



CITY OF HARRISONBURG  
**COMMUNITY  
DEVELOPMENT**

**Change of Zoning District  
(Rezoning) Application**  
[www.harrisonburgva.gov/zoning](http://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.*

*Todd 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](http://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](http://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

Harrisonburg      VA      22802  
 City      State      Zip

**OWNER'S REPRESENTATIVE INFORMATION**

Todd C. Rhea, Attorney & Manager      540-433-2601  
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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.*

*Todd 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](http://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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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 1<sup>st</sup> 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 1<sup>st</sup> 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 2<sup>nd</sup> DAY OF February, 2022.

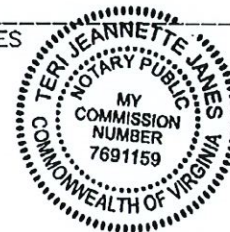
Neil Hayslett  
NEIL HAYSLETT, TRUSTEE

COMMONWEALTH/STATE OF Virginia, AT LARGE,

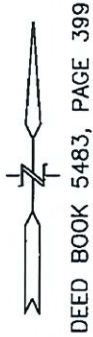
CITY/COUNTY OF Harrisonburg, TO WIT:

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

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



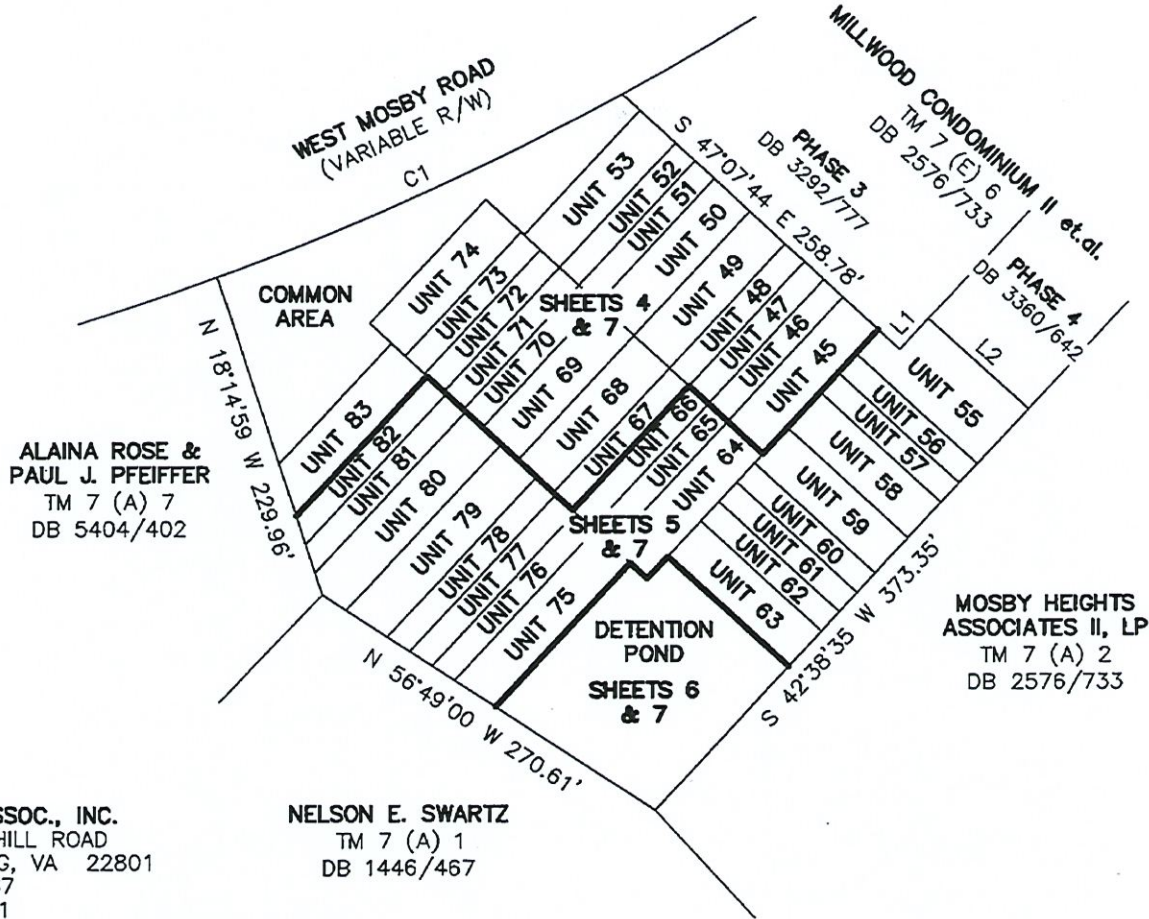
BENNER & ASSOC., INC.  
8 PLEASANT HILL ROAD  
HARRISONBURG, VA 22801  
540 434-0267  
REF# 091021  
DRAWING: 091021 SUBD. LOT 2 SEC.1.DWG  
CRD: 091021



