

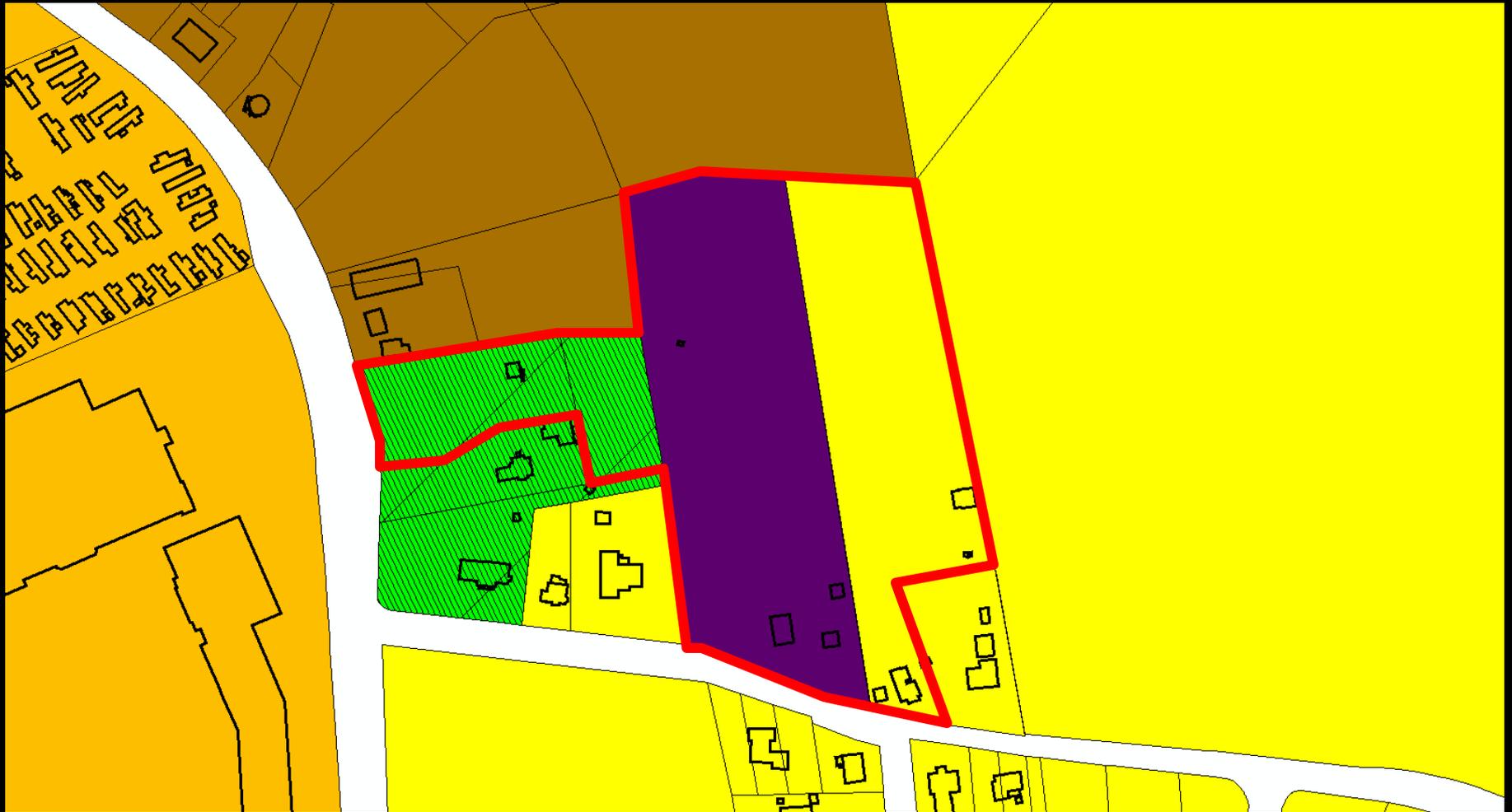
Comprehensive Plan Amendment, Rezoning and Special Use Permit



