



# CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

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To: Planning Commission  
From: Department of Community Development  
Date: June 14, 2023 (Regular Meeting)  
Re: Preliminary Plat Request - 199 Mt. Clinton Pike

### **Summary:**

Project Name	199 Mt. Clinton Pike Preliminary Plat
Address/Location	199 Mt. Clinton Pike
Tax Map Parcels	45-A-4
Total Land Area	+/- 7.72 acres
Property Owner	Blackwater Propertys LLC
Owner's Representative	Dmitriy Korzo
Subdivision Ordinance Variances	N/A
Staff Recommendation	Approval
Planning Commission	June 14, 2023
City Council	N/A

### **Background:**

The following land uses are located on and adjacent to the property:

**Site:** Single Family Detached Dwelling and agricultural uses, zoned M-1

**North:** Across Mt. Clinton Pike, vacant land and industrial uses, zoned M-1C and M-1

**East:** Vacant land, zoned M-1

**South:** Vacant land and public facilities, zoned M-1

**West:** Vacant land and public facilities, zoned M-1

### **Key Issues:**

The applicant is requesting to subdivide a 7.72-acre parcel addressed as 199 Mt. Clinton Pike (tax map number 45-A-4). The purpose of the subdivision is to facilitate the future development of a storage yard for Harts Towing Service, which would be located on proposed Lot 1 as illustrated on the preliminary plat. While there are no specific plans for the redevelopment of Lot 2 at this time, the property owner anticipates that general light industrial uses will be established on the property.

The property division is considered a major subdivision (preliminary plat) because the original tract of land is larger than five acres; therefore, it exceeds the requirements for administrative review as a minor

subdivision and must be reviewed by Planning Commission. No variances are being requested with the preliminary plat; therefore, no action is required by City Council.

*Land Use*

The subject property is currently zoned M-1, General Industrial District and is designated in the Comprehensive Plan as Industrial, which states that:

“These areas are composed of land and structures used for light and general manufacturing, wholesaling, warehousing, high-technology, research and development, and related activities. They include the major existing and future employment areas of the City.”

*Transportation and Traffic*

The applicant intends to establish a shared entrance for the two lots while retaining the option to connect to the future roundabout. Staff discussed preference for one shared entrance to serve both Lot 1 and Lot 2; the applicant has shown on the preliminary plat that there will be one shared entrance and a shared private access easement. The applicant has confirmed that sight distance is achieved at the entrance location. City staff and the applicant also discussed the future possibility of relocating the entrance to connect into the future roundabout at the intersection of Mt. Clinton Pike and Acorn Drive.

Staff requested that the applicant consider extending the 30-foot private access easement to the southern property line, ensuring proper access to Mt. Clinton Pike for the lot situated to the south. This extension would help facilitate efficient ingress and egress for the neighboring property and enhance overall connectivity within the area. Staff appreciates the applicant's willingness to extend the access easement to the southern property line.

*Public Water and Sanitary Sewer*

As required, all lots would be served by public water and public sanitary sewer. The preliminary plat shows how the proposed private water and sanitary sewer lines will serve proposed Lot 1. The applicant is presenting the inclusion of private water and sewer easements to address the existing services on the property. While it is not the preferred approach for new lots, considering the specific locations of the available services, this solution proves to be adequate. These private service easements could remain accessible for potential redevelopment of Lot 2.

There are public sanitary sewer mains located on adjacent lots outside the northeast corner of the property. However, it is unlikely that these mains can accommodate gravity services, and therefore, an alternative route and/or pumping might be necessary. It is worth noting that utilizing private easements in this scenario can be a more cost-effective option compared to the alternative of extending a public sanitary sewer main.

*Recommendation*

Staff recommends Planning Commission approve the preliminary subdivision plat of 199 Mt. Clinton Pike.

**Environmental Impact:**

N/A

**Fiscal Impact:**

N/A

**Prior Actions:**

N/A

**Alternatives:**

- (a) Recommend approval of the preliminary plat request as requested.

**Community Engagement:**

N/A

**Recommendation:**

Staff recommends alternative (a) approval of the preliminary plat request as requested.

**Attachments:**

1. Site maps
2. Application and supporting documents

**Review:**

N/A