**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'



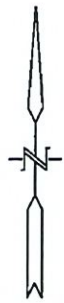
ALAINA ROSE &  
PAUL J. PFEIFFER  
TM 7 (A) 7  
DB 5404/402

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

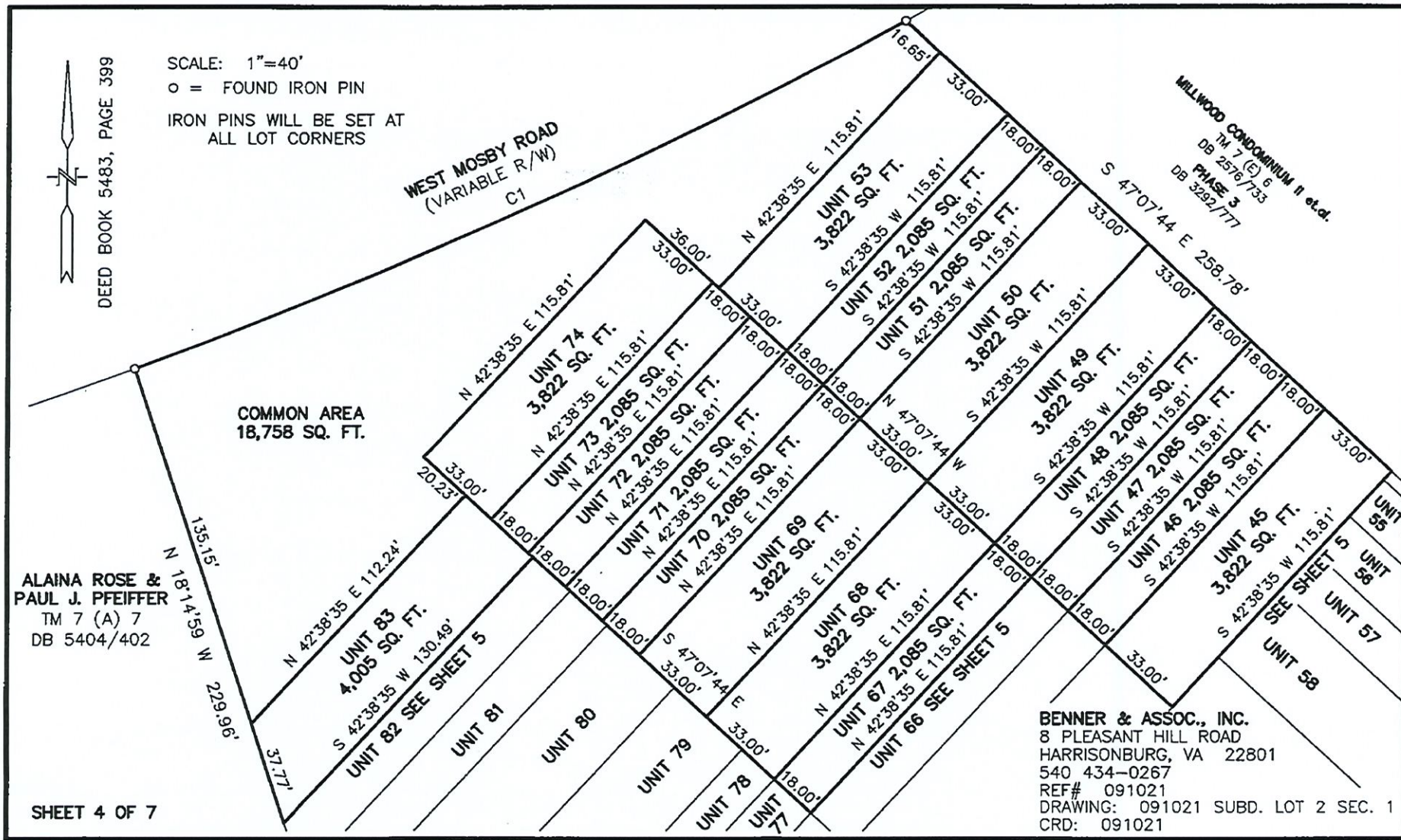
MILLWOOD CONDOMINIUM II et al.  
TM 7 (E) 6  
DB 2576/753  
PHASE 3  
DB 3292/777

