



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Change of Zoning District  
(Rezoning) Application**  
[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

820 Waterman Drive, Harrisonburg, Virginia 22801	<u>Portion of</u> 39-(O)-1, & a Portion of: 39-(O)-4	0.36	acres or sq.ft.
Property Address	Tax Map Parcel/ID	Total Land Area	(circle)
Existing Zoning District: <u>R-1</u>	Proposed Zoning District: <u>M-1</u>		
Existing Comprehensive Plan Designation: <u>Neighborhood Residential</u>			

**PROPERTY OWNER INFORMATION**

Gary Meyers, New Venture Partners, LLC	540-433-8518
Property Owner Name	Telephone
P.O. Box 1215	myersbc@comcast.net
Street Address	E-Mail
Harrisonburg VA 22803	
City State Zip	

**OWNER'S REPRESENTATIVE INFORMATION**

Gil Colman, PE	540-615-5107
Owner's Representative	Telephone
1123 S. High Street	gil@colmanengineering.com
Street Address	E-Mail
Harrisonburg VA 22801	
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.*

Gary J. Myers 8-4-22  
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](http://www.harrisonburgva.gov/traffic-impact-analysis).

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

<u>originally submitted 7/8/22</u>	Total Fees Due: \$ <u>610.</u>
Date Application and Fee Received <u>updated 8/4/22</u>	Application Fee: \$550.00 + \$30.00 per acre
<u></u>	
Received By	



1123 S. High Street  
Harrisonburg, VA 22801  
540-246-3712  
contact@colmanengineering.com

July 8, 2022

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

Mr. Fletcher,

The purpose of this letter is to seek the rezoning for the properties located at the west side of the corner of North Dogwood Drive and 3<sup>rd</sup> Street, identified as portions of TM: 39-O-1 and 39-O-4 to be rezoned from R-1 to M-1.

The properties are currently vacant, and we would like to develop a portion of it (0.36 acres), as M-1 general industrial, to allow for the expansion of the existing self-storage units. The properties, under the current conditions and current zoning R-1, are very difficult to develop due to the steep embankment, difficulty to provide sewer services, and therefore cost of development and projected low yield. So, they have and will continue to remain undeveloped unless the property is rezoned to make developing the property feasible.

There are other parcels associated with the property, identified as TM 39-O-2, 39-O-3, 39-U-1 and portion of 39-O-1 and 39-O-4 that we plan to come back at a future date to rezone from R-1 to R-5. The R-5 rezoning is not part of this request, but conceptual layouts are provided for full context.

The portion of the property to be rezoned as M-1 industrial, expands the existing self-storage units fronting Waterman Drive, and utilizes a triangular portion of the property that is mostly landlocked, and otherwise unusable, give its location. The proposed rezoned property would be screened from the residential portion, as well as from the adjacent shared-use path that runs along North Dogwood/Rockingham Drive.

Thank you and staff for your consideration.

A handwritten signature in black ink, appearing to read 'Myers'.

New Venture Partners, LLC  
Attn: Gary Myers  
P.O. Box 1215  
Harrisonburg, VA 22803



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Harrisonburg, VA 22801  
540-246-3712  
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July 8, 2022

Adam Fletcher  
Director of Community Development  
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RE: Waterman Drive Self-Storage Proposed Proffers associated with Rezoning Request

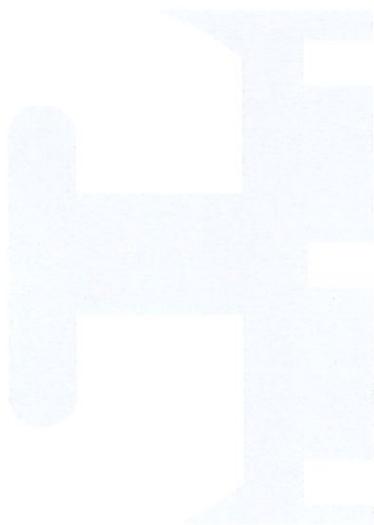
Mr. Fletcher,

As part of our rezoning request for the Waterman Drive Self-Storage Properties, portions of TM: 39-O-1, and 39-O-4, New Venture Partners, LLC offers the following proffer:

1. At the time of development, along the property boundary adjacent to the North Dogwood Drive right-of-way, construct a 5 ft tall fence and provide a 10-ft wide landscaping buffer with trees or vegetation with the intent to form a dense screen. The installed vegetation shall be 6-ft in height at the time of planting and installed at a distance not greater than 7-ft on center. Both the fence and landscaping shall be maintained by the property owner.