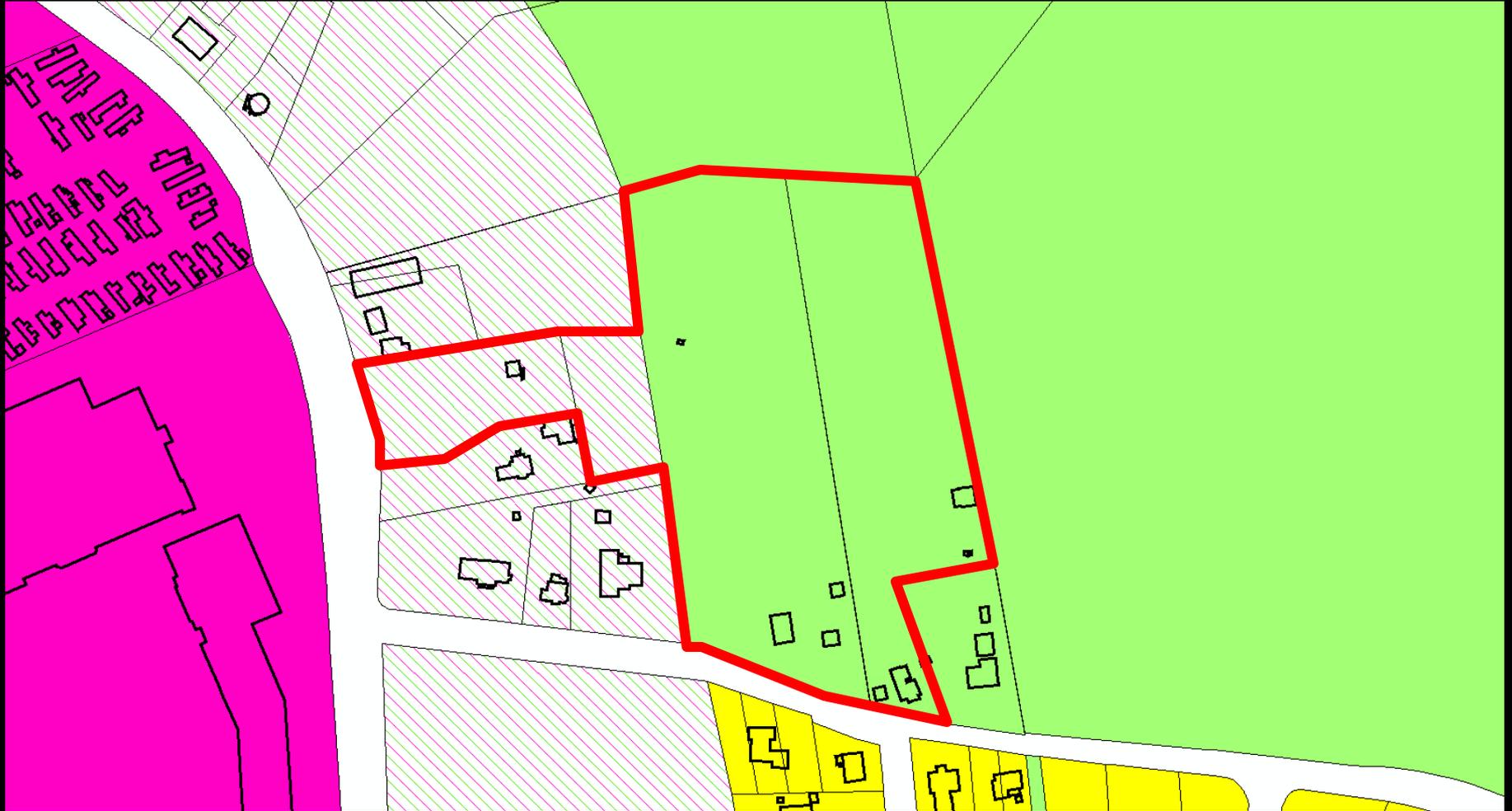
Country Club Road & Keezletown Road

1. Comprehensive Plan Amendment – Low Density Mixed Residential to Medium Density Residential
2. Rezoning – R-1, R-3, and R-7 to R-5C & R-8C
3. Special Use Permit – Townhomes in R-8

Comprehensive Plan Amendment, Rezoning and Special Use Permit Country Club Road & Keezletown Road



Comprehensive Plan Amendment, Rezoning and Special Use Permit Country Club Road & Keezletown Road



Comprehensive Plan Amendment, Rezoning and Special Use Permit Country Club Road & Keezletown Road



ON LL 1730 County 114 Rd Hanover, VA 22002 To: 734-2411 Zone: R-1 Current Use: Vacant

ON LL 1730 County 114 Rd Hanover, VA 22002 To: 734-2411 Zone: R-1 Current Use: Vacant

ON LL 1730 County 114 Rd Hanover, VA 22002 To: 734-2411 Zone: R-1 Current Use: MU

