



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

1680 Country Club Rd
Property Address
Existing Zoning District: m1
Existing Comprehensive Plan Designation: B2

072 A 8
Tax Map Parcel/ID
Proposed Zoning District: B2

7.34 acres
Total Land Area
acres or sq.ft.
(circle)

PROPERTY OWNER INFORMATION

Divine Unity Community Church
Property Owner Name
1680 Country Club Rd.
Street Address
Harrisonburg VA 22802
City State Zip

5402710617
Telephone
Pastorgabe@ducchurch.org
E-Mail

OWNER'S REPRESENTATIVE INFORMATION

Gabe Kreider
Owner's Representative
1868 Park rd
Street Address
Harrisonburg VA 22802
City State Zip

5402710617
Telephone
pastorgabe@ducchurch.org
E-Mail

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.

Gabe Kreider
PROPERTY OWNER
2/4/2025
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

2/7/25
Date Application and Fee Received

Total Fees Due: \$ 790
Application Fee: \$550.00 + \$30.00 per acre

[Signature]
Received By

Rezoning Request for Divine Unity Community Church

I hope this letter finds you well. My name is Gabriel Kreider, and I serve as an Associate Pastor at Divine Unity Community Church, located at 1680 Country Club Road, Harrisonburg, VA. I am writing to formally request a rezoning of our property to better align with our church's current and future use.

During recent preparations to apply for a building permit aimed at expanding our children's ministry space, we discovered that while there is an existing Special Use Permit (SUP) in place, it comes with conditions that limit our operations. We seek to remove these conditions through rezoning, which will allow us to legally operate and grow without the current restrictions.

Our church plans to dedicate approximately half of the available building space to worship and community activities, with the remaining area designated for storage and support functions. This configuration is essential to our mission of serving our congregation and the broader community, providing a safe and welcoming environment for spiritual growth, fellowship, and outreach.

The proposed rezoning is in line with the city's comprehensive plan, which emphasizes the importance of community spaces that foster social cohesion and support local neighborhoods. By rezoning our property, we will be able to enhance our facilities and services, thereby contributing to the overall development and well-being of the Harrisonburg community.

Currently, the church occupies approximately 30,000 square feet, with plans for an additional 8,000 square feet for a multipurpose athletic space. Future plans also include an additional 4,000 square feet dedicated to a medium-sized gathering space and a fully equipped kitchen. The remaining 10,000 square feet will be allocated for pantry services, gym facilities, and office space (5,000 square feet) with the remaining designated for storage (5,000 square feet).

These enhancements align with our vision to strengthen volunteer training, expand community engagement, and provide essential resources and support for local families. The new athletic space will foster health and wellness initiatives, serving both the congregation and the broader community. Additionally, we plan to lease the facility to a local wrestling club, further extending its impact by supporting youth athletic development and training opportunities.

The Divine Unity Community Church is deeply committed to enriching the lives of our members and neighbors in Harrisonburg. Rezoning our property is crucial for us to continue our work and expand our services, particularly for our growing families and youth programs.

We understand the importance of compliance with local zoning and land use regulations and are committed to fulfilling all requirements to secure this rezoning. Our team is ready to provide any additional information or documentation that may be needed as part of this application process.

Thank you for considering our request. We look forward to your positive response and the opportunity to

further contribute to our community's spiritual and social well-being.

