



CITY OF HARRISONBURG  
**COMMUNITY  
DEVELOPMENT**

**Change of Zoning District  
(Rezoning) Application**

[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

1110 N Libery St Harrisonburg VA  
Property Address  
Existing Zoning District: M1  
Existing Comprehensive Plan Designation: Commercial  
Tax Map Parcel/ID  
Proposed Zoning District: M1C & R3C  
Total Land Area .59 acres or sq.ft.  
(circle)

**PROPERTY OWNER INFORMATION**

VALLEY CORNER LLC, Glen Turner  
Property Owner Name  
PO BOX 719  
Street Address  
New Market VA 22844  
City State Zip  
Telephone  
540 302 2058  
E-Mail  
glen@mvhc.net

**OWNER'S REPRESENTATIVE INFORMATION**

Owner's Representative  
Telephone  
Street Address  
E-Mail  
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.*

  
PROPERTY OWNER  
10/24/2025  
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](http://www.harrisonburgva.gov/traffic-impact-analysis).

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

11/7/2025  
Date Application and Fee Received  
Meghan Rupkey  
Received By  
Total Fees Due: \$ 580 (Paid)  
Application Fee: \$550.00 + \$30.00 per acre

December 2, 2025

Adam Fletcher  
Director of Community Development  
City of Harrisonburg  
409 South Main Street  
Harrisonburg, VA 22801

RE: 1110 N Liberty Street Rezoning Request

Mr. Fletcher,

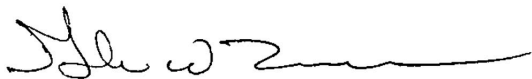
As part of our rezoning request for the Property located at 1110 N Liberty Street, Tax Map #04-A-1, we offer the following proffers:

**Proffer 1:** No entrance shall be allowed on North Liberty Street. The existing entrance shall be permanently closed and a portion of the existing driveway will be removed, at least 20 feet in length beyond the North Liberty Street public right-of-way, prior to issuance of any Certificate of Occupancy on the proposed R-3C portion of the property.

**Proffer 2:** Prior to issuance of any Certificate of Occupancy on the M-1C portion of the property, the existing commercial entrance along Charles Street serving the proposed M-1C portion of the property shall be reconstructed to be no larger than 30 feet in width. The final design of the entrance shall meet the Design and Construction Standards Manual and be approved by the Department of Public Works.

**Proffer 3:** Upon request from the City, the applicant will dedicate a 5-foot wide public sidewalk easement and an additional 10-foot wide temporary construction easement for future sidewalk construction along the North Liberty Street frontage.

Regards,

A handwritten signature in dark ink, appearing to read 'Glen Turner', with a long horizontal flourish extending to the right.

Glen Turner, Valley Corner LLC  
Current Owner of 1110 N Liberty Street

Ryanne Hodson, under contract to purchase 1110 N Liberty Street  
Owner, Small Victories LLC  
Owner, Broad Porch Coffee LLC



# 1110 N Liberty St Rezoning Proposal

Prepared for: City of Harrisonburg

Prepared by: Ryanne Hodson, Owner, Broad Porch Coffee & Small Victories LLC

November 7, 2025

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## REZONING TO M-1C & R-3C

We are requesting that the property currently zoned M-1 (Manufacturing) be re-zoned to M-1C and R-3C (Medium Density Residential) to allow for mixed-use purposes. On the M-1C side, we will operate our Broad Porch Coffee roastery out of the existing small warehouse, maintaining light manufacturing use and contributing to the city's economy by supplying coffee to our wholesale clients, 90% of which are in Harrisonburg and to our own cafés. This operation will create three full-time and two part-time jobs.