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



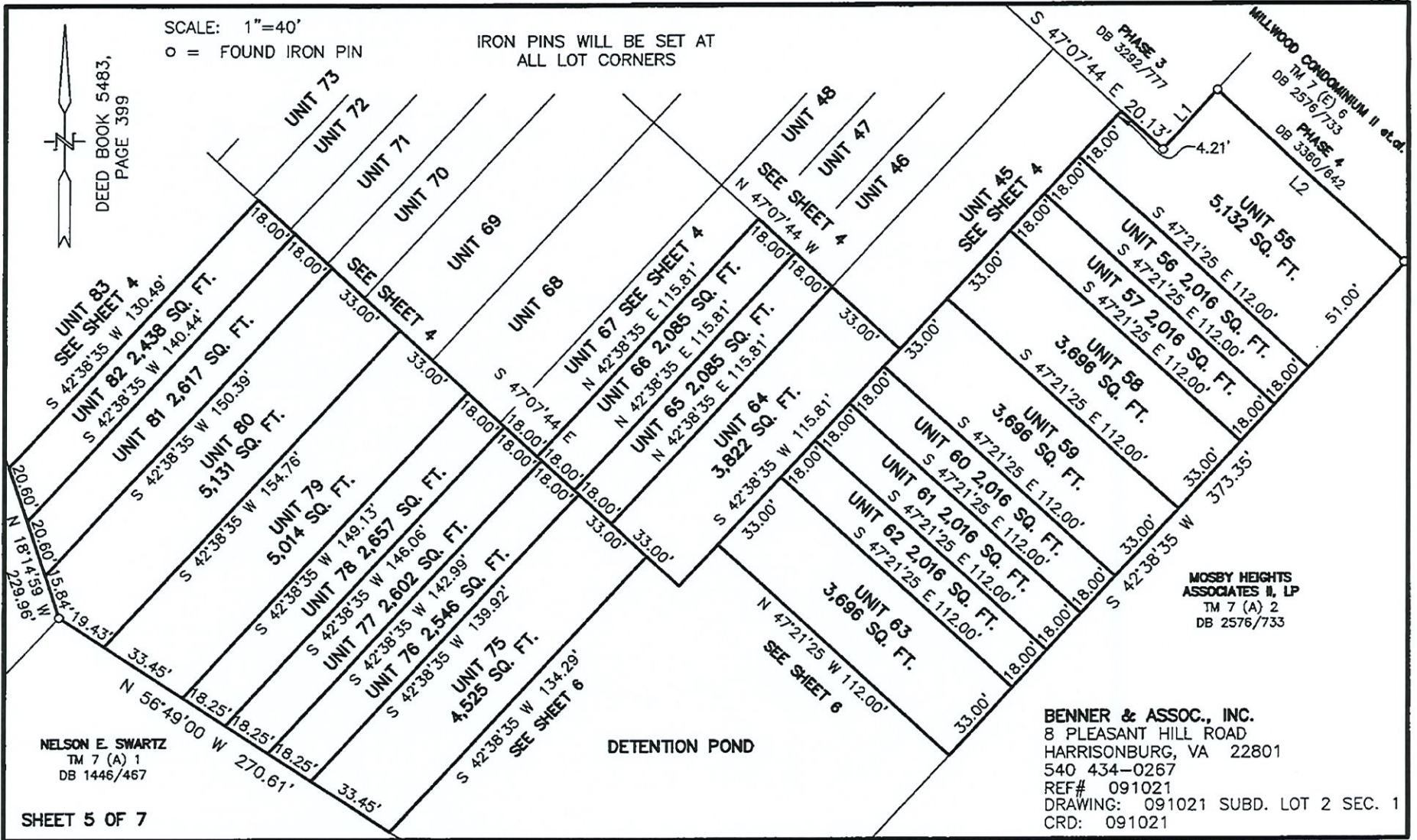


DEED BOOK 5483,  
PAGE 399

SCALE: 1"=40'