Warm regards,

Gabriel Kreider

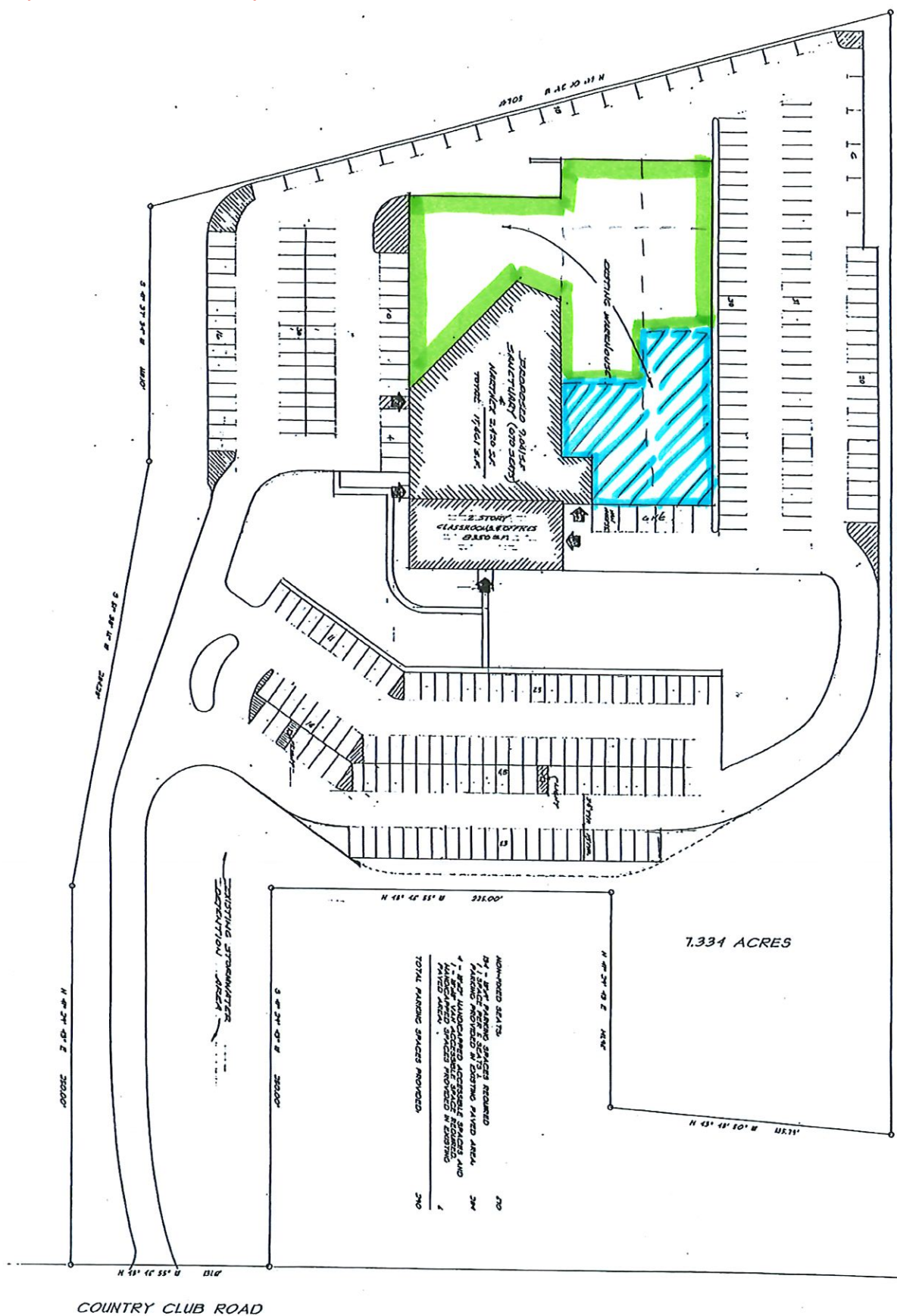
Associate Pastor

Divine Unity Community Church

1680 Country Club Road

Harrisonburg, VA

Green outline represents unfinished space
Blue outline represents Children's space



Proffer Statement

In connection with the rezoning request for the property located at 1680 Country Club Road and identified as tax map parcel 72-A-8, I hereby proffer that the use and development of the subject property shall be in strict accordance with the conditions set forth in this submission.

1. The following uses shall be prohibited:
 - a. Vehicle, recreation equipment, or trailer sales served by a permanent building facility unless clearly incidental to an existing building. Vehicle excludes over the road tractors, their trailers, heavy equipment, manufactured homes, industrialized buildings, and agricultural equipment. No vehicle salvage, storage of inoperable vehicles, or sale of junk is allowed.
 - b. Repair of vehicles, recreation equipment, or trailers with all activities and storage of inoperable vehicles completely enclosed within a permitted structure. Vehicle excludes over the road tractors, their trailers, heavy equipment, manufactured homes, industrialized buildings, and agricultural equipment.
 - c. Radio and television stations and studios or recording studios.
 - d. Warehousing and other storage facilities with floor area limited to twenty thousand (20,000) square feet, which are contiguous to permitted uses in this district.
 - e. Funeral homes.
 - f. Vehicle fuel stations, bus terminals or other facilities designed for vehicular convenience. Vehicle excludes over the road tractors, their trailers, heavy equipment, manufactured homes, industrialized buildings, and agricultural equipment. No vehicle salvage, storage of inoperable vehicles, or sale of junk is allowed.
 - g. Drive through facilities
2. All traffic generating uses shall be limited to a combined total of 100 vehicle trips in either the AM or PM peak hour as calculated using the latest edition of the Institute of Transportation Engineer's Trip Generation Manual unless the property owner first, at their cost: (1) completes a Traffic Impact Analysis approved by the City Department of Public Works and (2) implements all identified mitigation measures or improvements. The City Department of Public Works may, in its sole discretion, waive, in whole or in part, completion of a Traffic Impact Analysis or any identified mitigation measures or improvements.
3. Prior to issuance of any future building permit, the property owner shall dedicate 15-feet of public street right-of-way along Country Club Road.



Gabriel Kreider

3/5/2025
Date



City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**

www.harrisonburgva.gov/traffic-impact-analysis

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information				
Consultant Name:				
Telephone:				
E-mail:				
Owner Name:				
Telephone:				
E-mail:				
Project Information				
Project Name:				
Project Address:				
TM #:				
Existing Land Use(s):				
Proposed Land Use(s): (if applicable)				
Submission Type:	Comprehensive Site Plan	Special Use Permit	Rezoning	Preliminary Plat
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)				
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:				
PM Peak Hour Trips:				

(reserved for City staff)

TIA required? Yes _____ No TIA

Comments:

Accepted by: Timothy Mason

Date: 7/24/2024

Peak Hour Trip Generation by Land Use

Row	IVG'Nand Use	ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1					
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips					
8	Existing #1					
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips					
15	Final Total (Total New – Total Existing)					

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

- Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
- Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
- If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
- Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
- Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.