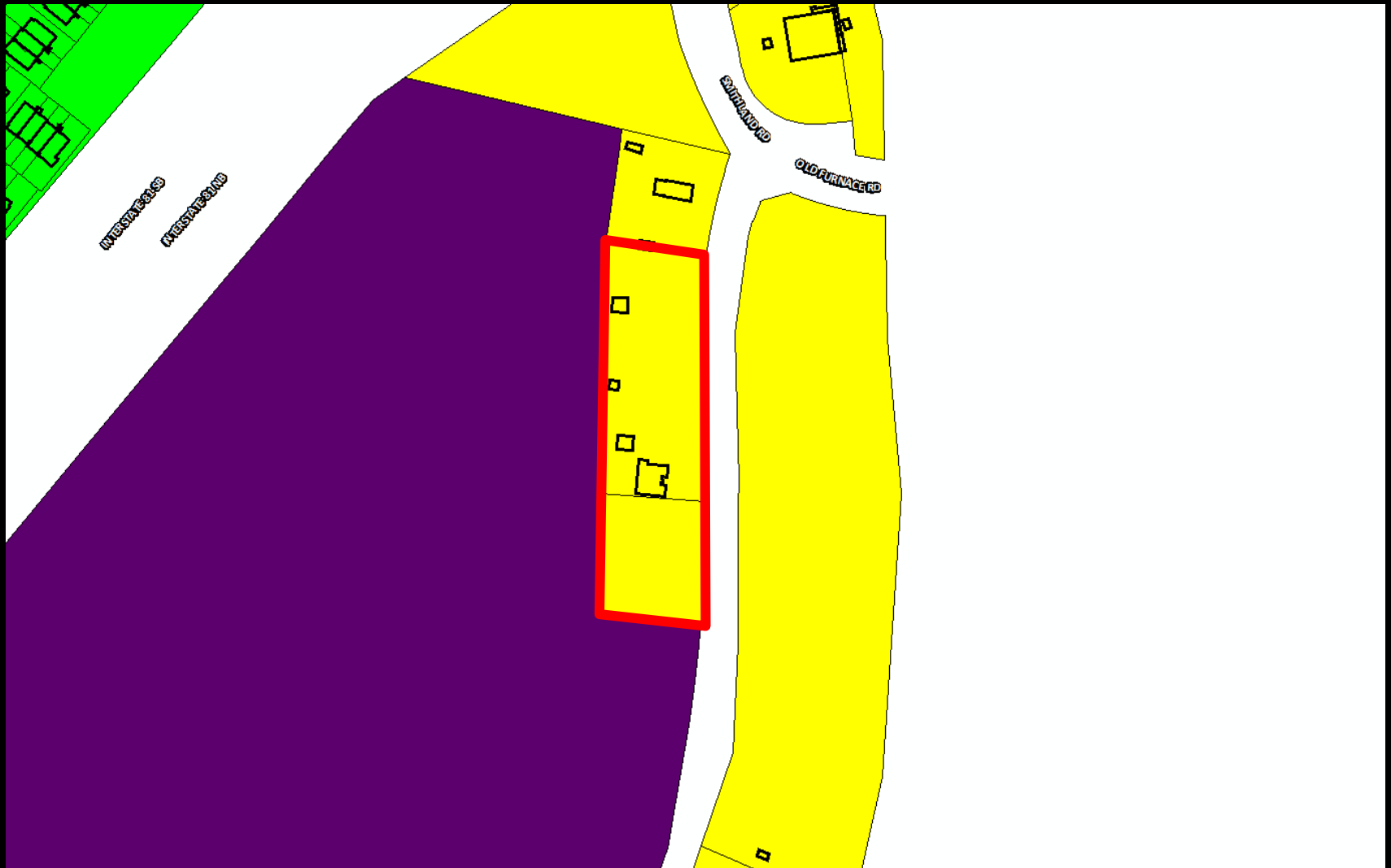
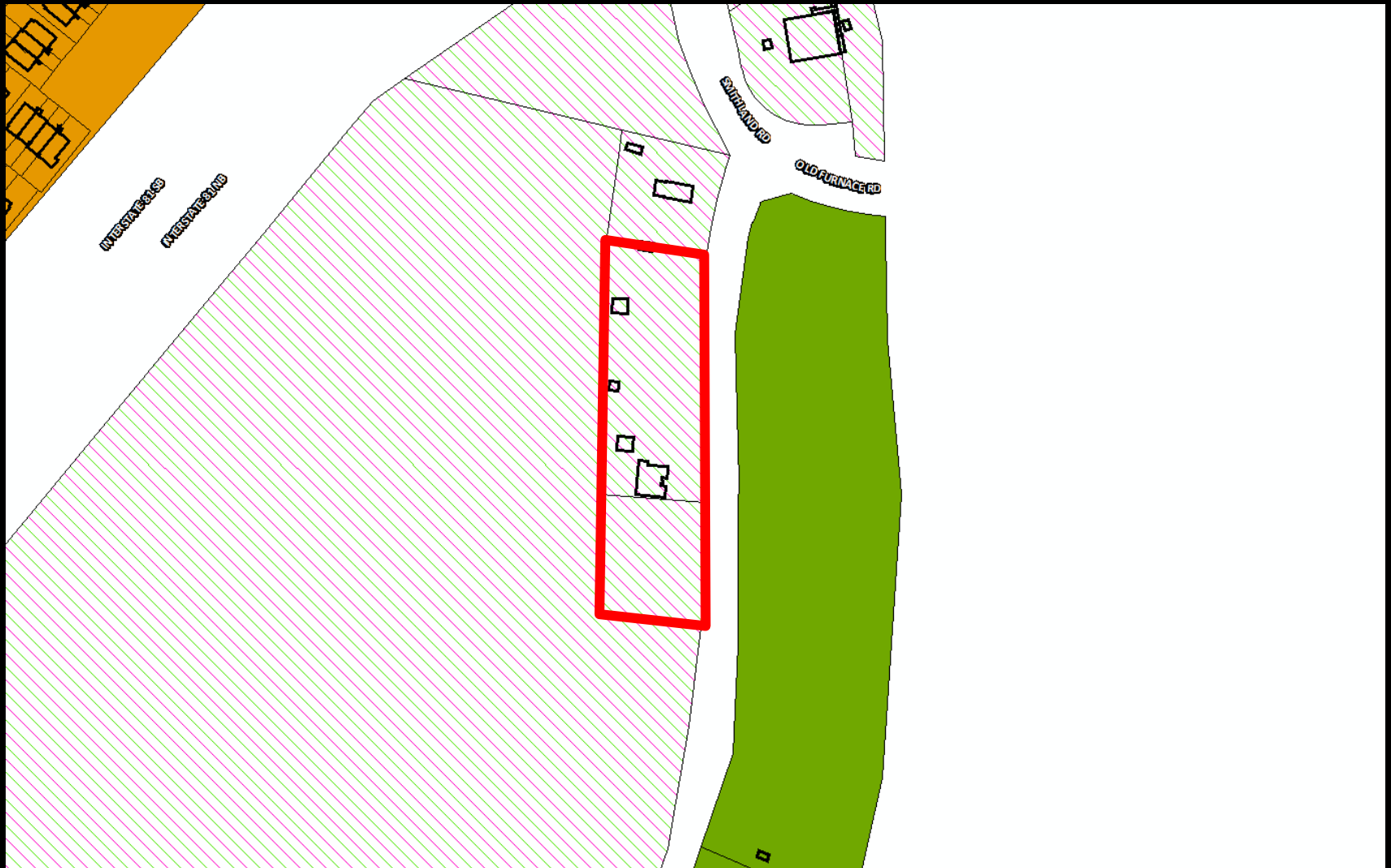




