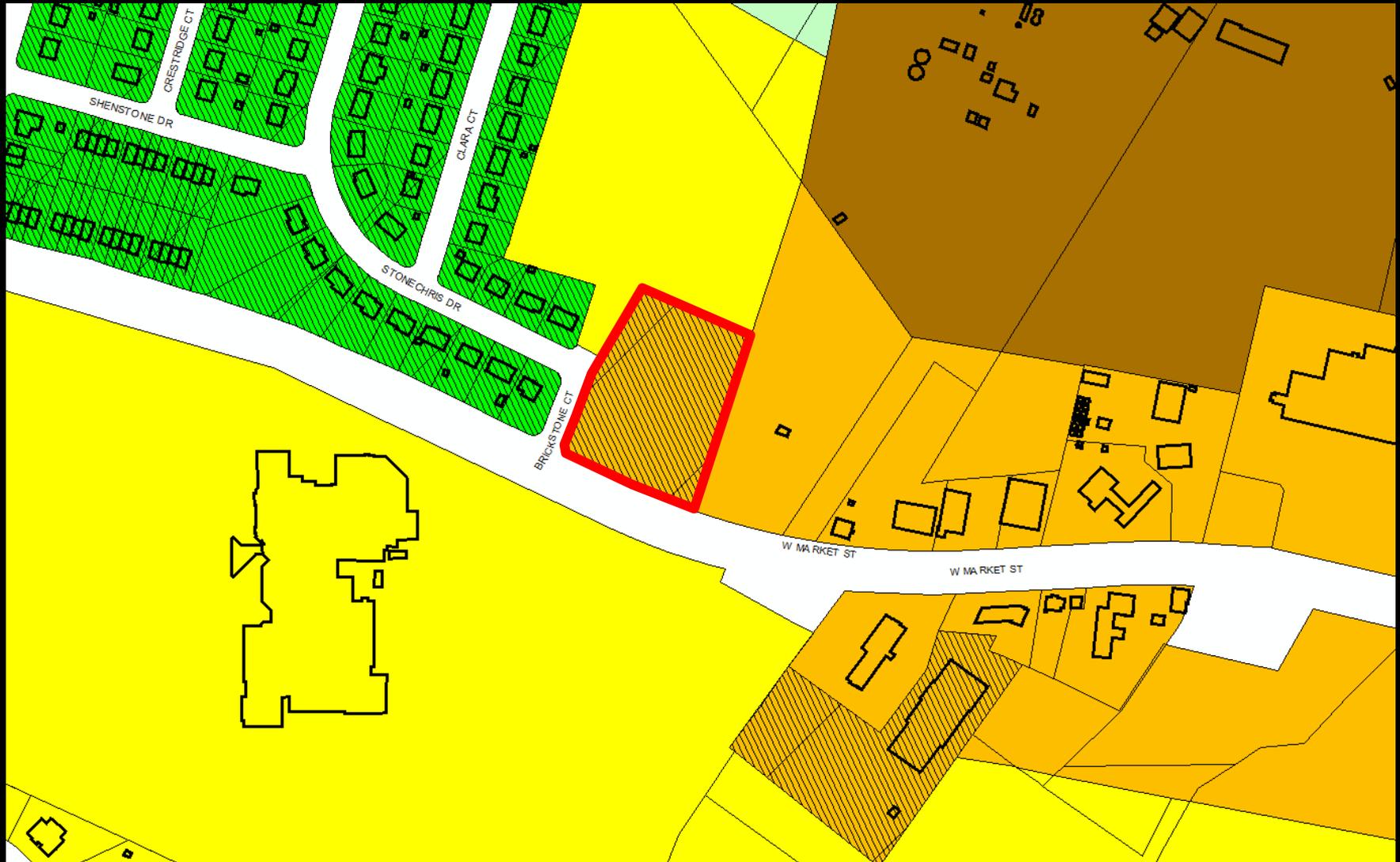
