

Date Application Received: 05-12-15 (revised sub. 06-01-15)

Application for Special Use Permit City of Harrisonburg, Virginia

Fee: \$375.00 plus \$30.00 per acre

Total Paid: \$

430.00 AF

↳ difference from prev. app.

Property Owner's Name: Jamison Black Marble Wildlife Preserve, LLC

Street Address: 566 East Market St

Email: dawn@blackwellengineering.com

City: Harrisonburg

State: VA

Zip: 22801

Telephone: Work 540.432.9555

Fax 540.434.7604

Mobile _____

Owner's Representative: Richard Blackwell

Street Address: 566 E Market St

Email: rick@blackwellengineering.com

City: Harrisonburg

State: VA

Zip: 22801

Telephone: Work 540.432.9555

Fax 540.434.7604

Mobile 540.820.7425

Description of Property and Request

Location (Street Address): 1430 Red Oak Street, Harrisonburg, VA 22802

Tax Map Number Sheet: 46

Block: C

Lot: 8

Lot Area: _____

Existing Zoning Classification: M1

Special Use being requested: 1430 Red Oak Street, Harrisonburg, VA 22802

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

it is proposed to construct homes for the property owners, and accessory structure including, a barn, water filtration pump shed, chicken coop and equipment sheds.

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

North: See attached

South: _____

East: _____

West: _____

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

Signature: _____

Property Owner

ITEMS REQUIRED FOR SUBMISSION

Completed Application
Site Plan
Description of Proposed Use
Adjacent Property Owners

Fees Paid
Property Located on Tax Map

June 1, 2015

Adam Fletcher
City Planner
City of Harrisonburg
409 South Main Street
Harrisonburg VA 22801

Re: Jamison Black Marble Quarry

Dear Mr. Fletcher:

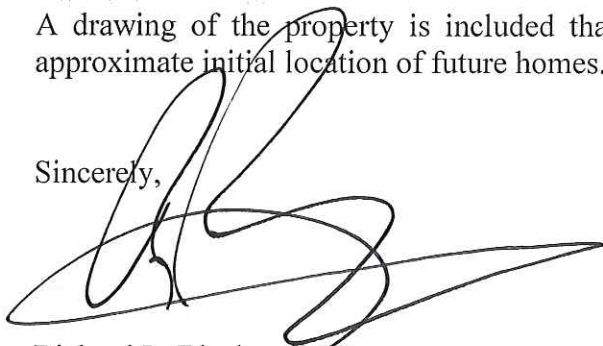
In addition to the Application for Ordinance Amendment, the Application for Special Use Permit and the letter to the City Council dated May 12, 2015, the following information is submitted concerning the proposed use of the property known as Jamison Black Marble Wildlife Preserve.

It is proposed to construct homes for the property owners, and accessory structures including, a barn, water filtration pump shed, chicken coop, and equipment sheds.

The uses associated with the site shall include: living and maintenance of site, occasional special events for family and friends, (not for charge) and swimming and water activities. All setbacks in the M1 zoning shall be observed and there is adequate space for parking if ever needed. The fence will be maintained around the property. Sewerage will either be connected to the city sewer or an alternative onsite septic system regulated by either the Virginia Department of Health or the Department of Environmental Quality. Water will be withdrawn from the quarry and filter with UV disinfection prior to use in the homes. A fire hydrant will be installed per Fire Department request.

A drawing of the property is included that shows the location of existing structures and an approximate initial location of future homes.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'Richard L. Blackwell, III'. The signature is written over the word 'Sincerely,' and extends across the width of the page.

