



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: January 11, 2023 (Regular Meeting)
Re: Street Closing – Portion of Beery Road (Adjacent to tax map parcels 3-A-1, 5-F-1 & 2, and 6-D-11)

Summary:

Consider a request to close a +/- 31,000 square foot portion of Beery Road that is approximately +/- 950 linear feet in length between properties addressed as 2050, 2055, 2110, 2111, and 2155 Beery Road and identified as tax map parcels 3-A-1, 5-F-1 & 2, and 6-D-11.

Background:

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

Site: Developed and undeveloped sections of Beery Road public street right-of-way

North: Continuation of Beery Road

East: Single family dwelling, zoned M-1, and Sentara RMH Wellness Center, zoned B-2C

South: Across Interstate 81, single-family dwellings and athletic complex, zoned R-1

West: Public Utilities Department facilities and Recycling Center, zoned M-1

Key Issues:

The City of Harrisonburg is requesting to close a portion of public street right-of-way at the end of Beery Road. The northern end of the closing begins at the southern corner property lines of 2045 Beery Road and 2030 Beery Road extending approximately +/- 950 linear feet to the end of the public street right-of-way (ROW), which terminates at the I-81 property boundary. The width of this portion of Beery Road is approximately 30 feet wide. The total area to be closed is approximately 31,000 square feet.

The Department of Public Utilities' facility is located at the end of Beery Road. The existing security gate on Beery Road represents the starting location of the proposed street closing. When the Recycling Center was built, the security gate for the Department of Public Utilities building was placed at this location and effectively created a private road that is not open to the public outside of that Department's operating hours.

Public Utilities staff reached out to the adjacent property owner, Sentara RMH Medical Center located at 2050 Beery Road, to inquire if they had any concerns with the street closing and if they would need an access easement in the future from what would effectively become the driveway to the Department of

Public Utilities building, for access to their property on Wellness Drive. On December 7, 2022, Sentara RMH responded that they would not be seeking access from Beery Road and were in support of the request.

During staff review, Harrisonburg Electric Commission offered: “If there is not already an easement for the pole line along Beery Road, one will need to be granted with this closing.” Additionally, the Department of Public Works stated they have no concerns with the request and that the paved area in front of the existing entrance to the Recycling Center would be a sufficient turn around for the public explaining that currently when the gates for the Public Utilities building and the Recycling Center are closed, public vehicles and emergency vehicles are able to turn around using the Recycling Center entrance.

If approved, at this time the plan is to add portions of the public street ROW to tax map parcels 6-D-11 (containing facilities associated with the Department of Public Works) and 3-A-1 (containing facilities associated with the Department of Public Utilities).

Staff recommends approval of the Street Closing.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Recommend approval of the street closing request as submitted by the applicant; or
- (b) Recommend denial of the street closing request.

Community Engagement:

The property was posted with signage advertising the request.

Recommendation:

Staff recommends alternative (a) recommend approval of the street closing request as submitted by the applicant

Attachments:

- 1. Site map
- 2. Application and supporting documents

Review:

N/A