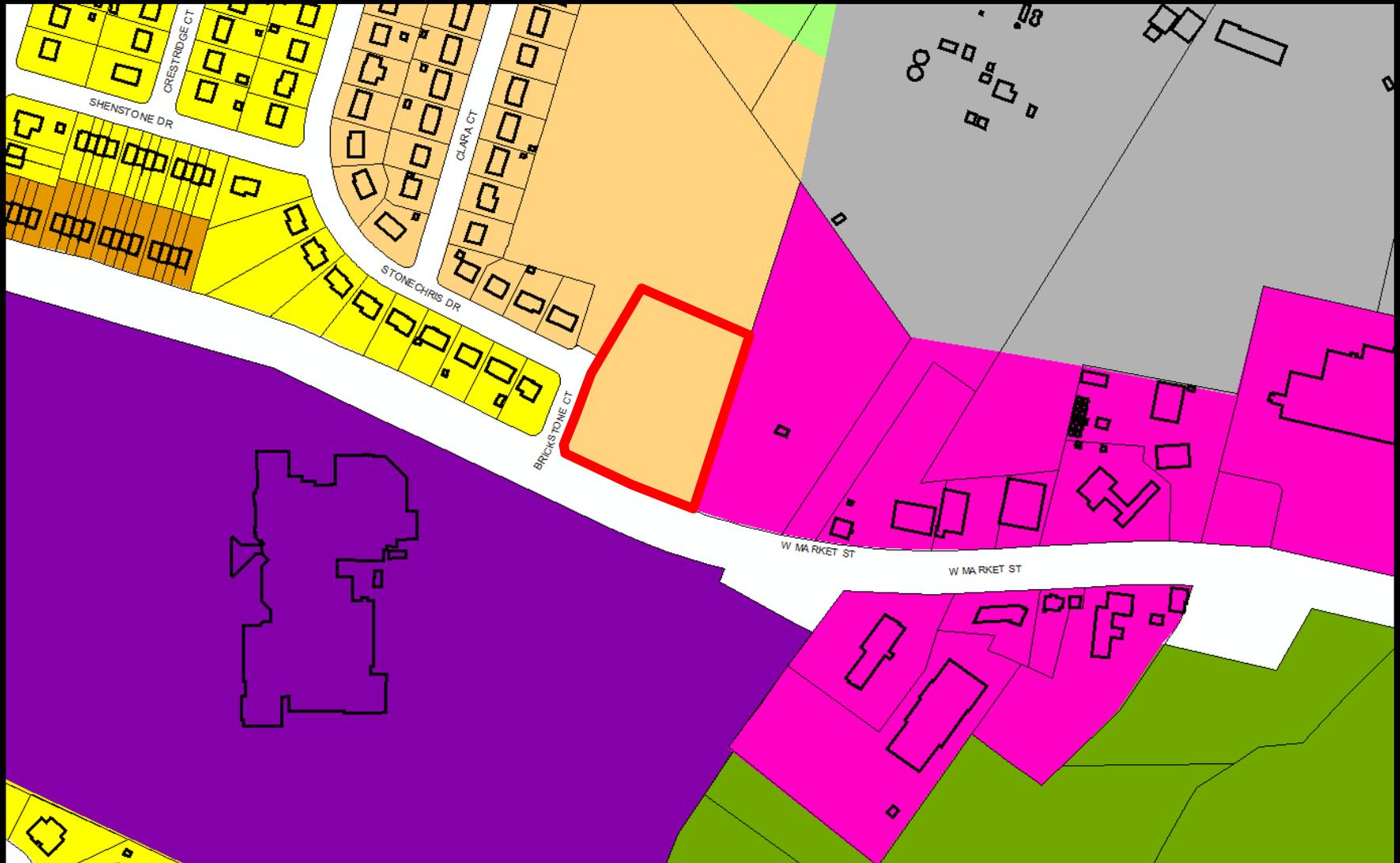


