



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

**Change of Zoning District
(Rezoning) Application**
www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

2492-2498 Millwood Loop, Harrisonburg VA 22801 007 E 55-58 0.29 acres acres or sq.ft.
 Property Address Tax Map Parcel/ID Total Land Area (circle)

Existing Zoning District: R-3C Proposed Zoning District: R-8

Existing Comprehensive Plan Designation: Medium Density Residential

PROPERTY OWNER INFORMATION

Mosby Opportunity Fund, LLC 540-746-5551
 Property Owner Name Telephone
 92 N. Liberty Street tcrhea@clark-bradshaw.com
 Street Address E-Mail

Harrisonburg VA 22802
 City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Todd C. Rhea, Attorney & Manager 540-246-2601
 Owner's Representative Telephone
 92 N. Liberty Street tcrhea@clark-bradshaw.com
 Street Address E-Mail

Harrisonburg VA 22802
 City State Zip

CERTIFICATION

I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.

T. C. Rhea 8.30.22
PROPERTY OWNER **DATE**

REQUIRED ATTACHMENTS

- Letter explaining proposed use & reasons for seeking change in zoning.
- Statement on proffers, if applying for conditional rezoning.
- Survey of property or site map.
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

9/2/22 Total Fees Due: \$ 580 paid
 Date Application and Fee Received Application Fee: \$550.00 + \$30.00 per acre

[Signature]
 Received By

CLARK & BRADSHAW, P.C.

ATTORNEYS AT LAW

92 North Liberty Street

Post Office Box 71

Harrisonburg, Virginia 22803-0071

Telephone: (540) 433-2601

Facsimile: (540) 433-5528

CLARK-BRADSHAW.COM

M. STEVEN WEAVER

OF COUNSEL

ELLEN H. BRODERSEN, C.P.A.
(RETIRED) (NOT AN ATTORNEY)

AMY L. RUSH, C.P.A.

(NOT AN ATTORNEY)

MARK B. CALLAHAN
TODD C. RHEA
MATTHEW C. SUNDERLIN
BRADLEY J. MOYERS
QUINTON B. CALLAHAN
KAREN L. ROWELL
KATHERINE M. MANN

August 30, 2022

City of Harrisonburg
Department of Community Development
409 South Main Street
Harrisonburg, VA 22801
Attn: Adam Fletcher, Director

RE: R-8 Rezoning Application Millwood Loop Townhome Section

Dear Mr. Fletcher:

Enclosed please find a rezoning application for a current four (4) lot and future five (5) lot townhome section of the Millwood Townhome project just off Mosby Road in the City. As discussed with Staff, there is an unusual line "jog" impacting current City Tax Parcel 007 E 055 that does not allow for the construction of a five (5) unit townhome structure in this section due to the required 112' minimum lot depth for townhomes under the City R-3 zoning district. The City R-8 zoning district has a 60' minimum lot depth and as such would accommodate the construction of all five units as shown on the approved City Site Plan for the Project. Analysis has also been completed that all other setbacks required under R-8 would be met for the approved building siting. A surveyor sketch showing those locations and dimensions is also enclosed for Staff review and consideration.

The applicant had intended to wait on the City Zoning Ordinance re-write to be completed, as the draft new districts would have most likely removed the problematic R-3 112' minimum lot depth requirement. Given the delay in that process, and the fact that construction has commenced and is ongoing at the site, the applicant is seeking a targeted R-8 rezoning for the same exact use as approved under R-3 and under the approved City Site Plan to address the minimum lot depth challenge created by the line jog. The area of the jog is in the private street (Millwood Loop) and this rezoning would in no way change the layout of other aspects shown on the approved site plan. If approved for rezoning, the applicant would then submit a minor lot subdivision to create a new end lot "54" to conform to the Site Plan.

Adam Fletcher, City of Harrisonburg
August 30, 2022
Page 2

Thank you for consideration of this rezoning application and request. I am happy to provide any additional information that Staff of City officials may need in evaluating the rezoning.

Sincerely,



Todd C. Rhea
Attorney and Manager

TCR/amm
Enclosures



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

2492-2498 Millwood Loop, Harrisonburg, VA 22801 007 E 55-58 0.29 acres acres or sq. ft.
Property Address Tax Map Total Land Area (circle)

Existing Zoning Classification: R-3C

Special Use being requested: R-8 - Five Unit Attached Townhomes 10-3-59.4(1)

PROPERTY OWNER INFORMATION

Mosby Opportunity Fund, LLC 540-746-5551
Property Owner Name Telephone

92 N. Liberty Street tcrhea@clark-bradshaw.com
Street Address E-Mail

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City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Todd C. Rhea, Attorney & Manager 540-433-2601
Owner's Representative Telephone

92 N. Liberty Street tcrhea@clark-bradshaw.com
Street Address E-Mail

Harrisonburg VA 22802
City State Zip

CERTIFICATION

I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.

T. C. Rhea 9.1.22
PROPERTY OWNER DATE

REQUIRED ATTACHMENTS

- Site or Property Map
- Letter explaining proposed use & reasons for seeking a Special Use Permit.
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis. This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

09-02-22 Total Fees Due: \$ 455.00 *AF*
Date Application and Fee Received Application Fee: \$425.00 + \$30.00 per acre

Ad. Hottel
Received By

CLARK & BRADSHAW, P.C.

ATTORNEYS AT LAW

92 North Liberty Street

Post Office Box 71

Harrisonburg, Virginia 22803-0071

Telephone: (540) 433-2601

Facsimile: (540) 433-5528

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(NOT AN ATTORNEY)

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TODD C. RHEA
MATTHEW C. SUNDERLIN
BRADLEY J. MOYERS
QUINTON B. CALLAHAN
KAREN L. ROWELL
KATHERINE M. MANN

September 1, 2022

City of Harrisonburg
Department of Community Development
409 South Main Street
Harrisonburg, VA 22801
Attn: Adam Fletcher, Director

**RE: R-8 Rezoning Application Millwood Loop Townhome Section
Special Use Permit Townhomes**

Dear Mr. Fletcher:

Enclosed please find a Special Use Permit application for a current four (4) lot and future five (5) lot townhome section of the Millwood Townhome project just off Mosby Road in the City. This SUP application would run concurrently with the previously filed R-8 rezoning application for the subject parcels.