Richard L. Blackwell, III



Subject Property:
46-C-8

Jamison Black
Marble Wildlife
Preserve, LLC

566 East Market St.
Harrisonburg, VA
22801

M-1

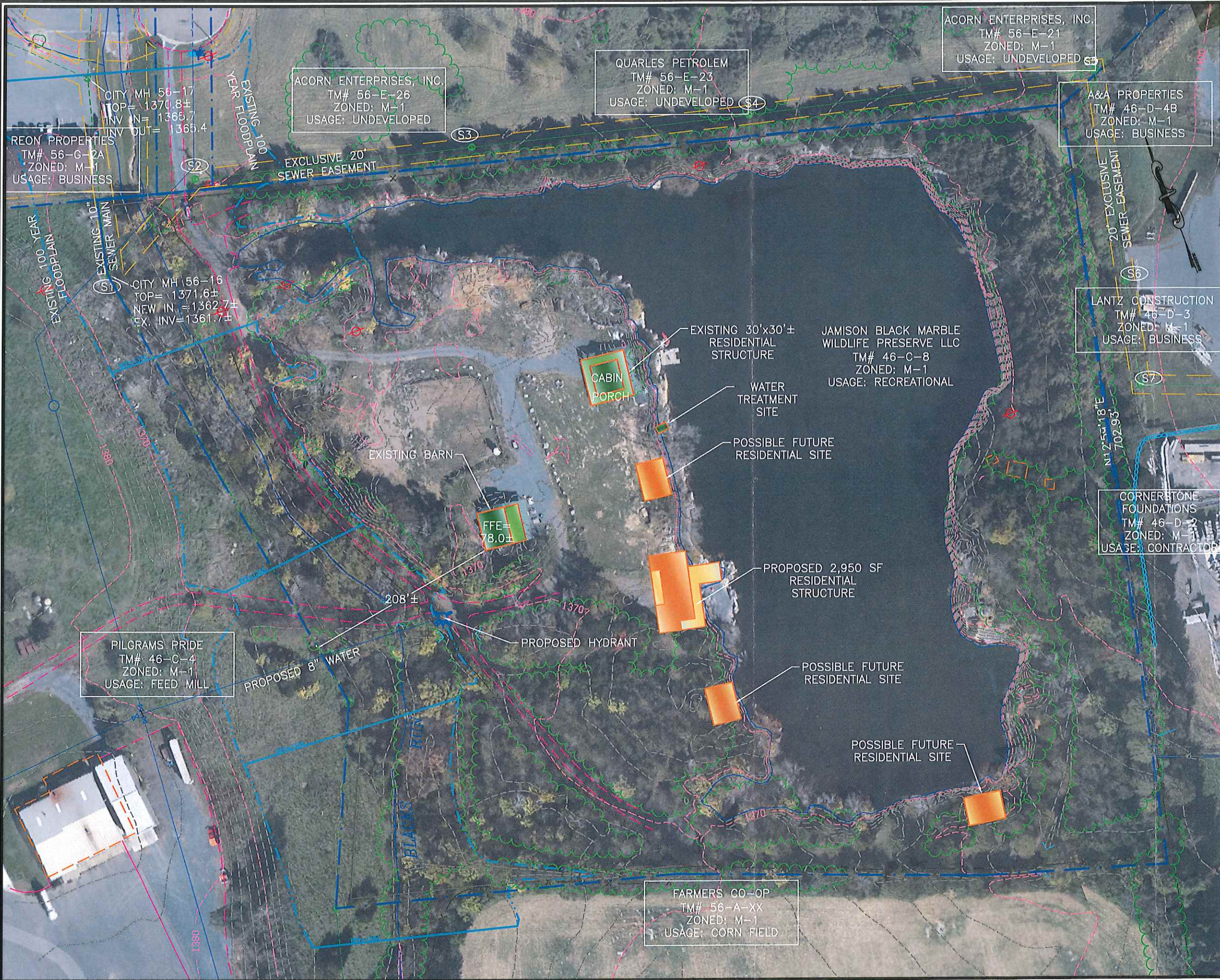
1. Tax Map: 56-E-26
Owner: Acorn Enterprises
Address: 5777 Jesse Bennett Way
Linville, VA 22834
Zoning: M-1
Usage: Undeveloped
2. Tax Map: 56-E-23
Owner: Quarles Petroleum
Address: 1701 Fall Hill Ave., Ste. 200
Fredericksburg, VA 22401
Zoning: M-1
Usage: Undeveloped
3. Tax Map: 56-E-21
Owner: Acorn Enterprises
Address: 5777 Jesse Bennett Way
Linville, VA 22834
Zoning: M-1
Usage: Undeveloped
4. Tax Map: 56-E-20
Owner: CB Realty Holdings LP

- Address: 202 Okran Road
New Holland, PA 17557
- Zoning:
Usage:
5. Tax Map: 46-D-4B
Owner: A&A Property Management Group, LLC
Address: PO Box 201
Harrisonburg, VA 22801
Zoning: M-1
Usage: Business
6. Tax Map: 46-D-3
Owner: Lantz Investments, LLC
Address: PO Box 515
Broadway, VA 22815
Zoning: M-1
Usage: Business
7. Tax Map: 46-D-2
Owner: Windsong, LLC
Address: 1595 Blackberry Lane
Harrisonburg, V 22802
Zoning: M-1
Usage: Contractor
8. Tax Map: 46-C-7
Owner: Shifflett, Wayne G.
Address: 1511 North Liberty Street
Harrisonburg, VA 22802
Zoning:
Usage:
9. Tax Map: 46-C-4A
Owner: Rockingham Cooperative Farm Bureau, Inc.
Address: 101 Grace Street
Harrisonburg, VA 22801
Zoning: M-1
Usage: Corn Field
10. Tax Map: 46-C-4
Owner: Wampler Foods, Inc
C/O Joe Nears
Address: PO Box 93
Pittsburg, TX 75686
Zoning: M-1
Usage: Feed Mill

