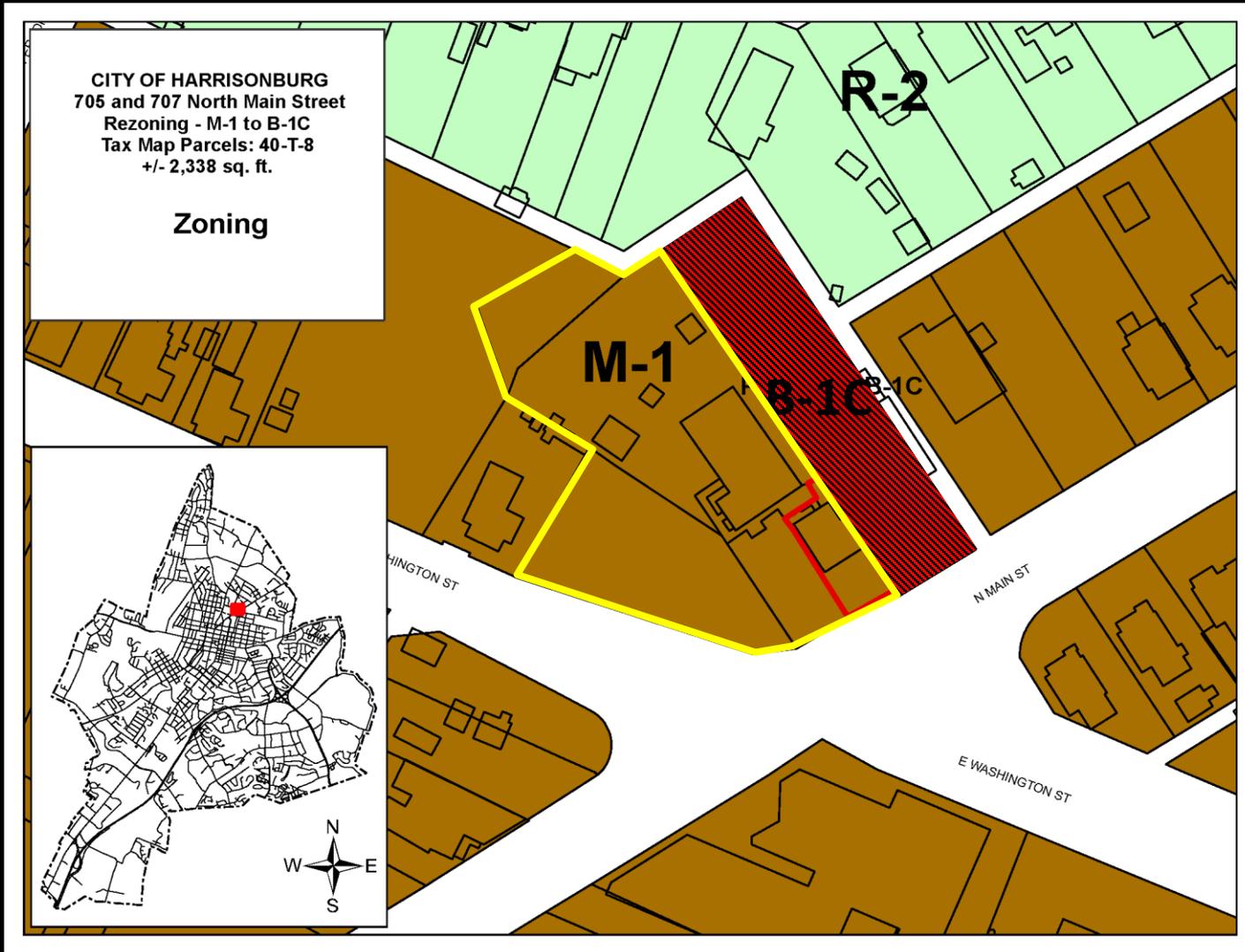