Rezoning and SUP – 1250 West Market Street Proffer Amend. and Warehousing & Storage



Rezoning and SUP – 1250 West Market Street Proffer Amend. and Warehousing & Storage



Rezoning and SUP – 1250 West Market Street Proffer Amend. and Warehousing & Storage





- 2000: platted as part of larger Wellington Subdivision – along with other parcels, rezoned to R-3C
- 2003: rezoned to B-2C
 - B-2C Proffers prohibit: Hotels and motels, gas stations, funeral homes, standalone parking lots, sale of alcohol, lewd, lascivious or pornographic businesses, tattoo and piercing parlors.
 - B-2C Proffers allow: Retail, restaurant, offices, and commercial uses found in the B-2 district with some prohibitions on hours of operation and keeping materials/pets inside

Summary of Proffers and SUP Conditions

- Limits use to warehousing and other storage facilities
 1. Building Design
 - a. No more than 98,000 sf of interior self-storage
 - b. Exterior appearance like the rendering
 - c. No exterior entrances to individual storage units
 - d. Maximum building height 38-ft
 2. Landscaping and Aesthetics
 - a. No perimeter fencing
 - b. Landscaping buffer as shown on Concept Plan
 - c. Shielded exterior lighting
 - d. Sidewalks along West Market Street & portion of Brickstone Drive
 - e. Street trees
 3. Limits hours of operation



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LIBERTY HILL, LLC
 TR 37 (2) 8
 BR 3047/305

S 65°29'30" E 226.25'

15 FT EXISTING VEGETATIVE
 BUFFER TO BE MAINTAINED

35.00' SETBACK

PROPOSED
 PAVEMENT

SUPPLEMENTAL PLANTINGS,
 SEE NOTE 5 (TYP.)

PROPOSED ADA SIGNAGE
 AND PARKING STALL

PROPOSED 3 STORY
 SELF-STORAGE BUILDING
 119' X 274'
 32,606 SF FOOTPRINT
 TOTAL FLOOR AREA: 97,818 SF
 2.089 ACRES
 DH LAND, LLC
 TR 37 (2) 10

25.00' WIDE VIRGINIA PUBLIC
 SERVICE COMPANY EASEMENT

16.00'
 SETBACKS

BRICKSTONE CT.

MONUMENT SIGN

8.00' CONCRETE
 SIDEWALK

STORMWATER
 MANAGEMENT
 BASIN 1

STORMWATER
 MANAGEMENT
 BASIN 2

WEST MARKET STREET
 ROUTE 33 WEST

STREET TREE 30'
 O.C. (TYP.)

LINE	BEARING	DISTANCE
1	R 63°07'30" W	74.29

LINE	BEARING	ANGLE	LENGTH	CURVE LENGTH	CHORD LENGTH	CHORD BEARING	POLY. AREA
1	S 59.33°	136.16	186.02			N 66°07'45" W	07440.36
2	S 8.00°	87.33	24.76			N 19°31'07" W	6528.07
3	S 29.03°	75.01	18.87			N 27°25'51" E	04492.89
4	S 275.03°	43.89	65.84			N 20°49'08" E	89333.43

