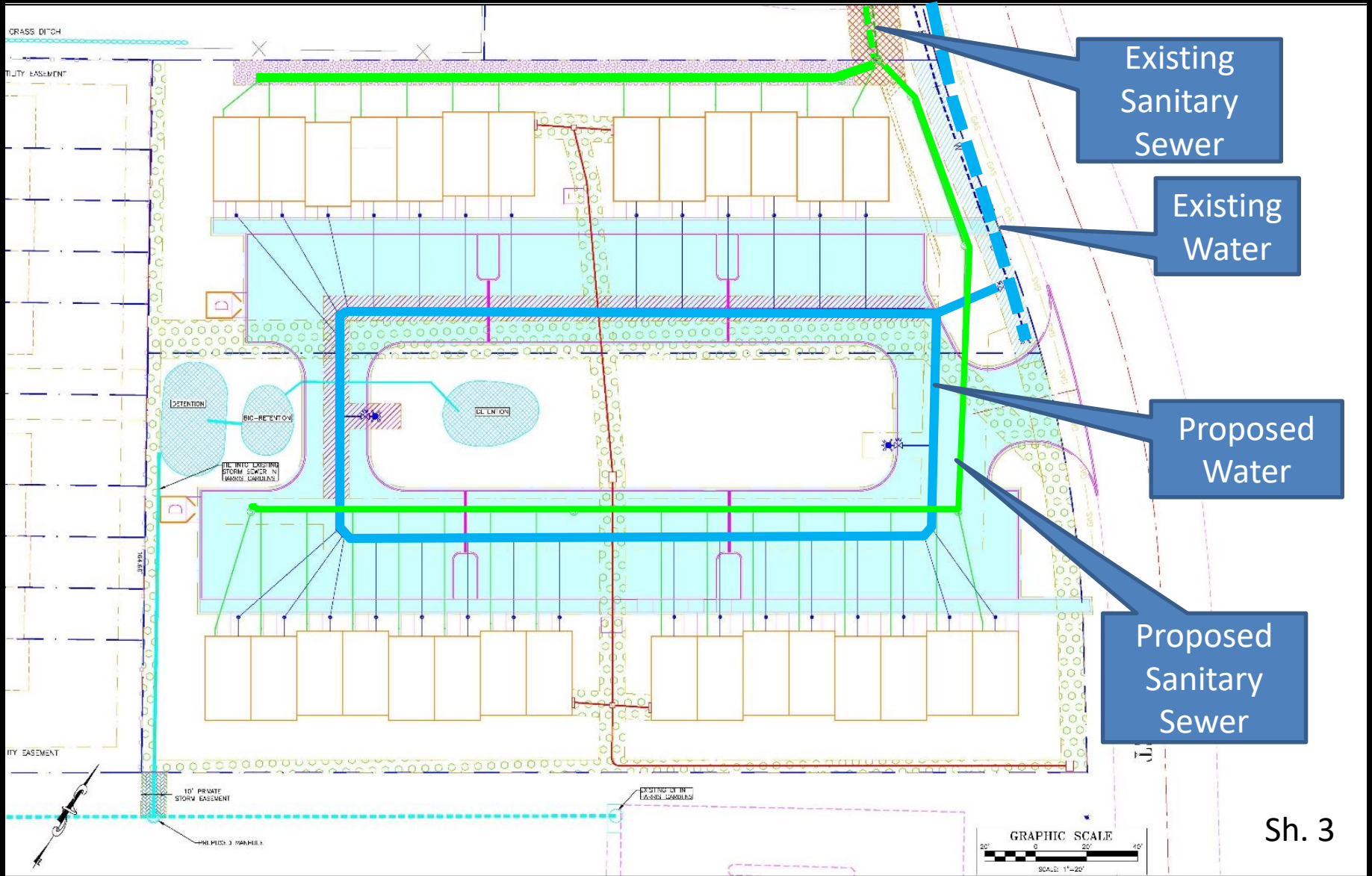
APPROX. LOT THE 42-00-34 ZONING S-4

APPROX. LOT THE 42-00-34 ZONING S-4














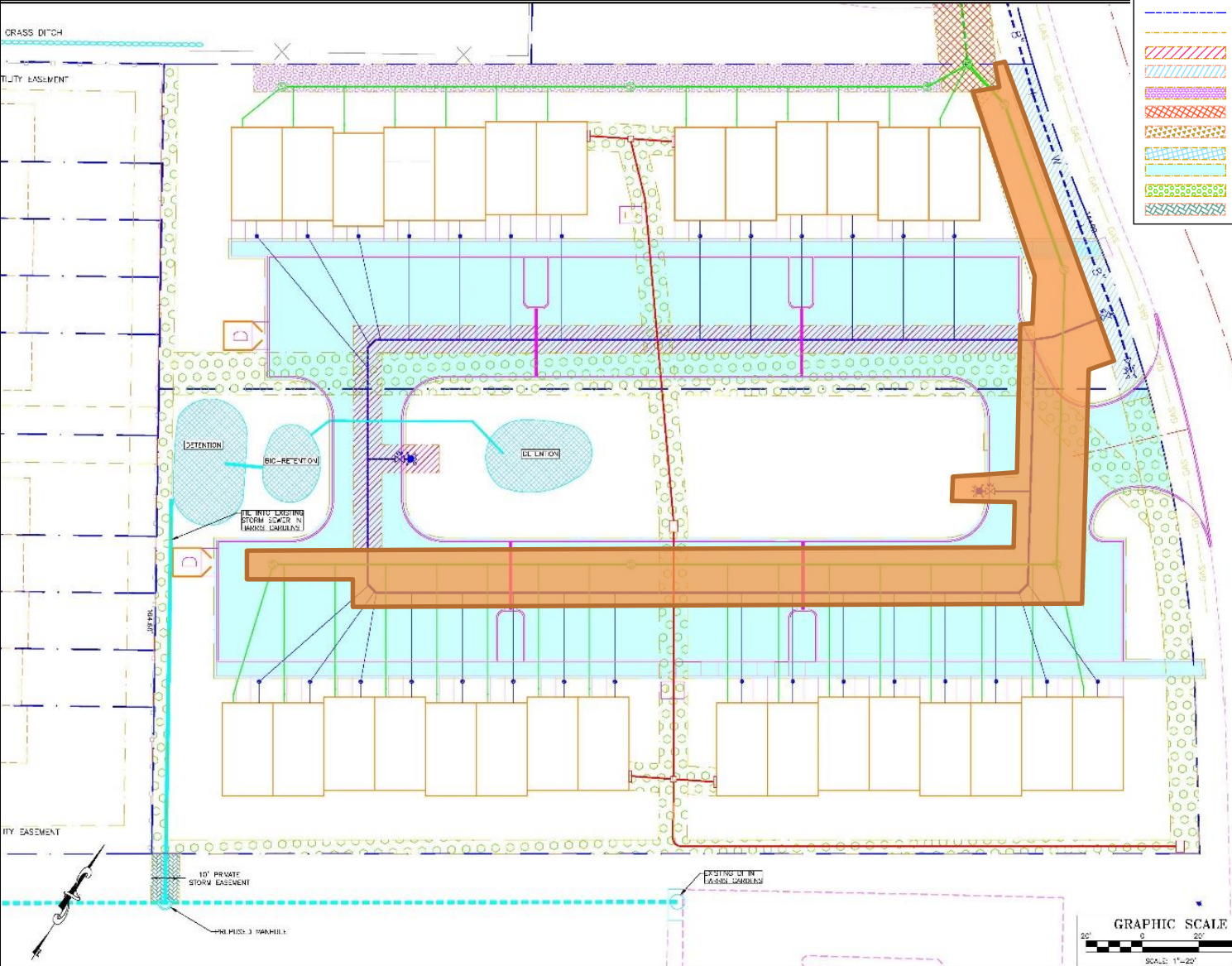
- Preliminary Plat
  - To create 29-townhome parcels and one common area parcel
- With variance requests from the Subdivision Ordinance
  - For lots to not have public street frontage and
  - For deviation from public general utility easement dedication requirements.