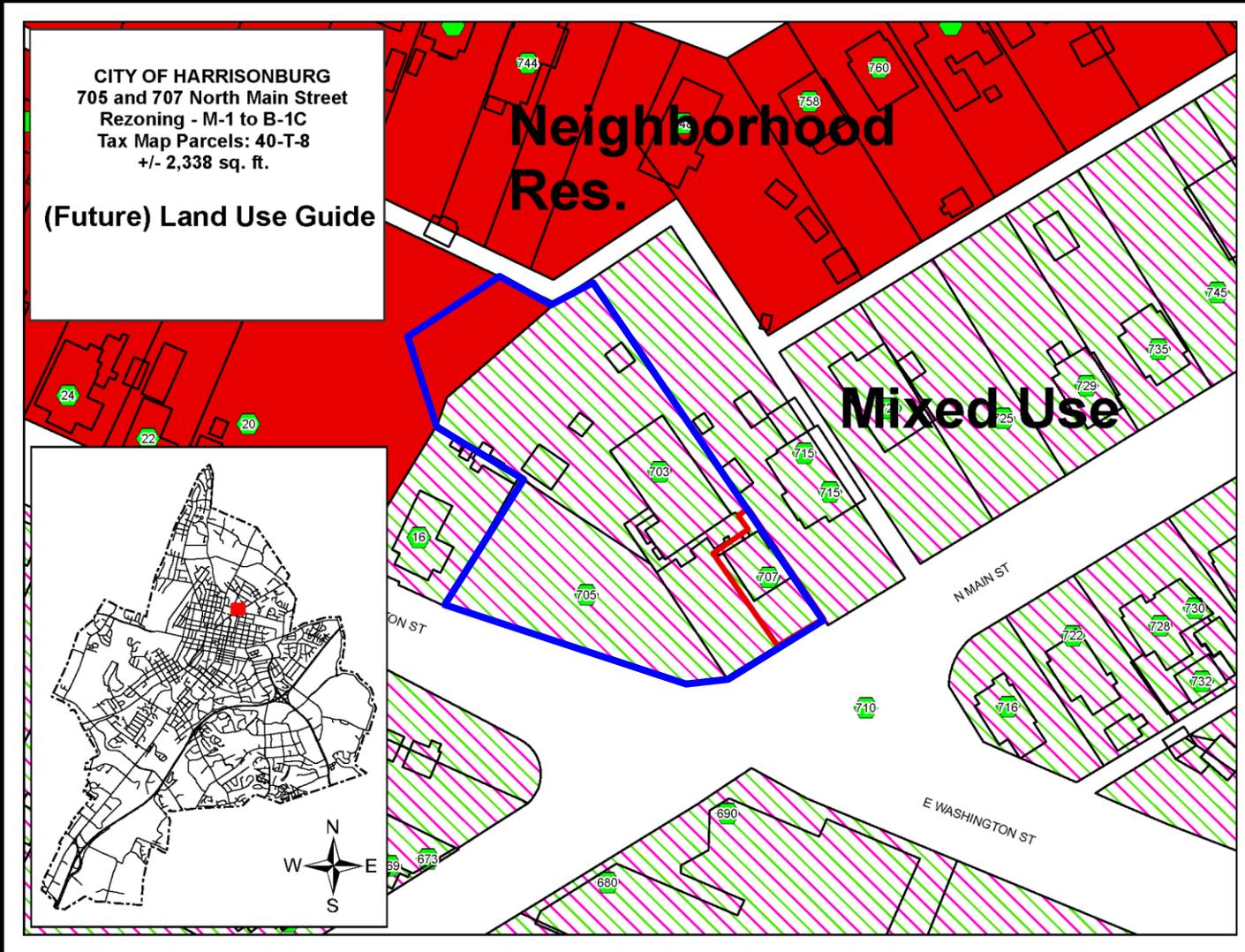