NO SITE USE SUBJECT TO SET

ONE CROSSWALK

NO SIDEWALK

NO NEW SIDEWALK TO ADD TO EXISTING SIDEWALK

TRIED TREE PLANTING

PROPOSED SIDEWALK TOP

PROPOSED SIDEWALK TOP

PROPOSED SIDEWALK TOP

PROPERTY TO BE REZONED TO R-1

TERMINATE EASE

PROPERTY TO BE REZONED TO R-1

PROPERTY TO BE REZONED TO R-1

PROPERTY TO BE SUBMITTED AND ZONED AS R-1

ON LL 1730 County 114 Rd Hanover, VA 22002 To: 734-2411 Zone: R-1 Current Use: MU

NO SIDEWALK TO ADD TO EXISTING SIDEWALK

NO SIDEWALK TO ADD TO EXISTING SIDEWALK

NO SIDEWALK TO ADD TO EXISTING SIDEWALK

ON LL 1730 County 114 Rd Hanover, VA 22002 To: 734-2411 Zone: R-1 Current Use: MU

ON LL 1730 County 114 Rd Hanover, VA 22002 To: 734-2411 Zone: R-1 Current Use: MU

PROPERTY TO BE REZONED TO R-1

ON LL 1730 County 114 Rd Hanover, VA 22002 To: 734-2411 Zone: R-1 Current Use: Dwelling

PROPOSED RETAIN WALL TOP

PROPOSED PROPERTY LINE TOP

PROPOSED RETAIN WALL TO EXIST FROM EXISTING ROAD CENTERLINE

NO TEMPORARY CONSTRUCTION EASEMENT FOR EXISTING SIDEWALK

SPOTSWOOD COUNTY CLIP INC 11811 County 114 Rd Hanover, VA 22002 To: 734-2411 Zone: R-1 Current Use: MU

ON LL 1730 County 114 Rd Hanover, VA 22002 To: 734-2411 Zone: R-1 Current Use: MU

PROPOSED LOT USE TO BE UPGRADE

ON LL 1730 County 114 Rd Hanover, VA 22002 To: 734-2411 Zone: R-1 Current Use: Single Family Detached

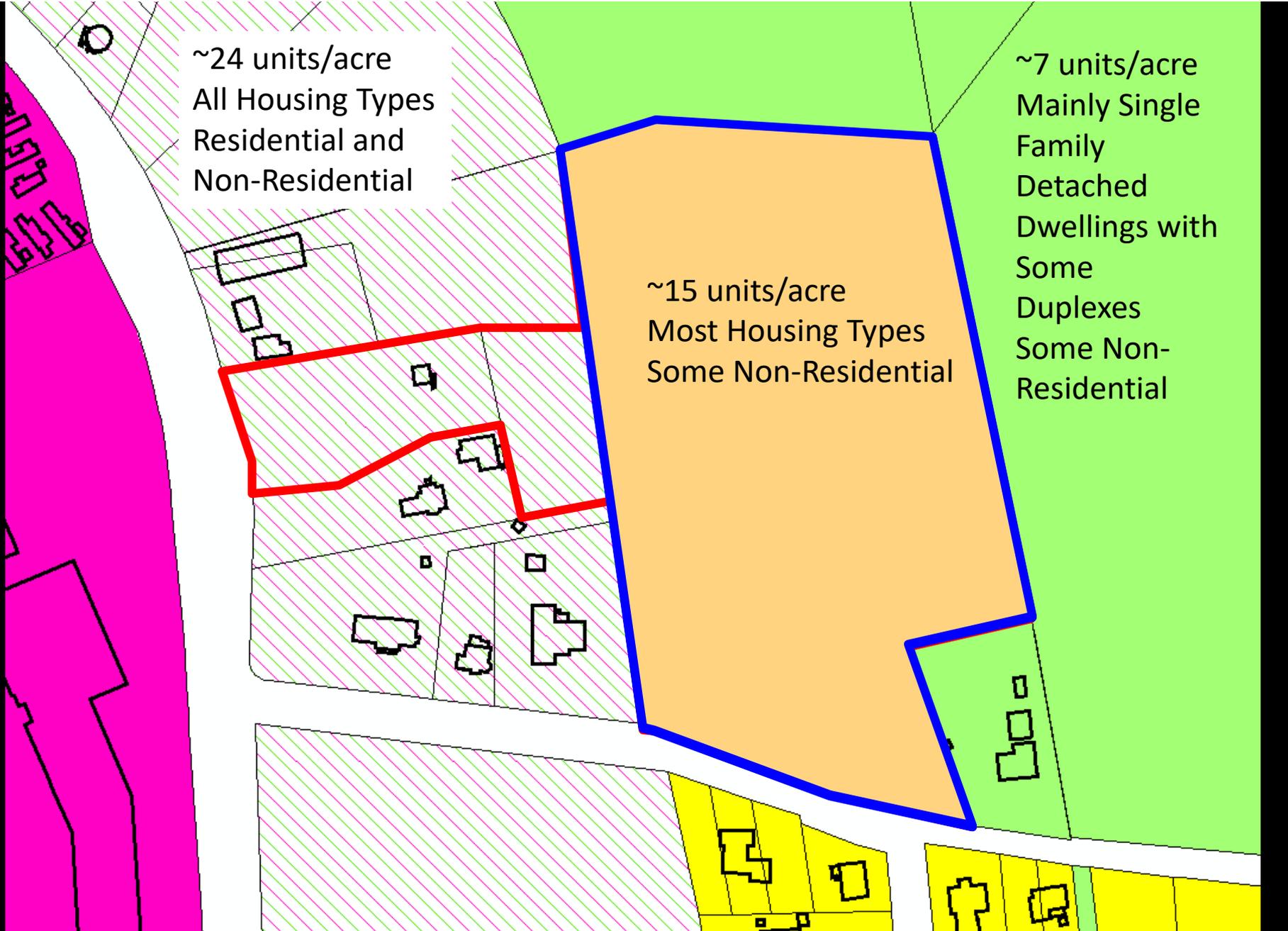
ON LL 1730 County 114 Rd Hanover, VA 22002 To: 734-2411 Zone: R-1 Current Use: Single Family Detached