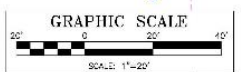


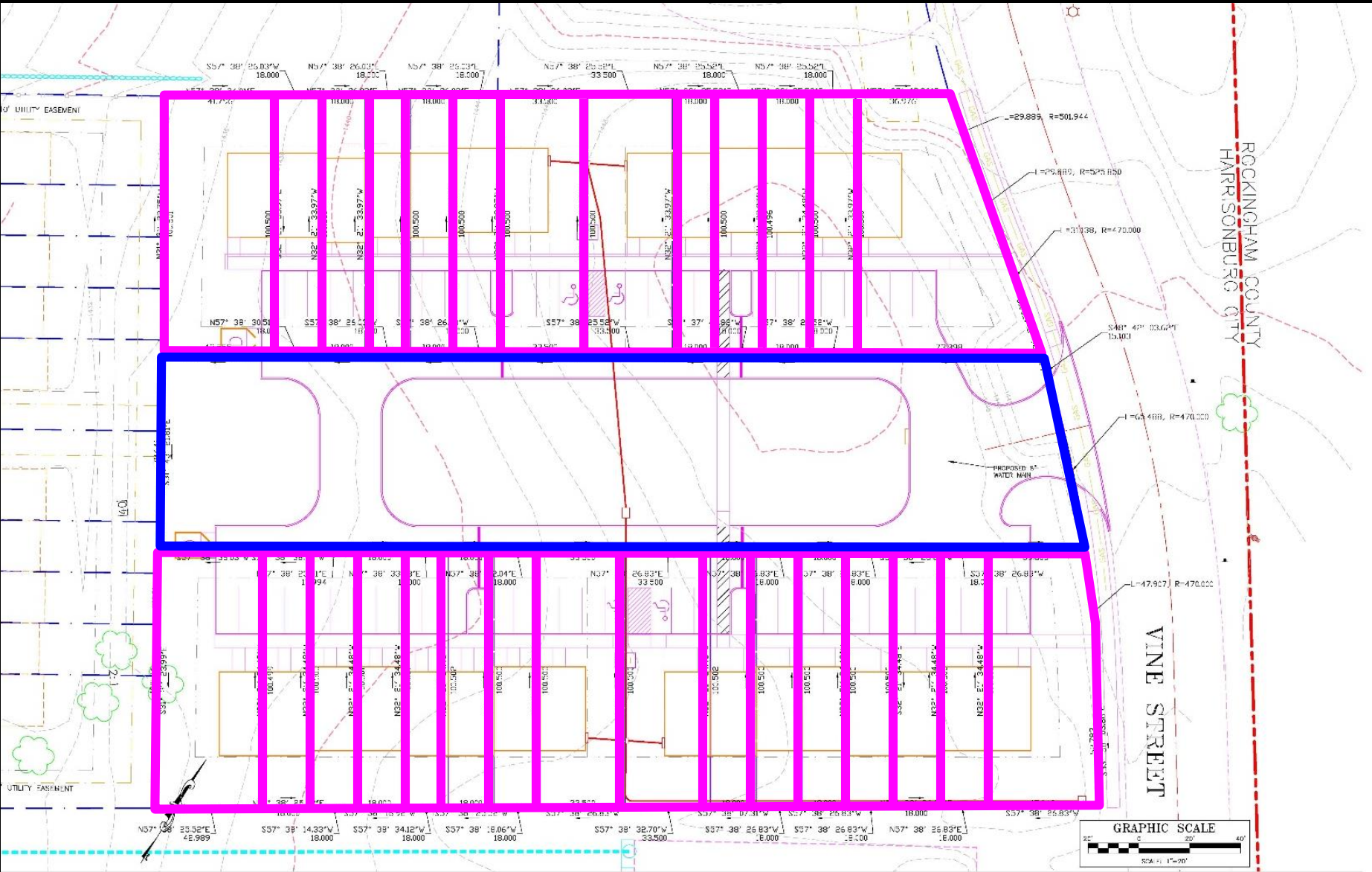
# EASEMENT PLAN LEGEND

-  EXISTING PROPERTY LINE
-  EASEMENT BOUNDARY
-  PROPOSED PUBLIC WATER EASEMENT
-  EXISTING PUBLIC WATER EASEMENT
-  PROPOSED PUBLIC SEWER EASEMENT
-  EXISTING PUBLIC SEWER EASEMENT
-  PROPOSED PUBLIC WATER/SEWER EASEMENT
-  PROPOSED BMP AREA
-  PROPOSED PRIVATE ACCESS EASEMENT
-  PROPOSED GENERAL UTILITY EASEMENT
-  PROPOSED PRIVATE STORM EASEMENT



VINE STREET





# Recommendation

**Staff and Planning Commission (5-0) recommend approval of the rezoning, SUP, and preliminary plat with variances.**