The TIA waiver email from Erin Yancey and survey and schematic materials previously submitted with the rezoning application would apply to the Special Use Permit application. Given that the subject property has an existing, previously approved City Site Plan for townhomes at this location, the SUP request would be in line with existing zoning and would utilize more favorable R-8 lot dimension requirements to facilitate the construction of an additional unit in the community, which is planned for long-term moderate to affordable rental units.

Thank you for consideration of this Special Use Permit application and request. I am happy to provide any additional information that Staff of City officials may need in evaluating the SUP.

Regards,



Todd C. Rhea
Attorney and Manager

Enclosures

SUBDIVISION OF LOT 2A, SECTION ONE, MNY & C SUBDIVISION

CITY OF HARRISONBURG, VIRGINIA
NOVEMBER 16, 2021
REVISED JANUARY 14, 2022

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 3.449 ACRES, MORE OR LESS, AND DESIGNATED AS SUBDIVISION OF LOT 2A, SECTION ONE, MNY & C SUBDIVISION, SITUATED IN THE CITY OF HARRISONBURG VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF.

THE SAID 3.449 ACRES OF LAND HEREBY SUBDIVIDED THE LAND CONVEYED TO MOSBY OPPORTUNITY FUND, LLC BY VIRGINIA VALLEY HOMES, INC. BY DEED DATED SEPTEMBER 10, 2021 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 5483, PAGE 403.

GIVEN UNDER MY HAND THIS 31st DAY OF January, 2022.
MOSBY OPPORTUNITY FUND, LLC

BY: [Signature]
NAME TITLE

2022-03055 B: 5537 P: 326
02/04/2022 01:13 PM Pages: 7

Chaz H. Haywood, Clerk of Court
Rockingham County, VA



STATE OF VIRGINIA AT LARGE
CITY OF HARRISONBURG, VIRGINIA TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF January, 2022 BY Todd Rhea, Manager ON BEHALF OF MOSBY OPPORTUNITY FUND, LLC.

[Signature] 01/30/2024
NOTARY PUBLIC MY COMMISSION EXPIRES

CYNTHIA LYNN MUMAW
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #167499

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION AND ORDINANCES OF THE CITY OF HARRISONBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY AND HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 14th DAY OF JANUARY, 2022.

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 091021
DRAWING: 091021 SUBD. LOT 2 SEC.1.DWG
CRD: 091021

SHEET 1 OF 7



CERTIFICATE OF APPROVAL FOR THE CITY OF HARRISONBURG, VIRGINIA

THIS SUBDIVISION KNOWN AS SUBDIVISION OF LOT 2A, SECTION ONE, MNY & C SUBDIVISION, IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING REGULATIONS AND MAY BE ADMITTED TO RECORD.

Ad Fittell 01-31-22
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

THE UNDERSIGNED, PENDLETON COMMUNITY BANK, INC., AS BENEFICIARY UNDER A CERTAIN DEED OF TRUST DATED NOVEMBER 11, 2021, FROM MOSBY OPPORTUNITY FUND LLC TO NEIL HAYSLETT, TRUSTEE, TO SECURE PENDLETON COMMUNITY BANK, INC. IN THE AMOUNT OF \$4,500,000.00, OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA, IN DEED BOOK 5503, PAGE 679, HEREBY CONSENTS TO THE FILING OF THIS SUBDIVISION PLAT AND THE SUBORDINATION OF THE DEED OF TRUST THERETO AND HEREBY DIRECTS THE TRUSTEE UNDER THE DEED OF TRUST TO JOIN IN THE EXECUTION AND DELIVERY HEREOF.

GIVEN UNDER MY HAND THIS 1st DAY OF February, 2022.

PENDLETON COMMUNITY BANK, INC.

BY: [Signature]

PRINTED NAME: Aaron Green

TITLE: SVP, Senior Lending Officer

COMMONWEALTH/STATE OF Virginia, AT LARGE,

CITY/COUNTY OF Harrisonburg, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF February, 2022, BY Aaron Green

AS SVP ON BEHALF OF PENDLETON COMMUNITY BANK, INC.

Courtney Martiny 7680983 9-30-2024
NOTARY PUBLIC REGISTRATION NUMBER MY COMMISSION EXPIRES



TRUSTEE FOR PENDLETON COMMUNITY BANK, INC.

GIVEN UNDER MY HAND THIS 2nd DAY OF February, 2022.

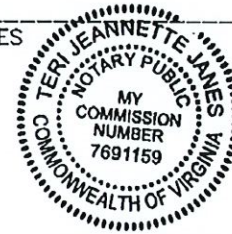
Neil Hayslett
NEIL HAYSLETT, TRUSTEE

COMMONWEALTH/STATE OF Virginia, AT LARGE,

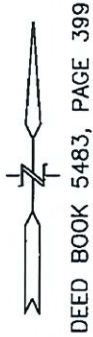
CITY/COUNTY OF Harrisonburg, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF February, 2022, BY NEIL HAYSLETT, TRUSTEE.

Teri Jeannette James 7691159 1/31/2024
NOTARY PUBLIC REGISTRATION NUMBER MY COMMISSION EXPIRES



BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 091021
DRAWING: 091021 SUBD. LOT 2 SEC.1.DWG
CRD: 091021

