

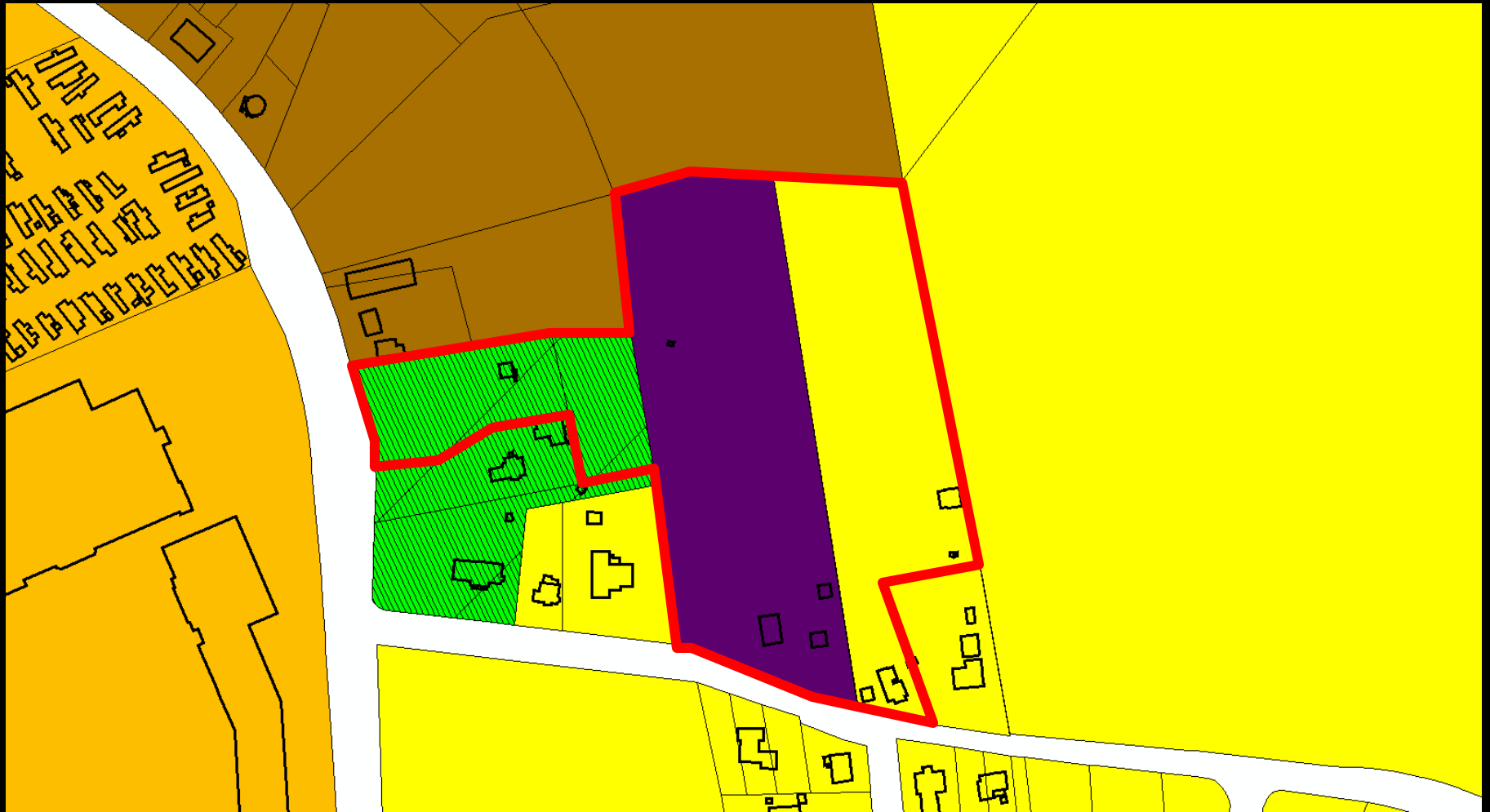
Comprehensive Plan Amendment, Rezoning and Special Use Permit



