

Date Application Received: 6-7-16

Total Paid: \$40500 / Bank

Application for Change of Zoning District City of Harrisonburg, Virginia

Section 1: Property Owner's Information

Name: Thomas W. Richardson and James F. Richardson
Street Address: 2444 Massanetta Springs Rd. Email: twrichar@hotmail.com
City/State/Zip: Harrisonburg, VA 22801
Telephone (work): 434-243-2280 (home or cellular): 540-430-0537 (fax): _____

Section 2: Owner's Representative Information

Name: MOSSY CREEK HOLDINGS
Street Address: 1790 EAST MARKET St. Ste 92 Email: brianetrow@gmail.com
City/State/Zip: HARRISONBURG VA 22801
Telephone (work): (540) 434-2444 (home or cellular): (540) 908-0424 (fax): _____

Section 3: Description of Property

Location (street address): 480 EAST MARKET STREET
Tax Map Number: Sheet: 27 Block: A Lot: 6 Total Land Area (acres or square feet): 26,258 SF 1AD
Existing Zoning District: R3/R2 Proposed Zoning District *: B2
Existing Comprehensive Plan Designation: PROFESSIONAL / RESIDENTIAL

**If applying for conditional rezoning, provide a letter stating proffers on separate sheet of paper*

Section 4: Application Fee

\$375.00 plus \$30.00 per acre, and if applicable, Fees for a Traffic Impact Analysis (TIA) Review (see below)

- (a). Would the development from this rezoning require a Traffic Impact Analysis by VDOT?
Yes _____ No X
If yes, then fees must be made payable to VDOT to cover costs associated with the TIA review.
PLEASE NOTE - If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.
- (b). Would the development from this rezoning require a Traffic Impact Analysis review by the City?
Yes _____ No X
If yes, then an additional \$1,000.00 must be made payable to the City to cover costs associated with the TIA review.
PLEASE NOTE - If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

Section 5: Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: _____
East: _____
South: _____
West: _____

Section 6: Certification

I certify that the information contained herein is true and accurate. Signature:

<u>Thomas W. Richardson</u>	dotloop verified 06/06/16 3:07PM EDT SYUJ-COVZ-0HE0-DTNV
<u>James F. Richardson</u>	dotloop verified 06/06/16 3:33PM EDT G0YR-1YQY-4THZ-RTFU

Property Owner

See Back for Items Required for Submission

Mossy Creek Holdings Rezoning Application

Description of Proposed Use

June 7th 2016

Mossy Creek Fly Fishing is a fly fishing retailer that has been in operation in Harrisonburg since 2003. In addition to the retail shop, Mossy Creek Fly Fishing operates a guide service, as well as a fly fishing educational service throughout the Shenandoah Valley. Another aspect of the business is the operation of the online store www.mossycreekyflyfishing.com.

The building at 480 East Market Street would allow for expanded office, packing and shipping, and retail space over the current location. The demands for more office space from the growth of the online business would be met with the upstairs space in the house at 480 East Market Street. The approximately 1,900 sf of space on the main floor would be used for retail space. With over 13 years in business the volume of foot traffic in the retail store is well known. The sport of fly fishing is a niche sport, and although anglers are attracted from across Virginia to the shop, it is relatively low traffic compared to most retailers. The service portion of the business leads to little added traffic as well because most trips meet on the water, and not at the retail store. Plans for the building itself include upgrading and improving the systems, (electrical, hvac, plumbing), as well as making the downstairs "retail ready." There are no plans to alter the exterior of the building other than to provide an upgraded entrance.

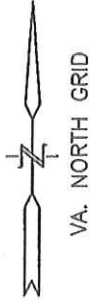
The property at 480 East Market Street would need added parking. Due to Mossy Creek Fly Fishings low demand for parking, there will be a special use permit application sent for reduction in required retail parking. It is estimated that there will be a need for only 11 spots allowing for ample "green space" on the property. Please reference the site plan. Additional steps to landscape and add privacy shrubs and trees will be taken. One unique demand of our retail operation is that there is ample room outdoors in the grass to "test cast" fly rods. The property at 480 East Market Street has plenty of green space for casting.