Regards,

New Venture Partners, LLC  
Attn: Gary Myers  
P.O. Box 1215  
Harrisonburg, VA 22803





**VICINITY MAP**  
1" = 2000'

**PRELIMINARY**  
NOT FOR CONSTRUCTION

CFW COMMUNICATIONS SERVICES  
PO BOX 1990  
WAYNESBORO, VA 22980  
TAX MAP 39-P-1  
ZONE: B-2C  
USE: VACANT

ANTONIO P & RACHEL E FLOWE  
580 3RD ST  
HARRISONBURG, VA 22802  
TAX MAP 39-P-6  
ZONE: R-1  
USE: RESIDENTIAL - SINGLE  
FAMILY DETACHED

BRAUVIN NET INVESTMENTS LLC  
500 VOLVO PARKWAY  
CHESAPEAKE, VA 23320  
TAX MAP 39-F-1  
ZONE: B-2C  
USE: COMMERCIAL - RETAIL  
SERVISE

NORTH DOGWOOD DRIVE  
(50' RIGHT-OF-WAY)

ALL PROPERTIES OWNED BY  
NEW VENTURE PARTNERS, LLC  
P.O. BOX 1215  
HARRISONBURG, VA 22803

22802  
TAX MAP 39-(U)-2  
ZONE: R-1  
USE: VACANT

ROBERT D & MIRIAM F SHENK  
1256 PEAKE MT RD  
HARRISONBURG, VA

AIRHART ADDITION  
LOT 2, BLOCK 4

ROCKINGHAM DRIVE  
(UNIMPROVED 30'  
RIGHT-OF-WAY)

ROBERT D. & MIRIAM F. SHENK  
1256 PEAKE MT RD  
HARRISONBURG, VA 22802  
TAX MAP 39-(E)-8  
ZONE: M-1  
USE: COMMERCIAL

ELIZABETH ORELLANA CAMPOS  
866 COLLEGE AVE  
HARRISONBURG, VA 22802  
TAX MAP 39-(E)-7A  
ZONE: M-1  
USE: VACANT

2.271 ACRES  
D.B. 2782, PG. 210  
TRACT FOUR  
TAX MAP 39-(E)-7  
ZONE: M-1  
USE: COMMERCIAL

PROPOSED 5' FENCE

PROPOSED 6' HIGH BUFFER,  
VEGETATION AT 5' O.C. MIN.

PROPOSED PROPERTY  
LINE & FENCE LINE

PROPOSED FIRE  
TRUCK TURN AROUND  
& REMOVABLE GATE

PROPERTY TO BE ZONED  
M-1 (0.36 ac), VACATE  
ALL INTERNAL LOT LINES

PROPOSED MINI-STORAGE  
BUILDINGS (TYP)

PROPOSED STORM PIPING

PROPOSED SANITARY SEWER  
MAIN CENTERED ON 20'  
PUBLIC SEWER EASEMENT

PROPOSED MINI-STORAGE  
BUILDING (TYP)

EX. 10' WIDE  
PUBLIC UTILITY  
EASEMENT

EX. 30' WATERLINE AND  
SANITARY SEWER EASEMENT  
D.B. 2329, PG. 651

PROPERTY TO BE ZONED  
R-5 (0.99 ac), VACATE  
ALL INTERNAL LOT LINES

PROPOSED PARKING  
28 TOTAL SPACES

PROPOSED TOWNHOUSE  
STYLE BUILDINGS WITH  
DOWNSTAIRS APARTMENT  
& TWO FLOOR UPSTAIRS  
APARTMENT, 16 TOTAL  
DWELLING UNITS

PROPOSED 20' DRIVE  
& 5' SIDEWALK

STOP SIGN

EX. FIRE  
HYDRANT (CITY  
ID: 39-N)

EX. 8" WATER LINE

EX. PAVED  
ROAD

3RD STREET  
(50' RIGHT-OF-WAY)

TYPE C WATER  
METER (TYP)