○ = FOUND IRON PIN

IRON PINS WILL BE SET AT  
ALL LOT CORNERS



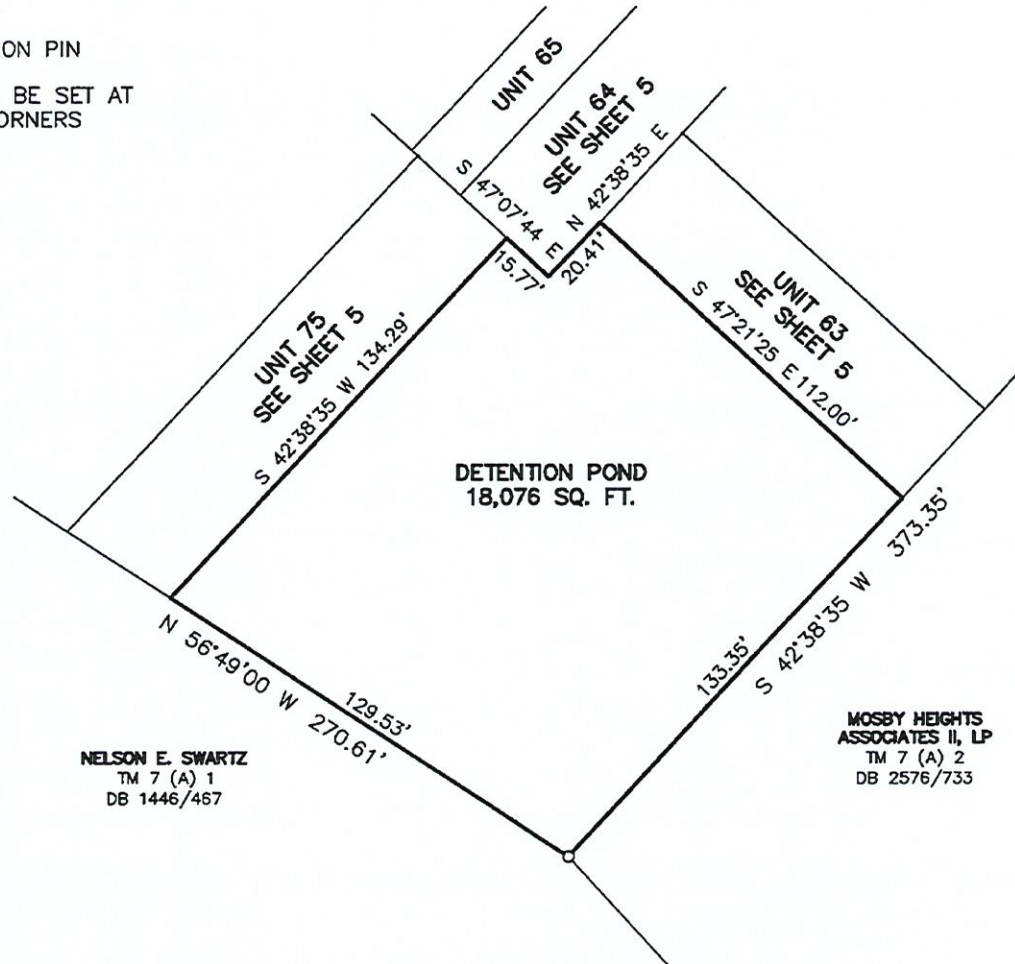


DEED BOOK 5483, PAGE 399

SCALE: 1"=40'

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IRON PINS WILL BE SET AT ALL LOT CORNERS



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'