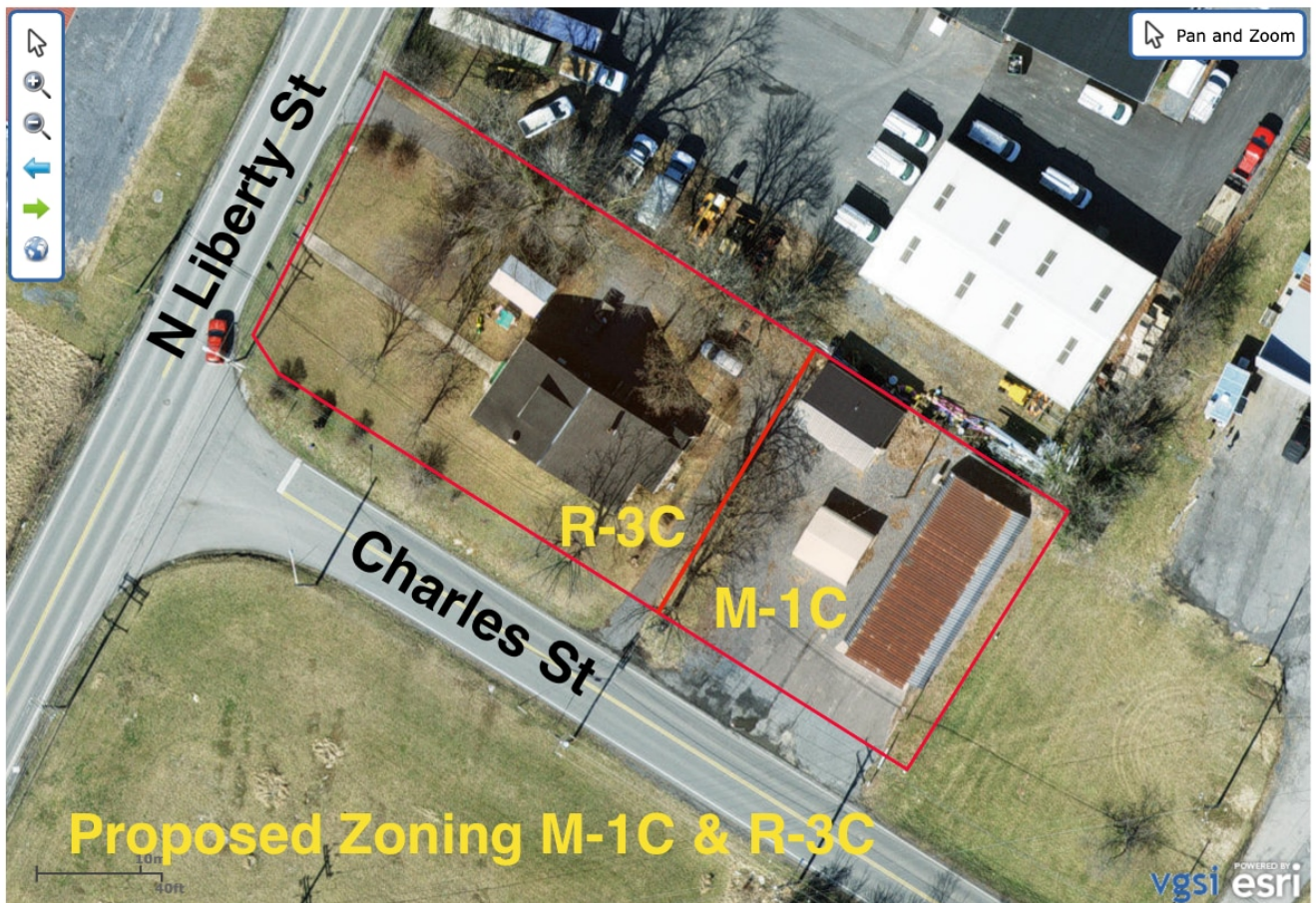
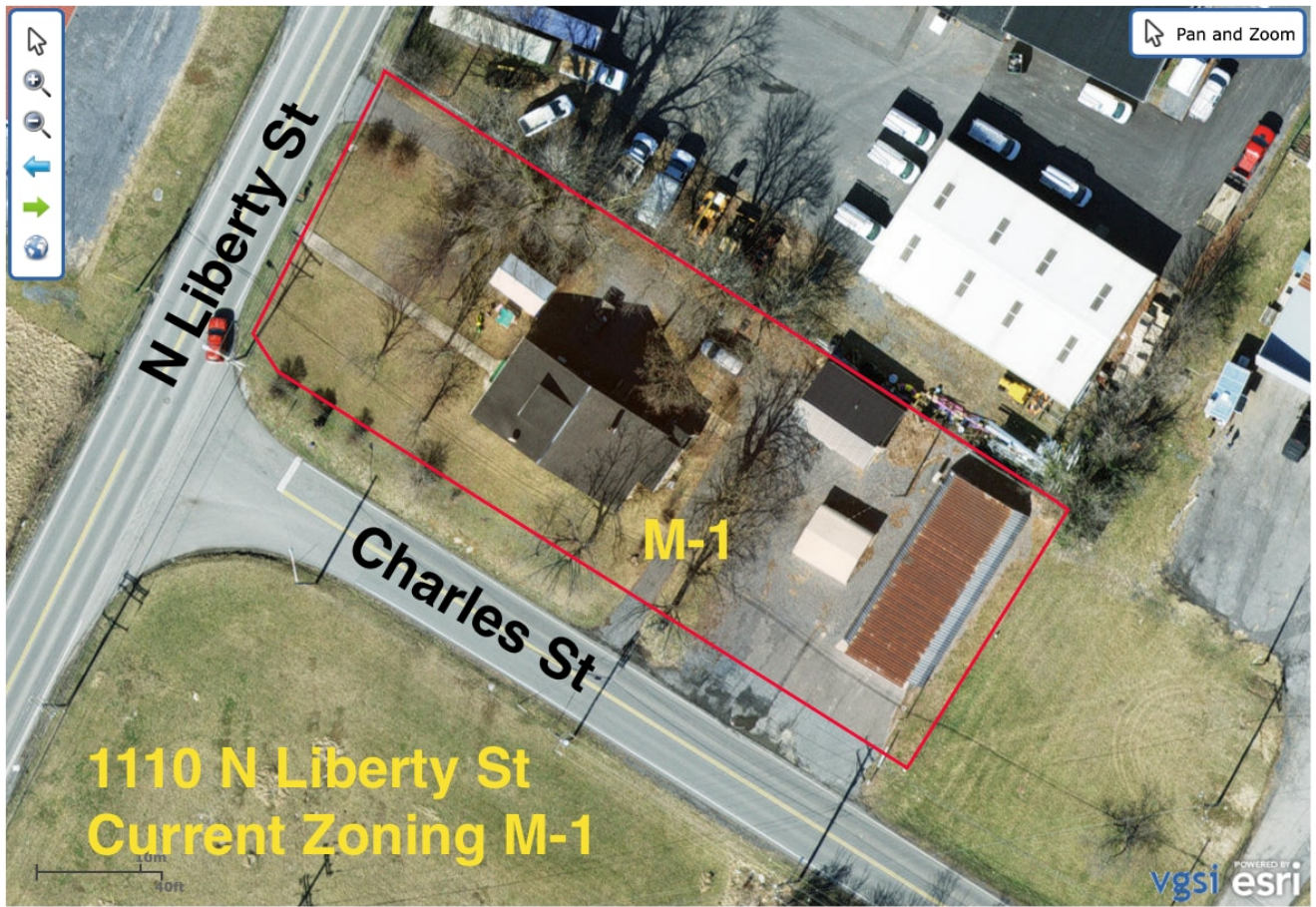
On the R-3C side, we plan to create two high-quality workforce rental units within the existing structure —a studio and a three-bedroom—directly addressing the city's need for additional, well-designed, modern, downtown housing. The property's location, just steps from the Northend Greenway entrance, offers residents safe, walkable, and bikeable access to downtown.