There has been a desire by the owners of Mossy Creek Fly Fishing as well as Harrisonburg Downtown Renaissance for this unique business to be a part of the "downtown." There is a strong network between Mossy Creek and the businesses downtown. Mossy Creek has been drawing customers from across Virginia and beyond, and sending them to the B&B's and restaurants of the downtown for over a decade. The property at 480 East Market Street would be improved and used to continue to grow Mossy Creek Fly Fishing as well as the strength of the downtown retail experience.

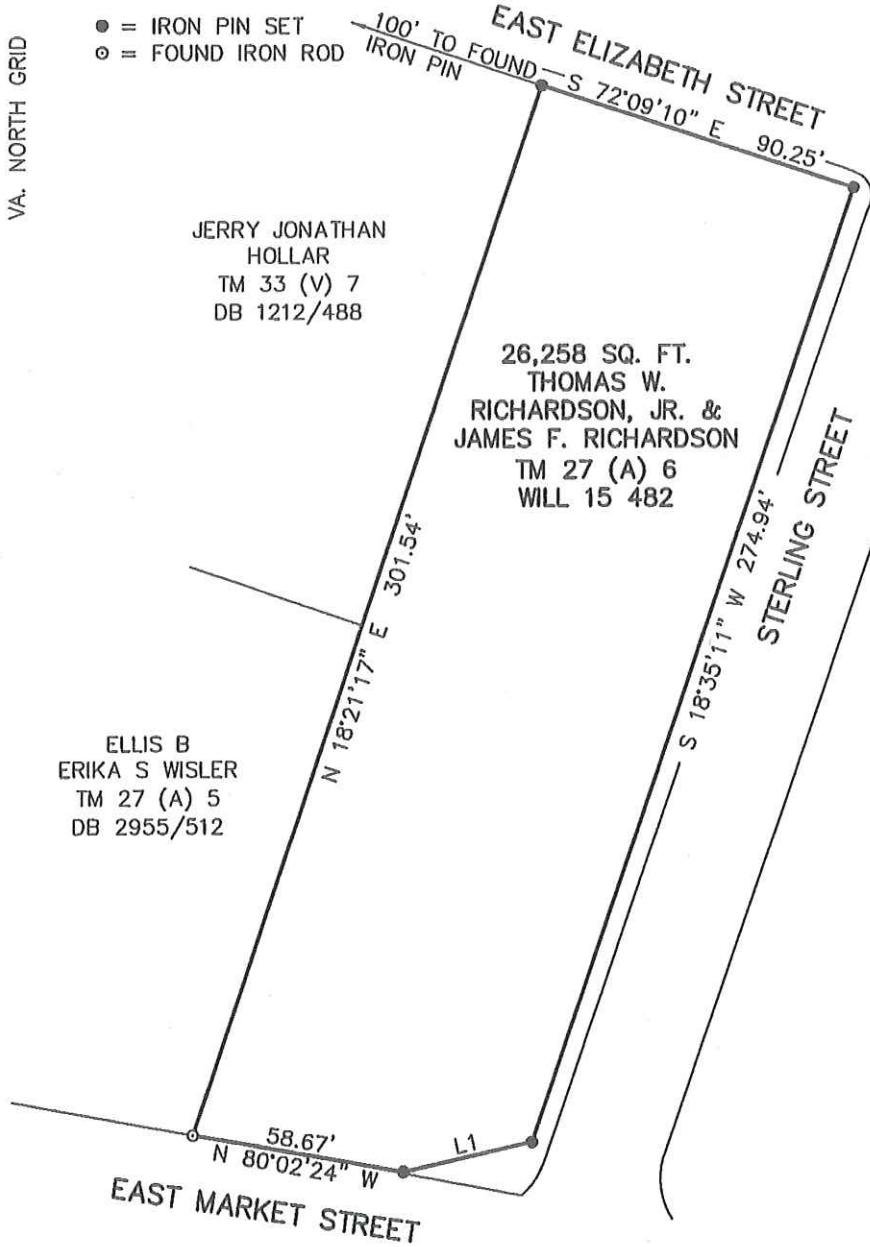
NOVEMBER 9, 2015
SCALE: 1"=40'

THIS BOUNDARY SURVEY IS BASED
ON A CURRENT FIELD SURVEY.