# Rezoning - 1621 & 1641 Smithland Rd. (R-1 to R-8C)



# Rezoning - 1621 & 1641 Smithland Rd. (R-1 to R-8C)





# Rezoning - 1621 & 1641 Smithland Rd. (R-1 to R-8C)







HARRISONBURG LAND TRUST  
TM #30-A-6

174.00'  
N 00°47'59" E

ROD/S

396.31'  
N 00°53'01" E

FENCE  
(TYP)

3.0'

9.2'

PIPE/F

RETAINING WALL  
(TYP)

BLOCK SHED W/ CELLAR

BLOCK SHED

BLOCK SHED

STONE FOUNDATION

TM #63-B-1  
0.623 ACS

#1543  
1-STORY  
STONE

TM #63-B-3  
1.125 ACS

SPIGOT

WELL BOX

UNDERGROUND  
WANK FILL CAP  
(TYP)

GUY ANCHOR  
(TYP)

UTILITY POLE  
(TYP)

CLEAN OUT  
(TYP)

153.62'  
S 02°28'44" W

139.19'  
S 70°14'04" E

FENCE POST  
HOLE IN CONCRETE

154.03'  
N 83°22'01" W

127.00'  
S 63°48'01" E

ROD/F @  
9.0' 0/1

174.94'  
S 01°42'29" W

194.84'  
S 06°28'04" E

WHITE OAK  
STUMP HOLE

SANITARY  
MANHOLE  
(TYP)

SMITHLAND ROAD  
ROUTE 720

ASPHALT  
(TYP)



NO. 42





White rectangular sign on the lawn.

Two white signs on a wooden post.

Small wooden post in the lawn.