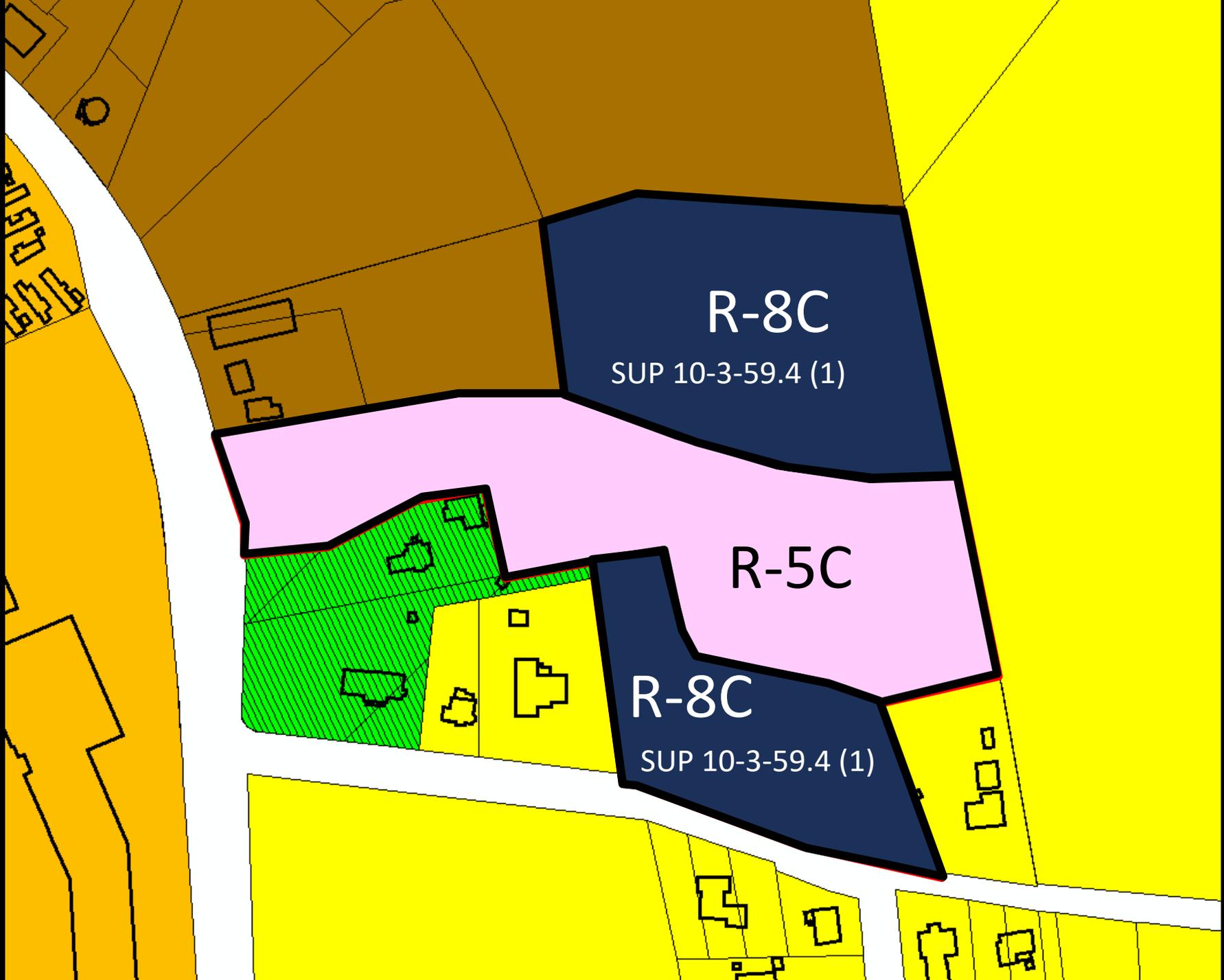
ON LL 1730 County 114 Rd Hanover, VA 22002 To: 734-2411 Zone: R-1 Current Use: Single Family Detached