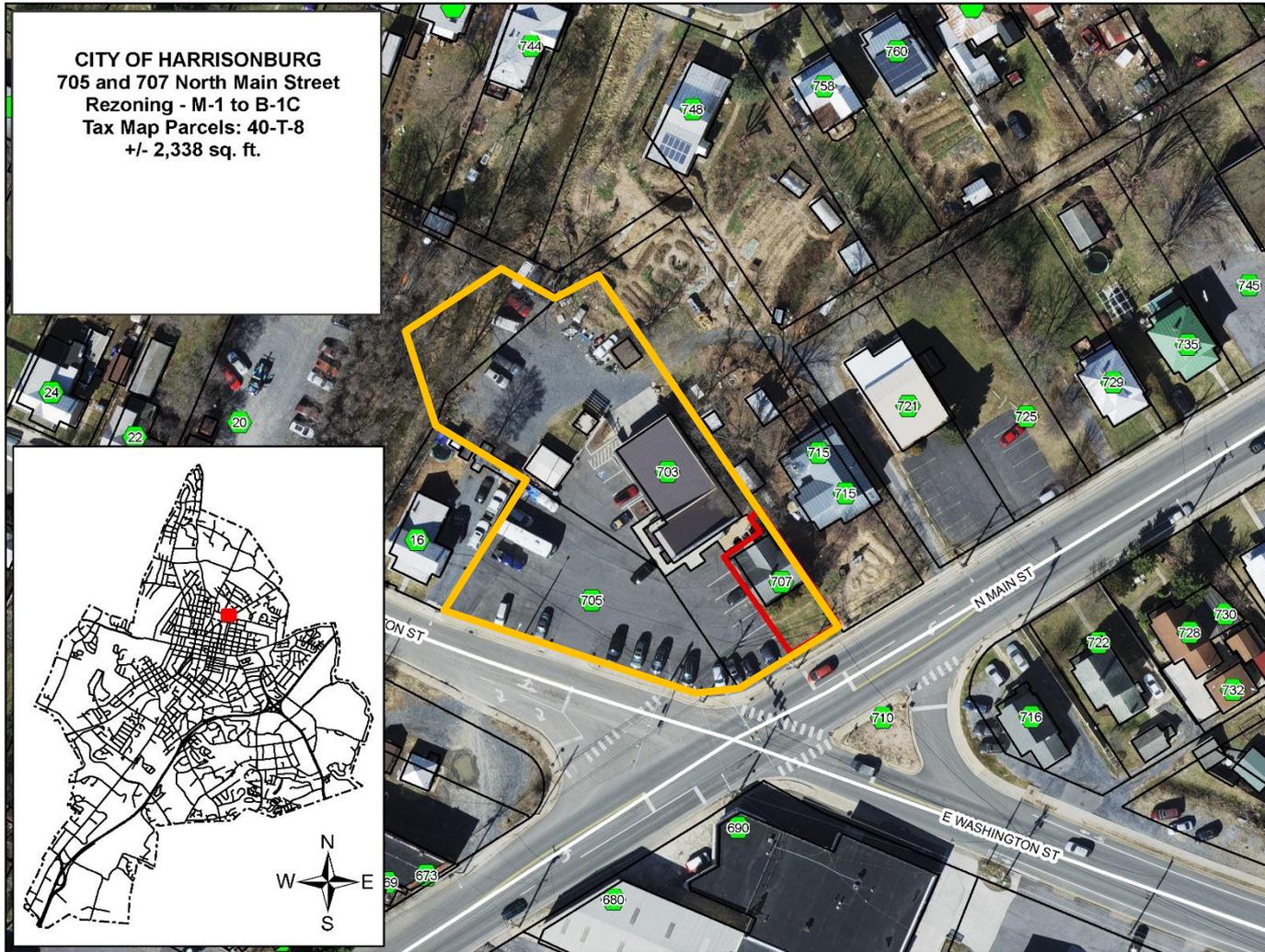
Rezoning – 705 & 707 North Main Street (M-1 to B-1C)



