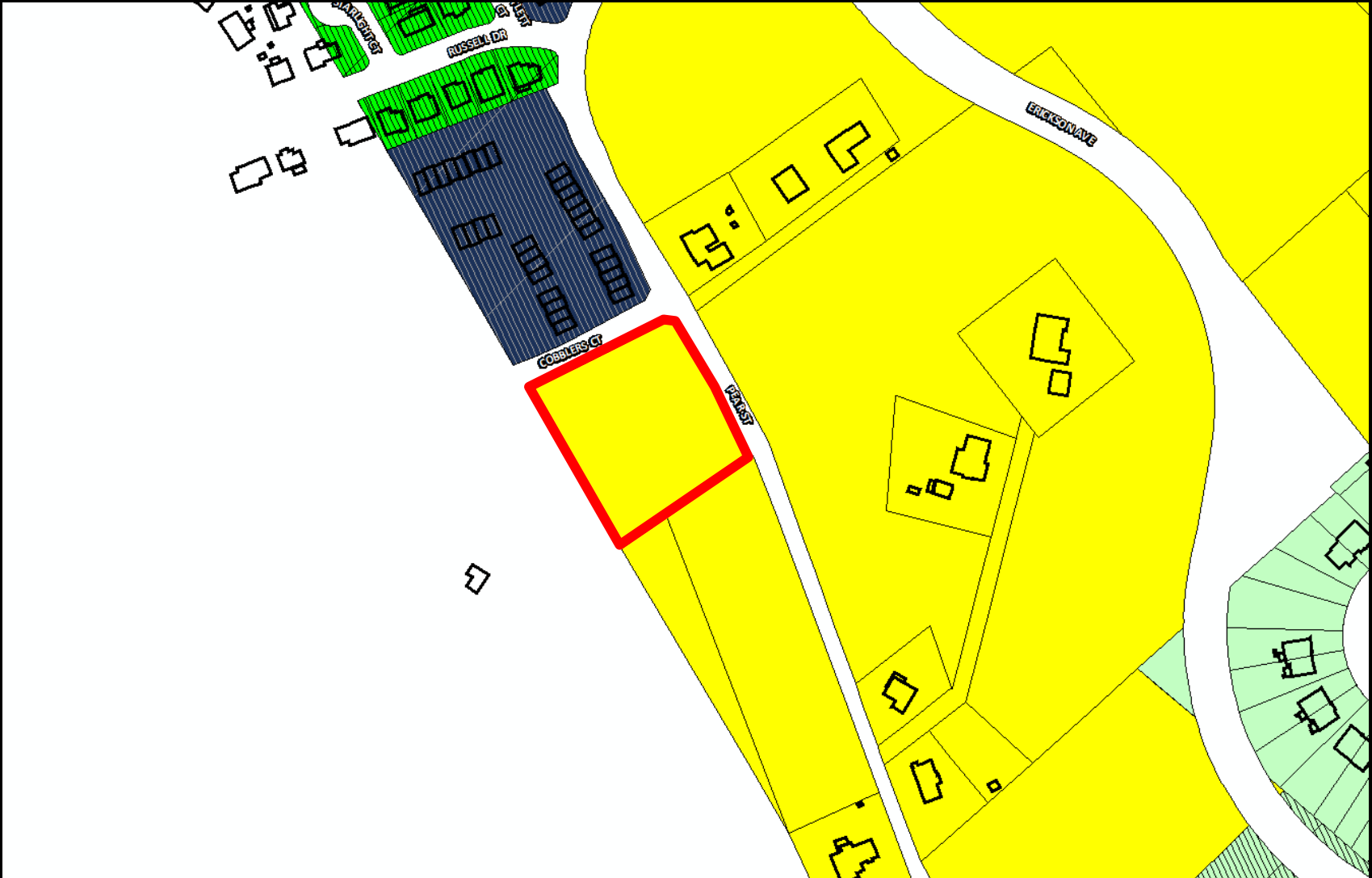