3.00' WIDE VOID
 OF PAV. SIDE
 OF SUBJECT PROPERTY

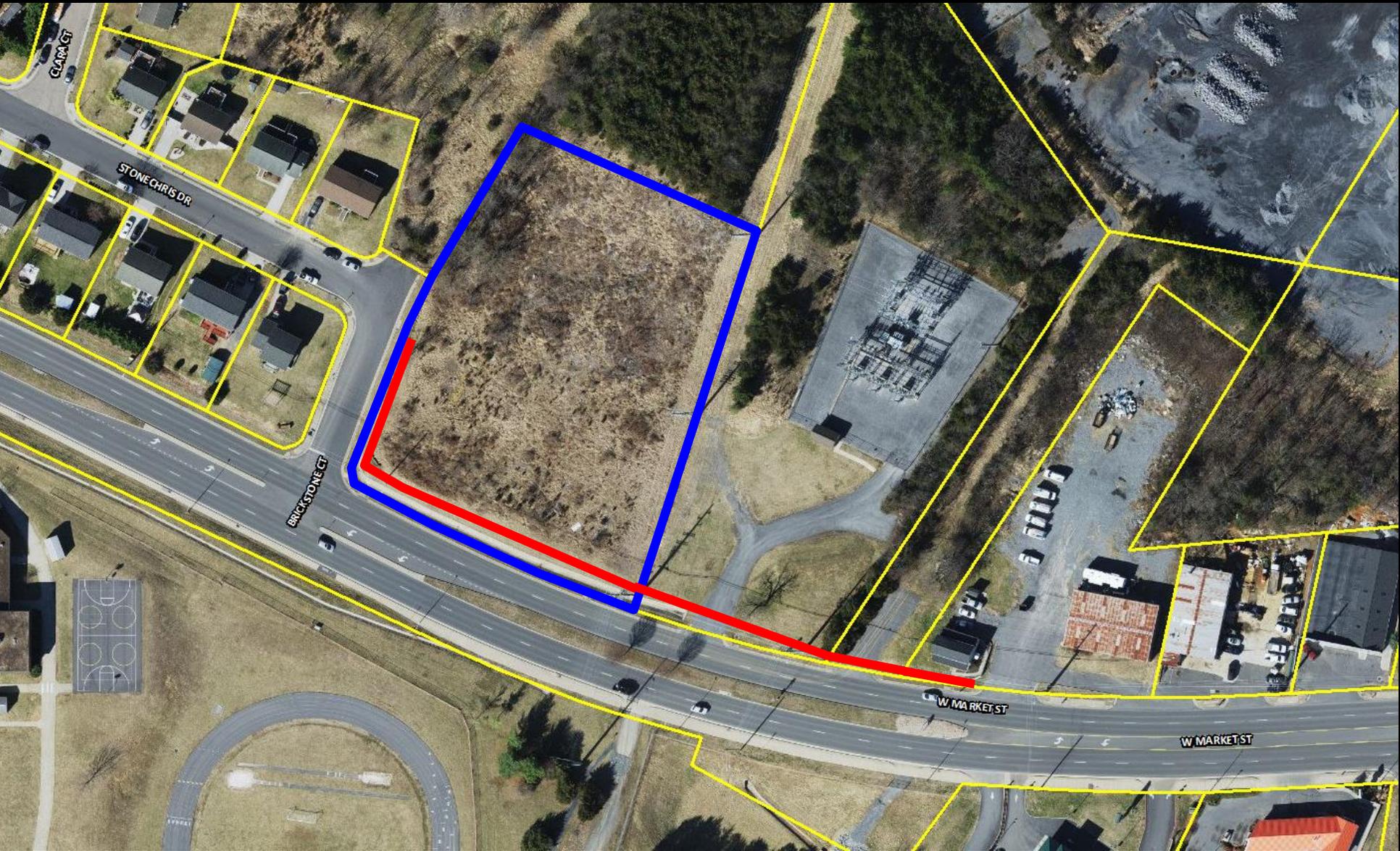
5.00' WIDE VOID
 OF PAV. SIDE
 OF PAVEMENT EASEMENT

30.00' WIDE
 EASEMENT

10.00' WIDE VOID OF
 PAV. SIDE OF
 PAVEMENT EASEMENT

CITY OF
 HARRISONBURG
 OFFICIAL
 TR 37 (2) 4
 BR 10172/85

S 127°54'55" E 1350.47'



