

1999 Proffer Statement

November 1, 1999

Mr. Steve Stewart
City Manager
City of Harrisonburg
345 S. Main Street
Harrisonburg, VA 22801

Reference: Rezoning TM Parcels 42-D-21 & 22 to B-2 conditional

Dear Mr. Stewart:

This letter is submitted as an addendum to the Application for Zoning Amendment for the property designated as 107 and 137 Vine Street, TM 42-D-21 and TM 42-D-22. It is requested that zoning be amended to B-2 conditional.

It is proffered that the properties will be used only for the following uses permitted by right under section 10-3-90:

1. Mercantile establishments which promote the show, sale and rental goods, personal service establishments, restaurants and other shops and stores customary to shopping centers and convenience outlets. *continuous to permitted uses.*
2. Governmental, business and professional offices and financial institutions.
5. Religious, educational, charitable, or benevolent institutional uses which do not provide housing facilities.
6. Services stations and other facilities designed for vehicular convenience or service, automobile, manufactured home and customary agricultural sales and service. In addition, designated lots for the purpose of display and sales of merchandise and equipment are permitted but such lots must be served by a permanent building facility unless clearly incidental to an existing building.
7. Automobile or truck sales, service and repair but not auto salvage, storage or sale of junk.
8. General service or repair shops permitted by right in the B-1 Central Business district but without the limitations as to the number of employees.
9. Pet shop or pet grooming establishment.
10. Radio and television stations and studios or recording studios.
11. Public utilities, public service or public transportation uses or buildings, generating, purification or treatment plants, water storage tanks, pumping or regulator stations, telephone exchange and transformer or substations.

12. 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.
13. Funeral homes.
15. Accessory buildings and uses customarily incidental to any of the above listed uses.
16. Research and development activities which do not cause any more smoke, dust, odor, noise, vibration or danger of explosion than other uses permitted in this district and which involve not more than fifteen (15) percent of the gross floor area in the assembling or processing of products. Any assembling or processing shall only involve products developed on the premises. All services and storage shall be conducted within the principal structure which is to be completely enclosed.
17. Plant nurseries and greenhouses provided any outside storage of materials, other than plants, must be screened.
18. Public uses.

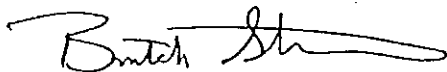
In addition it is proffered that only the following uses permitted by special use permit section 10-3-91 be allowed:

1. Processing and assembly operations when not employing more than ten persons on the premises in a single shift and provided that all storage and activities are conducted within a building.
2. Warehousing and other storage facilities, greater than twenty thousand (20,000) square feet, continuous to permitted uses.
6. Building material sales and storage yards, contractors equipment sales and storage yards and other similar uses, provided they are served by a permanent building facility unless clearly incidental to an existing building.

Also the following proffers are submitted:

1. A vegetative buffer will be planted on the east and south sides of the property. These sides border residential housing. The buffer will be evergreens on a twelve- (12) foot spacing.
2. The maximum sign height on the property will be limited to not more than twenty-five (25) feet.

Sincerely,



Butch Strawderman