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Low Density Mixed Residential to Medium Density Residential





R-8C

SUP 10-3-59.4 (1)

R-5C

R-8C

SUP 10-3-59.4 (1)



1820
The [unclear] [unclear]
[unclear] [unclear] [unclear] [unclear]
[unclear] [unclear] [unclear] [unclear]



1820
CLUBHOUSE





ON LL 1730 County 114 Rd Hanover, VA 22002 To: 73-2-1 Zone: R-1 Current Use: Vacant

ON LL 1730 County 114 Rd Hanover, VA 22002 To: 73-2-1 Zone: R-1 Current Use: Vacant

LANDSCAPING STRIP 5' WIDE (TYPE)

ON LL 1730 County 114 Rd Hanover, VA 22002 To: 73-2-1 Zone: R-1 Current Use: MU

NO SITE USE (TYPE)

ONE CROSSWALK

NO NEW TREE DISTANCE TO EXISTING PROPERTY (TYPE)

TREE TREE (TYPE)

PROPOSED BUS HIGHWAY (TYPE)

PROPOSED DRIVE IN (TYPE)

LAND OF DITCH (TYPE)

PROPOSED DRIVE IN (TYPE)

PROPERTY TO BE REZONED TO R-1

TERMINATE CUL-DE-SAC

PROPERTY TO BE REZONED TO R-1

PROPERTY TO BE REZONED TO R-1

PROPERTY TO BE SUBMITTED AND ZONED AS R-1

ON LL 1730 County 114 Rd Hanover, VA 22002 To: 73-2-1 Zone: R-1 Current Use: MU

NO NEW TREE DISTANCE TO EXISTING PROPERTY (TYPE)

PROPOSED DRIVE IN (TYPE)

PROPOSED DRIVE IN (TYPE)

ON LL 1730 County 114 Rd Hanover, VA 22002 To: 73-2-1 Zone: R-1 Current Use: MU

ON LL 1730 County 114 Rd Hanover, VA 22002 To: 73-2-1 Zone: R-1 Current Use: MU

PROPOSED DRIVE IN (TYPE)

PROPERTY TO BE REZONED TO R-1

ON LL 1730 County 114 Rd Hanover, VA 22002 To: 73-2-1 Zone: R-1 Current Use: D-100

LANDSCAPING STRIP 5' WIDE (TYPE)

NO NEW TREE DISTANCE TO EXISTING PROPERTY (TYPE)

ALL BUILDINGS TO BE REZONED TO R-1

EXISTING DRIVE (TYPE)

EXISTING DRIVE (TYPE)

PROPOSED DRIVE IN (TYPE)

PROPERTY TO BE REZONED TO R-1

SPOTSWOOD COUNTY CLIP INC 11811 County 114 Rd Hanover, VA 22002 To: 73-2-1 Zone: R-1 Current Use: MU

ON LL 1730 County 114 Rd Hanover, VA 22002 To: 73-2-1 Zone: R-1 Current Use: D-100

PROPOSED DRIVE IN (TYPE)