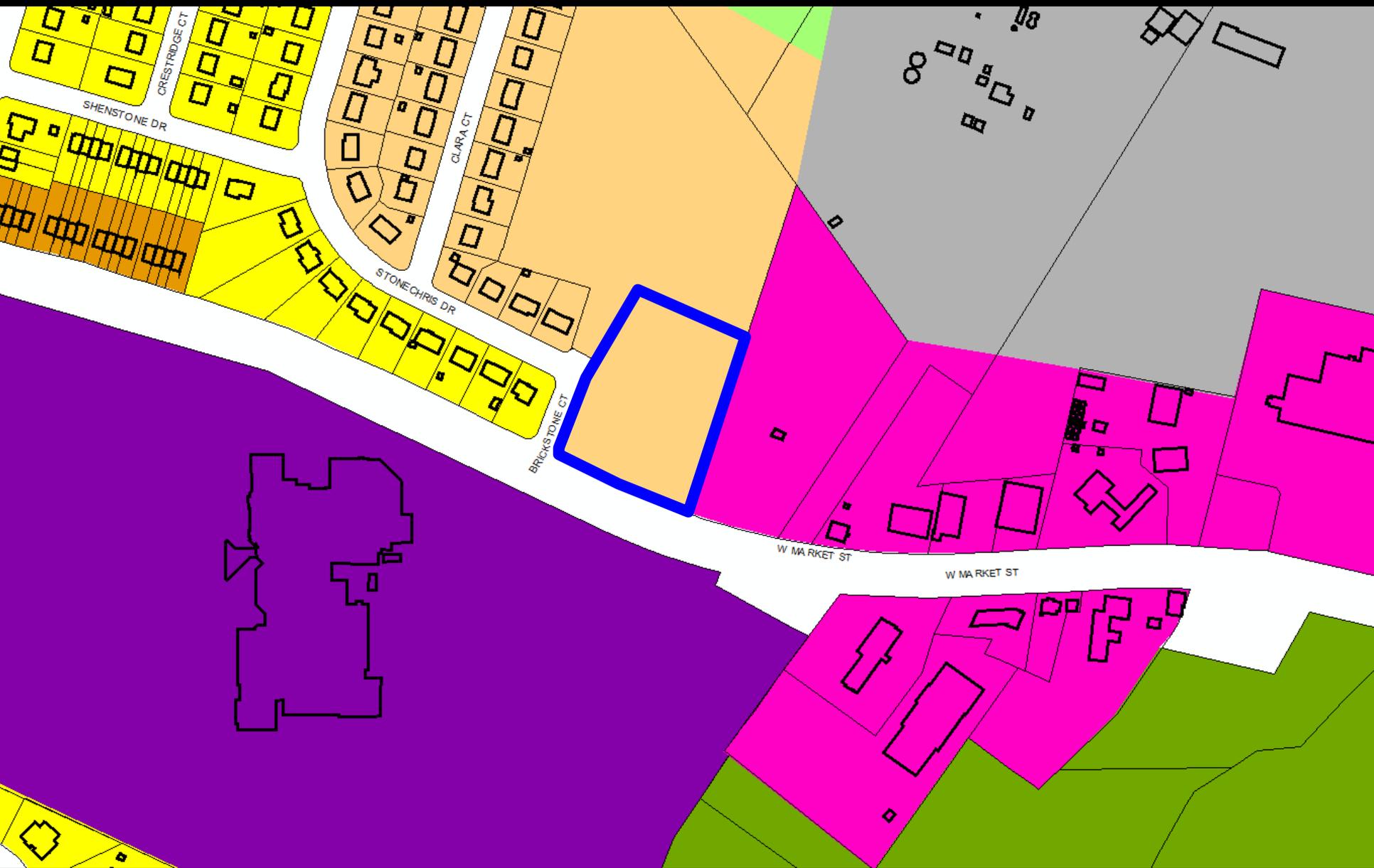
CLARK CT

STONE CHRIS DR

BRICKSTONE CT

W MARKET ST

W MARKET ST



CRESTRIDGE CT

SHENSTONE DR

CLARA CT

STONECHRIS DR

BRICKSTONE CT

W MARKET ST

W MARKET ST



Recommendation

Staff and PC (6-1) recommends denial of both the rezoning and special use permit.