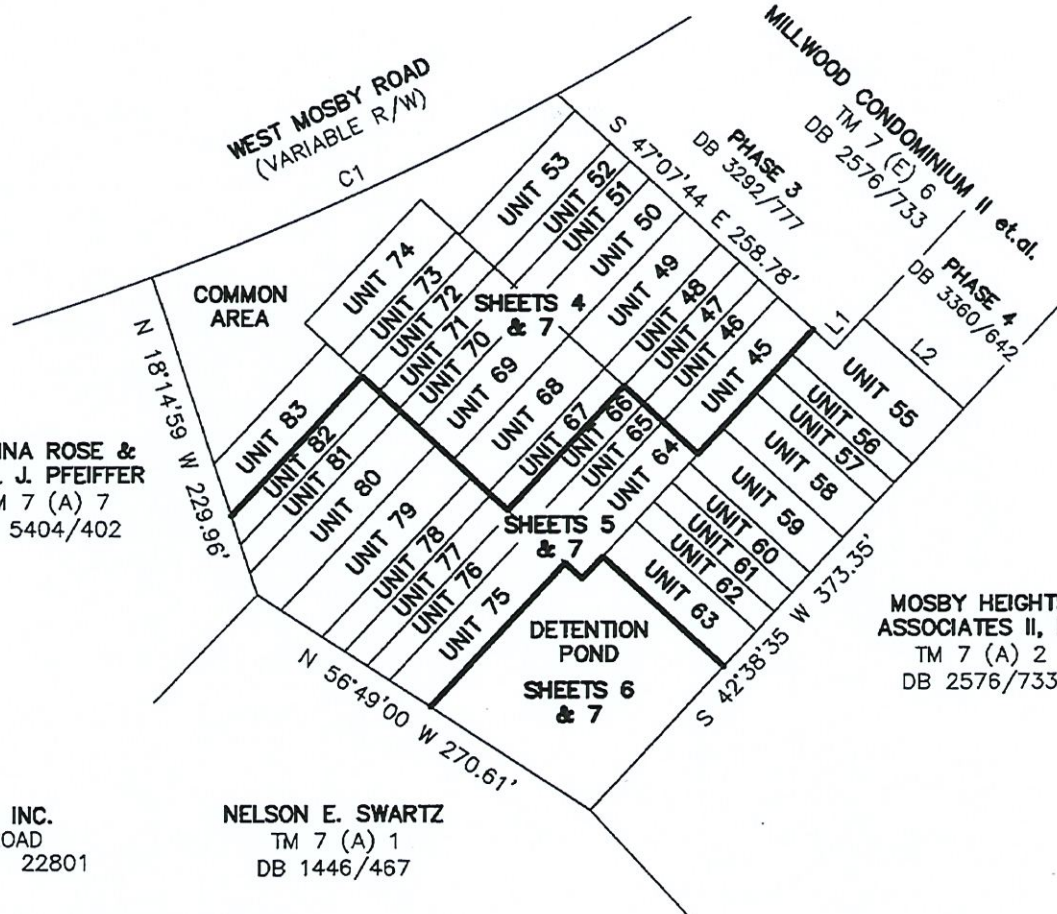


KEY MAP AND NOTES
SCALE: 1"=100'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1996.19'	302.10'	301.81'	N 65°29'37" E	08°40'15"

LINE	BEARING	DISTANCE
L1	N 42°38'35" E	28.87'
L2	S 47°21'25" E	91.87'

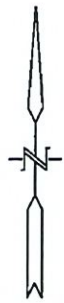
ALAINA ROSE &
PAUL J. PFEIFFER
TM 7 (A) 7
DB 5404/402



MOSBY HEIGHTS
ASSOCIATES II, LP
TM 7 (A) 2
DB 2576/733

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 091021
DRAWING: 091021 SUBD. LOT 2 SEC. 1.DWG
CRD: 091021

NELSON E. SWARTZ
TM 7 (A) 1
DB 1446/467



DEED BOOK 5483, PAGE 399

SCALE: 1"=40'

o = FOUND IRON PIN

IRON PINS WILL BE SET AT ALL LOT CORNERS

WEST MOSBY ROAD
(VARIABLE R/W)
C1

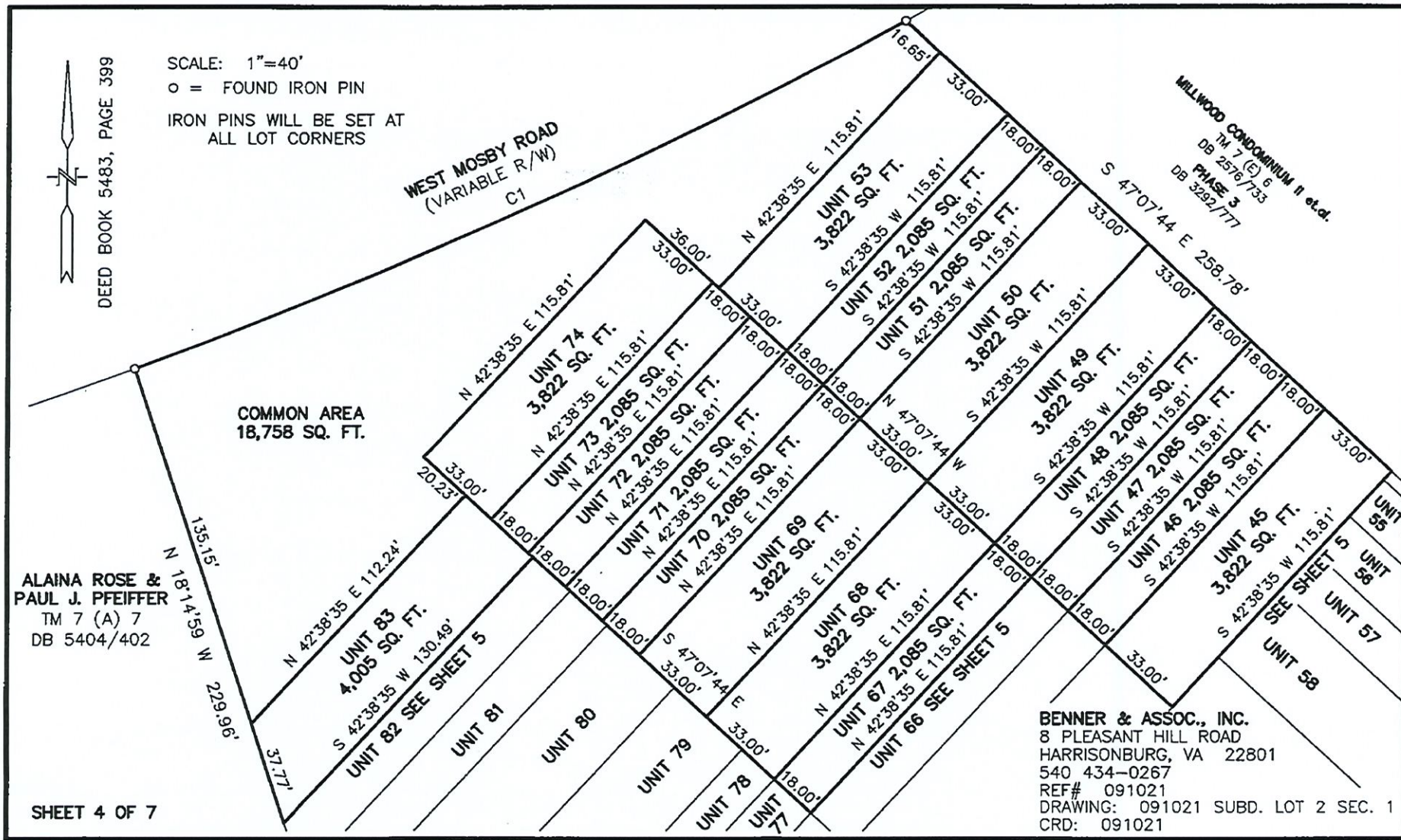
MILLWOOD CONDOMINIUM II et al.
TM 7 (E) 6
DB 2576/7733
PHASE 3
DB 3292/777