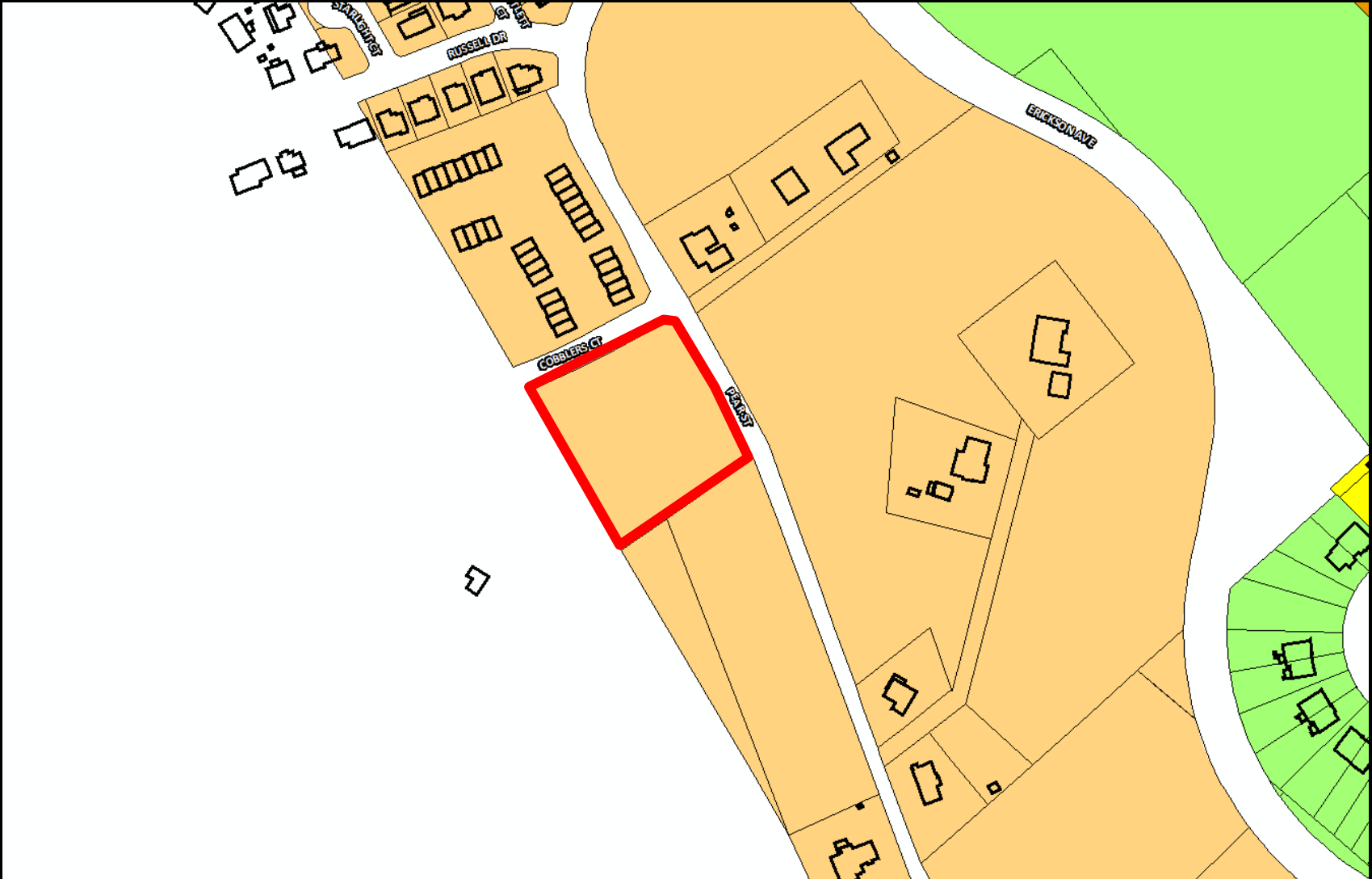