ON LL 1730 County 114 Rd Hanover, VA 22002 To: 73-2-1 Zone: R-1 Current Use: Single Family Detached

ON LL 1730 County 114 Rd Hanover, VA 22002 To: 73-2-1 Zone: R-1 Current Use: Single Family Detached



Proffers Summarized

1. Construct a public street from Country Club Rd to the EB.
2. Construct a Public Street 2 from Keezletown Rd to new public street.
3. Construct a shared-use path and place it within ROW or easement.
4. Protect and preserve two large (approx. 50 ft tall) oak trees. If trees are lost, replace each tree with two 15 ft. or taller deciduous trees.
5. Occupancy limited to a family or 2 people in R-5 multi-family units.
6. Parking proffers within the R-5-zoned section.
7. Plant 10 deciduous trees along both of the construct public streets.
8. A playground area of no less than 1,800 square feet.
9. Multi-family buildings no more than 3-stories and 45 ft. in height.
10. Public Street ROW dedication.

Proffers Summarized

11. The R-5-zoned area shall not exceed 56 dwelling units
12. The R-8-zoned area shall not exceed 62 dwelling units.
13. Dwelling units in the R-5 zoned area shall be efficiency units, 1-bedroom units, or 2-bedroom units.

ON LLC
1730 County 114 Rd
Harrisonburg, VA 22802
Tel: 703-241-1111
Zone: R-1
Current Use: Vacant

ON LLC
1730 County 114 Rd
Harrisonburg, VA 22802
Tel: 703-241-1111
Zone: R-1
Current Use: Vacant

ON LLC
1730 County 114 Rd
Harrisonburg, VA 22802
Tel: 703-241-1111
Zone: R-1
Current Use: MU

NO SITE USE
SHOWN TO BE

ONE CROSSWALK

NO NEW LOT EXISTENCE TO BE
THE PROPERTY IS BUILT

TRUCK TRAIL
ALONG ROAD
LEFT-FORM

PROPOSED FIRE HIGHWAY TRIP

PROPOSED DRIVE IN TRIP



PROPERTY TO BE
REZONED TO R-1

PROPERTY TO BE
REZONED TO R-1

PROPERTY TO BE
SUBMITTED AND
APPROVED AS R-1

NO SITE USE TO BE
SHOWN TO BE
THE PROPERTY IS BUILT

NO TEMPORARY CONSTRUCTION EXISTENT
FOR COUNTRY CLUB ROAD REZONING (BY CITY)

PROPOSED TRUCK TRAIL TO OFFSET
FROM COUNTRY CLUB ROAD CENTERLINE

PARKWAY LLC
1730 County 114 Rd
Harrisonburg, VA 22802
Tel: 703-241-1111
Zone: R-1
Current Use: MU

PARKWAY LLC & PARTNER
1730 County 114 Rd
Harrisonburg, VA 22802
Tel: 703-241-1111
Zone: R-1
Current Use: MU

PROPOSED RETAIL USE TRIP
PROPOSED RESIDENTIAL USE TRIP

MANAGED
COMMERCIAL LLC
1730 County 114 Rd
Harrisonburg, VA 22802
Tel: 703-241-1111
Zone: R-1
Current Use: D-100

PROPOSED TRUCK TRAIL TO OFFSET
FROM EXISTING ROAD CENTERLINE

SPOTSWOOD COUNTY CLUB INC
1730 County 114 Rd
Harrisonburg, VA 22802
Tel: 703-241-1111
Zone: R-1
Current Use: MU

NO TEMPORARY CONSTRUCTION EXISTENT
FOR EXISTING ROAD REZONING (BY CITY)



PROPOSED LOT USE
TO BE WHITE

MANAGED
COMMERCIAL LLC
1730 County 114 Rd
Harrisonburg, VA 22802
Tel: 703-241-1111
Zone: R-1
Current Use: D-100

ATLANTA HOME DEVELOPMENT
1730 County 114 Rd
Harrisonburg, VA 22802
Tel: 703-241-1111
Zone: R-1
Current Use: Single Family Detached

ATLANTA HOME DEVELOPMENT
1730 County 114 Rd
Harrisonburg, VA 22802
Tel: 703-241-1111
Zone: R-1
Current Use: Single Family Detached



Recommendation

Staff and Planning Commission (7-0) recommends approval of the Comprehensive Plan Amendment, Rezoning, and the SUP for townhomes in R-8.

- The special use permit shall be established, or any construction authorized shall be commenced and diligently pursued within 24 months from the approval date of the special use permit.