COMMON AREA
18,758 SQ. FT.

ALAINA ROSE &
PAUL J. PFEIFFER
TM 7 (A) 7
DB 5404/402

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 091021
DRAWING: 091021 SUBD. LOT 2 SEC. 1
CRD: 091021

SHEET 4 OF 7



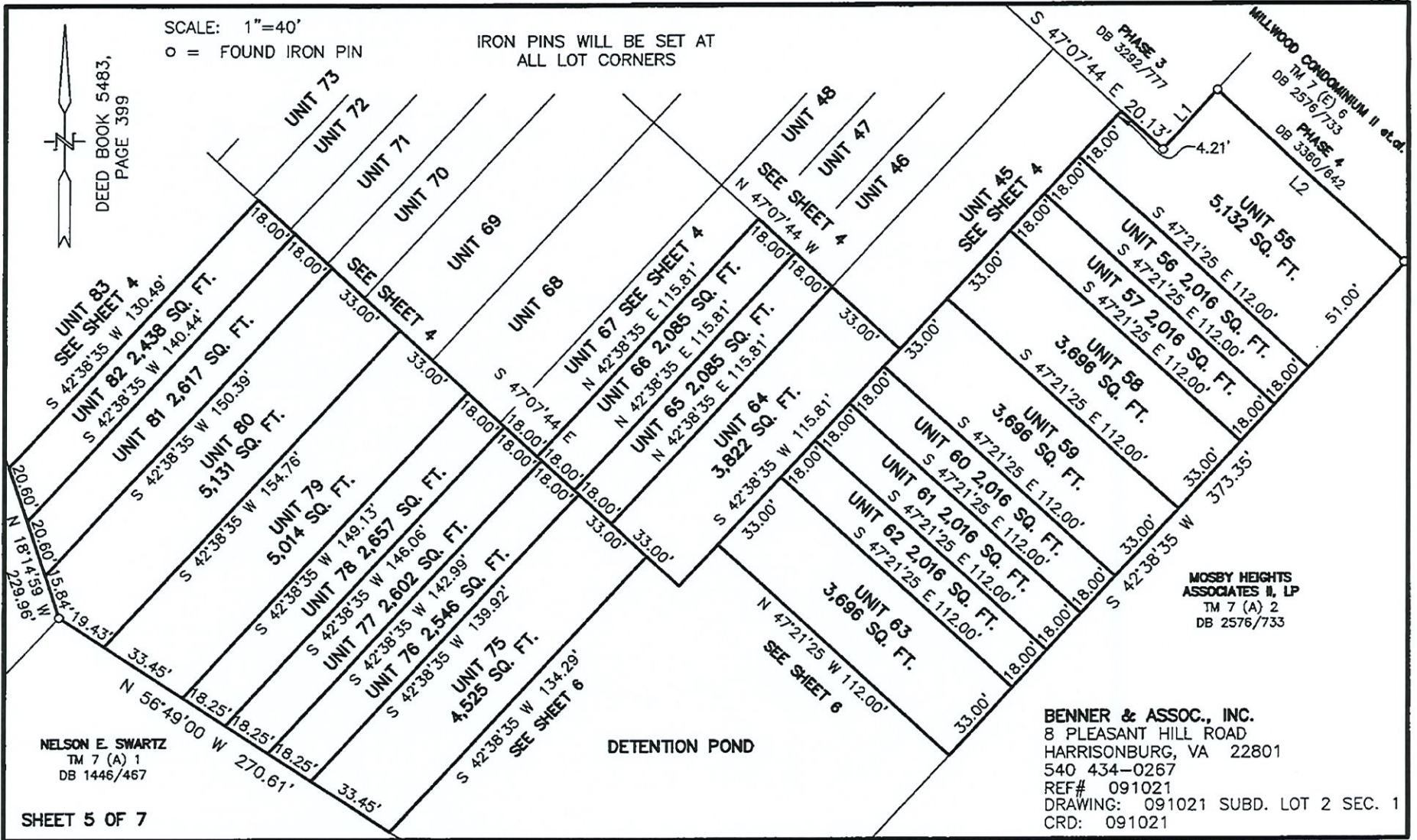


DEED BOOK 5483,
PAGE 399

SCALE: 1"=40'