Prepared by: Blackwell Engineering
Jamison Black Marble Wildlife Preserve

Adjacent Property Owners
08/07/2009

11. Tax Map: 56-G-2A
Owner: REON Properties, LLC
Address: 1555 Red Oak Street
Harrisonburg, VA 22802
Zoning: M-1
Usage: Business



ACORN ENTERPRISES, INC.
TM# 56-E-21
ZONED: M-1
USAGE: UNDEVELOPED

QUARLES PETROLEUM
TM# 56-E-23
ZONED: M-1
USAGE: UNDEVELOPED

ACORN ENTERPRISES, INC.
TM# 56-E-26
ZONED: M-1
USAGE: UNDEVELOPED

A&A PROPERTIES
TM# 46-D-4B
ZONED: M-1
USAGE: BUSINESS

REON PROPERTIES
TM# 56-G-2A
ZONED: M-1
USAGE: BUSINESS

CITY MH 56-16
TOP= 1371.6±
NEW IN = 1362.7±
EX. INV=1361.7±

JAMISON BLACK MARBLE
WILDLIFE PRESERVE LLC
TM# 46-C-8
ZONED: M-1
USAGE: RECREATIONAL

LANTZ CONSTRUCTION
TM# 46-D-3
ZONED: M-1
USAGE: BUSINESS

CORNERSTONE
FOUNDATIONS
TM# 46-D-2
ZONED: M-1
USAGE: CONTRACTOR

PILGRAMS PRIDE
TM# 46-C-4
ZONED: M-1
USAGE: FEED MILL

FARMERS CO-OP
TM# 56-A-XX
ZONED: M-1
USAGE: CORN FIELD



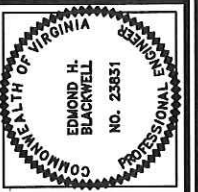
VICINITY MAP
N.T.S.

- LEGEND**
- ELECTRIC
 - METER/TRANSFORMER
 - WATER LINES
 - SANITARY LINES
 - SANITARY SEWER CLEANOUT
 - STORM SYSTEM
 - GAS LINES
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING PROPERTY LINE
 - SETBACK LINE
 - EASEMENT LINE
 - PROPOSED ROAD/EOP
 - EXISTING ROAD
 - CURBING: CG-2 OR CG-6
 - PROPOSED DITCH OR SWALE
 - DUMPSTER
 - HANDICAP PARKING
 - CG-12/ASPHALT RAMP
 - FIRE HYDRANT
 - WATER METER
 - EXISTING UTILITY POLE
 - PROPOSED UTILITY POLE
 - PROPOSED FENCE
 - EXISTING FENCE LINE
 - CONCRETE PAVING
 - PAVEMENT
 - LANDSCAPED OR GRASS AREA

Date: AUG-2014
Scale: 1"=100'
Designed by: EHB
Drawn by: EHB
Checked by: EHB

Revision Dates

BLACKWELL ENGINEERING, PLC
566 East Market Street
Harrisonburg, Virginia 22801
Phone: (540) 432-9555 E-Mail: Engineering@BEO.com Fax: (540) 434-7854



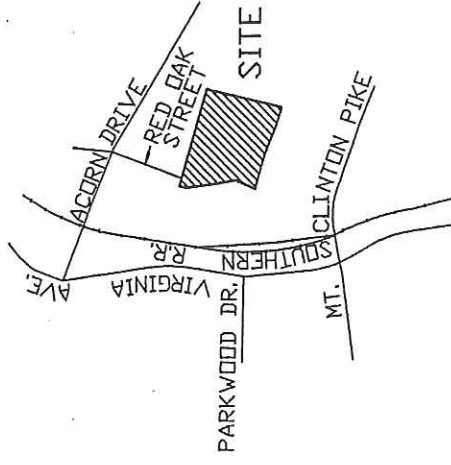
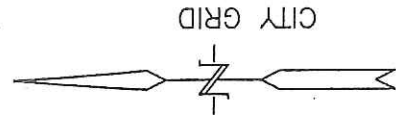
SITE PLAN AND SPECIAL USE PERMIT
2014 MASTERPLAN
JAMISON BLACK MARBLE WILDLIFE PRESERVE
1450 RED OAK
HARRISONBURG, VA 22802