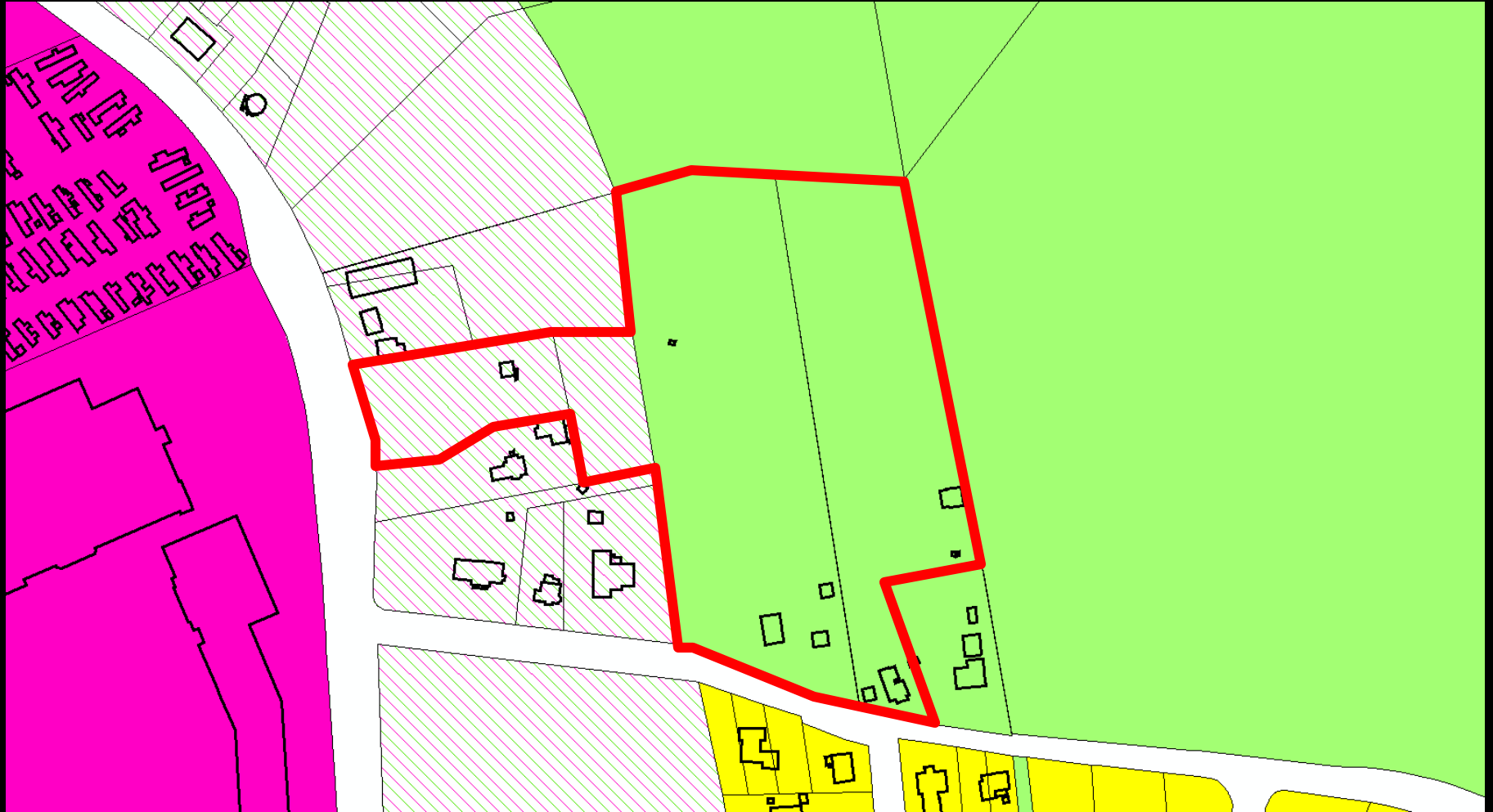
Country Club Road & Keezletown Road

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 22062 To: 703-241-1111 Zone: R-1 Current Use: Vacant

ON LL 1730 County 114 Rd Hanover, VA 22062 To: 703-241-1111 Zone: R-1 Current Use: Vacant

ON LL 1730 County 114 Rd Hanover, VA 22062 To: 703-241-1111 Zone: R-1 Current Use: MU

NO SITE USE SUBJECT TO SET

ONE CROSSWALK

NO SIDEWALK

TRIED TREE PLANTING

NO NEW TREE DISTANCE TO EXISTING PROPERTY

NO NEW TREE DISTANCE TO EXISTING PROPERTY

PROPOSED BLDG FOOTPRINT

PROPERTY TO BE REZONED TO R-1

TERMINATE EASEMENT

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 22062 To: 703-241-1111 Zone: R-1 Current Use: MU

