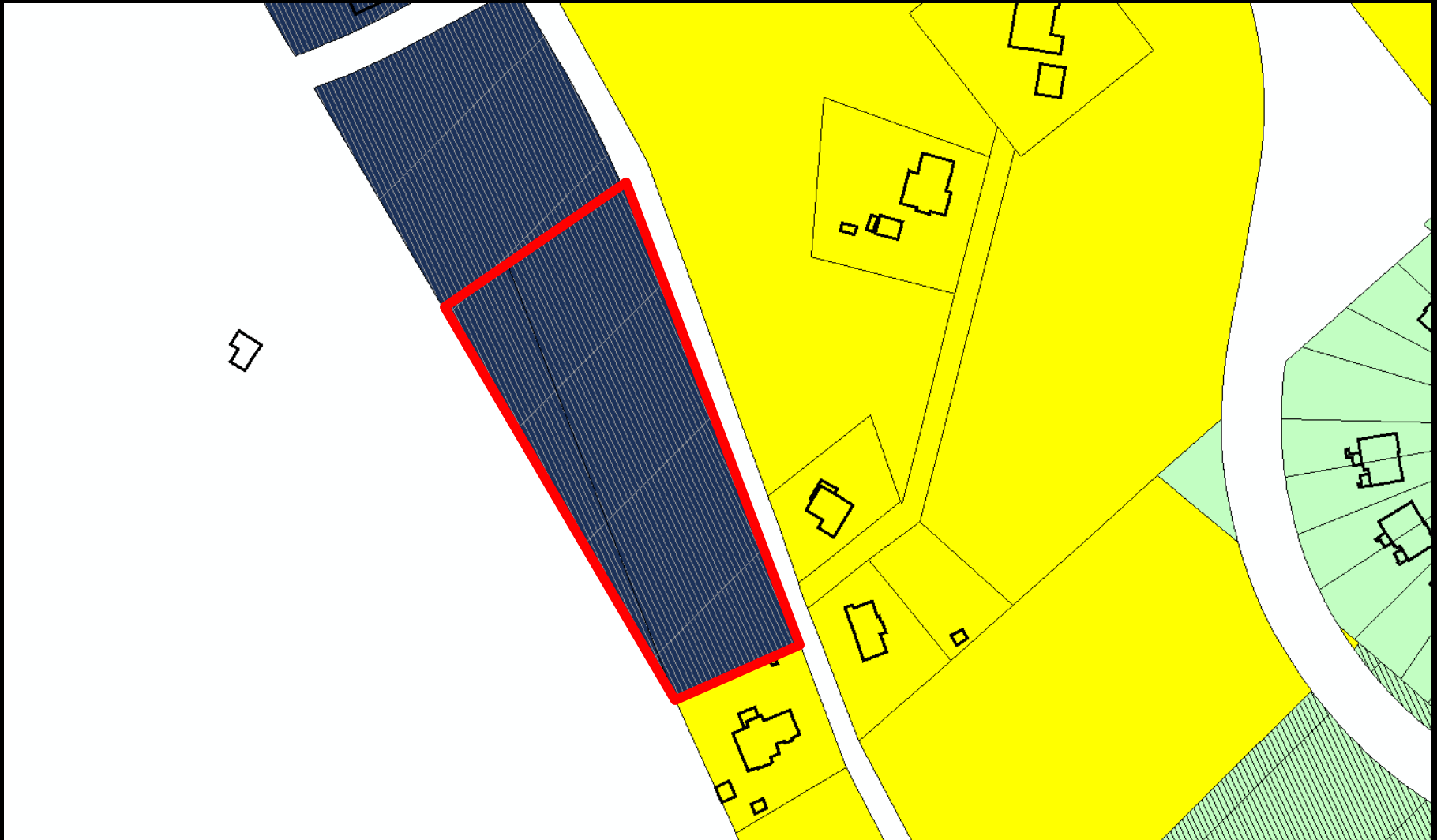




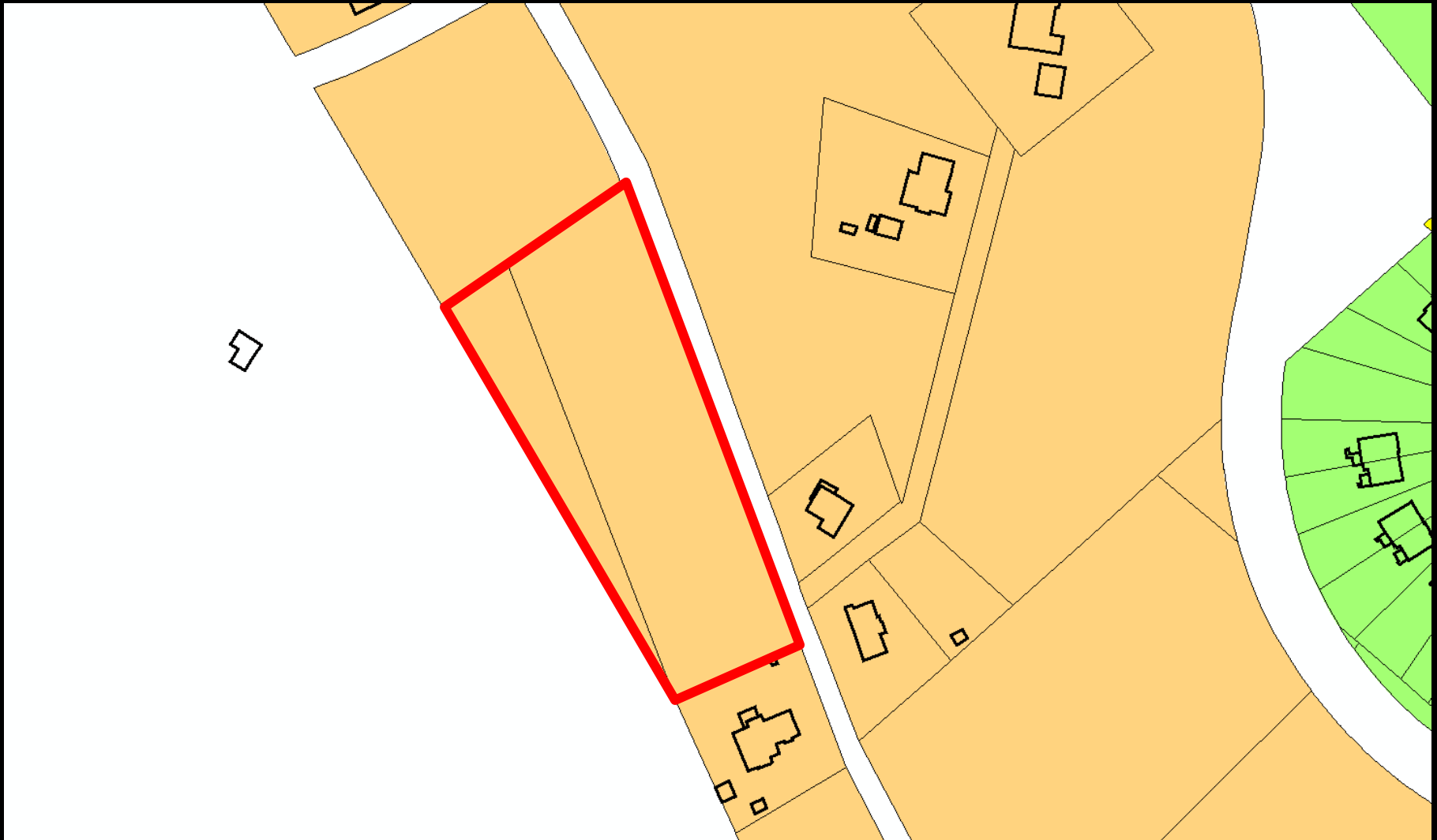
# Preliminary Plat with Variance

## 465 Pear Street (Zephyr Hill)



# Preliminary Plat with Variance

## 465 Pear Street (Zephyr Hill)



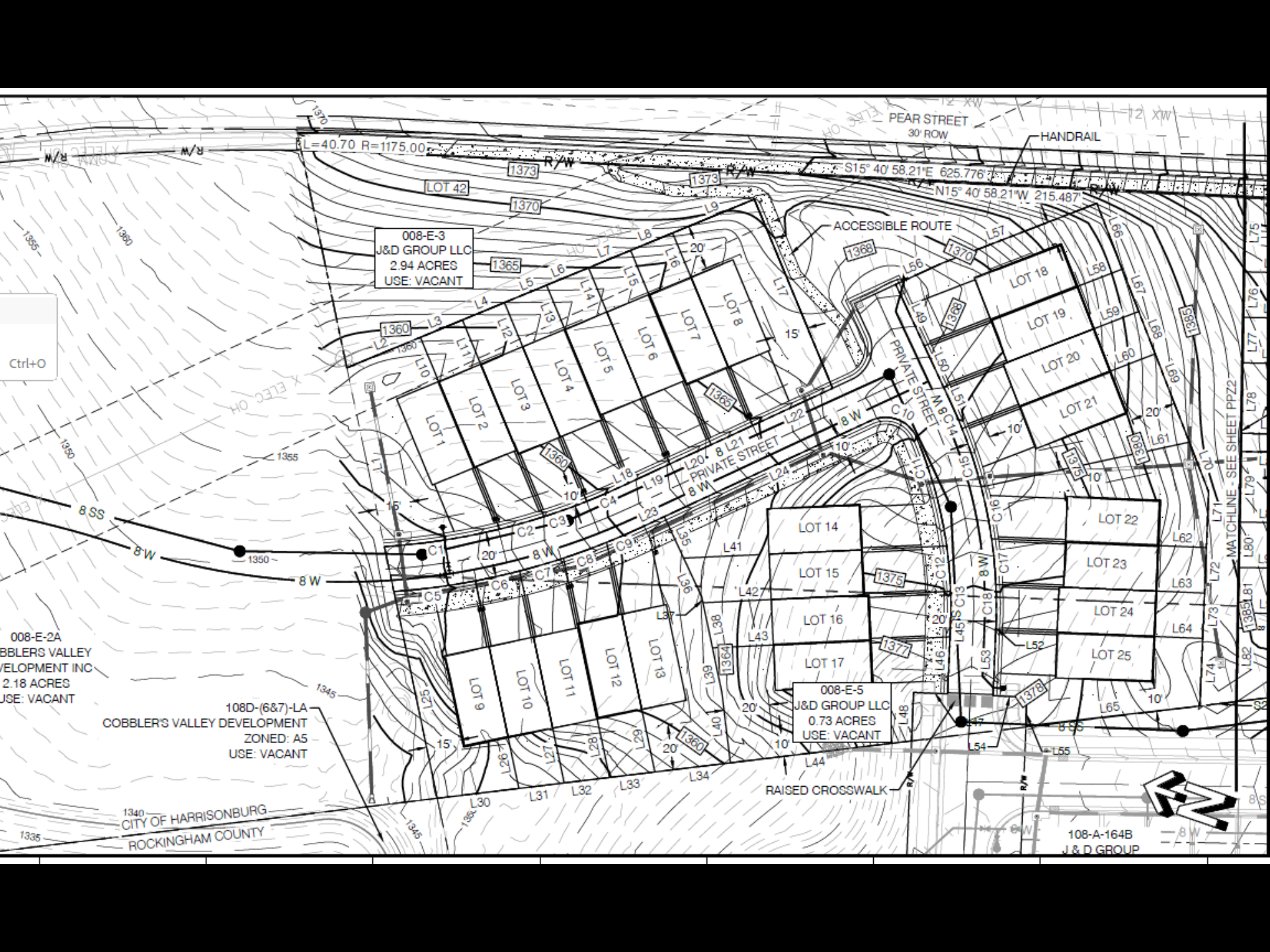
# Preliminary Plat with Variance 465 Pear Street (Zephyr Hill)



# Summary of 2024 Rezoning and SUP Zephyr Hill

- The property was rezoned to R-8C and received a SUP to build 41 townhomes.
- During the rezoning, the applicant proffered specific sidewalk locations and access easements.
- The applicant proffered there would be raised crosswalks and speed limit signs within the development.
- The applicant proffered they would provide an easement for a bus shelter at a location approved by HDPT. At this time, HDPT determined a bus stop location is not feasible due to sight distance concerns.