- = IRON PIN SET
- = FOUND IRON ROD



VA. NORTH GRID

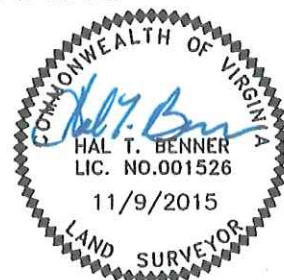


LINE	BEARING	DISTANCE
L1	S 77°08'17" W	36.36'

**BOUNDARY SURVEY
OF LOT 6, STANDING IN THE NAME
OLIVIA F. LANDIS**

CITY OF HARRISONBURG, VIRGINIA

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 092715
DRAWING & CRD: 092715



Mossy Creek Holdings Rezoning Application

Revised July 7th 2016

The property shall be redeveloped by improving and maintaining the existing structure, which may include additions to the building, and where the following B-2 uses will be retained:

(By Reference to Numbered Paragraphs of the Existing B-2 Ordinance with Some Modifications)

- (1) Mercantile establishments which promote the show, sale and rental of goods, personal service establishments and other shops.
- (2) Governmental, business and professional offices and financial institutions.
- (4) Theaters, community rooms, museums and galleries and other places of assembly for the purpose of entertainment or education. In addition, customary recreational and leisure-time activities with are compatible with surrounding uses are permitted.
- (5) Religious, educational, charitable or benevolent institutional uses which do not provide housing facilities.
- (15) Accessory buildings and uses customarily incidental to any of the above listed uses.
- (18) Public uses.

In addition, the applicant would retain the right to seek a special use permit for any uses allowed by such in B-2.

With regard to the site the applicant proffers:


A landscaping buffer with intent to form a dense screen shall be established along the western and northern perimeter of the property as indicated on the site plan, prepared by Engineering Solutions, dated July 6th 2016, and submitted with this application. Existing vegetation may be maintained or new materials planted. When new materials are planted, they shall be 6 feet in height at the time of planting and planted at a minimum of 5 feet on center.

Dedicate right-of-way as needed along East Market Street for the city's future traffic signal improvements at the intersection of East Market Street and Sterling Street / Reservoir Street as indicated on the site plan, prepared by Engineering Solutions, dated July 6th 2016, and submitted with this application.

The southern access to the property along Sterling Street shall be marked as exit only.

All freestanding signs shall be no taller than 10ft in height, and no freestanding sign shall exceed 50 square feet. There will be no LED, scrolling message board sign.

I (we) hereby proffer that the development of the subject property on this application shall be in strict accordance with the conditions set forth in this submission.


Signature

BRIAN TROW
Printed Name

7-13-16
Date

Date Application Received: 6-7-16

Application for Special Use Permit City of Harrisonburg, Virginia

Fee: \$375.00 plus \$30.00 per acre Total Paid: \$405⁰⁰ ✓/Banks

Property Owner's Name: Thomas W. Richardson and James F. Richardson
Street Address: 2444 Massanetta Springs Rd Email: _____
City: Harrisonburg State: VA Zip: 22801
Telephone: Work 434-243-2280 Fax _____ Mobile 540-430-0537

Owner's Representative: MOSSY CREEK HOLDINGS
Street Address: 1790 EAST MARKET ST. Ste. 92 Email: brignetrav@gmail.com
City: HARRISONBURG State: VA Zip: 22801
Telephone: Work (540) 434-2444 Fax _____ Mobile (540) 908-0424

Description of Property and Request

Location (Street Address): 480 EAST MARKET STREET
Tax Map Number Sheet: 27 Block: A Lot: 6 Lot Area: _____
Existing Zoning Classification: R3/R2
Special Use being requested: 10-3-91 (8) Reduction in required parking

Please provide a detailed description of the proposed (use additional pages may be attached):

Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: _____
South: _____
East: _____
West: _____

Certification: *I certify that the information contained herein is true and accurate.*

Signature: Thomas W. Richardson dotloop verified 06/06/16 3:07PM EDT E6H6-LIEF-9QX2-QVQ3 James F. Richardson dotloop verified 06/06/16 3:33PM EDT 46QK-MVIK-CPBO-AK3
Property Owner

