

Date Application Received: 4/4/2017

Total Fees Due: \$ 405.00
Date Paid: 4/4/17
paid

Application for Change of Zoning District (Rezoning) City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Application Fee: \$375.00 plus \$30.00 per acre

Section 1: Property Owner's Information

Property Owner's Name: 292 Rentals LLC (*Barry Minnick*)
Sue Coray

Street Address: 200 Tara Dawn Circle Email: _____

City: Broadway State: VA Zip: 22815

Telephone: Work: 540-434-3344 Fax: 540-434-4591 Mobile/Home: 540-820-2787 - *Barry*
540-820-2695 - *Sue*

Section 2: Owner's Representative Information

Owner's Representative: same as above

Street Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Telephone: Work: _____ Fax: _____ Mobile/Home: _____

Section 3: Description of Property

Location (street address): 160 & 164 Waterman Drive

Tax Map Number: Sheet: 36 Block: M Lot: 11 Total Land Area: 39,184 sf

Existing Zoning District: M-1 Proposed Zoning District * : B-2

Existing Comprehensive Plan Designation: Commercial

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

Section 4: Certification

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

Signature: *Barry Minnick* *Sue Coray*
Property Owner

Section 5: Required Attachments

- Letter explaining Proposed Use & Reasons for Seeking Change in Zoning
- Statement of Proffers, if applicable
- Survey of Property or Site Map
- TIA Determination Form OR Accepted TIA, signed by Public Works Department*

* Applicant is responsible for coordinating with Public Works Department prior to submitting Rezoning application. If a Traffic Impact Analysis is required, this application shall not be considered accepted until the TIA has been reviewed and TIA fees paid. More information at www.harrisonburgva.gov/traffic-impact-analysis.

March 30, 2017

Department of Planning & Community Development
400 S Main St
Harrisonburg, Va. 22801

To whom it may concern.

S & B Rentals purchased the former Martin's Furniture Warehouse (160 Waterman Drive) in June of 2016 and the main part of the building is currently occupied by Twin State Beauty & Barber Supplies, Inc. which had re-located there from Liberty St. where it has been in several locations since 1977.

An addition attached to the original building (164 Waterman Dr.) containing approximately 3600 sq. ft. is in the process of being occupied as a private convenient/market store and therefore we are requesting the site to be re-zoned from M1 General Industrial to B2 General Business. This business had existed in Harrisonburg previously as "Save and Prosper". was sold by the owner and the owner is now wanting to again open a similar store at 164 Waterman Drive. Wares will consist of fresh produce, canned goods and similar items offered as overstocks and buy-outs. We feel with his previous success and presence within the city that this will be a great addition to Waterman Drive. The location is on a level corner lot and has ample parking in front and on the sides making for a pleasant shopping experience.

Sincerely,

S & B Rentals.

Barry Minnick
Sue Gray

Handwritten signatures of Barry Minnick and Sue Gray. Barry Minnick's signature is written in dark ink and is a cursive script. Sue Gray's signature is written in a lighter ink and is also a cursive script.

City of Harrisonburg, VA - Determination of Need for a Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

Applicant Barry Minnick
Name of Project 160 Waterman Dr Redevelopment
Project Address or TM # 160 Waterman Dr
Proposed Use in General Specialty Retail

Breakdown of Peak Hour Trip Generation by Land Use per ITE:

Land Use 1. Type & Code # 826
Unit base (SF, # units, # empl., etc.) 1000 sq ft
Quantity 3.6
Peak Hour Trip Generation 10 - PM
(use greater of AM or PM and indicate which one)

Land Use 2. Type & Code # _____
Unit base (SF, # units, # empl., etc.) _____
Quantity _____
Peak Hour Trip Generation _____
(use greater of AM or PM and indicate which one)

Land Use 3,4, etc. (attach additional information as necessary)

Total Project Peak Hour Trip Generation 10 - PM

(reserved for Public Works staff)

TIA Required? Yes _____ No X

Comments:

8000 sq ft existing. Only considered 3600 sq ft new use.

Accepted by: 
Signature

Date: 3/31/17

*Attach this completed form to applications for rezoning, subdivision, comprehensive plan amendment, or comprehensive site plan review.

Last updated: 10/21/2016

SMC
 BRM
 OR