○ = FOUND IRON PIN

IRON PINS WILL BE SET AT
ALL LOT CORNERS



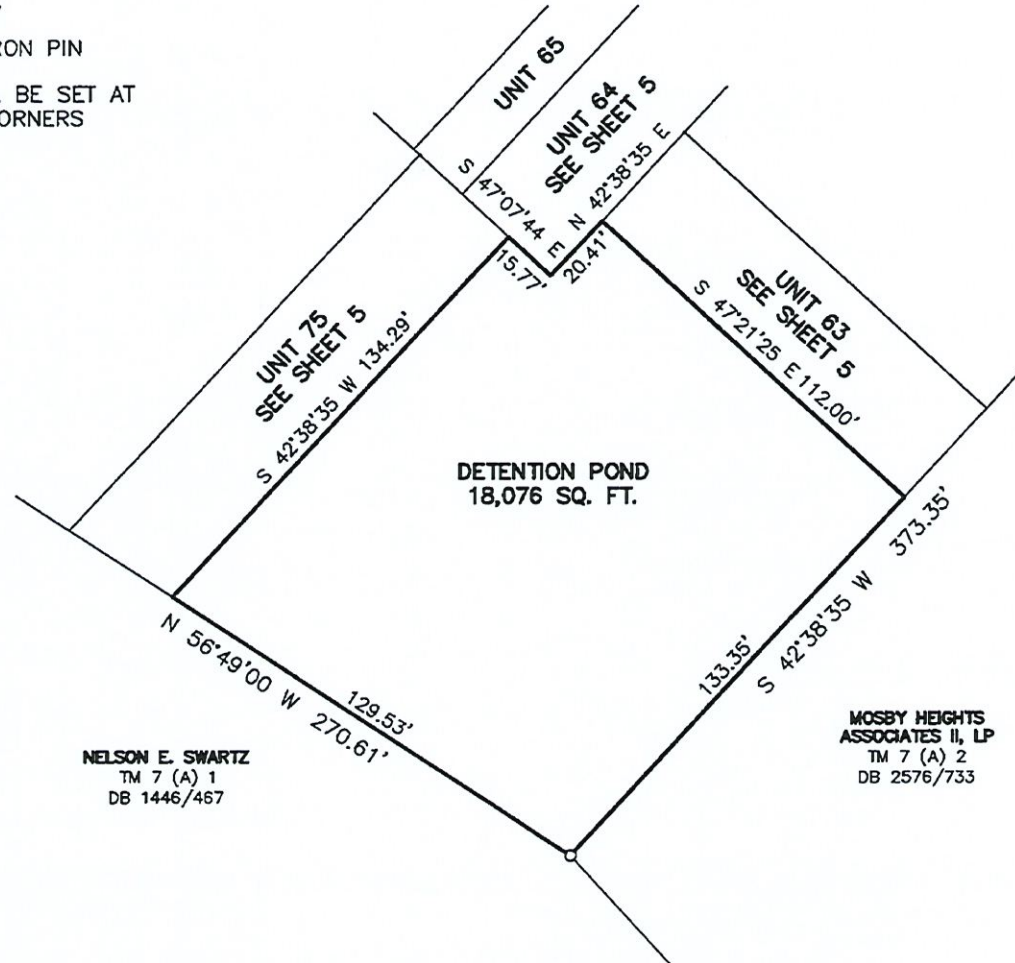


DEED BOOK 5483, PAGE 399

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○ = FOUND IRON PIN

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NELSON E. SWARTZ
TM 7 (A) 1
DB 1446/467

MOSBY HEIGHTS
ASSOCIATES II, LP
TM 7 (A) 2
DB 2576/733

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 091021
DRAWING: 091021 SUBD. LOT 2 SEC. 1
CRD: 091021

DEED BOOK 5483, PAGE 399

EASEMENTS

SCALE: 1"=100'

- (A) = PRIVATE ACCESS EASEMENT DB 5483/399
- (B) = PUBLIC WATERLINE EASEMENT AND SANITARY SEWER EASEMENT DB 2841/697
- (C) = 20' PUBLIC WATERLINE EASEMENT DB 2841/697
- (D) = 20' PUBLIC SANITARY SEWER EASEMENT DB 2841/697
- (E) = 10' PUBLIC UTILITY EASEMENT DB 2841/697, EXCEPT AS SHOWN
- (F) = SHENANDOAH VALLEY ELECTRIC EASEMENT DB 3634/524
- (G) = SANITARY SEWER EASEMENT DB 1185/220
- (H) = PRIVATE WATERLINE EASEMENT AND SANITARY SEWER EASEMENT
- (I) = PRIVATE WATERLINE EASEMENT
- (J) = PRIVATE SANITARY SEWER EASEMENT
- (K) = 10' PRIVATE WATERLINE EASEMENT
- (L) = PERMANENT PRIVATE DRAINAGE EASEMENT
- (M) = 20' PUBLIC DRAINAGE EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	1996.19'	81.53'	81.52'	S 68°39'32" W	2°20'24"

**ALAINA ROSE &
PAUL J. PFEIFFER**
TM 7 (A) 7
DB 5404/402

**ALL NEW PUBLIC EASEMENTS ARE HEREBY
DEDICATED TO PUBLIC USE.**

LINE	BEARING	DISTANCE
L3	N 47°08'00" W	36.61'
L4	N 42°52'17" E	24.01'
L5	S 47°07'44" E	75.60'
L6	S 50°42'02" E	29.80'
L7	S 47°21'25" E	36.00'
L8	N 42°52'16" E	26.01'
L9	N 47°07'43" W	141.60'
L10	N 47°08'24" W	11.76'
L11	N 42°52'16" E	27.00'
L12	N 47°07'44" W	89.32'
L13	N 42°52'16" E	8.00'
L14	N 47°07'44" W	111.70'
L15	N 42°52'16" E	35.00'
L16	S 47°07'44" E	201.03'
L17	S 47°07'44" E	54.27'
L18	S 47°07'44" E	80.78'
L19	N 42°38'35" E	24.61'
L20	S 47°21'25" E	33.87'