ITEMS REQUIRED FOR SUBMISSION

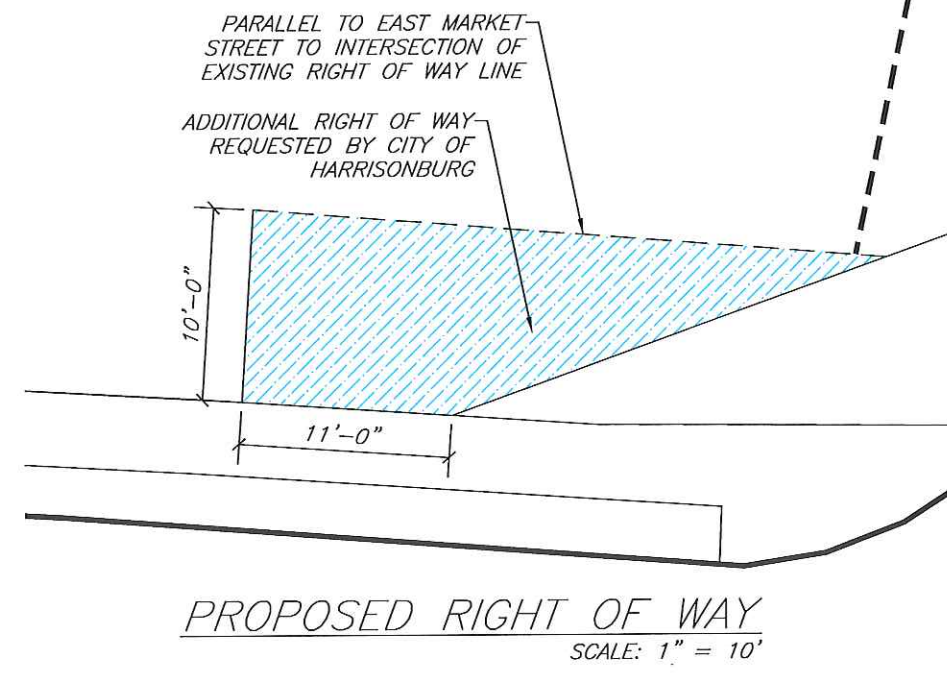
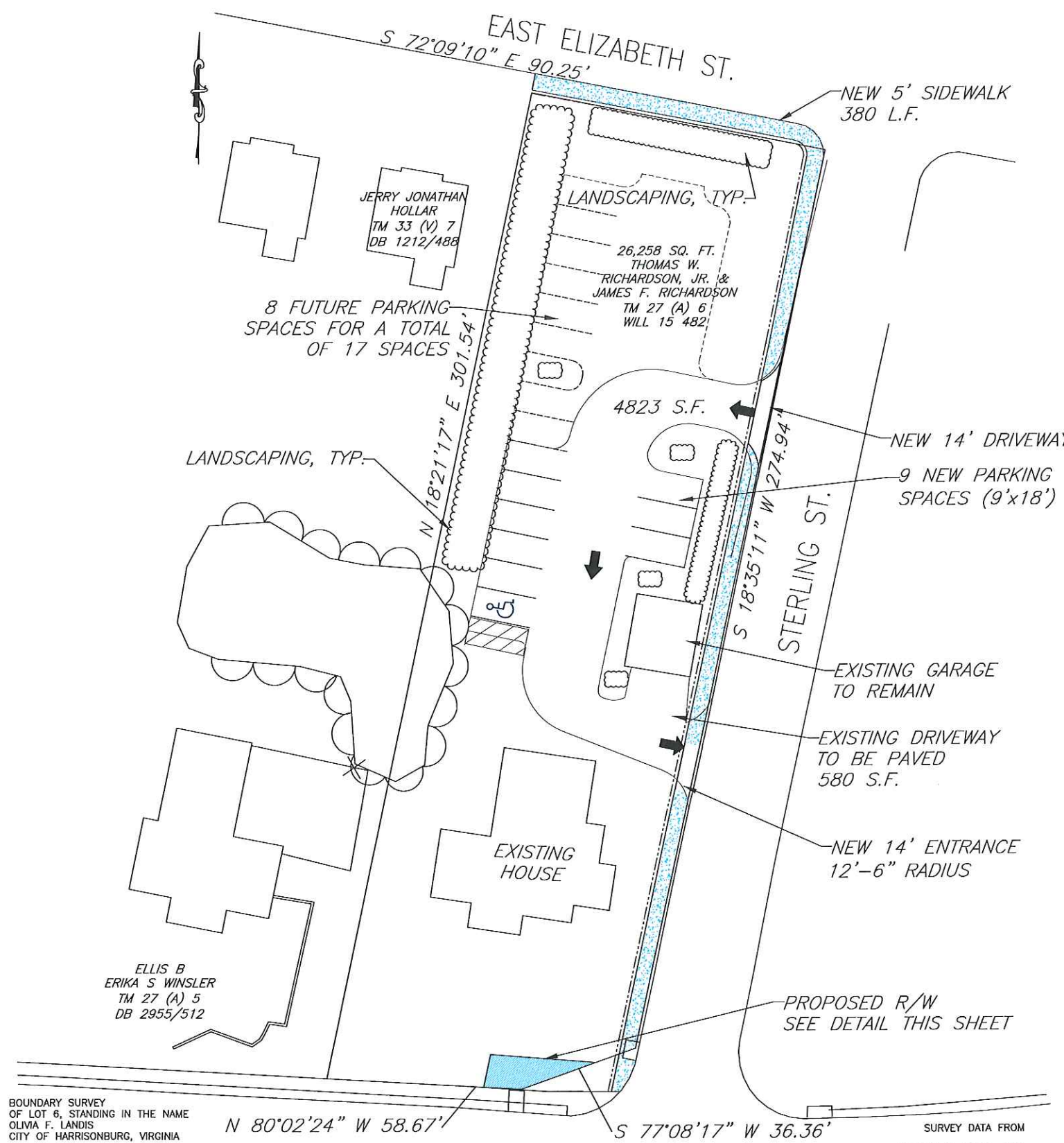
- | | |
|--|--|
| <input type="checkbox"/> Completed Application | <input type="checkbox"/> Fees Paid |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Property Located on Tax Map |
| <input type="checkbox"/> Description of Proposed Use | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Adjacent Property Owners | <input type="checkbox"/> _____ |