NO NEW TREE DISTANCE TO EXISTING PROPERTY

NO NEW TREE DISTANCE TO EXISTING PROPERTY

ON LL 1730 County 114 Rd Hanover, VA 22062 To: 703-241-1111 Zone: R-1 Current Use: MU

ON LL 1730 County 114 Rd Hanover, VA 22062 To: 703-241-1111 Zone: R-1 Current Use: MU

PROPERTY TO BE REZONED TO R-1

ON LL 1730 County 114 Rd Hanover, VA 22062 To: 703-241-1111 Zone: R-1 Current Use: Dwelling

PROPOSED RETAIN WALL

PROPOSED PAVEMENT

PROPOSED BLDG FOOTPRINT

NO NEW TREE DISTANCE TO EXISTING PROPERTY

ON LL 1730 County 114 Rd Hanover, VA 22062 To: 703-241-1111 Zone: R-1 Current Use: MU

ON LL 1730 County 114 Rd Hanover, VA 22062 To: 703-241-1111 Zone: R-1 Current Use: MU

PROPOSED LOT USE TO BE UPGRADE

ON LL 1730 County 114 Rd Hanover, VA 22062 To: 703-241-1111 Zone: R-1 Current Use: Single Family Detached

ON LL 1730 County 114 Rd Hanover, VA 22062 To: 703-241-1111 Zone: R-1 Current Use: Single Family Detached

LANDSCAPE PLANTING

NO NEW TREE DISTANCE TO EXISTING PROPERTY

ALL BUILDINGS TO BE MAINTAINED TO MEET FLOOD CLEARANCE

EXISTING DRIVEWAY

EXISTING DRIVEWAY

ON LL 1730 County 114 Rd Hanover, VA 22062 To: 703-241-1111 Zone: R-1 Current Use: Single Family Detached

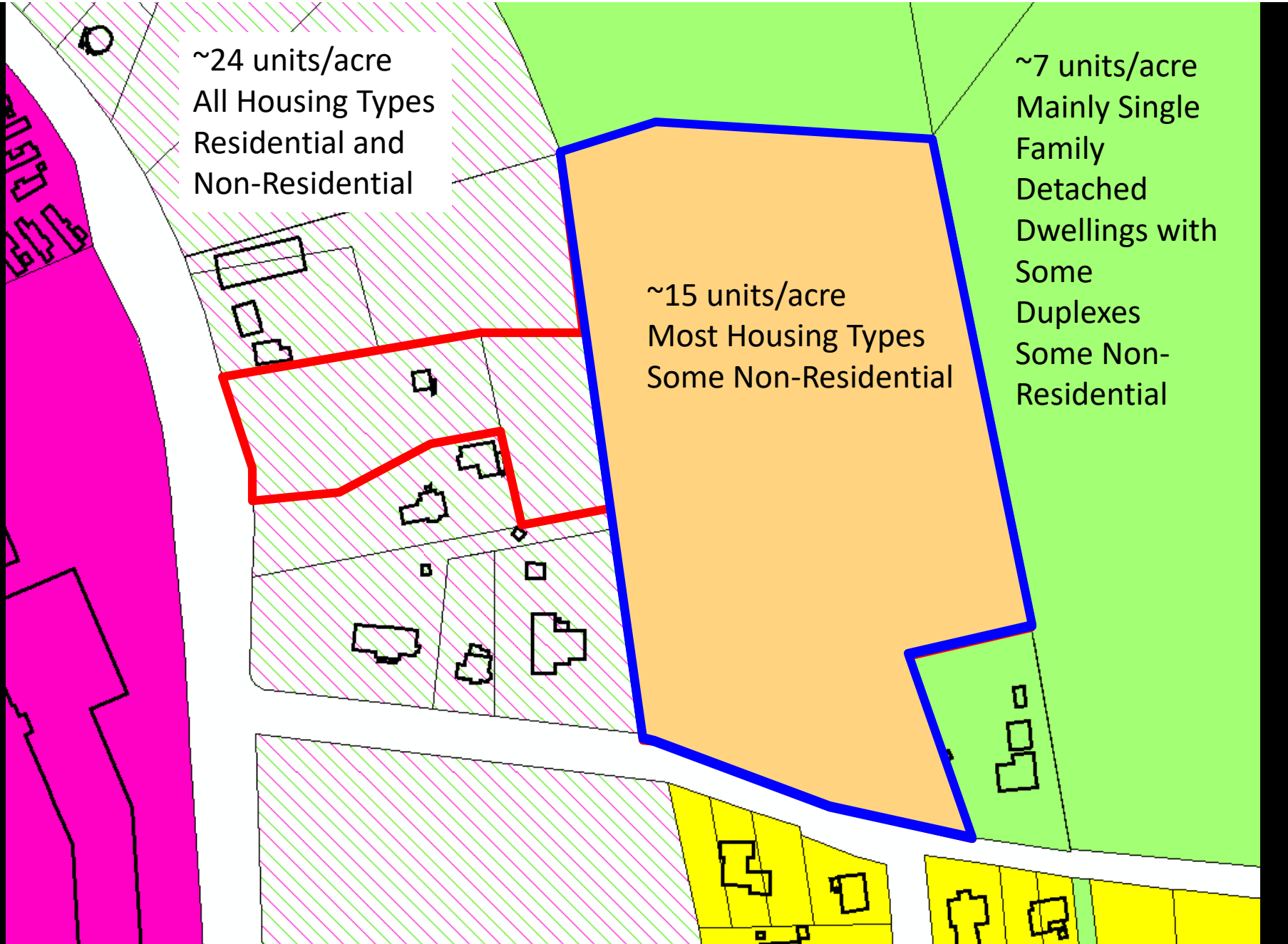
ON LL 1730 County 114 Rd Hanover, VA 22062 To: 703-241-1111 Zone: R-1 Current Use: Single Family Detached