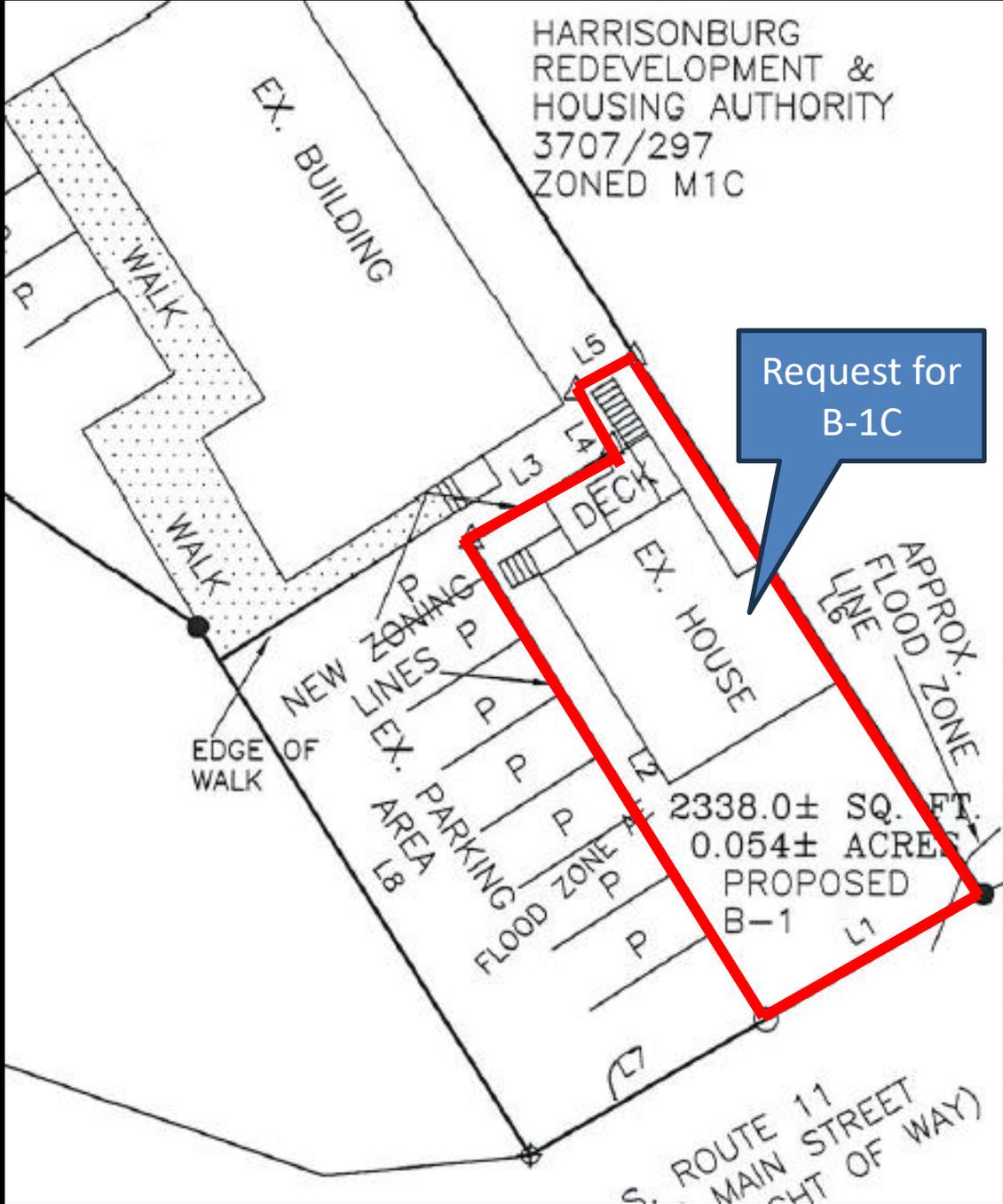
Rezoning – 705 & 707 North Main Street (M-1 to B-1C)