Mossy Creek Holdings Special Use Permit Application

Description of Proposed Use

June 7th 2016

Mossy Creek Holdings would like to request a reduction in the required retail parking for the property at 480 East market Street. The building totals 3,223 finished square feet. Approximately 1,900 would be used for retail. The remaining 1,323 would be used for office and storage. Mossy Creek Holdings would request a special use permit to allow for only 11 paved parking spaces. This would accommodate our parking needs, as well as allow for ample green space on the property.



Sidewalk and right of way dedication note: If and where agreeable to city forces, the 2' grass strip may be removed between the sidewalk and back of curb along all or portions of Sterling and Elizabeth Street and will be determined during the comprehensive site plan review process. Right of way will be dedicated 1' behind the proposed sidewalk.

Site Plan Note: Final parking lot landscaping and layout will be determined during comprehensive site plan review and is subject to parking lot landscaping requirements of City Code section 10-3-30.1.

BOUNDARY SURVEY OF LOT 6, STANDING IN THE NAME OLIVIA F. LANDIS CITY OF HARRISONBURG, VIRGINIA

N 80°02'24" W 58.67' S 77°08'17" W 36.36'

SURVEY DATA FROM BENNER & ASSOC., INC. REF# 092715 DRAWING & CRD: 092715

PROPOSED SITE IMPROVEMENTS

SCALE: 1" = 50'

MOSSY CREEK FLY FISHING: RED HOUSE
480 EAST MARKET STREET
HARRISONBURG, VA 22801
NOT TO SCALE
6 JULY 16

\$1.0

PROJECT #0116-640



CHARLOTTESVILLE
100 10TH ST NE SUITE 200
CHARLOTTESVILLE, VA 22902
PHONE 434.202.8527

HARRISONBURG
1010 N MAIN ST
HARRISONBURG, VA 22802
PHONE 540.442.8787