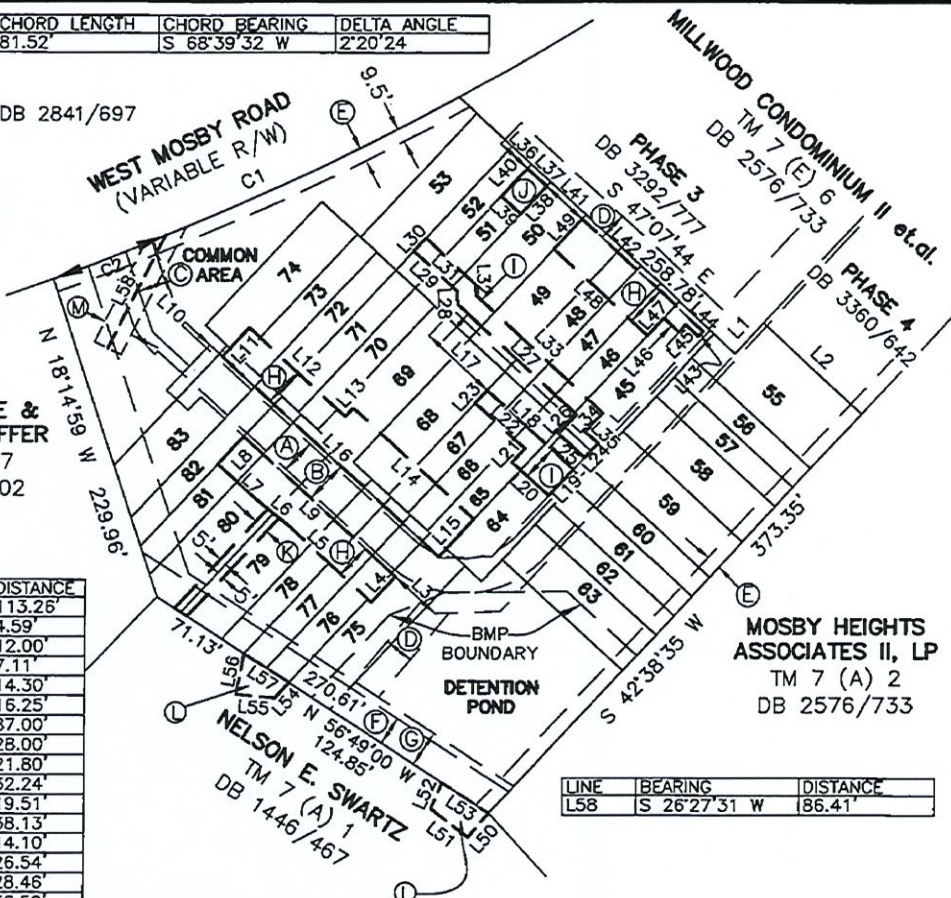
LINE	BEARING	DISTANCE
L21	S 42°52'16" W	12.75'
L22	N 47°07'44" W	47.00'
L23	S 42°52'16" W	12.00'
L24	N 42°38'45" E	13.50'
L25	N 47°07'44" W	24.35'
L26	N 42°52'16" E	18.00'
L27	S 47°07'44" E	111.45'
L28	S 02°07'44" E	8.69'
L29	S 47°07'45" E	40.78'
L30	N 42°52'16" E	12.00'
L31	N 47°07'44" W	46.92'
L32	N 02°07'44" W	7.28'
L33	N 47°07'44" W	118.53'
L34	N 42°38'27" E	17.54'
L35	S 47°21'25" E	12.00'
L36	S 47°07'48" E	24.63'
L37	S 47°07'44" E	18.00'
L38	S 42°52'16" W	26.00'
L39	N 47°07'44" W	18.00'
L40	S 42°52'16" W	26.00'
L41	S 47°07'44" E	33.00'

LINE	BEARING	DISTANCE
L42	N 47°07'43" W	113.26'
L43	S 42°38'35" W	4.59'
L44	S 47°21'25" E	12.00'
L45	N 42°52'16" E	7.11'
L46	S 47°07'44" E	14.30'
L47	S 42°52'16" W	16.25'
L48	N 47°07'44" W	87.00'
L49	N 42°52'16" E	28.00'
L50	S 40°19'55" W	21.80'
L51	N 52°32'30" W	32.24'
L52	N 23°32'45" E	19.51'
L53	S 56°49'00" W	38.13'
L54	S 42°22'05" W	14.10'
L55	N 84°42'28" W	26.54'
L56	N 10°54'00" E	28.46'
L57	S 56°49'00" E	36.50'

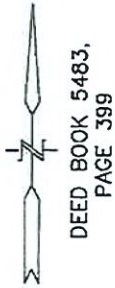
1. THERE IS A PUBLIC 10' GENERAL UTILITY & DRAINAGE EASEMENT ALONG ALL EXTERIOR LOT LINES OF THIS SUBDIVISION AND IS HEREBY DEDICATED TO PUBLIC USE.
2. THERE IS A PUBLIC 10' GENERAL UTILITY & DRAINAGE EASEMENT WITHIN ALL FRONT LOT LINES OF THIS SUBDIVISION AND IS HEREBY DEDICATED TO PUBLIC USE.
3. PUBLIC 10' GENERAL UTILITY & DRAINAGE EASEMENT CENTERED ON ALL SIDE & REAR LOT LINES INTERIOR TO THIS SUBDIVISION, EXCEPT THOSE FALLING IN PARTY WALLS AND IS HEREBY DEDICATED TO PUBLIC USE.

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 091021
DRAWING: 091021 SUBD. LOT 2 SEC. 1.DWG
CRD: 091021