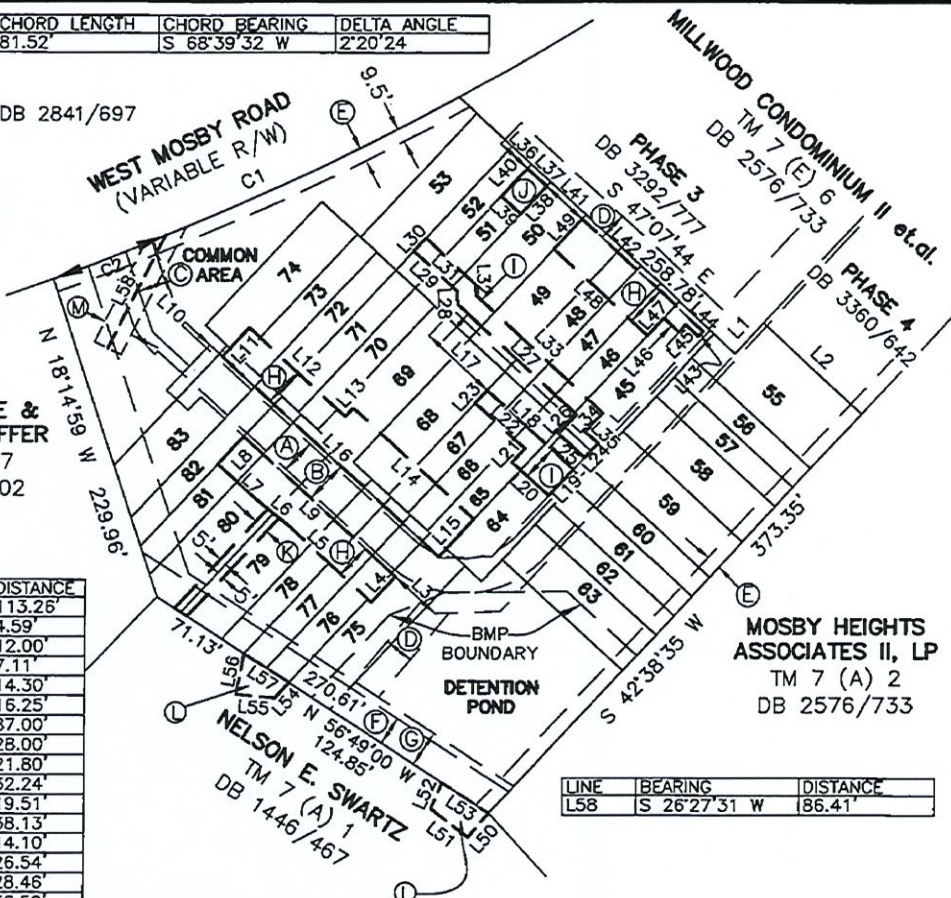
LINE	BEARING	DISTANCE
L21	S 42°52'16" W	12.75'
L22	N 47°07'44" W	47.00'
L23	S 42°52'16" W	12.00'
L24	N 42°38'45" E	13.50'
L25	N 47°07'44" W	24.35'
L26	N 42°52'16" E	18.00'
L27	S 47°07'44" E	111.45'
L28	S 02°07'44" E	8.69'
L29	S 47°07'45" E	40.78'
L30	N 42°52'16" E	12.00'
L31	N 47°07'44" W	46.92'
L32	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'

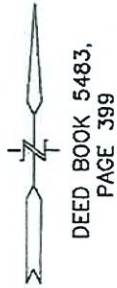
1. THERE IS A PUBLIC 10' GENERAL UTILITY & DRAINAGE EASEMENT ALONG ALL EXTERIOR LOT LINES OF THIS SUBDIVISION AND IS HEREBY DEDICATED TO PUBLIC USE.
2. THERE IS A PUBLIC 10' GENERAL UTILITY & DRAINAGE EASEMENT WITHIN ALL FRONT LOT LINES OF THIS SUBDIVISION AND IS HEREBY DEDICATED TO PUBLIC USE.
3. PUBLIC 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**