Drawing No.
1
of 1 Sheets

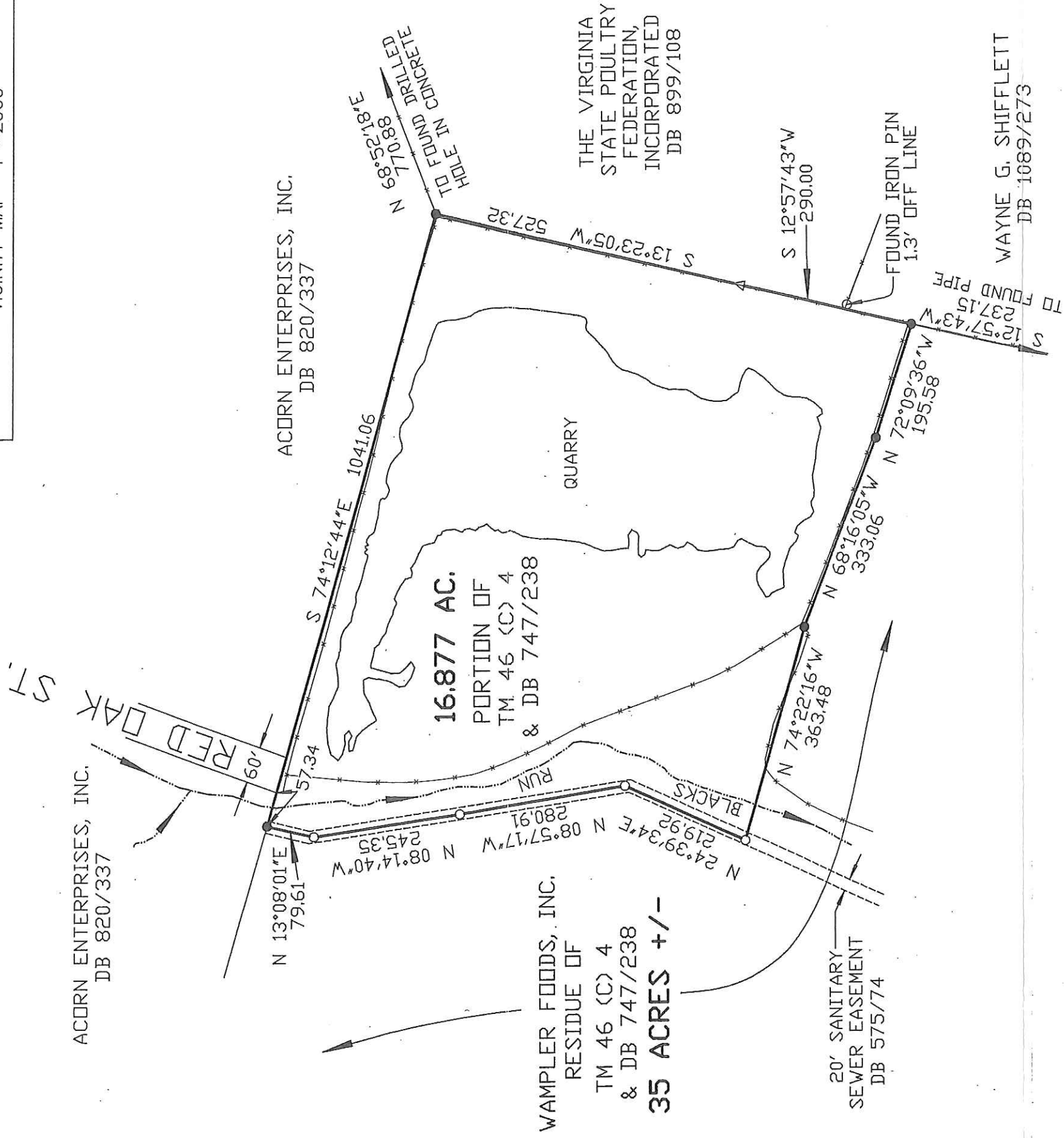
Job No. 001

JANUARY 21, 1999
SCALE: 1"=200'

- = IRON PIN SET
- △ = FOUND PLANTED STONE
- = PUNCH HOLE SET IN MANHOLE COVER FRAME
- *- = FENCE



VICINITY MAP 1"=2000'



DIVISION SURVEY OF A 16.877 AC. TRACT OF STANDING IN THE NAME OF WAMPLER FOODS, INC.

CITY OF HARRISONBURG, VIRGINIA

BENNER & ASSOC., INC.
3061 SOUTH MAIN STREET
HARRISONBURG, VA 22801
540 434-0267
REF# 011299



Acorn Enterprises, INC

950 Acorn Drive
Harrisonburg, VA 22801



City of Harrisonburg, Virginia
Department of Planning & Community Development
Attn: Stacy Turner
409 S. Main St,
P.O. Box 20031
Harrisonburg, Virginia 22801-7531

May 29, 2015

Dear Ms. Turner,

With regards to the upcoming public hearing requesting the consideration of the Special Use Permit adjacent to our land, we have no objections and we are in support of allowing recreational and leisure time activities with non-transient dwellings within the M-1, General Industrial District as requested.

Unfortunately, we will be unable to attend the public hearing; however, we want to convey our approval for the request from Jamison Black Marble Wildlife Preserve, LLC.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. W. Lee".

David W. Lee
President
Acorn Enterprises, INC