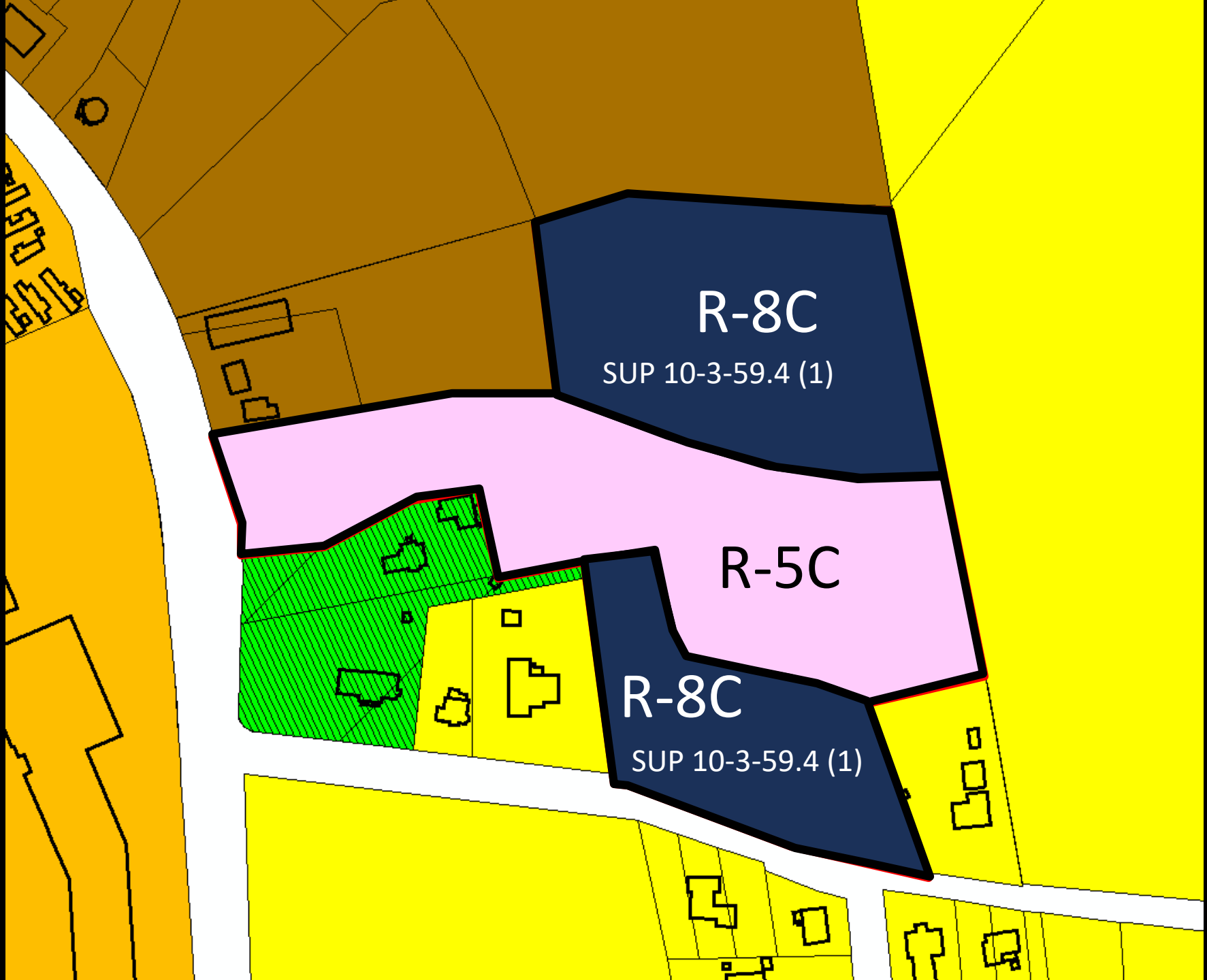
ON LL 1730 County 114 Rd Hanover, VA 22062 To: 703-241-1111 Zone: R-1 Current Use: Single Family Detached