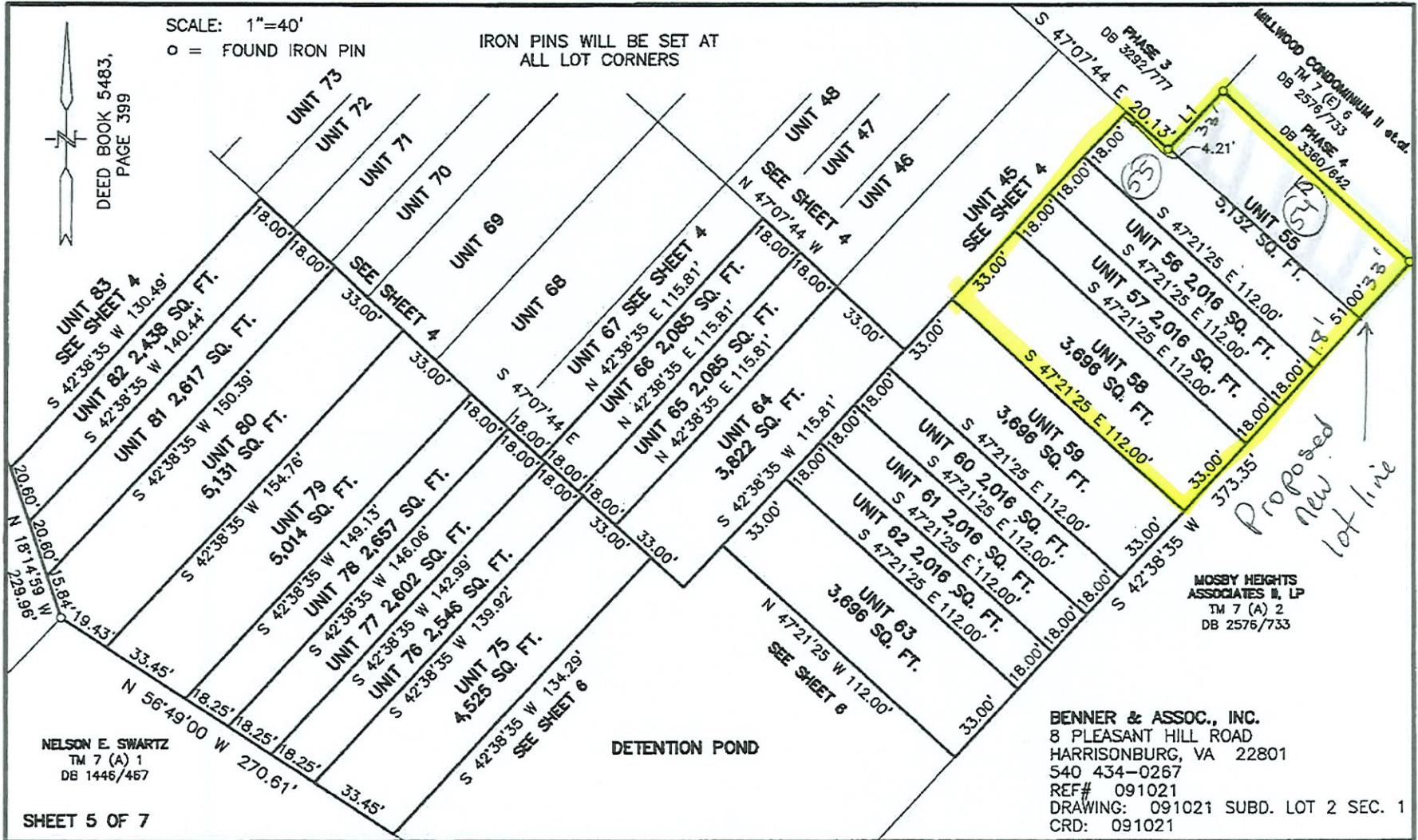
LINE	BEARING	DISTANCE
L58	S 26°27'31" W	86.41'