FIRE HYDRANT

TM# 39-(O)-3  
(TYP)  
ZONE: R-1

TM# 39-(O)-4  
ZONE: R-1

TM# 39-(O)-2  
ZONE: R-1

TM# 39-(O)-1  
ZONE: R-1

PROPOSED 20' DRIVE  
& 5' SIDEWALK

PROPOSED 20' DRIVE  
& 5' SIDEWALK

PROPOSED 20' DRIVE  
& 5' SIDEWALK



Project: CE202140  
Sheet: C of 1

Revisions: 8-4-22

Date: 7/8/2022  
Scale: 1" = 40'  
Designer: GLC, PE  
Drafter: JDY  
Reviewer: GLC, PE

REZONING EXHIBIT  
675,705, & 745 N Dogwood Dr & 860 Waterman Dr  
New Venture Partners, LLC  
P.O. BOX 1215  
HARRISONBURG, VA 22803

**COLMAN ENGINEERING, PLC**  
1123 South High Street | Harrisonburg, VA 22801 | Ph: (540) 246-3712  
Email: contact@colmanengineering.com | www.colmanengineering.com

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**COLMAN**  
ENGINEERING, PLLC

1123 South High Street | Harrisonburg, VA 22801  
Email: [contact@colmanengineering.com](mailto:contact@colmanengineering.com)  
Ph: (540) 246-3712  
[www.colmanengineering.com](http://www.colmanengineering.com)

**Rezoning Exhibit**

675,705, & 745 N Dogwood Dr & 860 Waterman Dr  
New Venture Partners, LLC  
P.O. Box 1215  
Harrisonburg, VA 22803

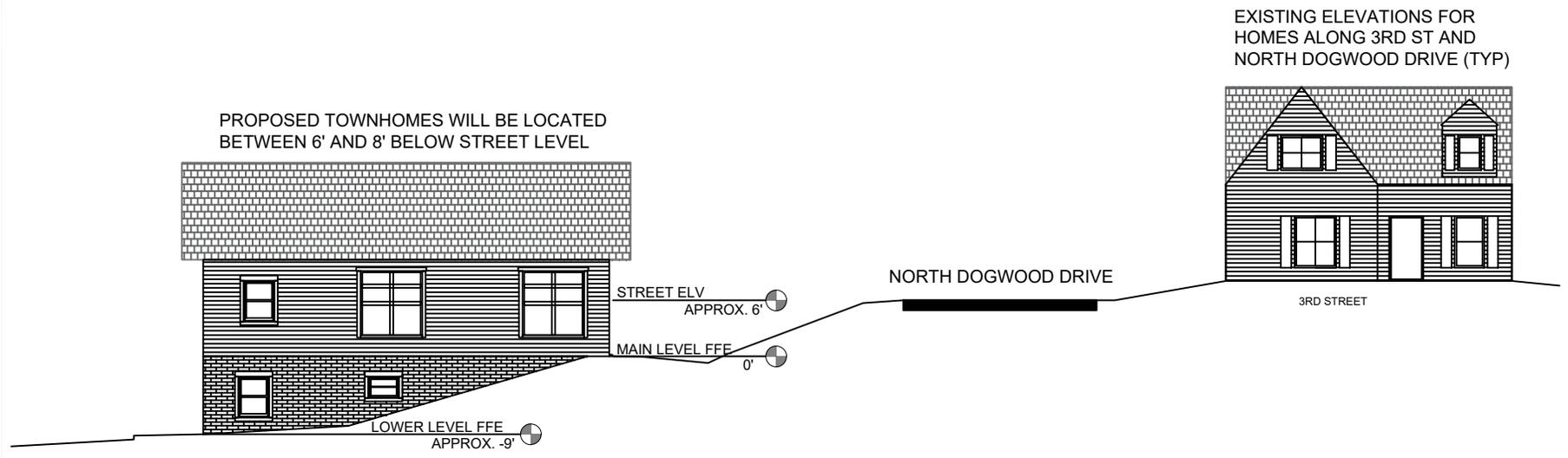
PROJECT #:  
CE202140

DATE:  
07/31/22

DESIGN BY:  
GLC

SCALE:  
NTS

DWG No.  
**E-1**



CONCEPT ELEVATION DRAWING  
(NOT TO SCALE)