PROPERTY	
TAX MAP	
1	113-D
2	113-D
3	113-D
4	113-D
5	113-D
6	101D-4
7	101D-4
8	101D-4
9	101D-4
10	101D-4
11	101D-4
12	101D-4
13	101D-4
14	101D-4
15	101D-4
16	101D-4
17	103-11

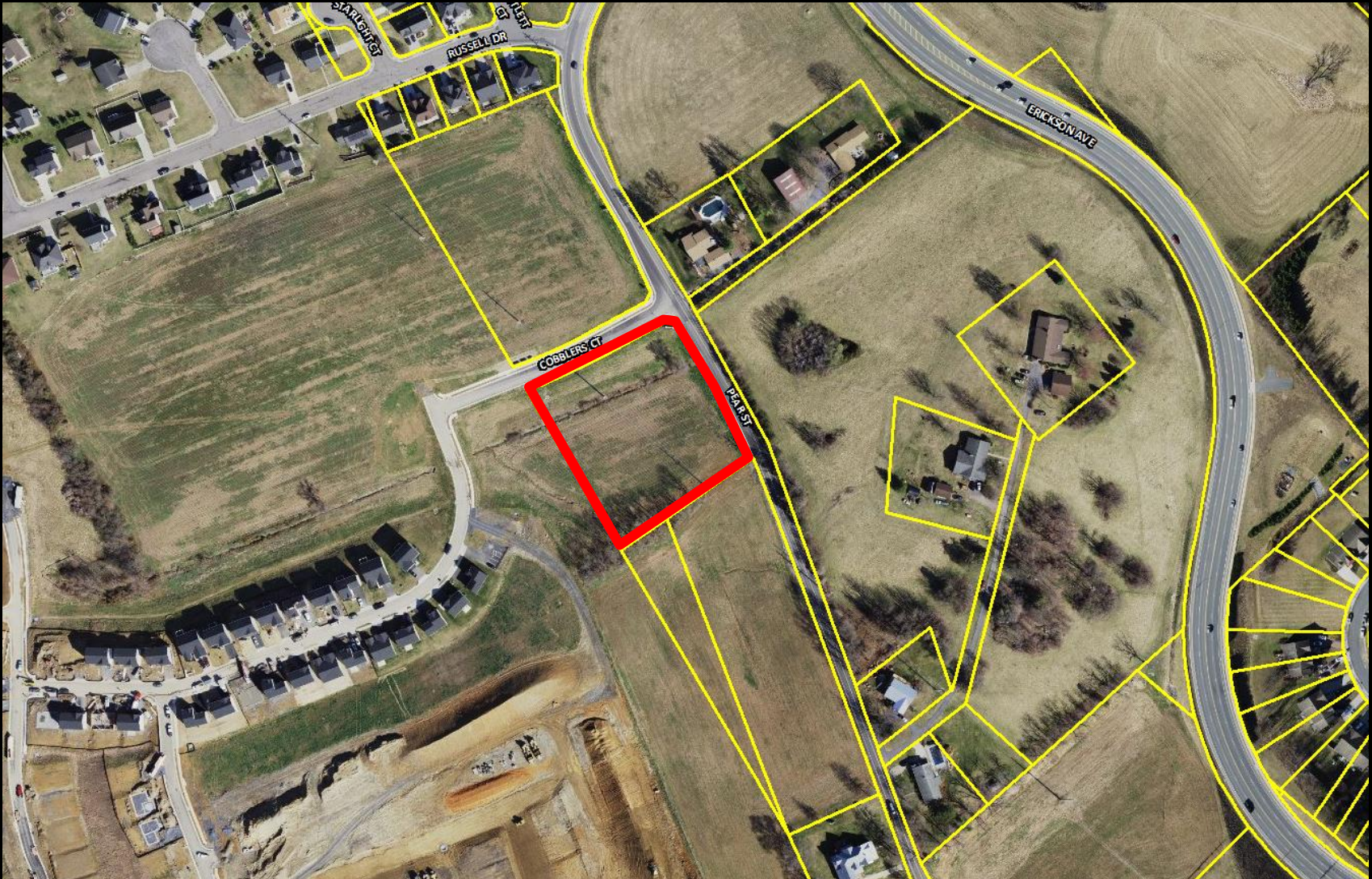
Rezoning and SUP – 585 Pear Street (R-1 to R-8C and to Allow Townhomes in R-8)



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Rezoning and SUP – 585 Pear Street (R-1 to R-8C and to Allow Townhomes in R-8)







Proffers Summarized

1. No more than 21 units.
2. Vehicular connection/Private Street Connection to Zephyr Hills development.
3. Provide 5-foot-wide sidewalk along Cobblers Court to Tailor Drive.
4. Provide 5-foot-wide sidewalk along the private drive as generally depicted on the concept plan.
5. Amendment of the 2018 Signal Agreement to follow the new Traffic Signal Cost Sharing Agreement.
6. Install and maintain speed limit sign not to exceed 15 mph.
7. Install and maintain raised crosswalk.
8. Public access easement encompassing the 5-foot-wide sidewalk from Cobbler's Court to southern property line.

008-D-8
MERYLY L MILLER
ZONED: R-1
USE: RESIDENTIAL

008-D-2
JILL L & HOAK
DOLORES H TRUSTEE
OF THE JAMES F HOAK
FAMILY TRUST UAD
ZONED: R-1
USE: RESIDENTIAL



EXISTING
BUS STOP

LIMITS OF REZONING

CRAFTSMAN DRIVE
PRIVATE STREET

008-E-2
GREENWOOD HOMES
- CHARLOTTESVILLE
LLC
ZONED: R-RC
USE: RESIDENTIAL

EXISTING 50
POWER LINE
RIGHT OF WAY

COBBLEERS COURT
50' ROW

POSTED SPEED
LIMIT SIGN

S SIDEWALK

LIMITS OF
REZONING

CITY OF HARRISONBURG
ROCKINGHAM COUNTY

008-E-2A
COBBLEERS VALLEY
DEVELOPMENT INC
2.17 ACRES

PUBLIC ACCESS
EASEMENT

SWM FACILITY
APPROVED UNDER
SEPARATE COVER

PEAR STREET
30' ROW

PRIVATE DRIVE 2

OPEN
SPACE

EXISTING 50
POWER LINE
RIGHT OF WAY

008-E-3
J&D GROUP LLC
ZONED: R1
USE: VACANT

LIMITS OF REZONING

FUTURE
CONNECTION

008-E-5
J&D GROUP LLC

CITY OF HARRISONBURG
ROCKINGHAM COUNTY

108-1A-1164B
J&D GROUP LLC
ZONED: RS
USE: RESIDENTIAL

Recommendation

Staff and Planning Commission (7-0) recommends approval for both the rezoning and SUP and to allow 48 months to initiate the SUP.