SCALE: 1"=40'

o = FOUND IRON PIN

IRON PINS WILL BE SET AT ALL LOT CORNERS



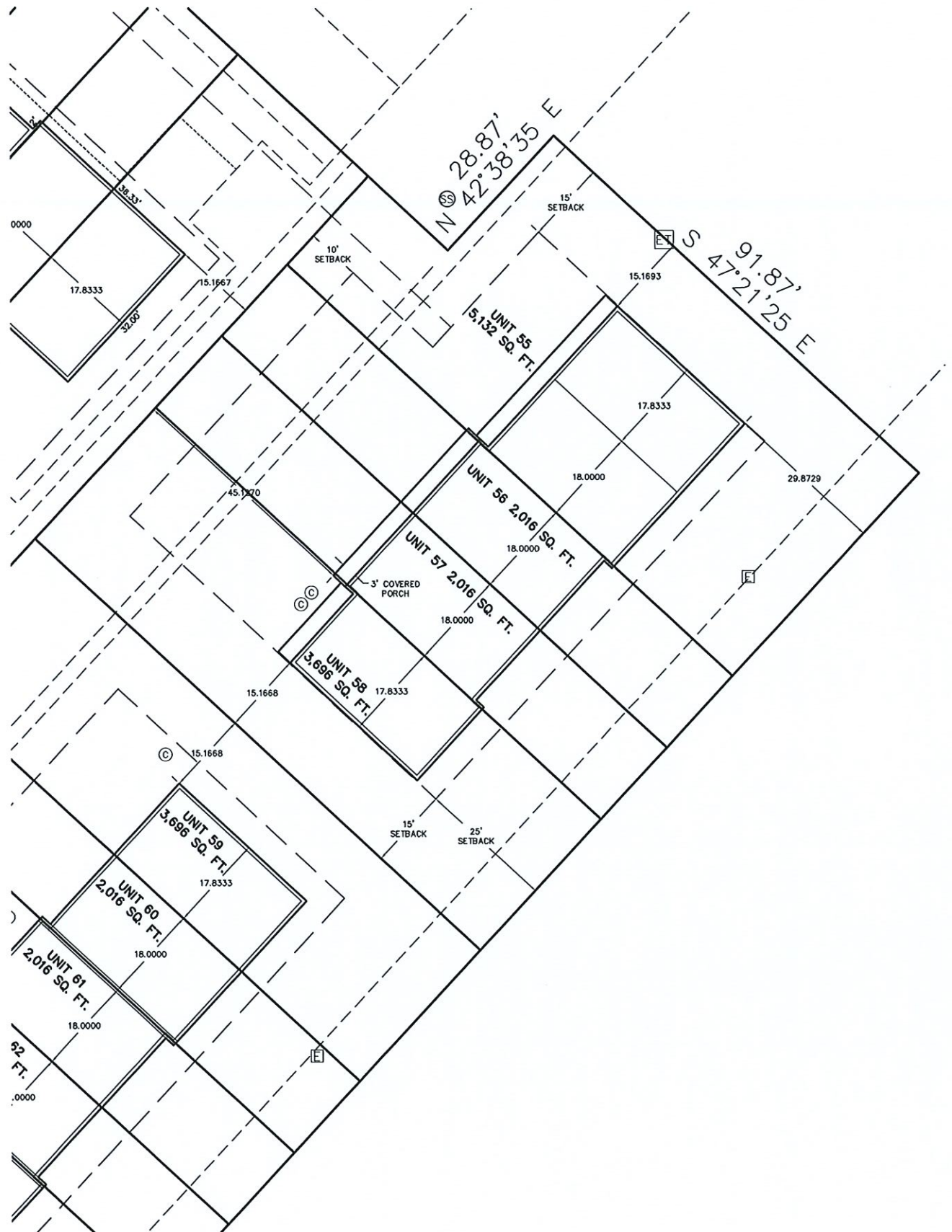
NELSON E. SWARTZ  
TM 7 (A) 1  
DB 1446/457