ON LL 1730 County 114 Rd Hanover, VA 22062 To: 703-241-1111 Zone: R-1 Current Use: Single Family Detached



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]





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 DISTANCE TO EXIST
PROPERTY TO BE REZONED TO R-1

TRIED TREE
ALONG FUTURE
RIGHT-OF-WAY

PROPOSED FIRE HIGHWAY (TYP)

PROPOSED DRIVEWAY (TYP)



PROPERTY TO BE
REZONED TO R-1

PROPERTY TO BE
REZONED TO R-1

TERMINATE
EASEMENT

TERMINATE
EASEMENT

TERMINATE
EASEMENT

PROPERTY TO BE
REZONED TO R-1

PROPERTY TO BE
REZONED TO R-1

PROPERTY TO BE
REZONED TO R-1

PROPERTY TO BE
SUBMITTED AND
APPROVED AS R-1

PROPERTY TO BE
SUBMITTED AND
APPROVED AS R-1

PROPERTY TO BE
REZONED TO R-1

PROPERTY TO BE
REZONED TO R-1

PROPERTY TO BE
REZONED TO R-1

PROPERTY TO BE
REZONED TO R-1

PROPERTY TO BE
REZONED TO R-1

PROPERTY TO BE
REZONED TO R-1

PROPERTY TO BE
REZONED TO R-1

PROPERTY TO BE
REZONED TO R-1

LANDSCAPING PLANTS
AS SHOWN (TYP)

PROPERTY (TYP)

ALL BUILDINGS TO BE REZONED
AS R-1 TO MEET FLOOD ELEVATION

LANDSCAPING PLANTS
AS SHOWN (TYP)

PROPERTY (TYP)

LANDSCAPING PLANTS
AS SHOWN (TYP)

PROPERTY (TYP)

LANDSCAPING PLANTS
AS SHOWN (TYP)

PROPERTY (TYP)

LANDSCAPING PLANTS
AS SHOWN (TYP)

PROPERTY (TYP)

LANDSCAPING PLANTS
AS SHOWN (TYP)

PROPERTY (TYP)

LANDSCAPING PLANTS
AS SHOWN (TYP)

PROPERTY (TYP)

SPOTSWOOD COUNTY CLIP INC
1800 County 114 Rd
Harrisonburg, VA 22802
Tel: 703-241-1111
Zone: R-1
Current Use: MU

PROPERTY TO BE
REZONED TO R-1

PROPERTY TO BE
REZONED TO R-1

PROPERTY TO BE
REZONED TO R-1

PROPERTY TO BE
REZONED TO R-1

PROPERTY TO BE
REZONED TO R-1

SPOTSWOOD COUNTY CLIP INC
1800 County 114 Rd
Harrisonburg, VA 22802
Tel: 703-241-1111
Zone: R-1
Current Use: Single Family Detached

PROPERTY TO BE
REZONED TO R-1

PROPERTY TO BE
REZONED TO R-1

PROPERTY TO BE
REZONED TO R-1

PROPERTY TO BE
REZONED TO R-1



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.