SHEET 7 OF 7



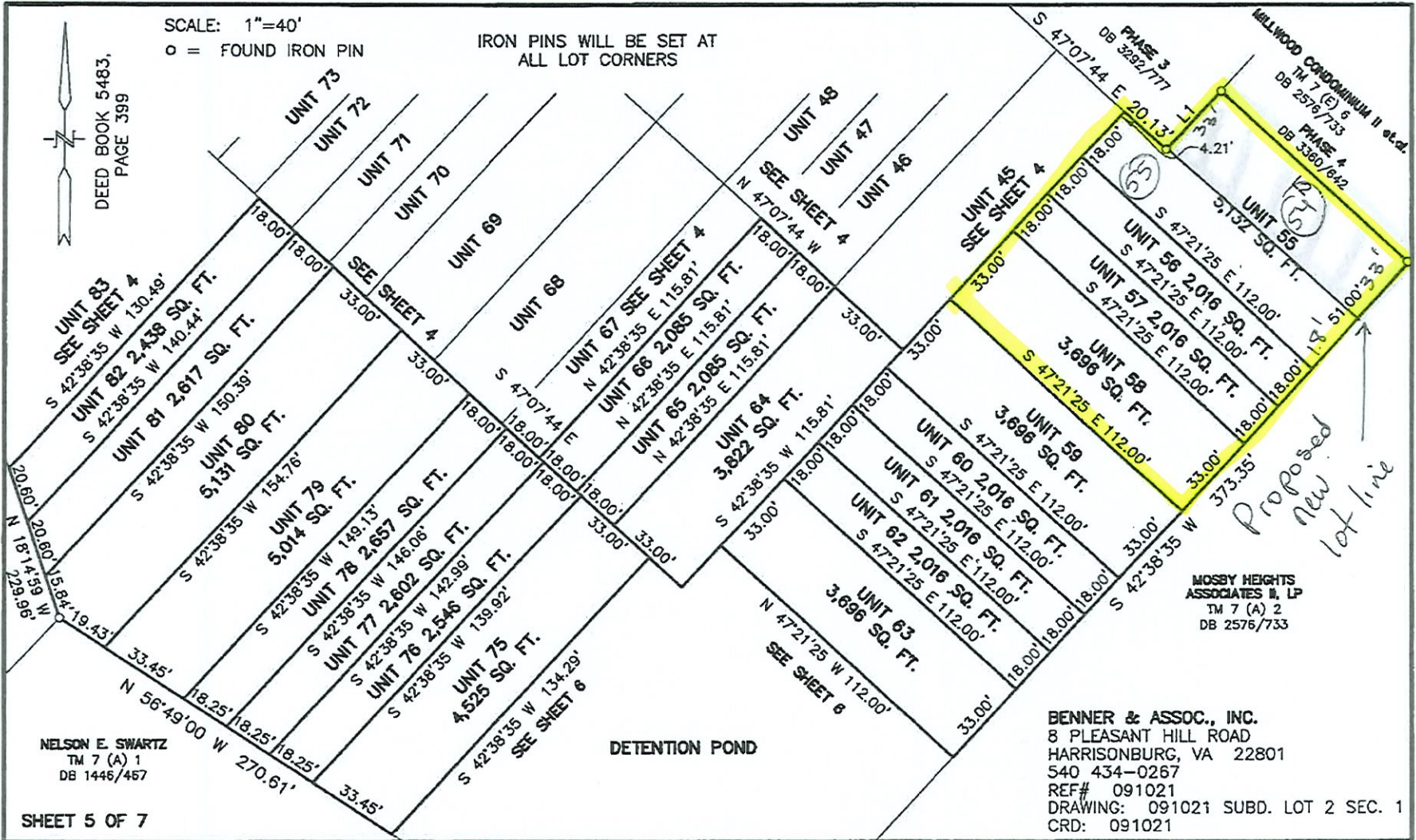
LINE	BEARING	DISTANCE
L58	S 26°27'31" W	86.41'