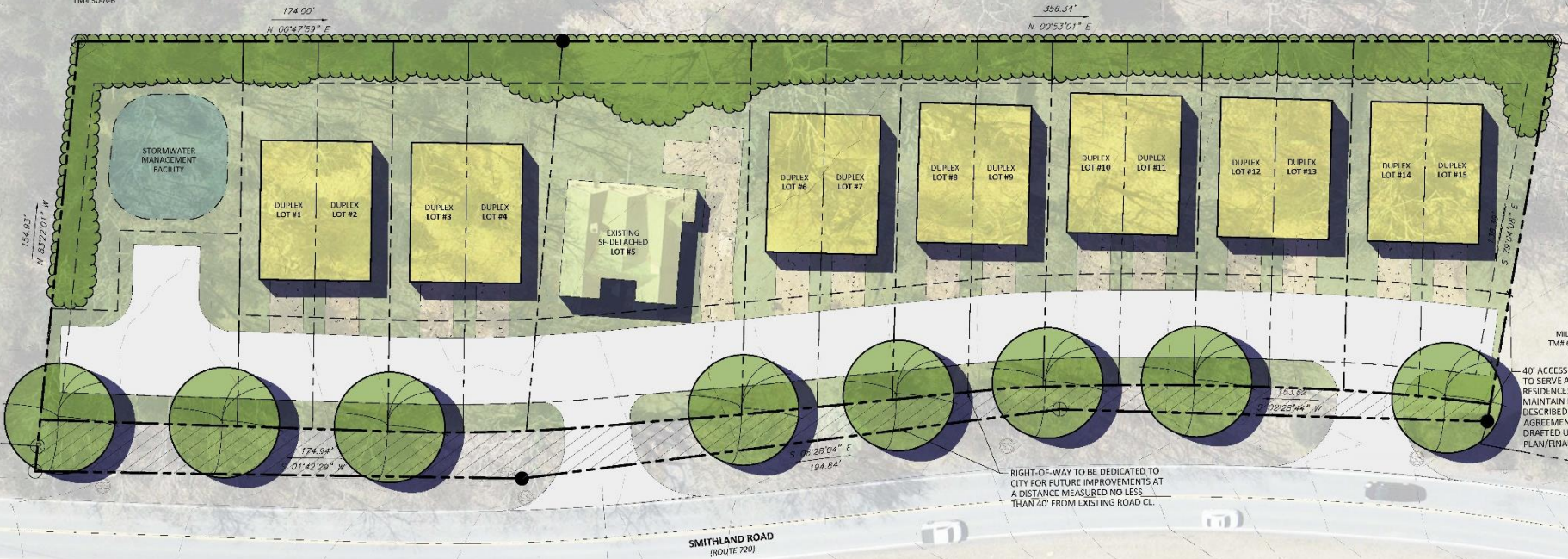
Red sign with white text: "POSTED" and "NO TRESPASSING".







HARRISONBURG LAND TRUST  
TM# 30-A-6









# Proffers (Summarized)

1. ROW Dedication.
2. No more than 2 entrances.
3. 40' access easement shall be extended to both the southern and northern property line.
4. Tree planting.



HARRISONBURG LAND TRUST  
TM# 30-A-6

174.00'  
N 00°47'59" E

396.31'  
N 00°53'01" E

154.03'  
N 87°22'01" W

154.03'  
S 79°04'40" E

MILLER  
TM# 63-B-2

40' ACCESS EASEMENT  
TO SERVE ALL PRIVATE  
RESIDENCES. HOA SHALL  
MAINTAIN EASEMENT AS  
DESCRIBED IN THE HOA  
AGREEMENT (TO BE  
DRAFTED UPON SITE  
PLAN/FINAL PLAT).

STORMWATER  
MANAGEMENT  
FACILITY

DUPLEX  
LOT #1

DUPLEX  
LOT #2

DUPLEX  
LOT #3

DUPLEX  
LOT #4

EXISTING  
SF-DETACHED  
LOT #5

DUPLEX  
LOT #6

DUPLEX  
LOT #7

DUPLEX  
LOT #8

DUPLEX  
LOT #9

DUPLEX  
LOT #10

DUPLEX  
LOT #11

DUPLEX  
LOT #12

DUPLEX  
LOT #13

DUPLEX  
LOT #14

DUPLEX  
LOT #15

174.94'  
S 11°45'28" W

194.84'  
S 26°28'04" E

RIGHT-OF-WAY TO BE DEDICATED TO  
CITY FOR FUTURE IMPROVEMENTS AT  
A DISTANCE MEASURED NO LESS  
THAN 40' FROM EXISTING ROAD CL.

SMITHLAND ROAD  
(ROUTE 720)





# Recommendation

Staff and Planning Commission (7-0) recommends approval of the rezoning request.