008-E-3  
J&D GROUP LLC  
2.94 ACRES  
USE: VACANT

008-E-5  
J&D GROUP LLC  
0.73 ACRES  
USE: VACANT

108D-(6&7)-LA  
COBBLER'S VALLEY DEVELOPMENT  
ZONED: A5  
USE: VACANT

008-E-2A  
COBBLER'S VALLEY DEVELOPMENT INC  
2.18 ACRES  
USE: VACANT

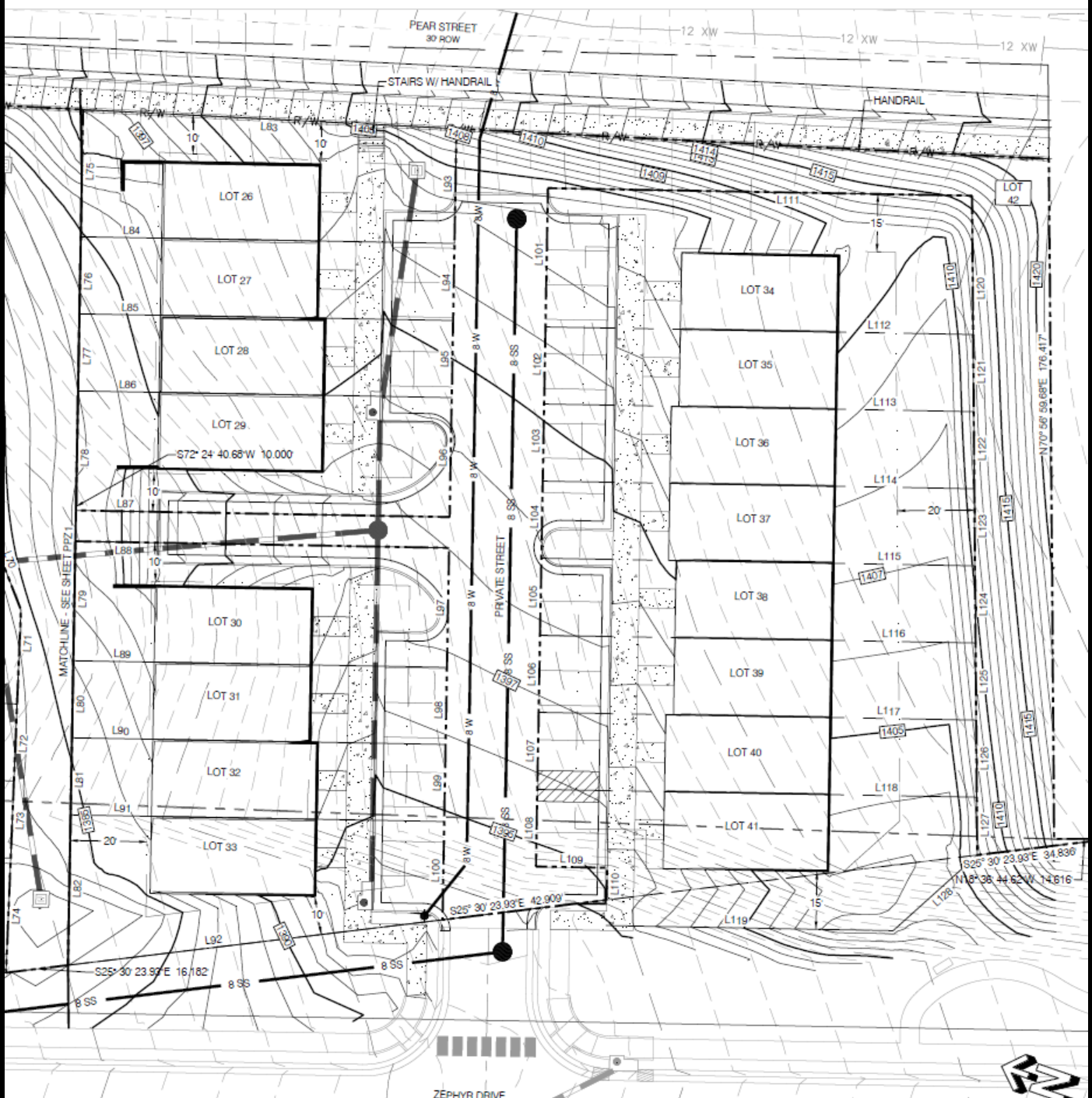
108-A-164B  
J & D GROUP

Ctrl+O



MATCHLINE - SEE SHEET PP22

CITY OF HARRISONBURG  
ROCKINGHAM COUNTY







# Recommendation

Staff and Planning Commission (5-0) recommends approval of the preliminary plat and variance requests.