As local business owners who have already invested in and renovated the former Artful Dodger property at 47 Court Square, where our café is now located, we are deeply committed to strengthening downtown vitality. This rezoning supports reinvestment in an underutilized property that has sat largely vacant for nearly a decade.

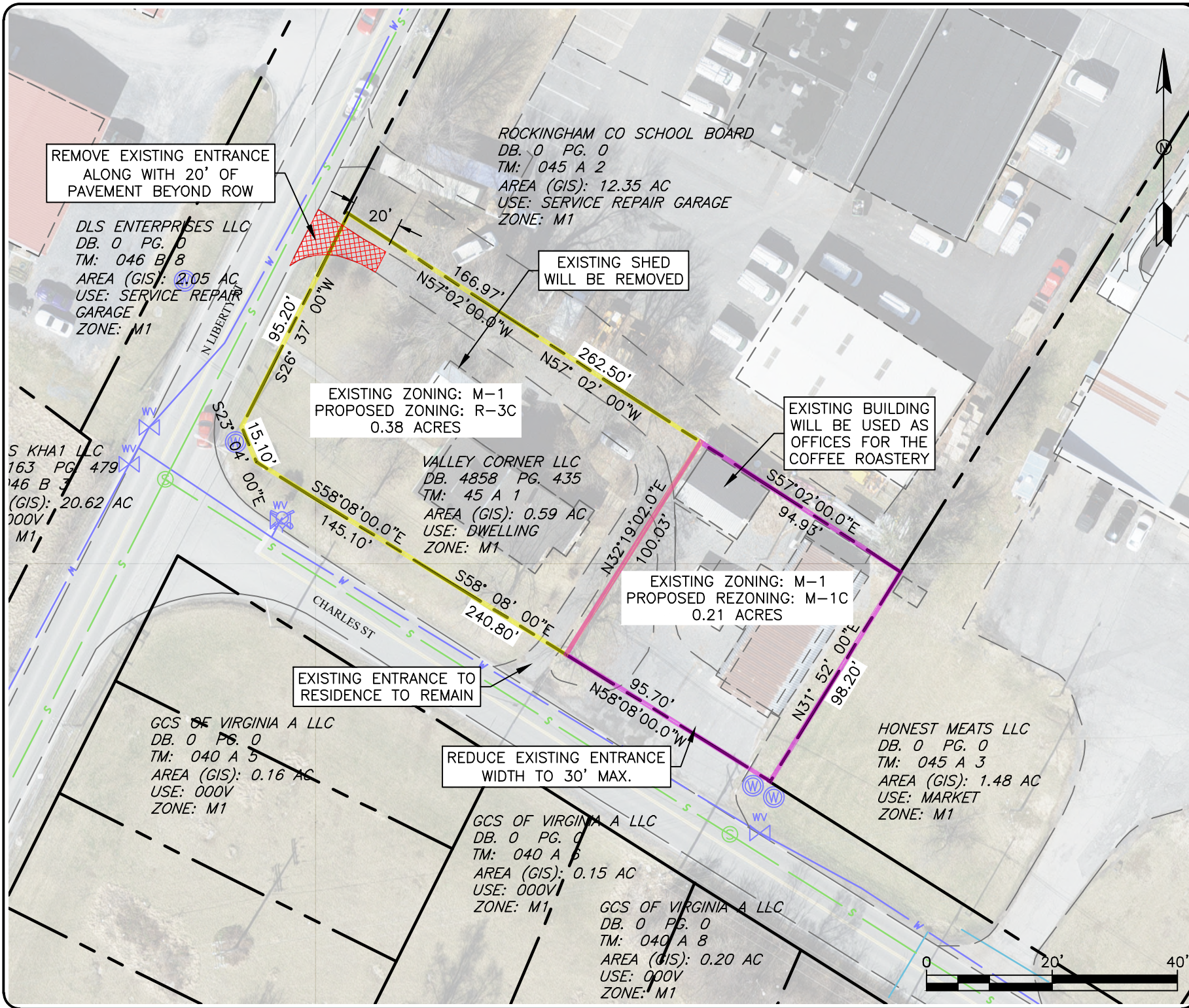
We are under contract to purchase this property pending approval of this rezoning request and are fully willing to address the city staff's concerns with the suggested proffers, detailed in the attached proffers letter.

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DWG No. **Z1**

PROJECT #:	CE202564
DATE:	11/24/2025
DESIGN BY:	GLC, PE
SCALE:	1" = 50'

**REZONING EXHIBIT**

**CHARLES ST COFFEE ROASTERY**

VALLEY CORNER LLC  
1110 N LIBERTY ST  
HARRISONBURG, VA 22802

**COLMAN**  
**ENGINEERING**

1123 South High Street | Harrisonburg, VA 22801 | Ph: (540) 246-3712  
Email: contact@colmanengineering.com | www.colmanengineering.com

WORKING DRAWING.dwg Plotted: 11/25/2025 By: Gil





City of Harrisonburg, VA  
Department of Public Works

**Determination of Need for a  
Traffic Impact Analysis (TIA)**  
[www.harrisonburgva.gov/traffic-impact-analysis](http://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:	Colman Engineering			
Telephone:	(540) 246-3712			
E-mail:	contact@colmanengineering.com			
Owner Name:	Glen Turner			
Telephone:	540-302-2058			
E-mail:	glen@mvhc.net			
Project Information				
Project Name:	Charles St Coffee Roastery			
Project Address:	1110 N Liberty Street			
TM #:	45-A-1			
Existing Land Use(s):	A vacant, non-compliant residential building. The other existing buildings have been used for commercial purposes.			
Proposed Land Use(s): (if applicable)	R-3 For duplex use (house and apartment within), M1			
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input checked="" type="radio"/>	Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	The property will be divided into two zoning districts but kept as one property. A portion of the property will remain as M-1 and will be used for a coffee roasting business (x sf), and the other portion will be rezoned for residential use (x sf). The existing entrance along North Liberty will be closed, the existing residential entrance on Charles St will be kept, along with the existing wide entrance to the existing shop, which will be reduced to no larger than 40' in width.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	1			
PM Peak Hour Trips:	1			

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No ☒

Comments:

Accepted by: Zenitha Mason

Date: 10/28/2025

### Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	General Light Industrial	110	1000 sf	2.6	2	2
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					2	2
8	Existing #1	Single-Family Detached Housing	210	DU	1	1	1
9	Existing #2	General Light Industrial	110	1000 sf	2.6	2	2
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					3	3
15	Final Total (Total New – Total Existing)					1	1

#### 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.