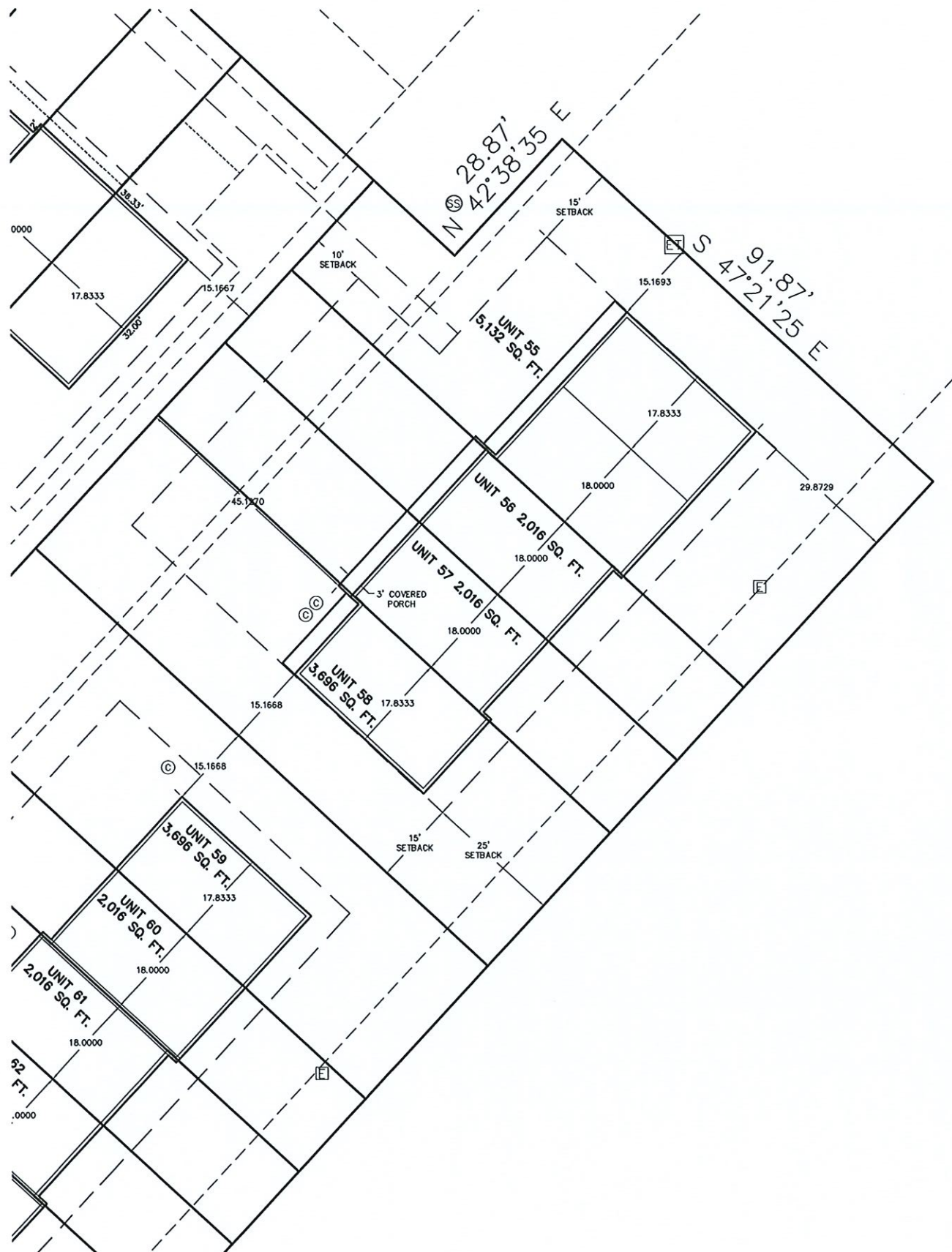


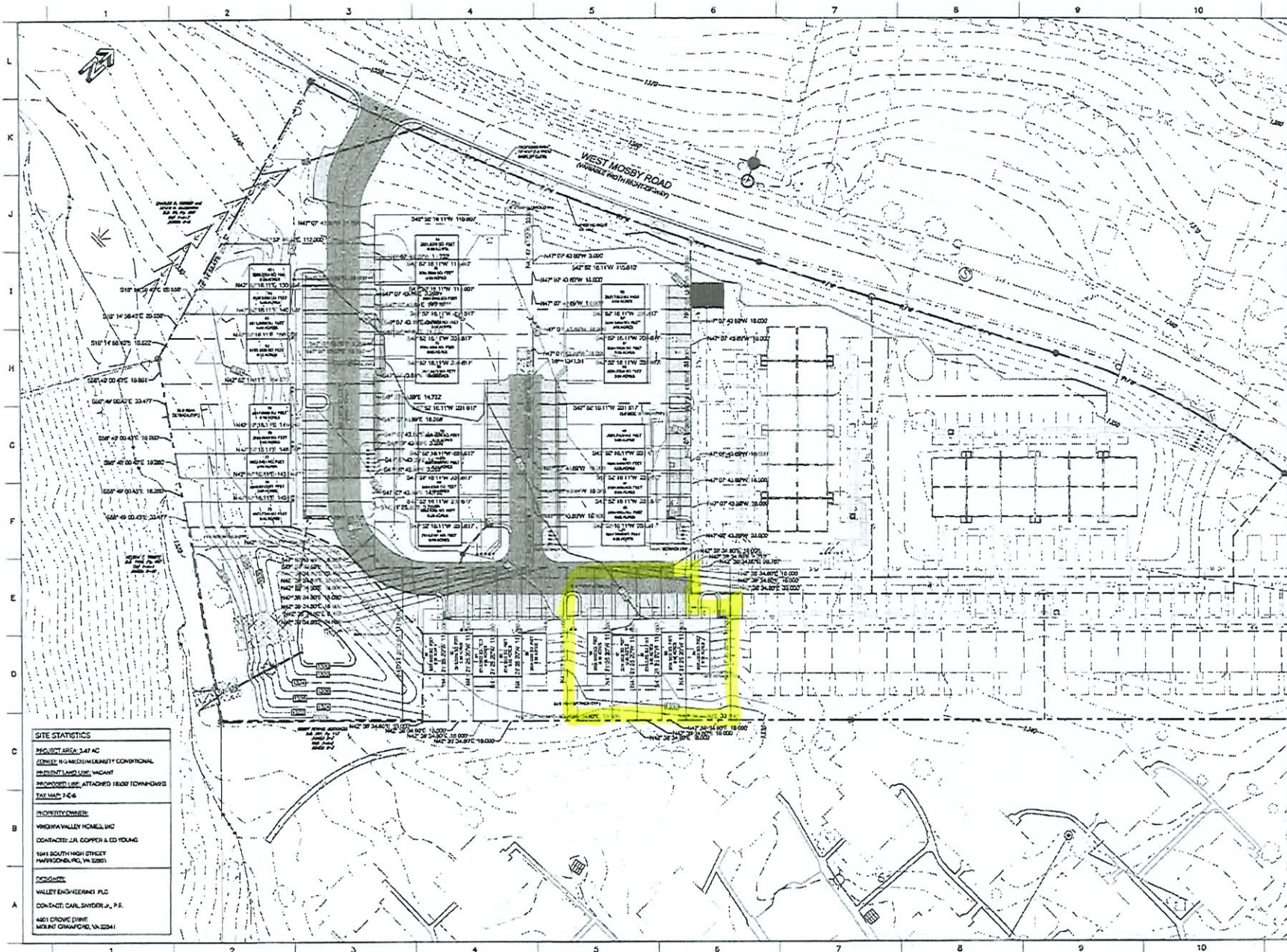
SCALE: 1"=40'

o = FOUND IRON PIN

IRON PINS WILL BE SET AT ALL LOT CORNERS







MILLWOOD TOWNHOMES

HARRISONBURG, VA

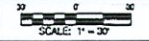
VALLEY ENGINEERING
 1225 EAST AVE

4301 CROWE DRIVE
 MOUNTAIN VIEW, VA 22841
 TELEPHONE: 540-525-3438
 FAX: 540-525-0055
 WWW.VEN-VA.COM

PROJ. NO. 11200-2
 SHEET NO. C4.01B

REVISIONS:	REVISIONS PER CITY COMMENTS
13/1/19	

DATE: 02/06/2019
 PROJECT No.: 11200-2
 EXP./CLIENT No.: 4009-0



PRELIMINARY PLAT
 -
ENTIRE PARCEL

SHEET NO.:
C4.01B

SITE STATISTICS	
PROJECT AREA:	2.47 AC
ZONING:	R-10 MEDIUM DENSITY CONDITIONAL
PRELIMINARY LAND USE:	VACANT
PREVIOUS USE:	ATTACHED 1800' TOWNHOMES
TAX MAP:	7-4-6
PROPERTY OWNER:	
MICHONA VALLEY HOMES, INC	
CONTACT: J.A. COPPER & ED YOUNG	
1041 SOUTH HIGH STREET HARRISONBURG, VA 22801	
DESIGNER:	
VALLEY ENGINEERING, P.C.	
CONTACT: CARL SANDOZ, P.E.	
4301 CROWE DRIVE MOUNTAIN VIEW, VA 22841	

Thanh Dang

From: Erin F. Yancey
Sent: Wednesday, August 31, 2022 4:13 PM
To: Thanh Dang
Cc: Timothy Mason; Tom Hartman; Todd Rhea
Subject: Millwood Townhomes Rezoning 2022 - TIA Determination Form
Attachments: Millwood Townhomes TIA DF.pdf

Hi Thanh,

I am writing to document the waiving of the TIA Determination Form for the Millwood Townhomes rezoning of tax map parcels 007-E-55-58 to the R-8 zoning district. Per the explanation received from Todd Rae in an email dated August 30, 2022, all of the information documented on the TIA Determination Form is the same for the rezoning as it was on the same form approved by Public Works in 2018. The 2018 form is attached and can be saved to the file with this email for documentation.

Let me know if you have any questions.

Thank you,

Erin Yancey, AICP
Planning Manager, Public Works Department
540-434-5928 x2212