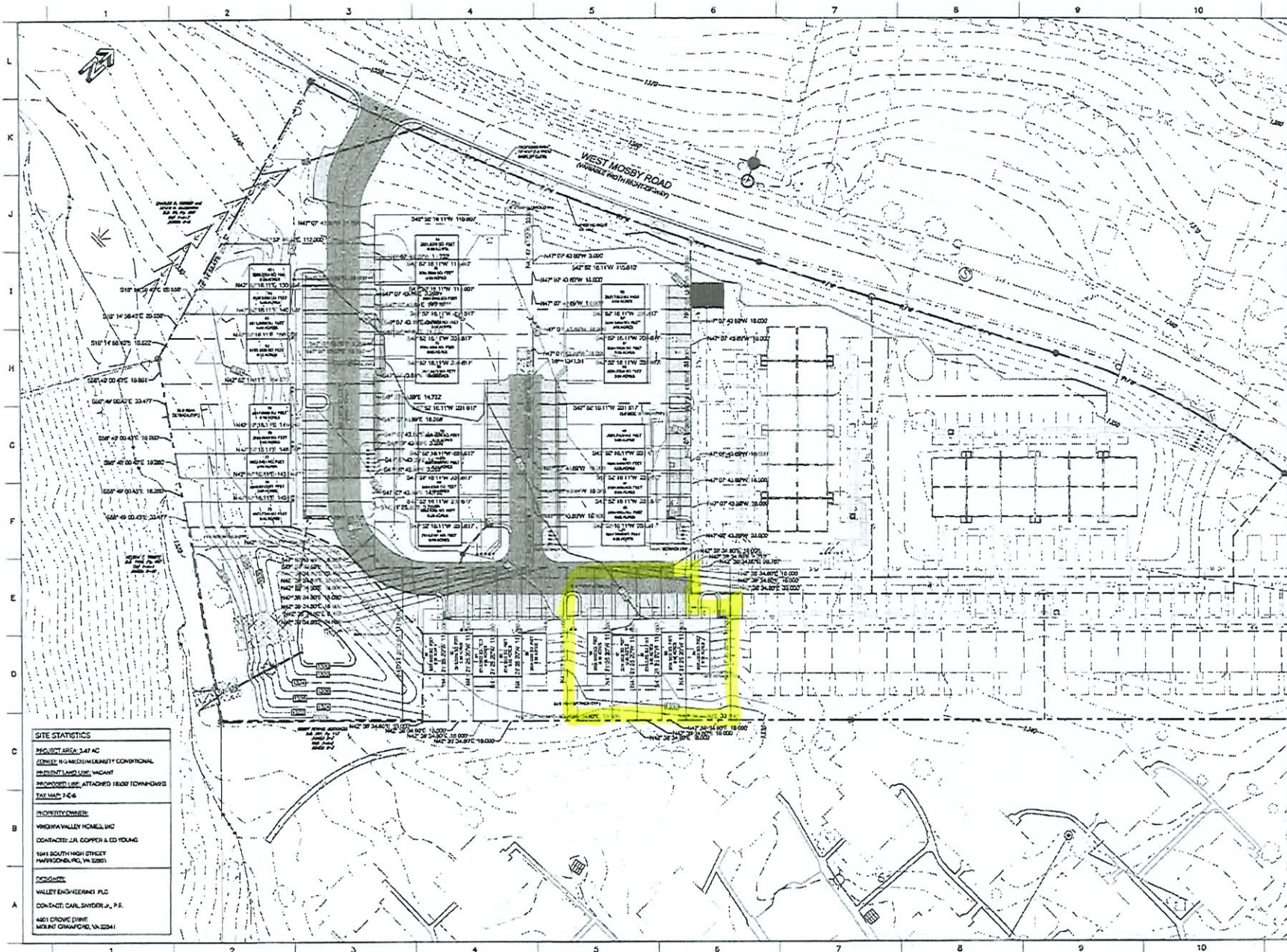
SHEET 5 OF 7

DETENTION POND

MOSSY 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





**MILLWOOD TOWNHOMES**

HARRISONBURG, VA

**VALLEY ENGINEERING**  
 1225 EAST AVE  
 4001 CROWE DRIVE  
 MOUNTAIN VIEW, VA 22841  
 TELEPHONE: 540-525-3434  
 FAX: 540-525-3435  
 WWW.VALENG.COM

REVISIONS:  
 13/1/19 REVISIONS PER CITY COMMENTS

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  
 PRESENT LAND USE: VACANT  
 PROPOSED 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 SANDON, P.E.  
 4001 CROWE DRIVE  
 MOUNTAIN VIEW, VA 22841

## Thanh Dang

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**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