Rezoning – 705 & 707 North Main Street (M-1 to B-1C)



HARRISONBURG
REDEVELOPMENT &
HOUSING AUTHORITY
3707/297
ZONED M1C



Request for
B-1C



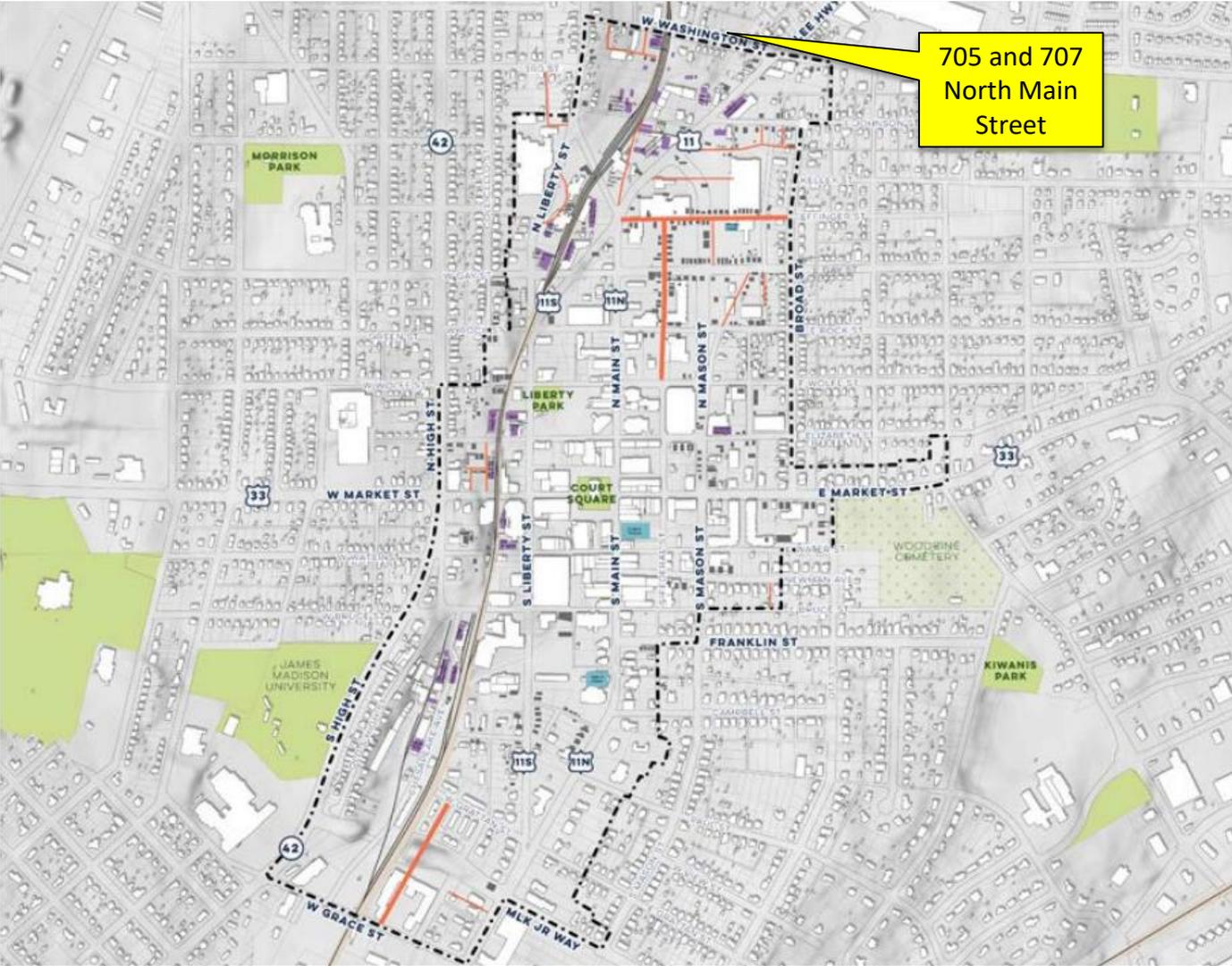
Background

- 2015: property was rezoned from R-2 to M-1
- August 2023:
 - Staff observed that a deck had been built without pulling building permits
 - While reviewing the building permits, staff learned that the second level was being used a residence
 - The applicant decided to pursue rezoning a portion of the property to B-1

Summarized Proffers

1. Restriction on traffic generating uses unless a Traffic Impact Analysis is completed and mitigation measures/improvements implemented
2. No drive throughs
3. No parking lot between any building and North Main Street.

Downtown 2040 Plan



705 and 707
North Main
Street

Recommendation

Staff and Planning Commission (6-0)
recommends approval of the rezoning