



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

Property Address: 320 South Main Street Tax Map Parcel/ID: H 26K5/P1004332 Total Land Area: 10,160 acres or (sq.ft.) (circle)
Existing Zoning District: B-2 Proposed Zoning District: B-1
Existing Comprehensive Plan Designation: Mixed Use

PROPERTY OWNER INFORMATION

Property Owner Name: ELM Properties LLC Telephone: 540-820-5631
Street Address: 320 South Main Street E-Mail: epprice@AOL.com
City: HARRISONBURG State: VA Zip: 22801

OWNER'S REPRESENTATIVE INFORMATION

Owner's Representative: Edmund P. Price Telephone: 540-820-5631
Street Address: 3384 Mesinetta Creek Dr. E-Mail: epprice@AOL.com
City: Rockingham State: VA Zip: 22801

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.

Edmund P. Price 5/23/25
PROPERTY OWNER DATE

REQUIRED ATTACHMENTS

- ☒ Letter explaining proposed use & reasons for seeking change in zoning.
- ☒ Statement on proffers, 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

Date Application and Fee Received: 6/4/2025 Total Fees Due: \$ 580 Paid
Application Fee: \$550.00 + \$30.00 per acre
Received By: [Signature]

To: Meg Rupkey
From: Edmund Price, Marshall Price
Subject: Zoning Change
Date: June 25, 2025

ELM Properties LLC is requesting a change in zoning from current Mercantile B 2 to B 1. This request is being made to remove the parking requirements that are currently in place.

We currently have parking spaces for 22 cars and do not have any more space to add additional parking.

Our building has B1 property to the north and B2 property to the south.

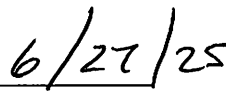
Thank you in advance for your consideration of this request.

Proffer Statement

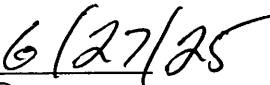
In connection with the rezoning request for +/- 10,160 square foot parcel identified as 320 South Main Street and identified as tax map parcel 26-K-5, we hereby proffer that the use and development of the subject property shall be in strict accordance with the conditions set forth in this submission.

- a. Drive-through facilities are prohibited.
- b. No parking lot (including travel lanes and drive aisles) shall be located between any building and South Main Street.
- c. All traffic generating uses shall be limited to a combined total of 100 vehicle trips in either the AM or PM peak hour as calculated using the latest edition of the Institute of Transportation Engineer's Trip Generation Manual unless the property owner first, at their cost: (1) completes a Traffic Impact Analysis approved by the City Department of Public Works and (2) implements all identified mitigation measures or improvements. The City Department of Public Works may, in its sole discretion, waive, in whole or in part, completion of a Traffic Impact Analysis or any identified mitigation measures or improvements.


Edmund Price


Date


William Price


Date

ArcGIS Web Map

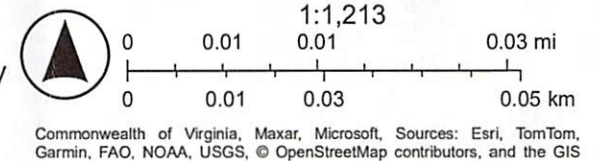


5/30/2025, 11:22:39 AM

- Addresses
- Real Estate and Ownership
- Tax Map Parcels

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery

- High Resolution 30cm Imagery
- Citations
- 30cm Resolution Metadata





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:			
Telephone:			
E-mail:			
Owner Name:	Ed Price		
Telephone:	edprice@aol.com 540-820-5631		
E-mail:	EDPRICE@AOL.COM		
Project Information			
Project Name:			
Project Address:	320 South Main Street		
TM #:	26-K-5		
Existing Land Use(s):	Offices		
Proposed Land Use(s): (if applicable)	Offices		
Submission Type:	Comprehensive Site Plan ☐	Special Use Permit ☐	Rezoning ☒ Preliminary Plat ☐
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Would like to rezone to B-1. There are 16 existing office spaces and would like to maintain the existing space. Rezoning would allow the property to not provide parking. At this time, existing parking will be maintained.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	0		
PM Peak Hour Trips:	0		

(reserved for City staff)

TIA required?

Yes

No



Comments:

Accepted by: Zenetta Mason

Date: 05/05/2025

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	Small Retail Building	822	1000 Sq Ft	5.5	13	36
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					13	36
8	Existing #1	Small Retail Building	822	1000 sq ft	5.5	13	36
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					13	36
15	Final Total (Total New – Total Existing)					0	0

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.